



Historic Preservation Commission

Arthur A. Mendonsa Hearing Room
August 27, 2025, 2:00 p.m.
DECISIONS

August 27, 2025 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: Jeff Notrica, Chair
Courtney Bonney
Scott Crotzer
Katrina Hornung
Kathy Ledvina
Pamela Miller
Patricia Richardson

Member Absent: Brian Woods

Staff Present: Caitlin Chamberlain, Director of Historic Preservation
Kelli Mitchell, Planner
Jodie Brown, Principal Planner
Rohan Urs, Planner
Bri Morgan, Administrative Assistant II
Hind Patel, IT Assistant

I. CALL TO ORDER AND WELCOME

II. SIGN POSTING

III. CONSENT AGENDA

VICTORIAN DISTRICT

[1. Petition of Your Exterior Pros, Beth Barrows | 25-002814-COA | 1215 Java Place | Windows and Siding](#)

***This item was removed from Consent Agenda to the last item on the Regular Agenda due to Commission concerns.

Caitlin Chamberlain presented the applicant's request of approval of in-kind replacements for the deteriorated windows and siding on the property located at 1215 Java Place.

1215 Java Place was built in 1910 and is a contributing resource within the National Register Victorian Historic District and the local Victorian Historic District. The property was originally known as 1209 Houston Street. It is not clear why or when this block of Houston Street was changed to Java Place, but Java Place is seen pasted into the 1955-1966 updates to the Sanborn Map (below right). The 1916 Sanborn shows the property as 1209 Houston Street (below left). It was on the same lot as 524-526 East Henry Street and listed as a two-story dwelling.

This project was first presented at the July 23, 2025, Historic Preservation Commission Meeting, where the decision was as follows:

Continue the request for in-kind siding and window replacement to a date not to exceed the October 22, 2025, Historic Preservation Commission meeting, to allow the applicant more time to address the following:

- 1. Provide more details about the condition of the windows to ensure that replacement is necessary rather than repairs.**
- 2. Provide more photographic details about the areas of the siding in need of replacement.**

This information is now included. Second story window pictures have also been obtained showing the condition. Ongoing conversations with the applicant have noted that the windows are beyond repair and that siding is only going to be replaced in-kind in the areas where it is needed.

STAFF RECOMMENDATION:

Approve the request for in-kind siding and window replacement as requested because the work is visually compatible and meets the standards.

Motion

Remove from consent

Vote Results (Approved)

Motion: Scott Crotzer

Second: Kathy S. Ledvina

Jeff Notrica	- Aye
Kathy S. Ledvina	- Aye
Pamela Miller	- Aye
Patricia Richardson	- Aye
Katrina Hornung	- Aye
Courtney Bonney	- Aye
Brian Woods	- Not Present
Scott Crotzer	- Aye

Motion

The Savannah Historic Preservation Commission does hereby continue the request for in-kind siding and window replacement to a date no later than the October 22, 2025, Historic Preservation Commission Meeting to allow the applicant time to prepare and provide an inventory of each window to determine which ones can be repaired rather than replaced, focusing on the main façade of the house.

Vote Results (Approved)

Motion: Scott Crotzer

Second: Pamela Miller

Jeff Notrica	- Aye
Kathy S. Ledvina	- Aye
Pamela Miller	- Aye
Patricia Richardson	- Aye
Katrina Hornung	- Aye
Courtney Bonney	- Aye

Brian Woods	- Not Present
Scott Crotzer	- Aye

Motion

The Savannah Historic Preservation Commission does hereby continue the request for in-kind siding and window replacement to a date no later than the October 22, 2025, Historic Preservation Commission Meeting to allow the applicant time to prepare and provide an inventory of each window to determine which ones can be repaired rather than replaced, focusing on the main façade of the house.

Vote Results (Not Started)

Motion:

Second:

2. Petition of Michael Winston | 25-003555-COA | 223 East Gwinnett Street | Fence

Rohan Urs prepared the applicant's request of approval to replace the existing fencing along Gwinnett Street and Lincoln Street sidewalks, totaling approximately 135 feet. The proposed work includes:

- Wrought iron fencing, 36 inches (3 feet) tall,
- Installation of a gate at the front steps along Gwinnett Street,
- Replacement in the same location as the existing fencing.

The property is a three-story residential structure located at the corner of East Gwinnett and Lincoln Streets. The surrounding block face is composed predominantly of contributing residential resources with a mix of historic fencing treatments, including wrought iron.

Staff recommended approval of the request to install wrought iron fencing, 36 inches tall, along Gwinnett and Lincoln Streets with a gate at the front steps for the property at 223 East Gwinnett Street, because the work is visually compatible and meets the standards.

Motion

The Savannah Historic Preservation Commission does hereby approves the request to install wrought iron fencing, 36 inches tall, along Gwinnett and Lincoln Streets with a gate at the front steps for the property at 223 East Gwinnett Street, because the work is visually compatible and meets the standards.

Vote Results (Approved)

Motion: Katrina Hornung

Second: Scott Crotzer

Jeff Notrica	- Aye
Kathy S. Ledvina	- Aye
Pamela Miller	- Aye
Patricia Richardson	- Aye
Katrina Hornung	- Aye
Courtney Bonney	- Aye
Brian Woods	- Not Present
Scott Crotzer	- Aye

[3. Petition of Superior Fence and Rail, Cat Simmons | 25-003762-COA | 625 West 38th Street | Fence](#)

Caitlin Chamberlain prepared the applicant's request of approval to remove a chain link fence and replace with a wood fence around the property located at 625 West 38th Street.

625 West 38th Street was built in 1915 and is a contributing resource within the National Register Cuyler-Brownville Historic District and the local Cuyler-Brownville Historic District.

STAFF RECOMMENDATION:

Approve the fence replacement request for the property located at 625 West 38th Street as requested because the work is visually compatible and meets the standards.

Motion

The Savannah Historic Preservation Commission does hereby approve the fence replacement request for the property located at 625 West 38th Street as requested because the work is visually compatible and meets the standards.

Vote Results (Approved)

Motion: Katrina Hornung

Second: Scott Crotzer

Jeff Notrica	- Aye
Kathy S. Ledvina	- Aye
Pamela Miller	- Aye
Patricia Richardson	- Aye
Katrina Hornung	- Aye
Courtney Bonney	- Aye
Brian Woods	- Not Present
Scott Crotzer	- Aye

STREETCAR DISTRICT

[4. Petition of Ward Architecture + Preservation, Josh Ward | 25-002767-COA | 2026 Habersham Street | Amendment](#)

Caitlin Chamberlain prepared the applicant's request of approval for an amendment to change the exterior wall material on the previously approved addition at 2026 Habersham Street. The buildings at 2026 Habersham Street are newly constructed, non-contributing resources within the Thomas Square-Streetcar National Register Historic District and the local Streetcar Historic District.

The project was first presented at the June 25, 2025, Historic Preservation Commission. There were some concerns about some of the design elements. The HPC Decision was as follows:

The Savannah Historic Preservation Commission does hereby approve the request for the construction of a one-story addition to the recently completed building at 2026 Habersham Street, including modifications of Building C, with the following condition, because the work is otherwise visually compatible and meets the standards:

- 1. Work with staff to create an additional setback from the prominent corner entrance of the existing building.***

The petitioner was amenable to changing the design to meet this standard but in the process there was also a request to amend the exterior wall material from Hardie smooth fiber cement board and batten siding to a brick veneer in a running bond, to match the existing on the adjoining buildings.

The site plan from the original submittal in June and the site plan for the current submittal show how the corner entrance has been set back from the initial design. The upper image shows the addition being set

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back from the main building by 2'2" but the new proposal shows another foot increase to bring it to 3'2" which provides more space between the addition and the corner entrance of the main building.

Staff recommended to approve the amendment request to change the wall material as requested because the work is visually compatible and meets the standards.

Motion

The Savannah Historic Preservation Commission does hereby approve the amendment request to change the wall material as requested because the work is visually compatible and meets the standards.

Vote Results (Approved)

Motion: Katrina Hornung

Second: Scott Crotzer

Jeff Notrica	- Aye
Kathy S. Ledvina	- Aye
Pamela Miller	- Aye
Patricia Richardson	- Aye
Katrina Hornung	- Aye
Courtney Bonney	- Aye
Brian Woods	- Not Present
Scott Crotzer	- Aye

5. Petition of Julie E. Berman | 25-003746-COA | 306 East 33rd Street | Front Porch Rehabilitation

Kelli Mitchell prepared the applicant's request for approval of selective deck repair at 306 East 33rd Street. The building is a noncontributing resource within the Thomas Square-Streetcar National Register Historic District and the local Streetcar Historic District.

Staff recommended to approve the selective deck repair at 306 East 33rd Street as requested because the work is visually compatible and meets the standards.

Motion

The Savannah Historic Preservation Commission does hereby approve the selective deck repair at 306 East 33rd Street as requested because the work is visually compatible and meets the standards.

Vote Results (Approved)

Motion: Katrina Hornung

Second: Scott Crotzer

Jeff Notrica	- Aye
Kathy S. Ledvina	- Aye
Pamela Miller	- Aye
Patricia Richardson	- Aye
Katrina Hornung	- Aye
Courtney Bonney	- Aye
Brian Woods	- Not Present

Scott Crotzer

- Aye

[6. Petition of Pride Restoration Experts LLC, Thalia Guzman | 25-003764-COA | 413 East 36th Street | Reroof](#)

Kelli Mitchell prepared the applicant's proposal of a reroof at 423 East 36th Street. The building was constructed in 1900 and is a contributing resource within the Thomas Square-Streetcar National Register Historic District and the local Streetcar Historic District.

Staff recommended to approve the reroof at 413 East 36th Street as requested because the work is visually compatible and meets the standards.

Motion

The Savannah Historic Preservation Commission does hereby approve the reroof at 413 East 36th Street as requested because the work is visually compatible and meets the standards.

Vote Results (Approved)

Motion: Katrina Hornung

Second: Scott Crotzer

Jeff Notrica	- Aye
Kathy S. Ledvina	- Aye
Pamela Miller	- Aye
Patricia Richardson	- Aye
Katrina Hornung	- Aye
Courtney Bonney	- Aye
Brian Woods	- Not Present
Scott Crotzer	- Aye

[7. Petition of Lucia Pasta Bar, LLC | 25-003438-COA | 2425 Bull Street | Non-illuminated Signs](#)

Caitlin Chamberlain prepared the applicant's request of approval for three (3) small painted window signs for the business located at 2425 Bull Street. 2425 Bull Street was built in 1932 and is a contributing resource within the Thomas Square-Streetcar National Register Historic District and the local Streetcar Historic District. Lucia Pasta Bar is one tenant within the recently restored Starland Dairy building.

Staff recommended to approve the request to install three (3) painted window signs for the property located at 2425 Bull Street as requested because the work is visually compatible and meets the standards.

Motion

The Savannah Historic Preservation Commission does hereby approve the request to install three (3) painted window signs for the property located at 2425 Bull Street as requested because the work is visually compatible and meets the standards.

Vote Results (Not Started)

Motion:

Second:

[8. Petition of Your Exterior Pros, Tegan Cuyer | 25-003545-COA | 2307 Whitaker Street | Roof](#)

Jodie Brown prepared the applicant's proposal to replace the roofing material which will require the removal of the existing roofing material, the installation of an underlayment, painted metal drip edge, and installation of IKO Cambridge Architectural Roofing Shingles in Harvard Slate. Constructed in 1900 and designed in the simplified Folk Victorian style, the house is listed as a contributor within the Thomas Square-Streetcar National Register Historic District and the local Streetcar Historic District.

Staff recommended to approve the roof replacement at 2307 Whitaker Street as requested because the work is visually compatible and meets the Standards.

Motion

Approve the roof replacement at 2307 Whitaker Street as requested because the work is visually compatible and meets the Standards.

Vote Results (Approved)

Motion: Katrina Hornung

Second: Scott Crotzer

Jeff Notrica	- Aye
Kathy S. Ledvina	- Aye
Pamela Miller	- Aye
Patricia Richardson	- Aye
Katrina Hornung	- Aye
Courtney Bonney	- Aye
Brian Woods	- Not Present
Scott Crotzer	- Aye

Motion

The Savannah Historic Preservation Commission does hereby approve the roof replacement at 2307 Whitaker Street as requested because the work is visually compatible and meets the Standards.

Vote Results (Not Started)

Motion:

Second:

IV. ADOPTION OF THE AGENDA

[9. Adopt the August 27, 2025 HPC Agenda as presented.](#)

Motion

The Historic Preservation Commission motioned to approve the amended August 27,2025 HPC agenda as presented.

Vote Results (Approved)

Motion: Patricia Richardson

Second: Pamela Miller

Jeff Notrica - Aye

Kathy S. Ledvina - Aye

Pamela Miller - Aye

Patricia Richardson - Aye

Katrina Hornung - Aye

Courtney Bonney - Aye

Brian Woods - Not Present

Scott Crotzer - Aye

V. APPROVAL OF MINUTES OF PREVIOUS MEETING

10. Approve the July 23, 2025 HPC Meeting Minutes as presented.

Motion

The Historic Preservation Commission motioned to approve the July 23, 2025 HPC Meeting Minutes as presented.

Vote Results (Approved)

Motion: Katrina Hornung

Second: Patricia Richardson

Jeff Notrica - Aye

Kathy S. Ledvina - Aye

Pamela Miller - Aye

Patricia Richardson - Aye

Katrina Hornung - Aye

Courtney Bonney - Aye

Brian Woods - Not Present

Scott Crotzer - Aye

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

VII. CONTINUED AGENDA

11. Petition of Joraun Latta | 25-001246-COA | 633-639 West 39th Street | Roof Replacement, Siding Replacement, and Fence Installation

Motion

Continue

Vote Results (Approved)

Motion: Scott Crotzer

Second: Katrina Hornung

Jeff Notrica	- Aye
Kathy S. Ledvina	- Aye
Pamela Miller	- Aye
Patricia Richardson	- Aye
Katrina Hornung	- Aye
Courtney Bonney	- Aye
Brian Woods	- Not Present
Scott Crotzer	- Aye

[12. Petition of MBS Construction Services LLC, Charles Smith | 25-002213-COA | 15 West 39th Street | New Construction Small, Parts I & II](#)

Motion

Continue

Vote Results (Approved)

Motion: Scott Crotzer

Second: Katrina Hornung

Jeff Notrica	- Aye
Kathy S. Ledvina	- Aye
Pamela Miller	- Aye
Patricia Richardson	- Aye
Katrina Hornung	- Aye
Courtney Bonney	- Aye
Brian Woods	- Not Present
Scott Crotzer	- Aye

[13. Petition of Solar Energy Partners, Jared Wells | 25-002787-COA | 423 West 42nd Street | Solar Panels](#)

Motion

Continue

Vote Results (Approved)

Motion: Scott Crotzer

Second: Katrina Hornung

Jeff Notrica	- Aye
Kathy S. Ledvina	- Aye
Pamela Miller	- Aye
Patricia Richardson	- Aye
Katrina Hornung	- Aye
Courtney Bonney	- Aye
Brian Woods	- Not Present

Scott Crotzer - Aye

[14. Petition of Kyle Conway, Seaport Roofing | 25-003082-COA | 536 East Anderson Street | Roofing](#)

Motion

Continue

Vote Results (Approved)

Motion: Scott Crotzer

Second: Katrina Hornung

Jeff Notrica	- Aye
Kathy S. Ledvina	- Aye
Pamela Miller	- Aye
Patricia Richardson	- Aye
Katrina Hornung	- Aye
Courtney Bonney	- Aye
Brian Woods	- Not Present
Scott Crotzer	- Aye

[15. Petition of Elaine Schott-Jones | 25-003752-COA | 414-416 East 31st Street | Window Replacement](#)

Motion

Continue.

Vote Results (Approved)

Motion: Scott Crotzer

Second: Katrina Hornung

Jeff Notrica	- Aye
Kathy S. Ledvina	- Aye
Pamela Miller	- Aye
Patricia Richardson	- Aye
Katrina Hornung	- Aye
Courtney Bonney	- Aye
Brian Woods	- Not Present
Scott Crotzer	- Aye

[16. Petition of J Elder Studio | 25-003773-COA | 2601 Bull Street | Addition](#)

Motion

Continue.

Vote Results (Approved)

Motion: Scott Crotzer

Second: Katrina Hornung

Jeff Notrica	- Aye
Kathy S. Ledvina	- Aye
Pamela Miller	- Aye
Patricia Richardson	- Aye
Katrina Hornung	- Aye
Courtney Bonney	- Aye
Brian Woods	- Not Present
Scott Crotzer	- Aye

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

Motion

Continue.

Vote Results (Approved)

Motion: Scott Crotzer

Second: Katrina Hornung

Jeff Notrica	- Aye
Kathy S. Ledvina	- Aye
Pamela Miller	- Aye
Patricia Richardson	- Aye
Katrina Hornung	- Aye
Courtney Bonney	- Aye
Brian Woods	- Not Present
Scott Crotzer	- Aye

[18. Petition of Whitfield Signs, Josie Austin | 25-003540-COA | 102 West Duffy Street | Non-illuminated Signs](#)

Motion

Continue.

Vote Results (Approved)

Motion: Scott Crotzer

Second: Katrina Hornung

Jeff Notrica	- Aye
Kathy S. Ledvina	- Aye
Pamela Miller	- Aye
Patricia Richardson	- Aye
Katrina Hornung	- Aye
Courtney Bonney	- Aye

Brian Woods	- Not Present
Scott Crotzer	- Aye

VIII. REQUEST FOR EXTENSION

IX. REGULAR AGENDA

VICTORIAN DISTRICT

[19. Petition of Martin and Catherine Pantik | 25-003309-COA | 525 East Anderson Street | New Construction \(Accessory Building, Parts I & II\) and Rehabilitation and Alterations](#)

Kelli Mitchell prepared the applicant's request of approval for New Construction, Small: Part I and II for an accessory building and for selective rehabilitation work at 525 East Anderson Street. The building was constructed in 1898 and is a contributing resource within the National Register Victorian Historic District and the local Victorian Historic District.

The structure first appears on the 1898 Sanborn Map. It was shown as a two-story frame structure with a one-story rear portion and a one-story rear porch. There was no front porch at that time. By 1916, the one-story rear portion appears to have been enlarged, and a one-story partial width front porch had been added. The structure retained this footprint until 1966.

Based on aerials, the full width porch was on the home by 2005. Staff found an earlier survey photo of the building, but neither the photo nor the survey were dated. This suggests an earlier construction date for the porch, though it was still constructed outside of the period of significance for the district as it likely was built after 1966 based on Sanborn Maps.

Staff located a Certificate of Compatibility for a rear addition to the primary building. The report was dated October 10th, 2010. An amendment was reviewed on October 19th, 2010. The design shown on these plans is similar to the addition that is seen today. The full set of plans are attached separately. Since both the addition and the front porch were constructed outside of the period of significance, staff will review proposed work to these areas of the building using the non-contributing building standards.

This project was heard at the July 2025 HPC meeting. Here, the Commission made the following decision:

- 1. Utilize a roof form for the accessory building that is more visually compatible with the historic roof forms seen in the immediate context.*

After additional evaluation, staff determined that the proposed roof form on the accessory building is compatible. Staff discusses why the form is appropriate in the Visual Compatibility Section of this report.

- 2. Provide evidence that the historic structure had corbels previously.*

The undated state survey shows that the structure previously had brackets/corbels.

- 3. Increase the pitch of the rear porch's roof.*

Staff determined that a low pitched roof can be appropriate in this case given that it is more a covered deck than a porch and given that it will be minimally visible from the public right of way.

- 4. Confirm the materials for the proposed siding and porch columns.*

The applicant confirmed that the front porch columns will be wood and that the enclosed porch will utilize fiber cement board siding. The applicant also provided samples of the proposed siding materials for the accessory building.

- 5. Provide a material sample of the 5V Crimp Polycarbonate and the composite siding, if proposed.*

Both of the proposed materials were provided for review. The physical samples will be available at the meeting. Photos of the samples are included in the Visual Compatibility Section for reference.

- 6. Provide material information for the door trim, water table trim, trim under the*

corbels, decking for the porch on the accessory building, and the lighting.

Door, window, and water table trim on the contributing structure will be painted wood while the siding for the accessory building will be LP Trim. The trim under the proposed corbels will be retained. The decking material for the accessory building's porch will be wood. The lighting specification was provided in the supplemental packet.

7. Provide information on the repurposed window.

The repurposed window noted on the plans will be one of the two existing windows on the eastern elevation. The applicant is planning on retaining this window while removing the other.

8. Provide information about the proposed front gate and confirm that the neighbor is aware of the proposed gate.

The applicant provided the proposed gate design as well as confirmation in writing from the neighbor that they agree with the proposed work.

9. Add windows to the first floor of the interior facing elevation and the eastern elevation of the accessory building if it is visible from East Anderson Street.

Per the supplemental packet, the windows on the first floor of the accessory building will not be visible from Anderson Street due to the proposed 8' fence.

10. Reconfigure the balcony on the Anderson Lane elevation of the ADU.

The applicant is requesting to retain the balcony element in its current confirmation. The supplemental packet describes the reasoning why the applicant would like to keep it as well as why it is appropriate. Staff also provided an example of a similar projection on a contributing building in the Visual Compatibility Section of the report.

Staff recommended to approve the New Construction, Small: Part I and II for an accessory building and the selective rehabilitation work at 525 East Anderson Street as requested because the work is visually compatible and meets the standards.

Motion

The Savannah Historic Preservation Commission does hereby approve the New Construction, Small: Part I and II for an accessory building and the selective rehabilitation work at 525 East Anderson Street as requested because the work is visually compatible and meets the standards.

Vote Results (Approved)

Motion: Scott Crotzer

Second: Katrina Hornung

Jeff Notrica	- Aye
Kathy S. Ledvina	- Aye
Pamela Miller	- Aye
Patricia Richardson	- Aye
Katrina Hornung	- Aye
Courtney Bonney	- Aye
Brian Woods	- Not Present
Scott Crotzer	- Aye

CUYLER-BROWNVILLE DISTRICT

& II)

Rohan Urs presented the petitioner's request of approval for the new construction of a two-story duplex residence on a recombined 48 x 100 ft lot in the Cuyler-Brownsville Local Historic District.

The subject property is located on the north side of West 36th Street. The lot was formed by recombining two smaller 24 x 100 ft parcels. The immediate blockface contains a predominance of vacant lots and non-contributing resources, with contributing one-story cottages located primarily to the rear, oriented toward the lane. The prevailing historic character is low-scale residential forms, shallow roof pitches, and modest front porches. The new construction would introduce a duplex form on a wider parcel than the traditional pattern of narrow, platted lots.

Staff recommended to continue the request for New Construction, Small Parts I & II on the vacant parcel located at 1021 West 36th Street to the September 24, 2025, Historic Preservation Commission Meeting. The proposed new construction, as submitted, raises unresolved concerns under TR-1 zoning (building height exceeds 36 feet) and fails to demonstrate compliance with few of the Cuyler-Brownsville Historic District Design Standards as mentioned. Specifically, the height and massing are not visually compatible with adjacent contributing resources, and insufficient information has been provided regarding materials, windows, doors, porches, and ornamentation to allow full review of Part 1 and 2 of the construction.

Continuance will allow the petitioner the opportunity to:

1. Revise building height to comply with TR-1 standards (36 feet maximum).
2. Provide sufficient architectural details (windows, doors, porches, specifications, and materials) to satisfy the district design standards.

Motion

The Savannah Historic Preservation Commission does hereby Continue the request for New Construction, Small Parts I & II on the vacant parcel located at 1021 West 36th Street to be heard on the October 22nd Meeting.

Vote Results (Approved)

Motion: Pamela Miller

Second: Patricia Richardson

Jeff Notrica	- Aye
Kathy S. Ledvina	- Aye
Pamela Miller	- Aye
Patricia Richardson	- Aye
Katrina Hornung	- Aye
Courtney Bonney	- Aye
Brian Woods	- Not Present
Scott Crotzer	- Aye

STREETCAR DISTRICT

21. Petition of 39th Street Development, LLC | 25-000936-COA | 403 West 39th Street | Contributing Demolition, New Construction, Small (Parts I & II)

The applicant is requesting approval to demolish a fire-damaged contributing resource located at 403 West 39th Street. The application also includes plans for new construction of a quadplex on the site if the demolition is approved.

CONTEXT/SURROUNDING AREA:

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403 West 39th 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. It is a one-story residence constructed with a brick masonry structural foundation. The building is wood framed with a stucco veneer. It is one of three houses on this block that faces Wells Park. Based on images in the MPC files, the building had sat vacant since at least 2010.

An initial application was submitted earlier this year, but more information was needed, including the required plans to rebuild on the lot. In June, a fire damaged this building (pictures included on the agenda). The applicant has since worked with Ethos Preservation to create a new construction plan for the site.

A detailed history of the property was included from Ethos Preservation within the application packet for the new construction.

Per the Structural Engineer's report:

"The subject residence has experienced a recent fire which has totally destroyed the rear of the structure. Additionally, there were observed instances of what appeared to be prior attempts to reinforce the original masonry foundation. These attempts appeared to be in disrepair, and/or inadequate either through poor workmanship or degradation over time."

PROJECT HISTORY:

This was first presented at the July 23, 2025, Historic Preservation Commission Meeting. There were concerns about the proposed new construction to be placed on the site if the demolition were to be approved. The Commission Decision was as follows:

The Savannah Historic Preservation Commission does hereby continue the request to demolish the contributing building located at 403 West 39th Street and construct a new building, to a date not to exceed the October 22, 2025, Historic Preservation Commission Meeting, to allow the applicant time to address the following:

- 1. Consider mass and height of the contributing building on the block, including context drawings and renderings.***
 - The applicant provided updated drawings that now include the context of the contributing building at 409 West 39th Street. The height of the new construction has been lowered by two feet to be visibly shorter than the historic resource.
 - Neighborhood context has also been provided showing a variety of contributing and non-contributing buildings, both residential and commercial. The map denotes the locations of the corresponding photos included, and also details the heights of these buildings to show the range within this area.

Staff recommended to approve the request to demolish the contributing building located at 403 West 39th Street with the following conditions because the demolition criteria are met:

1. If it is feasible, explore whether the building can be deconstructed, rather than traditional demolition, and the materials salvaged for reuse where possible.
2. Document the building as per the City of Savannah's Policy for Documenting Buildings Prior to Demolition.

AND

Approve the request for new construction at the property located at 403 West 39th Street as requested because the work is visually compatible and meets the standards.

Motion

The Savannah Historic Commission does hereby approve the request to demolish the contributing building located at 403 West 39th Street with the following conditions because the demolition criteria are met:

- 1.If it is feasible, explore whether the building can be deconstructed, rather than traditional demolition, and the materials salvaged for reuse where possible.
- 2.Document the building as per the City of Savannah's Policy for Documenting Buildings Prior to Demolition.

AND

Approve the request for new construction at the property located at 403 West 39th Street with the following condition to be submitted to staff for review and approval prior to starting the work, because the work is visually compatible and meets the standards.

- 1.Add windows back to the front elevation and add porches on the rear elevation.

Vote Results (Approved)

Motion: Katrina Hornung

Second: Pamela Miller

Jeff Notrica	- Abstain
Kathy S. Ledvina	- Nay
Pamela Miller	- Aye
Patricia Richardson	- Aye
Katrina Hornung	- Aye
Courtney Bonney	- Aye
Brian Woods	- Not Present
Scott Crotzer	- Aye

[22. Petition of 39th Street Development, LLC | 25-000943-COA | 407 West 39th Street | Contributing Demolition, New Construction, Small \(Parts I & II\)](#)

Caitlin Chamberlain presented the applicant's request for approval to demolish a vacant contributing resource located at 407 West 39th Street. The application also includes plans for new construction of a quadplex on the site if the demolition is approved.

407 West 39th 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. It is a one-story residence constructed with a brick masonry structural foundation. The building is wood framed with a stucco veneer. It is one of three houses on this block that faces Wells Park. The building has sat vacant for several years. An initial application was submitted earlier this year, but more information was needed, including the required plans to rebuild on the lot. In June, a fire damaged the neighboring building (pictures included on the agenda). In the process of fighting the fire at 403 West 39th Street, the building at 407 West 39th Street sustained significant water damage, which may have contributed to the collapse of the rear of the building, which was already structurally unsound. The applicant provided a structural engineer's report from April and again from June after the fire. Both reports recommend demolition and rebuilding due to its condition. The applicant has since worked with Ethos Preservation to create a new construction plan for the site. A detailed history of the property was included from Ethos Preservation within the application packet for the new construction.

Per the Structural Engineer's report:

"The subject residence has multiple compromised portions of the exterior building envelope. The most significant structural issue is the total collapse of the rear of the building. These compromised portions exhibit both damage and deterioration to installed building materials. Additionally, there were observed instances of what appeared to be prior attempts to reinforce the original masonry foundation. These

attempts appeared to be in disrepair, and/or inadequate either through poor workmanship or degradation over time."

This was first presented at the July 23, 2025, Historic Preservation Commission Meeting. There were concerns about the proposed new construction to be placed on the site if the demolition were to be approved. The Commission Decision was as follows:

The Savannah Historic Preservation Commission does hereby continue the request to demolish the contributing building located at 407 West 39th Street and construct a new building, to a date not to exceed the October 22, 2025, Historic Preservation Commission Meeting, to allow the applicant time to address the following:

1. Consider mass and height of the contributing building on the block, including context drawings and renderings.

-The applicant provided updated drawings that now include the context of the contributing building at 409 West 39th Street. The height of the new construction has been lowered by two feet to be visibly shorter than the historic resource.

- Neighborhood context has also been provided showing a variety of contributing and non-contributing buildings, both residential and commercial. The map denotes the locations of the corresponding photos included, and also details the heights of these buildings to show the range within this area.

Staff recommended to approve the request to demolish the contributing building located at 407 West 39th Street with the following conditions because the demolition criteria are met:

1. [If it is feasible, explore whether the building can be deconstructed, rather than traditional demolition, and the materials salvaged for reuse where possible.](#)
2. Document the building as per the City of Savannah's Policy for Documenting Buildings Prior to Demolition.

AND

Approve the request for new construction at the property located at 407 West 39th Street as requested because the work is visually compatible and meets the standards.

Motion

Continue to sept 24

Vote Results (Approved)

Motion: Pamela Miller

Second: Katrina Hornung

Jeff Notrica	- Aye
Kathy S. Ledvina	- Aye
Pamela Miller	- Aye
Patricia Richardson	- Aye
Katrina Hornung	- Aye
Courtney Bonney	- Aye
Brian Woods	- Not Present
Scott Crotzer	- Aye

Motion

Approve the request to demolish the contributing building located at 407 West 39th Street with the following conditions because the demolition criteria are met:

1. If it is feasible, explore whether the building can be deconstructed, rather than traditional demolition, and the materials salvaged for reuse where possible.
2. Document the building as per the City of Savannah's Policy for Documenting Buildings Prior to Demolition.

AND

Approve the request for new construction at the property located at 407 West 39th Street as requested because the work is visually compatible and meets the standards.

Vote Results (Not Started)

Motion: Courtney Bonney

Second: Katrina Hornung

Motion

The Savannah Historic Preservation Commission does hereby continue the request to demolish the contributing building located at 407 West 39th Street and construct a quadplex onsite, to the September 24, 2025, Historic Preservation Commission Meeting to allow the applicant time to provide interior photographs of the current conditions of the building.

Vote Results (Not Started)

Motion:

Second:

[23. Petition of Rose Architects, Kevin Rose | 25-003768-COA | 15 West 41st Street | Addition](#)

Kelli Mitchell presented the applicant's proposal to construct a second story above a portion of an existing one-story addition at 15 West 41st Street. The zoning will not be reviewed at this time since the footprint of the structure is not being expanded out and since the applicant is retaining the existing one-story portion. The building was constructed in 1900 and is a contributing resource within the Thomas Square-Streetcar National Register Historic District and the local Streetcar Historic District.

Staff recommended to approve the construction of a second story above a portion of an existing one-story addition at 15 West 41st Street as requested because the work is otherwise visually compatible and meets the standards.

Motion

The Savannah Historic Preservation Commission does hereby approve the construction of a second story above a portion of an existing one-story addition at 15 West 41st Street with the following conditions because the work is otherwise visually compatible and meets the standards.

1. Adjust the design to mitigate water intrusion.
2. Reconfigure the windows to be 1/1 to be visually compatible with the main structure.

Vote Results (Approved)

Motion: Courtney Bonney

Second: Katrina Hornung

Jeff Notrica	- Aye
Kathy S. Ledvina	- Aye
Pamela Miller	- Aye
Patricia Richardson	- Aye
Katrina Hornung	- Aye
Courtney Bonney	- Aye
Brian Woods	- Not Present
Scott Crotzer	- Aye

[24. Petition of Lynch Associates Architects | 25-003772-COA | 1801 Habersham Street | Alterations](#)

Caitlin Chamberlain presented the applicant's request of approval for alterations to the building located at 1801 Habersham Street. Proposed work includes:

- Extension of the existing canopy over back patio with a modern industrial-style pergola
- Enclosure of an existing patio space to on the south and east elevations
- Addition of a screened equipment area at the rear of the building

1801 Habersham Street was built in 1953 and is a noncontributing resource within the Thomas Square-Streetcar National Register Historic District and the local Streetcar Historic District. While it is non-contributing, its midcentury modern features remain largely intact and will not be impacted by the proposed work.

A similar version of this project was approved in 2021 [21-004432-COA] that included the extension of the existing canopy with the metal pergola. This COA expired in 2023 and is the reason for its inclusion again in the current application, as the work had not been started.

Staff recommended to approve the proposed alterations for the property located at 1801 Habersham Street as requested because the work is visually compatible and meets the standards.

Motion

Approve the proposed alterations for the property located at 1801 Habersham Street as requested because the work is visually compatible and meets the standards.

Vote Results (Approved)

Motion: Katrina Hornung

Second: Courtney Bonney

Jeff Notrica	- Aye
Kathy S. Ledvina	- Aye
Pamela Miller	- Aye

Patricia Richardson	- Aye
Katrina Hornung	- Aye
Courtney Bonney	- Aye
Brian Woods	- Not Present
Scott Crotzer	- Aye

Motion

The Savannah Historic Preservation Commission does hereby approve the proposed alterations for the property located at 1801 Habersham Street as requested because the work is visually compatible and meets the standards.

Vote Results (Not Started)

Motion:

Second:

[25. Petition of 312 W. 37th, LLC, Samuel Kopelman | 25-003755-COA | 303 West 34th Street | New Construction, Small \(Parts I & II\) ADU](#)

Caitlin Chamberlain the applicant's request of approval to construct an accessory dwelling unit at the rear of the property located at 303 West 34th Street. The applicant has also applied for variances for the following:

1. To exceed the maximum ADU footprint from 40% (522 square feet) of the principal structure to 58% (757 square feet);
2. Relief from the 3' side yard setback to 2' for the eaves and roof overhang

A third request to exceed the ADU height limit was withdrawn by the applicant after consultation with Development Services staff.

The principal building at 303 West 34th Street was built in 1908 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 between Jefferson and Montgomery Streets and is surrounded by many similar contributing two-story wood frame dwellings.

Staff recommended to continue the request to construct an ADU with variances for the property located at 303 West 34th Street, to the September 24, 2025, Historic Preservation Commission meeting to allow the applicant time to address the following:

1. Consider design revisions that would reduce the need for the two variances.
2. Provide scaled drawings that accurately reflect the request and show the square footage of the house and proposed ADU.
3. Provide information regarding the material and length of the garage door.
4. Provide information regarding the pitch of the shed roof above the garage door.
5. Specify whether the wood elements of the stairs and railings will be painted or stained.
6. Provide lighting specifications.

Motion

The Savannah Historic Preservation Commission does hereby continue the request to construct an ADU with variances for the property located at 303 West 34th Street, to a date not to exceed the October 22, 2025, Historic Preservation Commission meeting to allow the applicant time to address the following:

- 1.Consider design revisions that would reduce the need for the two variances.
- 2.Provide scaled drawings that accurately reflect the request and show the square footage of the house and proposed ADU.
- 3.Provide information regarding the material and length of the garage door.
- 4.Provide information regarding the pitch of the shed roof above the garage door.
- 5.Specify whether the wood elements of the stairs and railings will be painted or stained.
- 6.Change the material of the shed roof to standing seam metal.
- 7.Add windows above the garage.
- 8.Resolve any issues with variance requests and the zero-lot line.

Vote Results (Approved)

Motion: Pamela Miller

Second: Katrina Hornung

Jeff Notrica	- Aye
Kathy S. Ledvina	- Aye
Pamela Miller	- Aye
Patricia Richardson	- Aye
Katrina Hornung	- Aye
Courtney Bonney	- Aye
Brian Woods	- Not Present
Scott Crotzer	- Aye

[26. Petition of Remote Vision 3D, Zack Goodwin | 25-003770-COA | 210 West 39th Street | New Construction, Small \(Parts I & II\) ADU](#)

Rohan Urs presented the petitioner's request of approval for new construction of a carriage house on the property located at 210 West 39th Street. The property contains an existing contributing two-story principal structure fronting West 39th Street. The proposed accessory structure will be two stories in height, approximately 800 square feet in total, and oriented to the lane as required by ordinance.

The subject parcel is located on the south side of West 39th Street between Jefferson and Barnard Streets, within the Streetcar Historic District. The primary structure on the parcel is a contributing two-story residence, consistent with other historic resources on the block. Accessory structures oriented to the lane are a common feature in the district and reinforce the historic development pattern.

Staff recommended approval for the petition for new construction of a carriage house at 210 West 39th Street as requested because it meets the Visual Compatibility Criteria and the Streetcar Historic District Design Standards.

Motion

The Savannah Historic Preservation Commission does hereby approve the request to construct a carriage house at 210 West 39th 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.Windows on the primary façade of the carriage house be made to be full scaled windows designed to be

approved at staff level.

Vote Results (Approved)

Motion: Kathy S. Ledvina

Second: Scott Crotzer

Jeff Notrica	- Aye
Kathy S. Ledvina	- Aye
Pamela Miller	- Aye
Patricia Richardson	- Aye
Katrina Hornung	- Aye
Courtney Bonney	- Nay
Brian Woods	- Not Present
Scott Crotzer	- Aye

[27. Petition of Remote Vision 3D, Zack Goodwin | 25-003771-COA | 210 1/2 West 39th Street | New Construction, Small \(Parts I & II\) House and ADU](#)

Rohan Urs presented the petitioner's request of approval for new construction of a two-story, single-family residence with a rear carriage house on a vacant lot within the Streetcar Historic District. The principal residence will be approximately 1,802 square feet of conditioned space with an additional 280 square feet of porch area. The accessory carriage house is approximately 800 square feet in total. Proposed materials include cementitious lap and shingle siding (smooth finish, 4-inch reveal), asphalt shingle roof, vinyl-clad wood windows, painted wood doors and railings, and stuccoed masonry foundation with brick piers.

The subject parcel is located on the north side of West 39th Street between Jefferson and Barnard Streets, within the Streetcar Historic District. The immediate block is characterized by contributing two-story frame houses with front porches and narrow side yards, set on regular 30-foot-wide lots. Several carriage houses and rear accessory structures are present along the lane, reinforcing the district's historic development pattern.

Staff recommended approve the request to construct a single-family residence and carriage house at 210A West 39th 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. Provide information about the transparent features on the ground floor elevations to ensure the 30% minimum is met.

Motion

The Savannah Historic Preservation Commission does hereby approve the request to construct a single-family residence and carriage house at 210A West 39th 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.The 2nd floor main door be rethought and a new material configuration be chosen.
- 2.The windows on the main façade of the ADU (carriage house) be reconfigured so that they are full size rectilinear windows as opposed to square accent windows.

Vote Results (Approved)

Motion: Katrina Hornung

Second: Patricia Richardson

Jeff Notrica	- Aye
Kathy S. Ledvina	- Aye
Pamela Miller	- Aye
Patricia Richardson	- Aye
Katrina Hornung	- Aye
Courtney Bonney	- Aye
Brian Woods	- Not Present
Scott Crotzer	- Aye

X. APPROVED STAFF REVIEWS

XI. NOTICES, PROCLAMATIONS, AND ACKNOWLEDGEMENTS

[28. Stamped Drawings Report - August 2025 Report](#)

[29. Inspections Completed by Staff - August 2025 Report](#)

XII. OTHER BUSINESS

[30. Savannah Powder Magazine Local Designation](#)

Jessica Baldwin, Historic Preservation Officer, City of Savannah stated a grant was received. The structure retains a high degree of integrity. It may be the only powder magazine in Georgia. Will updated with map amendment. Will a need COA for anything done to structure.

XV. ADJOURNMENT

[31. Next Pre-Meeting: Wednesday, September 24, 2025 at 1:30 PM - 112 East State Street: Jerry Surrency Room](#)

[32. Next Meeting: Wednesday, September 24, 2025 at 2:00 PM - 112 East State Street: Mendonsa Hearing Room](#)

[33. Adjourn](#)

There being no further business to present before the Commission, the August 27, 2025 HPC meeting adjourned at 4:43 p.m.

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.