



## Historic Preservation Commission

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Arthur A. Mendonsa Hearing Room  
October 22, 2025, 2:00 p.m.  
Action Minutes

### October 22, 2025 HISTORIC Preservation Commission Meeting

#### I. CALL TO ORDER AND WELCOME

#### II. SIGN POSTING

#### III. CONSENT AGENDA

##### VICTORIAN DISTRICT

1. Petition of Patriot General Services, LLC | 25-004612-COA | 202 West Bolton Street | Roof

🔗 Submittal Packet- 202 West Bolton St.pdf

🔗 Staff Report - 25-004612-COA 202 W Bolton St.pdf

2. Petition of Your Exterior Pros, Tegan Cuyar | 25-004250-COA | 319 East Henry Street | Roof

🔗 Submittal Packet - 319 E Henry St.pdf

🔗 Staff Report - 25-004250-COA 319 E Henry 1301 Habersham St.pdf

3. Petition of Lynx Myers | 25-004608-COA | 521 E Anderson St | Fence

🔗 Submittal Packet-521 E. Anderson St..pdf

🔗 Staff Report - 25-004608-COA 521 E Anderson St.pdf

4. Petition of Designer Roofing & Restoration, Patrick Talley | 25-004703-COA | 116, 118 W Anderson St | Roof

🔗 Submittal Packet - 116, 118 W Anderson St.pdf

🔗 Staff Report - 25-004703-COA 116, 118 W Anderson St.pdf

##### CUYLER-BROWNVILLE DISTRICT

5. Petition of Savannah Lean LLC, Douglas Rigsby | 25-004766-COA | 728 West 39th Street | After-the-Fact Handrail Replacement

🔗 Submittal Packet 728 W 39th St.pdf

🔗 Staff Report - 25-004766-COA 728 W 39th St.pdf

6. Petition of GIT Homes, Naser Jaber | 25-003139-COA | 906 West Victory Drive | Roof

🔗 Submittal Packet - 906 W Victory Dr.pdf

🔗 Staff Report - 25-0004701-COA 906 W Victory Dr.pdf

7. Petition of GIT Homes, Naser Jaber | 25-004700 COA | 2121 Harden Street | Roof

☞ [Written plan description for 2121 Harden revised.pdf](#)

☞ [Staff Report - 25-0004700-COA 2121 Harden St.pdf](#)

8. Petition of GIT Homes, Naser Jaber | 25-004699 COA | 2119 Harden Street | Roof

☞ [Written plan description for 2119 Harden revised.pdf](#)

☞ [Staff Report - 25-0004699-COA 2119 Harden St.pdf](#)

**STREETCAR DISTRICT**

9. Petition of A Field Construction Inc., Ashley Field | 25-004609 COA | 28 E 35th Street | New door

☞ [MPC Submittal for 25-0004609 COA.pdf](#)

☞ [Staff Report 25-004609 COA 28 E 35th St Streetcar.pdf](#)

10. Petition of Soar Bungee Fitness, Nicki O'Connell | 25-004614-COA | 1930 Montgomery | Signs

☞ [Submittal Packet 1930 Montgomery.pdf](#)

☞ [Staff Report - 25-004614-COA 1930 Montgomery.pdf](#)

11. Petition of Greenline Architecture, Keith Howington | 25-004611-COA | 25 Maupas Avenue | New awning

☞ [25 Maupas Ave-HPC-2025-09.pdf](#)

☞ [Staff Report - 25-004611-COA 25 Maupas Avenue.pdf](#)

12. Petition of Your Exterior Prios, Tegan Cuyar | 25-004768-COA | 114 East 31st Street | Roof

☞ [Submittal Packet 114 E 31st St.pdf](#)

☞ [Staff Report - 25-004768-COA 114 E 31st St.pdf](#)

**IV. ADOPTION OF THE AGENDA**

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

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

**VII. CONTINUED AGENDA**

13. Petition of J. Elder Studio | 25-003773-COA | 2601 Bull Street | Addition

14. Petition of Solar Energy Partners, Jared Wells | 25-002787-COA | 423 West 42nd Street | Solar Panels, Special Exception Request

15. Petition of Adam Turoni | 25-004058-COA | 213 West 38th Street | After-the-Fact Alteration

**VIII. REQUEST FOR EXTENSION**

**IX. REGULAR AGENDA**

**VICTORIAN DISTRICT**

16. Petition of J. Elder Studio | 25-003774-COA | 223 West Bolton Street | New Construction, Small (Parts I & II) & Addition

☞ [Staff Report - 25003774-COA 223 W Bolton.pdf](#)

☞ [Submittal Packet - 223 W. Bolton St.pdf](#)

☞ [223WBoltonLetterofSupport.pdf](#)

17. Petition of Sawyer Design | 25-004761-COA | 531, 533 E Gwinnett | New Construction Large (Part I & II )

- 🔗 Submittal Packet-531, 533 E Gwinnett.pdf
- 🔗 Staff Report - 25-004761-COA 531, 533 E Gwinnett.pdf

18. Petition of Sawyer Design | 25-004756-COA | 540 E Gwinnett Lane | New Construction Large ( Part I & II )

- 🔗 Submittal Packet 540 E Gwinnett Lane.pdf
- 🔗 Staff Report - 25-004756-COA 540 E Gwinnett Lane.pdf

**CUYLER-BROWNVILLE DISTRICT**

19. Petition of Chattahoochee Shoals Construction Group & Robert Krohmer | 25-004534 COA | 2317 Martin Luther King Blvd. | Rehabilitation

- 🔗 INFO 25-004534-CO 2317 MLK.pdf
- 🔗 Staff Report - 25-004534-COA 2317 MLK.pdf

20. Petition of Rowe Construction, Inc., Joseph Rowe | 25-004253 COA | 517-519 W 38th Street | Window Replacement

- 🔗 Submittal Packet 517-519 W 38th St.pdf
- 🔗 Staff Report cont - 25-004253-COA 517, 519 W 38th St.pdf

21. Petition of Vardan Kasemyan | 25-003766-COA | 1021 W 36th St | New Construction Small ( Parts I & II )

- 🔗 Submittal Packet 1021 - 1023 W 36th St.pdf
- 🔗 Staff Report - 25-003766-COA 1021 W 36th St.pdf

**STREETCAR DISTRICT**

22. Petition of JCB Roofing , Bobby Myers | 25-004255-COA | 14 East 33rd Street | Roof

- 🔗 Submittal Packet 14 east 33rd Street.pdf
- 🔗 Staff Report - 25-004255-COA 14 E 33rd St.pdf

23. Petition of Checkpoint Materials & Property LLC, Whitney Checketts | 25-004526-COA | 1809 Montgomery Street | Noncontributing Demolition

- 🔗 Submittal Packet 1809 Montgomery St.pdf
- 🔗 Staff Report - 25-004526-COA 1809 Montgomery St.pdf

24. Petition of Roberts Civil Engineering, LLC | 25-004771-COA | 1719 Abercorn Street | Rehabilitation & Alterations; Non-illuminated Signs

- 🔗 Staff Report -25-004771-COA 1719 Abercorn St.pdf
- 🔗 Submittal Packet - 1719 Abercorn St.pdf
- 🔗 Submittal Packet 2- Full Inspection Report 1719 Abercorn St.pdf
- 🔗 Petitioner Presentation - Additional Signage Info.pdf

25. Petition of 312 W 33rd LLC, David Demchik | 25-004285 COA | 312 W 33rd Street | Rehabilitation and Alteration

- 🔗 Submittal Packet - 312 W 33rd St.pdf
- 🔗 Staff Report - 25-004285-COA 312 W 33rd St.pdf

🔗 [Revised Submittal Packet 312 W 33rd St.pdf](#)

26. Petition of Karna Thompson | 25-004769-COA | 220 W 41st St | Porch Rehab

🔗 [Submittal Packet 220 W 41st.pdf](#)

🔗 [Staff Report - 25-004769-COA 220 W 41st St.pdf](#)

27. Petition of Ethos Preservation | 25-004739-COA | 2324 Martin Luther King, Jr. Boulevard | Non-Contributing Demolition

🔗 [Submittal Packet - 2324 MLK Jr Blvd.pdf](#)

🔗 [Staff Report - 25-004739-COA 2324 MLK Blvd.pdf](#)

🔗 [Interior photos 2324 MLK.pdf](#)

28. Petition of Ethos Preservation | 25-004778-COA | 402 West 40th Street | New Construction, Small (Parts I & II)

🔗 [Submittal Packet - 402 West 40th Street.pdf](#)

🔗 [Staff Report - 25-004778-COA 402 W 40th St.pdf](#)

🔗 [Petitioner Presentation - 402 W 40th St.pdf](#)

29. Petition of Ethos Preservation | 25-004812-COA | 404 West 40th Street | New Construction, Small (Parts I & II)

🔗 [Submittal Packet - 404 West 40th St.pdf](#)

🔗 [Staff Report - 25-004812-COA 404 W 40th St.pdf](#)

🔗 [Petitioner Presentation - 404 W 40th St.pdf](#)

30. Petition of Ethos Preservation | 25-004741-COA | 406 West 40th Street | New Construction, Small (Parts I & II)

🔗 [Submittal Packet - 406 W 40th St.pdf](#)

🔗 [Staff Report - 25-004741-COA 406 W 40th St.pdf](#)

🔗 [Petitioner Presentation - 406 W 40th St.pdf](#)

31. Petition of Ethos Preservation | 25-004813-COA | 408 West 40th Street | New Construction, Small (Parts I & II)

🔗 [Submittal Packet - 408 W 40th Street.pdf](#)

🔗 [Staff Report - 25-004812-COA 408 W 40th St.pdf](#)

🔗 [Petitioner Presentation - 408 W 40th St.pdf](#)

**X. APPROVED STAFF REVIEWS**

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

32. Inspections Completed by Staff - October 2025 Report

🔗 [Staff Inspections October 2025.pdf](#)

33. Stamped Drawings Report - October 2025 Report

🔗 [Stamped Drawings Report - October 2025.pdf](#)

**XII. OTHER BUSINESS**

[34. Chair to appoint 3-person nominating committee for 2026 Chair and Vice Chair](#)

[35. Pursuant to City Ordinance 3.18.3, Exemptions and O.C.G.A. 44-10-27. Requirement for certificate of appropriateness; local or state actions exemptions](#)

🔗 [Forsyth Park Buildings 1, 2, and 3.pdf](#)

🔗 [Forsyth Park Project Notice from City of Savannah.pdf](#)

🔗 [Public Comment for Forsyth Park Project - Comments #1-115.pdf](#)

🔗 [Public Comment on Agenda Item 35 from Thomerson Jones and Edwards.pdf](#)

🔗 [Public Comment - Summary of Change.org petition.pdf](#)

## **XV. ADJOURNMENT**

[36. Next Pre-Meeting: Wednesday, November 19, 2025 at 1:30 PM - 112 East State Street: Mendonsa Hearing Room](#)

[37. Next Meeting: Wednesday, November 19, 2025 at 2:00 PM - 112 East State Street: Mendonsa Hearing Room](#)

[38. 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.***