



Historic Preservation Commission

Arthur A. Mendonsa Hearing Room, 112 East State
December 18, 2024
2:00 pm.
MINUTES

December 18, 2024 Historic Preservation Commission Meeting

A Pre-meeting was held at 1:30 p.m. Items on the agenda were presented by Staff, as time permitted, for the Commission to ask questions. No testimony was received, and no votes were taken.

Members Present: Kathy Ledvina, Vice-Chair
Kiersten Connor
Katrina Hornung
Pamela Miller
Virginia Mobley
Jeff Notrica
Patricia Richardson

Member Absent: Darren Bagley-Heath

Staff Present: Melanie Wilson, Executive Director
Pamela Everett, Assistant Executive Director
Jonathan Mellon, Director of Historic Preservation
Caitlin Chamberlain, Principal Planner
Kelli Mitchell, Senior Planner
Bri Morgan, Administrative Assistant
Hind Patel, IT Assistant

I. CALL TO ORDER AND WELCOME

II. SIGN POSTING

III. CONSENT AGENDA

[1. Petition of Roof Medics Roofing LLC. | 24-005665-COA | 110 West Duffy Lane | Roof Replacement](#)

🔗 [Staff Report - 24-005665-COA 110 W Duffy Lane.pdf](#)

🔗 [Submittal Packet - 110 West Duffy Lane.pdf](#)

Motion

The Savannah Historic Preservation Commission does hereby Approve the request for the replacement of the roof for the property located at 110 West Duffy Lane as requested because the work is visually compatible and meets the standards.

Vote Results (Approved)

Motion: Patricia Richardson

Second: Virginia Mobley

Virginia Mobley	- Aye
Darren Bagley-Heath	- Not Present
Jeff Notrica	- Aye
Kiersten Connor	- Aye
Kathy S. Ledvina	- Abstain
Pamela Miller	- Aye
Patricia Richardson	- Aye
Katrina Hornung	- Aye

2. Petition of Certapro Painters of Savannah | 24-006165-COA | 313 East 32nd Street | Siding Replacement

🔗 [Submittal Packet - 313 East 32nd Street.pdf](#)

🔗 [Staff Report - 24-006165-COA 313 E 32nd St.pdf](#)

Motion

The Historic Preservation Commission does hereby approve the after the fact siding replacement at 313 East 32nd Street as requested because the work is visually compatible and meets the standards.

Vote Results (Approved)

Motion: Patricia Richardson

Second: Virginia Mobley

Virginia Mobley	- Aye
Darren Bagley-Heath	- Not Present
Jeff Notrica	- Aye
Kiersten Connor	- Aye
Kathy S. Ledvina	- Abstain
Pamela Miller	- Aye
Patricia Richardson	- Aye
Katrina Hornung	- Aye

3. Petition of Mark Feldman | 24-006263-COA | 417 West Bolton Street | Rehabilitation / Alterations

🔗 [Submittal Packet - 417 West Bolton Street.pdf](#)

🔗 [Staff Report - 24-006263-COA 417 W Bolton St.pdf](#)

Motion

The Savannah Historic Preservation Commission does hereby Approve the request for the exterior restoration work for the property located at 417 – 417 ½ West Bolton Street as requested because the work is visually compatible and meets the standards.

Vote Results (Approved)

Motion: Patricia Richardson

Second: Virginia Mobley

Virginia Mobley	- Aye
Darren Bagley-Heath	- Not Present
Jeff Notrica	- Aye
Kiersten Connor	- Aye
Kathy S. Ledvina	- Abstain
Pamela Miller	- Aye
Patricia Richardson	- Aye
Katrina Hornung	- Aye

[4. Petition of Your Exterior Pros | 24-006286-COA | 122 West 31st St | Siding Replacement](#)

🔗 [Submittal Packet - 122 W 31st St.pdf](#)

🔗 [Staff Report - 24-006286-COA 122 W 31st St.pdf](#)

Motion

The Historic Preservation Commission does hereby approve the selective siding replacement at 122 West 31st Street with the following condition because the work is otherwise visually compatible and meets the standards.

1.If additional siding needs to be replaced beyond what is referenced in the submittal packet and shown in the provided photographs, staff shall be notified prior to the siding being removed and replaced so that work can be reviewed to determine if it meets the standards.

Vote Results (Approved)

Motion: Patricia Richardson

Second: Virginia Mobley

Virginia Mobley	- Aye
Darren Bagley-Heath	- Not Present
Jeff Notrica	- Aye
Kiersten Connor	- Aye
Kathy S. Ledvina	- Abstain
Pamela Miller	- Aye
Patricia Richardson	- Aye
Katrina Hornung	- Aye

VICTORIAN DISTRICT

[5. Petition of Andrew Zagorski | 24-006110-COA | 305 East Duffy Street | Fence Replacement](#)

🔗 [Submittal Packet - 305 E. Duffy St..pdf](#)

🔗 [Staff Report - 24-006110-COA 305 E. Duffy St..pdf](#)

Motion

The Savannah Historic Preservation Commission does hereby approve the request to replace a wooden stockade fence and gates as requested because the work is visually compatible and meets the standards.

Vote Results (Approved)

Motion: Patricia Richardson

Second: Virginia Mobley

Virginia Mobley	- Aye
Darren Bagley-Heath	- Not Present
Jeff Notrica	- Aye
Kiersten Connor	- Aye
Kathy S. Ledvina	- Abstain
Pamela Miller	- Aye
Patricia Richardson	- Aye
Katrina Hornung	- Aye

IV. ADOPTION OF THE AGENDA

[6. Adopt the December 18, 2024 HPC Meeting agenda as presented.](#)

Motion

The Historic Preservation Commission motioned to adopt the December 18, 2024 HPC Meeting agenda as presented.

Vote Results (Approved)

Motion: Kiersten Connor

Second: Katrina Hornung

Virginia Mobley	- Aye
Darren Bagley-Heath	- Not Present
Jeff Notrica	- Aye
Kiersten Connor	- Aye
Kathy S. Ledvina	- Abstain
Pamela Miller	- Aye
Patricia Richardson	- Aye
Katrina Hornung	- Aye

V. APPROVAL OF MINUTES OF PREVIOUS MEETING

[7. Approve the November 20, 2024 HPC meeting minutes as presented.](#)

📎 [11.20.24 MEETING MINUTES.pdf](#)

Motion

The Historic Preservation Commission motioned to approve the November 20, 2024 HPC meeting minutes as

presented.

Vote Results (Approved)

Motion: Virginia Mobley

Second: Patricia Richardson

Virginia Mobley	- Aye
Darren Bagley-Heath	- Not Present
Jeff Notrica	- Aye
Kiersten Connor	- Aye
Kathy S. Ledvina	- Abstain
Pamela Miller	- Abstain
Patricia Richardson	- Aye
Katrina Hornung	- Abstain

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

VII. CONTINUED AGENDA

[8. Petition of LS3P Savannah, Michael Garcia | 24-004735-COA | 1015 / 1001 Whitaker Street & 120 / 124 West Park Avenue | New Construction Large, Parts I & II and Special Exception & Variance Recommendation Requests](#)

[9. Petition of Your Exterior Pros, Tegan Cuyar | 24-005996-COA | 219 West 37th Street | Roof Replacement](#)

🔗 [Submittal Packet - 219 West 37th Street.pdf](#)

🔗 [Staff Report - 24-005996-COA 219 West 37th Street.pdf](#)

[10. Petition of Nicole Koplik | 24-006187-COA | 915 Habersham Street | Roof Replacement](#)

🔗 [Submittal Packet - 915 Habersham Street.pdf](#)

🔗 [Staff Report - 24-006187-COA 915 Habersham St..pdf](#)

[11. Petition of Esteen Williams | 24-005670-COA | 2101 Ogeechee Road | Amendment to 21-006071-COA](#)

🔗 [Submittal Packet - 2101 Ogeechee Road.pdf](#)

[12. Petition of Ann Haggins | 24-006269-COA | 418 West 38th Street | Roof Replacement](#)

🔗 [Submittal Packet - 418 West 38th Street.pdf](#)

🔗 [Staff Report - 24-006269-COA 418 W 38th St.pdf](#)

VIII. REQUEST FOR EXTENSION

IX. REGULAR AGENDA

VICTORIAN DISTRICT

[13. Petition of Solar Energy Partners | 24-006284-COA | 213 West Bolton Street | Solar Panel Installation](#)

🔗 [Submittal Packet - 213 West Bolton St.pdf](#)

🔗 [Staff Report - 24-006284-COA 213 W Bolton St.pdf](#)

Caitlin Chamberlain presented the applicant's request of approval to install 20 solar

panels on the flat roof of the non-historic addition located at 213 West Bolton Street. **MINUTES**

Staff recommended to approve the request to install 20 solar panels on the flat roof of the non-historic addition located at 231 West Bolton Street with the following condition to be submitted to staff for review and approval prior to starting the project, because the work is otherwise visually compatible and meets the standards:

1. Relocate the non-fused AC disconnect boxes to an area where they are not visible from the street.

Kathy Ledvina stated she drove by the property and the signs were not posted the day (morning) of the meeting and presented pictures to support her concern. **Pamela Everett**, Assistant Executive Director, stated the petition cannot be heard because the signs are to be posted up to and including the day of the meeting. The applicant was not able to provide proof of posting.

The Commission motioned to continue the petition.

***After the final agenda item, the petitioner returned and requested to be heard after he posted the signs and presented pictures of them posted at that time. He stated his client, Brad Baugh, said the signs were blown down. **Melanie Wilson**, Executive Director, stated it could be heard.

PETITIONER COMMENTS:

The representative for the petitioner (Solar Designs) presented their request for their client Brad Baugh.

PUBLIC COMMENT:

There was no public comment.

COMMISSION DISCUSSION:

The Commission agreed with Staff recommendation.

Motion

The Savannah Historic Preservation Commission does hereby approve the request to install 20 solar panels on the flat roof of the non-historic addition located at 231 West Bolton Street with the following condition to be submitted to staff for review and approval prior to starting the project, because the work is otherwise visually compatible and meets the standards:

1. Relocate the non-fused AC disconnect boxes to an area where they are not visible from the street.

Vote Results (Approved)

Motion: Katrina Hornung

Second: Virginia Mobley

Virginia Mobley

- Aye

Darren Bagley-Heath

- Not Present

Jeff Notrica

- Aye

Kiersten Connor

- Aye

Kathy S. Ledvina	- Abstain
Pamela Miller	- Aye
Patricia Richardson	- Aye
Katrina Hornung	- Aye

CUYLER-BROWNVILLE DISTRICT

14. Petition of Tinisha Scott | 24-005850-COA | 930 West 38th Street | Roof, Siding, and Front Porch Replacement

🔗 [Submittal Packet - 930 West 38th Street.pdf](#)

🔗 [Staff Report - 24-005850-COA - 930 West 38th.pdf](#)

Kelli Mitchell presented the applicant's request of approval to reconstruct a front porch and replace the siding and roofing material on the main home at 930 West 38th Street.

Staff recommended to approve the porch reconstruction and siding and roof replacement at 930 West 38th Street with the following condition to be provided prior to work taking place because the work is otherwise visually compatible and meets the standards.

1. Utilize wood siding on the main house and front gable of the porch per the ordinance or apply for a Special Exception from the Standard.

PETITIONER COMMENTS:

Tinisha Scott, petitioner, stated the roof should match what was there. The gable collapsed, will be replaced based on the markings. Some of the existing woodboard and clapboard siding was salvaged. About a quarter of the home needs to be done. Would like to replace front facade with HardiBoard.

PUBLIC COMMENTS:

There were no public comments.

COMMISSION DISCUSSION:

The Commission agreed with Staff recommendation; would like wood clapboard siding salvaged for front facade.

Motion

The Historic Preservation Commission does hereby approve the porch reconstruction and siding and roof replacement at 930 West 38th Street with the following condition to be provided prior to work taking place because the work is otherwise visually compatible and meets the standards.

1. Utilize wood siding that matches the size and profile of the historic siding on the main house and front gable of the porch per the ordinance or apply for a Special Exception from the Standard.

Vote Results (Approved)

Motion: Katrina Hornung

Second: Virginia Mobley

Virginia Mobley	- Aye
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Darren Bagley-Heath	- Not Present
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Jeff Notrica	- Aye
Kiersten Connor	- Aye
Kathy S. Ledvina	- Abstain
Pamela Miller	- Aye
Patricia Richardson	- Aye
Katrina Hornung	- Aye

15. Petition of Savannah Local Initiatives, Juan Uzcategui | 24-005739-COA | 603 West 42nd Street | New Construction Small, Parts I & II / Special Exception Requests

🔗 [Submittal Packet - 603 West 42nd Street.pdf](#)

🔗 [Staff Report - 24-005739-COA 603 W 42nd St.pdf](#)

🔗 [Petitioner Presentation - 603 W 42nd St and 610 W 36th St.pdf](#)

Caitlin Chamberlain presented the petitioner's request of approval for a New Construction, Small (Parts I & II) project and two Special Exception requests, for an empty lot located at 603 West 42nd Street. The petitioner is proposing Roof A, Porch 1 on the drawings, for this project. This request also includes construction of an 8'x8'x10' storage shed on a concrete slab, at the rear of the property.

Staff recommended to approve the request for New Construction, Small (Parts I & II) for the vacant parcel at 603 West 42nd Street as requested because the work is visually compatible and meets the standards.

AND

Approve one (1) Special Exceptions from the following standard:

In single-family detached, single-family attached, two-family attached, three-family/four-family, and townhouse dwellings, the exterior expression of the height of the first story shall not be less than 11 feet and the height of the upper stories shall not be less than nine (9) feet.

To allow for a first story exterior expression of 10 feet because the special exception criteria are met.

AND

Deny one (1) Special Exception from the following standard:

All residential facades visible from a street shall incorporate transparent features (windows and doors) on at least 30% of the ground floor façade.

To allow for less than 30% transparent features on both side facades because the special exception criteria are not met.

PETITIONER COMMENTS:

Juanita Smith Dixon, petitioner, explained the process to make the home affordable for those with modest incomes. Presented revised plan based on prior Commission

comments.

PUBLIC COMMENTS:

There was no public comment.

COMMISSION DISCUSSION:

The Commission supported Staff recommendation. The Commission requested a wood fence rather than chain link; concerned with lack of window on the rear. The Commission stated they would like to see additional window on rear wall.

The Commission commended the amendments made by the petitioner.

Motion

Approve the request for New Construction, Small (Parts I & II) for the vacant parcel at 603 West 42nd Street as requested because the work is visually compatible and meets the standards.

AND

Approve one (1) Special Exceptions from the following standard:

In single-family detached, single-family attached, two-family attached, three-family/four-family, and townhouse dwellings, the exterior expression of the height of the first story shall not be less than 11 feet and the height of the upper stories shall not be less than nine (9) feet.

To allow for a first story exterior expression of 10 feet because the special exception criteria are met.

AND

Deny one (1) Special Exception from the following standard:

All residential facades visible from a street shall incorporate transparent features (windows and doors) on

at least 30% of the ground floor facade.

To allow for less than 30% transparent features on both side facades because the special exception criteria are not met.

Vote Results (Approved)

Motion: Kiersten Connor

Second: Katrina Hornung

Virginia Mobley	- Aye
Darren Bagley-Heath	- Not Present
Jeff Notrica	- Aye
Kiersten Connor	- Aye
Kathy S. Ledvina	- Abstain
Pamela Miller	- Aye
Patricia Richardson	- Aye
Katrina Hornung	- Aye

[16. Petition of Savannah Local Initiatives, Juan Uzcategui | 24-005737-COA | 610 West 36th Street | New Construction Small, Parts I & II / Special Exception Requests](#)

🔗 [Submittal Packet - 610 West 36th Street.pdf](#)

🔗 [Staff Report - 24-005737-COA 610 W 36th St.pdf](#)

Jonathan Mellon presented the applicant's request of approval for New Construction, Small (Parts I & II), for the construction of a single-family one-story house on a vacant lot at 610 West 36th Street.

The Applicant is working with the Community Housing Services Agency, Inc., and the City of Savannah to construct affordable housing. The proposed project will be located in the Cuyler-Brownville neighborhood and will include the construction of an 816 square foot single family home and detached shed. The proposed design is like those that were previously approved by the HPC and that are either under construction or completed.

Per the applicant:

“Project Summary

We are proposing to build a single-family house with 816 SF, 2 bedrooms and 2 bathrooms, Kitchen, Living room, shed, storage room and a private parking, we are also including all the appliances. Those would have the same house design respecting the neighborhood and historic districts Standards. The house will be sold to a First homebuyer that qualifies to the Dream Maker home program.”

The applicant is also requesting two Special Exception requests, and a variance request. Special Exceptions from the following criteria are being requested:

In single-family detached, single-family attached, two-family attached, three-family/four-family, and townhouse dwellings, the exterior expression of the height of

the first story shall not be less than 11 feet and the height of the upper stories shall not be less than nine (9) feet.

To allow for an exterior expression of ten (10') feet for the one-story building.
And

All residential facades visible from a street shall incorporate transparent features (windows and doors) on at least 30% of the ground floor façade.

To allow for the side (east and west) elevations to have less than the required 30% transparency with a single window and door on the side (east) elevation and a single window on the side (west) elevation.

Staff recommended approval of the New Construction, Small (Parts I & II) for the vacant parcel located at 610 West 36th Street with the following conditions to be revised and sent to staff for final review and approval, because otherwise the work is visually compatible and meets the standards.

1. Confirm the proposed details of the front and side porches in order to either meet the standards or request a Special Exception.
2. Confirm the proposed material for the doors in order to either meet the standard or request a Special Exception.
3. Confirm that the front porch handrails are four inches (4") on center.
4. Confirm that no exterior lighting is being proposed at this time.
5. Confirm that the proposed chain link side yard chain link fencing would not be visible from the street, and if so, have it instead be made of wood in order to meet the standard.
6. Add additional windows to the two (2) side elevations to meet the 30% transparent features requirement for the ground floor façade.

AND

Approval of the one (1) Special Exception from the following standard:

In single-family detached, single-family attached, two-family attached, three-family/four-family, and townhouse dwellings, the exterior expression of the height of the first story shall not be less than 11 feet and the height of the upper stories shall not be less than nine (9) feet.

To allow for a first story exterior expression of 10 feet because the Special Exception criteria is met.

AND

Denial of the one (1) Special Exception from the following standard:

All residential facades visible from a street shall incorporate transparent features (windows and doors) on at least 30% of the ground floor façade.

To allow for less than 30% transparent features on both side facades because the Special Exception criteria are not met.

PETITIONER COMMENTS:

Juanita Smith-Dixon, petitioner, presented her revised plan.

PUBLIC COMMENTS:

Mr. Reynolds, neighbor, stated a church used to be there, and built a fence that went to

rear of the house. He asked will he have room to walk out of side door of his home when the new home is built. The Commission encouraged him to speak with petitioner.

COMMISSION DISCUSSION:

The Commission agreed with Staff recommendation and expressed appreciation for the compromise.

Motion**STAFF RECOMMENDATION:**

Approval of the New Construction, Small (Parts I & II) for the vacant parcel located at 610 West 36th Street with the following conditions to be revised and sent to staff for final review and approval, because otherwise the work is visually compatible and meets the standards.

Confirm the proposed details of the front and side porches in order to either meet the standards or request a Special Exception.

Confirm the proposed material for the doors in order to either meet the standard or request a Special Exception.

Confirm that the front porch handrails are four inches (4") on center.

Confirm that no exterior lighting is being proposed at this time.

Confirm that the proposed chain link side yard chain link fencing would not be visible from the street, and if so, have it instead be made of wood in order to meet the standard.

Add additional windows to the two (2) side elevations to meet the 30% transparent features requirement for the ground floor facade.

AND

Approval of the one (1) Special Exception from the following standard:

In single-family detached, single-family attached, two-family attached, three-family/four-family, and townhouse dwellings, the exterior expression of the height of the first story shall not be less than 11 feet and the height of the upper stories shall not be less than nine (9) feet.

To allow for a first story exterior expression of 10 feet because the Special Exception criteria is met.

AND

Denial of the one (1) Special Exception from the following standard:

All residential facades visible from a street shall incorporate transparent features (windows and doors) on at least 30% of the ground floor facade.

To allow for less than 30% transparent features on both side facades because the Special Exception criteria are not met.

Vote Results (Approved)

Motion: Kiersten Connor

Second: Patricia Richardson

Virginia Mobley	- Aye
Darren Bagley-Heath	- Not Present
Jeff Notrica	- Aye
Kiersten Connor	- Aye
Kathy S. Ledvina	- Abstain
Pamela Miller	- Aye
Patricia Richardson	- Aye
Katrina Hornung	- Aye

17. Petition of Star Development and Construction Co. | 24-005859-COA | 1820 Ogeechee Road | Partial Demolition

🔗 [Submittal Packet - 1820 Ogeechee Road.pdf](#)

🔗 [Staff Report - 24-005859-COA - 1820 Ogeechee Rd.pdf](#)

Kelli Mitchell presented the applicant's request for approval to demolish the rear section of the building at 1820 Ogeechee Road and to construct a new rear wall and side yard fence.

Staff recommended to approve the proposed demolition of the rear section of the building and to construct a new rear wall and side yard fence at 1820 Ogeechee Road with the following conditions because the work is otherwise visually compatible and meets the standards.

1. Rather than traditional demolition, the rear one-story portion of the building should be deconstructed, and the materials salvaged for reuse.
2. Comply with the City of Savannah's policy for documenting buildings over 40 years old.
3. Provide a specification for a door that meets the standards and that is visually compatible.
4. Provide the proposed stucco to be used on the rear façade for further, if the applicant intends to add it over the existing materials.

PETITIONER COMMENTS:

Milton Dobson, petitioner, stated they wanted to secure the wall and stucco the back and clean it all.

Katrina Hornung asked if the materials will be salvaged. The petitioner replied yes, the brick.

PUBLIC COMMENT:

There was no public comment.

COMMISSION DISCUSSION:

The Commission agreed with Staff recommendation.

Motion

Approve the proposed demolition of the rear section of the building and to construct a new rear wall and side yard fence at 1820 Ogeechee Road with the following conditions because the work is otherwise visually compatible and meets the standards.

Rather than traditional demolition, the rear one-story portion of the building should be deconstructed, and the materials salvaged for reuse.

Comply with the City of Savannah's policy for documenting buildings over 40 years old.

Provide a specification for a door that meets the standards and that is visually compatible.

Provide the proposed stucco to be used on the rear facade for further, if the applicant intends to add it over the existing materials.

Vote Results (Approved)

Motion: Pamela Miller

Second: Jeff Notrica

Virginia Mobley	- Aye
Darren Bagley-Heath	- Not Present
Jeff Notrica	- Aye
Kiersten Connor	- Aye
Kathy S. Ledvina	- Abstain
Pamela Miller	- Aye
Patricia Richardson	- Aye
Katrina Hornung	- Aye

STREETCAR DISTRICT

[18. Petition of Charles Richards | 24-006260-COA | 215 East 40th Street | Rehabilitation / Alteration](#)

[📎 Submittal Packet - 215 East 40th Street.pdf](#)

[📎 Staff Report - 24-006260-COA 215 E 40th St.pdf](#)

Caitlin Chamberlain presented the petitioner's request of an after-the-fact approval for a front porch rehabilitation project at 215 East 40th Street. Work includes replacing the removed concrete block foundation, decking, railings and columns. The concrete block, railings, and columns are retained onsite and will be placed back, and in-kind painted tongue and groove decking will be installed.

Staff recommended to approve the after-the-fact request for a front porch rehabilitation project at 215 East 40th Street as requested because the work is visually compatible and meets the standards.

PETITIONER COMMENTS:

Charles Richard, petitioner, stated he thought the previous COA obtained included the inadvertent after-the-fact work. He has City approvals. He presented the plan for the remainder of his work.

PUBLIC COMMENT:

There was no public comment.

COMMISSION DISCUSSION:

The Commission supported Staff recommendation.

Motion

Approve the after-the-fact request for a front porch rehabilitation project at 215 East 40th Street as requested because the work is visually compatible and meets the standards.

Vote Results (Approved)

Motion: Katrina Hornung

Second: Patricia Richardson

Virginia Mobley	- Aye
Darren Bagley-Heath	- Not Present
Jeff Notrica	- Aye
Kiersten Connor	- Aye
Kathy S. Ledvina	- Abstain
Pamela Miller	- Aye
Patricia Richardson	- Aye
Katrina Hornung	- Aye

19. Petition of VP2 Design, LLC | 24-006282-COA | 222 West 38th St | New Construction, Small: Part I & II

🔗 [Submittal Packet - 222 W 38TH STREET.pdf](#)

🔗 [Staff Report - 24-006282-COA 222 W 38th St.pdf](#)

Kelli Mitchell presented the applicant's proposal to construct an accessory dwelling unit at 222 West 38th Street.

Staff recommended to continue the application for a proposed accessory dwelling unit at 222 West 38th Street to give the applicant time to address the following concerns.

1. Reduce the footprint of the ADU to meet the ordinance that reads “The building footprint of the accessory dwelling unit shall be a maximum of 40% of the building footprint of the principal dwelling not to exceed 700 square feet” or request a variance.
2. Replace the false shutters with operable shutters or a window.
3. Provide shutter information to staff.
4. Select a visually compatible material for the soffit.
5. Provide an updated lighting specification, if necessary.

PETITIONER COMMENTS:

Victor Pluznyk, petitioner, presented his request.

PUBLIC COMMENT:

Ellie Isaacs, Historic Savannah Foundation, supported Staff's recommendation

to continue the petition.

COMMISSION DISCUSSION:

The Commission agreed with Staff recommendation.

Motion

The Historic Preservation Commission does hereby continue the proposed accessory dwelling unit at 222 West 38th Street to the February 26, 2025, meeting to give the applicant time to address staff concerns.

Vote Results (Approved)

Motion: Pamela Miller

Second: Jeff Notrica

Virginia Mobley	- Aye
Darren Bagley-Heath	- Not Present
Jeff Notrica	- Aye
Kiersten Connor	- Aye
Kathy S. Ledvina	- Abstain
Pamela Miller	- Aye
Patricia Richardson	- Aye
Katrina Hornung	- Aye

20. Petition of Alexandra Trujillo de Taylor | 24-005299-COA | 16 E 39th Street | After-the-Fact Gate / Special Exception Request

🔗 [Submittal Packet - 16 East 39th Street.pdf](#)

🔗 [Staff Report - 24-005299-COA 16 East 39th Street.pdf](#)

🔗 [Previous submittal packet March 2023.pdf](#)

Caitlin Chamberlain presented the applicant's request for an after-the-fact approval of a front yard fence and gate for the property located at 16 East 39th Street. The height of both exceeds the three feet maximum, thus a Special Exception is being requested.

The applicant requested after-the-fact approval of a front yard fence and gate for the property located at 16 East 39th Street. The height of both exceeds the three feet maximum, thus a Special Exception is being requested. 16 East 39th Street was built in 1910 and is a contributing resource within the Thomas Square-Streetcar National Register Historic District and the local Streetcar Historic District. The project does not affect the historic building. The house is on a block with several two-story wood frame houses, which appear to be mostly contributing resources. There are no other tall front-yard fences or gates on this block.

PROJECT HISTORY:

The fence and gate were installed without a COA sometime in early 2023. MPC staff had at that time been working with the property owner, who had initially applied for an after-the-fact approval after receiving a letter from Code Compliance dated March 13, 2023. The corrective action recommended by Code Compliance was to apply for the after-the-fact COA. The staff decision from this initial application was not completed because more information was needed, including the appropriate checklist for fences and a Special Exception request. (See previous submittal packet for details).

Staff recommended to deny the Special Exception request from the standard that reads:

Section 7.11.c.ii.1: Fences and Walls

Fences or walls no more than three (3) feet in height may be installed within the front yard.

To allow for an after-the-fact installation of a 5-foot-tall fence and gate, because the Special Exception criteria are not met, as outlined in the report.

PETITIONER COMMENTS:

Anthony Poulis, legal representative for the petitioner, presented the applicant's reasons for their actions without a COA.

PUBLIC COMMENTS:

There were no public comments.

COMMISSION DISCUSSION:

The Commission stated there are more concerns with gate than fence because visual compatibility is not had.

Motion

Deny the Special Exception request from the standard that reads

Section 7.11.c.ii.1: Fences and Walls

Fences or walls no more than three (3) feet in height may be installed within the front yard.

To allow for an after-the-fact installation of a 5-foot-tall fence and gate, because the Special Exception criteria are not met, as outlined in the report.

Vote Results (Approved)

Motion: Pamela Miller

Second: Virginia Mobley

Virginia Mobley	- Aye
Darren Bagley-Heath	- Not Present
Jeff Notrica	- Aye
Kiersten Connor	- Aye
Kathy S. Ledvina	- Abstain
Pamela Miller	- Aye
Patricia Richardson	- Aye
Katrina Hornung	- Aye

X. APPROVED STAFF REVIEWS

XI. NOTICES, PROCLAMATIONS, AND ACKNOWLEDGEMENTS

[21. Approve Proposed 2025 HPC Meeting Calendar as presented.](#)

📎 [2025 Proposed HPC Calendar.pdf](#)

Motion

The Historic Preservation Commission approved the 2025 HPC Meeting Calendar as presented.

Vote Results (Not Started)

Motion: Katrina Hornung

Second: Pamela Miller

[22. Inspections Completed by Staff - December Report](#)

🔗 [December 2024 Staff Inspections.pdf](#)

[23. Stamped Drawings Report - November-December](#)

🔗 [November-December 2024.pdf](#)

XII. OTHER BUSINESS

UNFINISHED BUSINESS

[24. Nominating Committee - Announce 2025 Chair and Vice-Chair Nominations](#)

Chair - Jeff Notrica

Vice Chair - Kathy Ledvina

Motion

The Historic Preservation Commission motioned to elect Jeff Notrica as Chair and Kathy Ledvina as Vice Chair.

Vote Results (Approved)

Motion: Patricia Richardson

Second: Pamela Miller

Virginia Mobley	- Aye
Darren Bagley-Heath	- Not Present
Jeff Notrica	- Aye
Kiersten Connor	- Aye
Kathy S. Ledvina	- Aye
Pamela Miller	- Aye
Patricia Richardson	- Aye
Katrina Hornung	- Aye

XV. ADJOURNMENT

[25. Next Pre-Meeting: Wednesday, January 22, 2025 at 1:30 PM - 112 East State Street: Mendonsa Hearing Room](#)

[26. Next Meeting: Wednesday, January 22, 2025 at 2:00 PM - 112 East State Street: Mendonsa Hearing Room](#)

[27. Adjourn](#)

There being no further business to present before the Commission, the December 18, 2024

Historic Preservation Commission adjourned at 4:51 p.m.

Respectfully submitted,

Jonathan Mellon

Director of Historic Preservation

/bm

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.