



Historic Preservation Commission

Arthur A. Mendonsa Room
110 East State Street, 2:00 p.m.
DECISIONS

March 26, 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
Brian Woods

Member Absent:

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

III. CONSENT AGENDA

VICTORIAN DISTRICT

1. Petition of DMB Construction, Brandon Oldfield | 25-000986-COA | 911 Howard Street | Roof Replacement

🔗 [Submittal Packet - 911 Howard Street.pdf](#)

🔗 [Staff Report - 25-000986-COA 911 Howard St..pdf](#)

Motion

The Savannah Historic Preservation Commission does hereby Approve the request for the replacement of

the roof for the property located at 911 Howard Street as requested because the work is visually compatible and meets the standards.

Vote Results (Approved)

Motion: Pamela Miller

Second: Katrina Hornung

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

[2. Petition of Barnard Architects, Bob Portman | 25-001043-COA | 800 Habersham Street | Awning and Doors](#)

🔗 [Submittal Packet - 800 Habersham Street.pdf](#)

🔗 [Staff Report - 25-001043-COA 800 Habersham St.pdf](#)

Motion

The Savannah Historic Preservation Commission does hereby approve the request for alterations, including the replacement and addition of doors, and the installation of an awning for the property located at 800 Habersham Street as requested because the work is visually compatible and meets the standards.

Vote Results (Approved)

Motion: Pamela Miller

Second: Katrina Hornung

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

[3. Petition of J. Elder Studio, Martin Ronaszegi | 24-006789-COA | 1011 Jefferson Street | Amendment to 24-004714-COA](#)

🔗 [Submittal Packet - 1011 Jefferson St.pdf](#)

🔗 [Previously Approved Submittal Packet - 1011 Jefferson St.pdf](#)

🔗 [Staff Report - 24-006789-COA 1011 Jefferson St.pdf](#)

🔗 [Previously Approved Commission Decision - 24-004714-COA 1011 Jefferson St.pdf](#)

Motion

The Savannah Historic Preservation Commission moved to remove this item to the regular agenda due to public request.

Vote Results (Approved)

Motion: Patricia Richardson

Second: Kathy S. Ledvina

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

Motion

The Savannah Historic Preservation Commission does hereby approve the requested amendment to 24-004714-COA, for the rehabilitation project at 1011 Jefferson Street, including removal of the second story addition and inclusion of a door in the corner entrance, as requested because the work is visually compatible and meets the standards.

Vote Results (Approved)

Motion: Kathy S. Ledvina

Second: Katrina Hornung

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

Scott Crotzer

- Aye

CUYLER-BROWNVILLE DISTRICT

4. Petition of Your Exterior Pros, Tegan Cuyar | 25-000836-COA | 809-817 West 35th Street | Roof Replacement

🔗 [Submittal Packet - 809-817 West 35th Street.pdf](#)

🔗 [Staff Report- 25-006805-COA 809-817 W. 35th St..pdf](#)

Motion

The Savannah Historic Preservation Commission does hereby Approve the request for the replacement of the roof for the property located at 809-817 West 35th Street as requested because the work is visually compatible and meets the standards.

Vote Results (Approved)

Motion: Pamela Miller

Second: Katrina Hornung

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

STREETCAR DISTRICT

5. Petition of Array Design, Shauna Kucera | 25-001117-COA | 304 West 36th Street | Roof Replacement

🔗 [Submittal Packet - 304 West 36th Street.pdf](#)

🔗 [Staff Report - 25-001117-COA 304 W 36th St.pdf](#)

Motion

The Savannah Historic Preservation Commission does hereby Approve the request for the replacement of the roof for the non-contributing accessory structure for the property located at 304 West 36th Street as requested because the work is visually compatible and meets the standards.

Vote Results (Approved)

Motion: Pamela Miller

Second: Katrina Hornung

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

IV. ADOPTION OF THE AGENDA

[6. Adopt the March 26, 2025 HPC Meeting agenda as presented.](#)

Motion

The Savannah Historic Preservation Commission approved the March 26, 2025 amended agenda as presented.

Vote Results (Approved)

Motion: Katrina Hornung

Second: Pamela Miller

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

V. APPROVAL OF MINUTES OF PREVIOUS MEETING

[7. Approve the February 26, 2025 HPC Meeting Minutes as presented.](#)

📎 [02.26.25 MEETING MINUTES.pdf](#)

Motion

The Savannah Historic Preservation Commission motioned to approve the February 26, 2025 HPC meeting minutes as presented.

Vote Results (Approved)

Motion: Patricia Richardson

Second: Pamela Miller	
Virginia Mobley	- Not Present
Darren Bagley-Heath	- Not Present
Jeff Notrica	- Aye
Kathy S. Ledvina	- Aye
Pamela Miller	- Aye
Patricia Richardson	- Aye
Katrina Hornung	- Aye
Courtney Bonney	- Aye
Brian Woods	- Aye
Scott Crotzer	- Aye

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

VII. CONTINUED AGENDA

[8. Petition of Robertson Loia Roof, Architects & Engineers | 24-006744-COA | 2515 Habersham Street | Rehabilitation / Alterations, Addition and Special Exception Requests](#)

Motion

The Savannah Historic Preservation Commission motioned to continue this item.

Vote Results (Approved)

Motion: Katrina Hornung

Second: Brian Woods

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

[9. Petition of Braeden Scally | 25-001124-COA | 114 West Duffy Street | New Construction Small, Parts I & II](#)

Motion

The Savannah Historic Preservation Commission motioned to continue this item with the request to construct an accessory dwelling unit for the property located at 114 West Duffy Street to the April 23, 2025 Historic Preservation Meeting to allow the applicant time to work with staff to address the following:

Apply for side-yard setback variances or adjust the design to not require the variances.

Apply for a variance for exceeding the 40% maximum for the ADU or redesign to meet the standard.

Include the lot coverage on the drawings to ensure that the inclusion of the ADU does not exceed the 60% maximum.

Ensure there is no more than 4"; spacing between the steel cables on the staircase.

Include measurement of the distance between the house and the proposed ADU in order to ensure that it is at least ten feet.

Revise the height from 27' to 25' to meet the height maximum.

Vote Results (Approved)

Motion: Katrina Hornung

Second: Brian Woods

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

[10. Petition of Cook Architecture, Scott Cook | 25-001122-COA | 412 East Anderson Street | Addition](#)

Motion

The Savannah Historic Preservation Commission motioned to continue this item.

Vote Results (Approved)

Motion: Katrina Hornung

Second: Brian Woods

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

11. 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 Request

Motion

The Savannah Historic Preservation Commission motioned to continue this item to request New Construction, Large (Part I: Height and Mass) for the construction of three (3) commercial office buildings and a three-story underground parking deck on the parcel of land located on Whitaker Street between West Waldburg Street, West Park Avenue and Howard Street, and on West Park Avenue between Howard Street and Barnard Street, with the following condition to be submitted to the Commission for review with Part II: Design Details (within 90 days of this decision) because the project is otherwise visually compatible and meets the standards.

The proposed use of metal paneling for the setback top floors of Buildings 1 and 2 should either be restudied or the applicant should apply for a Special Exception as metal panels are not an approved material.

AND

Approve the one (1) Special Exception from the following standards:

Chapter 3. Zoning, Article 5.0 Base Zoning Districts, Sec. 5.13 Traditional Commercial Districts, 5.13.5 Development Standards for Permitted Uses:

TC-2, Building footprint (max sq. ft.). 10,000

To allow for a building footprint for Building 1 (which would be located at the corner of Whitaker Street and West Waldburg Street) of 12,972 SF, where a maximum footprint of 10,000 SF is allowed.

Vote Results (Approved)

Motion: Katrina Hornung

Second: Brian Woods

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

VIII. REQUEST FOR EXTENSION

IX. REGULAR AGENDA

CUYLER-BROWNVILLE DISTRICT

[12. Petition of Juan Hernandez Sanchez | 25-000505-COA | 1011 West 40th Street | After-the-Fact Alterations / Addition / Special Exception Request](#)

🔗 [Summary of Permit Activity - 1011 W 40th Street.pdf](#)

🔗 [Submittal Packet - 1011 W 40th St.pdf](#)

🔗 [Staff Report - 25-000505-COA - 1011 W 40th St.pdf](#)

Motion

The Historic Preservation Commission does hereby approve the after-the-fact request to construct a rear addition and to rehabilitate the structure 1011 West 40th Street with the following conditions to be met prior to work taking place because the work is otherwise visually compatible and meets the standards.

1. Provide material specifications for the proposed lighting.
2. Install a detail, such as a vertical trim board, that helps to visually differentiate the main part of the home from the addition.
3. Inform staff if work needs to be done on the foundation of the main home.
4. Remove the screen porch door.

And

Approve the Special Exception Request from the standard that reads:

Additions shall be subordinate in mass and height to the resource

To allow an addition that is the same width and height as the historic resource.

Vote Results (Approved)

Motion: Kathy S. Ledvina

Second: Patricia Richardson

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

[13. Petition of Hestia Community Partners, Briana Paxton | 25-001118-COA | 605 West 32nd Street | New Construction Small, Parts I & II](#)

🔗 [Submittal Packet - 605 West 32nd Street.pdf](#)

🔗 [Staff Report - 25-001118-COA 605 W 32nd St.pdf](#)

🔗 [Applicant Presentation - 605 W 32nd St.pdf](#)

Motion

The Historic Preservation Commission does hereby continue the New Construction, Small: Part I & II for a two-story primary building and a two-story accessory dwelling unit at 605 West 32nd Street to the May 28th, 2025, HPC meeting to give the applicant time to address the Commission's questions.

Vote Results (Approved)

Motion: Pamela Miller

Second: Patricia Richardson

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

14. Petition of Karl Joseph | 25-001042-COA | 814 West 39th Street | Addition & Variance Recommendation Request

🔗 [Staff Research - 814 W. 39th St.pdf](#)

🔗 [Staff Report - 25-001042-COA 814 W 39th St.pdf](#)

🔗 [Submittal Packet - 814 West 39th Street.pdf](#)

Motion

The Savannah Historic Preservation Commission does hereby approve the request to install a 9-foot by 9-foot rear addition and deck to the property located at 814 West 39th Street as requested because the work is otherwise visually compatible and meets the standards.

AND

The Savannah Historic Preservation Commission does hereby recommend approval to the City of Savannah Zoning Board of Appeals for the variance that reads "TR-3, Building Setbacks (ft), Single-family Detached.

Side (interior) yard: 3 (min)"

To allow for a zero-foot setback in which the addition would be constructed, because the request meets the variance criteria.

Vote Results (Approved)

Motion: Katrina Hornung	
Second: Scott Crotzer	
Virginia Mobley	- Not Present
Darren Bagley-Heath	- Not Present
Jeff Notrica	- Aye
Kathy S. Ledvina	- Nay
Pamela Miller	- Aye
Patricia Richardson	- Aye
Katrina Hornung	- Aye
Courtney Bonney	- Aye
Brian Woods	- Aye
Scott Crotzer	- Aye

STREETCAR DISTRICT

15. Petition of Ben Parsons | 25-001079-COA | 514 East 38th Street | After-the-Fact Rehabilitation / Alterations

- 🔗 [Submittal Packet - 514 East 38th Street.pdf](#)
- 🔗 [Staff Photos - 514 E 38th St.pdf](#)
- 🔗 [Staff Report - 25-001079-COA 514 East 38th Street.pdf](#)
- 🔗 [Public Comment.pdf](#)

Motion

The Historic Preservation Commission does hereby approve the alterations to the front porch and the addition of the proposed decorative elements with the following condition to be reviewed by staff before work taking place because the work is otherwise visually compatible and meets the standards.

1. Propose and utilize front porch posts are visually compatible. Work with staff on that.

And

Deny the alteration to the fence/gate because the work is not visually compatible.

Vote Results (Approved)

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

Brian Woods	- Aye
Scott Crotzer	- Aye

[16. Petition of Ethos Preservation, Ellen Harris | 25-001127-COA | 316 West 40th Street | New Construction Small, Parts I & II](#)

🔗 [Submittal Packet - 316 West 40th Street.pdf](#)

🔗 [Staff Report - 25-001127-COA 316 W 40th St.pdf](#)

Motion

The Historic Preservation Commission does hereby approve the New Construction, Small: Parts I and II for an accessory building at 316 West 40th Street with the following conditions to be reviewed by staff prior to work taking place because the work is otherwise visually compatible and meets the standards.

1. Provide a material specification for the pedestrian door.
2. Provide the location of proposed mechanical equipment.
3. Confirm if the fence is a minimum five feet (5') from the neighboring building in which it is parallel. If it is not, adjust the design to meet the standards.
4. Provide the lighting specifications, if necessary.
5. Utilize 1/1 windows.
6. Explore the design of the rain roof further.

Vote Results (Approved)

Motion: Katrina Hornung

Second: Patricia Richardson

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

[17. Petition of Ethos Preservation, Ellen Harris | 25-001123-COA | 509 East 39th Street | New Construction Small, Parts I & II](#)

🔗 [Submittal Packet - 509 East 39th Street.pdf](#)

🔗 [Staff Report - 25-001123-COA 509 E 39th St.pdf](#)

Motion

The Historic Preservation Commission does hereby approve the New Construction, Small: Parts I and II, for an accessory building at 509 East 39th Street with the following conditions to be met prior to work

taking place because the work is otherwise visually compatible and meets the standards.

1. Provide an updated site plan that shows the location of the proposed fence.
2. Confirm that the fence is a minimum of five feet (5') from the property in which it is parallel and adjust the location of the fence if the standard is not met.
3. Provide specifications for the pedestrian doors.
4. Confirm the proposed siding material and if the material for the stairs will be stained or painted.
5. Provide specifications for exterior lighting, if proposed.
6. Utilize 1/1 windows on the carriage house.
7. Staff review the redesign of the rain roof.

Vote Results (Approved)

Motion: Kathy S. Ledvina

Second: Katrina Hornung

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

X. APPROVED STAFF REVIEWS

XI. NOTICES, PROCLAMATIONS, AND ACKNOWLEDGEMENTS

[18. Stamped Drawings Report - March Report](#)

📎 [Stamped Drawings Report - March 2025.pdf](#)

[19. Inspections Completed by Staff - March Report](#)

📎 [Staff Inspections March 2025.pdf](#)

XII. OTHER BUSINESS

XV. ADJOURNMENT

[20. Next Pre-Meeting: Wednesday, April 23, 2025 at 1:30 PM - 112 East State Street: Mendonsa Hearing Room](#)

[21. Next Meeting: Wednesday, April 23, 2025 at 2:00 PM - 112 East State Street: Mendonsa Hearing Room](#)

[22. Adjourn](#)

There being no further business to present before the Commission, the March 26, 2025 Historic Preservation Commission adjourned at 3:58 p.m.

Respectfully submitted,

Jonathan Mellon
Director of Historic Preservation

/bm

The Chatham County - Savannah Metropolitan Planning Commission provides meeting minutes which are adopted by the respective Board. Verbatim transcripts of minutes are the responsibility of the interested party.