



## Historic Preservation Commission

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

### February 26, 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  
Darren Bagley-Heath  
Katrina Hornung  
Kathy Ledvina  
Pamela Miller  
Patricia Richardson

**Member Absent:** Virginia Mobley

**Staff Present:** Melanie Wilson, Executive Director (virtually)  
Pamela Everett, Assistant Executive Director  
Jonathan Mellon, Director of Historic Preservation  
Caitlin Chamberlain, Principal Planner  
Kelli Mitchell, Senior 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 Nicole Koplik | 24-006187-COA | 915 Habersham Street | Roof Replacement](#)

[☞ Submittal Packet - 915 Habersham Street.pdf](#)

[☞ Staff Report - 24-006187-COA 915 Habersham St..pdf](#)

##### **Motion**

The Savannah Historic Preservation Commission does hereby Approve the request for the replacement of the roof for the property located at 915 Habersham Street as requested because the work is visually compatible and meets the standards.

##### **Vote Results ( Approved )**

Motion: Kathy S. Ledvina

Second: Pamela Miller	
Virginia Mobley	- Not Present
Jeff Notrica	- Aye
Kiersten Connor	- Not Present
Kathy S. Ledvina	- Aye
Pamela Miller	- Aye
Patricia Richardson	- Aye
Katrina Hornung	- Not Present
Darren Bagley-Heath	- Aye

[2. Petition of Local11ten Food, Jamie Durrence | 25-000226-COA | 1110 Bull Street | Illuminated Signs](#)

[☞ Submittal Packet - 1110 Bull Street.pdf](#)

[☞ Staff Report - 25-000226-COA 1110 Bull Street.pdf](#)

**Motion**

The Savannah Historic Preservation Commission does hereby approve the illuminated projecting signs at 1110 Bull Street as requested because the work meets the standards and is visually compatible.

**Vote Results ( Approved )**

Motion: Kathy S. Ledvina

Second: Pamela Miller

Virginia Mobley	- Not Present
Jeff Notrica	- Aye
Kiersten Connor	- Not Present
Kathy S. Ledvina	- Aye
Pamela Miller	- Aye
Patricia Richardson	- Aye
Katrina Hornung	- Not Present
Darren Bagley-Heath	- Aye

[3. Petition of Your Exterior Pros, Tegan Cuyar | 25-000261-COA | 403 East Bolton Street | Roof Replacement](#)

[☞ Submittal Packet - 403 East Bolton Street.pdf](#)

[☞ Staff Report - 25-000261-COA 403 E. Bolton St..pdf](#)

**Motion**

The Savannah Historic Preservation Commission does hereby Approve the request for the replacement of the roof for the property located at 403 East Bolton Street as requested because the work is visually compatible and meets the standards.

**Vote Results ( Approved )**

Motion: Kathy S. Ledvina

Second: Pamela Miller

Virginia Mobley	- Not Present
Jeff Notrica	- Aye
Kiersten Connor	- Not Present
Kathy S. Ledvina	- Aye
Pamela Miller	- Aye
Patricia Richardson	- Aye
Katrina Hornung	- Not Present
Darren Bagley-Heath	- Aye

## CUYLER-BROWNVILLE DISTRICT

### [4. Petition of Knollwood Builders, Shon Benson | 24-006805-COA | 1802 Ogeechee Road | Roof Replacement](#)

- [☞ Submittal Packet - 1802 Ogeechee Road.pdf](#)
- [☞ Staff Report- 24-006805-COA 1802 Ogeechee Road.pdf](#)

#### **Motion**

The Savannah Historic Preservation Commission does hereby Approve the request for the replacement of the roof for the property located at 1802 Ogeechee Road as requested because the work is visually compatible and meets the standards.

#### **Vote Results ( Approved )**

Motion: Kathy S. Ledvina

Second: Pamela Miller

Virginia Mobley	- Not Present
Jeff Notrica	- Aye
Kiersten Connor	- Not Present
Kathy S. Ledvina	- Aye
Pamela Miller	- Aye
Patricia Richardson	- Aye
Katrina Hornung	- Not Present
Darren Bagley-Heath	- Aye

### [5. Petition of Global Investment Traders, Naser Jaber | 25-000260-COA | 726 West Victory Drive | Amendment to 22-005714-COA](#)

- [☞ Submittal Packet - 726 West Victory Drive.pdf](#)
- [☞ Staff Report - 25-000260-COA 726 W Victory Dr.pdf](#)
- [☞ Staff Research - 726 W. Victory Dr.pdf](#)

#### **Motion**

Approve the requested amendment to the previously approved New Construction Small, Parts I & II [22-005714-COA] to change the exterior wall material from wood lap siding to fiber cement siding, because the work is visually compatible and meets the standards.

**Vote Results ( Approved )**

Motion: Kathy S. Ledvina

Second: Pamela Miller

Virginia Mobley	- Not Present
Jeff Notrica	- Aye
Kiersten Connor	- Not Present
Kathy S. Ledvina	- Aye
Pamela Miller	- Aye
Patricia Richardson	- Aye
Katrina Hornung	- Not Present
Darren Bagley-Heath	- Aye

**STREETCAR DISTRICT**

[6. Petition of Your Exterior Pros, Tegan Cuyar | 24-005996-COA | 219 West 37th Street | Roof Replacement](#)

[📎 Submittal Packet - 219 West 37th Street.pdf](#)

[📎 Staff Report - 24-005996-COA 219 West 37th Street.pdf](#)

**Motion**

The Savannah Historic Preservation Commission does hereby Approve the request for the replacement of the roof for the property located at 219 West 37th Street as requested because the work is visually compatible and meets the standards.

**Vote Results ( Approved )**

Motion: Kathy S. Ledvina

Second: Pamela Miller

Virginia Mobley	- Not Present
Jeff Notrica	- Aye
Kiersten Connor	- Not Present
Kathy S. Ledvina	- Aye
Pamela Miller	- Aye
Patricia Richardson	- Aye
Katrina Hornung	- Not Present
Darren Bagley-Heath	- Aye

[7. Petition of Ann Haggins | 24-006269-COA | 418 West 38th Street | Roof Replacement](#)

[📎 Submittal Packet - 418 West 38th Street.pdf](#)

[📎 Staff Report - 24-006269-COA 418 W 38th St.pdf](#)

**Motion**

The Savannah Historic Preservation Commission does hereby Approve the request for the replacement of the roof for the property located at 418 West 38th Street as requested because the work is visually

compatible and meets the standards.

**Vote Results ( Approved )**

Motion: Kathy S. Ledvina

Second: Pamela Miller

Virginia Mobley	- Not Present
Jeff Notrica	- Aye
Kiersten Connor	- Not Present
Kathy S. Ledvina	- Aye
Pamela Miller	- Aye
Patricia Richardson	- Aye
Katrina Hornung	- Not Present
Darren Bagley-Heath	- Aye

[8. Petition of Your Exterior Pros, Tegan Cuyar | 24-006531-COA | 304 West 41st Street | Roof Replacement](#)

[☞ Submittal Packet - 304 West 41st Street.pdf](#)

[☞ Staff Report - 24-006531-COA 304 W 41st St.pdf](#)

**Motion**

The Savannah Historic Preservation Commission does hereby Approve the request for the replacement of the roof for the property located at 304 West 41st Street as requested because the work is visually compatible and meets the standards.

**Vote Results ( Approved )**

Motion: Kathy S. Ledvina

Second: Pamela Miller

Virginia Mobley	- Not Present
Jeff Notrica	- Aye
Kiersten Connor	- Not Present
Kathy S. Ledvina	- Aye
Pamela Miller	- Aye
Patricia Richardson	- Aye
Katrina Hornung	- Not Present
Darren Bagley-Heath	- Aye

[9. Petition of Seaport Roofing, Kyle Conaway | 24-006535-COA | 1600 Habersham Street, Units 1-3 | Roof Replacement](#)

[☞ Submittal Packet - 1600 Habersham Street.pdf](#)

[☞ Staff Report - 24-006535-COA 1600 Habersham St.pdf](#)

**Motion**

The Savannah Historic Preservation Commission does hereby Approve the request for the replacement of the roof for the property located at 1600 Habersham Street, Units 1-3 as requested because the work is visually compatible and meets the standards.

**Vote Results ( Approved )**

Motion: Kathy S. Ledvina

Second: Pamela Miller

Virginia Mobley	- Not Present
Jeff Notrica	- Aye
Kiersten Connor	- Not Present
Kathy S. Ledvina	- Aye
Pamela Miller	- Aye
Patricia Richardson	- Aye
Katrina Hornung	- Not Present
Darren Bagley-Heath	- Aye

[10. Petition of Savannah Car Spa, LLC, Wendell Burns | 24-006801-COA | 1803 Barnard Street | Roof Replacement](#)

[☞ Submittal Packet - 1803 Barnard Street.pdf](#)

[☞ Staff Report - 24-006801-COA 1803 Barnard St.pdf](#)

**Motion**

The Savannah Historic Preservation Commission does hereby Approve the request for the replacement of the roof for the property located at 1803 Barnard Street as requested because the work is visually compatible and meets the standards.

**Vote Results ( Approved )**

Motion: Kathy S. Ledvina

Second: Pamela Miller

Virginia Mobley	- Not Present
Jeff Notrica	- Aye
Kiersten Connor	- Not Present
Kathy S. Ledvina	- Aye
Pamela Miller	- Aye
Patricia Richardson	- Aye
Katrina Hornung	- Not Present
Darren Bagley-Heath	- Aye

[11. Petition of James Burnsed | 25-000039-COA | 1508 Bull Street | Non-illuminated Sign](#)

[☞ Submittal Packet - 1508 Bull St.pdf](#)

[☞ Staff Report - 25-000039-COA 1508 Bull Street.pdf](#)

**Motion**

The Savannah Historic Preservation Commission does hereby approve the request to reface the existing wall, canopy, and under-canopy signs as requested because the work is visually compatible and meets the standards.

**Vote Results ( Approved )**

Motion: Kathy S. Ledvina

Second: Pamela Miller

Virginia Mobley	- Not Present
Jeff Notrica	- Aye
Kiersten Connor	- Not Present
Kathy S. Ledvina	- Aye
Pamela Miller	- Aye
Patricia Richardson	- Aye
Katrina Hornung	- Not Present
Darren Bagley-Heath	- Aye

[12. Petition of Doug Bean Signs, Angela Bean | 25-000375-COA | 1702 Bull Street | Non-Illuminated Signs](#)

[📎 Submittal Packet - 1702 Bull Street.pdf](#)

[📎 Staff Report - 25-000375-COA - 1702 Bull Street.pdf](#)

**Motion**

The Savannah Historic Preservation Commission does hereby approve the wall sign at 1702 Bull Street as requested because the work is visually compatible and meets the standards.

**Vote Results ( Approved )**

Motion: Kathy S. Ledvina

Second: Pamela Miller

Virginia Mobley	- Not Present
Jeff Notrica	- Aye
Kiersten Connor	- Not Present
Kathy S. Ledvina	- Aye
Pamela Miller	- Aye
Patricia Richardson	- Aye
Katrina Hornung	- Not Present
Darren Bagley-Heath	- Aye

[13. Petition of Jocelyn Cooper Sterling | 25-000215-COA | 518 East 36th Street | Fence](#)

[📎 Submittal Packet - 518 East 36th Street.pdf](#)

[📎 Staff Report - 25-00215d-COA 518 East 36th St.pdf](#)

**Motion**

Approval of the installation of fencing in the front yard for the building located at 518 East 36th Street as requested because the work is visually compatible and meets the standards.

**Vote Results ( Approved )**

Motion: Kathy S. Ledvina

Second: Pamela Miller

Virginia Mobley	- Not Present
Jeff Notrica	- Aye
Kiersten Connor	- Not Present
Kathy S. Ledvina	- Aye
Pamela Miller	- Aye
Patricia Richardson	- Aye
Katrina Hornung	- Not Present
Darren Bagley-Heath	- Aye

[14. Petition of Be Smart Home Solutions | 25-000666-COA | 511 Seiler Avenue | Solar Panels and Special Exception](#)

[☞ Submittal Packet - 25-000666-COA 511 Seiler Ave.pdf](#)

[☞ Staff Report - 25-000666-COA 511 Seiler Avenue.pdf](#)

**Motion**

The Savannah Historic Preservation Commission does hereby approve the request to install eighteen (18) roof-mounted solar panels to the property located at 511 Seiler Avenue as requested because the proposed work is visually compatible and meets the standards.

**Vote Results ( Approved )**

Motion: Kathy S. Ledvina

Second: Pamela Miller

Virginia Mobley	- Not Present
Jeff Notrica	- Aye
Kiersten Connor	- Not Present
Kathy S. Ledvina	- Aye
Pamela Miller	- Aye
Patricia Richardson	- Aye
Katrina Hornung	- Not Present
Darren Bagley-Heath	- Aye

[15. Petition of Be Smart Home Solutions | 25-000671-COA | 406 Seiler Avenue | Solar Panels and Special Exception](#)

[☞ Staff Report - 25-000671-COA 406 Seiler Avenue.pdf](#)

[☞ Submittal Packet - 25-000671-COA 406 Seiler Ave.pdf](#)



**Motion**

The Savannah Historic Preservation Commission does hereby approve the request to install twelve (12) solar panels on the roof of 406 Seiler Avenue as requested because the work is visually compatible and meets the standards.

AND

Approve the Special Exception request for the installation of solar panels as requested because the project meets the Special Exception criteria.

**Vote Results ( Approved )**

Motion: Kathy S. Ledvina

Second: Pamela Miller

Virginia Mobley	- Not Present
Jeff Notrica	- Aye
Kiersten Connor	- Not Present
Kathy S. Ledvina	- Aye
Pamela Miller	- Aye
Patricia Richardson	- Aye
Katrina Hornung	- Not Present
Darren Bagley-Heath	- Aye

**IV. ADOPTION OF THE AGENDA**

[16. Adopt the February 26, 2025 Historic Preservation Commission Meeting agenda as presented.](#)

**Motion**

The Savannah Historic Preservation Commission motioned to adopt the February 26, 2025 HPC agenda as presented.

**Vote Results ( Approved )**

Motion: Pamela Miller

Second: Kathy S. Ledvina

Virginia Mobley	- Not Present
Jeff Notrica	- Aye
Kiersten Connor	- Not Present
Kathy S. Ledvina	- Aye
Pamela Miller	- Aye
Patricia Richardson	- Aye
Katrina Hornung	- Not Present
Darren Bagley-Heath	- Aye

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

[17. Approve the December 18, 2024 HPC Meeting Minutes](#)

[📎 12.18.24 MEETING MINUTES.pdf](#)

**Motion**

The Savannah Historic Preservation Commission motioned to approve the December 18, 2024 HPC Meeting minutes as presented.

**Vote Results ( Approved )**

Motion: Patricia Richardson

Second: Pamela Miller

Virginia Mobley	- Not Present
Jeff Notrica	- Aye
Kiersten Connor	- Not Present
Kathy S. Ledvina	- Aye
Pamela Miller	- Aye
Patricia Richardson	- Aye
Katrina Hornung	- Not Present
Darren Bagley-Heath	- Abstain

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

**VII. CONTINUED AGENDA**

[18. 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 & Variance Recommendation Requests](#)

**Motion**

Continue

**Vote Results ( Approved )**

Motion: Patricia Richardson

Second: Kathy S. Ledvina

Virginia Mobley	- Not Present
Jeff Notrica	- Aye
Kiersten Connor	- Not Present
Kathy S. Ledvina	- Aye
Pamela Miller	- Aye
Patricia Richardson	- Aye
Katrina Hornung	- Not Present
Darren Bagley-Heath	- Aye

[19. Petition of Esteen Williams | 24-005670-COA | 2101 Ogeechee Road | Amendment to 21-006071-COA](#)

**Motion**

Continue

**Vote Results ( Approved )**

Motion: Patricia Richardson

Second: Kathy S. Ledvina

Virginia Mobley	- Not Present
Jeff Notrica	- Aye
Kiersten Connor	- Not Present
Kathy S. Ledvina	- Aye
Pamela Miller	- Aye
Patricia Richardson	- Aye
Katrina Hornung	- Not Present
Darren Bagley-Heath	- Aye

[20. Petition of J. Elder Studio, Martin Ronaszegi | 24-006789-COA | 1011 Jefferson Street | Amendment to 24-004714-COA](#)

**Motion**

Continue

**Vote Results ( Approved )**

Motion: Patricia Richardson

Second: Kathy S. Ledvina

Virginia Mobley	- Not Present
Jeff Notrica	- Aye
Kiersten Connor	- Not Present
Kathy S. Ledvina	- Aye
Pamela Miller	- Aye
Patricia Richardson	- Aye
Katrina Hornung	- Not Present
Darren Bagley-Heath	- Aye

**VIII. REQUEST FOR EXTENSION**

[21. Petition of Lynch Associates Architects | 22-003188-COA | 1825 Montgomery Street | 6-month COA Extension Request](#)

- [📎 SIGNED Commission Decision - 22-003188-COA 1825 Montgomery St.pdf](#)
- [📎 Submittal Packet - Drawings, Renderings, Materials.pdf](#)
- [📎 6-month Extension Request - 22-003188-COA 1825 Montgomery St.pdf](#)
- [📎 Emailed request for extension 1825 Montgomery St.pdf](#)

**Motion**

The Savannah Historic Preservation Commission does hereby approve a 6-month extension for a previously approved Certificate of Appropriateness [22-003188-COA] as requested, because there are no proposed changes, and this is the first time the petitioner has asked for an extension. This Certificate of Appropriateness will be extended from the original expiration date of February 22, 2025, to August 22, 2025.

**Vote Results ( Approved )**

Motion: Kathy S. Ledvina

Second: Patricia Richardson

Virginia Mobley	- Not Present
Jeff Notrica	- Aye
Kiersten Connor	- Not Present
Kathy S. Ledvina	- Aye
Pamela Miller	- Aye
Patricia Richardson	- Aye
Katrina Hornung	- Not Present
Darren Bagley-Heath	- Aye

**IX. REGULAR AGENDA**

**VICTORIAN DISTRICT**

[22. Petition of Scally Design + Construction, Braeden Scally | 25-000223-COA | 538 East Bolton Street | Amendment to 23-002082-COA](#)

- [☞ Submittal Packet - 538 East Bolton Street.pdf](#)
- [☞ Previously Approved Stamped Drawings 538 E. Bolton St.pdf](#)
- [☞ Staff Research - Current Site Photos 538 E. Bolton St..pdf](#)
- [☞ Staff Report - 25-000223-COA 538 E Bolton St.pdf](#)

**Motion**

Approve the after-the-fact amendment for the addition and accessory dwelling unit located at 538 East Bolton Street, from the previously approved design [23-000587-COA] as requested because the work is visually compatible and meets the standards.

**Vote Results ( Approved )**

Motion: Pamela Miller

Second: Patricia Richardson

Virginia Mobley	- Not Present
Jeff Notrica	- Aye
Kiersten Connor	- Not Present
Kathy S. Ledvina	- Aye
Pamela Miller	- Aye

Patricia Richardson	- Aye
Katrina Hornung	- Not Present

[23. Petition of M.E. Sack Engineering, Chris Herold | 25-000490-COA | 1210 Drayton Street | Fence / Wall](#)

- [☞ Submittal Packet - 1210 Drayton Street.pdf](#)
- [☞ Staff Report - 25-000490-COA 1210 Drayton St.pdf](#)

**Motion**

The Savannah Historic Preservation Commission does here by approve the fence around the property at 1210 Drayton Street with the following condition because the work otherwise meets the standards and is visually compatible.

1. Reduce the height of the fence facing Drayton and East Henry Streets to meet the standards or apply for a Special Exception for the height of the fence (Drayton and East Henry Streets only).

**Vote Results ( Approved )**

Motion: Pamela Miller

Second: Patricia Richardson

Virginia Mobley	- Not Present
Jeff Notrica	- Not Present
Kiersten Connor	- Not Present
Kathy S. Ledvina	- Abstain
Pamela Miller	- Aye
Patricia Richardson	- Aye
Katrina Hornung	- Not Present

**CUYLER-BROWNVILLE DISTRICT**

[24. Petition of Juan Hernandez Sanchez | 25-000505-COA | 1011 West 40th Street | After-the-Fact Alterations / Addition](#)

- [☞ Submittal Packet - 1011 West 40th St.pdf](#)
- [☞ Staff Report - 25-000505-COA - 1011 West 40th St.pdf](#)

**Motion**

The Savannah Historic Preservation Commission does hereby Continue the after the fact approval to construct a rear and side addition and to rehabilitate the structure 1011 West 40th Street to the May 28th meeting because the application is incomplete and because there are many questions to be answered.

**Vote Results ( Approved )**

Motion: Kathy S. Ledvina

Second: Patricia Richardson

Virginia Mobley	- Not Present
Jeff Notrica	- Aye

Kiersten Connor	- Not Present
Kathy S. Ledvina	- Aye
Pamela Miller	- Aye
Patricia Richardson	- Aye
Katrina Hornung	- Not Present

[25. Petition of Red Oak Valuation Services, LLC | 24-006790-COA | 1025 West 38th Street | Rehabilitation / Alterations](#)

- [☞ Submittal Packet - 1025 West 38th Street.pdf](#)
- [☞ Applicant Photos.pdf](#)
- [☞ Staff Report - 24-006790-COA 1025 W 38th St.pdf](#)

**Motion**

The Savannah Historic Preservation Commission does hereby approve the request for the rehabilitation of the property located at 1025 West 38th Street with the following conditions to be provided prior to work taking place because the work is otherwise visually compatible and meets the standards.

1. Inform staff if any additional framing needs to be replaced.
2. Provide information on whether the rear deck will be painted or stained.
3. Fixed accent windows versus double hung.

**Vote Results ( Approved )**

Motion: Patricia Richardson

Second: Darren Bagley-Heath

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

**STREETCAR DISTRICT**

[26. Petition of VP2 Design, LLC | 24-006282-COA | 222 West 38th St | New Construction, Small: Part I & II](#)

- [☞ Submittal Packet - 222 W 38TH STREET - Photos.pdf](#)
- [☞ Submittal Packet - 222 W 38TH STREET - Plans.pdf](#)
- [☞ Staff Report - 24-006282-COA 222 W 38th St.pdf](#)

**Motion**

The Savannah Historic Preservation Commission does hereby approve the request for the proposed two-story accessory dwelling unit at 222 West 38th Street with the following conditions to be provided prior to work beginning because the work is otherwise visually compatible and meets the standards.

- 1.Utilize a 1/1 window configuration
- 2.Remove all dormers on the north facade (alley).
- 3.Lower the porch roof to be subordinate to the main ridge.

**Vote Results ( Approved )**

Motion: Kathy S. Ledvina

Second: Pamela Miller

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

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

[📎 Submittal Packet - 2515 Habersham Street.pdf](#)

[📎 Staff Report - 24-006744-COA 2515 Habersham St.pdf](#)

[📎 Public Comment - 1.pdf](#)

**Motion**

The Savannah Historic Preservation Commission does hereby continue the request for the rehabilitation / alterations and two one-story additions for the building located at 2515 Habersham Street and a 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, for thirty (30) days to allow the applicant time to address the following:

- 1.Adjust the design of the expanded covered front porch to include expressed piers in order to meet the standards or apply for a Special Exception.
- 2.Provide information on the proposed material and design details for the new windows in order to meet the standards.
- 3.Provide information on the proposed material and design details for the new doors in order to meet the standards.
- 4.Provide information on the proposed material and design details for the expanded covered front porch in order to meet the standards.
- 5.Provide information on the proposed material for the awnings at the secondary entrances in order to meet the standards.

6. Provide information on the proposed material for the lighting in order to meet the standards.
7. Provide information on any proposed alterations to the existing parking lot in order to meet the standards.
8. Provide information on the proposed material for the fencing in order to meet the standards.

**Vote Results ( Approved )**

Motion: Darren Bagley-Heath

Second: Patricia Richardson

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

[28. Petition of Sawyer Design, Jonathan Leonard | 24-006815-COA | 421 West 31st Street | New Construction Large, Part I](#)

- [📎 Submittal Packet - 421 West 31st Street.pdf](#)
- [📎 Submittal Packet - 421 West 31st Street - 2.pdf](#)
- [📎 Staff Report - 24-006815-COA.pdf](#)

**Motion**

The Savannah Historic Preservation Commission does hereby Approve the request for New Construction, Large (Part I) for the property located at 421 West 31st Street with the following four conditions to be submitted to the Commission for review with Part II: Design Details (within 90 days of this decision) because the project is otherwise visually compatible and meets the standards.

1. Restudy the design of the fenestration at the first-floor entrances to strengthen the visual compatibility of the buildings with the contributing buildings in the area.
2. Restudy the design to see how the height and mass could be broken up through the use of detailing as opposed to a contrast in materials, with a uniform material being used.
3. Provide additional information on the front and side entrance stoops, including the sizes (depth) to ensure that the standard is met.
4. Provide additional information on the walls and gates, including the height, to ensure that the standard is met.

**Vote Results ( Approved )**

Motion: Darren Bagley-Heath

Second: Pamela Miller

Virginia Mobley	- Not Present
Jeff Notrica	- Aye
Kiersten Connor	- Not Present



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

[29. Petition of Maxwell Erickson | 25-000374-COA | 222 West 36th Street | Addition / Alterations](#)

[☞ Submittal Packet - 222 West 36th Street.pdf](#)

[☞ Staff Report - 25-000374-COA 222 W 36th St.pdf](#)

**Motion**

The Savannah Historic Preservation Commission does hereby Approve the request for the one-story addition and alterations on the rear (north) elevation and side (east) elevation, and related relocation and screening of mechanical equipment for the building located at 222 West 36th Street as requested because the work is visually compatible and meets the standards.

**Vote Results ( Approved )**

Motion: Darren Bagley-Heath

Second: Patricia Richardson

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

[30. Petition of J. Elder Studio, Eric Meckley | 25-000503-COA | 2613 Montgomery Street | Amendment to 22-003186-COA](#)

[☞ Staff Report - 25-000503-COA 2613 Montgomery Street.pdf](#)

[☞ PREVIOUS Submittal Packet 2613 Montgomery St.pdf](#)

[☞ CURRENT Submittal packet 2613 Montgomery St.pdf](#)

**Motion**

The Savannah Historic Preservation Commission does hereby approve the amended changes to the previously approved New Construction Parts I & II [22-003186-COA] with the following condition to be reviewed and approved by staff prior to starting the work, because the amendment is otherwise visually compatible and meets the standards.

Select an approved material for the wall paneling.

**Vote Results ( Approved )**

Motion: Pamela Miller	
Second: Patricia Richardson	
Virginia Mobley	- Not Present
Jeff Notrica	- Aye
Kiersten Connor	- Not Present
Kathy S. Ledvina	- Aye
Pamela Miller	- Aye
Patricia Richardson	- Aye
Katrina Hornung	- Not Present

## X. APPROVED STAFF REVIEWS

## XI. NOTICES, PROCLAMATIONS, AND ACKNOWLEDGEMENTS

### [31. Stamped Drawing Report - January](#)

📎 [January 2025.pdf](#)

### [32. Report of COA Inspections - January](#)

📎 [Staff Inspections January 2025.pdf](#)

### [33. Inspections Completed by Staff - February Report](#)

📎 [Staff Inspections February 2025.pdf](#)

### [34. Stamped Drawing Report - February](#)

📎 [February 2025.pdf](#)

## XII. OTHER BUSINESS

## XV. ADJOURNMENT

[35. Next Pre-Meeting: Wednesday, March 26, 2025 at 1:30 PM - 112 East State Street: Mendonsa Hearing Room](#)

[36. Next Meeting: Wednesday, March 26, 2025 at 2:00 PM - 112 East State Street: Mendonsa Hearing Room](#)

### [37. Adjourn](#)

There being no further business to present before the Commission, the February 26, 2026 Historic Preservation Commission adjourned at 4:18 p.m.

Respectfully submitted,

Jonathan Mellon  
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.***