



## Historic Preservation Commission

Arthur A. Mendonsa Hearing Room - 112 East State Street  
February 22, 2023 3:00 PM  
Preliminary Agenda

### February 22, 2023 Historic Preservation Commission Meeting

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

- [1. Vote for Chair \(Kathy Ledvina\) and Vice-Chair \(Robin Williams\)](#)

#### II. SIGN POSTING

#### III. CONSENT AGENDA

##### CUYLER-BROWNVILLE DISTRICT

- [2. Petition of ADT Solar, Amanda Cude | 22-005850-COA | 640 West 31st Street | Solar Panels, After-the-Fact](#)

- [☞ Submittal Packet.pdf](#)
- [☞ Staff Photos- After-the-Fact.pdf](#)
- [☞ Staff Report - 22-005850-COA 640 W 31st St.pdf](#)

- [3. Petition of Ward Architecture + Preservation | 23-000448-COA | 505 - 507 West 38th Street | Rehabilitation](#)

- [☞ Staff Report - 23-000448-COA 505 - 507 West 38th Street](#)
- [☞ Submittal Packet](#)
- [☞ Staff Research](#)

- [4. Petition of Ward Architecture + Preservation | 23-000453-COA | 509 West 38th Street | Rehabilitation](#)

- [☞ Staff Report - 23-000453-COA 509 West 38th Street](#)
- [☞ Submittal Packet](#)
- [☞ Staff Research](#)

##### STREETCAR DISTRICT

- [5. Petition of Greenline Architecture \(Eric O'Neill\) | 23-000589-COA | 403-405 West 41st Street | Rehabilitations and Alterations](#)

- [☞ Submittal Packet.pdf](#)
- [☞ Staff Report - 23-000589-COA 403 W 41st St.pdf](#)
- [☞ Staff Research.pdf](#)

#### IV. ADOPTION OF THE AGENDA

[6. Adopt the February 22, 2023 Agenda](#)

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

[7. Approve January 25, 2023 HPC Meeting Minutes](#)

📎 [01.25.23 MEETING MINUTES.pdf](#)

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

**VII. CONTINUED AGENDA**

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

[9. Petition of Juan Eady | 23-000545-COA | 513 East 34th Street | New Construction, Small \(Parts I and II\)](#)

[10. Petition of Empwr Solar, Jesse Adams | 22-005833-COA | 511 East Anderson Street | Solar Panels](#)

[11. Petition of Empwr Solar, Jesse Adams | 22-005824-COA | 308 East 41st Street | Solar Panels](#)

[12. Petition of VP2 Design, LLC. | 23-000062-COA | 306 East 34th Street | New Construction: Small \(Parts I & II\)](#)

[13. Petition of Juan Eady | 22-005445-COA | 503 East 34th Street | Rehabilitation and Alterations](#)

**VIII. REQUEST FOR EXTENSION**

[14. Petition of Southern Pine Company, Kelsey Kirpich | 21-000661-COA | 410 East 37th Street | Rehabilitation](#)

📎 [Staff Report - 21-000661-COA 410 East 37th Street](#)

📎 [Submittal Packet](#)

📎 [Context Photos](#)

**IX. REGULAR AGENDA**

**VICTORIAN DISTRICT**

[15. Petition of Ethos Preservation - Kim Campbell | 23-000587-COA | 538 East Bolton Street | Rehabilitations and Alterations](#)

📎 [Submittal Packet.pdf](#)

📎 [Staff Research.pdf](#)

📎 [Staff Report - 23-000587-COA 538 E Bolton St.pdf](#)

**CUYLER-BROWNVILLE DISTRICT**

[16. Petition of the City of Savannah | 22-000467-COA | 632 West 39th Street | Demolition of a Contributing Building](#)

📎 [Staff Report - 23-000467-COA 632 W 39th St.pdf](#)

📎 [Submittal Packet.pdf](#)

📎 [PolicyDocBldgs.pdf](#)

**STREETCAR DISTRICT**

[17. Petition of Rose Architects | 23-000590-COA | 2302 Bull Street | Additions and Alterations](#)

[☞ Submittal Packet.pdf](#)

[☞ Staff Report -23-000590-COA 2302 Bull St.pdf](#)

[☞ Staff Research.pdf](#)

18. Petition of Lynch Associates Architects | 22-003188-COA | 1825 Montgomery Street | New Construction Part II and Special Exception Request

[☞ Staff Report - 22-003188-COA 1825 Montgomery St.pdf](#)

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

[☞ Submittal Packet - Special Exception Narrative.pdf](#)

[☞ Surrounding Site Images - Staff Site Visit.pdf](#)

[☞ Staff Research.pdf](#)

[☞ November Submittal Packet.pdf](#)

19. Petition of J. Elder Studio | 22-003186-COA | 2613 Montgomery Street | New Construction Part II

[☞ Staff Report - 22-003186-COA - 2613 Montgomery St.pdf](#)

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

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

[☞ Previous Submittal Packet.pdf](#)

[☞ Staff Research.pdf](#)

20. Petition of SHEDDArchitecture | 22-003081-COA | 317-323 East 32nd Street | New Construction Part II

[☞ Staff Report - 22-003081-COA 317-323 East 32nd St.pdf](#)

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

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

[☞ Previous Submittal Packet.pdf](#)

**X. APPROVED STAFF REVIEWS**

21. Petition of Hansen Architects | 23-000586-COA | 108 W 38th St | AMEND: 22-004213-COA: door specification change on first floor rear porch

[☞ SIGNED Staff\\_Decision\\_- 23-000586-COA\\_\\_108\\_W\\_38th\\_St.pdf](#)

22. Petition of Lisa Lietz | 23-000437-COA | 216 W Park Ave | In-kind porch repair

[☞ SIGNED Staff\\_Decision\\_-23-000437-COA\\_\\_216\\_W\\_Park\\_Ave\\_D.pdf](#)

23. Petition of Rose Architects | 23-000553-COA | 501 E Waldburg St | AMEND: 22-004211-COA: change roof material from metal to asphalt shingle for carriage house new construction

[☞ SIGNED Staff\\_Decision\\_- 23-000553-COA\\_\\_501\\_E\\_Waldburg\\_St.pdf](#)

24. Petition of Susan Wyllly | 23-000546-COA | 215 W Taylor St | Re-roof and color change

[☞ SIGNED Staff\\_Decision\\_- 23-000546-COA\\_\\_215\\_W\\_Taylor\\_St.pdf](#)

25. Petition of Linda Karatzas | 23-000445-COA | 624 W 40th St | Historic metal roof repair, replace non-historic asphalt shingles, and remove non-historic siding to be replaced with in-kind horizontal wood lap siding

[☞ SIGNED Staff\\_Decision\\_- 23-000445-COA\\_\\_624\\_W\\_40th\\_St.pdf](#)

[26. Petition of Damian Disterdick | 23-000126-COA | 206 W Duffy St | Repair and repaint siding](#)

[☞ SIGNED Staff Decision - 23-000126-COA 206 W Duffy St.pdf](#)

[27. Petition of Hansen Architects | 23-000372-COA | 509 E Waldburg | AMEND 21-00568-COA: revise roof material from shingle to metal](#)

[☞ SIGNED Staff Decision - 23-000372-COA 509 E Waldburg.pdf](#)

[28. Petition of LKS Architects | 23-000444-COA | 12 W 41st St | Mechanical screening installation](#)

[☞ SIGNED Staff Decision - 23-000444-COA 12 W 41st St.pdf](#)

[29. Petition of Eddie Urioste | 22-003881-COA | 211 E Duffy St | Fence](#)

[☞ SIGNED Staff Decision - 22-003881-COA 211 E Duffy St.pdf](#)

[30. Petition of Hellcat Construction | 23-000146-COA | 408 E 38th St | Side-yard fence](#)

[☞ SIGNED Staff Decision - 408 East 36th St - 23-000146-COA.pdf](#)

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

#### **XII. OTHER BUSINESS**

#### **XV. ADJOURNMENT**

[31. Next Pre-Meeting: Wednesday, March 22, 2023 at 2:30 PM- 112 East State Street: Mendonsa Hearing Room](#)

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

[33. 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.***