



## Historic Preservation Commission

Arthur A. Mendonsa Hearing Room, 112 East State Street  
August 23, 2023 3:00 p.m.  
MINUTES

### August 23, 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  
Jeff Notrica  
Robin Williams

**Members Absent:**

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

**I. CALL TO ORDER AND WELCOME**

**II. SIGN POSTING**

**III. CONSENT AGENDA**

**IV. ADOPTION OF THE AGENDA**

[1. Adopt the August 23, 2023 Agenda](#)

**Motion**

The Historic Preservation Commission motioned to approve the August 23, 2023 agenda as presented.

**Vote Results ( Approved )**

Motion: Virginia Mobley

Second: Robin Williams

Rebecca Fenwick

- Aye

Virginia Mobley	- Aye
Robin Williams	- Aye
Darren Bagley-Heath	- Aye
Jeff Notrica	- Aye
Mae Bowley	- Aye
Kiersten Connor	- Aye
Kathy S. Ledvina	- Abstain
Pamela Miller	- Aye

## V. APPROVAL OF MINUTES OF PREVIOUS MEETING

### [2. Approve the July 26, 2023 Historic Preservation Commission Meeting Minutes](#)

[📎 07.26.23 MEETING MINUTES.pdf](#)

#### **Motion**

Appr

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

Motion: Virginia Mobley

Second: Darren Bagley-Heath

Rebecca Fenwick	- Aye
Virginia Mobley	- Aye
Robin Williams	- Aye
Darren Bagley-Heath	- Aye
Jeff Notrica	- Aye
Mae Bowley	- Aye
Kiersten Connor	- Aye
Kathy S. Ledvina	- Abstain
Pamela Miller	- Aye

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

## VII. CONTINUED AGENDA

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

#### **Motion**

The Historic Preservation Commission motioned to continue this petition.

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

Motion: Rebecca Fenwick

Second: Pamela Miller

Rebecca Fenwick	- Aye
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Virginia Mobley	- Aye
Robin Williams	- Aye
Darren Bagley-Heath	- Aye
Jeff Notrica	- Aye
Mae Bowley	- Aye
Kiersten Connor	- Aye
Kathy S. Ledvina	- Abstain
Pamela Miller	- Aye

[4. Petition of GM Shay Architects | 23-003509-COA | 916 Martin Luther King, Jr. Blvd. | New Construction, Part II: Design Details](#)

**Motion**

The Historic Preservation Commission motioned to continue this petition.

**Vote Results ( Approved )**

Motion: Rebecca Fenwick

Second: Pamela Miller

Rebecca Fenwick	- Aye
Virginia Mobley	- Aye
Robin Williams	- Aye
Darren Bagley-Heath	- Aye
Jeff Notrica	- Aye
Mae Bowley	- Aye
Kiersten Connor	- Aye
Kathy S. Ledvina	- Abstain
Pamela Miller	- Aye

[5. 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 motioned to continue this petition.

**Vote Results ( Approved )**

Motion: Rebecca Fenwick

Second: Pamela Miller

Rebecca Fenwick	- Aye
Virginia Mobley	- Aye
Robin Williams	- Aye
Darren Bagley-Heath	- Aye
Jeff Notrica	- Aye

Mae Bowley	- Aye
Kiersten Connor	- Aye
Kathy S. Ledvina	- Abstain
Pamela Miller	- Aye

[6. Petition of RK Construction & Development Co. | 23-003652-COA | 217 East 38th Street | Addition and Alterations](#)

**Motion**

The Historic Preservation Commission motioned to continue this petition.

**Vote Results ( Approved )**

Motion: Rebecca Fenwick

Second: Pamela Miller

Rebecca Fenwick	- Aye
Virginia Mobley	- Aye
Robin Williams	- Aye
Darren Bagley-Heath	- Aye
Jeff Notrica	- Aye
Mae Bowley	- Aye
Kiersten Connor	- Aye
Kathy S. Ledvina	- Abstain
Pamela Miller	- Aye

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

**Motion**

The Historic Preservation Commission motioned to continue this petition.

**Vote Results ( Approved )**

Motion: Rebecca Fenwick

Second: Pamela Miller

Rebecca Fenwick	- Aye
Virginia Mobley	- Aye
Robin Williams	- Aye
Darren Bagley-Heath	- Aye
Jeff Notrica	- Aye
Mae Bowley	- Aye
Kiersten Connor	- Aye
Kathy S. Ledvina	- Abstain
Pamela Miller	- Aye

VIII. REQUEST FOR EXTENSION

IX. REGULAR AGENDA

VICTORIAN DISTRICT

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

🔗 [Submittal Packet - 216 E Bolton St.pdf](#)

🔗 [Staff Report -23-003033-COA.pdf](#)

🔗 [Staff Research - 216 E. Bolton St..pdf](#)

**Ms. Caitlin Chamberlain** presented the petitioner's request of approval for a rear stair addition and alterations for the property located at 216 East Bolton Street.

The scope of work includes the removal of a deteriorated metal staircase and the installation of a new rear yard deck and stairs. An existing historic window opening will be converted to a door opening. The existing accent window and rear door openings will also be altered; however, staff believes these openings to be non-historic. New skylights are proposed however they are not visible from the public right of way. A wood picket fence is also proposed.

The applicant is also requesting a recommendation to the Zoning Board of Appeals for a variance from the standard regarding rear yard setbacks in Article 5- Base Zoning Districts *TN-1 Building Setbacks for Blocks with Contributing Structures* that reads:

*“Rear yard: 30 (min).”*

to allow for a 23'-6" rear yard setback due to existing lot conditions.

Staff recommended to approve the request for alterations and new stair and deck addition at 216 East Bolton Street with the following condition to be submitted to staff for final review and approval prior to starting the project, because otherwise the work is visually compatible and meets the standards:

1. Change the space between balusters on the railings from 5 inches on center to 4 inches on center.

AND

Recommend to approve the recommendation to the Zoning Board of Appeals for a variance from Article 5- Base Zoning Districts, *TN-1 Building Setbacks for Blocks with Contributing Structures* that reads:

*“Rear yard: 30 (min)”*

to allow for 23'-6" rear yard setback because the variance criteria are met.

**PETITIONER COMMENTS:**

**Mr. Joseph Willet** made himself available to the Commission to answer questions.

**Ms. Mobley** asked about the lot coverage proposed. **Mr. Willett** responded it is less than 60%.

**Ms. Fenwick** asked about the lone transom. **Mr. Willett** stated they will be bathrooms. The old window and sashes will be repurposed.

**Ms. Ledvina** asked if transoms could be single. **Mr. Willet** thought it was more similar to

the original windows with two over twos.

**PUBLIC COMMENTS:**

There were no public comments.

**COMMISSION COMMENTS:**

The Commission saw no problem with single panes; agrees with petitioner. Stated it could go either way. **Ms. Ledvina** stated the single pane would stand out as new construction. The Commission believed the new materials indicated new construction.

**Motion**

The Savannah Historic Preservation Commission does hereby approve the request for alterations and new stair and deck addition at 216 East Bolton Street with the following condition to be submitted to staff for final review and approval prior to starting the project, because otherwise the work is visually compatible and meets the standards:

1.Change the space between balusters on the railings from 5 inches on center to 4 inches on center.

AND

The Savannah Historic Preservation Commission does hereby recommend to approve the recommendation to the Zoning Board of Appeals for a variance from Article 5- Base Zoning Districts, TN-1 Building Setbacks for Blocks with Contributing Structures that reads:

“Rear yard: 30 (min)”

to allow for 23’-6” rear yard setback because the variance criteria are met.

**Vote Results ( Approved )**

Motion: Robin Williams

Second: Rebecca Fenwick

Rebecca Fenwick	- Aye
Virginia Mobley	- Aye
Robin Williams	- Aye
Darren Bagley-Heath	- Aye
Jeff Notrica	- Aye
Mae Bowley	- Aye
Kiersten Connor	- Aye
Kathy S. Ledvina	- Abstain
Pamela Miller	- Aye

[9. Petition of Hansen Architects | 23-004063-COA | 1201 Habersham Street | After-the-Fact Railings](#)

[☞ Staff Report - 23-004063-COA - 1201 Habersham St.pdf](#)

[☞ Submittal Packet - 1201 Habersham St.pdf](#)

[☞ Petitioner Presentation.pdf](#)

**Ms. Leah Michalak** presented the applicant's request of an after-the-fact approval for an amendment to a previously approved Certificate of Appropriateness alterations to the property located at 1201 Habersham Street [File No. 18-003930-COA]. The amendment

includes a change in the design of the railings surrounding the outdoor spaces, the original design were horizontal cable railings while the installed railings consist of a repeating abstract shape. The railings are 42 inches high and constructed from metal.

Staff recommended denial for the After-the-fact for an amendment to a previously approved Certificate of Appropriateness for alterations to the property located at 1201 Habersham Street [File No. 18-003930-COA] because the railings are not visually compatible.

**PETITIONER COMMENTS:**

**Mr. Patrick Phelps**, petitioner, stated it is a non-contributing building, was originally a service station. The contractor installed the current railing. He showed examples of various railings in the area with geometric, filigree, and ornate shapes throughout the district. He stated his request is a modern interpretation of railing decisions in the district.

**PUBLIC COMMENTS:**

There were no public comments.

**COMMISSION COMMENTS:**

The Commission agrees with Staff, though the petitioner presentation was well presented. The Commission does not find the design appropriate for the building.

**Motion**

The Savannah Historic Preservation Commission does hereby deny an amendment to a previously approved Certificate of Appropriateness for alterations to the property located at 1201 Habersham Street [File No. 18-003930-COA] because the railings are not visually compatible.

**Vote Results ( Approved )**

Motion: Pamela Miller  
 Second: Jeff Notrica

Rebecca Fenwick	- Aye
Virginia Mobley	- Aye
Robin Williams	- Aye
Darren Bagley-Heath	- Aye
Jeff Notrica	- Aye
Mae Bowley	- Aye
Kiersten Connor	- Aye
Kathy S. Ledvina	- Abstain
Pamela Miller	- Aye

**X. APPROVED STAFF REVIEWS**

[10. Acknowledgement and approval of Staff-approved petitions.](#)

**Motion**

The Historic Preservation Commission motioned to approve the Staff-approved decisions.

**Vote Results ( Approved )**

Motion: Rebecca Fenwick

Second: Robin Williams

Rebecca Fenwick	- Aye
Virginia Mobley	- Aye
Robin Williams	- Aye
Darren Bagley-Heath	- Aye
Jeff Notrica	- Aye
Mae Bowley	- Aye
Kiersten Connor	- Aye
Kathy S. Ledvina	- Abstain
Pamela Miller	- Aye

[11. Petition of William Willoughby | 23-004293-COA | 222 E 32nd St | Replace front entrance doors](#)

☞ [SIGNED Staff Decision - 23-004293-COA 222 E 32nd St.pdf](#)

[12. Petition of Michael Neal | 23-003822-COA | 615 W 35th St | In-kind window and door replacements, stucco repair](#)

☞ [SIGNED Decision 23-003822-COA 615 W 35th St.pdf](#)

[13. Petition of Hansen Architects | 23-004059-COA | 510 E 32nd Street | Amendment](#)

☞ [SIGNED Staff Decision - 23-004059-COA - 510 E 32nd St.pdf](#)

[14. Petition of Victor Pluznyk | 23-003795-COA | 312 W 37th St | Window and masonry restoration](#)

☞ [SIGNED Staff Decision - 23-003795-COA - 312 W 37th St.pdf](#)

[15. Petition of Roofcrafters | 23-006682-COA | 506 E Waldburg St | Commercial re-roofing](#)

☞ [SIGNED Staff Decision - 23-003668-COA 506 E Waldburg.pdf](#)

[16. Petition of Thomas Smith | 23-004292-COA | 1812 Abercorn St | Painted and incidental signs](#)

☞ [SIGNED Staff Decision - 23-004292-COA 1812 Abercorn Street.pdf](#)

[17. Petition of Marcia Lenci | 23-004342-COA | 22 E 37th St | Fencing installation](#)

☞ [SIGNED Staff Decision - 23-004342-COA 22 E 37th St.pdf](#)

**XI. NOTICES, PROCLAMATIONS, AND ACKNOWLEDGEMENTS**

[18. Inspections Report](#)

☞ [Inspections - August 2023 Report.pdf](#)

[19. Stamped Drawings Report](#)

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

**XII. OTHER BUSINESS**

**UNFINISHED BUSINESS**

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



[8-18-2023 - Secs 7.9, 7.10, 7.11 - Proposed Text Amendment.pdf](#)

Other Business: Leah Michalak, Text Amendments: HDBR, Victorian, Streetcar, Cuyler Brownville

Highlighted additions to selected topics/sections. Will have Staff report prepared for next HPC meeting for vote, provided HDBR is in agreement. September for HPC, October for HDBR,

## XV. ADJOURNMENT

[21. Next Pre-Meeting: Wednesday, September 27, 2023 at 2:30 PM - 112 East State Street: Mendonsa Hearing Room](#)

[22. Next Regular Meeting: Wednesday, September 27, 2023 at 3:00 PM - 112 East State Street: Mendonsa Hearing Room](#)

[23. Adjourn](#)

There being no further business to present before the Commission, the meeting was adjourned at 3:49 p.m.

Respectfully submitted,

Leah G. Michalak  
Director of Historic Preservation

/bm

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