



## Historic Preservation Commission

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Arthur A. Mendonsa Hearing Room, 112 East State Street  
February 28, 2024 2:00 p.m.  
Final Agenda

### February 28, 2024 Historic Preservation Commission Meeting

#### I. CALL TO ORDER AND WELCOME

#### II. SIGN POSTING

#### III. CONSENT AGENDA

1. Petition of Rose Architects, Kevin Rose | 24-000085-COA | 15 West 43rd Street | Additions & Alterations

☞ Submittal Packet - 15 W. 43rd Street.pdf

☞ Staff Report - 24-000085-COA 15 W 43rd St.pdf

2. Petition of Jay Maupin | 24-000159 | 2401 Martin Luther King, Jr. Boulevard | Rehabilitation

☞ Submittal Packet - 2401 MLK Jr. Blvd..pdf

☞ Staff Report - 24-000159-COA 2401 MLK.pdf

3. Petition of Array Design, Holly Kincannon | 24-000440-COA | 211 West Waldburg Street | Rehabilitation

☞ Submittal Packet - 211 W. Waldburg St..pdf

☞ Staff Report - 24-000438-COA 211 W Waldburg St.pdf

4. ADUs in Historic Districts - 114 E 55th St 23-005972-ZBA

☞ HPC 114 E 55th Street ADU Review.pdf

#### IV. ADOPTION OF THE AGENDA

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

5. Approve the January 24, 2024 Historic Preservation Commission Meeting Minutes as presented.

☞ 01.24.24 MEETING MINUTES.pdf

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

#### VII. CONTINUED AGENDA

6. Petition of Stanley Smart | 23-006356-COA | 509 East 33rd Street | Addition and After-the-Fact Demolition and Alterations

7. Petition of Brown Design Studio | 23-003048-COA | 117 West 42nd Street | New Construction, Small: Parts I and II / Variance Recommendation Request

[8. Petition of BMP Doctor, LLC | 23-002366-COA | 306 West 40th Street | New Construction, Small \(Part II\); Variance Recommendation Request](#)

[9. Petition of Katherine Phillips | 24-000445-COA | 524 East Henry Street | After-the-Fact Fence](#)

## VIII. REQUEST FOR EXTENSION

## IX. REGULAR AGENDA

### VICTORIAN DISTRICT

[10. Petition of Kasper and Janine Moghaddam | 24-0000394-COA | 205 East Duffy Street | Addition](#)

[☞ Submittal Packet - 205 East Duffy.pdf](#)

[☞ Staff Report - 24-000394-COA 205 E Duffy St.pdf](#)

[11. Petition of GM Shay Architects | 23-003509-COA | 916 Martin Luther King, Jr. Blvd. | New Construction, Part II: Design Details](#)

[☞ Previous Submittal Packet - Drawings and Photos - 916 MLK.pdf](#)

[☞ Submittal Packet - 916 MLK Blvd Part II.pdf](#)

[☞ Staff Report - 23-003509-COA 916 MLK.pdf](#)

### STREETCAR DISTRICT

[12. Petition of Barnard Architects | 24-0000438-COA | 220 East 41st Street | Rehabilitation/Alterations](#)

[☞ Sixby Bakery & Cafe Exterior MPC Submission.pdf](#)

[☞ Staff Report - 24-000438-COA 220 E 41st.pdf](#)

[13. Petition of Boyce's Handyman Services | 24-0000196-COA | 9 West 43rd Street | Rehabilitation/Alterations and Addition](#)

[☞ Submittal Packet - 9 West 43rd.pdf](#)

[☞ Staff Report - 24-000196-COA 9 W 43rd St.pdf](#)

[14. Petition of A | D Collaborative, Heather Spigner | 24-000020-COA | 111 Brady Street | New Construction, Small Parts I & 2, Amendment / Variance Recommendation Request](#)

[☞ Submittal Packet - 111 Brady St..pdf](#)

[☞ Staff Report - 24-000020-COA 111 Brady St.pdf](#)

[15. Petition of Baby's General Store, Max Robinson | 24-000437-COA | 410 East 37th Street | Sign / Fence](#)

[☞ Submittal Packet - 410 E. 37th St..pdf](#)

[☞ Staff Report - 24-000437-COA 410 E 37th St.pdf](#)

## X. APPROVED STAFF REVIEWS

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

[17. Petition of Greenline Architecture | 402 W 41st Street | 24-000820-COA | After-the-fact Stucco](#)

[☞ SIGNED Staff\\_Decision\\_ - 24-000820-COA\\_\\_402\\_W\\_41st\\_St.pdf](#)

[18. Petition of South Shore Roofing | 205 W 33rd | 23-006360-COA | Roof replacement](#)

[☞ SIGNED Staff Decision - 23-006360-COA 205 W 33rd St.pdf](#)

[19. Petition of Ian Smith | 2222 Bull St | 24-000178-COA | Wooden Fence](#)

[☞ SIGNED Staff\\_Decision\\_-24-000178-COA\\_2222\\_Bull\\_St.pdf](#)

[20. Petition of Your Exterior Pros | 208 E 38th Street | 24-000689-COA | Metal roof replacement and cleaning of siding](#)

[☞ SIGNED Staff\\_Decision\\_-24-00068-COA\\_208\\_E\\_38th\\_St.pdf](#)

[21. Petition of Lynch Architects | 1400, 1408, 1410 Martin Luther King, Jr. Blvd | 23-006368-COA | Amend previously approved COA](#)

[☞ SIGNED Staff\\_Decision\\_-23-006368-COA\\_1400,\\_1408,\\_1410\\_MLK.pdf](#)

[22. Petition of Parking Management Company, LLC | 41 Martin Luther King, Jr. Blvd. | 23-005843-COA | Parking lot sign-resurfacing](#)

[☞ SIGNED Staff\\_Decision\\_-23-005843-COA\\_41\\_MLK.pdf](#)

[23. Petition of Shelly Boyce | 315 W 40th Street | 24-000197-COA | Roof replacement](#)

[☞ SIGNED Staff\\_Decision\\_-24-000197-COA\\_315\\_W\\_40th\\_St.pdf](#)

[24. Petition of Your Exterior Pros | 209-2011 W 31st Street | 24-0001094-COA | Roof replacement](#)

[☞ SIGNED Staff\\_Decision\\_-24-000194-COA\\_209-211\\_W\\_31st\\_St.pdf](#)

[25. Petition of Your Exterior Pros | 101 E 31st Street | 24-000193-COA | Roof replacement](#)

[☞ SIGNED Staff\\_Decision\\_-24-000193-COA\\_101\\_E\\_31st\\_St.pdf](#)

[26. Petition of Seaport Roofing | 23-006361-COA | 522 E Duffy Street | Roof replacement](#)

[☞ SIGNED Staff Decision - 23-006361-COA 522 E Duffy.pdf](#)

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

[27. Inspections Completed by Staff](#)

[☞ January, February 2024.pdf](#)

[28. Report on Work Done Without a Certificate of Appropriateness for the February 28, 2024, HPC Meeting](#)

[☞ Report on Work Done Without a COA - HPC - February 28, 2024.pdf](#)

[29. Report on Stamped Drawings - January & February](#)

[☞ February 2024.pdf](#)

**XII. OTHER BUSINESS**

**XV. ADJOURNMENT**

[30. Next Pre-Meeting: Wednesday, March 27, 2024 at 1:30 PM - 112 East State Street: Mendonsa Hearing Room](#)

[31. Next Regular Meeting: Wednesday, March 27, 2024 at 2:00 PM - 112 East State Street: Mendonsa Hearing Room](#)

***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.***