



Historic Preservation Commission

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

April 23, 2025 HISTORIC Preservation Commission Meeting

A Pre-meeting was held at 1:30 p.m. Items on the agenda were presented by Staff, as time permitted, for the Commission to ask questions. No testimony was received, and no votes were taken.

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

Member Absent: Patricia Richardson

Staff Present: Pamela Everett, Assistant Executive Director (virtually)
Jonathan Mellon, Director of Historic Preservation
Caitlin Chamberlain, Principal Planner
Kelli Mitchell, Senior 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 Merriman's Millworks LLC, S.G. Merriman Jr. | 25-001665-COA | 1002 Drayton Street | Window Replacement](#)

Motion

The Savannah Historic Preservation Commission does hereby Approve the request for the restoration and replacement of the windows for the property located at 1002 Drayton Street as requested because the work is visually compatible and meets the standards.

Vote Results (Approved)

Motion: Kathy S. Ledvina

Second: Katrina Hornung

Jeff Notrica

- Aye

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

CUYLER-BROWNVILLE DISTRICT

[2. Petition of The Home Depot | 25-001651-COA | 1110 West 42nd Street | Window Replacement](#)

Motion

The Savannah Historic Preservation Commission does hereby Approve the request for the replacement of the windows for the property located at 1110 West 42nd Street as requested because the work is visually compatible and meets the standards.

Vote Results (Approved)

Motion: Kathy S. Ledvina

Second: Katrina Hornung

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

[3. Petition of South Shore Roofing, Kyle Patrick | 25-001660-COA | 605 West 37th Street | Roof Replacement](#)

Motion

The Savannah Historic Preservation Commission does hereby Approve the request for the replacement of the roof for the property located at 605 West 37th Street as requested because the work is visually compatible and meets the standards.

Vote Results (Approved)

Motion: Kathy S. Ledvina

Second: Katrina Hornung

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

Katrina Hornung	- Aye
Courtney Bonney	- Aye
Brian Woods	- Aye
Scott Crotzer	- Aye

STREETCAR DISTRICT

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

Motion

The Savannah Historic Preservation Commission does hereby Approve the request for the rehabilitation / alterations and two one-story additions for the building located at 2515 Habersham Street as requested because the work is visually compatible and meets the standards.

AND

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

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

In the TC-1 Zoning District the footprint of a building is limited to 5,500 SF.

To allow for an increase of the footprint of the building by 1,297 SF which when added to the existing footprint of 5,395 SF would result in a footprint of 6,692 SF where a maximum footprint of 5,500 SF is allowed.

Vote Results (Approved)

Motion:

Second:

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

[5. Petition of The Home Depot USA | 25-001252-COA | 502 East 40th Street | Window Replacement](#)

Motion

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

window replacement for the building located at 502 East 40th Street as requested because the work is visually compatible and meets the standards.

Vote Results (Approved)

Motion: Kathy S. Ledvina

Second: Katrina Hornung

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

[6. Petition of South Shore Roofing, Kyle Patrick | 25-001661-COA | 16 East 39th Street | Roof Replacement](#)

Motion

The Savannah Historic Preservation Commission does hereby Approve the request for the replacement of the roof for the building located at 16 East 39th Street as requested because the work is visually compatible and meets the standards.

Vote Results (Approved)

Motion: Kathy S. Ledvina

Second: Katrina Hornung

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

[7. Petition of Mt Royal Homes LLC, Daniel Woodrum | 25-001646-COA | 2410 Jefferson Street | Roof Replacement](#)

Motion

The Savannah Historic Preservation Commission does hereby Approve the request for the replacement of the roof for the building located at 2410 Jefferson Street as requested because the work is

visually compatible and meets the standards.

Vote Results (Approved)

Motion: Kathy S. Ledvina

Second: Katrina Hornung

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

[8. Petition of Doug Bean Signs | 25-001639-COA | 2010 Abercorn Street | Non-Illuminated Sign](#)

Motion

The Historic Preservation Commission does hereby approve the nonilluminated wall sign at 2010 Abercorn Street with the following condition to be reviewed by staff prior to work taking place because the work is otherwise visually compatible and meets the standards.

1. Confirm how the sign is attached to the exterior wall.

Vote Results (Approved)

Motion: Pamela Miller

Second: Katrina Hornung

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

[9. Petition of Doug Bean Signs Inc., Angela Bean | 25-001238-COA | 2426 Abercorn Street | Non-Illuminated Sign](#)

Motion

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

wall-mounted sign at 2426 Abercorn Street as requested because the work is visually compatible and meets the standards.

Vote Results (Approved)

Motion: Kathy S. Ledvina

Second: Katrina Hornung

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

IV. ADOPTION OF THE AGENDA

[10. Adopt the April 23, 2025 Historic Preservation Commission Meeting Agenda as presented.](#)

Motion

The Historic Preservation Commission motioned to adopt the April 23, 2025 HPC agenda as presented.

Vote Results (Approved)

Motion: Pamela Miller

Second: Katrina Hornung

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

V. APPROVAL OF MINUTES OF PREVIOUS MEETING

[11. Approve the March 23, 2025 Historic Preservation Meeting Minutes as presented.](#)

Motion

The Historic Preservation Commission motioned to approve the March 23, 2025 HPC Meeting minutes as presented.

Vote Results (Approved)

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

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

VII. CONTINUED AGENDA

[12. Petition of LS3P Savannah, Michael Garcia | 24-004735-COA | 1015 / 1001 Whitaker Street & 120 / 124 West Park Avenue | New Construction Large, Parts I & II and Special Exception Request](#)

Motion

The Historic Preservation Commission motioned to continue this petition.

Vote Results (Approved)

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

VIII. REQUEST FOR EXTENSION

IX. REGULAR AGENDA

VICTORIAN DISTRICT

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

Motion

Continue the request to construct an accessory dwelling unit on the property located at 114 West Duffy Street to the May 28, 2025, Historic Preservation Commission meeting to explore design options more

representative to the principal dwelling and to reduce the setback.

Vote Results (Approved)

Motion: Courtney Bonney

Second: Katrina Hornung

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

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

Motion

The Savannah Historic Preservation Commission does hereby Approve the request for a rear addition for the building located at 412 East Anderson Street with the following conditions because the work is otherwise visually compatible and meets the standards.

- 1.Retain in-place the existing second floor window, which is to be covered with a protective material.
- 2.Salvage the removed historic material, including the windows, stone sills, and brick.

AND

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

Chapter 3. Zoning, Article 5.0 Base Zoning Districts, Sec. 5.12 Traditional Commercial Districts, 5.12.5 Development Standards for Permitted Uses:

TN-1, Nonresidential building footprint (max sq. ft.). 2,500

To allow for an increase of the footprint of the building by 250 SF which when added to the existing footprint of 12,005 SF would result in a footprint of 12,255 SF where a maximum footprint of 2,500 SF is allowed because the Special Exception criteria is met.

AND

Recommend approval of a recommendation to the Zoning Board of Appeals for one (1) variance from the following standard:

TN-1, Building Setbacks (ft). For blocks with contributing structures.

Rear yard: 30 (min). For buildings oriented to north-south streets, the minimum rear yard setback may be reduced to (5) feet.

To allow for a rear yard setback of 12'-1 ½" where a minimum rear yard setback of 30' is required.

Because the variance criteria are met.

Vote Results (Approved)

Motion: Katrina Hornung

Second: Pamela Miller

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

Motion

The Savannah Historic Preservation Commission does hereby Approve the request for a rear addition for the building located at 412 East Anderson Street with the following conditions because the work is otherwise visually compatible and meets the standards.

- 1.Retain in-place the existing second floor window, which is to be covered with a protective material.
- 2.Salvage the removed historic material, including the windows, stone sills, and brick.

AND

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

Chapter 3. Zoning, Article 5.0 Base Zoning Districts, Sec. 5.12 Traditional Commercial Districts, 5.12.5 Development Standards for Permitted Uses:

TN-1, Nonresidential building footprint (max sq. ft.). 2,500

To allow for an increase of the footprint of the building by 250 SF which when added to the existing footprint of 12,005 SF would result in a footprint of 12,255 SF where a maximum footprint of 2,500 SF is allowed because the Special Exception criteria is met.

AND

Recommend approval of a recommendation to the Zoning Board of Appeals for one (1) variance from the

following standard:

TN-1, Building Setbacks (ft). For blocks with contributing structures.

Rear yard: 30 (min). For buildings oriented to north-south streets, the minimum rear yard setback may be reduced to (5) feet.

To allow for a rear yard setback of 12'-1 ½" where a minimum rear yard setback of 30' is required.

Because the variance criteria are met.

Vote Results (Not Started)

Motion:

Second:

[15. Petition of 1201 Abercorn LLC, Briana Paxton | 25-001662-COA | 1108 Abercorn Street | New Construction, Small \(Parts I & II\)](#)

Kelli Mitchell

Staff recommended

PETITIONER COMMENTS:

Brian Paxton, petitioner, stated other developers have overlooked area - floods. City of Savannah stated it was buildable four feet off of the grade and ????. Lot is substandard 1600; minimum is 2100. single family is only allowed use, not able to build ADA ramp. Requires one parking space. The pc guidelines does not dictate the use.

Kevin Rose, architect, stated facade is the part of the code that is most addressed with HPC. Tried to accommodate neighbor's egress; Keeping setback as shown is most appropriate, as there is a wide lane. Looking for parking space, that does not meet one part of the code. Window increased per staff recommendation. Feels intent of the ordinance has been met.

Bonney asked if the commercial portion of the ordinance is requested to be used because it can be met, whereas the residential code could not be met.

PUBLIC COMMENTS:

Ellie Isaacs, HSF, supports project.

COMMISSION DISCUSSION:

Can set precedence for smaller/unusual lots. Creativity is appreciated. Concern with height; taller than neighboring structure - modify to not overwhelm. Third floor windows does not relate; take tile to cornice/parapet.

Motion

The Historic Preservation Commission does hereby approve the New Construction, Small: Parts I and II, for a two and a half story structure at 1108 Abercorn Street with the following conditions to be reviewed by staff prior to working taking place because the work is otherwise visually compatible and meets the standards.

1. Confirm that the transparency percentage is met for the side elevations. If the standards are not met, the

- applicant should add additional openings to meet the standards or apply for a Special Exception.
2. Provide specifications for the rear door, rear decking, gutter/downspout, and exterior lighting.
 3. Confirm the height of the handrail for the rear deck and confirm that the balustrades are four inches (4") on center.
 4. Confirm that the double hung windows are inset the minimum three inches (3"). If they are not, the windows should be properly inset.
 5. Receive an encroachment permit for the awning.

Vote Results (Approved)

Motion: Katrina Hornung

Second: Scott Crotzer

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

CUYLER-BROWNVILLE DISTRICT

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

Motion

The Historic Preservation Commission does hereby approve the New Construction, Small: Part I & II for a two-story primary building and a two-story accessory dwelling unit at 605 West 32nd Street with the following conditions to be met prior to work taking place because the work otherwise meets the standards and is visually compatible.

1. Remove the deck.
2. Confirm the pitch of the roof for the primary building and of the hood type element above the rear door on the primary building.
3. Provide material and detail information for the proposed rear fence.

Vote Results (Approved)

Motion: Pamela Miller

Second: Scott Crotzer

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

Courtney Bonney	- Aye
Brian Woods	- Aye
Scott Crotzer	- Aye

STREETCAR DISTRICT

[17. Petition of J Elder Studio | 25-001663-COA | 2613 Montgomery Street | Amendment to 22-003186-COA](#)

Motion

Approve the amendment to File Number 25-000503-COA, for the proposed changes with the following conditions to be submitted for staff review and approval prior to submitting the final drawings for permitting, because the work is otherwise visually compatible and meets the standards:

1. Provide height and spacing information about the fence around the property line, as well as the site plan showing its location.
2. Apply for a special exception for the fiber cement panels or select an approved material.

Vote Results (Approved)

Motion: Courtney Bonney

Second: Katrina Hornung

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

CONSERVATION DISTRICTS

[18. Petition of Eli Lurie | 412 East 46th Street | 25-001656-COA | Contributing Demolition](#)

Motion

The Savannah Historic Preservation Commission does hereby approve the partial demolition request to expand the existing garage structure at the rear of the property located at 412 East 46th Street with the following condition because there is not sufficient criteria to support the building being contributing due to the multiple alterations and material changes it has undergone.

1. Document the building as per the City of Savannah's Policy for Documenting Buildings Prior to Demolition.
2. Salvage or donate any salvageable materials.

Vote Results (Approved)

Motion: Katrina Hornung

Second: Pamela Miller

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

X. APPROVED STAFF REVIEWS

XI. NOTICES, PROCLAMATIONS, AND ACKNOWLEDGEMENTS

[19. Stamped Drawings - April Report](#)

XII. OTHER BUSINESS

NEW BUSINESS

[20. Final Ordinance Revisions – Special Exceptions and Variances](#)

Jessica Baldwin, City of Savannah Historic Preservation Officer, presented a proposed updates of the authority in the Ordinance regarding Special Exceptions, Variances, and Appeals for the HPC.

Motion

The Historic Preservation Commission motioned to approve the sending the City's proposed Ordinance modifications to the Planning Commission.

Vote Results (Approved)

Motion: Katrina Hornung

Second: Pamela Miller

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

XV. ADJOURNMENT

[21. Next Pre-Meeting: Wednesday, May 28, 2025 at 1:30 PM - 112 East State Street: Mendonsa Hearing Room](#)

[22. Next Meeting: Wednesday, May 28, 2025 at 2:00 PM - 112 East State Street: Mendonsa Hearing Room](#)

[23. Adjourn](#)

Motion

5:30

Vote Results (Not Started)

Motion:

Second:

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.