



## Historic Preservation Commission

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Arthur A. Mendonsa Hearing Room  
June 25, 2025, 2:00 p.m.  
DECISIONS

### June 25, 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  
Kathy Ledvina

Brian Woods

**Member Absent:** Katrina Hornung  
Pamela Miller  
Patricia Richardson

**Staff Present:** Melanie Wilson, Executive Director  
Pamela Everett, Assistant Executive Director (virtually)  
Caitlin Chamberlain, Director of Historic Preservation  
Kelli Mitchell, 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 Signarama - Brunswick, Chris Blake | 25-002779-COA | 800 Habersham Street | Illuminated and Non-illuminated Signs](#)

**Caitlin Chamberlain** prepared the report of the applicant's request for approval to install one non-illuminated wall sign and one illuminated wall sign on different elevations for the property located at 800 Habersham Street. Both signs will be identical aside from the illumination. Also, part of the project is the refacing of an existing monumental sign. 800 Habersham Street is a non-contributing resource located within the National Register Victorian Historic District and the local Victorian Historic District. It is across Habersham Street from the Kroger in a commercial area but there are also several contributing houses in the vicinity. Most recently the building operated as a Dollar Tree and will reopen as a Goodwill store.

Staff recommended to approve the request to install two wall signs (one non-illuminated and one illuminated) and the refacing of one existing monument sign located at 800 Habersham Street as requested because the work is visually compatible and meets the standards.

#### **Motion**

The Savannah Historic Preservation Commission does hereby approve the request to install two wall signs (one non-illuminated and one illuminated) and the refacing of one existing monument sign located at 800 Habersham Street as requested because the work is visually compatible and meets the standards.

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

Motion: Brian Woods

Second: Kathy S. Ledvina

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

#### [2. Petition of Foley Design Associates, Inc., Ronald Thompson | 25-002783-COA | 17 East Park Avenue | Rehabilitation / Alterations](#)

**Kelli Mitchell** prepared the report for the applicant's request of approval for porch rehabilitation work at 17 East Park Avenue. Interior joists and beams that are not visible from the public right of way will not be reviewed at this time.

The building was constructed in 1886 and is a contributing resource within the National Register Victorian Historic District and the local Victorian Historic District.

Construction began on the building in 1884. Work was completed in 1885, and the building was opened in 1886 as the Telfair Hospital for Women. The structure was designed by Fay and Eichberg and built by B.R. Armstrong. The total cost of construction was \$30,000.

The rear addition was constructed circa 1927.

Per a state survey, the hospital “merged with Candler General Hospital in 1960. The building was sold in 1980 and was turned into low-income senior housing.”

Per the Sanborn Maps, the rear three story rear porch appears to have been part of the building’s original design. Based on undated photographs, the porch previously had a two-story element that was at least partially enclosed. It was on the structure by 1916 and was later removed. The porch was also enclosed at one time. Based on photographs that were taken prior to the porch being enclosed, the decorative elements, such as the handrails, were duplicated when the porch was reopened.

Staff recommended to approve the porch rehabilitation work at 17 East Park Avenue as requested because the work is visually compatible and meets the standards.

#### **Motion**

The Historic Preservation Commission does hereby approve the porch rehabilitation work at 17 East Park Avenue as requested because the work is visually compatible and meets the standards.

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

Motion:

Second:

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

### 3. Petition of American Tower Corporation, Amanda Novas | 25-002820-COA | 1315 Bull Street | Communication Tower Equipment Update

\*\*\* This item was removed from the Consent Agenda due to citizen request.

**Caitlin Chamberlain** prepared the report of the applicant's request of approval to modify ground based and tower mounted equipment on an existing cellular tower located at 1315 Bull Street. 1315 Bull Street has a cell phone tower that is non-contributing resource within the National Register Victorian Historic District and the local Victorian Historic District. The tower was initially constructed in 1988, after a text amendment to allow for a 150-foot tower in the Victorian Historic District was approved. It has been repurposed for different uses since that time, currently it is used by T-Mobile. [Z-198804-8594-S].

Staff recommended to approve the request to modify equipment on the cellular tower located at 1315 Bull Street as requested because the work is visually compatible and meets the standards.

#### **Motion**

The Savannah Historic Preservation Commission does hereby approve the request to modify equipment on the cellular tower located at 1315 Bull Street as requested because the work is visually compatible and meets the standards.

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

Motion: Scott Crotzer

Second: Courtney Bonney

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

Katrina Hornung	- Not Present
Courtney Bonney	- Aye
Brian Woods	- Aye
Scott Crotzer	- Aye

## CUYLER-BROWNVILLE DISTRICT

### [4. Petition of Kimberly Dobson | 25-002260-COA | 919 West 38th Street | Siding Replacement, Door Replacement, and Fence Installation](#)

**Caitlin Chamberlain** prepared the report of the applicant's request of approval for rehabilitation work on the rear of the building including the replacement of siding, rear door, and fence. The information submitted notes a pergola but the applicant has since stated that this is omitted from the project. 919 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 style house on a block with several similar contributing resources. The proposed work is mostly at the rear of the property, facing West 38th Lane.

Staff recommended to approve the rehabilitation work request for the property located at 919 West 38th Street as requested because the work is visually compatible and meets the standards.

#### Motion

The Savannah Historic Preservation Commission does hereby approve the rehabilitation work request for the property located at 919 West 38th Street as requested because the work is visually compatible and meets the standards.

#### Vote Results ( Approved )

Motion: Brian Woods

Second: Kathy S. Ledvina

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

### [5. Petition of Alphonso Irving | 25-002647-COA | 506 West 40th Street | Rehabilitation, Siding Replacement](#)

**Jonathan Mellon** prepared the report for the applicant's request of approval for the replacement of the siding for the property located at 506 West 40th Street. Per the applicant:

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506 West 40th Street was constructed in 1911 and is a contributing resource with the National Register Cuyler-Brownville Historic District and the local Cuyler-Brownville Historic District. The building is located on an interior lot on the block between Martin Luther King, Jr. Boulevard and Burroughs Street. 506 West 40th Street is a duplex two-story frame building, with a front two-story covered porch with masonry (brick) foundation and wood columns and replacement metal railings, punched openings with double-hung one-over-one replacement windows, clapboard siding, masonry (brick) chimneys, and is topped by a hipped roof. The surrounding context includes contributing one and two-story frame buildings as well as non-contributing one and two-story masonry (brick) buildings along the adjacent Martin Luther King, Jr. Boulevard corridor.

Staff recommended to approve the request for the replacement of the siding for the property located at 506 West 40th as requested because the work is visually compatible and meets the standards.

#### **Motion**

The Savannah Historic Preservation Commission does hereby approve the request for the replacement of the siding for the property located at 506 West 40th as requested because the work is visually compatible and meets the standards.

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

Motion: Brian Woods

Second: Kathy S. Ledvina

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

## **STREETCAR DISTRICT**

### [6. Petition of Pride Restoration Experts, Thalia Guzman | 25-002644-COA | 313 West 39th Street | Roof Replacement](#)

**Jonathan Mellon** prepared the report for the applicant's request of approval for the replacement of the roof for the property located at 313 West 39th Street. 313 West 39th Street is a two-story frame building which was constructed in 1913 and is a contributing resource within the National Register Streetcar Historic District and the local Streetcar Historic District.

313 West 39th Street is an American Foursquare style free-standing frame building with a covered front full width porch with masonry (brick) foundation and wood columns and railings, punched openings with double-hung one-over-one and two-over-two wood windows, wood clapboard siding, brick chimney, and is topped by a standing seam metal hipped roof with secondary roof forms. The surrounding context includes contributing one and two-story frame buildings with covered one and two-story front porches as well as

non-contributing one-story masonry (brick and stucco) commercial buildings to the west along the Montgomery Street corridor. The Sanborn Maps show how this area has evolved over the years, with the retention of much of the historic fabric which consists primarily of residential frame buildings. However, along the Montgomery Street corridor, which developed as a commercial spine for the neighborhood, the original frame residential buildings were replaced with masonry (brick and stucco) ones.

Staff recommended to approve the request for the replacement of the roof for the building for the property located at 313 West 39th Street as requested because the work is visually compatible and meets the standards.

#### **Motion**

The Historic Preservation Commission does hereby approve the request for the replacement of the roof for the building for the property located at 313 West 39th Street as requested because the work is visually compatible and meets the standards.

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

Motion: Brian Woods

Second: Kathy S. Ledvina

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

#### **7. Petition of Stephanie Kaple | 25-002774-COA | 516 Seiler Avenue | Door Replacement**

**Kelli Mitchell** prepared the report for the applicant's request for approval to replace the front door at 516 Seiler Avenue. The building was constructed in 1930 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 replacement of the front door as requested because the work is visually compatible and meets the standards.

#### **Motion**

The Historic Preservation Commission does hereby approve the replacement of the front door as requested because the work is visually compatible and meets the standards.

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

Motion: Brian Woods

Second: Kathy S. Ledvina

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

[8. Petition of Isgett & Grove Ventures, LLC - Damon Martin | 25-002771-COA | 1511-13 Whitaker Street | Fence Installation](#)

**Kelli Mitchell** prepared the report of the applicant's request for approval to construct a fence at the property located at 1511 and 1513 Whitaker Street. The building was constructed in 1909 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 construction of a fence at 1511 and 1513 Whitaker Street as requested because the work is visually compatible and meets the standards.

**Motion**

The Historic Preservation Commission does hereby approve the construction of a fence at 1511 and 1513 Whitaker Street as requested because the work is visually compatible and meets the standards.

**Vote Results ( Not Started )**

Motion:

Second:

[9. Petition of Hansen Architects, P.C., Patrick Phelps | 24-004724-COA | 2517 Bull Street | Amendment to 24-004724-COA](#)

**\*\* Courtney Bonney recused herself from this item.**

**Caitlin Chamberlain** prepared the report for the applicant's request of approval for an amendment to the project at 2517 Bull Street, approved on September 24, 2024.

Proposed changes include:

- The first floor plan has been revised along DeSoto Avenue to create a recessed vestibule to accommodate the water service room.
- The first floor storefront elevation along DeSoto Avenue towards the north has been revised to only have one entrance into the tenant space. This new single entrance eliminated the need for a second door and the associated storefronts have been updated to adapt to the new tenant space requirements.
- Rooftop equipment has changed locations.

The elevation above left is the previously approved design, where the elevation to the right includes the proposed changes on the DeSoto Avenue elevation.

This project was initially approved on September 24, 2024, by the Historic Preservation Commission. Work included rehabilitation to two adjacent properties, with selective demolition to reveal the historic exterior that was underneath the stucco. The previous

submittal packet is attached to the agenda. It is a two-story frame and masonry building that was constructed in three sections beginning in c.1916 and continuing in c.1930 with later alterations in the 1970's. Located on the west side of Bull Street between West 41st Street and West 42nd Street, the building has three frontages – Bull Street, West 42nd Street, and at the rear DeSoto Avenue. The building is listed as a non-contributing resource within the National Register Thomas Square Streetcar District and the local Streetcar Historic District. 2517 Bull Street has seen the covering up / obscuring of the front (Bull Street) elevation with a stucco façade that was applied in the 1970's, however, the side (south – West 42nd Street and north) elevations continue to show portions of the original frame and masonry construction design.

The surrounding context includes both contributing and non-contributing resources, and the overall Bull Street commercial corridor shows the impact over the years of automobile related uses that resulted in the loss / demolition of historic buildings and introduction of new buildings that served to erode the urban character with surface parking areas and structures setback from the street.

Staff recommended to approve the amendment request for 2517 Bull Street as requested because the work is visually compatible and meets the standards.

#### **Motion**

The Savannah Historic Preservation Commission does hereby approve the amendment request for 2517 Bull Street as requested because the work is visually compatible and meets the standards.

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

Motion: Brian Woods

Second: Kathy S. Ledvina

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

## **IV. ADOPTION OF THE AGENDA**

### [10. Adopt the June 25, 2025 Historic Preservation Commission Meeting Agenda as presented.](#)

#### **Motion**

Adopt

#### **Vote Results ( Voting )**

Motion: Scott Crotzer

Second: Kathy S. Ledvina

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

## V. APPROVAL OF MINUTES OF PREVIOUS MEETING

[11. Approve the May 28, 2025 Historic Preservation Commission Meeting Minutes as presented.](#)

### Motion

Approve

### Vote Results ( Approved )

Motion: Scott Crotzer

Second: Brian Woods

Jeff Notrica	- Aye
Kathy S. Ledvina	- Aye
Pamela Miller	- Not Present
Patricia Richardson	- Not Present
Katrina Hornung	- Not Present
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 Joraun Latta | 25-001246-COA | 633-639 West 39th Street | Roof Replacement, Siding Replacement, and Fence Installation](#)

[13. Petition of Wendy Picone | 25-002640-COA | 18 East 39th Street | Roof Replacement](#)

[14. Petition of Circle of Recovery Peer Center \(Recovery Place of Savannah GA\) | 25-001993-COA | 2423 Abercorn Street | Ground Sign](#)

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

[16. Petition of Maxwell Erickson | 25-002776-COA | 101 East 34th Street | New Construction Small, Parts I & II and Special Exception Request / Variance Recommendation Request](#)

[17. Petition of Your Exterior Pros, Beth Barrows | 25-002814-COA | 1215 Java Place | Window and Siding Replacement](#)

[18. Petition of Your Exterior Pros | 25-002935-COA | 301 West Waldburg Street | Siding Replacement](#)

## VIII. REQUEST FOR EXTENSION

## IX. REGULAR AGENDA

### VICTORIAN DISTRICT

[19. Petition of Array Design, Shauna Kucera | 25-002209-COA | 116 West Duffy Street | New Construction Small, Parts I & II and Swimming Pool](#)

**Caitlin Chamberlain** presented the applicant's request for approval to construct an accessory structure in the rear yard and the installation of a metal shed roof over the rear deck along the principal structure located at 116 West Duffy Street. The application also includes a fence and a swimming pool installation which will also be reviewed. The accessory structure will be a one-story two-car garage with a roof deck and an exterior stair on the west side of the garage.

116 West Duffy Street was built in 1889 and is a contributing resource within the National Register Victorian Historic District and the local Victorian Historic District. It is the end unit of three rowhouses. The majority of houses on this block of West Duffy Street are contributing resources, many built within the same time period as 116 West Duffy Street. The property backs up to West Park Lane, where the accessory structure will be constructed. The Sanborn maps from 1898 through 1966 show how there were several outbuildings along both sides of West Park Lane. On the 1953 Sanborn map, there was a garage on the lane side.

This project was initially presented at the May 28, 2025, Historic Preservation Commission Meeting. The decision was as follows:

**The Savannah Historic Preservation Commission does hereby continue the request to construct a one-story garage with a roof deck, installation of a shed roof over the rear deck, and installation of a swimming pool in the rear yard, of the property located at 116 West Duffy Street to the June 25, 2025, Historic Preservation Commission Meeting to allow the applicant time to address the following:**

- 1. Submit a full elevation drawing of the rear porch roof, railing, and deck expansion, including how the roof will be attached to the historic house and a perspective of how this will look from behind the fence to see what is visible from the lane, which the commission may request to see at the June 25, 2025 HPC meeting.**

The applicant has provided this drawing, including the above requested items.

- 2. Apply for an after-the-fact COA for the removal of the double doors, transom, and molding. Include information about whether the original transom, molding and doors were salvaged for reinstallation, or whether it will be an in-kind replacement.**

Initially there was a request to keep the new doors that were installed, and there is currently the proposal to install an 8' fence which would obstruct the first floor from view.

- 3. Provide information on the drawings about the height of the railing and spacing between cables for the stair railing leading up to the deck on the garage, and for the rear deck area if it will be visible from beyond the fence.**

This is now shown on the drawings.

**4. Provide information about the fence including material and height.**

The fence information has been included- it would be an aluminum 8' fence.

Staff recommended to approve the request to construct a one-story garage with a roof deck, a porch roof at the rear of the main house, install a fence, and a swimming pool in the rear yard, of the property located at 116 West Duffy Street with the following condition because the work is otherwise visually compatible and meets the standards:

1. If the rear doors remain visible from the public right-of-way after the installation of the 8-foot fence, then the doors must be changed to a transom and French door style similar to the original configuration.

**Motion**

The Savannah Historic Preservation Commission does hereby approve the request to construct a one-story garage with a roof deck, a porch roof at the rear of the main house, install a fence, and a swimming pool in the rear yard, of the property located at 116 West Duffy Street with the following condition because the work is otherwise visually compatible and meets the standards:

- 1.If the rear doors remain visible from the public right-of-way after the installation of the 8-foot fence, then the doors must be changed to a transom and French door style similar to the original configuration.

**Vote Results ( Approved )**

Motion: Brian Woods

Second: Scott Crotzer

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

**CUYLER-BROWNVILLE DISTRICT**

[20. Petition of Joette Jones Design, Joette Jones | 25-002813-COA | 628-630 West 32nd Street | Rehabilitation](#)

**Caitlin Chamberlain** presented the applicant's request of approval for in-kind siding replacement and the addition of PVC corbels around the building located at 628-630 West 32nd Street. 628-630 was built in 1900 and is a contributing resource within the National Register Cuyler-Brownville Historic District and the local Cuyler-Brownville Historic District. It is a rare example of a two-story wood frame duplex in an area whose dominant style is a variety of one-story bungalow housing types.

Staff recommended to continue the request to install in-kind siding replacement and the addition of PVC corbels around the building located at 628-630 West 32nd Street, to the July 23, 2025, Historic Preservation Commission meeting to allow the applicant time to obtain the physical sample of, or high-resolution photographed images of, the proposed corbels for the Commission to make an informed decision on this proposed alternate

material.

#### **Motion**

The Savannah Historic Preservation Commission does hereby continue the request to install in-kind siding replacement and the addition of PVC corbels around the building located at 628-630 West 32nd Street, to the July 23, 2025, Historic Preservation Commission meeting to allow the applicant time to address the following:

1. Obtain the physical sample of the proposed corbels for the Commission to make an informed decision on this proposed alternate material.
2. Research to find more information about whether there had been corbels on the building at one time, including photographic evidence if it exists.
3. Provide additional information about siding replacement methodologies including any proposed insulation beneath to ensure that it will not change the siding level, so it remains lower than the window frames.

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

Motion: Courtney Bonney

Second: Brian Woods

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

### **STREETCAR DISTRICT**

[21. Petition of MBS Construction Services LLC, Charles Smith | 25-002213-COA | 15 West 39th Street | New Construction Small, Parts I & II](#)

**Kelli Mitchell** presented the applicant's request of approval for New Construction, Small: Parts I and II for a two-story infill and for a two-story accessory dwelling unit.

The project requires multiple variances. These include:

- Reducing the separation between the ADU and primary building to five feet. (Minimum is ten feet.)
- Reducing the rear setback of the ADU to three feet. (Minimum is fifteen feet.)
- Reducing the minimum building frontage to 58.8%. (Minimum is 70%.)

The project was heard at the May ZBA meeting, and the Board voted to continue the application at this meeting to give HPC time to weigh in on the project. The Board did not request that the Variance Recommendation Request be included with the Commission's decision. The project is scheduled to be heard at the June 26th meeting. The applicant did not apply for a variance recommendation request. So, staff will not discuss if the project meets those standards.

The property is a vacant lot with no resources that contribute to the Thomas Square-

Streetcar National Register Historic District or the local Streetcar Historic District.

Staff recommended to approve the request for New Construction, Small: Parts I and II for a two-story infill and for a two-story accessory dwelling unit with the following conditions to be reviewed by staff because the work is otherwise visually compatible and meets the standards.

1. Provide the final proposed design for the lighting.
2. Provide updated section drawing for the ADU that reflects one bedroom.

#### **Motion**

The Historic Preservation Commission does hereby continue the request for New Construction, Small: Parts I and II for a two-story infill and for a two-story accessory dwelling unit to the July 23rd, 2025, HPC meeting to address the Commission's concerns.

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

Motion: Scott Crotzer

Second: Brian Woods

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

#### [22. Petition of Dean Architecture & Design, LLC, Fred Dean | 25-002217-COA | 423 West 42nd Street | Addition and After-the-Fact Rehabilitation / Alterations](#)

**Kelli Mitchell** presented the applicant's request for approval to construct a rear addition and for rehabilitation and alteration work as well as for after the fact approval for work done without a COA at 423 West 42nd Street. The building was constructed in 1920 and is a contributing resource within the Thomas Square-Streetcar National Register Historic District and the local Streetcar Historic District. While the contributing building list states that the building was constructed in 1920, the structure appears on the 1916 Sanborn Map and first appears in the 1902 City Directory, suggesting an earlier construction date.

The rear of the building has undergone some degree of alterations over time. The Sanborn Maps show a two-story rear porch and room being added between 1950 and 1955. There are likely inaccuracies with the Sanborn Maps, however. The Cadastral Survey, which was completed in 1936, shows a two-story "Lattice Porch" in the rear corner facing West Broad Street, which is currently Martin Luther King Boulevard, and in a similar configuration to what is shown on the 1955 Sanborn. The porch section has since been enclosed, but it is unclear when this took place. The Cadastral Survey also suggests that the roof of the rear section of the home was pyramidal or hipped that was separate from the primary roof form in 1936, though staff was unable to confirm this

through photographs or other primary sources. The roof was changed to a shed roof at a later date.

The dimensions on the home today are similar to the dimensions in the 1936 survey. The roof form of the rear portion of the home was altered from a shed roof to a pyramidal/hipped roof. The new roof form matches what is seen on the front portion of the home and is a continuation of that roof form. The first floor of the main façade was also altered from having an off-centered front door and window to a centered front door with no windows. The front porch railing was removed as well.

The chimneys were removed, an upper story rear door was infilled, and the windows have either been repaired or replaced. All the work was carried out without a COA, and with the exception of the window and siding repair/replacement, the work also exceeds the scope of work approved under the current building permit. The approved building permit is for a renovation project. The permit states:

Looking to remodel the kitchen and bathroom (plumbing). Install new flooring, lighting (electrical). replace the windows and siding replace the meter box Work Description Additions Additional plans, details, and /or professional engineering may be required per inspector's discretion. \* ENGINEERED SHOP DRAWINGS FOR TRUSSES WILL NEED TO BE SUBMITTED PRIOR TO INSTALLATION OR FRAMING WILL BE PLACED ON HOLD. Smoke and carbon monoxide alarms are required to be installed in accordance with IRC 2018 Section R314 and R315 prior to issuance of any Certificate of Completion/Occupancy. All new construction requires carbon monoxide alarm regardless whether gas appliances or attached garage is available. Electrical work to be designed and installed per NEC 2020 requirements. Plumbing work to be designed and installed per IPC 2018 requirements. Plumbing fixtures are required to have minimum plumbing fixtures clearance in accordance with IPC 2018 Section 405 and 421. Mechanical work to be designed and installed per IRC 2018 mechanical section requirements. Energy efficiency to be designed and installed per IECC 2015 requirements If none existing, smoke detectors and carbon monoxide detectors are required to be installed in accordance with IRC 314.and IRC 315.prior to issuance of any Certificate of Completion/Occupancy. Smoke detector is required in each sleeping room, outside each sleeping area in the immediate vicinity of the bedrooms and each story. Carbon monoxide detector is required outside of sleeping area in the immediate vicinity of bedrooms. If none existing, smoke detectors are required to be installed in accordance with LSC 31.3.4.5.1 prior to issuance of any Certificate of Completion/Occupancy.

Any interior work is not reviewed by the Commission. Staff has not reviewed window or siding replacement at the property prior to the submittal of the current COA.

The project was heard at the May HPC meeting. At this meeting, staff made the following recommendation:

Continue the request to construct a rear, for rehabilitation and alteration work, and for after the fact approval for work done without a COA at 423 West 42nd Street to give the applicant time to address the following concerns.

1. Provide updated drawings that show a corrected roof form for the rear portion of the existing building and that show a corrected design for the first floor of the front façade.
2. Provide confirmation from Traffic Engineering that the driveway can be approved.
3. Provide specifications or proposed material information for the windows and doors.
4. Note the location of the HVAC and refuse on the plans.
5. Provide necessary information for the proposed work on the front porch (ex. for the

decorative curved elements).

The Commission made the following decision:

The Savannah Historic Board of Review does hereby continue the request to construct a rear, for rehabilitation and alteration work, and for after the fact approval for work done without a COA at 423 West 42nd Street to the June 25th, 2025, HPC meeting because there are too many issues that need clarification.

The applicant has since provided an updated set of drawings for review.

Staff recommended to continue the request to construct a rear addition, for rehabilitation and alteration work, and for the after-the-fact work done without a COA at 423 West 42nd Street to give the applicant time to address the following concerns:

1. Redesign the eastern portion (left side) of the addition so that it is not as close to the historic window opening.
2. Provide a proposed solution for the first floor of the front façade.
3. Provide confirmation from the City's Traffic Engineering Department that the driveway can be approved.
4. Provide the proposed size of the muntins.
5. Provide the proposed height of the handrail for the side porch and confirm that the balustrades are no more than four inches (4") on center.
6. Confirm the roofing material for the portion over the side porch as well as the pitch of the roof.
7. Coordinate with Solar Energy Partners so that all applicants have the correct plans and information regarding the project.

#### **Motion**

The Historic Preservation Commission does hereby continue the request to construct a rear addition, for rehabilitation and alteration work, and for the after-the-fact work done without a COA at 423 West 42nd Street to the July 23rd, 2025, meeting to give the applicant time to address the following concerns:

- 1.Redesign the eastern portion (left side) of the addition so that it is not as close to the historic window opening.
- 2.Provide a proposed solution for the first floor of the front façade.
- 3.Provide confirmation from the City's Traffic Engineering Department that the driveway can be approved.
- 4.Provide the proposed size of the muntins.
- 5.Provide the proposed height of the handrail for the side porch and confirm that the balustrades are no more than four inches (4") on center.
- 6.Confirm the roofing material for the portion over the side porch as well as the pitch of the roof.
- 7.Coordinate with Solar Energy Partners so that all applicants have the correct plans and information regarding the project.
- 8.Demarcate the rear sleeping porch more and match the first-floor window in scale and appearance.

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

Motion: Scott Crotzer

Second: Courtney Bonney

Jeff Notrica - Aye

Kathy S. Ledvina - Aye

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

[23. Petition of Solar Energy Partners, Jared Wells | 25-002787-COA | 423 West 42nd Street | Solar Panels](#)

**Kelli Mitchell** presented the applicant's request of approval to install solar panels at 423 West 42nd Street. This application is separate from the application for the rehabilitation/alteration and the addition. The building was constructed in 1920 and is a contributing resource within the Thomas Square-Streetcar National Register Historic District and the local Streetcar Historic District.

Staff recommended to continue the request to install solar panels at 423 West 42nd Street to give the applicant time to provide drawings that accurately depict the structure's roof forms (proposed and existing).

**Motion**

The Historic Preservation Commission does hereby continue the request to install solar panels at 423 West 42nd Street to give the applicant time to provide drawings that accurately depict the structure's roof forms (proposed and existing).

**Vote Results ( Approved )**

Motion: Kathy S. Ledvina

Second: Brian Woods

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

[24. Petition of Ward Architecture + Preservation, Josh Ward | 25-002767-COA | 2026 Habersham Street | Addition](#)

**Caitlin Chamberlain** presented the applicant's request of approval for the construction of a one-story addition to the recently completed building at 2026 Habersham Street. This work also includes minor alterations to Building C (one of three buildings in the development approved in 2019) to accommodate the addition. The buildings at 2026 Habersham Street are newly constructed, non-contributing resources within the Thomas Square-Streetcar National Register Historic District and the local Streetcar Historic District.



Staff recommended to approve the request for the construction of a one-story addition to the recently completed building at 2026 Habersham Street, including modifications of Building C, as requested because the work is visually compatible and meets the standards.

#### Motion

The Savannah Historic Preservation Commission does hereby approve the request for the construction of a one-story addition to the recently completed building at 2026 Habersham Street, including modifications of Building C, with the following condition, because the work is otherwise visually compatible and meets the standards:

1. Work with staff to create an additional setback from the prominent corner entrance of the existing building.

#### Vote Results ( Approved )

Motion: Kathy S. Ledvina

Second: Scott Crotzer

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

#### [25. Petition of J. Elder Studio L.L.C., Jerome Elder | 25-002216-COA | 208 West 37th Street | Amendment to 23-003053- COA](#)

**Kelli Mitchell** presented the applicant's request of approval for an amendment to a previously approved COA (23-003053-COA) for 208 West 37th Street. The zoning will not be reviewed at this time as the applicant is not changing the footprint of the structure. The building was constructed in 1902 and is a contributing resource within the Thomas Square-Streetcar National Register Historic District and the local Streetcar Historic District. The amendment is to change the design of a previously approved enclosed porch. The photos below show the proposed changes.

Staff recommended to approve the amendment to a previously approved COA (23-003053-COA) for 208 West 37th Street with the following conditions to submitted to staff for review and approval prior to starting the project because the work is otherwise visually compatible and meets the standards.

1. Indicate if the previously shown shutters will be retained or removed.
2. Confirm the proposed roof design and pitch as well as the depth of the eaves.
3. Confirm the proposed materials for the roof and door.
4. Confirm the type of windows used on the rear façade and on the rear corner of the eastern elevation.
5. Confirm that the muntins meet the standards.

### Motion

The Historic Preservation Commission does hereby approve the amendment to a previously approved COA (23-003053-COA) for 208 West 37th Street with the following conditions to submitted to staff for review and approval prior to starting the project because the work is otherwise visually compatible and meets the standards.

1. Indicate if the previously shown shutters will be retained or removed.
2. Confirm the proposed roof design and pitch as well as the depth of the eaves.
3. Confirm the proposed materials for the roof and door.
4. Confirm the type of windows used on the rear façade and on the rear corner of the eastern elevation.
5. Confirm that the muntins meet the standards.

### Vote Results ( Approved )

Motion: Scott Crotzer

Second: Brian Woods

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

### 26. Petition of Hansen Architecture, P.C., Erik Puljung | 25-002801-COA | 207 West 31st Street | Contributing Demolition, New Construction Small, Parts I & II, and Special Exception Request

**Kelli Mitchell** presented the applicant's request for approval to demolish a contributing building and approval for New Construction, Small: Parts I and II and for two Special Exception Requests for the property located at 207 West 31st Street.

The first Special Exception Request is from the standard that reads:

*On single-family detached, single-family attached and two-family attached dwellings, a front porch a minimum of six (6) feet in depth shall be required over a minimum of 50% of the front façade.*

To allow for a front porch that is three feet, eleven inches (3' 11") deep.

The second Special Exception Request is from the standard that reads:

*All residential facades visible from a street shall incorporate transparent features (windows and doors) over a minimum of 30% of the ground floor façade.*

To allow the front façade to have 27% transparency.

The building was constructed in 1906 and is a contributing resource within the Thomas Square-Streetcar National Register Historic District and the local Streetcar Historic District. The home first appears in the 1906 City Directory by the name C.B. Smith. At that time, Charles (C.B) Smith was a "porter [at] Jones' Pharmacy." The name Gertrude was also affiliated with the address at that time. Both names are listed in the 1906 and 1915 City Directories. Staff sampled a number of digital City Directories, and the residents, and their profession, if known, are listed below.

Staff recommended to approve the demolition of the contributing building at 207 West 31st Street with the following conditions because the demolition standards are met.

1. [Rather than traditional demolition, the building should be deconstructed, and the materials salvaged for reuse.](#)
2. Comply with the policy for City of Savannah's standards for documenting buildings over 40 years old.

And

Approve the New Construction, Small: Parts I and II, with the following conditions to be submitted to staff for review and approval prior to starting the project because the work is otherwise visually compatible and meets the standards.

1. Apply for a variance for the front porch setback, if necessary.
2. Apply for a variance for the side setback.
3. Confirm that the refuse is properly screened.

And

Approve the Special Exception Requests from the Standards that read:

*On single-family detached, single-family attached and two-family attached dwellings, a front porch a minimum of six (6) feet in depth shall be required over a minimum of 50% of the front façade.*

To allow for a front porch that is three feet, eleven inches (3' 11") deep.

And

*All residential facades visible from a street shall incorporate transparent features (windows and doors) over a minimum of 30% of the ground floor façade.*

To allow the front façade to have 27% transparency because the criteria for Special Exceptions were met.

#### **Motion**

The Historic Preservation Commission does hereby approve the demolition of the contributing building at 207 West 31st Street with the following conditions because the demolition standards are met.

1. Rather than traditional demolition, the building should be deconstructed, and the materials salvaged for reuse.
2. Comply with the policy for City of Savannah's standards for documenting buildings over 40 years old.

And

Approve the New Construction, Small: Parts I and II, with the following conditions to be submitted to staff for review and approval prior to starting the project because the work is otherwise visually compatible and meets the standards.

1. Apply for a variance for the front porch setback, if necessary.
2. Apply for a variance for the side setback.
3. Confirm that the refuse is properly screened.

And

Approve the Special Exception Requests from the Standards that read:

On single-family detached, single-family attached and two-family attached dwellings, a front porch a minimum of six (6) feet in depth shall be required over a minimum of 50% of the front façade.

To allow for a front porch that is three feet, eleven inches (3' 11") deep.

And

All residential facades visible from a street shall incorporate transparent features (windows and doors) over a minimum of 30% of the ground floor façade.

To allow the front façade to have 27% transparency because the criteria for Special Exceptions were met.

**Vote Results ( Approved )**

Motion: Scott Crotzer

Second: Courtney Bonney

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

[27. Petition of Ethos Preservation, Rebecca Fenwick | 25-002806-COA | 101 East 35th Street | Non-Contributing Demolition and Alterations](#)

**Kelli Mitchell** presented the applicant's request for approval of rehabilitation and alteration as well as the demolition of a non-contributing one-story carport and a one-story lean-to shed addition on the carriage house at 101 East 35th Street. The building was constructed in 1910 and is a contributing resource within the Thomas Square-Streetcar National Register Historic District and the local Streetcar Historic District. The existing accessory structure and the carport are noncontributing.

Staff recommended to approve the rehabilitation and alteration work and the demolition of a non-contributing one-story carport and a one-story lean-to shed addition on the carriage house at 101 East 35th Street with the following condition to be submitted to staff for review because the work is otherwise visually compatible and meets the standards.

1. Provide fence information to include the height and materials.

**Motion**

The Historic Preservation Commission does hereby approve the rehabilitation and alteration work and the demolition of a non-contributing one-story carport and a one-story lean-to shed addition on the carriage house at 101 East 35th Street with the following condition to be submitted to staff for review because the work is otherwise visually compatible and meets the standards.

1. Provide fence information to include the height and materials.

**Vote Results ( Approved )**

Motion: Brian Woods

Second: Scott Crotzer

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

[28. Petition of Eco Friendly Construction and Design, Andre Gadson | 25-002578-COA | 2407 Habersham Street | New Construction Small, Parts I & II](#)

**Caitlin Chamberlain** presented the applicant's request for approval to construct a multi-family residential house on the vacant lot located at 2407 Habersham Street. 2407 Habersham Street is a vacant lot surrounded by contributing and non-contributing resources within the National Register Streetcar Historic District and the local Streetcar Historic District.

Approve the request to construct a multi-family house on the vacant lot located at 2407 Habersham Street with the following conditions to be reviewed and approved by staff prior to starting the project:

1. Provide product information for the rectangular accent and transom windows.
2. Adjust the first-floor height to meet the eleven (11) feet minimum.
3. Provide information about whether the wood porch elements will be painted or stained.
4. Contact the City Traffic Engineering Department to determine whether it will be possible to add a curb cut in the proposed driveway location. If this is permitted, staff also recommends that the driveway installed is a ribbon strip to meet the standard.

**Motion**

The Savannah Historic Preservation Commission does hereby continue the request to construct a multi-family house on the vacant lot located at 2407 Habersham Street to the July 23, 2025 Historic

Preservation Commission meeting to allow the applicant time to address the following:

1. Provide product information for the rectangular accent and transom windows.
2. Adjust the first-floor height to meet the eleven (11) feet minimum.
3. Provide information about whether the wood porch elements will be painted or stained.
4. Contact the City Traffic Engineering Department to determine whether it will be possible to add a curb cut in the proposed driveway location. If this is permitted, staff also recommends that the driveway installed is a ribbon strip to meet the standard.
5. Reconsider the visual compatibility of the overall design.

**Vote Results ( Approved )**

Motion: Kathy S. Ledvina

Second: Scott Crotzer

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

**CONSERVATION DISTRICTS**

[29. Petition of MPW Construction, LLC | Michael Woodward | 25-002761-COA | 1001 Googe Street | Contributing Demolition](#)

**Caitlin Chamberlain** presented the applicant's request of approval for the demolition of a contributing resource located at 1001 Googe Street. The structure is partially dilapidated. 1001 Googe Street was built in 1948 and is listed as a contributing resource within the Carver Village Conservation District. It is a one-story cinder block structure in the American Small House style commonly seen throughout Carver Village.

This property is on the corner lot of Googe and Winburn Streets. Based on the 2005 *Carver Village Neighborhood Redevelopment Plan*, the property has been documented as vacant since at least that time (Appendix 2: Vacant Lots and Properties). Google Street view images from 2012 and 2016 also show how the property has fallen into a deeper state of deterioration. In 2016, though the roof had started to decay, the walls were still intact. At present, the roof has caved in and the wall facing Winburn Street has collapsed, leaving the house open and exposed to the elements.

Staff recommended to approve the demolition request for the dilapidated building located at 1001 Googe Street with the following conditions because there are not sufficient criteria to support the building remaining contributing due to its deteriorated condition, and because the demolition criteria are met.

1. Document the building as per the City of Savannah's Policy for Documenting Buildings Prior to Demolition.
2. Ensure that a recombination is not included as part of any new construction proposed for this site.

**Motion**

The Savannah Historic Preservation Commission does hereby deny the demolition request for the dilapidated building located at 1001 Googe Street, based on the salvageability of the historic resource in the Carver Village Conservation District.

**Vote Results ( Approved )**

Motion: Kathy S. Ledvina

Second: Scott Crotzer

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

**X. APPROVED STAFF REVIEWS**

**XI. NOTICES, PROCLAMATIONS, AND ACKNOWLEDGEMENTS**

[30. Inspections Completed by Staff - June Report](#)

[31. Stamped Drawings Report - June Report](#)

**XII. OTHER BUSINESS**

**XV. ADJOURNMENT**

[32. Next Pre-Meeting: Wednesday, July 23, 2025 at 1:30 PM - 112 East State Street: Jerry Surrency Room](#)

[33. Next Meeting: Wednesday, July 23, 2025 at 2:00 PM - 112 East State Street: Mendonsa Hearing Room](#)

[34. Adjourn](#)

There being no further business to present before the Commission, the June 25, 2025 Historic Preservation Commission meeting adjourned at 4:56. 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.***