



Historic Preservation Commission

Arthur A. Mendonsa Hearing Room
May 27, 2026
2:00 P.M.
DECISIONS

May 27, 2026 HISTORIC Preservation Commission Meeting

Members Present: Jeff Notrica, Chair
Courtney Bonney
Scott Crotzer
Katrina Hornung
Kathy Ledvina
Pamela Miller
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 JCB Roofing, Allie Morgan | 26-002112-COA | 309 West Henry Street | Roof Replacement](#)

Alexander Merced prepared the report for the applicant's request to replace the deteriorated metal roof in-kind. The building was constructed in 1873 and is a contributing resource within the National Register Victorian Historic District and the local Victorian Historic District.

Staff recommended to approve the roof replacement at 309 West Henry Street as requested because it is visually compatible and meets the standards.

Motion

Approve the roof replacement at 309 West Henry Street as requested because it is visually compatible and meets the standards.

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

[2. Petition of Russell Finland | 26-001574-COA | 511 E Waldburg St | Window replacement and rehab](#)

Rohan Urs prepared the report for 511 East Waldburg Street's request of approval for replacement of three deteriorated wood windows on the right-side elevation and repair of three existing windows on the left side elevation through replacement of deteriorated bottom wood sashes. The proposed replacement windows are wood, single pane, 1-over-1 windows. The subject property is a contributing structure constructed circa 1914 and located within the Victorian Historic District. The surrounding area is characterized by contributing residential structures featuring vertically proportioned wood windows, traditional siding materials, and historic architectural detailing consistent with the district development pattern.

Staff recommended to approve the petition to repair and replace windows on 511 E Waldburg St, as requested, as the proposal is visually compatible and meets the applicable standards.

Motion

Approve the petition to repair and replace windows on 511 E Waldburg St, as requested, as the proposal is visually compatible and meets the applicable standards.

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

[3. Petition of Ashley Field | 26-001992-COA | 420 East Bolton Street | Rehabilitation & Alterations](#)

Caitlin Chamberlain prepared the report for the applicant's request of approval for rehabilitation and alterations to the historic house located at 420 East Bolton Street. The scope of work includes select clapboard siding replacement of damaged boards, caulking of existing boards to repel water issues, and miscellaneous front porch repairs including repairs to a railing baluster, one rotted front porch board and four window sash rails. The scope also includes the removal of an existing fence surrounding the rear yard to potentially open up as a parking area off of the lane.

420 East Bolton Street was built in 1913 and is a contributing resource within the National Register Victorian Historic District and the local Victorian Historic District. The applicant provided a detailed submittal packet and noted that the east side of the house has Hardie siding which may have been installed prior to 2019.

Staff recommended to approve the rehabilitation and alterations for the property located at 420 East Bolton

Street as requested because the work is visually compatible and meets the standards.

Motion

The Savannah Historic Preservation Commission does hereby approve the rehabilitation and alterations for the property located at 420 East Bolton Street as requested because the work is visually compatible and meets the standards.

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

[4. Petition of Fast Signs, Kryssy Hendrix | 26-002249-COA | 914 Montgomery Street | Non-Illuminated Sign](#)

Alexander Merced prepared the report of the applicant's request to install a non-illuminated wall sign above the lane facing garage door of 914 Montgomery Street. The building was constructed in 1950 and is a non-contributing resource within the National Register Victorian Historic District and the local Victorian Historic District. It fronts Montgomery street and sits between West Waldburg Street to the South and West Bolton Lane to the North. The garage door faces the former Tucker and Sons gas station and service station, now an empty building and parking lot.

Staff recommended to approve the sign proposal for 914 Montgomery Street as requested because it is visually compatible and meets the standards.

Motion

Approve the sign proposal for 914 Montgomery Street as requested because it is visually compatible and meets the standards.

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

[5. Petition of Ashley Davis Roofing | 26-002247-COA | 209 West Bolton Street | Roof](#)

Alexander Merced prepared the report for the applicant's request to replace the existing deteriorated metal roof with one made of asphalt architectural shingles. The shingles will be GAF Stainguard Plus 30-year shingles and the shape, form, and pitch of the roof will remain the same.

The building was constructed in 1871 and is a contributing resource within the National Register Victorian Historic District and the local Victorian Historic District. It is located mid-block on the south side of the street and sits between a contributing house to the West and a non-contributing single-story commercial building to the East.

Staff recommended to approve the roof replacement at 209 West Bolton Street as requested because it is visually compatible and meets the standards.

Motion

Approve the roof replacement at 209 West Bolton Street as requested because it is visually compatible and meets the standards.

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

STREETCAR DISTRICT

[6. Petition of Sophia Rodriguez | 26-002107-COA | 415 West 42nd Street | Rehab & Alterations](#)

Alexander Merced prepared the report for the applicant's request for 415 West 42nd Street to repair part of the existing second floor porch deck and replace the existing plywood trim above the front porch with sealed wood trim. On 419 West 42nd Street, the applicant would like to repair two sections of siding in-kind. The initial application included roof replacement and foundation repointing, but after further review by the applicant it was determined that the roofs and foundations are in good condition and do not need work at this time.

It should be noted that this application consists of external rehabilitations to two different houses on the street, 415 West 42nd Street and its immediate neighbor to the west, labeled as 419 West 42nd Street on Google Maps, and as 417 West 42nd Street on the Streetcar Historic Building Map. These are labeled with a single parcel ID under SAGIS, and this is why these have been submitted as one single application. The buildings were constructed in 1920 and are contributing resources within the Thomas Square-Streetcar National Register Historic District and the local Streetcar Historic District. They sit on a block with a mix of contributing and non-contributing structures, including a newly built apartment building immediately adjacent to the East.

Staff recommended to approve the rehabilitation work at 415 and 419 West 42nd Street as requested because it is visually compatible and meets the standards.

Motion

Approve the rehabilitation work at 415 and 419 West 42nd Street as requested because it is visually compatible and meets the standards.

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

[7. Petition of Jennifer Paulk | 26-001999-COA | 217 East 33rd Street | Roof](#)

Jodie Brown prepared the report for the applicant's request to replace their asphalt shingle roof in-kind on the building located at 217 East 33rd Street.

Constructed in 1903, the subject property is located mid-block on the south side of the road between Abercorn Street to the west and Lincoln Street to the east in the Cumming Ward. Designed in the Italianate style with Queen Anne influences, the building is two-stories with a low hipped roof. The exterior is sheathed with wood lap siding, and the front façade features a full-width two-story porch. Fenestration on the front has evenly spaced openings with 1/1 double hung windows with wood and glass doors. Windows are sporadically placed on the remaining elevations.

The subject building is a contributing resource within the Thomas Square-Streetcar National Register Historic District and the local Streetcar Historic District.

Staff recommended to approve the request to replace the roofing material at 217 East 33rd Street, AS REQUESTED because the work is visually compatible and meets the standards

Motion

STAFF RECOMMENDATION:

APPROVE the request to replace the roofing material at 217 East 33rd Street, AS REQUESTED because the work is visually compatible and meets the standards.

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

[8. Petition of May Construction | 26-002081-COA | 2425 Lincoln Street | Fence Alteration](#)

Rohan Urs prepared the report of the petitioner's request for approval to remove an existing chain link fence and construct approximately 81 linear feet of new 3-foot-tall natural pressure-treated wood split rail fencing along the Lincoln Street frontage and lane frontage of the property located within the Streetcar Historic District. This is an empty lot.

The subject property is located within the Streetcar Historic District. The surrounding area is characterized by a mix of residential structures, commercial spillover from Abercorn. One can see a few open lot conditions, landscaped yards, and a variety of fencing types and site edge treatments. The property currently contains an existing chain link fence along portions of the frontage that was installed without a COA. This work seeks to rectify the situation.

Staff recommended to approve the petition to replace the existing chain link fence at 2425 Lincoln Street as requested, as the proposal is visually compatible and meets the applicable standards.

Motion

Approve the petition to replace the existing chain link fence at 2425 Lincoln Street

as requested, as the proposal is visually compatible and meets the applicable standards.

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

[9. Petition of Signs of the South | 26-001751-COA | 1719 Abercorn Street | Non-illuminated Sign](#)

Caitlin Chamberlain prepared the report of the applicant's request of approval to install a freestanding decorative pole sign for the business, Roberts Civil Engineering, located at 1719 Abercorn Street. The sign is proposed to be installed to the right of the front lawn, replacing similar signage from a previous business. 1719 Abercorn Street was built in 1913 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 request to install one (1) decorative pole sign at 1719 Abercorn Street as requested because the proposed sign is visually compatible and meets the standards.

Motion

The Savannah Historic Preservation Commission does hereby approve the request to install one (1) decorative pole sign at 1719 Abercorn Street as requested because the proposed sign is visually compatible and meets the standards.

Vote Results (Approved)

Motion: Katrina Hornung

Second: Kathy S. Ledvina

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

[10. Petition of Mathew Williams | 26-002118-COA | 511 E 36th Street | ATF Fences](#)

Rohan Urs prepared the report for 511 East 36th Street's request of an after-the-fact approval for the addition of approximately 24 linear feet of 2-foot-tall wood lattice above an existing 6-foot wood fence located along a shared property line. The resulting fence and lattice assembly has a total height of 8 feet and is intended to support native vine plantings, increase shaded area, and provide additional privacy within the rear yard.

The subject property is located within the Streetcar Historic District. The surrounding area is characterized by the railway track, residential structures, rear yard fencing, lane-oriented service conditions, and a mixture of landscaping and secondary site elements. The altered fence condition is located toward the rear portion of the property and is primarily visible from the lane.

Staff recommended to approve the after the fact fence alterations at 511 E 36th Street as requested, as the proposal is visually compatible and meets the applicable standards.

Motion

Approve the after the fact fence alterations at 511 E 36th Street as requested, as the proposal is visually compatible and meets the applicable standards.

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

11. Adopt the May 27, 2026 Historic Preservation Meeting Agenda as presented.

Motion

The Savannah Historic Preservation Commission motioned to adopt the May 27, 2026 HPC agenda as presented.

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

V. APPROVAL OF MINUTES OF PREVIOUS MEETING

12. Approve the April 22, 2026 Historic Preservation Meeting Minutes as presented.

Motion

The Savannah Historic Preservation Commission motioned to approve the April 22, 2026 Historic Preservation Commission Meeting Minutes as presented.

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

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

VII. CONTINUED AGENDA

13. Petition of Your Exterior Pros, Tegan Cuyar | 26-000997-COA | 2212 Barnard Street | Siding & Window Trim

Motion

Continue

Vote Results (Voting)

Motion: Kathy S. Ledvina

Second: Katrina Hornung

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

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

Motion

Continue

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

[15. Petition of Lucipurr Ace Adventures LLC, David Bower | 26-002121-COA | 415 E 35th Street| Rehab Alterations](#)

Motion

Continue

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

VIII. REQUEST FOR EXTENSION

IX. REGULAR AGENDA

VICTORIAN DISTRICT

[16. Petition of AAPCO, Inc., Marlena Krimminger | 26-002001-COA | 17 East Park Avenue | Repair/replace decorative wood railing.](#)

Jodie Brown presented the applicant's request to increase the percentage of railing that can be replaced. At the March 25, 2026, HPC meeting, the applicant was approved to replace 25% of the existing railing and directed to return to the HPC if they exceeded that amount. Based on further evaluation, the applicant anticipates that they will need to replace approximately 75% of the railing.

Constructed in the Cuthbert Ward, the building is located at the southwest corner of Drayton Street and East Park Avenue. Designed in the Italianate style by the firm of Fay and Eichberg, the building was constructed ca. 1886. Funding for the hospital was provided for in the will of Mary Telfair. It was the first hospital in Georgia established for women. In 1896, the hospital opened a children's ward and by 1900 it had one of the state's first nursing schools. In 1960, the hospital merged with Candler General Hospital. After the building was sold in 1980, it was converted to low-income housing. The subject building is listed as a contributing resource within the National Register Victorian Historic District and the local Victorian Historic District.

Staff recommended to approve the proposed rehabilitation work at 17 East Park Avenue AS REQUESTED, because the work is visually compatible and meets the standards.

Motion

COMMISSION DECISION:

APPROVE the proposed rehabilitation work at 17 East Park Avenue AS REQUESTED, because the work is visually compatible and meets the standards.

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

CUYLER-BROWNVILLE DISTRICT

[17. Petition of Civis Savannah, Inc., Juan Uzcategui | 26-001615-COA | 650 West 34th Street | Rehab & Alterations](#)

Alexander Merced presented the applicant's request to rehabilitate and add an addition and a side porch to the currently derelict home at the northwest corner of West 34th Street and Florance Street. They would also like to construct a new fence around the property and a small shed in the rear yard. The property does not have a given street address on SAGIS and is listed on Google Maps as 1 Abyssinia Lane.

The building was constructed around 1898 and is a contributing resource within the National Register Cuyler-Brownville Historic District and the local Cuyler-Brownville Historic District.

The rehabilitation project of this house is planned as a part of an affordable housing development on the north side of the 600 block of West 34th Street. It borders a lane to the east and sits next to multiple vacant lots to the west, one of which will receive a contributing structure that is being moved from 1630 Ogeechee Road and the rest of which are currently being proposed for new residences as part of the development. A new lane will be created behind the property once the development is approved.

It is difficult to pinpoint the exact house on historic Sanborn Fire Insurance maps, as there are no structures that perfectly align with its current location and the layout and dimensions of this block, and the adjacent lane have all changed since these maps were made. This combined with the 2007 Google Street view showing stabilization work being done, introduces the possibility that the structure was moved slightly from its original location on the block and even that it could have been used as a store at one point. It appears that the building has been vacant for several years, as the same Google street view from 2007 shows it in the same condition, and both the interior and exterior show heavy degradation.

Staff recommended to approve the rehabilitation project of the structure at the northwest corner of West 34th Street and Florance Street, Lot 1A-6, with the following conditions because it is otherwise visually compatible and meets the standards.

1. Maintain the two original window openings on the rear of the west façade.
2. Evaluate the remaining windows onsite for possibility of repair and reuse.
3. Utilize a window pattern that most closely resembles that of the salvageable windows.

Motion

Approve the rehabilitation project of the structure at the northwest corner of West 34th Street and Florance Street, Lot 1A-6, with the following conditions because it is otherwise visually compatible and meets the standards.

1. Maintain the two original window openings on the rear of the west façade.
2. Evaluate the remaining windows onsite for possibility of repair and reuse.
3. Utilize a window pattern that most closely resembles that of the salvageable windows.

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

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

Jodie Brown presented the applicant's proposal to construct a one-story, single-family residence on Lot 1A-3 of 1622 Ogeechee Road. This is a Part 1 and 2 review.

The applicant is also requesting a recommendation from the HPC for two variances for two items. The variance request will be heard at the May 28, 2026, Savannah Zoning Board of Appeals meeting.

-§7.10.10.v.1.b.ii.vii “All residential facades visible from a street shall incorporate transparent features (windows and doors) on at least 30% of the ground floor façade.”
To allow for less than 30% on the east façade of the building.

-§7.10.10.a.ii.3.a “In single-family detached, single-family attached, two-family attached, three-family/four family, and townhouse dwellings, the exterior [expression](#) of the height of the first [story](#) shall not be less than 11 feet and the height of the upper stories shall not be less than nine (9) feet.”
To allow for a first story height of nine (9) feet.

The proposed project is located on the north side of West 34th Street on a vacant lot within the Law Ward. Historically, the area had a number of homes in this location, but by 2005 several houses had been removed. Currently, there are only a few houses left on the north portion of the road. The applicant is relocating the house at 1630 Ogeechee Road (25-005250 COA) to this stretch of the road, rehabilitating the previously relocated house (26-001615 COA) and constructing two other residences (26-001607 COA and 26-001611 COA).

This is a vacant parcel within the National Register Cuyler-Brownville Historic District and the local Cuyler-Brownville Historic District.

Staff recommended to approve the request to construct the property at 1622 Ogeechee Road, Lot 1A-3 WITH THE FOLLOWING CONDITIONS, to be reviewed by staff because the work is otherwise visually compatible and meets the Standards:

1. Provide foundation heights of three (3) contributing resources in the immediate vicinity to determine the height of the proposed construction.
2. Indicate the material and dimensions of the casing material for the windows.
3. Provide a section detail to show the window details.
4. Clarify the material of the main entrance door.
5. Indicate the pitch of the porch roof on the plans.
6. Indicate the location of the electrical panel on the plans.
7. Provide spec sheets for the front porch light.

Motion

COMMISSION DECISION:

APPROVE the request to construct the property at 1622 Ogeechee Road, Lot 1A-3 WITH THE FOLLOWING CONDITIONS, to be reviewed by staff because the work is otherwise visually compatible and meets the Standards:

Provide foundation heights of three (3) contributing resources in the immediate vicinity to determine the

height of the proposed construction.

Indicate the material and dimensions of the casing material for the windows.

Provide a section detail to show the window details.

Clarify the material of the main entrance door.

Indicate the pitch of the porch roof on the plans.

Indicate the location of the electrical panel on the plans.

Provide spec sheets for the front porch light.

Add a base and a capital to the rear porch columns.

AND

Staff recommends that the Savannah Historic Preservation Commission recommends approval to the Savannah Zoning Board of Appeals for the one variance request for 1622 Ogeechee Road, Lot 1A-3 as noted below, because the variance criteria are met:

§7.10.10.a.ii.3.a "In single-family detached, single-family attached, two-family attached, three-family/four family, and townhouse dwellings, the exterior expression of the height of the first story shall not be less than 11 feet and the height of the upper stories shall not be less than nine (9) feet.";

To allow for a first story height of nine (9) feet.

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

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

Jodie Brownhe applicant is proposing to construct a one-story, single-family residence on Lot 1A-4 of 1622 Ogeechee Road. This is a Part 1 and 2 review.

[The applicant is also requesting a recommendation from the HPC for two variances for two items. The variance request will be heard at the May 28, 2026, Savannah Zoning Board of Appeals \(SZBA\) meeting.](#)

-§7.10.10.v.1.b.ii.vii "All residential facades visible from a street shall incorporate transparent features (windows and doors) on at least 30% of the ground floor façade."
To allow for less than 30% on the east façade of the building.

DECISIONS
 -§7.10.10.a.ii.3.a “In single-family detached, single-family attached, two-family attached, three-family/four family, and townhouse dwellings, the exterior expression of the height of the first story shall not be less than 11 feet and the height of the upper stories shall not be less than nine (9) feet.”

To allow for a first story height of nine (9) feet.

The proposed project is located on the north side of West 34th Street on a vacant lot within the Law Ward. Historically, the area had a number of homes in this location, but by 2005 several houses had been removed. Currently, there are only a few houses left on the north portion of the road. The applicant is relocating the house at 1630 Ogeechee Road (25-005250 COA) to this stretch of the road, rehabilitating the previously relocated house (26-001615 COA) and constructing two other residences (26-001596 COA and 26-001611 COA).

This is a vacant parcel within the National Register Cuyler-Brownville Historic District and the local Cuyler-Brownville Historic District.

Staff recommended to approve the request to construct the property at 1622 Ogeechee Road, Lot 1A-4 WITH THE FOLLOWING CONDITIONS, to be reviewed by staff because the work is otherwise visually compatible and meets the Standards:

1. Provide foundation heights of three (3) contributing resources in the immediate vicinity to determine the height of the proposed construction.
2. Indicate the material and dimensions of the casing material for the windows.
3. Provide a section detail to show the window details.
4. Clarify the material of the main entrance door.
5. Indicate the pitch of the porch roof on the plans.
6. Indicate the location of the electrical panel on the plans.
7. Provide spec sheets for the front porch light.

AND

Staff recommended that the Savannah Historic Preservation Commission recommends approval to the Savannah Zoning Board of Appeals for the two variance requests for 1622 Ogeechee Road, Lot 1A-4 as noted below, because the variance criteria are met:

1. §7.10.10.v.1.b.ii.vii “All residential facades visible from a street shall incorporate transparent features (windows and doors) on at least 30% of the ground floor façade.”
To allow for less than 30% on the east façade of the building.
2. §7.10.10.a.ii.3.a “In single-family detached, single-family attached, two-family attached, three-family/four family, and townhouse dwellings, the exterior expression of the height of the first story shall not be less than 11 feet and the height of the upper stories shall not be less than nine (9) feet.”
To allow for a first story height of nine (9) feet.

Motion

COMMISSION DECISION:

APPROVE the request to construct the property at 1622 Ogeechee Road, Lot 1A-4 WITH THE FOLLOWING CONDITIONS, to be reviewed by staff because the work is otherwise visually compatible and meets the Standards:

Provide foundation heights of three (3) contributing resources in the immediate vicinity to determine the height of the proposed construction.

Indicate the material and dimensions of the casing material for the windows.

Provide a section detail to show the window details.

Clarify the material of the main entrance door.

Indicate the pitch of the porch roof on the plans.

Indicate the location of the electrical panel on the plans.

Provide spec sheets for the front porch light.

Add a base and a capital to the rear porch columns.

AND

Staff recommends that the Savannah Historic Preservation Commission recommends approval to the Savannah Zoning Board of Appeals for the one variance request for 1622 Ogeechee Road, Lot 1A-4 as noted below, because the variance criteria are met:

§7.10.10.a.ii.3.a "In single-family detached, single-family attached, two-family attached, three-family/four family, and townhouse dwellings, the exterior expression of the height of the first story shall not be less than 11 feet and the height of the upper stories shall not be less than nine (9) feet.";

To allow for a first story height of nine (9) feet.

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

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

Jodie Brown presented the applicant's proposal to construct a one-story, single-family residence. This is a Part 1 and 2 review.

The applicant is also requesting a recommendation from the HPC for two variances for two items. The variance request will be heard at the May 28, 2026, Savannah Zoning Board of Appeals (SZBA) meeting.

-§7.10.10.v.1.b.ii.vii "All residential facades visible from a street shall incorporate transparent features (windows and doors) on at least 30% of the ground floor façade."
To allow for less than 30% on the east façade of the building.

-§7.10.10.a.ii.3.a "In single-family detached, single-family attached, two-family

attached, three-family/four family, and townhouse dwellings, the exterior [expression](#) of the height of the first [story](#) shall not be less than 11 feet and the height of the upper stories shall not be less than nine (9) feet.”

To allow for a first story height of nine (9) feet.

The proposed project is located on the north side of West 34th Street on a vacant lot within the Law Ward. Historically, the area had a number of homes in this location, but by 2005 several houses had been removed. Currently, there are only a few houses left on the north portion of the road. The applicant is relocating the house at 1630 Ogeechee Road (25-005250 COA) to this stretch of the road, rehabilitating the previously relocated house (26-001615 COA) and constructing two other residences (26-001607 COA and 26-001596 COA).

This is a vacant parcel within the National Register Cuyler-Brownville Historic District and the local Cuyler-Brownville Historic District.

Staff recommended to approve the request to construct the property at 1622 Ogeechee Road, Lot 1A-5 WITH THE FOLLOWING CONDITIONS, to be reviewed by staff because the work is otherwise visually compatible and meets the Standards:

1. Provide foundation heights of three (3) contributing resources in the immediate vicinity to determine the height of the proposed construction.
2. Indicate the material and dimensions of the casing material for the windows.
3. Provide a section detail to show the window details.
4. Clarify the material of the main entrance door.
5. Indicate the pitch of the porch roof on the plans.
6. Indicate the location of the electrical panel on the plans.
7. Provide spec sheets for the front porch light.

AND

Staff recommended that the Savannah Historic Preservation Commission recommends approval to the Savannah Zoning Board of Appeals for the two variance requests for 1622 Ogeechee Road, Lot 1A-5 as noted below, because the variance criteria are met:

1. §7.10.10.v.1.b.ii.vii “All residential facades visible from a street shall incorporate transparent features (windows and doors) on at least 30% of the ground floor façade.”
To allow for less than 30% on the east façade of the building.
2. §7.10.10.a.ii.3.a “In single-family detached, single-family attached, two-family attached, three-family/four family, and townhouse dwellings, the exterior [expression](#) of the height of the first [story](#) shall not be less than 11 feet and the height of the upper stories shall not be less than nine (9) feet.”
To allow for a first story height of nine (9) feet.

Motion

COMMISSION DECISION:

APPROVE the request to construct the property at 1622 Ogeechee Road, Lot 1A-5 WITH THE FOLLOWING CONDITIONS, to be reviewed by staff because the work is otherwise visually compatible

and meets the Standards:

Provide foundation heights of three (3) contributing resources in the immediate vicinity to determine the height of the proposed construction.

Indicate the material and dimensions of the casing material for the windows.

Provide a section detail to show the window details.

Clarify the material of the main entrance door.

Indicate the pitch of the porch roof on the plans.

Indicate the location of the electrical panel on the plans.

Provide spec sheets for the front porch light.

Add a base and a capital to the rear porch columns.

Attain 30% transparency on the east façade.

AND

Staff recommends that the Savannah Historic Preservation Commission recommends approval to the Savannah Zoning Board of Appeals for the one variance request for 1622 Ogeechee Road, Lot 1A-5 as noted below, because the variance criteria are met:

§7.10.10.a.ii.3.a ";In single-family detached, single-family attached, two-family attached, three-family/four family, and townhouse dwellings, the exterior expression of the height of the first story shall not be less than 11 feet and the height of the upper stories shall not be less than nine (9) feet.";

To allow for a first story height of nine (9) feet.

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

[21. Petition of Brandy Small | 26-002078-COA | 1012 Terrace Street | Non-Contributing Demo](#)

Jodie Brown presented the applicant's proposal to demolish a non-contributing property located at 1012 Terrace Street.

Constructed in 1965, the property is located mid-block on the northeast side of Terrace Street between Ogeechee Road and Kollock Street within the Battery Ward. The building is a 1-story building designed in the Minimal Traditional style. It features a low-pitched hipped roof with asphalt shingles and a small

overhanging eave. The exterior is sheathed with a wide lap siding. The front façade has a small window that stands proud of the wall plane. Staff could not determine fenestration, but the openings generally have a taller than wider presentation.

Earlier this year, the property was destroyed by fire making it uninhabitable. Per the inspection report, the property experienced extensive damage that included collapsing walls and roof.

The subject building is listed as a non-contributing resource within the National Register Cuyler-Brownville Historic District and the local Cuyler-Brownville Historic District.

Staff recommended to approve the demolition of the building at 1012 Terrace 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.

Motion

COMMISSION DECISION:

APPROVE the demolition of the building at 1012 Terrace 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

[22. Petition of Julius Mack | 26-002108-COA | 1706 Ogeechee Road | Rehabilitation & Alterations](#)

Caitlin Chamberlain presented the petitioner's request of approval for rehabilitation and alterations to the property located at 1706 Ogeechee Road. Scope of work includes:

- Reinstalling 3 ½" wood lap siding on all elevations of the house to match what was removed.
- Restoring the front porch with replacement flooring, paneling, trim and stabilizing

columns and decorative work. All replacement work is wood.
-Cleaning existing concrete porch steps

The windows are all still in place, just temporarily boarded for security reasons.

1706 Ogeechee Road was built in 1912 and is a contributing resource within the National Register Cuyler-Brownville Historic District and the local Cuyler-Brownville Historic District. It is situated on a stretch of Ogeechee Road that consists mainly of other residential contributing structures. The house appears to have remained largely in its original condition but has deteriorated over years of vacancy.

Staff recommended to approve the rehabilitation and alterations request for the property located at 1706 Ogeechee Road with the following conditions to be reviewed and approved by staff prior to starting the project, because the work is otherwise visually compatible and meets the standards:

1. Confirm that the railings and handrails will be reinstalled and will be done in an identical condition to what was removed.
2. Ensure that the corbels and decorative woodwork are not disturbed in the restoration work.
3. Provide details regarding the wood panels beneath the bay window and whether the missing ones can be reinstalled or recreated.
4. Provide details about the transom and sidelights surrounding the front door and restore to its original condition.

Motion

The Savannah Historic Preservation Commission does hereby continue to the July 22, 2026, Historic Preservation Commission meeting to allow the applicant time to address the following:

1. Confirm that the railings and handrails will be reinstalled and will be done in an identical condition to what was removed and provide an elevation drawing showing the proposed scope of work to the porch restoration.
2. Ensure that the corbels and decorative woodwork are not disturbed in the restoration work.
3. Provide details regarding the wood panels beneath the bay window and whether the missing ones can be reinstalled or recreated.
4. Provide details about the transom and sidelights surrounding the front door and restore to its original condition.
5. Provide interior photos of the windows to show their condition.
6. Provide information about the size and condition of the original siding that was removed.

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

[23. Petition of Custom Building Developments, Deidrick Cody | 26-002128-COA | 937 West 38th Street | Rear Addition](#)

Caitlin Chamberlain presented the applicant's request of approval to construct a rear addition to the property located at 937 West 38th Street.

937 West 38th Street was built in 1925 and is a contributing resource within the National Register Cuyler-Brownville Historic District and the local Cuyler-Brownville Historic District. It is a one-story bungalow type house surrounded by contributing and non-contributing houses in similar styles. The houses are situated very closely together. Note that the 1950 Sanborn Map shows the house as 935 instead of 937 as it is seen today.

Staff recommended to Continue the request to install a rear addition to the property located at 937 West 38TH Street to the June 24, 2026, Historic Preservation Commission Meeting to allow the applicant time to address the following:

1. Clarify whether the rear elevation is proposed for demolition or will be incorporated into the addition.
2. Provide clear photographs of the rear of the house showing the rear yard as well.
3. Provide elevation drawings that note materials.
4. Consider installing a different sized siding to help differentiate the old from the new construction.
5. Lower the roofline so that the addition is subordinate to the historic house.
6. Clarify whether the side elevation is visible from West 38th Street and if so, confirm on the drawings that the windows meet the 30% minimum for fenestration.
7. Align windows and door on the rear elevation for visual compatibility compliance.
8. Select an approved window type, as vinyl is prohibited.
9. Provide material and product specifications for the door.

Motion

The Savannah Historic Preservation Commission does hereby continue the request to install a rear addition to the property located at 937 West 38TH Street to the June 24, 2026, Historic Preservation Commission Meeting to allow the applicant time to address the following:

1. Clarify whether the rear elevation is proposed for demolition or will be incorporated into the addition.
2. Provide clear photographs of the rear of the house showing the rear yard as well.
3. Provide elevation drawings that note materials.
4. Consider installing a different sized siding to help differentiate the old from the new construction.
5. Lower the roofline so that the addition is subordinate to the historic house.
6. Clarify whether the side elevation is visible from West 38th Street and if so, confirm on the drawings that the windows meet the 30% minimum for fenestration.
7. Align windows and door on the rear elevation for visual compatibility compliance.
8. Select an approved window type, as vinyl is prohibited.
9. Provide material and product specifications for the door.
10. Coordinate the foundation of the addition similar to the existing building.

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

[24. Petition of Custom Building Developments, Deidrick Cody | 26-002125-COA | 106 West 31st Street | Rehabilitation & Alterations](#)

Caitlin Chamberlain presented the applicant's request of approval for rehabilitation and alterations for the property located at 106 West 31st Street. The scope of work includes 450 square feet of siding replacement, the repair of four windows, and replace a front porch beam due to rot by water damage.

106 West 31st Street was built in 1913 and is a contributing resource within the Thomas Square-Streetcar National Register Historic District and the local Streetcar Historic District. It is next to a vacant lot which makes it highly visible from the corner of Whitaker and West 31st Streets. At some point, the house was covered in asbestos shingles. There are portions of this that have fallen off, exposing at least some of the original clapboard siding beneath.

Staff recommended to continue the rehabilitation and alterations request for the property located at 106 West 31st Street to the June 24, 2026, Historic Preservation Commission Meeting to allow the applicant time to address the following:

1. Provide clear photographs of each window proposed for repair and provide more details about the repair work per window.
2. Explore options for wood instead of fiber cement for the replacement of missing and damaged asbestos shingles. If there is no option, a sample of the fiber cement must be provided to present at the next meeting, for analysis and determination of next steps.

Motion

The Savannah Historic Preservation Commission does hereby continue the rehabilitation and alterations request for the property located at 106 West 31st Street to the June 24, 2026, Historic Preservation Commission Meeting to allow the applicant time to address the following:

1. Provide clear photographs of each window proposed for repair and provide more details about the repair work per window.
2. Provide a sample of the fiber cement shingles to present at the next meeting, for analysis and determination of next steps.

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 Crozter	- Aye

[25. Petition of Stan Perkins | 26-002130-COA | 21 Brady Street | ADU](#)

Rohan Urs presented the report regarding 21 Brady Street's request of approval for construction of a detached accessory dwelling unit (ADU) located to the rear of the property within the Streetcar Historic District. The proposed one-story accessory structure has an approximate footprint of 385 square feet and includes residential living space. The principal structure on the property is contributing.

The subject property is located within the Streetcar Historic District and contains a contributing residential structure. The surrounding area is characterized by detached residential buildings, accessory structures, lane-oriented development patterns, and a mixture of one-story and two-story historic residential forms.

Staff recommended to approve the New Construction part 1 and 2 at 21 Brady Street with the following condition to be met, as the proposal is otherwise visually compatible and meets the applicable standards:

1. The grille details to be provided to ensure the windows do not have grilles set between panes.

Motion

The Savannah Historic Preservation Commission does hereby approve the New Construction part 1 and 2 at 21 Brady Street with the following condition to be met, as the proposal is otherwise visually compatible and meets the applicable standards:

1. Separate Gable entrance be created.
2. Separate double windows on the main entrance also be explored.

Vote Results (Approved)

Motion: Katrina Hornung
Second: Scott Crozter

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

[26. Petition of Sophia Rodriguez | 26-002103-COA | 418 West 42nd Street | Rehab & Alterations](#)

Alexander Merced presented the applicant's request to rehabilitate the two front porches of this side-by-side duplex, including reintroducing new columns and railings, and new concrete treads.

The building was constructed in 1918 and is a contributing resource within the Thomas Square-Streetcar National Register Historic District and the local Streetcar Historic District. It sits on a block with a mix of contributing and non-contributing buildings,

including a newly built apartment building across the street.

Staff recommended to approve the porch rehabilitations at 418 West 42nd Street as requested because the work is visually compatible and meets the standards.

Motion

Approve the porch rehabilitations at 418 West 42nd Street as requested because the work is visually compatible and meets the standards.

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

[27. Petition of Sophia Rodriguez | 26-002113-COA | 414 West 42nd Street | Non-Contributing Demolition](#)

Alexander Merced presented the applicant's request to demolish two adjacent non-contributing structures at 414 West 42nd Street.

The CMU block structure was constructed around 1950 and is a non-contributing resource within the Thomas Square-Streetcar National Register Historic District and the local Streetcar Historic District. The wooden structure was constructed later (1985 according to the applicant) and is a non-contributing resource within the district. The structures are in a state of abandonment and disrepair, and they sit on a block with a mixture of contributing and non-contributing structures, including a newly built apartment building across the street.

The CMU structure was originally used as an auto garage, and it appears the wooden structure next door was used for the same purpose. Based on Google Street View, they were most likely used by the auto shop across the street, which subsequently closed post-2019 and has now been replaced by the new apartment building.

Staff recommended to approve the request to demolish the structures at 414 West 42nd Street with the following conditions because they meet the criteria for non-contributing demolition and were not found to have exceptional importance:

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

Motion

Approve the request to demolish the structures at 414 West 42nd Street with the following conditions because they meet the criteria for non-contributing demolition and were not found to have exceptional importance:

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

Vote Results (Not Started)

Motion: Scott Crotzer

Second:

[28. Petition of Felder & Associates, Cathryn Sinclair | 26-002076-COA | 422 W 43rd St | Side Addition](#)

Rohan Urs presented the petitioner's request of approval for New Construction, Part I: Height and Mass, associated with a proposed two-story addition to 422 West 43rd Street, an existing contributing structure within the Streetcar Historic District. Due to the significant impact and scale of the proposed addition, the applicant has requested separate review of Part I and Part II. The proposal includes demolition of an existing non-contributing covered courtyard structure and construction of a new attached two-story addition. The project also includes rehabilitation work associated with the existing house.

The subject property is a contributing structure within the Streetcar Historic District. The surrounding area is characterized by a mix of one-story and two-story residential structures, including contributing historic residences and larger-scale residential development along nearby corridors. The block contains a range of building masses and configurations, including attached and closely spaced residential forms. The existing house, hyphen and addition are all within the same lot.

Staff recommended to approve the rehabilitation of the historic structure and New Construction, Part I: Height and Mass, for the addition located at 422 West 43rd Street as requested, as the proposal is visually compatible and meets the applicable standards.

Motion

1. The Savannah Historic Preservation Commission does hereby recommend Approval on the 70% lot frontage variance.

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

Motion

The Savannah Historic Preservation Commission does hereby Continue the petition for rehabilitation of

the historic structure and New Construction, Part I: Height and Mass, for the addition located at 422 West 43rd Street, until June 24th 2026, because the mass needs to be reconfigured in order to distinguish between the Contributing building and the new addition.

Vote Results (Approved)

Motion: Kathy S. Ledvina

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

[29. Stamped Drawing Report - May 2026](#)

XII. OTHER BUSINESS

XV. ADJOURNMENT

[30. Next Pre-Meeting: Wednesday, June 24, 2026 at 1:30 PM - 112 East State Street: Jerry Surrency Meeting Room](#)

[31. Next Meeting: Wednesday, June 24, 2026 at 2:00 PM - 112 East State Street: Mendonsa Hearing Room](#)

[32. Adjourn](#)

There being no further business to present before the Commission, the May 27, 2026 Historic Preservation Commission adjourned at 4:41.

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.