



Historic Preservation Commission

Arthur A. Mendonsa Hearing Room
September 23, 2026
2:00 P.M.
DECISIONS

September 23, 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
Scott Crotzer
Pamela Miller
JaQuan Oliver
Patricia Richardson

MEMBERS ABSENT: Katrina Hornung

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

I. CALL TO ORDER AND WELCOME

II. SIGN POSTING

III. CONSENT AGENDA

VICTORIAN DISTRICT

[1. Petition of Proper Construction, Rachel Clements | 26-004377-COA | 107 East Park Avenue | Siding](#)

Motion

The Savannah Historic Preservation Commission does hereby approve the request for selective in-kind wood siding and trim replacement at 107 East Park Avenue as requested because the proposed work is visually compatible and meets the standards.

Vote Results (Approved)

Motion: Patricia Richardson

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	- Aye
Ja'Quan Oliver	- Not Present

[2. Petition of Your Exterior Pros, Tegan Cuyar | 26-004374-COA | 1114-1116 Lincoln Street | Rehabilitation & Alterations](#)

Motion

Approve the roof rehabilitation on the house located at 1114-1116 Lincoln Street as requested as the proposal is visually compatible and meets the applicable standards.

Vote Results (Approved)

Motion: Patricia Richardson

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	- Aye
Ja'Quan Oliver	- Not Present

STREETCAR DISTRICT

[3. Petition of Gricelda Meza | 26-003249-COA | 223 West 38th Street | Roof](#)

Motion

STAFF RECOMMENDATION:

APPROVE the request to replace roofing material for the property at 223 W 38th Street AS SUBMITTED because the work is visually compatible and meets the Standards.

Vote Results (Approved)

Motion: Patricia Richardson

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	- Aye
Ja'Quan Oliver	- Not Present

[4. Petition of Murrs Frozen Yogurt, John C Irving | 26-003808-COA | 2309 East Broad Street | Non-Illuminated Sign](#)

Motion

Approve the installation of a non-illuminated sign at 2309 East Broad Street as requested because it is visually compatible and meets the standards.

Vote Results (Approved)

Motion: Patricia Richardson

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	- Aye
Ja'Quan Oliver	- Not Present

[5. Petition of Your Exterior Pros, Christine Hansen | 26-004373-COA | 9 East 41st Street | Reroof](#)

Motion

Approve the roof rehabilitation on the house located at 9 East 41st Street as requested as the proposal is visually compatible and meets the applicable standards.

Vote Results (Approved)

Motion: Patricia Richardson

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	- Aye
Ja'Quan Oliver	- Not Present

[6. Petition of JDH Decks and Fences, Paige Henderson | 26-004142-COA | 415 Maupas Avenue | Fence](#)

Motion

Approve the fence on the property located at 415 Maupas Avenue as requested, as the proposal is visually compatible and meets the applicable standards.

Vote Results (Approved)

Motion: Patricia Richardson

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	- Aye
Ja'Quan Oliver	- Not Present

IV. ADOPTION OF THE AGENDA

[7. Adopt the September 23, 2026 Historic Preservation Commission Meeting agenda as presented.](#)

Motion

The Historic Preservation Commission motioned to adopt the September 23, 2026 HPC Agenda as presented.

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	- Aye
Ja'Quan Oliver	- Not Present

V. APPROVAL OF MINUTES OF PREVIOUS MEETING

[8. Approve the August 26, 2026 Historic Preservation Meeting Minutes as presented.](#)

Motion

The Historic Preservation Commission motioned to approve the August 26, 2026 meeting minutes as presented.

Vote Results (Approved)

Motion: Patricia Richardson

Second: Scott Crotzer

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

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

VII. CONTINUED AGENDA

[9. Petition of James Wright | 26-004409-COA | 1702 Ogeechee Road | Rehab & Alterations](#)

Motion

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Vote Results (Approved)

Motion: Kathy S. Ledvina

Second: Scott Crotzer

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

[10. Petition of Duos Technologies, Shamar Gray | 26-003865-COA | 1515-1523 Bull Street | Accessory Structure](#)

Motion

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Vote Results (Approved)

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

[11. Petition of Larry Allen | 26-003167-COA | 2311 Martin Luther King Jr. Blvd. | Rehabilitation and Alterations](#)

Motion

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Vote Results (Approved)

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

[12. Petition of Jerome Elder | 26-002753-COA | 312 E 38th Street| New Construction, Large \(Part 1\)](#)

Motion

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Vote Results (Approved)

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

Scott Crotzer	- Aye
Ja'Quan Oliver	- Not Present

[13. Petition of Barnard Architects, Robert Portman | 26-002734-COA | 410 East 37th Street | Screening Structure](#)

Motion

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Vote Results (Approved)

Motion: Kathy S. Ledvina

Second: Scott Crotzer

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

VIII. REQUEST FOR EXTENSION

IX. REGULAR AGENDA

VICTORIAN DISTRICT

[14. Petition of Your Exterior Pros, Tegan Cuyar | 26-004375-COA | 502-504 East Waldburg Street | Column Replacement](#)

Motion

STAFF RECOMMENDATION:

APPROVE the second floor, balcony column replacement at 502-504 East Waldburg Street WITH THE FOLLOWING CONDITION because the work is otherwise visually compatible and meets the Standards.

Verify the dimensions of the existing columns to ensure that they match the proposed column.

Vote Results (Approved)

Motion: Pamela Miller

Second: Scott Crotzer

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

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

[15. Petition of Penelope Combs | 26-004385-COA | 514 East Duffy Street | Fence](#)

Motion

STAFF RECOMMENDATION:

APPROVE the request for a wood rear yard fence for the property at 514 East Duffy Street with THE FOLLOWING CONDITION because the work is otherwise visually compatible and consistent with the standards.

Clarify the work, design, and location of the proposed east side stoop.

Vote Results (Approved)

Motion: Kathy S. Ledvina

Second: Scott Crotzer

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

[16. Petition of Olivia Page, LLC | 26-004408-COA | 123 East Henry Street | Rehabilitation & Alterations](#)

Motion

The Savannah Historic Preservation Commission does hereby continue the petition to rehabilitate the historic building at 123 East Henry Street to the October 28, 2026, Historic Preservation Meeting to allow the applicant time to address the following:

1. Provide elevation drawings to show the end result of the proposed rehabilitations, including the side porch restoration, window and door configurations, and siding details.
2. Provide a window inventory detailing each elevation's windows, noting which ones are to be repaired versus proposed for replacement. This should also show the two fire escape doors that are proposed to be returned to window openings.

DECISIONS

3. Provide photos of the current conditions of the side porch and include details about whether there are still openings on the now-interior wall facing Abercorn Street, and how it will be handled when the porch is uncovered.
4. Provide photos of current railings and fretwork of covered porch.

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

CUYLER-BROWNVILLE DISTRICT

[17. Petition of Kenneth Sanders | 26-004376-COA | 836 West 39th Street | Rehab & Alterations](#)

Motion

Approve the rehabilitation of 836 West 39th Street with the following condition because it is otherwise visually compatible and meets the standards:

Ensure that the horizontal shutter rails correspond to the location of the meeting rails of the windows.

Vote Results (Approved)

Motion: Scott Crotzer

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	- Aye
Ja'Quan Oliver	- Not Present

[18. Petition of From the Ground Up Construction, Allan Stevens | 26-004115-COA | 634 West 42nd Street | Rehabilitation and Alterations](#)

Motion

STAFF RECOMMENDATION:

APPROVE the request to rehabilitate the existing building at 634 West 42nd Street WITH THE FOLLOWING CONDITION to be reviewed and approved by staff prior to starting the project because the work is otherwise visually compatible and meets the Standards:

Revise the plans to reflect the front entrance shown in previous photos. If the front door is still present, it should be repaired.

Vote Results (Approved)

Motion: Scott Crotzer

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	- Aye
Ja'Quan Oliver	- Aye

[19. Petition of From the Ground Up Construction, Allan Stevens | 26-004186-COA | 620 West 42nd Street | Rehabilitation and Alterations](#)

Motion

STAFF RECOMMENDATION:

APPROVE the request to rehabilitate the existing building at 620 West 42nd Street AS SUBMITTED because the work is otherwise visually compatible and meets the Standards.

Vote Results (Approved)

Motion: Pamela Miller

Second: Scott Crotzer

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

Ja'Quan Oliver

- Aye

[20. Petition of Honey Bear Wrecking Demolition | 26-004364-COA | 2412 Burroughs Street | Contributing Demolition](#)

Motion

Approve the demolition of the fire damaged and condemned contributing structure at 2412 Burroughs Street with the following conditions because it otherwise meets the standards for contributing demolition due to immediate threat to public health and safety:

Determine whether any materials can be salvaged for reuse.

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

Vote Results (Approved)

Motion: Ja'Quan Oliver

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	- Aye
Ja'Quan Oliver	- Aye

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

Motion

The Savannah Historic Preservation Commission does hereby approve the request to install a rear addition to the property located at 937 West 38th Street with the following conditions, because the proposed work is otherwise visually compatible and meets the standards:

1. Confirm whether the new windows will be 1-over-1 as shown on the elevations.
2. Omit the plans for the side door installation.
3. Include the vertical trim board to separate the new addition from the historic building.

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	- Aye
Ja'Quan Oliver	- Aye

[22. Petition of J. Elder Studio, Jerome Elder | 26-004410-COA | 502 West 36th Street | Rehabilitation & Alterations; Variance Recommendation Request](#)

Motion

Approve the rehabilitation, alterations, and addition to the non-contributing building at 502 West 36th Street as requested, as the proposal is visually compatible and meets the applicable standards, subject to approval of the required zoning variance.

AND

Staff further recommends that the Historic Preservation Commission provide a favorable recommendation to the Zoning Board of Appeals for the requested variance from the TR-1 five-foot minimum front-yard setback to allow an approximately 16-foot-wide portion of the proposed addition to extend to a zero-foot setback along Martin Luther King Jr. Boulevard, as the requested relief supports the compatible adaptive reuse of a non-contributing resource, strengthens the pedestrian-oriented relationship with the MLK corridor, and does not appear to adversely affect the historic character or integrity of the Cuyler-Brownville Historic District.

Vote Results (Approved)

Motion: Scott Crotzer

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	- Aye
Ja'Quan Oliver	- Aye

[23. Petition of Eric Scott Jr. | 26-004386-COA | 1818 Jefferson Street | Non-Contributing Demolition](#)

Motion

Approve the demolition of the non-contributing building at 1818 Jefferson Street with the following conditions because it otherwise meets the criteria for non-contributing demolition and was not found to have exceptional importance:

Determine whether the building can be deconstructed rather than traditional demolition, and the materials salvaged for reuse where possible.

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

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	- Aye
Ja'Quan Oliver	- Aye

[24. Petition of Rose Architects, Kevin Rose | 25-002213-COA | 15 West 39th Street | Amendment to New Construction, Small & Variance Recommendation Request](#)

Motion

The Savannah Historic Preservation Commission does hereby approve the request to construct one (1) single family dwelling with an attached accessory dwelling unit on the vacant lot located at 15 West 39th Street with the following condition, because the proposed project is otherwise visually compatible and meets the standards:

1. Ensure that the front facade windows are aligned in height.

AND

The Historic Preservation Commission hereby recommends approval to the Savannah Zoning Board of Appeals, for relief from the standard that requires a minimum lot frontage of 70% in TN-2 zoning, to allow for a 61.52% lot frontage to accommodate the parking requirement, because the variance criteria are met.

Vote Results (Approved)

Motion: Kathy S. Ledvina

Second: Scott Crotzer

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

[25. Petition of Array Design, Shauna Kucera | 26-003779-COA | 207 West 43rd Street | Accessory Dwelling Unit & Variance Recommendation Request](#)

Motion

The Savannah Historic Preservation Commission does hereby approve the request to construct an accessory dwelling unit at the rear of 207 West 43rd Street, as well as new wood fencing, as requested because the proposed work is visually compatible and meets the standards.

AND

The Historic Preservation Commission hereby recommends approval to the Savannah Zoning Board of Appeals, for relief from the standard that reads:

Any portion of an accessory dwelling unit over 15 feet in height shall be located at least 15 feet from a rear property line that does not abut a lane. [Sec 8.7 - Accessory Structures and Uses]

To allow for a setback of 5 feet, which would allow for the required 10-foot separation between the principal building and the ADU, because the variance criteria are met.

Vote Results (Approved)

Motion: Scott Crotzer

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	- Aye
Ja'Quan Oliver	- Aye

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

Motion

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 October 28, 2026, Historic Preservation Commission Meeting to allow the applicant time to address the following conditions to ensure the standards are met:

1. Confirm the full height the height of the principal building to show that the ADU is less than the height of the principal building to meet the ordinance.
2. Revise the width and scale to ensure that the ADU is subordinate to the principal building.
3. Confirm that the office room is not a bedroom by updating the drawings to omit the Murphy bed and the potential closet space.

Vote Results (Approved)

Motion: Scott Crotzer

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	- Aye
Ja'Quan Oliver	- Aye

[27. Petition of Brown Design Studio, Eric S. Brown | 26-002948-COA | 117 W 42nd St | New Construction, Small \(Part I\)](#)

Motion

Approve the request for New Construction, Small, Part I: Height and Mass, at 117 West 42nd Street as requested as the proposal is visually compatible and meets the applicable standards.

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	- Aye
Ja'Quan Oliver	- Aye

X. APPROVED STAFF REVIEWS

XI. NOTICES, PROCLAMATIONS, AND ACKNOWLEDGEMENTS

[28. Stamped Drawings Report - September](#)

[29. Inspections Report - September](#)

XII. OTHER BUSINESS

XV. ADJOURNMENT

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

[31. Next Meeting: Wednesday, October 28, 2026 at 2:00 PM - 112 East State Street: Mendonsa Hearing Room](#)

[32. Adjourn](#)

There being no further business to present to the Commission, the September 23, 2026 Historic Preservation Commission meeting adjourned at 5:22 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.