



## Historic Preservation Commission

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Arthur A. Mendonsa Hearing Room - 112 East State Street  
May 24, 2023 3:00 PM  
MINUTES

### May 24, 2023 Historic Preservation Commission Meeting

A Pre-meeting was held at 1:30pm. 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  
Darren Bagley-Heath  
Mae Bowley  
Kiersten Connor  
Rebecca Fenwick  
Kathy Ledvina  
Pamela Miller  
Virginia Mobley  
Robin Williams

**Members Absent:** 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  
Warren Durrer, Administrative Assistant

#### I. CALL TO ORDER AND WELCOME

#### II. SIGN POSTING

#### III. CONSENT AGENDA

[1. Petition of Savannah Local Initiatives, Inc. | 23-002382-COA | 1002 West 40th Street | Rehabilitation](#)

The applicant is requesting approval to rehabilitate the building located at 1002 West 40th Street. Project details include replacement of roof shingles, damaged fascia boards, soffit, porch columns and handrails, exterior doors, and windows. The project also includes repair of the front porch steps, which are separating from the building, and the addition of screens to cover the crawl space vents.

**CONTEXT/SURROUNDING AREA:**

1002 West 40th Street was constructed in 1978 and is a non-contributing building within the Cuyler-Brownville National Register Historic District and the local Cuyler-Brownville Historic District. The house is situated on the corner lot of West 40th Street and Stevens Street. This block (between Stevens and Hopkins Streets) consists of one-story bungalow type houses built in the 1920s, and 1002 is one of three non-contributing houses on the block built in the 1970s and 1980s. The 1935 and 1955-1966 Sanborn Fire Insurance Maps show a vacant lot.

**Approve the rehabilitation project request for 1002 West 40th Street with the following condition for staff review and approval prior to starting the project, because the work is otherwise visually compatible and meets the standards.**

- 1. Provide details regarding the materials, height, and spacing of the front porch stair handrail replacement.**

**Motion**

The Savannah Historic Preservation Commission does hereby approve the request for the rehabilitation project for 1002 West 40th Street with the following condition for staff review and approval prior to starting the project, because the work is otherwise visually compatible and meets the standards.

1. Provide details regarding the materials, height, and spacing of the front porch stair handrail replacement.

**Vote Results ( Approved )**

Motion: Robin Williams

Second: Rebecca Fenwick

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

**IV. ADOPTION OF THE AGENDA**

**[2. Adopt the May 24, 2023 Agenda](#)**

**Motion**

Adopt the May 24, 2023 HOC Agenda as presented.

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

**Vote Results ( Approved )**

Motion: Virginia Mobley

Second:

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

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

## V. APPROVAL OF MINUTES OF PREVIOUS MEETING

### 3. Approve April 26, 2023 HPC Meeting Minutes as presented.

#### **Motion**

Approve the April 26, 2023 HPC agenda as presented.

#### **Vote Results ( Voting )**

Motion: Rebecca Fenwick

Second: Darren Bagley-Heath

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

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

## VII. CONTINUED AGENDA

### 4. Petition of Heather Halverson | 22-000966-COA | 671-673 West 34th Street | After-the-Fact Rehabilitation and Alterations

#### **Motion**

Continue

Ms. Miller voted in favor of the motion.

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

Motion: Robin Williams

Second: Virginia Mobley

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

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

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

**Motion**

Continue

Ms. Miller voted in favor of the motion.

**Vote Results ( Approved )**

Motion: Robin Williams

Second: Virginia Mobley

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

[6. Petition of Six Bricks Realty | 23-001789-COA | 1309 East Broad Street | New Construction, Small \(Parts I and II\)](#)

**Motion**

Continue

**Vote Results ( Approved )**

Motion: Robin Williams

Second: Virginia Mobley

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

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

**Motion**

Continue.

Ms. Miller voted in favor of the motion.

**Vote Results ( Approved )**

Motion: Robin Williams

Second: Virginia Mobley

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

[8. Petition of Savannah Star LLC. | 23-001060-COA | 16 East 37th Street | After-the-Fact Brick Painting](#)

**Motion**

Continue.

Ms. Miller voted in favor of the motion.

**Vote Results ( Approved )**

Motion: Robin Williams

Second: Virginia Mobley

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

[9. 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.

Ms. Miller voted in favor of the motion.

**Vote Results ( Approved )**

Motion: Robin Williams

Second: Virginia Mobley

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

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

**Motion**

Continue.

**Vote Results ( Approved )**

Motion: Robin Williams

Second: Virginia Mobley

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

**VIII. REQUEST FOR EXTENSION**

**IX. REGULAR AGENDA**

**VICTORIAN DISTRICT**

[11. Petition of Ethos Preservation | 23-001797-COA | 311 West Waldburg Street | Additions and Alterations/Variance Recommendation Request](#)

**\*\*\*Ms. Kiersten Connor and Ms. Rebecca Fenwick recused themselves from this**

*petition.*

**Ms. Leah Michalak** presented the applicant's request for approval to rehabilitate and construct a rear porch addition and for a side yard setback variance for the fire-damaged townhouse located at 311 West Waldburg Street. The goal is to reconstruct to its original historic layout.

Per the applicant:

*The proposed scope of work includes the rehabilitation of the building including window repair, brick repointing as-needed, and roof replacement. Missing windows will be replaced with custom-built, single pane wood windows to match existing. On the rear of the building, the project proposes to an addition on the third floor to "infill" the void above the two stories below, and an addition of a three-story rear porch. A six-foot wooden privacy fence in the rear yard is also proposed.*

The applicant is requesting a variance from the standard that reads:

***TN-1, Building Setbacks (ft). For blocks with contributing structures.***

***Side yard (interior): 3 (min)***

In order to allow for a 0-foot side yard setback from the east and west property lines. The brick walls will be reinstated at 0 feet and the new porch addition will be at 0 feet.

The historic building was constructed in 1871 and is a contributing resource within the National Register Victorian Historic District and the local Victorian Historic District. 311 West Waldburg is part of a row of three, three-story, brick, Greek Revival townhouses. Sanborn maps from 1888 and 1898 show all three buildings with a two-story masonry rear extension. However, by 1916 through 1973, it appears the rear extension was altered and features a partial wood porch. A two-story wood rear porch was constructed sometime after 1973 (possibly c.1986) but was completely destroyed in the fire. (A more detailed history can be found in the submittal packet.) In 2020, the Board approved rehabilitation and additions for the other two units (313 and 315) in the row of townhouses that also had fire damage [File Nos. 20-001751-COA and 20-004175-COA]. In May of 2021, the Board approved a similar project for this building but it was never constructed [File No. 21-002636-COA].

Staff recommended to approve to rehabilitate and construct a rear porch addition and for a side yard setback variance for the fire-damaged townhouse located at 311 West Waldburg Street with the following conditions to be provided to staff for final review and approval because the proposed work is otherwise visually compatible and meets the standards:

1. Provide information regarding repointing materials and methods.
2. A four-foot by four-foot test patch of the proposed repointing as it will appear finished (including final finish pointing style and relationship to the brick face) shall be installed in an inconspicuous location on the building.

AND

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

***TN-1, Building Setbacks (ft). For blocks with contributing structures.***

***Side yard (interior): 3 (min)***

In order to allow for a 0-foot side yard setback from the east and west property lines because the variance criteria are met.

**PETITIONER COMMENTS:**

**Ms. Kim Campbell** stated they will comply with the brick repointing recommendation. The plan is to remove only the damaged brick, they are expecting more mortar repair than actual brick. **Ms. Campbell** stated there may be issues with using repurposed brick. **Mr. Williams** stated he does not foresee that being an issue; that should be first option rather than new brick. **Ms. Ledvina** stated the third floor should be distinguishable as non-historic, be more pushed back and/or with a different material. **Ms. Campbell** stated they are proposing to do what has already been done. **Mr. Williams** stated in context, using Savannah Grays where there was Savannah Grays should not be a problem in regard to tax credits. **Mr. Williams** stated in this context, he is not sure that it is visible. The Autumn Smoke brick is close, but not exactly the same. **Ms. Campbell** said there will be test patches to determine which brick is best.

**PUBLIC COMMENTS:**

There was no public comment.

**BOARD COMMENTS:**

The Board felt the petitioner provided sufficient evidence to support their request.

**Motion**

The Savannah Historic Preservation Commission does hereby approve to rehabilitate and construct a rear porch addition and for a side yard setback variance for the fire-damaged townhouse located at 311 West Waldburg Street with the following conditions to be provided to staff for final review and approval because the proposed work is otherwise visually compatible and meets the standards:

1. Provide information regarding repointing materials and methods.
2. A four-foot by four-foot test patch of the proposed repointing as it will appear finished (including final finish pointing style and relationship to the brick face) shall be installed in an inconspicuous location on the building.

AND

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

TN-1, Building Setbacks (ft). For blocks with contributing structures.

Side yard (interior): 3 (min)

In order to allow for a 0-foot side yard setback from the east and west property lines because the variance criteria are met.

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

**Vote Results ( Approved )**

Motion: Robin Williams

Second:

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



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

## CUYLER-BROWNVILLE DISTRICT

### [12. Petition of Savannah Local Initiatives, Inc. | 23-002377-COA | 712 Lavinia Street | New Construction, Small/Special Exception](#)

**Ms. Caitlin Chamberlain** presented the applicant's request for approval of a New Construction, Small (Parts I & II) project and two Special Exception requests, for an empty lot located at 712 Lavinia Street. The petitioner is proposing Roof A, Porch 1 on the drawings, for this project. This request also includes construction of an 8'x8'x10' storage shed on a concrete slab, at the rear of the property. Per the applicant:

*“Lavinia Properties is planned to be three single family houses with 1,032 square feet, three bedrooms and two bathrooms, kitchen, living room, and private parking for each one. Those would have the same house design respecting the neighborhood and historic district standards.*

*The project is expected to improve the home living standards in the neighborhood and help it to grow. Our goal is: create a big impact providing affordable housing for the people who need it most.”*

Staff recommended approval for New Construction, Small (Parts I & II) for the vacant parcel located at 712 Lavinia Street with the following conditions to be revised and sent to staff for final review and approval, because otherwise the work is visually compatible and meets the standards.

- 1. Work with staff to ensure that a true stucco is used.**
- 2. Show that the distance between the porch balusters does not exceed four inches on center.**
- 3. Provide information for the pitch of the porch roofs above the front porch and side entry.**
- 4. Provide information about any exterior lighting on the house.**
- 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 is 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.*** MINUTES

**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 Uzcatedgui** stated they accepted staff recommendations. They plan to start construction in the next 60 days.

**PUBLIC COMMENTS:**

There were no public comments.

**BOARD COMMENTS:**

There were no Board comments.

**Motion**

The Savannah Historic Preservation Commission does hereby approve the request for New Construction, Small (Parts I & II) for the vacant parcel located at 712 Lavinia Street with the following conditions to be revised and sent to staff for final review and approval, because otherwise the work is visually compatible and meets the standards.

1. Work with staff to ensure that a true stucco is used.
2. Show that the distance between the porch balusters does not exceed four inches on center.
3. Provide information for the pitch of the porch roofs above the front porch and side entry.
4. Provide information about any exterior lighting on the house.
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 is 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: Darren Bagley-Heath	
Second: Robin Williams	
Rebecca Fenwick	- Aye
Virginia Mobley	- Aye
Robin Williams	- Aye
Darren Bagley-Heath	- Aye
Jeff Notrica	- Not Present
Mae Bowley	- Aye
Kiersten Connor	- Aye
Kathy S. Ledvina	- Abstain
Brian Arcudi	- Not Present

[13. Petition of Savannah Local Initiatives, Inc. | 23-002379-COA | 714 Lavinia Street | New Construction, Small/Special Exception](#)

**Ms. Caitlin Chamberlain** presented the applicant's request for approval of a New Construction, Small (Parts I & II) project and two Special Exception requests, for an empty lot located at 714 Lavinia Street. The petitioner is proposing Roof B, Porch 2 on the drawings, for this project. This request also includes construction of an 8'x8'x10' storage shed on a concrete slab, at the rear of the property. Per the applicant:

*"Lavinia Properties is planned to be three single family houses with 1,032 square feet, three bedrooms and two bathrooms, kitchen, living room, and private parking for each one. Those would have the same house design respecting the neighborhood and historic district standards.*

*The project is expected to improve the home living standards in the neighborhood and help it to grow. Our goal is: create a big impact providing affordable housing for the people who need it most."*

Staff recommended approval for New Construction, Small (Parts I & II) for the vacant parcel located at 714 Lavinia Street with the following conditions to be revised and sent to staff for final review and approval, because otherwise the work is visually compatible and meets the standards.

1. Work with staff to ensure that a true stucco is used.
2. Show that the distance between the porch balusters does not exceed four inches on center.
3. Provide information for the pitch of the porch roof above the side entry.
4. Provide information about any exterior lighting on the house.
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 is 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 Uzcatedgui** stated they accepted staff recommendations. They plan to start construction in the next 60 days.

**PUBLIC COMMENTS:**

There were no public comments.

**BOARD COMMENTS:**

There were no Board comments.

**Motion**

The Savannah Historic Preservation Commission does hereby approve the request for New Construction, Small (Parts I & II) for the vacant parcel located at 714 Lavinia Street with the following conditions to be revised and sent to staff for final review and approval, because otherwise the work is visually compatible and meets the standards.

1. Work with staff to ensure that a true stucco is used.
2. Show that the distance between the porch balusters does not exceed four inches on center.
3. Provide information for the pitch of the porch roof above the side entry.
4. Provide information about any exterior lighting on the house.
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 is 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.

Ms. Miller voted in favor of the motion.

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

Motion: Robin Williams

Second: Darren Bagley-Heath

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

#### [14. Petition of Savannah Local Initiatives, Inc. | 23-002381-COA | 718 Lavinia Street | New Construction, Small/Special Exception](#)

**Ms. Caitlin Chamberlain** presented the applicant's request for approval of a New Construction, Small (Parts I & II) project and two Special Exception requests, for an empty lot located at 718 Lavinia Street. The petitioner is proposing Roof C, Porch 3 on the drawings, for this project. This request also includes construction of an 8'x8'x10' storage shed on a concrete slab, at the rear of the property. Per the applicant:

*“Lavinia Properties is planned to be three single family houses with 1,032 square feet, three bedrooms and two bathrooms, kitchen, living room, and private parking for each one. Those would have the same house design respecting the neighborhood and historic district standards.*

*The project is expected to improve the home living standards in the neighborhood and help it to grow. Our goal is: create a big impact providing affordable housing for the people who need it most.”*

718 Lavinia Street is currently a vacant parcel and is part of a series of three proposed new houses, including two adjacent parcels, 712 and 714 Lavinia Street. The site is directly across the street from the Heritage Place Apartments. There are several contributing buildings on Lavinia Street and the corner of Ogeechee Road, dating between 1898 and 1910. According to the Sanborn Maps, this was a vacant parcel in 1888 and 1898. The earliest map that shows a building on the property is 1916, which is seen through the 1955-1966 map. It is not clear when the dwellings were demolished except that it must have been after 1966. For design context, a similar project was approved on October 26, 2022 (22-004599) with the same two Special Exception requests, for a property at 1708 Florance Street. The same plans were used in this project.

**SPECIAL EXCEPTION REQUEST:**

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.

Staff recommended approval for New Construction, Small (Parts I & II) for the vacant parcel located at 718 Lavinia Street with the following conditions to be revised and sent to staff for final review and approval, because otherwise the work is visually compatible and meets the standards.

1. Work with staff to ensure that a true stucco is used.
2. Show that the distance between the porch balusters does not exceed four inches on center.
3. Provide information for the pitch of the lower roof portion of the front elevation and the porch roof above the side entry.
4. Provide information about any exterior lighting on the house.
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 is 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 Uzcatedgui** stated they accepted staff recommendations. They plan to start construction in the next 60 days.

**PUBLIC COMMENTS:**

There were no public comments.

**BOARD COMMENTS:**

There were no Board comments.

**Motion**

The Savannah Historic Preservation Commission does hereby approve the request for New Construction, Small (Parts I & II) for the vacant parcel located at 718 Lavinia Street with the following conditions to be revised and sent to staff for final review and approval, because otherwise the work is visually compatible and meets the standards.

1. Work with staff to ensure that a true stucco is used.
2. Show that the distance between the porch balusters does not exceed four inches on center.
3. Provide information for the pitch of the lower roof portion of the front elevation and the porch roof above the side entry.
4. Provide information about any exterior lighting on the house.
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 is 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.

Ms. Miller voted in favor of the motion.

**Vote Results ( Approved )**

Motion: Virginia Mobley

Second: Rebecca Fenwick

Rebecca Fenwick

- Aye

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

[15. Petition of Josh Ward \(Ward Architecture + Preservation\) | 23-002354-COA | 2205 Martin Luther King Jr. Boulevard | Rehabilitation, New Construction, Small \(Parts I and II\)](#)

**Mr. James Zerillo** presented the applicant's request for approval of rehabilitation of the main building and for new construction, small (parts I and II) of a carriage house at 2205 Martin Luther King, Jr. Boulevard. The historic building was constructed in 1901 and is a contributing resource within the Cuyler-Brownville Local Historic District. The 1916-1953 Sanborn Map shows that a wood frame accessory structure existed prior on the property. It is shown as an auto structure, likely a carport or garage. The 1953-1966 Sanborn Map also shows the accessory structure. On both maps, a 1-story addition is shown on the south façade of the structure which no longer exists. The existing historic building is the last remaining historic residence on this block. The adjacent buildings north and south of this property have since been demolished. There was a fire on this block, as evidenced by the fire damage on the south façade of the building. The existing building on the lot is in a state of severe deterioration. No historic windows currently exist on the property, as all of the openings have been boarded up. Elements such as the porch railing are also missing from the property. Features such as the original dentil millwork, brick foundation piers, metal porch roof, and window openings are still present on the property.

Staff recommended approval of the request for rehabilitations and new construction, small (parts I and II) at 2205 Martin Luther King, Jr. Boulevard with the following condition to be submitted to staff for final review, because otherwise the work is visually compatible and meets the standards:

1. Revise the proposed casement window to have light divisions or to be a fixed or hopper window.

**PETITIONER COMMENTS:**

**Mr. Josh Ward** stated the casement window was justified but will satisfy the Board comments.

**PUBLIC COMMENTS:**

**Mr. Ryan Jarles**, Historic Savannah Foundation, stated they support the project and the recommendations.

**BOARD COMMENTS:**

The Board is happy to see the project started. They suggested a modification of the casement window division.

**Motion**



The Savannah Historic Preservation Commission does hereby approve the request for rehabilitations and new construction, small (parts I and II) at 2205 Martin Luther King, Jr. Boulevard with the following condition to be submitted to staff for final review, because otherwise the work is visually compatible and meets the standards:

1. Revise the proposed casement window to have light divisions or to be a fixed or hopper window.

Ms. Miller voted in favor of the motion.

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

Motion: Darren Bagley-Heath

Second: Kiersten Connor

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

#### [16. Petition of Josh Ward \(Ward Architecture + Preservation\) | 23-002357-COA | 2207 Martin Luther King Jr. Boulevard | New Construction, Small \(Parts I and II\)](#)

**Mr. James Zerillo** presented the applicant's request of approval for new construction, small (parts I and II) to construct a new principal building and accessory dwelling unit at 2207 Martin Luther King, Jr. Boulevard.

The subject property is currently an unimproved lot. A historic two-story residence did exist on the property but was demolished following a fire on the property. According to aerial photos, the fire occurred sometime between 2011 and 2012. There is evidence of fire damage on the adjacent building at 2205 Martin Luther King Jr. Boulevard. The previously existing building was identical to the neighboring one at 2205 Martin Luther King Jr. Boulevard and was likely constructed around the same time (1901.) To the south of the property is a gas station. According to the Sanborn Maps, there was an accessory structure present on the property.

Approve new construction, small (parts I and II) to construct a new principal building and accessory dwelling unit at 2207 Martin Luther King, Jr. Boulevard with the following condition because the work is otherwise visually compatible and meets the standards:

1. Add a sidewalk that connects the entrance of the main building to the public sidewalk.

#### **PETITIONER COMMENTS:**

**Mr. Ward** stated they referenced what was there historically and the neighboring structures. Also included a contemporary feel with the rafter tails. **Mr. Williams** stated

the rafter tails were not historically in harmony for the style of house. **Mr. Ward** presented examples of rafter tails on similar structures. MINUTES

**PUBLIC COMMENT:**

**Mr. Ryan Jarles**, HSF, stated they appreciate the petitioner's drawings. He felt the rafter tails were appropriate; it is a small feature detail.

**BOARD COMMENTS:**

**Ms. Ledvina** stated she had concern with the window.

**Motion**

The Savannah Historic Preservation Commission does hereby approve the request for new construction, small (parts I and II) to construct a new principal building and accessory dwelling unit at 2207 Martin Luther King, Jr. Boulevard with the following condition because the work is otherwise visually compatible and meets the standards:

1. Add a sidewalk that connects the entrance of the main building to the public sidewalk.

Ms. Miller motioned to approve the petitioner's request as stated and voted in favor of the motion.

**Vote Results ( Approved )**

Motion:

Second: Kiersten Connor

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

[17. Petition of Josh Ward \(Ward Architecture + Preservation\) | 23-002353-COA | 923 West 40th Street | Rehabilitation, Additions](#)

**Mr. James Zerillo** presented the applicant's request of approval for the rehabilitation and new addition at 923 West 40th Street.

The historic building was constructed in 1924 and is a contributing resource within the Cuyler-Brownville Local Historic District. The subject building is a one-story, side-gable residence. There is an addition on the rear with a shed roof, which adjoins the original structure underneath the roofline. The porch elements and foundation have been replaced with concrete blocks. There is unpaved access on the rear of the property, though it is not an officially named lane. The 1994 Historic Resource Survey Card indicates that an addition was added to the rear and that the building was altered with aluminum siding.

Staff recommended to approve the rehabilitation and new addition at 923 West 40th Street with the following conditions to be submitted to staff for final review, because

otherwise the work is visually compatible and meets the standards:

1. Add light divisions to the proposed casement window (Window C, on the provided window schedule) or change it to a fixed or hopper window to conform to the standard.

**PETITIONER COMMENTS:**

**Mr. Josh Ward** stated the vinyl siding will be removed and keep the asbestos siding underneath. There is a corner window that turns.

**PUBLIC COMMENTS:**

There was no public comment.

**BOARD COMMENTS:**

**Ms. Ledvina** stated the massing overwhelms the small structure. Wanted to verify the transom is remaining over the door and asked about the door. **Mr. Ward** replied the door and transom will remain and the six panels existing.

**Motion**

The Savannah Historic Preservation Commission does hereby approve the request for rehabilitation and a new addition at 923 West 40th Street with the following conditions to be submitted to staff for final review, because otherwise the work is visually compatible and meets the standards:

1. Add light divisions to the proposed casement window (Window C, on the provided window schedule) or change it to a fixed or hopper window to conform to the standard.

Ms. Miller voted in favor of the motion.

**Vote Results ( Approved )**

Motion: Mae Bowley

Second: Rebecca Fenwick

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

**STREETCAR DISTRICT**

[18. Petition of J. Elder Studio | 23-001799-COA | 414 West 42nd Street | New Construction, Small \(Parts I and II\)](#)

**Ms. Leah Michalak** presented the applicant's request of approval for demolition of two (2) non-contributing buildings and new construction, small (parts I and II) for the property located at 414 West 42nd Street. The proposed apartment building is three-stories with a two-story portion on the west end. This is part of a larger project for two (2), 3-story

mixed-use buildings for the property located at 2613 Montgomery Street across the street to the south from this site. The two buildings on the site are non-contributing resources within the Thomas Square-Streetcar National Register Historic District and the local Streetcar Historic District. Staff was unable to definitively confirm their dates of construction from the Sanborn Maps. In 1916, the site was occupied by two deep wood structures, definitely not the current wood structures due to their shape. Different wood structure(s) are in this location in subsequent maps. Therefore, it is likely that the wood structures were built after 1966. The concrete block building first appears in the 1953 map and is present today.

**Approve the demolition of two (2) non-contributing buildings and new construction, small (parts I and II) for the property located at 414 West 42nd Street with the following conditions to be submitted to staff for final review and approval because the proposed work is otherwise visually compatible and meets the standards:**

1. **Deconstruct the buildings rather than demolish them.**
2. **Revise the cast stone foundation walls to brick.**
3. **Simulated divided lites must be 7/8" or less and shall simulate traditional putty glazing.**
4. **Revise the porch elements to a material permitted by the ordinance.**
5. **Locate the electrical meters and refuse storage area on the site plan.**
6. **Provide information on the site plan regarding how the parking will be accessed.**
7. **A minimum of five (5) feet must be provided between a fence and a building where they are parallel.**

**PETITIONER COMMENTS:**

**Mr. Jerome Elder** stated agree with Staff recommendations and provided drawings to show such.

**PUBLIC COMMENTS:**

There were no public comments.

**BOARD COMMENTS:**

**Motion**

The Savannah Historic Preservation Commission does hereby approve the demolition of two (2) non-contributing buildings and new construction, small (parts I and II) for the property located at 414 West 42nd Street with the following conditions to be submitted to staff for final review and approval because the proposed work is otherwise visually compatible and meets the standards:

1. Deconstruct the buildings rather than demolish them.
2. Allow for a different foundation material.
3. Simulated divided lites must be 7/8" or less and shall simulate traditional putty glazing.
4. Locate the electrical meters and refuse storage area on the site plan.
5. Provide information on the site plan regarding how the parking will be accessed.
6. A minimum of five (5) feet must be provided between a fence and a building where they are parallel.
7. Either incorporate window and door headers or a more substantial cornice. The headers being on the front façade only.

Ms. Miller voted in favor of the motion.

**Vote Results ( Approved )**

Motion: Rebecca Fenwick

Second: Mae Bowley

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

[19. Petition of Hansen Architects | 23-002383-COA | 510 East 32nd Street | Rehabilitation](#)

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

**Ms. Leah Michalak** presented the applicant's request of approval to rehabilitate the property located at 510 East 32nd Street. Per the applicant:

*The exterior of the project has previously been approved for vinyl siding removal and in kind repairs to the exterior, paint, and new asphalt shingle roof. [File No. 23-001562-COA]*

*With the vinyl siding removed and more exploration completed, there is extensive damage to the siding. We will continue with the in kind repair and replacement of these damaged areas. The exterior trim was modified when the vinyl siding was installed -- we are proposing to bring the trim back to the original aesthetic. The primary areas are the window headers and sills. The window header detail will be reconstructed per the detail provided in the documents, and the sills will be brought back to match the original sill which was full width of the exterior trim. The modification previously done reduced the sill to the width of the window sash and jamb.*

*The historic windows of this home were replaced with a metal window at some point in the past. We are proposing new wood 2/2 true divided lite sash packs by Victor Built to replace the metal windows and fit within the historic jambs/ window frames.*

*Non-historic metal railings on the front porch will be replaced with a wood railing and picket assembly, detailed in documents.*

*There is an existing single level rear entry assembly that has deteriorated and is detaching from the main house. We believe this was some type of back stoop or a portion of a previously existing rear stair. This is proposed to be replaced by a slightly larger single level rear entry porch and utility room with a low pitch asphalt shingle hip roof. The exterior siding of this will be a vertical T and G 1 x 6 "V" joint wood siding. The porch rails and column will be wood.*

*The interior of the home will have new HVAC, Plumbing, and Electrical systems*

*installed. This is a Historic preservation tax credit project.*

The historic building was constructed in 1900 and is a contributing resource within the Thomas Square-Streetcar National Register Historic District and the local Streetcar Historic District.

Staff recommended to rehabilitate the property located at 510 East 32nd Street with the following conditions to be submitted to staff for final review and approval because the proposed work is otherwise visually compatible and meets the standards:

1. The horizontal boards between the foundation piers must be inset a minimum of 3 inches.
2. Provide the material and specification for the new pair of front doors.
3. The new rear porch must be painted or stained.
4. If historic porch members are found upon demolition of the rear addition, they are to be salvaged.

**PETITIONER COMMENTS:**

**Mr. Erik Puljung** stated additional drawings have been made.

**PUBLIC COMMENTS:**

There were no public comments.

**BOARD COMMENTS:**

There were no Board comments.

**Motion**

The Savannah Historic Preservation Commission does hereby approve to rehabilitate the property located at 510 East 32nd Street with the following conditions to be submitted to staff for final review and approval because the proposed work is otherwise visually compatible and meets the standards:

- 1.The horizontal boards between the foundation piers must be inset a minimum of 3 inches.
- 2.Provide the material and specification for the new pair of front doors.
- 3.The new rear porch must be painted or stained.
- 4.If historic porch members are found upon demolition of the rear addition, they are to be salvaged.
- 5.Redesign the second-floor door on the front façade to be a window.

**Vote Results ( Approved )**

Motion: Mae Bowley

Second: Virginia Mobley

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

Brian Arcudi

- Not Present

## X. APPROVED STAFF REVIEWS

### 20. Acknowledge and approve of Staff-approved decisions

The Board acknowledged and approved the decisions of the Staff-approved petitions.

21. Petition of Michael Brannin | 23-002350-COA | 410 E Victory Drive | Two new doors for carriage house.

22. Petition of Jessica Glenn | 23-002226-COA | 534 E Waldburg Street | Installation of two rear doors to contributing complex.

23. Petition of JDH Installation | 23-000923-COA | 219 W 35th St | New front yard fence

24. Petition of Superior Fence and Rail |23-001895-COA | 14 W 38th St | Driveway gate installation

25. Petition of Paul Davis Restoration | 23-002511-COA | 513 W 37th St | Repair and replace siding, in-kind

## XI. NOTICES, PROCLAMATIONS, AND ACKNOWLEDGEMENTS

26. Report on Work Done Without a Certificate of Appropriateness for the May 24th, 2023, HPC Meeting

27. Report on Work Done Which Is Inconsistent with an Issued Certificate of Appropriateness for the May 24, 2023 HPC Meeting

28. Report on Work Done Which Exceeds the Scope of an Issued Certificate of Appropriateness for the May 24, 2023, HPC Meeting

29. Stamped Drawings - May 24th Report

30. Items Deferred to Staff - May 24th Report

31. Inspections Completed by Staff - May 24th Report

## XII. OTHER BUSINESS

## XV. ADJOURNMENT

32. Next Pre-Meeting: Wednesday, June 28, 2023 at 2:30 PM - 112 East State Street: Mendonsa Hearing Room

33. Next Regular Meeting: Wednesday, June 28, 2023 at 3:00 PM - 112 East State Street: Mendonsa Hearing Room

34. Adjourn

There being no further business to present before the Board, the May 24, 2023 Historic Preservation Commission Meeting adjourned at 5:39 pm.

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.***