



## Historic Preservation Commission

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112 East State Street - Hearing Room  
March 23, 2022 at 3:00 PM  
Preliminary Agenda

### March 23, 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 March 23, 2022 1:00pm meeting.

#### I. CALL TO ORDER AND WELCOME

#### II. SIGN POSTING

#### III. CONSENT AGENDA

##### STREETCAR DISTRICT

##### [1. Petition of Rose Architects PC | 22-000969-COA | 2411 Desoto Avenue | Alterations](#)

[☞ Staff Recommendation - 22-000969-COA.pdf](#)

[☞ Submittal Packet.pdf](#)

##### [2. Petition of Rose Architects PC | 22-000974-COA | 120 East 42nd Street | Rehabilitation / Alterations](#)

[☞ Staff Recommendation 22-000974-COA.pdf](#)

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

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

[☞ Submittal Packet - Material Specifications.pdf](#)

[☞ Staff Research.pdf](#)

#### IV. ADOPTION OF THE AGENDA

##### [3. Adopt the March 23, 2022 Agenda](#)

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

##### [4. Approval of the February 23, 2022 HPC Meeting Minutes](#)

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

#### VII. CONTINUED AGENDA

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

[6. Petition of A Fox Construction, Inc. | 21-006460-COA | 903 West 38th Street | Rehabilitation / Alterations and Addition](#)

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

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

[9. Petition of J. Elder Studio | 22-001023-COA | 208 West 37th Street | Rehabilitation/Alterations and Additions](#)

## VIII. REQUEST FOR EXTENSION

## IX. REGULAR AGENDA

### VICTORIAN DISTRICT

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

[☞ Staff Recommendation 22-000930-COA 1001 Whitaker St.pdf](#)

[☞ Submittal Packet.pdf](#)

[☞ Staff Research.pdf](#)

[11. Staff Initiated Petition | 22-001136-ZA | Victorian Historic District: Various Addresses | Amendment to Contributing Resources Map](#)

[☞ Staff Recommendation 22-001136-ZA.pdf](#)

[☞ 2022 Proposed Victorian Map.pdf](#)

[☞ 2022 Proposed Victorian Map Supplement.pdf](#)

[☞ 2022 Victorian Proposed 10 Buildings of Exceptional Importance.pdf](#)

[☞ Public Comment.pdf](#)

[☞ Map No. 19 - 805 Whitaker Street.pdf](#)

[☞ Map No. 125 - 124 West Park Avenue.pdf](#)

[☞ Map No. 127 - 1001 Whitaker Street.pdf](#)

[☞ Map No. 128 - 1015 Whitaker Street.pdf](#)

[☞ Map No. 211 - 6 West Duffy Street.pdf](#)

[☞ Map No. 212 - 1111 Bull Street.pdf](#)

[☞ Map No. 317 - 1315 Bull Street.pdf](#)

[☞ Map No. 392 - 906 Drayton Street.pdf](#)

[☞ Map No. 558 - 17 East Park Avenue.pdf](#)

[☞ Map No. 661 - 2 East Henry Street.pdf](#)

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

[☞ Staff Recommendation - 22-000896-COA.pdf](#)

[☞ Submittal Packet.pdf](#)

[☞ Violation Report and Timeline with Images.pdf](#)

[☞ Sanborn Maps and Survey Photos.pdf](#)

- [☞ Windows Brochure.pdf](#)
- [☞ 19-003677-COA Submittal Packet and COA \(for siding repairs only\).pdf](#)
- [☞ 20-000867-COA Submittal Packet \(never processed because of Stop Work Order\).pdf](#)
- [☞ 21-003515-COA Submittal Packet \(denied\).pdf](#)

### **CUYLER-BROWNVILLE DISTRICT**

#### 13. Petition of Terminus Design Group, LLC | 22-000467-COA | 712-714 West 39th Street | Rehabilitation and Additions with Variance Recommendation Request

- [☞ CB Staff Recommendation - 22-000467-COA - 712 W 39TH St.pdf](#)
- [☞ Submittal Packet - Drawings.pdf](#)
- [☞ Submittal Packet - Variance Criteria.pdf](#)
- [☞ Staff Research - Sanborn Maps.pdf](#)

#### 14. Petition of Eco Friendly Contractors | 22-000970-COA | 2308 Florence Street | Alterations

- [☞ Staff Recommendation - 22-000970-COA - 2308 Florance St.pdf](#)
- [☞ Submittal Packet - Drawings.pdf](#)
- [☞ Staff Research - Sanborn Maps.pdf](#)

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

- [☞ Staff Recommendation - 22-000966-COA 671, 673 West 34th Street.pdf](#)
- [☞ Submittal Packet- app, photos and list of changes.pdf](#)
- [☞ Submittal Packet- photos and narrative.pdf](#)
- [☞ Staff Research-Sanborn map.pdf](#)
- [☞ Staff Research-photos-google street view.pdf](#)

### **STREETCAR DISTRICT**

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

#### 17. Petition of GM Shay Architects | 21-001940-COA | 1700 Drayton and 1705 Abercorn Streets | New Construction: Part II, Design Details

- [☞ Staff Recommendation - 21-001940-COA.pdf](#)
- [☞ Submittal Packet - 1700 Drayton Street - Part II Drawings.pdf](#)
- [☞ Submittal Packet - 1700 Drayton Street - Part II Materials.pdf](#)
- [☞ Submittal Packet - 1705 Abercorn Street - Part II Drawings.pdf](#)
- [☞ Submittal Packet - 1705 Abercorn Street - Part II Materials.pdf](#)
- [☞ Staff Research.pdf](#)
- [☞ October Submittal Packet - Part II 1700 Drayton - Drawings.pdf](#)

- [☞ October Submittal Packet - Part II 1700 Drayton - Materials.pdf](#)
- [☞ October Submittal Packet - Part II 1705 Abercorn - Drawings.pdf](#)
- [☞ October Submittal Packet - Part II 1705 Abercorn - Materials.pdf](#)

## **X. APPROVED STAFF REVIEWS**

[18. Petition of METALCRAFTS, Katie Lee | 21-0058279-COA | 115 WEST HENRY STREET | Roof replacement](#)

- [☞ SIGNED VIC Staff Decision - 21-005827-COA - 115 W Henry St.pdf](#)

[19. Petition of J. ELDER STUDIO, Jerome Elder | 22-000798-COA | 306 EAST VICTORY DRIVE | In-kind replacement of window trim and shutters, and particle board siding](#)

- [☞ SIGNED STC Staff Dec - 22-000798-COA 306 East Victory Drive.pdf](#)

[20. Petition of TIM WEBER | 22-000850 | 522 EAST 36TH STREET | Remove chain link fence, install wood privacy fence](#)

- [☞ SIGNED STC Staff Dec - 22-000850-COA 522 E 36th.pdf](#)

[21. Petition of GREENLINE ARCHITECTURE, Eric O'Neill | 22-000900-COA | 1815 LINCOLN STREET | Amend 20-005880-COA: install mechanical equipment](#)

- [☞ SIGNED STC Decision 22-000900-COA 1815 Lincoln Street.pdf](#)

[22. Petition of HILTON HEAD SOLAR & ROOFING, Steven Schwartz | 22-000994-COA | 8306 WEST 36TH STREET | Roof replacement](#)

- [☞ SIGNED STC Staff Decision - 22-000994-COA - 306 W 36th St.pdf](#)

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

## **XII. OTHER BUSINESS**

### **NEW BUSINESS**

[23. Policies and Procedures for Demolition of Properties](#)

- [☞ 011422 Policies and Procedures for Demolishing Properties.pdf](#)

[24. Discuss Proposed Stucco Text Amendment](#)

- [☞ Sec. 13.5 Defined Terms, Historic.docx](#)
- [☞ Sec. 7.9 Victorian Historic Overlay District.docx](#)
- [☞ Sec. 7.10 Cuyler-Brownville Historic Overlay District.docx](#)
- [☞ Sec. 7.11 Streetcar Historic Overlay District.docx](#)
- [☞ 22Preserve-Brief-Stucco.pdf](#)
- [☞ MOISTURE-MANAGEMENT10959.pdf](#)
- [☞ Stucco Climate Zones.pdf](#)
- [☞ STUCCO FAQ \\_ Stucco Manufacturers Association \\_ Q&A About Stucco Applications.pdf](#)
- [☞ STUCCO-on-Masonry.pdf](#)
- [☞ How to Specify\\_ Stucco - Architizer Journal.pdf](#)
- [☞ Sec. 7.8 Savannah Downtown Historic Overlay District.docx](#)

## **XV. ADJOURNMENT**

[25. Next Pre-Meeting: April 27, 2022 at 2:30pm - 112 East State Street: Mendonsa Hearing Room](#)

[26. Next Regular Meeting: April 27, 2022 at 3:00pm - 112 East State Street: Mendonsa Hearing Room](#)

[27. 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.***