



Historic Preservation Commission

Arthur A. Mendonsa Hearing Room, 112 East State
October 23, 2024
2:00 pm.
MINUTES

October 23, 2024 Historic Preservation Commission Meeting

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

Members Present: Darren Bagley-Heath, Chair
Kiersten Connor
Katrina Hornung
Kathy S. Ledvina
Jeff Notrica
Patricia Richardson

Member Absent: Pamela Miller
Virginia Mobley

Staff Present: 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

[1. Petition of Alexandra Trujillo de Taylor | 24-005299-COA | 16 E 39th Street | After-the-Fact Gate/Special Exception Request](#)

- 🔗 [Submittal Packet - 16 E 39th Street.pdf](#)
- 🔗 [Previous submittal packet March 2023.pdf](#)
- 🔗 [Staff Report - 24-005299-COA 16 East 39th Street.pdf](#)
- 🔗 [Public Comment #1 .pdf](#)
- 🔗 [Public Comment #2 .pdf](#)
- 🔗 [Public Comment #3.jpg](#)
- 🔗 [Public Comment #4.jpg](#)

The Commission motioned to move this item from the agenda as the posting notification signs were found altered, nor clearly posted outside of the fence, thus not properly noticing

the public as required.

One of the Commission members (Patricia Richardson) stated she personally saw the violation.

The petitioner, Anthony Poulis, stated the petitioner did not alter the sign, the 'after-the-fact' portion of the sign may have faded. He requested waterproof ink for the new signs.

Motion

Continue item because posting requirements not met due to tampering of public notice signs.

Vote Results (Not Started)

Motion:

Second:

III. CONSENT AGENDA

[2. Petition of Lynch Associates Architects | 24-005304-COA | 1402 Habersham Street | Amendment for Material on Addition](#)

🔗 [Submittal Packet - 1402 Habersham St.pdf](#)

🔗 [Previous Submittal Packet - 1402 Habersham Street.pdf](#)

🔗 [Staff Report - 24-005304-COA 1402 Habersham St.pdf](#)

Caitlin Chamberlain prepared the report for the applicant's request of approval for an amendment to a previously approved project at 1402 Habersham Street [24-001904-COA]. The minor amendment is for a fascia material change to the side patio addition. The original project featured a matte curved composite fascia, whereas the current proposal is for a metal curved fascia to better match the façade of the diner. The other change is regarding a short, perforated metal fence, which will be removed from the plans and replaced with landscaping. Since landscaping is not reviewed in the Victorian District Ordinance, it will not be part of this report.

Staff recommended to approve the request for an amendment to change the fascia material on the patio addition from composite to metal as requested because the project is visually compatible and meets the standards.

Motion

The Savannah Historic Preservation Commission does hereby approve the request for an amendment to change the fascia material on the patio addition from composite to metal as requested because the project is visually compatible and meets the standards.

Vote Results (Approved)

Motion: Kiersten Connor

Second: Jeff Notrica

Virginia Mobley - Not Present

Darren Bagley-Heath - Abstain

Jeff Notrica - Aye

Kiersten Connor	- Aye
Kathy S. Ledvina	- Aye
Pamela Miller	- Not Present
Patricia Richardson	- Aye
Katrina Hornung	- Aye

IV. ADOPTION OF THE AGENDA

[3. Adopt the October 23, 2024 Historic Preservation Commission Meeting agenda as presented.](#)

Motion

The Historic Preservation Commission motioned to adopt the October 23, 2024 HPC Agenda as presented.

Vote Results (Approved)

Motion: Katrina Hornung

Second: Jeff Notrica

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

V. APPROVAL OF MINUTES OF PREVIOUS MEETING

[4. Approve the September 25, 2024 Historic Preservation Meeting minutes as presented.](#)

📎 [09.25.24 MEETEING MINUTES.pdf](#)

Motion

The Historic Preservation Commission motioned to approve the September 25, 2024 HPC meeting minutes as presented.

Vote Results (Approved)

Motion: Patricia Richardson

Second: Kathy S. Ledvina

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

Patricia Richardson	- Aye
Katrina Hornung	- Aye

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

VII. CONTINUED AGENDA

[5. 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](#)

Motion

Continue

Vote Results (Approved)

Motion: Katrina Hornung

Second: Kathy S. Ledvina

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

VIII. REQUEST FOR EXTENSION

IX. REGULAR AGENDA

VICTORIAN DISTRICT

[6. Petition of J. Elder Studio | 24-004714-COA | 1011 Jefferson St | Rehabilitation/Alterations/Addition/Special Exception Request](#)

- 🔗 [Submittal Packet 2 \(materials\) - 1011 Jefferson St.pdf](#)
- 🔗 [1011 Jefferson_ Special Exception Letter.pdf](#)
- 🔗 [Staff Report - 24-004714-COA 1011 Jefferson St.pdf](#)
- 🔗 [Staff Research - 1011 Jefferson Street.pdf](#)
- 🔗 [Submittal Packet - 1011 Jefferson St.pdf](#)
- 🔗 [Letter of Support - Victorian Neighborhood Association.pdf](#)
- 🔗 [HPC Letter of Support- 1011 Jefferson.pdf](#)
- 🔗 [Public Comment #1.pdf](#)

Caitlin Chamberlain presented the petitioner's request of a project that involves the rehabilitation and alteration of two adjoining single-story, non-contributing buildings at 1011 Jefferson Street. The scope of work includes:

- Repairs and updates to improve the structures' strength, layout, and overall function.
- Recladding of southern building (new siding) and windows.
- A new 650-square-foot floor will be added above the northern portion of buildings, and rear portion of southern building.
- Rooftop patio at front portion of southern building.

The project also includes a request for a Special Exception from the standard:

7.9.10.a.ix.2.b.iv Roofs, Configuration, Roof Decks, Pergolas and roof decks shall not be permitted on the street façade.

To allow for a roof deck/porch from the second floor on the street façade.

1011 Jefferson Street was built in 1930 and is a non-contributing resource within the National Register Victorian Historic District and the local Victorian Historic District. It is the only non-contributing resource on the block between West Park Avenue and West Waldburg Street.

The request for the special exception is in conformance with the goals, policies, and objectives of the Comprehensive Plan, specifically Chapter 6. *Housing*. In this chapter, a neighborhood survey is referenced where 44% of respondents felt that there needs to be more single-family housing, which this project is being designed as. Missing middle housing is addressed in this chapter where the single-family home would be part of the solution of increasing this. The inclusion of a rooftop patio would not be against the goals, policies and objectives of the Comprehensive Plan and the provisions of this ordinance. With regard to the design standard that says pergolas and roof decks shall not be permitted on the street façade, the omission of the roof deck would not change the configuration of the second-story addition being set back from the first story.

Whether the special exception would not be detrimental to the public interest, health, safety, welfare, function, and appearance of the adjacent uses or general vicinity.

The roof deck is integrated into the design of the second-story addition and is not a typical deck that would be fully visible from the primary street façade. It reads more like a porch or enclosed balcony than a deck. There are surrounding contributing resources with second story balconies, and this proposed design is more similar to those than a typical rooftop deck. It would not be detrimental to the public interest, health, safety, welfare, function, and appearance of the adjacent uses or general vicinity.

Staff recommended to approve the request for rehabilitation, alterations, and an addition for the property located at 1011 Jefferson Street with the following conditions 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. Reconfigure any square casement windows to include the fixed window below to ensure that they are taller than they are wide, and reconfigure the large fixed window on the first story of the existing brick building to meet the ordinance.

AND

Approve the Special Exception request for the standard: *7.9.10.a.ix.2.b.iv Roofs, Configuration, Roof Decks, Pergolas and roof decks shall not be permitted on the street façade.*

To allow for a roof deck/porch from the second floor on the street façade as requested, because the request meets the Special Exception criteria.

PETITIONER COMMENTS:

Jerome Elder, petitioner, stated the owners made the property their home. it was a shop at some point; could not find additional information. They tried to create as a contrast to the existing building, and smaller. The Special Exception request was for a patio porch for outdoor space, as the owners have no land. There is not enough space for hopper window, as it is taller than wide and can be increased.

Kiersten Connor asked if the original corner door could be used, as it is a main defining feature. **Jerome Elder** stated it is a safety issue as there is no sidewalk or curb.

Kathy Ledvina expressed appreciation for the setback; would like the corner door defined as door, even if not operable. The window alignment between the floors is not had. **Jerome Elder** that that can be explored.

PUBLIC COMMENTS:

Michael Archangelo, area resident, supported the petition.

Ellie Isaacs, Historic Savannah Foundation, stated they have issues with roof: it is too modern and overwhelms

COMMISSION DISCUSSION:

The Commission agreed with Staff recommendation and HSF regarding the setback and being overwhelming. Would like to see the door detail returned, instead of proposed fixed window.

Motion

The Savannah Historic Preservation Commission does hereby approve the request for rehabilitation, alterations, and an addition for the property located at 1011 Jefferson Street with the following conditions 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.Reconfigure any square casement windows to be taller than they are wide, and reconfigure the large fixed window on the first story of the existing brick building to meet the ordinance and be more consistent with the historic corner store entrance.
- 2.Align second floor northern windows to align with the first floor windows.
- 3.Explore possibility of setting a two-foot setback so the second floor addition is distinguishable from the existing building, and so the combined height does not overpower the existing building.

AND

Approve the Special Exception request for the standard:

7.9.10.a.ix.2.b.iv Roofs, Configuration, Roof Decks

Pergolas and roof decks shall not be permitted on the street façade.

To allow for a roof deck/porch from the second floor on the street façade as requested, because the request meets the Special Exception criteria.

Vote Results (Approved)

Motion: Jeff Notrica

Second: Katrina Hornung

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

7. Petition of David Bradley | 24-005214-COA | 536 East Gwinnett Lane | New Construction Small, Parts I & II/Variance Recommendation Request

- 🔗 [Submittal Packet - 536 E. Gwinnett Ln..pdf](#)
- 🔗 [Staff Report - 24-005214-COA 536 E Gwinnett.pdf](#)
- 🔗 [Public Comment - 1.pdf](#)
- 🔗 [Public Comment - 2.pdf](#)
- 🔗 [Public Comment - 3.pdf](#)
- 🔗 [Public Comment - 4.pdf](#)
- 🔗 [Public Comment - 5.pdf](#)
- 🔗 [Public Comment - 6.pdf](#)
- 🔗 [Public Comment - 7.pdf](#)
- 🔗 [Public Comment - 8.pdf](#)
- 🔗 [Public Comment - 9.pdf](#)
- 🔗 [Examples of Dwellings on Lanes.pdf](#)

Jonathan Mellon presented the applicant's request of approval for New Construction, Small (Parts I & II), for the construction of a “Townhome” which would consist of one two-story building with two units attached side by side. The proposed building would be located on a vacant parcel of land fronting on East Gwinnett Lane.

The applicant is also requesting a recommendation to the Zoning Board of Appeals for a variance from the standard regarding rear yard setbacks in Article 5- Base Zoning Districts, TN-1 Building Setbacks for Blocks with Contributing Structures that reads: “*Rear yard: 30 (min)*” to allow for less than a 30-foot rear yard setback due to existing lot conditions.

Per the applicant:

“Project Description: The project will be located in the Victorian District of Savannah, GA,

31401, in the 500 block of East Gwinnett Lane between Price and East Broad. The address will be ~ 534 E Gwinnett Lane. The location is currently unimproved lots with no assigned addresses. The project is new construction of a "Townhome" use defined by the Savannah development standards as:

- A single-family residential building containing at least two (2) attached dwelling units in which each unit is either located on a single lot with at least one (1) attached dwelling unit located on a separate lot and where there is a common wall along the lot line or where all units are under condominium ownership and located on the same lot.

The project will consist of 1, 2 story building with 2 units attached side by side by a common fire wall. Unit 2A will be have a 2 bay garage and a 1 bed 1 bath ADU on the lower level. The second level will have a 2 bed 2 bath unit, the principal dwelling unit. Unit 2B will be a 2 bed 2 bath townhome. The lower level will have a 1 bay garage and bedroom with en-suite bath. The upper level will have 1 bedroom and 1 bathroom a with kitchen and living area. Each unit will have its own unique PIN."

The existing site is a vacant parcel of land that is made up of by a total of four (4) lots that run along East Gwinnett Lane and East Gwinnett Street. The applicant is proposing to subdivide and recombine the lots to create two (2) new lots – Lots 1 & 2. Lot 1 would be a through lot with frontage on both East Gwinnett Street and East Gwinnett Lane (this lot would not be the location of the proposed building, but rather would be a future development site). Lot 2 would be the site of the proposed building with dimensions of 75.76' in width and 42.81' in depth for a total area of 3,243.3 sq ft. The proposed Lot 2 was originally the location of paired / duplex two-story frame buildings that fronted East Gwinnett Lane.

The surrounding context includes the contributing paired / duplex one-story frame houses directly to the side (west) at 524-526 East Gwinnett Lane, as well as newer construction one and two-story frame accessory buildings. The Sanborn Maps show how this site and surrounding context have changed over the years with the loss of all the former East Gwinnett Lane frame buildings which can be seen on the 1916 map, save for the paired / duplex one-story frame houses directly to the side (west) at 524-526 East Gwinnett Lane. By the time of the 1955 map, several of the East Gwinnett Lane frame buildings have been demolished with little new construction having taken place. East Gwinnett Lane has seen, as noted, new construction along the lane consisting of both one and two-story accessory buildings.

The historic pattern of development of this block of East Gwinnett Lane included lane buildings that had a consistent rear lot line which the newly proposed Lot 2 would be keeping with. Recent new construction has introduced both one and two-story accessory buildings to the lane, and while this building would be a "Townhome" it would resemble an accessory structure. The existing depth of the proposed Lot 2 is an existing condition, and the proposed subdivision and recombination would result in lots that would have depths consistent with the varied pattern found on the block.

As noted above, these are existing conditions, which was the historic pattern of development prior to the loss of all but two of the historic lane frame buildings. The applicant wishes to construct a building that would have a footprint in-keeping with other historic and new construction ones on East Gwinnett Lane, and the depth of the proposed Lot 2 would not allow for the construction of a conforming building that would be viable for residential use. The depth of the proposed Lot 2 is an existing condition, and both historic

and new construction buildings along East Gwinnett Lane are of a similar scale and massing. The applicant is utilizing the existing depth of the proposed Lot 2, with a proposed massing that would be in-keeping with the pattern of development found on East Gwinnett Lane both historically and presently. The existing depth of the proposed Lot 2 is a preexisting condition.

Staff recommended to approve the request for New Construction, Small (Parts I & II) for a two-story "Townhome" with accessory dwelling unit at the property located at 536 East Gwinnett Lane with the following conditions to be submitted to staff for review and approval prior to starting the work, because the proposed project is otherwise visually compatible and meets the standards:

1. Further refine the design of the "Townhome" in order to break up the massing in order to have it be visually compatible with the contributing buildings and structures to which it is related.
2. Substitute a different material for the residential entrances than the proposed metal, to have the "Townhome" be in-keeping with the character of the entrances found on the contributing buildings and structures to which is it related.
3. Restudy the exterior expression of the floor-to-floor heights to meet the standard or request a Special Exception.
4. Restudy the design to include a visible foundation to meet the standard or request a Special Exception.
5. Confirm that the 30% transparent features minimum is met for the ground floor façade to meet the standard.
6. Restudy the design to include front porches or covered or uncovered stoops for the entrances on East Gwinnett Lane to meet the standard or request a Special Exception.
7. Confirm the materials for the proposed two second-floor rear porches, and flanking staircases on the two sides (east and west) to meet the standard.
8. Confirm the locations of any HVAC units to meet the standard for screening.
9. Provide information on any proposed exterior lighting in order to ensure that the standards are met for materiality, scale, and source type.
10. Restudy the design for the fencing in the side yards to meet the minimum 5' requirement between the fencing and the building or request a Special Exception.

AND

Approval of a Variance Recommendation to the Zoning Board of Appeals from the standard within Article 5- Base Zoning Districts, TN-1 *Building Setbacks for Blocks with Contributing Structures* that reads: "*Rear yard: 30 (min)*" to allow for less than a 30-foot rear yard setback due to existing lot conditions.

Edward Morrow, Director of Development Services, stated the approved setback is up to 15 feet. He provided definition of townhome.

Darren Bagley-Heath suggested a continuance based on the comments of Mr. Morrow.

PETITIONER COMMENTS:

David Bradley, petitioner, stated all requirements for townhouse and multifamily structure were followed.

PUBLIC COMMENTS:

There were no public comments.

COMMISSION DISCUSSION:

The Commission stated complete, accurate drawings need to be provided. It was recommended to use the list of exceptions as checklist so the Commission can make a sound decision. There are too many unresolved issues to make a decision. The applicant should go to the Zoning Board of Appeals first.

Motion

The Savannah Historic Preservation Commission does hereby Continue the request for New Construction, Small (Parts I & II) for a two-story "Townhome" with accessory dwelling unit at the property located at 536 East Gwinnett Lane and a Variance Recommendation to the Zoning Board of Appeals from the standard within Article 5- Base Zoning Districts, TN-1 Building Setbacks for Blocks with Contributing Structures that reads:

"Rear yard: 30 (min)"

to allow for less than a 30-foot rear yard setback due to existing lot conditions, for sixty (60) days to allow the applicant time to address the Commission's comments.

Vote Results (Approved)

Motion: Jeff Notrica

Second: Katrina Hornung

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

CUYLER-BROWNVILLE DISTRICT

[8. Petition of Hestia Community Partners, Briana Paxton | 24-004708-COA | 902 West 41st Street | New Construction, Small \(Parts I & II\)](#)

🔗 [Submittal Packet 902 West 41st.pdf](#)

🔗 [Staff Report 24-004708-COA 902 W 41st St.pdf](#)

Kelli Mitchell presented the petitioner's request for New Construction, Small: Parts I and II for a single-family residence at 902 West 42nd Street. The lot is currently vacant and there are no historic resources on the lot. The project was originally scheduled for the September 25, 2024, HPC meeting. Staff had recommended a continuance to give the applicant time to address a number of concerns held by staff. The applicant chose to continue the project to the October meeting to give them time to address Staff's comments. The applicant provided updated drawings and information that meet the conditions.

Staff recommended to approve the proposed New Construction, Small: Parts I and II for a

single-family residence at 902 West 41st Street with the following condition because the work is otherwise visually compatible and meets the standards.

1. Confirm that the overall height of the building shown on the plans is accurate.

PETITIONER COMMENTS:

Briana Paxton, petitioner, presented her request to the Commission, while agreeing with Staff recommendations. She stated the structure met the required 31 feet.

Kathy Ledvina asked if expressed piers were planned, as the Ordinance required.

Briana Paxton stated that could be accommodated.

PUBLIC COMMENTS:

Ellie Isaacs, Historic Savannah Foundation, stated they supported the infill project with the exception of the pitch and roof height.

COMMISSION DISCUSSION:

The Commission had no additional comments.

Motion

The Historic Preservation Commission does hereby approve the proposed New Construction, Small: Parts I and II for a single-family residence at 902 West 41st Street with the following condition because the work is otherwise visually compatible and meets the standards.

1. Confirm that the overall height of the building shown on the plans is accurate.
2. Design that front porch foundation to have expressed piers.

Vote Results (Approved)

Motion: Katrina Hornung

Second: Jeff Notrica

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

[9. Petition of Lynch Associates Architects | 24-005264-COA | 625 West 37th Street | Amendment](#)

🔗 [Submittal Packet - 625 W. 37th St..pdf](#)

🔗 [Staff Report - 24-005264-COA 625 W 37th St AMEND.pdf](#)

Jonathan Mellon presented the applicant's request of approval for an amendment to 24-004043 for New Construction, Small (Parts I & II), for the construction of a two-story carriage house / ADU at 625 West 37th Street. The proposed amendment would increase

the footprint of the carriage house / ADU and as a result the applicant is seeking a Variance Recommendation Request to the Zoning Board of Appeals for a variance from the following standard:

8.7.4 Accessory Dwelling Units (not including Caretaker's Dwelling Unit)

d. Building Size

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.

To allow for square footage that exceeds the maximum 700 square feet that is allowed, with a proposed square footage of 737 square feet.

Per the applicant:

“Project Narrative:

The project proposes the construction of a new accessory dwelling unit at 625 West 37th Street located in zoning district TR-1. The lot is located in the middle of a single-family residential block between Burroughs Street and Florance Street with primary access from West 37th Street and secondary access from a 16' rear lane. The lot contains an existing two-story residence that fronts West 37th Street. The proposed building will be located at the rear of the lot, behind the existing principal residence. The first floor will include a three-bay vehicular garage accessed from the rear lane; the second floor will include a residential unit. An uncovered wood stair is located on the east side of the building to provide access to the second level. A wood privacy fence with a locking gate is proposed along the rear lane between the proposed building and the property line.

The total proposed lot coverage including the existing principal building and proposed ADU is 50.0%. The proposed ADU maintains a minimum separation distance of 10' from the existing residence. The proposed ADU matches the rear setback of similar structures located along the rear lane on the same block, as well as those located throughout the immediate neighborhood.

A zoning variance is requested for exceeding the maximum ADU footprint of 700 SF set forth in section 8.7.4 of the Savannah zoning ordinance. The proposed ADU has a footprint area of 737 SF. The proposed ADU meets the zoning ordinances governing the maximum lot coverage of 50% and does not exceed 40% of the footprint of the existing principal building.

The proposed ADU exterior materials are intended to be similar to that of the existing residence. The siding BOD is a horizontal wood lap siding with a 3" exposure, matching that of the principal residence. The exterior fenestration includes clad doors and windows by Marvin Elevate, as well as carriage house style overhead garage doors. The door and double hung window lite patterns match that of the principal residence. The proposed roof is a standing seam metal roof. Reference the following attached specifications of the fenestration and exterior material selections.

At the August 28, 2024, HPC meeting the Commission approved (24-004043-COA) with the following conditions:

- 1. Provide product specifications for the proposed exterior lighting – sconces, in order to ensure that the standards are met.**
 - The amendment submission package includes product specifications for the proposed exterior lighting which will be reviewed in the Design Standards section.
- 2. Remove the tower and submit to staff revised drawings for approval.**

- The amendment submission package includes a revised design that has removed the proposed tower.

3. Install double-hung or casement windows where fixed windows are present.

- The amendment submission package includes a revised design that has substituted casement windows in place of the originally proposed fixed windows.

625 West 37th Street was constructed in 1916 and is a contributing resource within the National Register Cuyler-Brownville Historic District and the local Cuyler-Brownville Historic District. It is a two-story frame building in the classic American Foursquare style with a covered first-floor wrap-around porch (that has been partially enclosed) that has brick piers and wood columns, punched openings with nine-over-one windows, center front dormer window, and is topped by a hipped roof. The surrounding context includes similarly scaled and detailed two-story frame buildings with covered front porches.

The historic pattern of development of lanes in the Victorian District includes a notable variety for the accessory buildings in terms of their scale and design. The primary building on this lot and adjacent ones along West 37th Street could potentially allow for the construction of more substantial accessory buildings given their scale. However, given the existing conditions, an accessory building could be constructed that would comply with the requirement that the footprint be no more than 700 square feet. The existing conditions of the lot include a primary building that is substantial in size, and the proposed accessory building would meet the maximum lot coverage and would not exceed 40% of the footprint of the existing primary building. However, there are no special conditions that would keep the design of the proposed accessory building from complying with the maximum footprint allowed of 700 square feet. The proposed construction of the accessory building could be potentially financial in nature if the ADU were a rental but that is not typically reviewed by HPC. Literal interpretation of the provisions of the regulations would not deprive the applicant of rights commonly enjoyed by other properties that have existing accessory buildings comparable in size in the same zoning district under the terms of the Ordinance. The existing conditions would allow for the construction of an accessory building that would allow for the reasonable use of the land, and as such, even a minimum variance is not warranted. The variance would confer special privilege, as the intent of the ordinance is not met in terms of the maximum footprint allowed of 700 square feet.

Staff recommended to approve an amendment to 24-004043 for New Construction, Small (Parts I & II), for the construction of a two-story carriage house / accessory dwelling unit at the property located at 625 West 37th Street with the following condition to be submitted to staff for review and approval prior to starting the work, because the proposed project is otherwise visually compatible and meets the standards:

1. Reduce the footprint of the carriage house / accessory dwelling unit in order to meet the allowable 700 square foot maximum.

AND

Recommend denial of a recommendation to the Zoning Board of Appeals for a variance from the standard with *Sec. 8.7 – Accessory Structures and Uses* as follows:

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.

In order to allow an accessory dwelling unit with a square footage that exceeds the maximum 700 square feet that is allowed, because the variance criteria are not met.

PETITIONER COMMENTS:

Garrett Konoble, petitioner, shared the compliances made except for the maximum

footprint. Request ZBA approval and to return to Staff rather than to the Commission.

PUBLIC COMMENTS:

There was no public comment.

COMMISSION DISCUSSION:

There was discussion regarding attic space and lot coverage. When does the pushing of the boundary stop - a continuing encroachment of what the criteria states.

Motion

The Savannah Historic Preservation Commission does hereby Approve the request for an amendment to 24-004043 for New Construction, Small (Parts I & II), for the construction of a two-story carriage house / accessory dwelling unit at the property located at 625 West 37th Street with the following condition to be submitted to staff for review and approval prior to starting the work, because the proposed project is otherwise visually compatible and meets the standards:

1.Reduce the footprint of the carriage house / accessory dwelling unit in order to meet the allowable 700 square foot maximum.

AND

Denial of a recommendation to the Zoning Board of Appeals for a variance from the standard with Sec. 8.7 – Accessory Structures and Uses as follows:

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.

In order to allow an accessory dwelling unit with a square footage that exceeds the maximum 700 square feet that is allowed, because the variance criteria are not met.

Vote Results (Approved)

Motion: Katrina Hornung

Second: Patricia Richardson

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

[10. Petition of Ethos Preservation | 24-005312-COA | 808 West 42nd St | Rehabilitation/Alterations](#)

🔗 [Submittal Packet 808 W 42nd St.pdf](#)

🔗 [Staff Report - 24-005312-COA h 808 W 42nd St.pdf](#)

🔗 [Examples - Attached Garages in Cuyler Brownville.pdf](#)

🔗 [808 W 42nd St - Petitioner's Presentation.pdf](#)

** Kiersten Connor recused herself from this petition.

Kelli Mitchell presented the applicant's request of approval to make alterations to 808

West 42nd Street. The building is a noncontributing resource within the National Register Cuyler-Brownville Historic District and the local Cuyler-Brownville Historic District. The current structure was constructed in 2014, replacing an earlier structure, and was constructed by Habitat for Humanity.

Staff recommended to continue the request to make alterations to 808 West 42nd Street to address the following concerns held by staff.

1. Consider redesigning the garage by either reducing the height or completely detaching the garage from the main house.
2. Reduce the width of the width of the addition to help make the house more visually compatible with surrounding structures.
3. Confirm the opening transparency for all first-floor elevations visible from the public right of way and add additional openings where the standard is not met or apply for a Special Exception from the standard.
4. Provide the following details: The size of the muntinsThe depth of the overhangThe location of mechanical equipment (if new equipment is proposed)The material information for new doors and lighting (if applicable)

PETITIONER COMMENTS:

Kim Campbell, petitioner, stated the owner purchased the home from Habitat for Humanity for her family. It is not historic, with no precedence in the block. The form cannot be altered reflect the structures in the neighborhood. therefore, design precedence cannot be applied. It would have to be on principle. The enclosed garage is for security.

Sondra Capers, owner, stated she was initially hesitant to move in the neighborhood, and it has changed since 2014. She would like the home to accommodate her expanding family.

Jonathan Mellon, Director of Historic Preservation, stated Staff is not opposed to expansion, just the manner.

PUBLIC COMMENTS:

There were no public comments.

COMMISSION DISCUSSION:

The Commision state the plans provide a castle-like structure; very imposing. There is concern about parking and the garage location to comply with the Ordinance, though built prior to the HPC ordinance. The Commission expressed it would be a tragedy to not be able to make the project work.

Motion

The Historic Preservation Commission does hereby approve the request to make alterations to 808 West 42nd Street to address the following concerns held by staff.

1. Consider redesigning the garage by either reducing the height or completely detaching the garage from the main house.
2. Confirm the opening transparency for all first-floor elevations visible from the public right of way and add additional openings where the standard is not met or apply for a Special Exception from the standard.
3. Provide the following details:

- a. The size of the muntins
- b. The depth of the overhang
- c. The location of mechanical equipment (if new equipment is proposed)
- d. The material information for new doors and lighting (if applicable)

Vote Results (Approved)

Motion: Katrina Hornung

Second: Jeff Notrica

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

STREETCAR DISTRICT

[11. Petition of Be Smart Home Solutions | 24-004732-COA | 516 Seiler Avenue | Solar Panel Installation/Special Exception Request](#)

🔗 [Submittal Packet - 516 Seiler Ave.pdf](#)

🔗 [Staff Report - 24-004732-COA 516 Seiler Ave.pdf](#)

🔗 [Views of roof - 516 Seiler Ave.pdf](#)

Caitlin Chamberlain presented the applicant's request of a special exception for approval to install nine (9) solar panels on the roof of 516 Seiler Avenue. The Special Exception is for the standard that reads:

Mechanical Equipment and Refuse.

Alternative energy source devices may be permitted on contributing resources provided they are not visible from the street and do not damage or obscure any character-defining features

In order to allow the installation of the panels in a location that is visible from the street.

516 Seiler Avenue was built in 1930 and is a contributing resource within the Thomas Square-Streetcar National Register Historic District and the local Streetcar Historic District. It is situated on a block with several one-story and two-story wood frame contributing resources.

PETITIONER COMMENTS:

Nicole Lee. petitioner, informed the Commission the Special Exception was applied for as directed and made herself available to the Commission for questions. There are 11 panels requested to be installed.

PUBLIC COMMENTS:

There were no public comments.

COMMISSION DISCUSSION:

One Commissioner expressed concern with the height of the panels; preferred them to be located closer to the rear of the structure.

Motion

The Savannah Historic Preservation Commission does hereby approve the request to install eleven (11) solar panels on the roof of 516 Seiler Avenue, as requested because the work is visually compatible and meets the standards.

AND

The Savannah Historic Preservation Commission does hereby approve the Special Exception request for the installation of solar panels as requested because the project meets the Special Exception criteria.

Vote Results (Approved)

Motion: Katrina Hornung

Second: Jeff Notrica

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

12. Petition of Real Investment Savannah | 24-004728-COA | 536 Seiler Avenue | Amendment to 23-001783-COA

🔗 [Submittal Packet - 536 Seiler - Part I.pdf](#)

🔗 [Submittal Packet - 536 Seiler - Part II.pdf](#)

🔗 [Staff Report - 24-004728-COA 536 Seiler Avenue.pdf](#)

Kelli Mitchell presented the applicant's request for an amendment to a previously approved Certificate of Appropriateness (23-001783-COA) for the property located at 536 Seiler Avenue. Alterations were made to the primary and accessory structures without review by staff or by the HPC. This project was heard by the Board earlier this year with regards to the alterations. A full project history is provided below. An application was submitted in 2023 for "New Construction, Small (Parts I and II) to construct a two-story duplex and carriage house at 536 Seiler Avenue." The project was heard at the April 2023 HPC meeting.

Jamie Zerillo stamped a set of drawings on May 3, 2023. Leah Michalak restamped the drawings on October 18, 2023. There are no major exterior changes between the two sets of plans. The approved set of plans from the building department have Leah Michalak's stamp along with those from other departments. Deviations to the approved plans were found after staff was notified of inconsistencies in what was constructed versus what was approved and after an inspection of the property. Staff reached out to

the applicant and met onsite to discuss the inconsistencies. The applicant then submitted an application to be heard by the HPC.

The following work was done differently from what was approved:

- Window Sizes and Configuration:** The primary and accessory buildings were approved to have double hung two over two windows with the exception of the dormer windows on the primary building, which appear to be casement. As constructed, the windows are one over one. Also, the window sizes, primarily on the main structure, are smaller than what was approved.
- Front Porch:** As approved, the front porch had exposed piers in the foundation matching with the columns on the porch, two sets of front stairs, and 'autumn smoke' bricks. As constructed, the porch has one set of stairs that are visually separated into two sets by handrails, no exposed piers under the columns except at the corners, and masonry with a mortar rub/whitewash.
- Doors:** The doors were approved to be wood, but steel doors were installed.
- Primary Structure - Rear Canopy/Hood:** A canopy/hood was constructed over the rear doors on the primary structure. This was not shown on the plans.
- Accessory Structure – Canopy/Hood:** A canopy/hood was installed over the second-story door as well as over the door on the first floor facing Seiler Avenue. Neither was shown on the approved plans.
- Accessory Structure - Stairs:** As constructed, the platform for the stairs was enlarged, and a switchback was required for the steps due to the alteration. Such a design was not shown on the plans.
- Accessory Structure - Seiler Avenue Elevation:** Per the plans, the Seiler Avenue elevation was to have two garage doors and a pedestrian door on the first floor. As constructed, one of the garage doors was removed and a pair of windows was installed in its place.
- Fencing:** Select fencing was approved around the HVAC for the main and accessory structures as well as for the trash cans. A vinyl privacy fence around the side and rear yards was installed instead.
- Exterior Wall Material:** Stamped fiber cement siding was used instead of smooth board siding.

This project was heard by the board at the May 2024 meeting. The applicant requested an amendment to the 2023 COA and requested to retain all the work that was done differently from what was previously approved.

Staff made the following recommendation:

Approve the amendment to the previous Certificate of Appropriateness (23-001783-COA) for 536 Seiler Avenue for the following changes as requested because the work is visually compatible and meets the standards.

1. The steel doors on the primary and accessory building
2. The masonry on the front porch
3. The canopy/hoods on the rear doors on the primary building and first floor of the accessory structure
4. The exterior stairs on the accessory building
5. The siding on the primary and accessory building
6. The design of the stairs on front porch
7. Window configuration for all windows and the size of large windows on the side

elevations

8. The design of the first-floor elevation of the accessory structure facing Seiler Avenue

AND

Deny the amendment to the previous Certificate of Appropriateness (23-001783-COA) for 536 Seiler Avenue for the following changes because the work is not visually compatible and does not meet the standards for Fencing and Walls, Foundations (New Construction), and Windows (New Construction).

1. The size of the windows on the second floor of the primary building's front elevation
2. The vinyl privacy fence
3. The hood/canopy over the second story door on the accessory building
4. The configuration for the front porch foundation

The Board deviated some from staff's recommendation and made the following decision:

The Savannah Historic Preservation Commission does hereby approve the amendment to the previous Certificate of Appropriateness (23-001783-COA) for 536 Seiler Avenue for the following changes as requested because the work is visually compatible and meets the standards.

1. The steel doors on the primary and accessory building
2. The masonry on the front porch
3. The exterior stairs on the accessory building
4. The siding on the primary and accessory building
5. The design of the stairs on front porch

AND

Deny the amendment to the previous Certificate of Appropriateness (23-001783-COA) for 536 Seiler Avenue for the following changes because the work is not visually compatible and does not meet the standards for Fencing and Walls, Foundations (New Construction), and Windows (New Construction).

6. The size and configuration of the windows on both the primary building and accessory unit.
7. The vinyl privacy fence
8. The hood/canopy over the rear door on the primary building and over the first-floor door and the second story door on the accessory building
9. The configuration for the front porch foundation
10. The design of the first-floor elevation of the accessory structure facing Seiler Avenue

The applicant has since provided as-built drawings that reflect some of the inconsistencies from the original plan and that show select corrections, chiefly with the fence. Staff will only discuss the elements that the board had previously denied and will not discuss the elements that were previously approved, as the board had found those elements to meet the standards and to be visually compatible.

Staff recommended at the October 23, 2024 HPC meeting to approve the amendment to the previous Certificate of Appropriateness (23-001783-COA) for 536 Seiler Avenue for the following changes as requested because the work is visually compatible and meets

the standards.

1. The hood/canopy elements over the rear doors on the main home and over the first floor pedestrian door on the outbuilding.
2. The window configuration and the window dimensions of the first-floor windows on the front façade and all the windows on side and rear elevations.
3. The front porch steps.
4. The privacy fence

AND

Deny the amendment to the previous Certificate of Appropriateness (23-001783-COA) for 536 Seiler Avenue for the following changes because the work is not visually compatible and does not meet the standards for Foundation Configuration (New Construction) and Windows (New Construction).

1. The hood/canopy element over the second story door on the outbuilding.
2. The dimensions of the second story windows on the front façade.
3. The foundation configuration for the front porch.

PETITIONER COMMENTS:

Inna Adams, petitioner, stated she will remove vinyl fence and replace with wood. She stated she accepted error for the windows. However, the error on the stamped plans gave her indication to move forward as she did.

PUBLIC COMMENTS:

Ellie Isaacs, Historic Savannah Foundation, concerned with window: all should be replaced, and the applicant should be held to the standards as everyone else.

COMMISSION DISCUSSION:

The Commission agreed with Staff recommendations but had grave concerns with the windows. The applicant strayed from the floor plan regarding the windows. They commended her commitment to the wooden fence, however, the windows need to be in compliance.

Motion

The Historic Preservation Commission does hereby approve the amendment to the previous Certificate of Appropriateness (23-001783-COA) for 536 Seiler Avenue for the following changes as requested because the work is visually compatible and meets the standards.

- 1.The hood/canopy elements over the rear doors on the main home and over the first floor pedestrian door on the outbuilding.
- 2.The front porch steps.
- 3.The privacy fence

AND

Deny the amendment to the previous Certificate of Appropriateness (23-001783-COA) for 536 Seiler Avenue for the following changes because the work is not visually compatible and does not meet the standards for Foundation Configuration (New Construction) and Windows (New Construction).

- 1.The hood/canopy element over the second story door on the outbuilding.
- 2.The dimensions of the second story windows on the front façade.

- 3.The foundation configuration for the front porch.
- 4.Replace all windows that are out of compliance with the stamped drawings.

Vote Results (Approved)

Motion: Kiersten Connor

Second: Patricia Richardson

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

[13. Petition of Homestead Architecture | 24-004688-COA | 225 West 40th Street | New Construction, Small \(Parts I & II\)/Variance/Non-Contributing Demolition](#)

🔗 [Submittal Packet - 225 W 40th St.pdf](#)

🔗 [Staff Report - 24-004688-COA 225 W 40th St.pdf](#)

Caitlin Chamberlain presented the applicant's request of approval to construct an accessory dwelling unit at 225 West 40th Street. The project also includes the demolition of an existing, non-contributing garage and a variance for the standard that reads:

8.7.4 Accessory Dwelling Units (not including Caretaker's Dwelling Unit)

d. Building Size

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.

To allow for square footage that exceeds 40% of the building footprint, to a total of 49.6% of the footprint of the principal building. The maximum square footage would be 544 square feet under the current ordinance regulations, but the applicant is requesting a total of 675 square feet.

The principal building at 225 West 40th Street was built in 1900 and is a contributing resource within the Thomas Square-Streetcar National Register Historic District and the local Streetcar Historic District. The garage is noted as non-contributing and does not appear on the 1916 Sanborn Map. A wood framed one-story garage is noted on the 1953 and 1966 maps, not the concrete block garage that is seen today.

This project was initially heard at the September 25, 2024, Historic Preservation Commission Meeting where it was continued to the October 23, 2024, meeting. The HPC Decision was as follows:

The Savannah Historic Preservation Commission does hereby continue the request to construct an accessory dwelling unit at 225 West 40th Street, including the demolition of a

non-contributing garage, to the October 23, 2024, Historic Preservation Commission

Meeting, to allow the Petitioner time to address the following:

1. *Provide context drawings showing the height of the ADU and how it relates to the surrounding buildings.*

The applicant has provided this information in the updated submittal packet. The height of the proposed ADU would be 24 feet, which is shorter than the principal building (35'1") and the neighboring accessory building directly next to it (28'2").

2. *Explore options of minimizing the footprint of the ADU to be closer to 40% of the square footage of the house.*

The applicant is still requesting the same variance, but is providing further information to justify the request, stating *"We feel that the existing neighborhood fabric supports this Carriage House Design, its size, and its placement. It is consistent with the existing block density, and the proportional footprint area requested is consistent with the fabric of the adjacent properties."*

The applicant cites nearby examples to support this:

- Directly across Jefferson Street at 301 W. 40th Street the ADU is approximately 900 sf and 65% of the primary residence, over by 346 sf.
- 2410 Jefferson Street is not an accessory dwelling unit to 224 W. 41st Street, however, its location is consistent with an ADU placement on the block and is significantly larger than the current proposed ADU in massing and height and sits directly adjacent.
- At 306 W. 40th Street, a recently approved ADU of 700 sf, over the 40% allowable by 22% (62%) and over the area by 250 sf. HPC recommended approval of the variance request to the ZBA for this, which was granted. [23-002366-COA]

Staff would also like to include another variance recommendations made by the Historic Preservation Commission since the ordinance changed after May 25, 2023, which is significantly larger than the current request:

- 909 Whitaker Street [23-003030-COA] Two-story ADU with a variance request to allow an ADU footprint of 972 square feet.

On May 25, 2023, an amendment was adopted to restrict ADUs to no more than 40% of a principal dwelling's footprint, rather than habitable space as it had been previously determined, and not to exceed 700 square feet. Under the current ordinance, the maximum square footage would be reduced to 544 square feet. The applicant has outlined reasons why this would not be feasible for the two-car garage on the first floor and live/work space on the second floor. The square footage of the main house (1360 sf), and the lot size are not a result of actions taken by the applicant. This could be partially financial in nature if the ADU were a rental, but use is not typically reviewed by the HPC. The proposed ADU also provides two off-street parking spaces. Literal interpretation of the provisions of the newer regulations would deprive the applicant of rights commonly enjoyed by other properties that have existing ADUs comparable in size to others in the same zoning district under the terms of the Ordinance, as noted earlier in the report. The variance, if granted, is the minimum necessary to make possible the reasonable use of land, buildings, and structures. The footprint of the building has been determined by keeping the lower level as a two-car garage, each with 9-foot garage door openings. A smaller footprint within the 40% would potentially have an issue with the accommodation of modern vehicles. The variance would not confer special privilege. As noted previously, there are other accessory structures in this area that exceed the 40% rule, some of which have been approved after the ordinance changed with a variance. Further, the applicant notes that the additional 131 sf of the ADU in no way adversely affects surrounding properties, nor the community, but does allow for 2-car off street parking, and an

adequately sized long-term live/work tenant space above.

Staff recommended to approve the request to construct an accessory dwelling unit at 225 West 40th Street, including the demolition of a non-contributing garage, as requested because the work is visually compatible and meets the standards.

AND

Recommend approval of a recommendation to the Zoning Board of Appeals for a variance from the standard with *Sec. 8.7 – Accessory Structures and Uses* as follows:

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.

In order to allow an accessory dwelling unit percentage of 49.6% of the footprint of the principal dwelling, because the variance criteria are met.

PETITIONER COMMENTS:

Pete Callejas, petitioner, presented his petition, and stated the stair is not part of footprint size per the Ordinance. What was presented was less than 700 square feet: appropriate for a live/work unit.

PUBLIC COMMENTS:

There were no public comments.

COMMISSION DISCUSSION:

The majority of the Commission agreed with Staff recommendation. One Commissioner had concern with the size of the garage.

Motion

The Historic Preservation Commission motioned to approve the request to construct an accessory dwelling unit at 225 West 40th Street, including the demolition of a non-contributing garage, as requested because the work is visually compatible and meets the standards.

AND

Recommend approval of a recommendation to the Zoning Board of Appeals for a variance from the standard with *Sec. 8.7 – Accessory Structures and Uses* as follows:

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.

In order to allow an accessory dwelling unit percentage of 49.6% of the footprint of the principal dwelling, because the variance criteria are met.

Vote Results (Approved)

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

X. APPROVED STAFF REVIEWS

XI. NOTICES, PROCLAMATIONS, AND ACKNOWLEDGEMENTS

14. Stamped Drawing Report - October

🔗 [October 2024.pdf](#)

15. Inspections Completed by Staff - October Report

🔗 [Inspections Completed by Staff - October 2024.pdf](#)

XII. OTHER BUSINESS

16. Proposed Ordinance Revisions for HPC Staff Reviews

🔗 [HPC Staff Reviews - Proposed Ordinance Revisions - Cover Memo.pdf](#)

🔗 [proposed-ordinance-revisions-involving-historic-districts-staff-reviews-for-hpc-districts-final version.pdf](#)

Jonathan Mellon presented the current process regarding Staff reviews for HPC has been temporarily modified until the Ordinance is corrected to continue the existence of Staff reviewed petitions to the Historic Preservation Department.

The Commission expressed desire for demolition of non-contributing structures being reviewed by the Board. Deconstruction monitoring needs to be addressed and to update the historic listings in the HPC areas.

The City supports the recommendation.

Motion

The Historic Preservation Commission motioned to recommend approval of the HPC Ordinance regarding Staff-reviewed petitions.

Vote Results (Approved)

Motion: Katrina Hornung

Second: Jeff Notrica

Virginia Mobley	- Not Present
Darren Bagley-Heath	- Abstain
Jeff Notrica	- Aye

Kiersten Connor	- Aye
Kathy S. Ledvina	- Aye
Pamela Miller	- Not Present
Patricia Richardson	- Aye
Katrina Hornung	- Aye

[17. City of Savannah - Proposed Solar Arrays on Buildings within Historic Districts](#)

The City provided updated information regarding solar panels in the HPC areas.

XV. ADJOURNMENT

[18. Next Pre-Meeting: Wednesday, November 20, 2024 at 1:30 PM - 112 East State Street: Mendonsa Hearing Room](#)

[19. Next Meeting: Wednesday, November 20, 2024 at 2:00 PM - 112 East State Street: Mendonsa Hearing Room](#)

[20. Adjourn](#)

There being no further business to present before the Commission, the October 23, 2024 Historic Preservation Commission meeting adjourned at 5:18 p.m.

Respectfully submitted,

Jonathan Mellon
Director, 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.