



Historic Preservation Commission

112 East State Street - Hearing Room
March 31, 2022 at 1:00 PM
Final Agenda

March 31, 2022 RESCHEDULED Historic Preservation Commission

A Pre-meeting will be held at 12:30pm. 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

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 31, 2022 Agenda](#)

V. APPROVAL OF MINUTES OF PREVIOUS MEETING

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

[☞ 02.23.22 MEETING MINUTES.pdf](#)

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

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

VII. CONTINUED AGENDA

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

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

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

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

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

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

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

VIII. REQUEST FOR EXTENSION

IX. REGULAR AGENDA

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](#)

STREETCAR DISTRICT

[15. 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](#)

[☞ Submittal - Additional Site Plan.pdf](#)

[16. 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](#)

VICTORIAN DISTRICT

17. 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](#)

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 | 306 WEST 36TH STREET | Roof replacement

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

23. Petition of JDH DECKS & FENCES, Charli Walton | 22-001279-COA | 2511 HOPKINS STREET | Opaque board on board fence

- 🔗 [SIGNED CB Staff Dec 22-001279-COA 2511 Hopkins St.pdf](#)

[24. Petition of HELLCAT CONSTRUCTION, Matt Follis | 22-000898-COA | 408 EAST 36TH STREET | Siding Replacement](#)

[☞ SIGNED Decision Packet 22-000898-COA 408 East 36th Street.pdf](#)

[25. Petition of CLARISSA SAMPSON | 22-001083-COA | 509 WEST 38TH STREET | Window and partial roof replacement](#)

[☞ SIGNED Staff Decision - 22-001083-COA - 509 W 38th St.pdf](#)

[26. Petition of YOUR EXTERIOR PROS, Ray Hoover | 411 EAST PARK AVENUE | Repaint of exterior facade and fence](#)

[☞ SIGNED 22-001109-COA 411 East Park Ave.pdf](#)

[27. Petition of YOUR EXTERIOR PROS, Jessica Tayeb | 22-000794-COA | 512 EAST BOLTON STREET | Exterior wood siding repair and paint](#)

[☞ SIGNED Staff Dec - 22-000794-COA 512 E Bolton St.pdf](#)

[28. Petition of STEVEN BODEK INC., Ashley Field | 22-000647-COA | 202 WEST PARK AVENUE | Main and carriage houses repair and paint.](#)

[☞ SIGNED Staff Dec - 22-000647-COA 202 W Park Ave.pdf](#)

XI. NOTICES, PROCLAMATIONS, AND ACKNOWLEDGEMENTS

[29. Items Deferred to Staff - March Report](#)

[☞ March 2022 - REPORT.pdf](#)

[30. Stamped Drawings - March Report](#)

[☞ March 2022 - REPORT.pdf](#)

[31. COA Inspections - March Report](#)

[☞ March 2022 - REPORT.pdf](#)

[32. Report on Work Inconsistent With Issued COA for the March 2022 HPC Meeting](#)

[☞ Work Inconsistent With Issued COA_March Report.pdf](#)

[33. Report on Work That Exceeds Scope of Issued COA for the March 2022 HPC Meeting](#)

[☞ Work That Exceeds Scope of Issued COA_March Report.pdf](#)

[34. Report on Work Performed Without a COA for the March 2022 HPC Meeting](#)

[☞ Work Performed Without a COA_March Report.pdf](#)

XII. OTHER BUSINESS

NEW BUSINESS

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

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

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

[☞ Sec. 13.5 Defined Terms, Historic.docx](#)

[☞ Sec. 7.9 Victorian Historic Overlay District.docx](#)

- ④ [Sec. 7.10 Cuyler-Brownville Historic Overlay District.docx](#)
- ④ [Sec. 7.11 Streetcar Historic Overlay District.docx](#)
- ④ [22Preserve-Brief-Stucco.pdf](#)
- ④ [MOISTURE-MANAGEMENT10959.pdf](#)
- ④ [Stucco Climate Zones.pdf](#)
- ④ [STUCCO FAQ _ Stucco Manufacturers Association _ Q&A About Stucco Applications.pdf](#)
- ④ [STUCCO-on-Masonry.pdf](#)
- ④ [How to Specify_ Stucco - Architizer Journal.pdf](#)
- ④ [Sec. 7.8 Savannah Downtown Historic Overlay District.docx](#)

[37. Discuss Vice-Chairman Nomination](#)

XV. ADJOURNMENT

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

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

[40. 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.