



## Historic Preservation Commission

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112 East State Street - Hearing Room  
April 27, 2022 at 3:00 PM  
Final Agenda

### April 27, 2022 Historic Preservation Commission

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

#### I. CALL TO ORDER AND WELCOME

#### II. SIGN POSTING

#### III. CONSENT AGENDA

##### VICTORIAN DISTRICT

##### 1. Petition of Roy Maynard | 22-001107-COA | 309 West Duffy Street | New Construction, Small, Parts I and II

- ☞ [VIC Staff Recommendation - 22-001107-COA - 309 W Duffy St.pdf](#)
- ☞ [Submittal Packet - Drawings and Materials.pdf](#)
- ☞ [Staff Research - Sanborn Maps.pdf](#)

##### 2. Petition of Marc Jones Construction | 22-001661-COA | 116 West Anderson Street | Solar Panels

- ☞ [Staff Recommendation 22-001662-COA .pdf](#)
- ☞ [Submittal Packet.pdf](#)

##### CUYLER-BROWNVILLE DISTRICT

##### 3. Petition of Ward Architecture + Preservation | 21-006460-COA | 903 West 38th Street | Rehabilitation / Alterations and Addition

- ☞ [Staff Recommendation 21-006460-COA.pdf](#)
- ☞ [Submittal Packet - Narrative and Drawings.pdf](#)
- ☞ [Petitioner's Response to Staff's Recommendation.pdf](#)

##### 4. Petition of Global Investment Traders LLC. | 22-001658-COA | 915 West 40th Street | New Construction, Small, Parts I and II

- ☞ [CB Staff Recommendation - 22-001658-COA - 915 W 40th St.pdf](#)
- ☞ [Submittal Packet - Drawing.pdf](#)
- ☞ [Submittal Packet - Description and Materials.pdf](#)
- ☞ [Staff Research - Sanborn Maps, Site Photo .pdf](#)

##### 5. Petition of PIP Group, LLC. | 22-001382-COA | 632 West 39th Street | Reconstruction / Rehabilitation

- ☞ [CB Staff Recommendation - 22-001382-COA - 632 W 39th St.pdf](#)

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

## **STREETCAR DISTRICT**

[6. Petition of J. Elder Studio | 22-001023-COA | 208 West 37th Street | Rehabilitation](#)

[☞ Staff Recommendation - 22-001023-COA - 208 W 37th St.pdf](#)

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

[☞ Staff Research - Survey Card.pdf](#)

[☞ Staff Research - Sanborn Maps and Photo.pdf](#)

[7. Petition of Empwr Solar LLP | 22-001663-COA | 203 West 40th Street | Solar Panels](#)

[☞ Staff Recommendation-22-001663-COA.pdf](#)

[☞ Submittal Packet-Application and Checklist.pdf](#)

[☞ Submittal Packet-Drawings.pdf](#)

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

[8. Petition of Ethos Preservation | 22-001679-COA | 506 East 40th Street | Rehabilitation, Amendment to Previous COA](#)

[☞ Staff Recommendation 22-001679-COA.pdf](#)

[☞ Submittal Packet.pdf](#)

[☞ Staff Decision 21-004663-COA.pdf](#)

## **IV. ADOPTION OF THE AGENDA**

[9. Adopt the April 27, 2022 Agenda](#)

## **V. APPROVAL OF MINUTES OF PREVIOUS MEETING**

[10. Approval of March 31, 2022 \(Rescheduled\) Meeting Minutes](#)

[☞ 03.31.22 Special Called MEETING MINUTES.pdf](#)

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

## **VII. CONTINUED AGENDA**

[11. Petition of Joseph L Sr. & Lydia S. Young | 21-006061-COA | 823 West 39th Street | After-the-Fact Rehabilitation / Alterations and Rear Addition](#)

[12. Petition of Ramsay Sherrill Architects | 22-000490-COA | 208 West Waldburg Street | New Construction \(Small\): Parts I and II](#)

[13. Petition of Eco Friendly Contractors | 22-000970-COA | 2308 Florence Street | Alterations](#)

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

[15. Petition of Greenline Architecture, Keith Howington | 22-000930-COA | 1001 Whitaker Street | Demolition of a Non-Contributing Building](#)

[16. Petition of Merkur Properties LLC, Matt Follis | 22-000896-COA | 1311 Lincoln Street | Alterations](#)

[17. Petition of Paul Bush | 22-001619-COA | 1712 Ogeechee Road | Rehabilitation / Alterations and Addition](#)

## VIII. REQUEST FOR EXTENSION

## IX. REGULAR AGENDA

### VICTORIAN DISTRICT

[18. Petition of Wubben Architects | 22-001248-COA | Jefferson Street | New Construction, Small, Parts I and II](#)

- [☞ Submittal Packet - Drawings.pdf](#)
- [☞ Submittal Packet - Context Photos and Materials.pdf](#)
- [☞ Submittal Packet - Revised Site Plan.pdf](#)
- [☞ Staff Research - Context Study and Sanborn Maps.pdf](#)
- [☞ VIC Staff Recommendation - 22-001248-COA - Jefferson St.pdf](#)

### CUYLER-BROWNVILLE DISTRICT

[19. Petition of Julius Mack | 22-001604-COA | 677 West 34th Street | After-the-Fact Alterations](#)

- [☞ Staff Recommendation - 22-001604-COA.pdf](#)
- [☞ Submittal Packet.pdf](#)
- [☞ Staff Research.pdf](#)
- [☞ Violation Report.pdf](#)
- [☞ 19-001718-COA.pdf](#)

### STREETCAR DISTRICT

[20. Petition of Brown Design Studio | 22-000485-COA | 1602 Bull Street | Alterations and Addition](#)

- [☞ Submittal Packet - Drawings.pdf](#)
- [☞ Staff Recommendation - 22-000485-COA -1602 Bull St.pdf](#)

[21. Petition of Rayfield Reeves | 22-001021-COA | 504 East 40th Street | New Construction, Small \(Parts I and II\)](#)

- [☞ Staff Recommendation 22-001021-COA.pdf](#)
- [☞ Submittal Packet - Narrative and Drawings.pdf](#)
- [☞ March 31st HPC Board Decision 22-001021-COA.pdf](#)
- [☞ Previous Submittal Packet - March 31st HPC Meeting.pdf](#)

[22. Petition of Ethos Preservation | 22-001683-COA | 507 East 36th Street | Amendment to Previous COA](#)

- [☞ Staff Recommendation 22-001683-COA.pdf](#)
- [☞ Submittal Packet.pdf](#)
- [☞ March 24, 2021 Board Decision 21-001195-COA.pdf](#)
- [☞ April 28, 2021 Board Decision Packet 21-001195-COA.pdf](#)
- [☞ Stamped Drawings.pdf](#)
- [☞ Final Inspection Results \(Email\).pdf](#)

[23. Petition of Ethos Preservation | 22-001684-COA | 509 East 36th Street | Amendment to Previous COA](#)

- [☞ Staff Recommendation 22-001684-COA.pdf](#)

- [☞ Submittal Packet.pdf](#)
- [☞ March 24, 2021 Board Decision 21-001196-COA.pdf](#)
- [☞ April 28, 2021 Board Decision Packet 21-001196-COA.pdf](#)
- [☞ Stamped Drawings.pdf](#)
- [☞ Final Inspection Results \(Email\).pdf](#)

24. Petition of Michael Story | 22-001691-COA | 217 / 219 West 36th Street | Rehabilitation / Alterations

- [☞ Staff Recommendation 22-001691-COA.pdf](#)
- [☞ Submittal Packet.pdf](#)
- [☞ Staff Research.pdf](#)
- [☞ Additional Photographs from Petitioner.pdf](#)

25. Petition of Nathaniel Snyder | 21-001250-COA | 2305 Price Street | Historic Determination

- [☞ Staff Recommendation 22-001250-COA.pdf](#)
- [☞ Submittal Packet.pdf](#)
- [☞ Staff Research.pdf](#)
- [☞ HPC Board Decision 21-002016-COA.pdf](#)
- [☞ Staff Decision 21-004121-COA.pdf](#)
- [☞ 2305 Price Street HPC Additional Information from Petitioner.pdf](#)

26. Petition of J. Elder Studios | 22-001687-COA | 2613 Montgomery Street | New Construction: Part I, Height and Mass

- [☞ STC Staff Recommendation - 22-001687-COA - 2613 Montgomery St.pdf](#)
- [☞ Submittal Packet - Property Surveys.pdf](#)
- [☞ Submittal Packet - Variance Request.pdf](#)
- [☞ Submittal Packet - Drawings, Small.pdf](#)
- [☞ Staff Research - Sanborn Maps.pdf](#)
- [☞ Staff Research - Unapproved Demolition of Buildings.pdf](#)
- [☞ Submittal Packet - Updated Property Surveys.pdf](#)

27. Petition of GM Shay Architects | 22-001693-COA | 118-120 West 34th Street | Non-Contributing Demolition and New Construction, Large, Part I

- [☞ STC Staff Recommendation - 22-001693-COA - 118, 120 E 34th St.pdf](#)
- [☞ Submittal Packet - Drawings.pdf](#)
- [☞ Submittal Packet - Project Description.pdf](#)
- [☞ Staff Research - Existing Buildings.pdf](#)

**X. APPROVED STAFF REVIEWS**

28. Acknowledgement and approval of Staff-approved decisions as presented.

29. Petition of BEST SIGNS INC., Sean King | 22-001015-COA | 1512 BULL STREET | Three wall signs and one projecting sign

- [☞ SIGNED STC Staff Dec - 22-001015-COA 1512 Bull St.pdf](#)

[30. Petition of WILDCRAFTERS SAVANNAH, LLC, Kimberly Ford |22-001253-COA | 1915A BULL STREET | In-kind repair/replacement of rear porch elements](#)

[☞ SIGNED Decision 22-001253-COA 1915 Bull Street, Unit A.pdf](#)

[31. Petition of AMERICAN EQUITY INVESTORS CONSTRUCTION, Kareem Simmons | 22-001415-COA | Siding repair and window sill replacement](#)

[☞ SIGNED CB Staff Decision - 22-001415-COA - 715 W 41st St.pdf](#)

[32. Petition of YOUR EXTERIOR PROS, Jessica Tayeb | 22-001424-COA | 213 EAST DUFFY STREET | Siding, trim, soffit/fascia repair and repalcement](#)

[☞ SIGNED VIC Staff Decision- 22-001424-COA - 213 E Duffy St.pdf](#)

[33. Petition of AMERICAN CRAFTSMAN RENOVATIONS, Cher Norris | 22-001425-COA | 815 WEST 42ND STREET | Windows](#)

[☞ SIGNED CB Staff Decision - 22-001425-COA - 815 W 42nd St.pdf](#)

[34. Petition of JTVS, Kiersten Conner | 22-001564-COA | 406, 408, & 410 SEILER AVENUE | Roof Replacement](#)

[☞ SIGNED SC Decision Packet 22-001564-COA 406, 408, 410 Seiler Avenue.pdf](#)

[35. Petition of JMS BUILDERS, John Stewart | 22-001670-COA | 529 EST 36TH STREET | Rear wooden fence, masonry wall repair, paint foundation](#)

[☞ SIGNED Staff Dec 22-001670-COA 529 E 36th St.pdf](#)

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

[36. Items Deferred to Staff - April Report](#)

[☞ April 2022 Report.pdf](#)

[37. Stamped Drawings - April Report](#)

[☞ April 2022 Report.pdf](#)

[38. COA Inspections - April Report](#)

[☞ April 2022 Report.pdf](#)

[39. Report on Work Inconsistent With Issued COA for the April 27, 2022, HPC Meeting](#)

[☞ Work Inconsistent With Issued COA\\_April Report.pdf](#)

[40. Report on Work That Exceeds Scope of Issued COA for the April 27, 2022, HPC Meeting](#)

[☞ Work That Exceeds Scope of Issued COA\\_April Report.pdf](#)

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

[☞ Work Performed Without a COA\\_April Report.pdf](#)

## **XII. OTHER BUSINESS**

## **XV. ADJOURNMENT**

[42. Next Pre-Meeting: May 25, 2022 at 2:30pm - 112 East State Street: Mendonsa Hearing Room](#)

[43. Next Regular Meeting: May 25, 2022 at 3:00pm - 112 East State Street: Mendonsa Hearing Room](#)

[44. Adjourn](#)

***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.***