



## Historic Preservation Commission

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Arthur A. Mendonsa Hearing Room  
April 22, 2026  
2:00 P.M.  
DECISIONS

### April 22, 2026 HISTORIC Preservation Commission Meeting

**Members Present:** Jeff Notrica, Chair  
Courtney Bonney  
Scott Crotzer  
Katrina Hornung  
Kathy Ledvina  
Pamela Miller

**Member Absent:** Patricia Richardson

**Staff Present:** Caitlin Chamberlain, Director of Historic Preservation  
Jodie Brown, Principal Planner  
Alexander Merced, Planner  
Rohan Urs, 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 Brandon Greene | 26-001587-COA | 110 West Duffy Street | Windows & Siding](#)

###### Motion

Withdraw

###### Vote Results ( Approved )

Motion: Katrina Hornung

Second: Pamela Miller

Jeff Notrica - Aye

Kathy S. Ledvina - Aye

Pamela Miller - Aye

Patricia Richardson - Aye

Katrina Hornung - Aye

Courtney Bonney	- Aye
Scott Crotzer	- Aye

**STREETCAR DISTRICT**

[2. Petition of Your Exterior Pros, Tegan Cuyar | 26-000997-COA | 2212 Barnard Street | Siding & Deck Replacement](#)

**Motion**

The Savannah Historic Preservation Commission does hereby continue the proposed siding and deck replacement at 2212 Barnard Street to the May 27, 2026 HPC meeting in order to allow the applicant time to provide a detailed description of which windows will have their trim fixed and to specify how much and which parts of the siding will be replaced.

**Vote Results ( Approved )**

Motion: Scott Crotzer  
Second: Patricia Richardson

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

[3. Petition of Expedite the Diehl, Damiane' Handa | 26-000628-COA | 1512 Bull Street | Signs](#)

**Motion**

The Savannah Historic Preservation Commission does hereby approve the proposed signage at 1512 Bull Street as requested because it is visually compatible and meets the standards.

**Vote Results ( Approved )**

Motion: Kathy S. Ledvina  
Second: Katrina Hornung

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

[4. Petition of Victory Gardens, Kerry Shay | 26-001452-COA | 118 E 36th Street | Fence](#)

**Motion**

The Savannah Historic Preservation Commission does hereby approve the construction of a fence with a gate on 118 E 36th Street, as requested, as the proposal is visually compatible and consistent with the applicable standards.

**Vote Results ( Approved )**

Motion: Kathy S. Ledvina  
Second: Katrina Hornung

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

[5. Petition of Hansen Architects, Patrick Phelps | 26-001571-COA | 2517 Bull Street | Storefront Alterations](#)

**Motion**

The Savannah Historic Preservation Commission does hereby approve the storefront rehabilitation on 2517 Bull Street, as requested, as the proposal is visually compatible and consistent with the applicable standards.

**Vote Results ( Approved )**

Motion: Kathy S. Ledvina  
Second: Katrina Hornung

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

[6. Petition of Your Exterior Pros, Tegan Cuyar | 26-001455-COA | 2309 Whitaker Street | Fence](#)

**Motion**

The Savannah Historic Preservation Commission does hereby approve the request to install a wood picket fence and gate in the front yard of the property located at 2309 Whitaker Street as requested because the proposed work is visually compatible and meets the standards.

**Vote Results ( Approved )**

Motion: Kathy S. Ledvina

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

[7. Petition of Peacock Construction, Reed Peacock | 26-001589-COA | 104 West 41st Street | Fence](#)

**Motion**

The Historic Preservation Commission does hereby approve the installation of a wood picket fence and gate around the property located at 104 West 41st Street as requested because the proposed work is visually compatible and meets the standards.

**Vote Results ( Approved )**

Motion: Kathy S. Ledvina  
Second: Katrina Hornung  
Jeff Notrica - Aye  
Kathy S. Ledvina - Aye  
Pamela Miller - Aye  
Patricia Richardson - Aye  
Katrina Hornung - Aye  
Courtney Bonney - Aye  
Scott Crotzer - Aye

[8. Petition of J. Elder Studio | 26-001618-COA | 302 East Victory Drive | Rehabilitation & Alterations \(Resubmittal of expired COA\)](#)

**Motion**

The Savannah Historic Preservation Commission does hereby approve the request for the rehabilitation of the property located at 302 East Victory Drive with the following conditions to be review and verified by staff prior to starting the project because the work is otherwise visually compatible and meets the standards:

1. Provide window inventory for staff approval and move any historic windows in good condition to the front façade.
2. Confirm the mortar type matches the historic in material and profile.

**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
Scott Crotzer	- Aye

**IV. ADOPTION OF THE AGENDA**

9. Adopt the April 22, 2026 Historic Preservation Commission Meeting as presented.

**Motion**

The Historic Preservation Commission motioned to adopt the April 22, 2026 meeting agenda as presented.

**Vote Results ( Approved )**

Motion: Scott Crotzer

Second: Patricia Richardson

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

**V. APPROVAL OF MINUTES OF PREVIOUS MEETING**

10. Approve the March 25, 2026 Historic Preservation Commission Meeting Minutes as presented.

**Motion**

The Historic Preservation Commission motioned to approve the March 25, 2026 HPC Meeting Minutes as presented.

**Vote Results ( Approved )**

Motion: Kathy S. Ledvina

Second: Katrina Hornung

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

Courtney Bonney	- Aye
Scott Crotzer	- Aye

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

**VII. CONTINUED AGENDA**

[11. Petition of Civis Savannah Inc, Juan Uzcategui | 26-001615-COA | 0 West 34th Street \(Lot 1A-6\) | Rehab & Alterations](#)

**Motion**

continue

**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
Scott Crotzer	- Aye

[12. Petition of Civis Savannah Inc., Juan Uzcategui | 26-001596-COA | 1622 Ogeechee Road, Lot 1A-3 | New Construction, Part 1 & 2](#)

[13. Petition of Civis Savannah Inc., Juan Uzcategui | 26-001607-COA | 1622 Ogeechee Road, Lot 1A-4 | New Construction, Part 1 & 2](#)

[14. Petition of Civis Savannah Inc., Juan Uzcategui | 26-001611-COA | 1622 Ogeechee Road, Lot 1A-5 | New Construction, Part 1 & 2](#)

[15. Petition of Frank Blackshear | 26-000979-COA | 809 West 42nd Street | Window Replacements and Carport Replacement](#)

[16. Petition of Amicus Properties, Inc. | 25-005239-COA | 215 West Anderson Street | Rehabilitation & Alterations](#)

**VIII. REQUEST FOR EXTENSION**

[17. Petition of Rose Architects | 24-002525-COA | 902 Montgomery Street | 6-Month Extension](#)

**Motion**

The Savannah Historic Preservation Commission does hereby grant approval for a 6-month extension for a previously approved Certificate of Appropriateness 24-002525-COA as requested, because there are no proposed changes, and this is the first time the petitioner has asked for an extension. This Certificate of Appropriateness will be extended from the original expiration date of May 22, 2026, to November 22, 2026.

**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
- Scott Crotzer - Aye

**IX. REGULAR AGENDA**

**VICTORIAN DISTRICT**

[18. Petition of Neptune South Properties, LLC, Joachim Kelly | 26-000399-COA | 205 East Park Avenue | Reconstruct Exterior Stairs](#)

**Motion**

STAFF RECOMMENDATION:

APPROVE the request to construct rear decks and stairs for the property located at 205 East Park Avenue 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
- Scott Crotzer - Aye

[19. Petition of JK Homes Inc , Jerry Konter | 26-001626-COA | 217 East Park Ave | New Construction, Small \(Parts I & II\)](#)

**Motion**

The Savannah Historic Preservation Commission does hereby approve the requested New Construction, Parts 1 and 2 on the vacant lot located at 217 East Park Avenue with the following conditions to be met and submitted for staff review, for otherwise the proposal is visually compatible and meets the standards:

- 1.The height of the accessory dwelling unit shall be reduced to comply with the maximum allowable height of 25 feet, as required by the applicable zoning ordinance.
- 2.Centered 2 story bay windows be designed based on the examples as presented in the petition including the wood detail
- 3.The second-floor windows above the front entrance doors be aligned and are 30, that will match the centered window in the bay
- 4.The newel post on the porch balustrade be placed at ground level
- 5.Shutters be removed from the carriage house

**Vote Results ( Approved )**

Motion: Kathy S. Ledvina

Second: Katrina Hornung

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

[20. Petition of Ethos Preservation, Kim Campbell | 26-001303-COA | 1211 Bull Street | Non-Contributing Demolition](#)

**Motion**

The Savannah Historic Preservation Commission does hereby approve the demolition of the building at 1211 Bull Street with the following conditions because it meets the criteria for non-contributing demolition, and was not found to have exceptional importance:

1. Determine 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.

**Vote Results ( Approved )**

Motion: Pamela Miller

Second: Scott Crotzer

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

Courtney Bonney	- Aye
Scott Crotzer	- Aye

**CUYLER-BROWNVILLE DISTRICT**

[21. Petition of Eco Construction and Consulting | 26-001619-COA | 526 West 39th Street | Windows, Doors & Siding Replacements](#)

**Motion**

The Savannah Historic Preservation Commission does hereby approve the in-kind siding, window, and door replacements for 526 W 39th Street with the following conditions because the work is otherwise visually compatible and meets the standards:

- 1.Specify a window pattern for the upstairs and downstairs levels, to ensure that they match what was there previously.
- 2.Confirm original siding size, window surrounds, sills, etc. and replace as such.

**Vote Results ( Approved )**

Motion: Scott Crotzer  
Second: Patricia Richardson

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

[22. Petition of Ethos Preservation, Kim Campbell | 26-000914-COA | 815 1/2 West 42nd Street | New Construction, Part 1 & 2](#)

**Motion**

STAFF RECOMMENDATION:

APPROVE the request to construct a new residence at 815.5 West 42nd Street WITH THE FOLLOWING CONDITION, to be reviewed and approved by staff prior to starting the work because the work is otherwise visually compatible and meets the Standards:

Revise the west facade to introduce a varied plane and a solid/void pattern.

**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
Scott Crotzer	- Aye

**STREETCAR DISTRICT**

[23. Petition of Core Design and Architecture, Tim Kinsey | 25-005247-COA | 309 W 31st Street | Accessory Dwelling Unit \(ADU\) & Special Exception Request](#)

**Motion**

APPROVE the request to construct an ADU at the property located at 309 West 31st Street, WITH THE FOLLOWING CONDITIONS, to be reviewed and approved by staff prior to starting the project, because the work is otherwise visually compatible and consistent with the standards:

1. Utilize Hardie Plank siding with a smooth finish.
2. Revise the plans to include the size of the muntin and clarify that the front facade has 30% transparency consistent with the historic district design standards.

AND

APPROVE the Special Exception request from the standards that reads:

&sect;7.11.10.a.xiii.1- Accessory Structures (including garages, carports and accessory dwelling units,)

In addition to compliance with the Visual Compatibility Criteria and the Design Standards, accessory structures shall also comply with the requirements set forth in Sec. 8.7, Accessory Structures and Uses, and the following standards:

New accessory structures shall be located in the rear yard.

to allow construction of an ADU within the side yard rather than the rear yard because the Special Exception criteria are met.

**Vote Results ( Approved )**

Motion: Kathy S. Ledvina  
Second: Pamela Miller

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

[24. Petition of J. Elder Studio | 26-001620-COA | 213 West 38th Street | After-the-Fact Porch Rehabilitation](#)

**Motion**

The Savannah Historic Preservation Commission does hereby approve the removal of inappropriate work and the selective alterations proposed to appropriately restore the porch elements, with the following conditions to be met and submitted for staff review, for otherwise the proposal is visually compatible and meets the standards:

1. Railings, brackets, caps, bases and any other appropriate details to match the kind and configuration as seen in the 2022 photograph where the house is yellow.

**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
Scott Crotzer	- Aye

[25. Petition of VP2 Design, LLC | 26-001624-COA | 306 East 34th Street | New Construction, Small \(Parts I & II\) Resubmittal of expired COA](#)

**Motion**

The Savannah Historic Preservation Commission does hereby continue the request to construct a two-story accessory dwelling unit at the rear of the property located at 306 East 34th Street to the June 24, 2026, Historic Preservation Commission Meeting to address the following:

1. Scale down the footprint of the ADU to be 40% or less of the footprint of the principal building; or apply for a variance recommendation request from the HPC to the Zoning Board of Appeals.

2. Confirm that there is not a closet in the room labeled as an office to ensure there is only one bedroom in the ADU.

**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
Scott Crotzer	- Aye

**X. APPROVED STAFF REVIEWS**

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

[26. Stamped Drawings Report - April 2026](#)

[27. Staff Inspection Report - April 2026](#)

**XII. OTHER BUSINESS**

**XV. ADJOURNMENT**

[28. Next Pre-Meeting: Wednesday, May 27, 2026 at 1:30 PM - 112 East State Street: Jerry Surrency Meeting Room](#)

[29. Next Meeting: Wednesday, May 27, 2026 at 2:00 PM - 112 East State Street: Mendonsa Hearing Room](#)

[30. Adjourn](#)

There being no further business to present before the Commission, the April 22, 2026 Historic Preservation Commission meeting adjourned at 4:47 p.m.

Respectfully submitted,

Caitlin Chamberlain  
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.***