



Historic Preservation Commission

Arthur A. Mendonsa Hearing Room
July 27, 2022 3:00 PM
Final Agenda

July 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.

Sub-Committee to review discussion from the July 27, 2022 1:00pm meeting.

I. CALL TO ORDER AND WELCOME

II. SIGN POSTING

III. CONSENT AGENDA

VICTORIAN DISTRICT

1. Petition of Shannon Taylor | 22-001662-COA | 108 West Henry Street | After-the-Fact Rehabilitation and Alterations

- 🔗 [Victorian Staff Recommendation 22-001662-COA 108 W Henry St.pdf](#)
- 🔗 [Submittal Packet.pdf](#)
- 🔗 [Submittal Packet- Materials.pdf](#)
- 🔗 [Staff Research .pdf](#)

2. Petition of Ethos Preservation | 22-002598-COA | 203 West Anderson Street | New Construction, Parts I and II

- 🔗 [STAFF RECOMMENDATION.pdf](#)
- 🔗 [SUBMITTAL PACKET_Part1.pdf](#)
- 🔗 [SUBMITTAL PACKET_Part2.pdf](#)
- 🔗 [SUBMITTAL PACKET_Part3.pdf](#)

3. Petition of Fred Dean Architects | 22-003187-COA | 306 East Park Avenue | Alterations and Addition

- 🔗 [Staff Recommendation - 22-003187-COA 306 E Park Ave.pdf](#)
- 🔗 [Submittal Packet.pdf](#)
- 🔗 [Staff Research.pdf](#)
- 🔗 [Denial Decision 22-000480-COA.pdf](#)
- 🔗 [Denial Submittal Packet.pdf](#)

CUYLER-BROWNVILLE DISTRICT

4. Petition of Lynch Associate Architects | 22-003182-COA | 508 Kline Street | Rehabilitation and Alterations

- [☞ PETITIONER RESEARCH.pdf](#)
- [☞ SUBMITTAL PACKET.pdf](#)
- [☞ STAFF RECOMMENDATION.pdf](#)

STREETCAR DISTRICT

5. Petition of Ellsworth Design Build | 22-003024-COA | 103 East 39th Street | Structural Rehabilitation

- [☞ Streetcar Staff Recommendation - 22-003024-COA 103 E 39th.pdf](#)
- [☞ Submittal Packet and Application.pdf](#)
- [☞ Staff Research.pdf](#)

6. Petition of Eco Friendly Construction and Design | 22-003177-COA | 324 East 32nd Street | New Construction, Parts I and II

- [☞ Streetcar Staff Recommendation - 22-003177-COA - 324 E 32nd St.pdf](#)
- [☞ Submittal Packet - Drawings.pdf](#)
- [☞ Staff Research - Site Photos.pdf](#)
- [☞ Staff Research - Sanborn Map.pdf](#)

7. Petition of Lominack Kolman Smith Architects | 22-003181-COA | 416 West 36th Street | Rehabilitation and Alterations

- [☞ Streetcar Staff Recommendation - 22-003181-COA 416 W 36th St.pdf](#)
- [☞ Submittal Packet.pdf](#)
- [☞ Staff Research .pdf](#)

8. Petition of Greenline Architecture | 22-003175-COA | 411 West 41st Street | Rehabilitations & Alterations

- [☞ STAFF RECOMMENDATION.pdf](#)
- [☞ SUBMITTAL PACKET.pdf](#)

IV. ADOPTION OF THE AGENDA

9. Adopt the July 27, 2022 Agenda

V. APPROVAL OF MINUTES OF PREVIOUS MEETING

10. Approve June 22, 2022 HPC Meeting Minutes

- [☞ 06.22.22 MEETING MINUTES.pdf](#)

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

VII. CONTINUED AGENDA

11. Petition of J. Elder Studio | 22-003186-COA | 2613 Montgomery Street | After-the-Fact Demolition of Non-Contributing Buildings, New Construction, Part I: Height and Mass, and Special Exception Request

12. Petition of Savannah Stucco & Contracting | 22-003179-COA | 650 West 34th Street | Rehabilitation & Repair

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

[14. Petition of First Mount Bethel Missionary Baptist Church | 22-002169-COA | 124 West Anderson Street | After-the-Fact Fence](#)

[15. Petition of GM Shay Architects | 22-001693-COA | 118-120 East 34th Street | New Construction, Large \(Part II\)](#)

[16. Petition of Noble L. Boykin | 22-002599-COA | 217 East 38th Street | Addition and Rehabilitation](#)

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

VIII. REQUEST FOR EXTENSION

IX. REGULAR AGENDA

VICTORIAN DISTRICT

[18. Petition of Road Properties | 22-003185-COA | 1312 - 1314 Price Street | After-the-Fact Rehabilitation and Alterations](#)

[☞ Victorian Staff Recommendation - 22-002185-COA 1312, 1314 Price St.pdf](#)

[☞ Application & Submittal Packet.pdf](#)

[☞ Staff Research .pdf](#)

[19. Petition of Ethos Preservation | 22-003184-COA | 217 West Anderson Street | New Construction, Parts I and II](#)

[☞ STAFF RECOMMENDATION.pdf](#)

[☞ SUBMITTAL PACKET - 1.pdf](#)

[☞ SUBMITTAL PACKET - 2.pdf](#)

[☞ Public Comment 1.pdf](#)

[20. Petition of Hansen Architects | 22-002727-COA | 509 East Waldburg Street | After-the-Fact Window Replacement](#)

[☞ STAFF RECOMMENDATION.pdf](#)

[☞ SUBMITTAL PACKET.pdf](#)

CUYLER-BROWNVILLE DISTRICT

[21. Petition of Lynch Associate Architects | 22-003190-COA | 1811 Martin Luther King Jr. Boulevard | New Construction, Parts I and II](#)

[☞ CB Staff Recommendation - 22-003190-COA - 1811 MLK Jr. Blvd.pdf](#)

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

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

[☞ Staff Research - Building Prior to Demolition.pdf](#)

[☞ Petitioner Response to Rear Yard Setback Inquiry.pdf](#)

[22. Petition of Howard Reid | 22-002601-COA | 1003 and 1009 West 36th Street | New Construction, Parts I and II](#)

[☞ CB Staff Recommendation - 22-002601-COA - 1003 and 1009 W 36th St.pdf](#)

[☞ Submittal Packet - 1003 W 36th St Drawings.pdf](#)

- [☞ Submittal Packet - 1009 W 36th St Drawings.pdf](#)
- [☞ Submittal Packet - Project Description and Materials.pdf](#)

STREETCAR DISTRICT

23. Petition of SHEDD Architecture | 22-003081-COA | 317 - 323 East 32nd Street | New Construction, Large, Part I

- [☞ Streetcar Staff Recommendation - 22-003081-COA - 317-323 32nd Street.pdf](#)
- [☞ Submittal Packet - Drawings.pdf](#)

24. Petition of Lynch Associates Architects | 22-003188-COA | 1825 Montgomery Street | Non-Contributing Demolition and New Construction: Part I, Height and Mass

- [☞ Staff Recommendation - 22-003188-COA - 1825 Montgomery St.pdf](#)
- [☞ Submittal Packet - Narrative.pdf](#)
- [☞ Submittal Packet - Photos, Drawings, and Renderings.pdf](#)
- [☞ Staff Research.pdf](#)
- [☞ Zoning Variances Letter.pdf](#)
- [☞ MPC Policy for Documenting Buildings Prior to Demolition.pdf](#)
- [☞ August 26, 2021 ZBA Meeting Minutes.pdf](#)

X. APPROVED STAFF REVIEWS

25. Acknowledge and approve of Staff-approved decisions as presented.

26. Petition of GREENLINE ARCHITECTURE, John Deering | 22-002644-COA | 408 & 412 WEST 41ST STREET | New six-foot fence in side and rear yard

- [☞ SIGNED SC Staff Decision - 22-002644-COA - 408-412 W 41st St.pdf](#)

27. Petition of LYNCH & ASSOCIATES, Andrew Lynch | 22-002649-COA | 508 KLINE STREET | Exploratory demolition (approved with conditions)

- [☞ SIGNED CB Staff Decision - 22-002649-COA - 508 Kline St.pdf](#)

28. Petition of ECO-FRIENDLY CONSTRUCTION & DESIGN, Andre' Gadson | 22-002732-COA | 631 WEST 35TH STREET | Replace metal windows with custom wood windows

- [☞ SIGNED Staff Decision - 22-002732-COA - 631 W 35th St.pdf](#)

29. Petition of 13 SQUARED, LLC, Alexis Levin | 22-002774-COA | 1313 HABERSHAM STREET | (1) Non-illuminated painted wall sign/ (1) Illuminated wall sign

- [☞ V SIGNED Staff Decision - 22-002774-COA - 1313 Habersham St.pdf](#)

30. Petition of JACQUELINE L. TAYLOR | 22-002897-COA | 613 WEST 35TH STREET | In-kind roof replacement/rear wall reconstruction (approved with condition)

- [☞ SIGNED CB Staff Decision - 22-002897-COA - 613 W 35th.pdf](#)

31. Petition of HANSEN ARCHITECTS, Luis Burgos | 22-002932-COA | 1201 HABERSHAM STREET | AMEND: Rehabilitation (replacing approved integral planters with railing at the exterior)

- [☞ SIGNED V Staff Dec - 22-002932-COA 1201 Habersham St.pdf](#)

[32. Petition of LYNCH & ASSOCIATES, Andrew Lynch | 22-003083-COA | 1313 HABERSHAM STREET | Mechanical screening for refuse storage](#)

[☞ SIGNED V Staff Dec - 22-003083-COA 1313 Habersham St.pdf](#)

[33. Petition of REAL INVESTMENTS SAVANNAH, Inna Adams | 417 WEST BOLTON STREET | 22-003265-COA | Exterior repairs \(approved with conditions\)](#)

[☞ SIGNED V Staff Dec - 22-003265-COA 417 W Bolton St.pdf](#)

XI. NOTICES, PROCLAMATIONS, AND ACKNOWLEDGEMENTS

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

[☞ Work Inconsistent with COA - July Report.pdf](#)

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

[☞ Exceeds scope of issued COA - Violation Report July.pdf](#)

[36. Stamped Drawings - July Report](#)

[☞ Stamped Drawings Report - July, HPC.pdf](#)

[37. Items Deferred to Staff - July Report](#)

[☞ Items Deferred to Staff - July Report.pdf](#)

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

[☞ Work Performed Without a COA - July Report, HPC.pdf](#)

XII. OTHER BUSINESS

XV. ADJOURNMENT

[39. Next Pre-Meeting: August 24, 2022 at 2:30pm - 112 East State Street: Mendonsa Hearing Room](#)

[40. Next Regular Meeting: August 24, 2022 at 3:00pm - 112 East State Street: Mendonsa Hearing Room](#)

[41. 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.