



Historic Preservation Commission

Arthur A. Mendonsa Hearing Room - 112 East State Street
June 28, 2023 3:00 PM
Final Agenda

June 28, 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

II. SIGN POSTING

III. CONSENT AGENDA

VICTORIAN DISTRICT

[1. Petition of T. Jerry Lominack, Lominack Kolman Smith Architects | 23-003005-COA | 111-113 West Anderson Street | Amendment to Previous COA \(21-00453-COA\)](#)

📎 [111--113 West Anderson St - Submittal Packet.pdf](#)

📎 [Staff Report - 23-003005-COA.pdf](#)

[2. Petition of Ethos Preservation, Kim Campbell | 23-002999-COA | 524 East Henry Street | After-the-Fact Rehabilitation/Alterations](#)

📎 [Submittal Packet - 524 E Henry St.pdf](#)

📎 [Staff Report - 23-002999-COA 524 E Henry st.pdf](#)

[3. Petition of Rose Architects | 23-003043-COA | 209 East Park Avenue | Amendment](#)

📎 [Staff Report - 23-003043-COA 209 E Park Ave.pdf](#)

📎 [Submittal Packet - 209 East Park Ave..pdf](#)

📎 [Previous Stamped Permit Drawings.pdf](#)

[4. Petition of Willett Construction & Design, Joseph Willett | 23-003033-COA | 216 East Bolton Street | Alterations](#)

📎 [216 E Bolton St - Submittal Packet.pdf](#)

📎 [Staff Report -23-003033-COA.pdf](#)

STREETCAR DISTRICT

[5. Petition of Greenline Architecture | 23-001059-COA | 1705 Abercorn Street | Special Exception Request](#)

📎 [1705 Abercorn - Submittal Packet 1.pdf](#)

📎 [1705 Abercorn - Submittal Packet 2.pdf](#)

📎 [Staff Report - 23-001059-COA - 1705 Abercorn Street.pdf](#)

[6. Petition of Architecture 101 | 23-003035-COA | 2112 Bull Street | Amendment](#)

- [☞ Staff Report -23-003035-COA 2112 Bull St.pdf](#)
- [☞ Submittal Packet - 2112 Bull Street.pdf](#)

[7. Petition of Empwr Solar, Jesse Adams | 23-002696-COA | 308 East 41st Street | Solar Panels](#)

- [☞ Submittal Packet - 308 E 41st St.pdf](#)
- [☞ Staff Report - 23-002696-COA 308 E. 41st St.pdf](#)

[8. Petition of Heidi Craun & Malcolm Sturdevant | 23-003032-COA | 215 West 33rd Street | New Construction, Small \(Parts I and II\)](#)

- [☞ 215 W 33rd - Submittal Packet.pdf](#)
- [☞ Staff Report - 215 W 33rd - 23-003032-COA.pdf](#)

[9. Petition of J. Elder Studio | 23-003053-COA | 208 West 37th Street | Amendment](#)

- [☞ Staff Report - 23-003053-COA 208 W 37th St.pdf](#)
- [☞ Submittal Packet - 208 W 37th St.pdf](#)
- [☞ Previously Stamped Drawings - 22-001023-COA.pdf](#)

IV. ADOPTION OF THE AGENDA

[10. Adopt the June 28, 2023 Agenda](#)

V. APPROVAL OF MINUTES OF PREVIOUS MEETING

[11. Approve May 24, 2023 Historic Preservation Commission Meeting Minutes as presented.](#)

- [☞ 05.24.23 MEETING MINUTES.pdf](#)

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

VII. CONTINUED AGENDA

[12. Petition of Mark V. Jones | 23-002388-COA | 922 West 42nd Street | Rehabilitation](#)

[13. Petition of Amerigo Contini, Savannah Star, LLC | 23-001060-COA | 16 East 37th Street | After-the-Fact Brick Painting and Railing Removal](#)

[14. Petition of James Wubbena - Wubbena Architects | 23-003027-COA | 2305 Whitaker Street | Amendment to Previous COA \(22-004404-COA\)](#)

[15. Petition of Six Bricks Realty | 23-003052-COA | 1309 East Broad Street | New Construction, Small \(Parts I and II\)](#)

[16. Petition of Williams Developers Inc / Desmond Williams | 23-003051-COA | 638 West 35th Street | Alterations, additions](#)

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

[18. Petition of Six Bricks Realty | 23-001794-COA | 211 West 43rd Street | New Construction, Small \(Parts I and II\)](#)

[19. Petition of BMP Doctor LLC, Clarke Willey | 23-002366-COA | 306 West 40th Street | Addition and New Construction, Small \(Parts I and II\)](#)

VIII. REQUEST FOR EXTENSION

[20. Petition of Bragg Enterprises, Inc. | 21-002850-COA | 214 East Duffy Street | 6 Month Extension - Rehabilitation/Alterations](#)

- ☞ [Submittal Packet - 214 E. Duffy St Extension Request.pdf](#)
- ☞ [Staff Report - 21-002850-COA 214 E. Duffy St.pdf](#)

[21. Petition of Mark V. Jones | 21-001803-COA | 922 West 42nd Street | 6 Month Extension - Rehabilitation, Alteration, Addition](#)

- ☞ [Mark Jones 922 West 42nd Street COA Extension MPC.pdf](#)
- ☞ [HPC Board Cuyler-Brownville Decision 21-001803-COA.pdf](#)
- ☞ [STAMPED Submittal Packet - Drawings.pdf](#)
- ☞ [Staff Report - 21-001803-COA 922 W 42nd St.pdf](#)

IX. REGULAR AGENDA

VICTORIAN DISTRICT

[22. Petition of Greenline Architecture | 23-003038-COA | 1001 Whitaker Street | Demolition of a Non-Contributing Building](#)

- ☞ [Staff Report - 23-003038-COA 1001 Whitaker St.pdf](#)
- ☞ [Submittal Packet - 1001 Whitaker Street.pdf](#)
- ☞ [Staff Research.pdf](#)
- ☞ [Staff Photos.pdf](#)
- ☞ [MPC Policy for Documenting Buildings.pdf](#)
- ☞ [Victorian Neighborhood Association Comments.pdf](#)
- ☞ [Opposition to Demolition Letter_HPC.pdf](#)

[23. Petition of Greenline Architecture | 23-003040-COA | 1015 Whitaker Street | Demolition of a Non-Contributing Building](#)

- ☞ [Staff Report - 23-003040-COA 1015 Whitaker St.pdf](#)
- ☞ [Submittal Packet - 1015 Whitaker Street.pdf](#)
- ☞ [Staff Photos.pdf](#)
- ☞ [Staff Research.pdf](#)
- ☞ [1430 East Victory Drive.pdf](#)
- ☞ [Chattanooga Building.pdf](#)
- ☞ [MPC Policy for Documenting Buildings.pdf](#)
- ☞ [Victorian Neighborhood Association Comments.pdf](#)
- ☞ [Opposition to Demolition Letter_HPC.pdf](#)

[24. Petition of Greenline Architecture | 23-003047-COA | 124 West Park Avenue | Demolition of a Non-Contributing Building](#)

- ☞ [Staff Report - 23-003047-COA 124 W Park Ave.pdf](#)
- ☞ [Submittal Packet - 124 West Park Avenue.pdf](#)
- ☞ [Staff Research.pdf](#)
- ☞ [Staff Photos 1.pdf](#)
- ☞ [Staff Photos 2.pdf](#)
- ☞ [MPC Policy for Documenting Buildings.pdf](#)
- ☞ [Victorian Neighborhood Association Comments.pdf](#)
- ☞ [Opposition to Demolition Letter_HPC.pdf](#)

25. Petition of Greenline Architecture | 23-003045-COA | 120 West Park Avenue | Demolition of a Non-Contributing Building

- ☞ [Staff Report - 23-003045-COA 120 W Park Ave.pdf](#)
- ☞ [Submittal Packet - 120 West Park Avenue.pdf](#)
- ☞ [Staff Photos.pdf](#)
- ☞ [Staff Research.pdf](#)
- ☞ [MPC Policy for Documenting Buildings.pdf](#)

26. Petition of Greenline Architecture | 23-003044-COA | 115 West Waldburg Street | Demolition of a Non-Contributing Building

- ☞ [Staff Report - 23-003044-COA 115 West Waldburg St.pdf](#)
- ☞ [Submittal Packet - 115 West Waldburg Street.pdf](#)
- ☞ [Staff Research and Photos.pdf](#)
- ☞ [MPC Policy for Documenting Buildings.pdf](#)

27. Petition of Sottile & Sottile | 23-003030-COA | 909 Whitaker Street | New Construction (Small): Parts I and II

- ☞ [Staff Report - 23-003030-COA 909 Whitaker St.pdf](#)
- ☞ [Submittal Packet - 909 Whitaker Street.pdf](#)
- ☞ [Staff Research - 909 Whitaker Street.pdf](#)

CUYLER-BROWNVILLE DISTRICT

28. Petition of GMSHAY Architects | 23-003049-COA | 644 West 36th Street | Rehabilitations / Alterations

- ☞ [644 W 36th - Submittal Packet - Narrative.pdf](#)
- ☞ [644 W 36th - Submittal Packet.pdf](#)
- ☞ [Staff Report - 23-003049-COA 644 W 36th St.pdf](#)

29. Petition of GMSHAY Architects | 23-003050-COA | 700 West 35th Street | Rehabilitation/Alterations

- ☞ [700 W 35th St - Submittal Packet.pdf](#)
- ☞ [700 W 35th St - Submittal Packet - Narrative.pdf](#)
- ☞ [Staff Report - 23-003050-COA 700 W 35th St.pdf](#)
- ☞ [Petitioner Presentation.pdf](#)

STREETCAR DISTRICT

[30. Petition of Christopher Failing | 23-001784-COA | 203 West 35th Street | Rehabilitation/Alterations](#)

- [☞ Submittal Packet- 203 W 35th St.pdf](#)
- [☞ Staff Research - 203 W 35th St.pdf](#)
- [☞ Staff Report -23-001784-COA 203 W 35th St.pdf](#)

[31. Petition of Brown Design Studio, Eric S. Brown | 23-003048-COA | 117 West 42nd Street | New Construction, Small \(Part I: Height and Mass\)](#)

- [☞ 117 W 42nd - Submittal Packet.pdf](#)
- [☞ Staff Report - 23-003048-COA 117 W 42nd St.pdf](#)

[32. Petition of A|D Collaborative, Heather Spigner | 23-002993-COA | 111 Brady Street | Alterations, Addition](#)

- [☞ Submittal Packet - 111 Brady St.pdf](#)
- [☞ Staff Research.pdf](#)
- [☞ Staff Report - 23-002993-COA 111 Brady St.pdf](#)

[33. Petition of Lynch Associates Architects, PC | 23-003054-COA | 1508 Montgomery Street | New Construction, Small \(Parts I & II\)](#)

- [☞ Submittal Packet - 1508 Montgomery St.pdf](#)
- [☞ Staff Research - 1508 Montgomery St.pdf](#)
- [☞ Staff Report - 23-003054-COA 1508 Montgomery St.pdf](#)

X. APPROVED STAFF REVIEWS

[34. Acknowledgement and approval of Staff-approved petitions.](#)

[35. Petition of Steven Bodek, Inc. | 23-002902-COA | 122 East 38th Street | After-the-Fact railing replacement](#)

- [☞ SIGNED Staff Decision - 23-002902-COA 122 E 38th St.pdf](#)

[36. Petition of EcoFriendly Construction | 23-002774-COA | 213 W 38th St | Roof Replacement](#)

- [☞ SIGNED Staff Decision - 23-002774-COA 213 West 39th St.pdf](#)

[37. Petition of Matthew Farrahar | 23-002627-COA | 1309 E Broad St | After-the-Fact concrete block wall and wooden fence installation](#)

- [☞ SIGNED Staff Decision - 23-002627-COA 1309 E. Broad St \(002\).pdf](#)

[38. Petition of Kenneth Masak | 323-002705-COA | 110 West 38th St | Roof replacement](#)

- [☞ SIGNED Staff Decision - 23-002705-COA 110 W 38th St.pdf](#)

[39. Petition of Historic Savannah Foundation | 23-002694-COA | 617 W 39th St | Rear yard fence](#)

- [☞ SIGNED Staff Decision - 23-002694-COA - 617 West 39th Street.pdf](#)

[40. Petition of David Hay | 23-002301-COA | 538 E 37th St | Roof replacement](#)

- [☞ SIGNED Staff Decision -23-002301-COA 538 E 37th St.pdf](#)

[41. Petition of Roofcrafters | 23-002872-COA | 215 W Liberty St | TPO roof replacement](#)

- [☞ SIGNED Staff Decision - 23-002872-COA 215 W Liberty St.pdf](#)

XI. NOTICES, PROCLAMATIONS, AND ACKNOWLEDGEMENTS

[42. Items Deferred to Staff - June 28th Report](#)

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

[43. Inspections Completed by Staff - June 28th Report](#)

☞ [June 2023 - Report.pdf](#)

[44. Stamped Drawings - June 28th Report](#)

☞ [June 2023 - Report on Stamped Drawings.pdf](#)

[45. Report on Work Which Exceeds the Scope of an Issued COA for the June 28th HPC Meeting.](#)

☞ [Report on Work Which Exceeds the Scope of an Issued COA - HPC June 28.pdf](#)

[46. Report on Work Which is Inconsistent With an Issued COA for the June 28th HPC Meeting.](#)

☞ [Report on Work Inconsistent with an Issued COA - HPC June 28.pdf](#)

[47. Report on Work Which Was Performed without an Issued COA for the June 28th HPC Meeting.](#)

☞ [Report on Work Done Without a COA - HPC June 28.pdf](#)

XII. OTHER BUSINESS

XV. ADJOURNMENT

[48. Next Pre-Meeting: Wednesday, July 26, 2023 at 2:30 PM - 112 East State Street: Mendonsa Hearing Room](#)

[49. Next Regular Meeting: Wednesday, July 26, 2023 at 3:00 PM - 112 East State Street: Mendonsa Hearing Room](#)

[50. 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.