



Historic Preservation Commission

Arthur A. Mendonsa Hearing Room - 112 East State Street
June 28, 2023 3:00 PM
MINUTES

June 28, 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: Darren Bagley-Heath
Mae Bowley
Kiersten Connor
Rebecca Fenwick
Pamela Miller

Members Absent: Kathy Ledvina, Chair
Robin Williams, Vice-Chair
Virginia Mobley
Jeff Notrica

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

I. CALL TO ORDER AND WELCOME

[1. Mr. Darren Bagley-Heath chaired the June 28, 2023 HPC meeting.](#)

II. SIGN POSTING

III. CONSENT AGENDA

VICTORIAN DISTRICT

[2. Petition of T. Jerry Lominack, Lominack Kolman Smith Architects | 23-003005-COA | 111-113 West Anderson Street | Amendment to Previous COA \(21-00453-COA\)](#)

Motion

The Savannah Historic Preservation Commission does hereby approve an amendment to a previous COA

(21-004453-COA) at 111 – 113 West Anderson Street with the following condition to be submitted to staff for final review because otherwise the work is visually compatible and meets the standards:

1.Ensure the proposed foundation infill is recessed a minimum of three inches.

Ms. Miller voted in favor of the motion.

Vote Results (Approved)

Motion: Mae Bowley

Second: Kiersten Connor

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

[3. Petition of Ethos Preservation, Kim Campbell | 23-002999-COA | 524 East Henry Street | After-the-Fact Rehabilitation/Alterations](#)

Motion

The Savannah Historic Preservation Commission does hereby approve the proposed rehabilitation and alterations to 524 East Henry Street as requested because the work is visually compatible and meets the standards.

Ms. Miller voted in favor of the motion.

Vote Results (Approved)

Motion: Mae Bowley

Second: Kiersten Connor

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

[4. Petition of Rose Architects | 23-003043-COA | 209 East Park Avenue | Amendment](#)

Motion

The Savannah Historic Preservation Commission does hereby approve an amendment to a previously approved Certificate of Appropriateness for alterations and for new construction, small, parts 1 and 2 for the property located at 209 East Park Avenue as requested because the proposed changes are visually compatible and meet the standards.

Ms. Miller voted in favor of the motion.

Vote Results (Approved)

Motion: Mae Bowley

Second: Kiersten Connor

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

[5. Petition of Willett Construction & Design, Joseph Willett | 23-003033-COA | 216 East Bolton Street | Alterations](#)

The petitioner requested to have this item moved to the Regular Agenda, to have the item continued.

PUBLIC COMMENTS:

There were no public comments.

COMMISSION COMMENTS:

There were no Commission comments.

Motion

The Savannah Historic Preservation Commission does hereby continue the request for alterations at 216 East Bolton Street to the July 26 Historic Preservation Commission Meeting.

Ms. Miller voted in favor of the motion.

Vote Results (Approved)

Motion: Rebecca Fenwick

Second: Mae Bowley

Rebecca Fenwick	- Aye
Virginia Mobley	- Not Present

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

STREETCAR DISTRICT

[6. Petition of Greenline Architecture | 23-001059-COA | 1705 Abercorn Street | Special Exception Request](#)

Motion

The Savannah Historic Preservation Commission does hereby approve the request for a special exception from the standard which reads, "All other non-residential facades shall incorporate transparent features over a minimum of 50% of the ground floor façade" to allow for a ground floor with less than the 50% minimum as requested because the criteria for a special exception are met.

And

Approve a special exception for a 6-inch reduction from the 3-foot minimum side-yard setback, to allow for a side-yard setback of 2 feet and 6 inches as requested because the criteria for a special exception are met.

Ms. Miller voted in favor of the motion.

Vote Results (Approved)

Motion: Mae Bowley

Second: Kiersten Connor

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

[7. Petition of Architecture 101 | 23-003035-COA | 2112 Bull Street | Amendment](#)

Motion

The Savannah Historic Preservation Commission does hereby approve amendments 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 changes are visually compatible and meet the standards.

Ms. Miller voted in favor of the motion.

Vote Results (Approved)

Motion: Mae Bowley

Second: Kiersten Connor

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

[8. Petition of Empwr Solar, Jesse Adams | 23-002696-COA | 308 East 41st Street | Solar Panels](#)

Motion

The Savannah Historic Preservation Commission does hereby approve the request for the installation of solar panels on the roof of the non-contributing building at 308 East 41st Street as requested because the panels are visually compatible and meet the standards.

Ms. Miller voted in favor of the motion.

Vote Results (Approved)

Motion: Mae Bowley

Second: Kiersten Connor

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

[9. Petition of Heidi Craun & Malcolm Sturdevant | 23-003032-COA | 215 West 33rd Street | New Construction, Small \(Parts I and II\)](#)

Motion

The Savannah Historic Preservation Commission does hereby approve the request for New Construction, Small (Parts I and II) at 215 West 33rd Street with the following condition to be submitted to staff for final

review because otherwise the work is visually compatible and meets the standards:

1. Provide clarification on the material of the accessory structure door.

Ms. Miller voted in favor of the motion.

Vote Results (Approved)

Motion: Mae Bowley

Second: Kiersten Connor

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

[10. Petition of J. Elder Studio | 23-003053-COA | 208 West 37th Street | Amendment](#)

Motion

The Savannah Historic Preservation Commission does hereby approve to amend a previously approved Certificate of Appropriateness for the rehabilitation of and an addition to the property located at 208 West 37th Street [File No. 22-001023-COA] as requested because the proposed work is visually compatible and meets the standards.

Ms. Miller voted in favor of the motion.

Vote Results (Approved)

Motion: Mae Bowley

Second: Kiersten Connor

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

IV. ADOPTION OF THE AGENDA

[11. Adopt the June 28, 2023 Agenda](#)

Motion

The Historic Preservation Commission motioned to adopt the June 28, 2023 HPC Meeting Agenda as presented.

Ms. Miller seconded and voted in favor of the motion.

Vote Results (Approved)

Motion: Mae Bowley

Second:

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

V. APPROVAL OF MINUTES OF PREVIOUS MEETING

[12. Approve May 24, 2023 Historic Preservation Commission Meeting Minutes as presented.](#)

Motion

The Historic Preservation Commission motioned to approve the May 24, 2023 Historic Preservation Commission Meeting Minutes as presented.

Ms. Miller seconded and voted in favor of the motion.

Vote Results (Approved)

Motion: Kiersten Connor

Second:

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

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

VII. CONTINUED AGENDA

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

Motion

The Historic Preservation Commission continued the petition.

Ms. Miller voted in favor of the motion.

Vote Results (Approved)

Motion: Rebecca Fenwick

Second: Mae Bowley

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

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

Motion

The Historic Preservation Commission continued the petition.

Ms. Miller voted in favor of the motion.

Vote Results (Approved)

Motion: Rebecca Fenwick

Second: Mae Bowley

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

[15. Petition of James Wubbena - Wubbena Architects | 23-003027-COA | 2305 Whitaker Street | Amendment to Previous COA \(22-004404-COA\)](#)

Motion

The Historic Preservation Commission continued the petition.

Ms. Miller voted in favor of the motion.

Vote Results (Approved)

Motion: Rebecca Fenwick

Second: Mae Bowley

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

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

Motion

The Historic Preservation Commission continued the petition.

Vote Results (Approved)

Motion: Rebecca Fenwick

Second: Mae Bowley

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

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

Motion

The Historic Preservation Commission continued the petition.

Ms. Miller voted in favor of the motion.

Vote Results (Approved)

Motion: Rebecca Fenwick

Second: Mae Bowley

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

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

Motion

The Historic Preservation Commission continued the petition.

Ms. Miller voted in favor of the motion.

Vote Results (Approved)

Motion: Rebecca Fenwick

Second: Mae Bowley

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

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

Motion

The Historic Preservation Commission continued the petition.

Ms. Miller voted in favor of the motion.

Vote Results (Approved)

Motion: Rebecca Fenwick

Second: Mae Bowley

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

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

Motion

The Historic Preservation Commission continued the petition.

Ms. Miller voted in favor of the motion.

Vote Results (Approved)

Motion: Rebecca Fenwick

Second: Mae Bowley

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

VIII. REQUEST FOR EXTENSION

[21. Petition of Bragg Enterprises, Inc. | 21-002850-COA | 214 East Duffy Street | 6 Month Extension - Rehabilitation/Alterations](#)

Motion

The Historic Preservation Commission does hereby approve the request for a 6-month extension for a previously approved Certificate of Appropriateness 21-002850-COA as requested, because there are no proposed changes, and this is the first time the petitioner has asked for an extension.

Ms. Miller voted in favor of the motion.

Vote Results (Approved)

Motion: Rebecca Fenwick

Second: Mae Bowley

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

[22. Petition of Mark V. Jones | 21-001803-COA | 922 West 42nd Street | 6 Month Extension - Rehabilitation, Alteration, Addition](#)

Motion

The Savannah Historic Preservation Commission does hereby approve a six-month extension request for 21-001803-COA at 922 West 42nd Street as requested because the work is visually compatible and meets the standards.

Ms. Miller voted in favor of the motion.

Vote Results (Approved)

Motion: Rebecca Fenwick

Second: Mae Bowley

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

IX. REGULAR AGENDA

VICTORIAN DISTRICT

[23. Petition of Greenline Architecture | 23-003038-COA | 1001 Whitaker Street | Demolition of a Non-Contributing Building](#)

Ms. Leah Michalak presented the petitioner's request of approval for the demolition of the non-contributing building located at 1001 Whitaker Street.

Built in 1961, 1001 Whitaker Street is an excellent example of the New Formalism style of architecture. Designed by Richard L. Aeck of Aeck Associates (Atlanta), it was built as the IBM Eastern Region Office. Another notable person involved was Georgia-born landscape architect Clermont Lee; although it is likely that little of her design still exists.

The building is significant for its use of modern materials; it was one of the first buildings in Savannah to feature a modular concrete structural system. It is among the relatively few iconic examples of New Formalism in Savannah that exhibit the type of new forms – waffle slabs, umbrella shells, and folded plates – made possible by the then newly discovered plastic-like qualities of concrete. The building's innovative modern design and structural form – expressed through pre-cast concrete piers and modular waffle slab ceiling – as well as its characteristic parabolic aluminum entry vestibule and concrete canopied overhangs, set it apart from other local buildings of the period.

The IBM Eastern Region Office is also significant for its association with architect Richard L. Aeck and Aeck Associates. A prominent architectural firm in Georgia and throughout the southeast, Aeck Associates, Architects was known for its innovative use of structure and strong modern design philosophy, receiving numerous awards for design excellence. Aeck designed dozens of buildings throughout Georgia and the southeastern United States during a career that spanned nearly 50 years. A 1936 graduate of Georgia Tech, Aeck took on a number of temporary assignments – both in the U.S. and abroad – before returning to Atlanta during the early 1940s where he worked as an associate architect alongside his friend and colleague, Paul Heffernan, in the Atlanta firm of Bush-Brown and Gailey. In 1946 Aeck and his wife Molly – an established interior designer well known in her own right – formed the firm of Aeck Associates, Architects. Over the next forty years Aeck Associates designed a variety of building types for dozens of institutional, commercial and private clients. A member of the American Institute of Architects since 1941, Aeck was elected to the College of Fellows (FAIA) by his peers in 1961 in recognition of his outstanding service and contributions to the profession and to society. Richard Aeck retired in 1984 and was succeeded as the principal of Aeck Associates by his son Tony. Aeck Associates merged with Lord & Sargent in 1989 to form Lord, Aeck, and Sargent, Architects, located in midtown Atlanta.

The emergence of New Formalism as an alternative to the rigidity of Modernism occurred simultaneously with Richard Aeck's growing reputation during the mid to late 1950s as a leading proponent of modern architecture in the region. In fact, it would appear that Aeck's pioneering work with structural concrete during the 1940s and, in particular, modular, pre-form concrete structural systems during the 1950s helped to bring about the architectural trends that culminated in the brief popularity of New Formalism. By the end of the 1950s, Richard Aeck and Aeck Associates had earned a reputation as one of the most progressive and innovative architectural firms in the Southeast.

(This information was compiled using the National Register of Historic Places nomination from 2011.)

Staff recommends denial for demolition of the non-contributing building located at 1001 Whitaker Street because the criteria for demolition have not been satisfied and because the building qualifies for contributing status under the exceptional importance criteria.

If the building is approved for demolition, staff recommends that the building be

documented per the MPC Policy for Documenting Buildings and that, rather than traditional demolition, the building be deconstructed, and the materials salvaged for reuse.

PETITIONER COMMENTS:

Mr. Keith Howington, petitioner, gave a history of the properties and stated he does not take demo petitions lightly. Everything facing the park is two or more stories, with anchoring buildings. The structure on the southwest corner of the park requesting demolition does not fit the scale of the area. The structure is non-contributing. He stated they will not move forward with the demolition until the Board approves a site plan for a new structure, contingent on future design. He reminded the Commission that being old does not mean the building is contributing, the historical value has been lost. He presented a history of the building. The four exterior walls and roof are all that is remaining of the original structure, and it failed to receive tax credits. It is not listed as contributing. The builder's son supports the demolition.

PUBLIC COMMENTS:

Mr. Ryan Jarles, HSF, supports Staff's findings. He stated the building is worthy of recognition and does not support the demolition. Applauds the petitioner for being forward thinking. He offered to work with the petitioner to preserve and provide community assistance.

COMMISSION COMMENTS

Ms. Fenwick supports staff's findings; stated the City has lost buildings and this one is a rarity. **Ms. Miller** stated buildings with uniqueness are being lost and supports Staff recommendation. **Ms. Bowley** stated denying the demolition does not prohibit the future potential of the building.

Motion

The Savannah Historic Preservation Commission does hereby deny demolition of the non-contributing building located at 1001 Whitaker Street because the criteria for demolition have not been satisfied and because the building qualifies for contributing status under the exceptional importance criteria.

Ms. Miller seconded and voted in favor of the motion.

Vote Results (Approved)

Motion: Mae Bowley

Second:

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

Contributing Building

Ms. Leah Michalak presented the petitioner's request for approval to demolish a non-contributing building for the property located at 1015 Whitaker Street.

1015 Whitaker Street was built in 1957 as a local office building for The Interstate Life & Accident Insurance Company. There is a second building that is nearly identical, located at 1430 East Victory Drive, which is currently being used by WSAV. The Interstate Life & Accident Insurance Company was founded in Tennessee in 1909, but by the 1920s, the company was operating in seven Southern states, including Georgia.

Although 1015 Whitaker Street is listed as non-contributing, there is an interesting three-part frieze above the main entry of the building. Staff research yielded some information about a home office building located in Chattanooga, TN that has the very same frieze above the main entry, though it is a much larger building in the Art Moderne style, constructed in 1950. That building was listed on the National Register of Historic Places' list of endangered historic buildings in 2014, and today it functions as a government building.

1015 Whitaker Street has a connection to a widely known sculptor and artist, Thomas Puryear Mims, who designed the frieze originally seen on the Main Office building in Chattanooga, TN. Mims has several sculptures around the Nashville, TN area but studied in Paris and New York and gained recognition upon his return to TN, where he became the Sculptor in Residence at his alma mater, Vanderbilt University. This same frieze includes the company's logo and is seen repeated on 1015 Whitaker Street and 1430 East Victory Drive.

The frieze over the building entry at 1430 East Victory Drive can be seen in Google Street View photos from 2007 through 2014. It appears that the WSAV sign that now covers it was installed between October 2014 and March 2016. On the 1955-1966 Sanborn map, a one-story concrete block building that looks similar to the building at 1015 Whitaker Street sits directly next to the WSAV building, much as it does today. No construction date is noted but neither the WSAV building nor the one next to it appear on the 1953 Sanborn, so it is likely that both Interstate Insurance Company buildings were constructed around the same time.

The midcentury style of 1015 Whitaker is unique to its time period of the 1950s, with elements such as the aqua tinted metal framed windows, the storefront entry with the receding concrete framing with the frieze above, and the stacked brickwork. This building may be outside the period of significance for the Victorian District, but it still stands as testament to a particular style not often seen in this district. The other building at 1430 East Victory Drive is not in a historic district, thereby adding to the rarity of this distinctive building within the Victorian District.

Staff recommended denial for demolition of the non-contributing building located at 1015 Whitaker Street because the criteria for demolition have not been satisfied and because the building qualifies for contributing status under the exceptional importance criteria. If the building is approved for demolition, staff recommends that the building be documented per the MPC Policy for Documenting Buildings and that, rather than traditional demolition, the building be deconstructed, and the materials salvaged for reuse.

PETITIONER COMMENTS:

Mr. Keith Howington, petitioner, stated this structure is out of scale and not in proportion

to the area, and it is not in the period of significance. He expressed he believes Staff is working against the community by trying to establish significance when there is none.

PUBLIC COMMENTS:

Mr. Ryan Jarles, HSF, stated HSF supports Staff's recommendations of denial.

Mr. Andrew Jones, stated he supports Staff's recommendations of denial.

COMMISSION COMMENTS:

Ms. Connor agrees with Staff's recommendations of denial. She reminded all that part of the purpose of the HPC is to regulate and update continually. **Ms. Fenwick** stated there is some subjectivity; the size is not significant to the building's significance. **Ms. Miller** stated it is part of the fabric we are losing in Savannah. **Ms. Bowley** stated we are continuing to evaluate the districts and structures to help maintain the integrity of the community. **Mr. Bagley-Heath** stated removing current non-contributing structures will remove additional historic structures. An example of this the Johnny Harris building, as it was not in a protected district.

Motion

The Savannah Historic Preservation Commission does hereby deny demolition of the non-contributing building located at 1015 Whitaker Street because the criteria for demolition have not been satisfied and because the building qualifies for contributing status under the exceptional importance criteria.

Ms. Miller motioned to approve Staff recommendation and voted in favor of the motion.

Vote Results (Approved)

Motion:

Second: Rebecca Fenwick

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

[25. Petition of Greenline Architecture | 23-003047-COA | 124 West Park Avenue | Demolition of a Non-Contributing Building](#)

Ms. Leah Michalak presented the petitioner's request of approval for demolition of the non-contributing building located at 124 West Park Avenue.

124 West Park Avenue was originally constructed prior to 1888 but was modified in the 1960s to connect the building with the neighboring 122 West Park Avenue. The structure first appears on the 1888 Sanborn Map, when Park Avenue was known as West New Houston Street (addresses were 160, 162, and 164 West New Houston Street). The earliest date that the original addresses of 160-164 West New Houston Street appear in

the City Directory is 1889.

The MPC map of contributing and non-contributing resources within the Victorian Historic District notes the current building as non-contributing, with a construction date of 1965, but a closer inspection of the Sanborn Maps shows that two nearly identical wood frame houses at 122 and 124 West Park Avenue were joined together by a central hall and covered in a brick veneer. It is believed that this change took place when the Sidney A. Jones Funeral Home relocated from 511 West Waldburg Street, due to an Urban Renewal project in the 1960s. The 1960 City Directory lists the funeral home at the Waldburg Street address, so the change seen between the 1953 and 1966 Sanborn maps likely occurred sometime after this time. Also on the 1966 Sanborn is the addition of an 8-car concrete block garage which still functions today as hearse parking.

Some original features that can still be seen include the brick on the foundation level, and the left side of the front elevation has what appears to be an original door with sidelights and transom still intact. The rear of the building has wood siding, suggesting a part of the original structures that are still visible. The decorative cornice brackets may be original (but it does not account for the identical brackets on the middle connecting section on the front elevation), judging by the context of other surrounding historic buildings in the 100 and 200 blocks of West Park Avenue that also have decorative cornice brackets.

Today, the building is still a family operated funeral home. According to the website, Sidney A. Jones Funeral Home had the legacy of being “the leading African American Funeral Home in Savannah, GA” and was in operation through 2006 when Sidney’s wife, Carolyn B. Jones, sold the business to a longtime employee, David L. Campbell, Sr. who reopened it as Campbell & Sons Funeral Home.

Staff recommends denial for demolition of the non-contributing building located at 124 West Park Avenue because the criteria for demolition have not been satisfied and because the building qualifies for contributing status under the exceptional importance criteria.

If the building is approved for demolition, staff recommends that the building be documented per the MPC Policy for Documenting Buildings and that, rather than traditional demolition, the building be deconstructed, and the materials salvaged for reuse.

PETITIONER COMMENTS:

Mr. Keith Howington, stated the modifications to the structure has removed the historical significance and these actions should not be perpetuated.

PUBLIC COMMENTS:

Mr. Ryan Jarles, HSF, stated he supports staff recommendation for denial due to the African American history attached to the structure.

Mr. Andrew Jones, stated he opposes the petition. He noted that many original materials can be found under new materials.

Mr. Kewan Drayton, stated he supports staff recommendation.

Ms. Claire Greg, resident, supports Staff recommendation, as it has significant historical value.

Mr. Howington responded that everything cannot be restored. This building has been heavily modified and the current business owners don't want the building.

COMMISSION COMMENTS:

Ms. Connor stated the material changes are still historic and communicate the evolution of the building. To demo is repeating the history of urban renewal. **Ms. Fenwick** stated the application of brick veneer is common in the African American community, as it is associated with the building, not the business. She cited other structures that had historical materials that were lost. **Ms. Miller** stated she cannot overlook the significance to the African American community. It is over 50 years old, therefore, historic. **Ms. Bowley** stated she supports Staff recommendation.

Motion

The Savannah Historic Preservation Commission does hereby deny demolition of the non-contributing building located at 124 West Park Avenue because the criteria for demolition have not been satisfied and because the building qualifies for contributing status under the exceptional importance criteria.

Vote Results (Approved)

Motion: Mae Bowley

Second: Kiersten Connor

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

[26. Petition of Greenline Architecture | 23-003045-COA | 120 West Park Avenue | Demolition of a Non-Contributing Building](#)

Ms. Leah Michalak presented the petitioner's request for of approval for demolition of a non-contributing building for the property located at 120 West Park Avenue.

120 West Park Avenue was constructed in 1965 as an outbuilding for 124 West Park Avenue. 124 West Park Avenue, altered in 1965 from two Victorian era buildings into the one that can be seen today, was altered when the Sidney A. Jones Funeral Home relocated from 511 West Waldburg Street, due to an Urban Renewal project in the 1960s. 120 West Park Avenue is an 8-car concrete block garage which still functions today as hearse parking.

Staff recommended approval for demolition of the non-contributing building located at 120 West Park Avenue with the following conditions because the building does not meet the criteria for exceptional importance:

1. Document the building per the MPC Policy for Documenting Buildings.
2. Rather than traditional demolition, the building is to be deconstructed, and the

materials salvaged for reuse.

PETITIONER COMMENTS:

Mr. Keith Howington, petitioner, supported Staff recommendation.

PUBLIC COMMENTS:

Mr. Ryan Jarles, HSF, supported Staff Recommendation.

COMMISSION COMMENTS:

The Commission supported the Staff recommendation.

Motion

The Savannah Historic Preservation Commission does hereby approve demolition of the non-contributing building located at 120 West Park Avenue with the following conditions because the building does not meet the criteria for exceptional importance:

- 1.Document the building per the MPC Policy for Documenting Buildings.
- 2.Rather than traditional demolition, the building is to be deconstructed, and the materials salvaged for reuse.

Ms.Miller voted in favor of the motion.

Vote Results (Approved)

Motion: Rebecca Fenwick

Second: Mae Bowley

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

[27. Petition of Greenline Architecture | 23-003044-COA | 115 West Waldburg Street | Demolition of a Non-Contributing Building](#)

Ms. Leah Michalak presented the petitioner's request for of approval for the demolition of the non-contributing building located at 115 West Waldburg Street.

Staff could not definitively determine the date of construction for 115 West Walburg Street. Believed to have been built as an accessory building for the main dwelling that no longer exists, the estimated date of construction is the early 1970s. The building does not appear in the 1966 Sanborn Map. The building is constructed from concrete block with wood lap siding in the gable ends, has a high-pitched front gable asphalt shingle roof with skylights, and the only fenestration is a pair of doors on the front façade facing West Waldburg Street. Through a Certificate of Appropriateness issued in 2019 [File No. 19-

006587-COA] the building has been altered. Prior to the alterations, the building had a low-pitched front gable tin roof with plywood in the gable ends. The roof system was removed and replaced with the high-pitched roof system. Staff could not locate any additional information about this building.

Staff recommended approval for demolition of the non-contributing building located at 115 West Waldburg Street with the following conditions because the building does not possess integrity, nor does it meet the criteria for exceptional importance:

1. Document the building per the MPC Policy for Documenting Buildings.
2. Rather than traditional demolition, the building is to be deconstructed, and the materials salvaged for reuse.

PETITIONER COMMENTS:

Mr. Keith Howington, petitioner, supports Staff recommendation.

PUBLIC COMMENTS:

There were no public comments.

COMMISSION COMMENTS:

The Commission supported the Staff recommendation.

Motion

The Savannah Historic Preservation Commission does hereby approve demolition of the non-contributing building located at 115 West Waldburg Street with the following conditions because the building does not possess integrity, nor does it meet the criteria for exceptional importance:

- 1.Document the building per the MPC Policy for Documenting Buildings.
- 2.Rather than traditional demolition, the building is to be deconstructed, and the materials salvaged for reuse.

Ms. Miller motioned in favor of the Staff recommendation and voted in favor of the motion.

Vote Results (Approved)

Motion:

Second: Rebecca Fenwick

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

[28. Petition of Sottile & Sottile | 23-003030-COA | 909 Whitaker Street | New Construction \(Small\): Parts I and II](#)

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 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.

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 with the following conditions because the proposed work is otherwise visually compatible and meets the standards:

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.

PETITIONER COMMENTS:

Mr. Christian Sottile, petitioner, requested to continue this petition.

PUBLIC COMMENTS:

There were no public comments.

COMMISSION COMMENTS:

There were no Commission comments.

Motion

The Savannah Historic Preservation Commission does hereby continue the request for New Construction, Parts I and II for a two-story carriage house at the rear of the property located at 909 Whitaker Street to the July 26, 2023 HPC Meeting.

Ms. Miller voted in favor of the motion.

Vote Results (Approved)

Motion: Rebecca Fenwick

Second: Mae Bowley

Rebecca Fenwick

- Aye

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

CUYLER-BROWNVILLE DISTRICT

[29. Petition of GMSHAY Architects | 23-003049-COA | 644 West 36th Street | Rehabilitations / Alterations](#)

Mr. Jamie Zerillo presented the petitioner's request of approval for rehabilitation and alterations for the property located at 644 West 36th Street. The proposed scope of work includes the following:

- Window repair and replacement of non-historic windows
- Repair and replacement of roofing and roof drainage system
- Minor repairs to existing fencing on site.

The historic structure was constructed in 1931 and is a contributing building in the Cuyler-Brownville Local Historic District. The subject property is the historic McKane Hospital for Women and Children; also known as the Charity Hospital. It is currently known as Heritage Place Apartments. The survey card states that the building at the time of the survey was a shell with boarded up windows. The survey card is dated between 1994-1995. The building was rehabilitated in the early 2000s, including new windows.

Staff recommended approval of the request for rehabilitation and alterations for the property located at 644 West 36th Street with the following condition because otherwise the work is visually compatible and meets the standards:

1. Utilize wood windows for all proposed window replacements as opposed to the proposed aluminum clad windows.

PETITIONER COMMENTS:

Mr. Patrick Shay, petitioner and representative for Mercy Housing, stated the project qualifies for 90% tax credit. He explained the rehabilitation needs.

PUBLIC COMMENTS:

There were no public comments.

COMMISSION COMMENTS:

The Commission supported the Staff recommendation. The Commission expressed concern with the windows. The Commission stated all should follow the Ordinance guidelines, including efficiency measures. Need to maintain integrity of the buildings; the proposed windows will cause inconsistency.

Motion

The Savannah Historic Preservation Commission does hereby approve the request for rehabilitation and alterations for the property located at 644 West 36th Street with the following condition because otherwise the work is visually compatible and meets the standards:

- 1.Utilize wood windows for all proposed window replacements as opposed to the proposed aluminum clad windows.
- 2.Salvage existing windows to be reused.

Ms. Miller voted in favor of the petition.

Vote Results (Approved)

Motion: Mae Bowley

Second: Rebecca Fenwick

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

[30. Petition of GMSHAY Architects | 23-003050-COA | 700 West 35th Street | Rehabilitation/Alterations](#)

Mr. Jamie Zerillo presented the applicant's request of approval for rehabilitation and alterations for the property located at 700 West 35th Street. The scope of work includes:

- Repair damaged windows sashes and replace glass
- Replace non-historic window with Marvin Clad Ultimate double-hung window
- Replace non-historic window with Aluminum clad picture window Lite patterns to match existing windows
- Remove section of brick course at header for each new lintel replacement
- Repair and replace wood railings and spindles
- Repair and replace wood trim board
- Paint metal stair rail
- Refurbish / replace exterior door panel to match existing
- Repair and replace downspout and scuppers.

The historic structure was constructed in 1929 and is a contributing building in the Cuyler-Brownville Local Historic District. The subject property is the historic Florence Street School, which opened the follow year in 1930. It was the first public school constructed to serve Black Savannahians. The survey card compares the building to the Old Savannah High School on Washington Avenue, which was constructed around the same time period. At the time of the 1994 survey the building was considered vacant and not in use.

PETITIONER COMMENTS:

Mr. Pat Shay, petitioner, stated they would like to use windows like the ones already in the Florance Street school. They plan to remove vinyl in the non-historic buildings for

visual compatibility. This was previously approved with a variance by Ellen Harris and Sara Farr. He stated that they are willing to request a Special Exception.

PUBLIC COMMENTS:

There were no public comments.

COMMISSION COMMENTS:

Ms. Connor stated she is willing to allow aluminum in the new buildings, but to replace with wood in the historic building.

Motion

The Savannah Historic Preservation Commission does hereby approve the request for rehabilitation and alterations for the property located at 700 West 35th Street with the following condition because otherwise the work is visually compatible and meets the standards:

1.Utilize wood windows for the proposed window replacements as opposed to the proposed aluminum clad windows for the historic building, allowing the use of aluminum clad windows on the two younger buildings on the parcel.

Ms. Miller voted in favor of the motion.

Vote Results (Approved)

Motion: Rebecca Fenwick

Second: Kiersten Connor

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

STREETCAR DISTRICT

[31. Petition of Christopher Failing | 23-001784-COA | 203 West 35th Street | Rehabilitation/Alterations](#)

Ms. Caitlin Chamberlain presented the petitioner's request of approval for rehabilitation and alterations of the front porch and enclosing a side staircase for the property located at 203 West 35th Street. Work includes in-kind material replacement for porch elements such as the columns, railing, roof and cornice, as well as changing the altered door and window configuration of the entrance. Masonry beneath the surface is failing due to failing supports under the porch. Some repointing may be necessary and some concrete that is visible will need repair. The other portion of the project includes enclosing an exterior side staircase for safety and water infiltration issues that contributed to the porch detaching from the house in 2021. Per the applicant, regarding the side stair enclosure:

“Rather than re-install this visually awkward addition, we are proposing to fully enclose the stairs on the side of the house and move the second floor entry door to the base of the stairs at the front porch.”

203 West 35th Street was built circa 1900 and is a contributing resource within the National Register Thomas Square Streetcar Historic District and the local Streetcar Historic District. In 2021, the applicant was granted a COA for emergency demolition of the porch, which had detached from the main house, causing a safety hazard [21-004205-COA]. It appears that this property has undergone several alterations over the years and has been referred to under three addresses (203 and 203 ½ West 35th Street and 1905 Barnard Street), indicating that it was a multi-family residence at some point. The 1898 Sanborn shows an empty lot at this address. The first Sanborn Map the building appears on is 1916, which includes the 203 West 35th Street and 1905 Barnard Street addresses. The addition of 203 ½ is not seen until the 1937 Cadastral Map.

Per the applicant:

“The property was converted to a duplex after the original homeowners (Benjamin and Luly Apple) sold the home and moved from the area. In creating a separate entry for the second floor, the main staircase in the first floor entry was removed and stairs were installed on the side of the house to a new door at the landing of the original stairs. A sloping roof line was also installed at that time along the side of the house from the roofline of the new entry area to the existing front porch roof.”

Based on the porch configuration shown on the Sanborn maps and the Cadastral survey, the porch fronting West 35th Street did not originally go across the entire front façade, as it did at the time that the current porch was deconstructed due to water damage from severe storms. This must have been added after the 1966 Sanborn map, but due to the many alterations that have occurred to this building, it is not clear when these changes took place and whether they were all undertaken simultaneously or over a period of time. Other examples of alterations to the property include the entrance that fronts West 35th Street. The door appears to be original, but it is flanked by two windows that do not appear to be part of the original configuration. Additionally, the Sanborn maps show another one-story wooden porch with a metal roof behind the area with the exterior stair, that is now partly an enclosed portion of the building, with an upper exit balcony from the second floor. Where a straight stairway once existed, there are now metal stairs exiting the modern version of the second story balcony, which descend facing the neighboring property instead of towards the rear yard as seen on the Sanborn maps. On the Barnard Street side of the building, the second story of the two-story porch was removed, and decorative burglar bars were added to the triple-hung windows.

An interesting feature of the enclosed area for 203 ½ West 35 Street is that the bottom portion is supported by wood brackets. Staff was not able to locate any other historic houses within the area that have a similar configuration. The Sanborn maps do show an area that could be what is seen at present. The mixture of concrete and wooden stairs also suggests some alterations that have occurred, and a portion of the porch floor by where the stairs begin shows wood flooring. The top landing leading into the 203 ½ level is also not symmetrical with the stairs or the entrance, suggesting further changes.

When the applicant requested the emergency demolition of the porch in 2021, a condition of the COA was to deconstruct and salvage as much material as possible for replacement. The applicant intends to use what can be salvaged and to replace with in-kind materials where that is not possible. A benefit to enclosing the stairway is the addition of structural support to protect the porch from detaching again.

Staff recommended to approve the request for the porch restoration and the side stair enclosure for the property located at 203 West 35th Street with the following conditions to be provided for staff review and approval because the work is otherwise visually compatible and meets the standards:

1. Retain the original entry door, using the transom as a guide for the original opening, and reinstall the sidelights, rather than a set of double doors.
2. Incorporate the original existing second-floor window into the stair enclosure design so that it does not become obscured.
3. Provide product specifications regarding the windows, doors, siding, roof, concrete and mortar.
4. Use a different size of horizontal wood siding and access door for the enclosure to differentiate the old and the new, and to avoid creating a false sense of history.
5. Redesign the square window in the enclosure wall to be taller than it is wide in order to meet the ordinance.

PETITIONER COMMENTS:

Mr. Chris Failing, petitioner, confirmed to the Board that it is a flat pitched roof being replaced.

PUBLIC COMMENTS:

There were no public comments.

COMMISSION COMMENTS:

There were no Commission comments.

Motion

The Savannah Historic Preservation Commission does hereby approve the request for the porch restoration and the side stair enclosure for the property located at 203 West 35th Street with the following conditions to be provided for staff review and approval because the work is otherwise visually compatible and meets the standards:

- 1.Retain the original entry door, using the transom as a guide for the original opening, and reinstall the sidelights, rather than a set of double doors.
- 2.Incorporate the original existing second-floor window into the stair enclosure design so that it does not become obscured.
- 3.Provide product specifications regarding the windows, doors, siding, roof, concrete and mortar.
- 4.Use a different size of horizontal wood siding and access door for the enclosure to differentiate the old and the new, and to avoid creating a false sense of history.
- 5.Redesign the square window in the enclosure wall to be taller than it is wide in order to meet the ordinance.

Ms. Miller voted in favor of the motion.

Vote Results (Approved)

Motion: Mae Bowley

Second: Rebecca Fenwick

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

[32. Petition of Brown Design Studio, Eric S. Brown | 23-003048-COA | 117 West 42nd Street | New Construction, Small \(Part I: Height and Mass\)](#)

Mr. Jamie Zerillo presented the petitioner's request of approval for New Construction, Part I: Height and Mass at 117 West 42nd Street. A two-story mixed-use building is proposed along West 42nd Street with a two-story accessory building proposed along West 43rd Street.

The subject parcel is currently an unimproved lot and is located on a corner lot on the intersection of Barnard and West 42nd Street. It is zoned TN-2 (Traditional Neighborhood-2). The surrounding area has a mixture of uses ranging from single-family residential to multi-family residential, and commercial uses. Commercial uses in this area include music venues, restaurants, and warehouses. The subject parcel is unique in that it is bounded by three streets, instead of fronting a street and abutting a lane in the rear. This block configuration is common in the southernmost part of the Streetcar Local Historic District. Historically, West 43rd Street was an unpaved lane. It was later paved and turned into West 43rd Street.

Staff recommended approval for New Construction, Small (Part I) at 117 West 42nd Street with the following conditions to be submitted to the Commission for review with Part II, Design Details because otherwise the work is visually compatible and meets the standards:

1. Provide a dimension for the overhang of the eaves and ensure it meets the standards.
2. Increase the distance between the principal structure and the accessory dwelling unit to conform to the standard which requires a 10-foot building separation.
3. Include a private sidewalk that connects the main entrance of the principal structure to the public sidewalk.
4. Apply for a variance recommendation request to allow the west side yard setback to be zero feet.
5. Apply for a variance recommendation request to allow the accessory dwelling unit footprint to exceed 40% of the building footprint of the principal dwelling.
6. Apply for a variance recommendation request to allow the building to exceed 15 feet in height within 15 feet from the rear property line.

PETITIONER COMMENTS:

Ms. Liv Garcia, petitioner, stated that the eaves can be 24 inches. She asked if the pavement will be acceptable for a sidewalk.

PUBLIC COMMENTS:

There were no public comments.

COMMISSION COMMENTS:

There were no Commission comments.

Motion

The Savannah Historic Preservation Commission does hereby continue the request for New Construction, Small (Part I) at 117 West 42nd Street to the July 26th Historic Preservation Commission Meeting.

Vote Results (Approved)

Motion: Rebecca Fenwick

Second: Kiersten Connor

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

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

Ms. Caitin Chamberlain presented the petitioner's request for 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 present.

PUBLIC COMMENTS:

There were no public comments.

COMMISSION COMMENTS:

The Commission continued the petition to have the opportunity to ask questions of the petitioner.

Motion

The Savannah Historic Preservation Commission does hereby continue the request to add a second floor to the non-contributing accessory structure at the rear of the property located at 111 Brady Street to the July 26, 2023 HPC meeting.

Ms. Miller voted in favor of the motion.

Vote Results (Approved)

Motion: Rebecca Fenwick

Second: Mae Bowley

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

[34. Petition of Lynch Associates Architects, PC | 23-003054-COA | 1508 Montgomery Street | New Construction, Small \(Parts I & II\)](#)

Ms. Caitlin Chamberlain presented the petitioner's request of approval for a New Construction, Small (Parts I & II) project for a three-story mixed-use building on an empty lot at 1508 Montgomery Street. The proposed building will house commercial spaces on the first floor, two residential units on the second floor, and one residential unit and a roof terrace on the third floor. A 40-space parking lot is also proposed as part of this project. Half of the spaces were approved by the Zoning Board of Appeals as an offsite parking location for another new construction project at 1825 Montgomery Street [21-001794-ZBA].

1508 Montgomery Street is currently an empty lot within the National Register Thomas Square Streetcar District and the local Streetcar Historic District. The lot is in an area that is both residential and commercial. The lot is surrounded by both contributing and non-contributing resources. There are wood-framed single-family homes, non-contributing commercial buildings and a new construction apartment complex, The Lowe, all within the vicinity of the lot of the proposed project. Per the applicant:

“The site is located at the corner of Montgomery and 31st Lane adjacent to a single-story historic residence. The lot extends the full length of the lane to Jefferson Street. To the south across the lane is a single-story non-contributing commercial building with a front parking lot. Across the street is a newly constructed, full-block four-story multi-family building. The proposed building is designed with a corner orientation adjacent to the lane, with a lower, two-story portion of the building to transition down to the scale of the neighboring single-story residence.”

Formerly at this site was the Weldon Lodge, Elks No. 26, which had sat vacant for many years. According to Google Street View images, the building was demolished between December 2018 and May 2019.

Staff recommended to approve the request for New Construction, Small (Parts I & II) for the vacant lot at 1508 Montgomery Street with the following conditions to be submitted to staff for review and approval because the work is otherwise visually compatible and meets the standards.

1. Redesign the square third-story windows to meet the standard of being taller than they are wide.
2. Provides information showing that the window muntins will be 7/8” or less.
3. Select a door type with an approved material.
4. Provide product specifications for the exterior lighting.
5. Provide information about the private sidewalk connecting to the public sidewalk including the material.
6. Lower the height of the stucco columns of the parking lot wall from 8’-3” to 8’ to meet the ordinance.

PETITIONER COMMENTS:

Ms. Rebecca Lynch, petitioner, stated they comply with all conditions. She stated the third-floor windows are taller than wide, to redesign them would require them to redesign all of the windows. **Ms. Lynch** stated they can make the sidewalk issue compliant.

PUBLIC COMMENTS:

There were no public comments.

COMMISSION COMMENTS:

The Commission stated they appreciated the step down to not overwhelm the neighborhood.

Motion

The Savannah Historic Preservation Commission does hereby approve the request for New Construction, Small (Parts I & II) for the vacant lot at 1508 Montgomery Street with the following conditions to be submitted to staff for review and approval because the work is otherwise visually compatible and meets the standards.

1. Redesign the square third-story windows to meet the standard of being taller than they are wide.

2. Provides information showing that the window muntins will be 7/8" or less.
3. Select a door type with an approved material.
4. Provide product specifications for the exterior lighting.
5. Provide information about the private sidewalk connecting to the public sidewalk including the material.
6. Lower the height of the stucco columns of the parking lot wall from 8'-3" to 8' to meet the ordinance.

Ms. Miller seconded the motion and voted in favor of the motion.

Vote Results (Approved)

Motion: Mae Bowley

Second:

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

X. APPROVED STAFF REVIEWS

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

Motion

Acknowledge

Vote Results (Not Started)

Motion: Rebecca Fenwick

Second: Kiersten Connor

[36. Petition of Steven Bodek, Inc. | 23-002902-COA | 122 East 38th Street | After-the-Fact railing replacement](#)

[37. Petition of EcoFriendly Construction | 23-002774-COA | 213 W 38th St | Roof Replacement](#)

[38. Petition of Matthew Farrahar | 23-002627-COA | 1309 E Broad St | After-the-Fact concrete block wall and wooden fence installation](#)

[39. Petition of Kenneth Masak | 323-002705-COA | 110 West 38th St | Roof replacement](#)

[40. Petition of Historic Savannah Foundation | 23-002694-COA | 617 W 39th St | Rear yard fence](#)

[41. Petition of David Hay | 23-002301-COA | 538 E 37th St | Roof replacement](#)

[42. Petition of Roofcrafters | 23-002872-COA | 215 W Liberty St | TPO roof replacement](#)

XI. NOTICES, PROCLAMATIONS, AND ACKNOWLEDGEMENTS

[43. Items Deferred to Staff - June 28th Report](#)

[44. Inspections Completed by Staff - June 28th Report](#)

[45. Stamped Drawings - June 28th Report](#)

[46. Report on Work Which Exceeds the Scope of an Issued COA for the June 28th HPC Meeting.](#)

[47. Report on Work Which is Inconsistent With an Issued COA for the June 28th HPC Meeting.](#)

[48. Report on Work Which Was Performed without an Issued COA for the June 28th HPC Meeting.](#)

XII. OTHER BUSINESS

XV. ADJOURNMENT

[49. Next Pre-Meeting: Wednesday, July 26, 2023 at 2:30 PM - 112 East State Street: Mendonsa Hearing Room](#)

[50. Next Regular Meeting: Wednesday, July 26, 2023 at 3:00 PM - 112 East State Street: Mendonsa Hearing Room](#)

[51. Adjourn](#)

There being no further business to present before the Commission, the June 28, 2023 Historic Preservation Commission adjourned.

Respectfully submitted,

Leah G. Michalak
Director of Historic Preservation

/bm

Motion

Adjourn.

Vote Results (Not Started)

Motion:

Second:

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.