



Historic Preservation Commission

Arthur A. Mendonsa Hearing Room, 112 East State Street
July 26, 2023 3:00 p.m.
MINUTES

July 26, 2023 Historic Preservation Commission Meeting

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

Members Present: Kathy Ledvina, Chair
Mae Bowley
Rebecca Fenwick
Virginia Mobley
Jeff Notrica

Members Absent: Darren Bagley-Heath
Kiersten Connor
Robin Williams, Vice-Chair
Pamela Miller

Staff Present: Pamela Everett, Assistant Executive Director
Leah Michalak, Historic Preservation Director
Caitlin Chamberlain, Senior Planner
Bri Morgan, Administrative Assistant
Hind Patel, IT

I. CALL TO ORDER AND WELCOME

II. SIGN POSTING

III. CONSENT AGENDA

STREETCAR DISTRICT

[1. Petition of Architecture 101 | 23-003508-COA | 2112 Bull Street | Amendment to Addition](#)

[☞ Staff Report - 23-003508-COA 2112 Bull st.pdf](#)

[☞ Submittal Packet - 2112 Bull St.pdf](#)

Motion

Approval for an amendment to a previously approved Certificate of Appropriateness for an addition to the property located at 2112 Bull Street [File No. 22-005082-COA] as requested because the proposed work is visually compatible and meets the standards.

Vote Results (Approved)

Motion: Virginia Mobley

Second: Mae Bowley

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

IV. ADOPTION OF THE AGENDA

[2. Adopt the AMENDED July 26, 2023 Agenda](#)

Motion

Adopt the amended July 26, 2023 HPC agenda as proposed.

Vote Results (Approved)

Motion: Rebecca Fenwick

Second: Mae Bowley

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

[3. Consider "Other Business" Items after adoption of the amended agenda.](#)

Motion

Consider as proposed.

Vote Results (Approved)

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

V. APPROVAL OF MINUTES OF PREVIOUS MEETING

[4. Approve the June 28, 2023 Historic Preservation Commission Meeting Minutes](#)

[📎 06.28.23 MEETING MINUTES.pdf](#)

Motion

The Savannah Historic Preservation Commission motioned to approve the June 28, 2023 Meeting Minutes as presented.

Vote Results (Approved)

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

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

VII. CONTINUED AGENDA

[5. Petition of Brown Design Studio | 23-003048-COA | 117 West 42nd Street | New Construction, Small: Parts I and II / Variance Recommendation Request](#)

Motion

Continue

Vote Results (Approved)

Motion: Virginia Mobley

Second: Mae Bowley

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

[6. Petition of Mark V. Jones | 23-002388-COA | 922 West 42nd Street | Rehabilitation](#)

Motion

Continue.

Vote Results (Approved)

Motion: Virginia Mobley

Second: Mae Bowley

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

[7. Petition of Williams Developers Inc / Desmond Williams | 23-003051-COA | 638 West 35th Street | Alterations, Additions](#)

Motion

Continue.

Vote Results (Approved)

Motion: Virginia Mobley

Second: Mae Bowley

Rebecca Fenwick	- Aye
Virginia Mobley	- Aye

Robin Williams	- Not Present
Darren Bagley-Heath	- Not Present
Jeff Notrica	- Aye
Mae Bowley	- Aye
Kiersten Connor	- Not Present
Kathy S. Ledvina	- Abstain
Pamela Miller	- Not Present

[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: Virginia Mobley

Second: Mae Bowley

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

[9. Petition of Six Bricks Realty | 23-001794-COA | 211 West 43rd Street | New Construction, Small \(Parts I and II\)](#)

Motion

Continue.

Vote Results (Approved)

Motion: Virginia Mobley

Second: Mae Bowley

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

Kathy S. Ledvina	- Abstain
Pamela Miller	- Not Present

[10. Petition of BMP Doctor LLC, Clarke Willey | 23-002366-COA | 306 West 40th Street | Addition and New Construction, Small \(Parts I and II\)](#)

Motion

Continue.

Vote Results (Approved)

Motion: Virginia Mobley

Second: Mae Bowley

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

[11. Petition of Willett Construction & Design | 23-003033-COA | 216 East Bolton Street | Rehabilitation/Alterations, Variance Recommendation Request](#)

Motion

Continue.

Vote Results (Approved)

Motion: Virginia Mobley

Second: Mae Bowley

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

VIII. REQUEST FOR EXTENSION

IX. REGULAR AGENDA

VICTORIAN DISTRICT

[12. Petition of Sottile & Sottile | 23-003030-COA | 909 Whitaker Street | New Construction, Small \(Parts I and II\) / Variance Recommendation Request](#)

- ☞ [Staff Report - 23-003030-COA - 909 Whitaker St.pdf](#)
- ☞ [Submittal Packet - 909 Whitaker St - Drawings and Photos.pdf](#)
- ☞ [Submittal Packet - 909 Whitaker St - Variance Request Narrative.pdf](#)
- ☞ [Previous Submittal Packet - 909 Whitaker Street.pdf](#)
- ☞ [Staff Research - 909 Whitaker Street.pdf](#)

Ms. Leah Michalak presented the petitioner's request of approval for New Construction, Parts I and II for a two-story carriage house at the rear of the property located at 909 Whitaker Street. The ground floor is a three-car garage while the upstairs is an accessory dwelling unit.

Per the applicant:

“The design is influenced by the primary residence of the property, in addition to being based upon an analysis of historic building patterns, design precedents and the evolutionary pattern of Savannah’s urban context.”

The applicant is also requesting a recommendation to the Zoning Board of Appeals for variances from two standards with *Sec. 8.7 – Accessory Structures and Uses* as follows:

The building footprint of the accessory dwelling unit shall be a maximum of 40% of the building footprint of the principal dwelling not to exceed 700 square feet.
in order to allow an accessory dwelling unit footprint of 972 square feet.

Any portion of an accessory dwelling over 15 feet in height shall be located at least 15 feet from a rear property line that does not abut a lane.
in order to allow the building to be 25 feet in height at the zero rear property lot line.

The principal building was constructed in 1899 and is a contributing building to the district. Historically (1888), this site first had a two-story stable at the rear of the property along Howard Street; the principal building did not yet exist. By the 1898 Sanborn Map, the principal building appears and the caption states “being built”; the stable remained. In 1916, the stable had been replaced by a two-story “auto” building with a small shed to the south and in 1953 a one-story auto building replaced the small shed. The 1966 map shows that the rear of the site was vacant with all buildings having been demolished.

On May 25, 2023, the Mayor and Aldermen adopted an amended *Sec. 8.7 – Accessory Structures and Uses* of the zoning ordinance. The applicant submitted this current proposed design at a meeting deadline on June 7, 2023, just days after the adoption of the amended ordinance. On June 28, 2023, the HPC continued the request to allow the applicant time to address staff’s recommendation, including the variance recommendation requests. Staff’s recommendation was for approval with the following conditions:

1. Provide a dimensioned detail of the railing.
2. Provide the location of the electrical meter.
3. Increase the distance between the principal structure and the accessory dwelling unit to a minimum of 10 feet.
4. Reduce the overall height of the building to a maximum of 25 feet.
5. Apply for a variance recommendation request to allow the accessory dwelling unit to

exceed 700 square feet.

6. Apply for a variance recommendation request to allow the building to exceed 15 feet in height within 15 feet from a rear property line.

The applicant has addressed the conditions.

VARIANCE RECOMMENDATION REQUEST:

The following standards from the Sec 3.21.10 Variance Criteria apply:

Variance Criteria.

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

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

Variance 1: Per the applicant: The requested variance is consistent with the Ordinance and the Comprehensive Plan. MPC Staff has reviewed the design considering the Design Standards and has found the design of the carriage house to be visually compatible and thus in keeping with the historic integrity and character of the property. The requested variance is not injurious to the neighborhood or otherwise detrimental to the public health, safety or welfare.

Variance 2: Per the applicant: The requested variance is consistent with the Ordinance and the Comprehensive Plan, has been found to be visually compatible and appropriate to its context as outlined in the Staff Report. Application of this standard would result in inappropriate massing, scale and building placement for this specific context. The requested variance is not injurious to the neighborhood or otherwise detrimental to the public health, safety or welfare.

Special Conditions.

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

Variance 1: Per the applicant: The owner commissioned the design of this project and design work was completed prior to the adoption of the ADU ordinance. The Architect's pre-application meeting and review with staff, during which time the design was received favorably by staff also took place prior to the adoption of the ADU ordinance. The ordinance was adopted just prior to the final application being turned in for review. Staff found the design visually compatible, and recommended its approval by the HPC, but late adoption of the ADU ordinance created a technical obstruction to review and approval.

An additional Special Condition is resultant from the specific Howard Street context of the project within the Victorian Neighborhood. Howard street is unique within the Victorian Neighborhood in that it functions practically as both a street and a lane. Many homes with frontage on Barnard and Whitaker Streets have their carriage houses on Howard Street. In many other cases, smaller lots have their primary frontage directly on Howard Street and larger homes and townhomes are built with direct frontage onto Howard Street. Thus, it is contextually common for structures with footprints significantly larger than 700 square feet to be located along the Howard Street frontage.

Variance 2: Per the applicant: The applicant completed all design work and met with MPC Staff prior to the adoption of the ADU ordinance, but submitted the final project for review

for a COA immediately after the ordinance was adopted. Additionally, special circumstances result from the specific context of Howard Street, where structures less than 15 feet in height are a rare anomaly, and most existing buildings are 2-3 stories in height.

This new standard appears to be written for a more suburban residential context and not to the urban frontage of Howard Street, where structures less than 15 feet in height are a rare anomaly, and most existing buildings are 2-3 stories in height. Application of this standard would render the applicant's carriage house project infeasible and result in inappropriate massing, scale, and building placement for this specific context.

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

Variance 1: Per the applicant: The special conditions do not result from the actions of the owner, who has acted in good faith, worked with MPC staff through the process, and following all procedures/ordinance requirements up to the adoption of the ADU ordinance immediately prior to their COA application.

Variance 2: Per the applicant: The special conditions do not result from the actions of the owner, who has acted in good faith, worked with MPC staff through the process, and followed all procedures/ordinance requirements up to the adoption of the ADU ordinance immediately prior to their COA application.

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

Variance 1: Per the applicant: The special conditions are not financial. The Carriage House is being created by the owner to accommodate an aging parent and not for the purpose of financial gain.

Variance 2: Per the applicant: The special conditions are not financial. The Carriage House is being created by the owner to accommodate an aging parent and not for the purpose of financial gain.

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

Variance 1: Per the applicant: Literal interpretation would deprive the owner of rights commonly enjoyed by other properties within the same zoning district, as there are many structures fronting onto Howard Street with footprints exceeding 700 square feet; and the applicant proceeded in good faith through the design process and staff review under the regulations in place at the time, but had the unfortunate circumstances of having the ADU ordinance adopted immediately prior to applying for a COA.

Variance 2: Per the applicant: Literal interpretation would deprive the owner of rights commonly enjoyed by other properties within the same zoning district, as there are many structures on the Howard Street frontage with compatible height, mass, and scale, there are almost no structures less than 15 feet in height. Literal interpretation of this standard would result in inappropriate massing, scale and building placement for this specific context. The applicant proceeded in good faith through the design process and staff review under the regulations in place at the time, but had the unfortunate circumstances of having the ADU ordinance adopted immediately prior to applying for a COA.

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

Variance 1: Per the applicant: In response to the previous staff report, the applicant has revised the design as necessary to comply with all of the conditions for approval outlined therein, including reducing the height of the building, and increasing its distance from the principal structure; thus, the variance requested is the minimum variance required.

Variance 2: Per the applicant: In response to the previous staff report, the applicant has revised the design as necessary to comply with all of the conditions for approval outlined therein, including reducing the height of the building, and increasing its distance from the principal structure, however, a 15 foot setback from the rear property line (Howard Street frontage) would be contextually inappropriate and would impede the reasonable use of the applicant's property. The requested variance is the minimum variance necessary.

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

Variance 1: Per the applicant: The applicant is not seeking any special privilege and has proceeded in good faith through the design process and staff review under the regulations in place at the time. The design was found to be visually compatible by MPC Staff, and in accordance with historic neighborhood patterns.

Variance 2: Per the applicant: The applicant is not seeking any special privilege and has proceeded in good faith through the design process and staff review under the regulations in place at the time. The design has been found to be visually compatible by MPC Staff; however, the applicant had the unfortunate circumstances of having the ADU ordinance adopted immediately prior to their submitting the final project for a COA.

Staff recommended approval for New Construction, Parts I and II for a two-story carriage house at the rear of the property located at 909 Whitaker Street as requested because the proposed work is visually compatible and meets the standards.

AND

Recommend approval of a recommendation to the Zoning Board of Appeals for variances from two standards with *Sec. 8.7 – Accessory Structures and Uses* as follows:

The building footprint of the accessory dwelling unit shall be a maximum of 40% of the building footprint of the principal dwelling not to exceed 700 square feet.

In order to allow an accessory dwelling unit footprint of 972 square feet.

Any portion of an accessory dwelling over 15 feet in height shall be located at least 15 feet from a rear property line that does not abut a lane.

in order to allow the building to be 25 feet in height at the zero rear property lot line,

because the variance criteria are met.

PETITIONER COMMENTS:

Mr. Craig Clements, concurs with Staff. **Ms. Ledvina** asked questions about some of the decorative details.

PUBLIC COMMENTS:

There was no public comment.

COMMISSION COMMENTS:

The Commission supported Staff recommendations.

Motion

The Savannah Historic Preservation Commission does hereby:

Approve New Construction, Parts I and II for a two-story carriage house at the rear of the property located at 909 Whitaker Street as requested because the proposed work is visually compatible and meets the standards.

AND

Recommend approval to the Zoning Board of Appeals for variances from two standards with Sec. 8.7 – Accessory Structures and Uses as follows:

The building footprint of the accessory dwelling unit shall be a maximum of 40% of the building footprint of the principal dwelling not to exceed 700 square feet.

In order to allow an accessory dwelling unit footprint of 972 square feet.

Any portion of an accessory dwelling over 15 feet in height shall be located at least 15 feet from a rear property line that does not abut a lane.

In order to allow the building to be 25 feet in height at the zero rear property lot line.

Because the variance criteria are met.

Vote Results (Approved)

Motion: Virginia Mobley

Second: Kathy S. Ledvina

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

[13. Petition of GM Shay Architects | 23-003509-COA | 916 Martin Luther King, Jr. Blvd. | New Construction, Part I: Height and Mass / Special Exception Request / Variance Recommendation Request](#)

[☞ Staff Report - 23-003509-COA 916 MLK.pdf](#)

[☞ Submittal Packet - Narrative - 916 MLK.pdf](#)

[☞ Submittal Packet - Drawings and Photos - 916 MLK.pdf](#)

[☞ Submittal Packet - Variance Request - 916 MLK.pdf](#)

[☞ VNA - 916 MLK letter of conditional support.pdf](#)

Ms. Leah Michalak presented the applicant's request of approval for New Construction, Part I Height and Mass for an apartment building, a Special Exception, and a Variance Recommendation Request for the vacant property located at 916 Martin Luther King, Jr. Blvd. This is the site of the former historic Savannah Pharmacy building which was demolished in 2014. The project also includes a new surface parking lot to the north of the MLK site known as 409 West Bolton Street. Per the applicant: *"The apartments will be located in three 3-story buildings that are interconnected by a controlled access courtyard and common roof."* Furthermore, the applicant states that these affordable apartments will be available *"to small families and/or couples who have been displaced, or who are at risk of being displaced, due to the high cost of rental housing in the neighborhood and Savannah."*

The applicant is requesting approval for a Special Exception from the standard that reads:

Floor-to-Floor Heights.

... the exterior expression of the height of the first story shall not be less than 13 feet ...

to allow the ground floor of the building to have a floor-to-floor height of 11 feet.

The applicant is requesting approval for a Variance Recommendation Request to the Zoning Board of Appeals from the standard that reads:

TC-2, Building Setbacks (ft), For blocks without contributing structures.

Rear yard: 10 (min)

to allow the rear yard setback to be 5'-6".

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 increase the maximum building footprint where the footprint is limited in Article 5 or Secs. 8.1-8.8.

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

Secs. 7.8.8, 7.9.8, and 7.11.8 Secretary of the Interior's Standards and Guidelines for Rehabilitation.

Secs. 7.8.10, 7.9.10, and 7.11.10 Design Standards.

To adjust side, front, and rear yard setback requirements where limited in Article 5.0 Base Zoning Districts as follows:

Up to a one (1) foot adjustment may be approved by the Planning Director in all local historic districts.

More than one (1) foot up to a two (2) foot adjustment may be approved by the Historic Preservation Commission.

The request is an adjustment to a design standard.

Review Criteria for Special Exceptions. When reviewing a special exception request, a finding shall be made by the Historic Preservation Commission for each of the criteria listed below.

Whether the use for which the special exception is being considered would

be located, operated and maintained in a manner in conformance with the goals, policies, and objectives of the Comprehensive Plan and the provisions of this Ordinance.

Whether the special exception would not be detrimental to the public interest, health, safety, welfare, function, and appearance of the adjacent uses or general vicinity.

The request for these special exceptions is in conformance with the goals and objectives of the Comprehensive Plan, specifically Chapter 6, which discusses affordable housing, and the provisions of the Ordinance. With the special exception the structure still reads as visually compatible with the surrounding historic context.

The request for the special exception would not be detrimental to the public interest, health, safety, welfare, function, and appearance of the adjacent uses or general vicinity for the above-mentioned reason of visual compatibility.

Per the applicant, the Special Exception *“will help reduce building costs and help make the development affordable.”* Additionally, *“The reduced first floor wall height will be more in line with existing buildings on either side of the proposed new building.”*

Additional Conditions, Restrictions and Safeguards. The Historic Preservation Commission may include conditions, restrictions or limitations as part of the approval in order to protect public health, safety, and welfare. When a special exception is approved with conditions, those conditions shall run with the land and shall be binding on the original applicant as well as any successor.

None are recommended.

VARIANCE RECOMMENDATION REQUEST:

The following standards from the Sec 3.21.10 Variance Criteria apply:

Variance Criteria.

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

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

Per the applicant: The requested setback variance is consistent with the intent of the Ordinance and Comprehensive Plan to maintain the pattern of previous development in the surrounding neighborhood, because the spacing between existing contributing buildings in the neighborhood is less than that prescribed in the Ordinance, and, because the intended development is residential with street level activated use facing MLK Blvd.

The requested setback variance will not be injurious to the neighborhood or otherwise detrimental to the public health, safety or welfare because it will allow for the development of a mixed-use apartment building (residential / office) on a currently vacant site, thereby providing affordable housing for families transitioning out of homelessness. This will increase the health, safety and welfare of the community.

Special Conditions.

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

Per the applicant: The site for the proposed building is peculiar in that it has two street "fronts" and no back, only sides. Unlike typical lots in the neighborhood that have a street front and a back yard, the proposed site is an "L" shape.

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

Per the applicant: The application of Zoning standards that are meant for lots that have a clear front, back and sides, and that provide for a greater setback than is the norm in the surrounding vicinity or are required for building safety, was not an action of the applicant.

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

Per the applicant: The proposed development is not intended to be profitable, but rather to provide shelter for families that are currently homeless. The proposed development will not save money if the variance is granted.

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

Per the applicant: The proposed development is consistent with the predominant pattern for setbacks in the surrounding vicinity, and the literal interpretation would place an unnecessary and undue hardship on the applicant.

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

Per the applicant: The requested variance is minimal, and the least amount necessary to make a reasonable use of the land available.

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

Per the applicant: There is no harm, and therefore no special privilege.

Staff recommended approval for New Construction, Part I Height and Mass for an apartment building for the vacant property located at 916 Martin Luther King, Jr. Blvd. with the following conditions to be submitted with Part II, Design Details because the proposed work is otherwise visually compatible and meets the standards:

1. Storefront glazing shall be inset a minimum of four inches from the face of the building.
2. The awning must have a minimum of eight (8) feet vertical clearance above the public right-of-way.
3. Provide the depth of the eaves; they must not be less than 12 inches deep.
4. Provide the location of the electrical meter(s); it must be located on a secondary or rear façade.
5. Screen the refuse storage area from all public rights-of-way, including the lane.

6. Confer with the appropriate city departments to determine if the West Bolton Street parking lot exit location is acceptable.

AND

approval for a Special Exception from the standard that reads:

Floor-to-Floor Heights.

... the exterior expression of the height of the first story shall not be less than 13 feet...

to allow the ground floor of the building to have a floor-to-floor height of 11 feet because the Special Exception criteria are met.

AND

approval for a Variance Recommendation Request to the Zoning Board of Appeals from the standard that reads:

TC-2, Building Setbacks (ft), For blocks without contributing structures.

Rear yard: 10 (min)

to allow the rear yard setback to be 5'-6" because the variance criteria are met.

PETITIONER COMMENTS:

Mr. Pat Shay & Ms. Meredith Stone stated the structure is of a transformational design. It is mixed use with 16 2-bedroom units for families at risk for homelessness. The three-story design reflects the Victorian area character.

Ms. Fenwick asked why they are not two stand-alone buildings. **Mr. Shay** stated there needs to be two avenues of egress. **Ms. Fenwick** stated they read well without the covering. **Ms. Ledvina** stated the visual compatibility does not read well on Waldburg Street.

PUBLIC COMMENTS:

Mr. Richard Shinhoster, neighboring resident, stated the project is needed in Savannah, but has concern about the design. It engulfs his property. He asked how it affects his property and to maintain its marketability.

Ms. Iris Millian, neighboring resident, stated she was not aware of project. She stated she received letter from a neighboring resident. She asked do homeowners have opportunity to give input about homeless shelters in their area.

Mr. Ryan Jarles, HSF, supports the effort of the petitioners to create affordable housing.

Mr. Shay responded that there is space between the building and his property. He stated Mr. Shinhoster's property encroaches on the City's property. It is not a homeless shelter; it is a transition residence for those who were once homeless. **Ms. Michalak** stated this is the venue for public input on the project, not the use, as the use is approved. Posting signs were posted prior to the meeting.

Mr. Martin Freddy and **Ms. Anita Smith Dixon** stated they met with the neighborhood association twice and several residents at Bridget Lidy's office. This is high-quality harbor housing for small families and couples for those at risk of being homeless, affordable, to later get into permanent residences.

Ms. Linda Kelsh stated she received a flyer. Many neighbors were not aware and concerned about property values. Appreciates and supports the need but prefer it to not

be so close to Forsyth Park. Mr. Freddy stated he recommends all residents be involved in neighborhood association - many meetings were held, and advisory committees can be formed to help.

Ms. Jennifer Shear, Vice Pres of DNA, stated they have met with the organizations regarding the project. She agrees affordable housing needs to be in the neighborhood. The association is working with City and it is not a homeless shelter. A lot of misinformation is being passed. She stated she does not want to continue with the gentrification in the area as it has for a long time.

COMMISSION COMMENTS:

Ms. Fenwick stated the Montgomery side is a more commercial front, Waldburg is more residential. The Commission recommended all residents to be a part of neighborhood association. Suggested changes regarding facade and entry doors on West Waldburg will help as read as an entrance. **Ms. Bowley** asked petitioner if amenable to moving door. Shay stated they will study and present with part two. Need to be functionally positive for residents. **Ms. Ledvina** stated they are three different structures; the Victorian side should be reflective of such.

Motion

The Savannah Historic Preservation Commission does hereby:

Approve New Construction, Part I Height and Mass for an apartment building for the vacant property located at 916 Martin Luther King, Jr. Blvd. with the following conditions to be submitted with Part II, Design Details because the proposed work is otherwise visually compatible and meets the standards:

- 1.Storefront glazing shall be inset a minimum of four inches from the face of the building.
- 2.The awning must have a minimum of eight (8) feet vertical clearance above the public right-of-way.
- 3.Provide the depth of the eaves; they must not be less than 12 inches deep.
- 4.Provide the location of the electrical meter(s); it must be located on a secondary or rear façade.
- 5.Screen the refuse storage area from all public rights-of-way, including the lane.
- 6.Confer with the appropriate city departments to determine if the West Bolton Street parking lot exit location is acceptable.
- 7.The connecting stair on the east is to be set back further and the roof be redesigned to minimize visibility.
- 8.Redesign the door orientation on the Waldburg façade to face Waldburg Street.

AND

Approve a Special Exception from the standard that reads:

Floor-to-Floor Heights.

... the exterior expression of the height of the first story shall not be less than 13 feet...

To allow the ground floor of the building to have a floor-to-floor height of 11 feet because the Special Exception criteria are met.

AND

Recommend approval to the Zoning Board of Appeals for a variance from the standard that reads:

TC-2, Building Setbacks (ft), For blocks without contributing structures.

Rear yard: 10 (min)

To allow the rear yard setback to be 5'-6" because the variance criteria are met.

Vote Results (Approved)

Motion: Mae Bowley

Second: Rebecca Fenwick

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

[14. Petition of Six Bricks Realty | 23-003052-COA | 1309 East Broad Street | New Construction, Small \(Parts I and II\)](#)

[☞ Staff Report - 23-003052-COA 1309 E Broad St.pdf](#)

[☞ Submittal Packet - 1309 E. Broad St..pdf](#)

[☞ Staff Research - 1309 East Broad Street.pdf](#)

Ms. Caitlin Chamberlain presented the applicant's request of approval for New Construction, Small; Parts I and II of an accessory structure at the rear of the property located at 1309 East Broad Street.

1309 East Broad Street is a non-contributing structure in the National Register Victorian District and the local Victorian Historic District. Its date of construction is unknown, but it may have been some time in the 1930s. It is the only building of this type in the immediate vicinity, surrounded by Victorian era houses on Anderson Street, and non-historic commercial buildings on the other side of East Broad Street. The Sanborn Maps show an entire row of structures in the 1300 block of East Broad Street between East Anderson Street and East Henry Lane, but at present, the other lots are now vacant and a part of this property.

On April 20, 2023, Code Compliance issued a citation to the property owners for installing a concrete block wall along the side of the property and a wood fence at the rear of the property without a COA or a permit. A COA was issued on May 30, 2023 [23-002627-COA], approving the after-the-fact work with the conditions that a course of concrete block is removed to bring the height down and to cover the concrete block with stucco. Due to the installation of this wall and fence, the ground floor of the proposed accessory building would not be visible from the public right of way.

Staff recommended to deny New Construction, Small; Parts I and II of an accessory structure at the rear of the property located at 1309 East Broad Street because the proposed work is not visually compatible.

PETITIONER COMMENTS:

Mr. Matthew Farrahar, petitioner, purchased with brick wall in place and had to get COAs to redo the previous owner's work. The use is to be offices. They would like to respect the historic neighborhood. Highlighted the dimension adjustments to be in compliance with standards.

PUBLIC COMMENTS:

There was no public comment.

COMMISSION COMMENTS:

The Commission noted significant visual compatibility issues, but believed it has potential to have a commercial facade. The petitioner did not want to subdivide the property.

Motion

The Savannah Historic Preservation Commission does hereby deny the request for New Construction, Small; Parts I and II of an accessory structure at the rear of the property located at 1309 East Broad Street because the proposed work is not visually compatible.

Vote Results (Approved)

Motion: Mae Bowley

Second: Virginia Mobley

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

CUYLER-BROWNVILLE DISTRICT

[15. Petition of Mariano Vazquez | 23-003322-COA | 2123 Harden Street | Rehabilitation and Alterations](#)

- [Submittal Packet - 2123 Harden Street.pdf](#)
- [Staff Report - 23-003322-COA 2123 Harden St.pdf](#)
- [Staff Research - 2123 Harden Street.pdf](#)

Ms. Caitlin Chamberlain presented the applicant's request of approval for rehabilitation and alterations for the property located at 2123 Harden Street. Work includes rebuilding the two-story porch and replacing the standing seam metal roof with a shingle roof.

2123 Harden Street was built in 1915 and is a contributing resource within the National Register Cuyler-Brownville Historic District and the local Cuyler-Brownville Historic District. It appears that the house has undergone various alterations over the years. The Sanborn Maps from 1916, 1953 and 1966 all show a two-story frame house with a one-story wood porch. Prior to the recent porch removal, there was a two-story porch on the building, of which the second story may have been added at a later date. It did not look to be original and other houses from the same time period and style in the vicinity have one-

story porches. It looks like an addition was incorporated on the side of the house at some point after the 1966 Sanborn Map, because the building footprint shows an even, rectangular building but the modern footprint shows the addition to the side. A Certificate of Appropriateness [23-002165-COA] was issued on April 28, 2023, for the applicant to make in-kind replacements to the rotted and deteriorated wood siding and windows. While in the process of doing this work, the construction crew ran into issues of structural instability of the porch where the first level ceiling/second level floor was shifting away from the building, accelerated by rotted support beams. The applicant intends to rebuild the porch as it was using in-kind materials.

In December 2022, Code Compliance cited the applicant for some issues with railings, windows and door frames, window glazing, roofs and drainage, protective treatment, debris and objects, overgrowth and vegetation, and the requirement of a COA for work to be done. The applicant has already started to comply and seeks to further improve the property and meet the code requirements.

Staff recommended to approve the request for rehabilitation and alterations for the property located at 2123 Harden Street with the following conditions submitted to staff for review and approval prior to starting the project, because the work is otherwise visually compatible and meets the standards.

1. If there are any materials that can be salvaged for reuse such as the porch columns, that they are used in the rehabilitation work; or if new porch columns are necessary, submit the product specifications.
2. Repair the historic metal roof rather than replace with new shingles.
3. Resubmit the drawings showing that that the railing height will not exceed 36" and that the pickets will be spaced no more than 4" on center; and show column details including the bases.

PETITIONER COMMENTS:

Mr. Mario Vasquez stated his intent is to make as it was before. The contractor got rid of all materials. He stated that he can replace with appropriate with in-kind materials. **Ms. Fenwick** asked if willing to support one porch, first floor only. The petitioner agreed.

PUBLIC COMMENTS:

There was no public comment.

COMMISSION COMMENTS:

The Commission expressed regret of the loss of historic materials.

Motion

The Historic Preservation Commission does hereby approve the request for rehabilitation and alterations for the property located at 2123 Harden Street with the following conditions to be submitted to staff for review and approval prior to starting the project, because the work is otherwise visually compatible and meets the standards.

- 1.If there are any materials that can be salvaged for reuse such as the porch columns, that they are used in the rehabilitation work; or if new porch columns are necessary, submit the product specifications.
- 2.Repair the historic metal roof rather than replace with new shingles.
- 3.Resubmit the drawings showing that that the railing height will not exceed 36" and that the pickets will be spaced no more than 4" on center; and show column details including the bases.
- 4.Resubmit the designs to show a one-story porch to reflect the historical form of the building rather than

readding the non-historic second story to the porch.

5.Restore a visually compatible window configuration to the second story that follows the historic window openings.

6.Restore all historic trim, such as the window surrounds, based on the photos.

Vote Results (Approved)

Motion: Rebecca Fenwick

Second: Mae Bowley

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

[16. Petition of Savannah Local Initiatives, Inc. | 23-003510-COA | 917 West 40th Street | New Construction, Small \(Parts I and II\) / Special Exception Request](#)

[📎 Submittal Packet - 917 W. 40th St.pdf](#)

[📎 Staff Report - 23-003510-COA 917 W 40th St.pdf](#)

[📎 Staff Research - 917 W. 40th St..pdf](#)

Ms. Caitlin Chamberlain presented the applicant's request of approval for a New Construction, Small (Parts I & II) and two Special Exception requests, for an empty lot located at 917 West 40th Street. 917 West 40th Street is currently a vacant parcel in the middle of a residential neighborhood within both the National Register and the local Cuyler-Brownville Historic Districts. The 900 block of West 40th Street is situated between Bulloch and Stevens Streets. The lot is surrounded by one-story and one-and-a-half story single family houses, some of which are contributing resources and others which are newer construction.

It is not clear for how long the parcel has been vacant, but the Google Street View photos dating back to 2007 show no building on the lot. The earliest Sanborn Map the property appears on is 1916, where there was a 917 and 917 ½ West 40th Street, which may have referred to a small wood framed outbuilding to the rear of 917. Along this side of the street, there were only four wood-frame one-story houses in the 900 block. By the 1953 Sanborn Map, there were five more houses added, three of which were concrete block. The 1955-1966 Sanborn Map shows the same. Throughout these eras, the maps have shown vacant parcels within this block.

The petitioner is also requesting two (2) Special Exceptions for the following standards:

In single-family detached, single-family attached, two-family attached, three-family/four-family, and townhouse dwellings, the exterior expression of the height of the first story shall not be less than 11 feet and the height of the upper stories shall not be less

than nine (9) feet.

to allow for a first story exterior expression of 10 feet.

and

All residential facades visible from a street shall incorporate transparent features (windows and doors) on at least 30% of the ground floor façade.

to allow for less than 30% transparent features on both side facades.

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 increase the maximum building footprint where the footprint is limited in Article 5 or Secs. 8.1-8.8.

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

Secs. 7.8.8, 7.9.8, and 7.11.8 Secretary of the Interior's Standards and Guidelines for Rehabilitation.

Secs. 7.8.10, 7.9.10, and 7.11.10 Design Standards.

To adjust side, front, and rear yard setback requirements where limited in Article 5.0 Base Zoning Districts as follows:

Up to a one (1) foot adjustment may be approved by the Planning Director in all local historic districts.

More than one (1) foot up to a two (2) foot adjustment may be approved by the Historic Preservation Commission.

Review Criteria for Special Exceptions. When reviewing a special exception request, a finding shall be made by the Historic Preservation Commission for each of the criteria listed below.

Whether the use for which the special exception is being considered would be located, operated and maintained in a manner in conformance with the goals, policies, and objectives of the Comprehensive Plan and the provisions of this Ordinance.

The request for these special exceptions is in conformance with the goals and objectives of the Comprehensive Plan, specifically Chapter 6, which discusses affordable housing; and the provisions of the ordinance. With the special exception the structure still reads as visually compatible with the surrounding historic context.

Per the applicant:

"While design standards are good, these two requirements make it very difficult, if not impossible, to develop affordable housing for sale or rent to low and moderate income persons in Cuyler-Brownville. While providing quality affordable housing is one of SLI's goals, so too is ensuring that low- and moderate-income persons are not priced out of this historic neighborhood. For many years, African American persons and families of limited means have been an important part of the historic fabric of Cuyler-Brownville. The requested exception and relief, if approved, will help SLI provide affordable single-family homes to first time Cuyler-Brownville homebuyers."

Whether the special exception would not be detrimental to the public interest, health, safety, welfare, function, and appearance of the adjacent uses or general vicinity.

The request for the special exceptions would not be detrimental to the public interest, health, safety, welfare, function, and appearance of the adjacent uses or general vicinity for the above-mentioned reason of visual compatibility.

Per the applicant:

“To meet the standard, SLI would have to add another five windows to this 42’ long elevation at an additional cost of about \$5,000. This includes \$520 for each window plus associated cost increases related to sales tax, labor, contractor O&P, and realtor commission. Further, the houses SIL builds are small. Additional windows required by the design standards would have to be located in the living room- removing practically all wall surfaces for furniture placement. Placement in the kitchen is not an option as doing so would practically eliminate wall and/or base cabinets.”

Neither special exception would be a detriment to public health or safety and may provide the opposite in the form of safe and affordable housing rather than a vacant lot.

Additional Conditions, Restrictions and Safeguards. The Historic Preservation Commission may include conditions, restrictions or limitations as part of the approval in order to protect public health, safety, and welfare. When a special exception is approved with conditions, those conditions shall run with the land and shall be binding on the original applicant as well as any successor.

None are recommended.

Staff recommended approval for New Construction, Small (Parts I & II) for the vacant parcel located at 917 West 40th 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. Ensure that the front yard setback is consistent with the buildings on either side.
2. Work with staff to ensure that a true stucco is used on the foundation walls.
3. Provide information about any exterior lighting on the house.
4. Provide information about mechanical equipment and refuse storage area locations.
5. Revise the chain link fence and gate portion on the side elevation to an approved material for front and side elevations.

AND

approval for two (2) Special Exceptions for the following standards:

In single-family detached, single-family attached, two-family attached, three-family/four-family, and townhouse dwellings, the exterior expression of the height of the first story shall not be less than 11 feet and the height of the upper stories shall not be less than nine (9) feet.

to allow for a first story exterior expression of 10 feet because the special exception criteria are met.

AND

All residential facades visible from a street shall incorporate transparent features (windows and doors) on at least 30% of the ground floor façade.

to allow for less than 30% transparent features on both side facades because the special exception criteria are met.

PETITIONER COMMENTS:

Ms. Anita Smith-Dixon and **Mr. Juan Uzcategui** thanked the Commission and made themselves available for questions.

PUBLIC COMMENTS:

There was no public comment.

COMMISSION COMMENTS:

There were no Commission comments.

Motion

The Historic Preservation Commission does hereby approve the request for New Construction, Small (Parts I & II) for the vacant parcel located at 917 West 40th 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.Ensure that the front yard setback is consistent with the buildings on either side.
- 2.Work with staff to ensure that a true stucco is used on the foundation walls.
- 3.Provide information about any exterior lighting on the house.
- 4.Provide information about mechanical equipment and refuse storage area locations.
- 5.Revise the chain link fence and gate portion on the side elevation to an approved material for front and side elevations.
- 6.Add a cap and base to the side porch column.

AND

Approval for two (2) Special Exceptions for the following standards:

In single-family detached, single-family attached, two-family attached, three-family/four-family, and townhouse dwellings, the exterior expression of the height of the first story shall not be less than 11 feet and the height of the upper stories shall not be less than nine (9) feet.

To allow for a first story exterior expression of 10 feet because the special exception criteria are met.

AND

All residential facades visible from a street shall incorporate transparent features (windows and doors) on at least 30% of the ground floor façade.

To allow for less than 30% transparent features on both side facades because the special exception criteria are met.

Vote Results (Approved)

Motion: Mae Bowley

Second: Rebecca Fenwick

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

Jeff Notrica	- Aye
Mae Bowley	- Aye
Kiersten Connor	- Not Present
Kathy S. Ledvina	- Abstain
Pamela Miller	- Not Present

STREETCAR DISTRICT

[17. Petition of A|D Collaborative, Heather Spigner | 23-002993-COA | 111 Brady Street | Alterations, Addition / Variance Recommendation Request](#)

📎 [Submittal Packet - 111 Brady St.pdf](#)

📎 [Staff Research 111 Brady St.pdf](#)

📎 [Staff Report - 23-002993-COA 111 Brady St.pdf](#)

Ms. Caitlin Chamberlain presented the petitioner's request of approval to add a second level to an existing non-contributing attached accessory structure at the rear of the property located at 111 Brady Street, as well as replacing the shingle roof of another, earlier one-story addition, with a metal standing seam roof.

111 Brady Street was constructed in 1911 and is a contributing resource within the National Register Thomas Square Streetcar District and the local Streetcar Historic District. According to the Sanborn maps, it appears that the current accessory structure at the rear of the property was added sometime after the 1953 map but before the 1966 updates to the 1955 base map. Since the accessory structure was added several decades after the construction of the house it does not appear to also be contributing and thus, the project area will be reviewed as non-contributing.

Staff recommended to approve the request to add a second floor to the non-contributing accessory structure at the rear of the property located at 111 Brady Street with the following conditions to be submitted to staff for review and approval, because the project otherwise is visually compatible and meets the standards.

1. Revise drawings of the west elevation to ensure that the rhythm of the two windows on the second level is proportional to the lower-level openings.
2. Provide a complete window and door schedule that includes specific products proposed to be used.
3. Provide information about the stucco to ensure it is a true stucco.
4. Ensure the windows are inset a minimum of three inches.
5. Revise the roof pitch to at least 4:12 to meet the standard.
6. Provide the floor area of the principal building to ensure that adding a second level to the accessory structure will not exceed 40% of it.
7. Return to the Historic Preservation Commission for a variance recommendation request for not meeting the 20-foot rear setback requirement.

PETITIONER COMMENTS:

The petitioner was not connected to audio.

PUBLIC COMMENTS:

There was no public comment.

COMMISSION COMMENTS:

Ms. Ledvina expressed concern with the height and subordination.

Motion

The Historic Preservation Commission does hereby approve the request to add a second floor to the non-contributing accessory structure at the rear of the property located at 111 Brady Street with the following condition to be submitted to staff for review and approval prior to starting the project, because the work is otherwise visually compatible and meets the standards.

1. Provide information about the stucco to ensure it is a true stucco.

AND

Approve the recommendation to the Zoning Board of Appeals for a variance from Article 5- Base Zoning Districts, TN-2 Building Setbacks for Blocks with Contributing Structures that reads:

“Rear yard: 20 (min)”

to allow for less than a 20-foot rear yard setback because the variance criteria are met.

Vote Results (Approved)

Motion: Rebecca Fenwick

Second: Mae Bowley

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

[18. Petition of Amerigo Contini, Savannah Star, LLC | 23-001060-COA | 16 East 37th Street | After-the-Fact Brick Painting and Railing Removal](#)

- [Staff Report - 23-001060-COA 16 E 37th St.pdf](#)
- [Submittal Packet - Brick Painting - 16 East 37th Street.pdf](#)
- [Submittal Packet - Railings - 16 East 37th Street.pdf](#)
- [Before and After Images.pdf](#)
- [Staff Research.pdf](#)
- [preservation-brief-17-architectural-character.pdf](#)
- [HSF_PublicComment_23-001060-COA.pdf](#)

Ms. Leah Michalak presented the petitioner's request of approval for the after-the-fact exterior brick painting and the removal of historic front porch railings at 16 East 37th

Street. The applicant provided drawings that reinstall front porch railings that mimic the design and height of those that were removed; additionally, 42-inch-high guardrails are proposed to be installed behind the reconstructed railings in order to meet building code.

On February 23, 2022, the Commission approved the rehabilitation of 16 East 37th Street 22-000477-COA. On January 25, 2023, during the Historic Preservation Commission meeting, staff was notified by the Commission that the petitioner had exceeded the scope of work for 22-000477-COA. Staff visited the subject property and confirmed the scope of work had been exceeded by painting the exterior brick and removing the star design railings. Staff contacted the owner of the subject property and code compliance.

At the March 22, 2023 meeting, the Commission continued the request for a COA to the April 26, 2023, meeting with the following conditions:

1. Rebuild the historic front porch railing to historic configuration while finding a solution to meet the code set forth in IBC 2018.
2. Staff work with the petitioner to identify and test the use of paint removal methods that are of the gentlest means possible and to include means that are less gentle if needed. All tests should be in an inconspicuous location and other community partners could be engaged.

After a meeting with community partners, the owner tested *Blue Bear, Soy Gel Paint & Urethane Stripper* on a portion of painted bricks. Staff was on site during the test.

At the April 26, 2023 meeting, the HPC found the testing performed inadequate and continued the project for a maximum of 60 days with the following conditions:

1. Rebuild the historic front porch railing to historic configuration while finding a solution to meet the building code set forth in IBC 2018.
2. Test a minimum of two (2) additional paint removal solutions for the removal of paint from the bricks and mortar.

As of the writing of this report, it is unknown whether the two additional paint removal solutions have been performed despite staff's attempt to contact the petitioner. After attempting to contact the petitioner, staff was contacted by the owner's attorney.

Staff recommended denial for the after-the-fact exterior brick painting at 16 East 37th Street because the brick painting does not meet the preservation standards. Additionally, Staff recommended approval to install reconstructed "historic" railings and 42-inch-high guardrails at 16 East 37th Street as requested.

PETITIONER COMMENTS:

Mr. Robert McCorkle, attorney for the petitioner, stated they are asking for a continuance as all efforts of paint removal did not work. He asked HSF for suggestions and stated they are also trying to satisfy code compliance.

PUBLIC COMMENTS:

There was no public comment.

COMMISSION COMMENTS:

The Commission made recommendations to the petitioner for paint removal. The Commission stated that it will be difficult but can be done. The Commission believed 30 days is an appropriate time to try the recommended products.

Motion

Denial for the after-the-fact exterior brick painting at 16 East 37th Street because the brick painting does not meet the preservation standards.

Approval to install reconstructed "historic" railings and 42-inch-high guardrails at 16 East 37th Street as requested.

Vote Results (Approved)

Motion: Mae Bowley

Second: Virginia Mobley

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

[19. Petition of Wubbena Architects | 23-003027-COA | 2305 Whitaker Street | Amendment to New Construction](#)

[☞ Staff Report - 23-003027-COA - 2305 Whitaker St.pdf](#)

[☞ Submittal Packet - 2305 Whitaker St - Drawings.pdf](#)

[☞ Submittal Packet - 2305 Whitaker St - Photos.pdf](#)

[☞ Previous Submittal Packet - 2305 Whitaker St.pdf](#)

[☞ Staff Research - 2305 Whitaker St.pdf](#)

[☞ Public Comment 1.pdf](#)

Ms. Leah Michalak presented the applicant's request of approval for an amendment to a previously approved Certificate of Appropriateness for New Construction Small (Parts I & II) of a new duplex and a carriage house on the vacant parcel located at 2305 Whitaker Street (22-004404-COA). The amendment reduces the width of the duplex and the carriage house from 27 feet to 24 feet.

The subject parcel is currently an unimproved lot. The 1916 Sanborn Maps show 2305 Whitaker Street as a two-story wood framed flat with a single-story front porch and a two-story rear porch. A one-story garage exists fronting Howard Street adjacent to the north property line. The 1955 Sanborn Maps showcase an identical configuration. It is unknown when this building was demolished.

The applicant received an approval from the Historic Preservation Commission on October 26, 2022, and a variance recommendation request to the Savannah Zoning Board of Appeals to allow for a reduction of the required 3-foot side yard setback to 1 foot and 6 inches. The Savannah Zoning Board of Appeals denied the request at the April 27, 2023, ZBA meeting. The applicant is now proposing a revised design to conform to the required side yard setback.

Staff recommended to approve an amendment to a previously approved Certificate of Appropriateness for New Construction Small (Parts I & II) of a new duplex and a carriage house on the vacant parcel located at 2305 Whitaker Street (22-004404-COA) with the following condition to be submitted to staff for final review and approval because the proposed changes are otherwise visually compatible and meet the standards:

1. Center the second-floor window on the front façade, adjacent to the door opening, above the door below.

PETITIONER COMMENTS:

Mr. James Wubbena stated they willing to comply with the conditions.

PUBLIC COMMENTS:

There was no public comment.

COMMISSION COMMENTS:

There was no Commission discussion.

Motion

The Savannah Historic Preservation Commission does hereby approve an amendment to a previously approved Certificate of Appropriateness for New Construction Small (Parts I & II) of a new duplex and a carriage house on the vacant parcel located at 2305 Whitaker Street (22-004404-COA) with the following condition to be submitted to staff for final review and approval because the proposed changes are otherwise visually compatible and meet the standards:

- 1.Center the second-floor window on the front façade, adjacent to the door opening, above the door below.

Vote Results (Approved)

Motion: Virginia Mobley

Second: Rebecca Fenwick

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

X. APPROVED STAFF REVIEWS

[20. Acknowledgement of Staff-approved petitions.](#)

Motion

Acknowledge Staff-approved petitions.

Vote Results (Not Started)

Motion:

Second:

[21. Petition of Sign D'Sign | 23-003004-COA | 1220 Barnard Street | Two single-sided non-illuminated signs into existing pylon sign.](#)

[☞ SIGNED Staff Decision - 23-003004-COA 1220 Barnard St.pdf](#)

[22. Petition of DX Print & Mail, Steve Owens | 23-003159-COA | 12 W 38th Street | Non-illuminated Sign](#)

[☞ SIGNED Staff Decision - 23-003159-COA 12 W 38th St.pdf](#)

[23. Petition of Roofing Professionals, Inc. | 23-003355-COA | Commercial Re-roof](#)

[☞ SIGNED Staff Decision - 23-003355-COA 2002 Bull St.pdf](#)

[24. Petition of Travis Cormack Construction | 23-003327-COA | 303 W 39th St | Reconstruct front porch](#)

[☞ SIGNED Staff Decision - 23-003327-COA 303 W 39th St.pdf](#)

[25. Petition of William Greenwood | 23-003324-COA | 202 W 37th St | After-the-fact window replacement](#)

[☞ SIGNED Staff Decision - 23-003324-COA 202 W 37th St.pdf](#)

[26. Petition of Robert Hendrian | 23-003178-COA | 221 W Duffy/1210 Jefferson Streets | In-kind siding repair and replacement.](#)

[☞ SIGNED Staff Decision - 23-003178-COA 221 w Duffy.pdf](#)

[27. Petition of Array Design | 23-003302-COA | 105 E Duffy St | Fence and gates](#)

[☞ SIGNED Staff Decision - 23-003302-COA 105 E Duffy St.pdf](#)

[28. Petition of FastSigns | 23-002701-COA | 1415 Abercorn Street | Install two non-illuminated signs.](#)

[☞ SIGNED Staff Decision 23-002701-COA 1415 Abercorn St.pdf](#)

XI. NOTICES, PROCLAMATIONS, AND ACKNOWLEDGEMENTS

[29. July 2023 Stamped Drawings Report](#)

[☞ July 2023 Stamped Drawings Report.pdf](#)

[30. July 2023 Report on Items Deferred to Staff - None](#)

[31. July 2023 Inspections Report](#)

[☞ July 2023 Inspections Report.pdf](#)

[32. July 2023 Report on Work Done Without a COA](#)

[☞ July 2023 Report on Work Done Without a COA.pdf](#)

XII. OTHER BUSINESS

[33. Victorian Contributing Resources Map Text Amendment](#)

[☞ Memo to City Manager for Text Amendment to Contributing Resources Map.pdf](#)

[☞ Proposed Ordinance Revision Updated.pdf](#)

Motion

Recommend.

Vote Results (Approved)

Motion: Mae Bowley

Second: Virginia Mobley

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

[34. Review Proposed Painted Brick Text Amendment](#)

[📎 Secs 7.9, 7.10, 7.11 - Painted Brick Text Amendment.pdf](#)

[📎 Before and After Images.pdf](#)

Motion

Review

Vote Results (Approved)

Motion: Rebecca Fenwick

Second: Mae Bowley

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

XV. ADJOURNMENT

[35. Next Pre-Meeting: Wednesday, August 23, 2023 at 2:30 PM - 112 East State Street: Mendonsa Hearing Room](#)

[36. Next Regular Meeting: Wednesday, August 23, 2023 at 3:00 PM - 112 East State Street: Mendonsa Hearing Room](#)

[37. Adjourn](#)

There being no further business to present before the Commission, the July 26, 2023
Historic Preservation Commission meeting adjourned at 5:57 p.m. MINUTES

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.