Historic Preservation Commission

Arthur A. Mendonsa Hearing Room
October 28, 2026
2:00 P.M
DECISIONS

October 28, 2026 HISTORIC Preservation Commission Meeting

A Pre-Meeting was held at 1:30 p.m., at which no testimony was heard nor votes taken.

Members Present: Jeff Notrica, Chair
Kathy Ledvina, Vice Chair
Courtney Bonney
Pamela Miller
Patricia Richardson

MEMBERS ABSENT: Scott Crotzer
Katrina Hornung
Ja'Quan Oliver

Staff Present: Caitlin Chamberlain, Director of Historic Preservation
Jodie Brown, Principal Planner
Alexander Merced, 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 Robin Vogt and David White | 25-005090-COA | 311 East Waldburg Street | Amendment

Motion

STAFF RECOMMENDATION:

APPROVE the request to remove and replace the wood siding on the front façade of the house at 311 East Waldburg Street AS SUBMITTED because the work is visually compatible and consistent with the standards.

Vote Results (Approved)

Motion: Pamela Miller

Second: Kathy S. Ledvina

Jeff Notrica	- Aye
Kathy S. Ledvina	- Aye
Pamela Miller	- Aye
Patricia Richardson	- Aye
Katrina Hornung	- Not Present
Courtney Bonney	- Aye
Scott Crotzer	- Not Present
Ja'Quan Oliver	- Not Present

2. Petition of South Shore Roofing, Kyle Patrick | 26-004858-COA | 17 East Park Avenue | Roof

Motion

STAFF RECOMMENDATION:

APPROVE the request to replace the roofing material at 17 East Park Avenue AS SUBMITTED because the work is visually compatible and consistent with the standards.

Vote Results (Approved)

Motion: Pamela Miller

Second: Kathy S. Ledvina

Jeff Notrica	- Aye
Kathy S. Ledvina	- Aye
Pamela Miller	- Aye
Patricia Richardson	- Aye
Katrina Hornung	- Not Present
Courtney Bonney	- Aye
Scott Crotzer	- Not Present
Ja'Quan Oliver	- Not Present

3. Petition of Hunter Bickers | 26-004811-COA | 420 East Bolton Street | Non-illuminated Sign

Motion

The Savannah Historic Preservation Commission does hereby approve the proposal to install one (1) non-illuminated projecting sign for the business located at 420 East Bolton Street as requested because the sign is visually compatible and meets the applicable standards.

Vote Results (Approved)

Motion: Pamela Miller

Second: Kathy S. Ledvina

Jeff Notrica	- Aye
Kathy S. Ledvina	- Aye
Pamela Miller	- Aye
Patricia Richardson	- Aye
Katrina Hornung	- Not Present
Courtney Bonney	- Aye
Scott Crotzer	- Not Present
Ja'Quan Oliver	- Not Present

CUYLER-BROWNVILLE DISTRICT

4. Petition of Regency Pools Contracting, Tyler Boring | 26-004853-COA | 821 West 42nd Street | Pool

Motion

STAFF RECOMMENDATION:

APPROVE the rear yard, in ground pool located at 821 West 42nd Street AS SUBMITTED because the work is visually compatible and consistent with the standards.

Vote Results (Approved)

Motion: Pamela Miller

Second: Kathy S. Ledvina

Jeff Notrica	- Aye
Kathy S. Ledvina	- Aye
Pamela Miller	- Aye
Patricia Richardson	- Aye
Katrina Hornung	- Not Present
Courtney Bonney	- Aye
Scott Crotzer	- Not Present
Ja'Quan Oliver	- Not Present

5. Petition of Erica Ferrell | 26-004656-COA | 1020 West 39th Street | Rehab & Alterations

Motion

The Savannah Historic Preservation Commission does hereby approve the rehabilitation of 1020 West 39th Street as requested because it is visually compatible and meets the standards.

Vote Results (Approved)

Motion: Pamela Miller

Second: Kathy S. Ledvina

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

Patricia Richardson	- Aye
Katrina Hornung	- Not Present
Courtney Bonney	- Aye
Scott Crotzer	- Not Present
Ja'Quan Oliver	- Not Present

STREETCAR DISTRICT

6. Petition of Deborah Cooling | 26-004921-COA | 209 West 33rd Street | Gutter Installation

Motion

Approve the gutter and downspout installation Option 1 for the historic property located at 209 West 33rd Street as requested because the proposed work is visually compatible and meets the standards.

Vote Results (Approved)

Motion: Pamela Miller

Second: Kathy S. Ledvina

Jeff Notrica	- Aye
Kathy S. Ledvina	- Aye
Pamela Miller	- Aye
Patricia Richardson	- Aye
Katrina Hornung	- Not Present
Courtney Bonney	- Aye
Scott Crotzer	- Not Present
Ja'Quan Oliver	- Not Present

7. Petition of Barbara Eaton & Elizabeth Coleman | 26-004937-COA | 2212 Barnard Street | Siding & Window Trim

Motion

The Savannah Historic Preservation Commission does hereby approve the siding and window trim replacements at 2212 Barnard Street as requested because they are visually compatible and meet the standards.

Vote Results (Not Started)

Motion: Pamela Miller

Second: Kathy S. Ledvina

8. Petition of JDH Decks and Fences, Paige Henderson | 26-004855-COA | 502 East 32nd St | Fence

Motion

Approve the installation of approximately 125 linear feet of 6-foot-tall fence, at 502 East 32nd Street, as requested for the proposal is visually compatible and meets the standards.

Vote Results (Not Started)

Motion: Pamela Miller

Second: Kathy S. Ledvina

9. Petition of JW Roofing, LLC | 26-004861-COA | 406 East 35th Street | Roof

Motion

Approve the roof replacement and associate repairs at 406 East 35th Street with the following conditions to be met, for otherwise the proposal is visually compatible and meets the standards:

The existing chimney shall be retained.
Any visible soffit, fascia, face board, flashing, or other exterior roof components requiring replacement shall match the existing dimensions, profile, configuration, and appearance.

Vote Results (Approved)

Motion: Pamela Miller

Second: Kathy S. Ledvina

Jeff Notrica	- Aye
Kathy S. Ledvina	- Aye
Pamela Miller	- Aye
Patricia Richardson	- Aye
Katrina Hornung	- Not Present
Courtney Bonney	- Aye
Scott Crotzer	- Not Present
Ja'Quan Oliver	- Not Present

10. Petition of Victory Gardens | 26-004812-COA | 426 East 31st Street | Fence

Motion

Approve the replacement of the existing backyard fence at 426 East 31st Street as requested as the proposal is visually compatible and meets the standards.

Vote Results (Approved)

Motion: Pamela Miller

Second: Kathy S. Ledvina

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

Courtney Bonney	- Aye
Scott Crotzer	- Not Present
Ja'Quan Oliver	- Not Present

11. Petition of Doug Bean Signs | 26-005191-COA | 202 East 32nd Street | Projecting Sign

Motion

Approve the proposed non-illuminated projecting sign at 202 East 32nd Street as requested because the sign is visually compatible and meets the applicable standards.

Vote Results (Approved)

Motion: Pamela Miller

Second: Kathy S. Ledvina

Jeff Notrica	- Aye
Kathy S. Ledvina	- Aye
Pamela Miller	- Aye
Patricia Richardson	- Aye
Katrina Hornung	- Not Present
Courtney Bonney	- Aye
Scott Crotzer	- Not Present
Ja'Quan Oliver	- Not Present

IV. ADOPTION OF THE AGENDA

12. Adopt the October 28, 2026 Historic Preservation Commission Meeting agenda as presented.

Motion

The Historic Preservation Commission motioned to adopt the October 28, 2026 HPC agenda as presented.

Vote Results (Not Started)

Motion: Patricia Richardson

Second: Kathy S. Ledvina

V. APPROVAL OF MINUTES OF PREVIOUS MEETING

13. Approve the September 23, 2026 Historic Preservation Commission meeting minutes as presented.

Motion

The Historic Preservation Commission motioned to approve the September 23, 2026 HPC meeting minutes as presented.

Vote Results (Not Started)

Motion: Pamela Miller

Second: Patricia Richardson

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

VII. CONTINUED AGENDA

14. Petition of Duos Technologies, Shamar Gray | 26-003865-COA | 1515-1523 Bull Street | Accessory Structure

Motion

Continue

Vote Results (Not Started)

Motion: Pamela Miller

Second: Kathy S. Ledvina

15. Petition of VP2 Design, LLC | 26-001624-COA | 306 East 34th Street | New Construction, Small (Parts I & II) ADU

16. Petition of J. Elder Studio, Jerome Elder | 26-004873-COA | 2001 Martin Luther King, Jr. Boulevard | Fence and Variance Recommendation Request

VIII. REQUEST FOR EXTENSION

IX. REGULAR AGENDA

VICTORIAN DISTRICT

17. Petition of Martin Pantik | 25-003309-COA | 525 East Anderson Street | Amendment

Motion

STAFF RECOMMENDATION:

APPROVAL of Option B of the column modification for the front porch at the property located at 525 East Anderson Street AS SUBMITTED because the work is visually compatible and consistent with the standards.

Vote Results (Approved)

Motion: Pamela Miller

Second: Patricia Richardson

Jeff Notrica	- Aye
Kathy S. Ledvina	- Aye
Pamela Miller	- Aye
Patricia Richardson	- Aye
Katrina Hornung	- Not Present
Courtney Bonney	- Aye
Scott Crotzer	- Not Present
Ja'Quan Oliver	- Not Present

18. Petition of Olivia Page, LLC | 26-004408-COA | 123 East Henry Street | Rehabilitation & Alterations

Motion

The Savannah Historic Preservation Commission does hereby continue the proposed rehabilitation and alterations for the property located at 123 East Henry Street, to the December 16, 2026 meeting to allow the applicant time to address the following:
Provide details about any salvaged doors prior to installation, and if the front doors require replacement rather than repair, to contact staff regarding next steps prior to removal.
Update the front elevation drawing to include horizontal siding rather than the vertical siding currently shown.
Provide an elevation drawing of the right elevation showing the fire escape as being removed, and the changing of the two fire escape doors back to windows, prior to starting this portion of the project.
Obtain a set of scaled drawings detailing the proposed work including materials and necessary replacements and reconstruction of porch elements, as well as window and door details on this wall to fill in the openings, and the plan for the porch foundation.
Provide a window schedule for each elevation

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	- Not Present
Courtney Bonney	- Aye
Scott Crotzer	- Not Present
Ja'Quan Oliver	- Not Present

CUYLER-BROWNVILLE DISTRICT

19. Petition of SEC Development, Vardan Kasemyan | 26-004808-COA | 1023 West 36th Street | New Construction, Small

Motion

STAFF RECOMMENDATION:

CONTINUE the request to construct a new single-family house at 1023 West 36th Street to the December 16, 2026 HPC meeting to allow the applicant time to address the following conditions:

1. Provide information on the foundation finish. 2. Provide a physical sample of the proposed siding. 3. Provide the foundation height of 1006 W 36th Street to determine the average height for the proposed foundation (based on three contributing properties). 4. Redesign the porch to show expressed piers. 5. Indicate the muntin width of the windows. 6. Redesign the porch posts to have caps and base molding. 7. Indicate the spacing of the porch pickets. 8. Reduce the height of the balustrade to 36”. 9. Clarify the material of the sidewalk from the house to the public ROW. 10. Ensure that there is 30% transparency on the sides of the house. 11. Refine the pattern of windows on the front façade to be consistent with the historic context.

Vote Results (Approved)

Motion: Courtney Bonney

Second: Pamela Miller

Jeff Notrica	- Aye
Kathy S. Ledvina	- Aye
Pamela Miller	- Aye
Patricia Richardson	- Aye
Katrina Hornung	- Not Present
Courtney Bonney	- Aye
Scott Crotzer	- Not Present
Ja'Quan Oliver	- Not Present

20. Petition of SEC Development, Vardan Kasemyan | 26-004803-COA | 1021 West 36th Street | New Construction, Small

Motion

STAFF RECOMMENDATION:

CONTINUE the request to construct a new single-family house at 1023 West 36th Street to the December 16, 2026 HPC meeting to allow the applicant time to address the following conditions:

1. Provide information on the foundation finish. 2. Provide a physical sample of the proposed siding. 3. Provide the foundation height of 1006 W 36th Street to determine the average height for the proposed foundation (based on three contributing properties). 4. Redesign the porch to show expressed piers. 5. Indicate the muntin width of the windows. 6. Redesign the porch posts to have caps and base molding. 7. Indicate the spacing of the porch pickets. 8. Reduce the height of the balustrade to 36”. 9. Clarify the material of the sidewalk from the house to the public ROW. 10. Ensure that there is 30% transparency on the sides of the house. 11. Refine the pattern of windows on the front façade to be consistent with the historic context.

Vote Results (Approved)

Motion: Courtney Bonney

Second: Pamela Miller

Jeff Notrica	- Aye
Kathy S. Ledvina	- Aye
Pamela Miller	- Aye
Patricia Richardson	- Aye
Katrina Hornung	- Not Present
Courtney Bonney	- Aye
Scott Crotzer	- Not Present
Ja'Quan Oliver	- Not Present

21. Petition of James Wright | 26-004409-COA | 1702 Ogeechee Road | Rehab & Alterations

Motion

Continue the proposed rehabilitation and alterations of 1702 Ogeechee road until the January 27, 2028, meeting of the Historic Preservation Commission to allow the applicant time to address the following:

Use wood siding for replacements instead of Hardie Board.
Provide photographic evidence whether or not the existing boarded up windows and doors are still present.
Pick an approved wood window for necessary replacements as opposed to aluminum clad.
Maintain the existing window and door configurations on the building except for the first floor on the 34th Street façade and the second floor on the rear façade.
Maintain the historic rear extensions.
Confirm that the new awnings will be at least eight feet above the public right of way.

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	- Not Present
Courtney Bonney	- Aye
Scott Crotzer	- Not Present
Ja'Quan Oliver	- Not Present

22. Petition of Esteen Williams | 26-004685-COA | 2101 Ogeechee Road | Rehabilitation & Alterations

Motion

The Savannah Historic Preservation Commission does hereby continue the rehabilitation and alterations request to the January 27, 2027, HPC meeting, to allow the applicant time to address the following:
1.Provide clarification about the openings with missing or boarded up windows, as well as the alteration of the headers and opening sizes.
2.Work with staff to select appropriate front and side door types based on historic context for a 1920s era house.
3.Provide clarification regarding the tying in of the varied rooflines on the West 37th Street and rear elevations of the house.
4.Clarify whether the rear deck work is completed or what the remaining scope is.
5.Rebuild the removed historic chimneys.
6.Provide a set of drawings that shows the proposed final scope of the project for clarification purposes.
7.Confirm the new porch railings are spaced 4” on center.
8.Address the fenestration pattern on the rear elevation.

Vote Results (Approved)

Motion: Pamela Miller

Second: Courtney Bonney

Jeff Notrica	- Aye
Kathy S. Ledvina	- Aye
Pamela Miller	- Aye
Patricia Richardson	- Aye
Katrina Hornung	- Not Present
Courtney Bonney	- Aye
Scott Crotzer	- Not Present
Ja'Quan Oliver	- Not Present

23. Petition of Larry Allen | 26-003167-COA | 2311 Martin Luther King, Jr. Boulevard | Rehab, Addition, & Demo

Motion

Continue the proposal to rehabilitate and alter 2311 MLK Boulevard to the January 27, 2027, meeting of the Historic Preservation Commission to allow the applicant time to address the following:

Provide photos confirming whether the boarded windows are still present and their condition.
Provide material specs for the roof and foundation.
Confirm whether the front porch columns can be repaired and provide dimensions for the new ones if they cannot.
Either leave the rear porch open or enclose it with an acceptable material as prescribed in the ordinance.
Provide dimensions and scaled drawings of the proposed rear addition.
Confirm that the driveway will meet the standards as prescribed in the ordinance.

Vote Results (Approved)

Motion: Courtney Bonney

Second: Pamela Miller

Jeff Notrica	- Aye
Kathy S. Ledvina	- Aye
Pamela Miller	- Aye
Patricia Richardson	- Aye
Katrina Hornung	- Not Present
Courtney Bonney	- Aye
Scott Crotzer	- Not Present
Ja'Quan Oliver	- Not Present

24. Petition of Heartwood South, Chris Reardon | 26-004775-COA | 611 West 35th Street | Non Contributing Demolition

Motion

The Historic Preservation Commission does hereby approve the request for the demolition of the non-contributing detached outbuilding/garage located at 611 West 35th Street with the following conditions, because the non-contributing demolition criteria are otherwise met:

1.Salvage reusable building materials where practical.

2.Document existing conditions of the building as per the City of Savannah's Policy for Documenting Buildings Prior to Demolition.

Salvage reusable building materials where practical.

Document existing conditions of the building as per the City of Savannah's Policy for Documenting Buildings Prior to Demolition.

Vote Results (Approved)

Motion: Pamela Miller

Second: Kathy S. Ledvina

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

Courtney Bonney	- Aye
Scott Crotzer	- Not Present
Ja'Quan Oliver	- Not Present

STREETCAR DISTRICT

25. Petition of Samuel Kopelman | 26-004854-COA | 207 West 38th Street | Accessory Dwelling Unit

Motion

The Savannah Historic Preservation Commission does hereby approve the proposed ADU behind 207 West 38th Street as requested because it is visually compatible and meets the standards.

Vote Results (Approved)

Motion: Pamela Miller

Second: Kathy S. Ledvina

Jeff Notrica	- Aye
Kathy S. Ledvina	- Aye
Pamela Miller	- Aye
Patricia Richardson	- Aye
Katrina Hornung	- Not Present
Courtney Bonney	- Aye
Scott Crotzer	- Not Present
Ja'Quan Oliver	- Not Present

26. Petition of Homestead Architecture, Pete & Gretchen Callejas | 26-004870-COA | 222 East 40th Street | Rehab & Alterations

Motion

The Savannah Historic Preservation Commission does hereby approve the after-the-fact and newly proposed alterations of the rear addition at 222 East 40th Street with the following conditions to be reviewed and approved by staff, because the project is otherwise visually compatible and meets the standards:

Add cap and base molding to the wood posts on the porch.
Confirm that the roof extension eaves extend at least 12 inches beyond the supporting wall and the soffit will be placed horizontal to the wall.

Vote Results (Approved)

Motion: Courtney Bonney

Second: Patricia Richardson

Jeff Notrica	- Aye
Kathy S. Ledvina	- Aye

Pamela Miller	- Aye
Patricia Richardson	- Aye
Katrina Hornung	- Not Present
Courtney Bonney	- Aye
Scott Crotzer	- Not Present
Ja'Quan Oliver	- Not Present

27. Petition of Michael C. Johnson, AIA | 26-004872-COA | 11 East 38th Street | Rehabilitation & Alterations

Motion

The Historic Preservation Commission does hereby APPROVE the proposed exterior alterations at 11 East 38th Street with the following condition, for the proposal is otherwise visually compatible and meets the standards:

1.The proposed new windows and transoms shall be revised to utilize a window casing and sash material permitted by the Streetcar Historic District standards.

Vote Results (Approved)

Motion: Courtney Bonney

Second: Pamela Miller

Jeff Notrica	- Aye
Kathy S. Ledvina	- Nay
Pamela Miller	- Aye
Patricia Richardson	- Nay
Katrina Hornung	- Not Present
Courtney Bonney	- Aye
Scott Crotzer	- Not Present
Ja'Quan Oliver	- Not Present

28. Petition of BTV Rental, LLC, William Bell, Agent | 26-004733-COA | 30 East Victory Drive | Fence & Variance Recommendation Request

Motion

1.The Historic Preservation Commission does hereby APPROVE the installation of the proposed 6-foot-high black powder-coated aluminum fence at 30 East Victory Drive, as requested, subject to approval of the required variance for the portion of the fence located within the Victory Drive front yard, as the proposal is otherwise visually compatible and meets the applicable standards.

2.The Commission further recommends that the Historic Preservation Commission provide a favorable recommendation to the Savannah Zoning Board of Appeals for the requested variance to permit the proposed 6-foot fence within the Victory Drive front yard, where the applicable standard limits fence height to 3 feet, as the requested relief provides a functional security enclosure for the existing commercial parking area while maintaining visual permeability and avoiding adverse impacts to contributing historic

resources or the character of the Streetcar Historic District.

Vote Results (Approved)

Motion: Courtney Bonney

Second: Pamela Miller

Jeff Notrica	- Aye
Kathy S. Ledvina	- Aye
Pamela Miller	- Aye
Patricia Richardson	- Aye
Katrina Hornung	- Not Present
Courtney Bonney	- Aye
Scott Crotzer	- Not Present
Ja'Quan Oliver	- Not Present

29. Petition of Keith A. Mincey | 26-004809-COA | 404 East 39th Street | After-the-Fact Front Steps

Alexander Merced presented the petitioner's request to

Staff recommended

PETITIONER COMMENTS:
Keith Mincey, petitioner, removed because the steps were sinking. Was not aware of COA process. Nothing was changed.

PUBLIC COMMENTS:
There was no public comment.

COMMISSION DISCUSSION:
Agree with Staff recommendation.

Motion

The Savannah Historic Preservation Commission does hereby approve the after-the-fact removal and subsequent new front steps at 404 East 39th Street as requested because the proposed work is visually compatible and meets the standards.

Vote Results (Approved)

Motion: Pamela Miller

Second: Patricia Richardson

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

Scott Crotzer	- Not Present
Ja'Quan Oliver	- Not Present

X. APPROVED STAFF REVIEWS

XI. NOTICES, PROCLAMATIONS, AND ACKNOWLEDGEMENTS

30. Staff Inspections Report - October 2026

31. Stamped Drawings Report - October 2026

XII. OTHER BUSINESS

32. Chair to appoint three-person nominating committee for 2027 Chair & Vice Chair

The Chair appointed the Nominating Committee: Patricia Richardson, Courtney Bonney, and Pamela Miller.

33. SAGIS Presentation to HPC

Lara Hall gave a refresher on the SAGISs changes required because prior system was no longer available. Plan to implement in next year. Explained the boundaries - information only, not legal. Changes seen May 2027. Current year's changes will be available the following year.

XV. ADJOURNMENT

34. Next Pre-Meeting: Wednesday, November 18, 2026 at 1:30 PM - 112 East State Street: Jerry Surrency Meeting Room

35. Next Meeting: Wednesday, November 18, 2026 at 2:00 PM - 112 East State Street: Mendonsa Hearing Room

36. Adjourn

There being no further business to present before the Commission, the October 28, 2026 Historic Preservation Commission meeting adjourned at 5:05 pm.

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.