



Historic Preservation Commission

Arthur A. Mendonsa Hearing Room
February 25, 2026
2:00 P.M.
DECISIONS

February 25, 2026 HISTORIC Preservation Commission Meeting

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

Member Absent: Patricia Richardson

Staff Present: Caitlin Chamberlain, Director of Historic Preservation
Jodie Brown, Principal Planner
Alexander Merced, Planner
Rohan Urs, 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 Veterans Fence & Supply, Alexis DeMinico | 26-000398-COA | 211 East Duffy Street | Fence](#)

Alexander Merced prepared the report for the applicant's request to replace and extend the rear wooden fence. They will remove approximately 106 feet of existing fencing and then install a 6'11" tall wood board-on-board fence with cap and trim detail. This fence will extend to the rear property line abutting the lane and will serve to enclose the space currently being used for parking. In addition, 20 feet of 6' wood board-on-board fencing will be installed by the rear stair area. Lastly, a garbage can enclosure will be constructed on the interior of the fence which will not be visible from the public right of way. All fencing will be supported by 2.5" galvanized steel posts driven 4 feet into the ground, with panels constructed around the post.

The building was constructed in 1886 and is a contributing resource within the National Register Victorian Historic District and the local Victorian Historic District. It is one half of a duplex with 213 East Duffy that sits on a block of contributing structures, aside from a non-contributing gas station across the street. The lane behind it is unpaved, and, aside

from a non-contributing and seemingly unoccupied structure at the corner at the corners of the E Duffy Lane and Abercorn Street, none of the properties on that side of the lane have garages or ADU structures of any kind. Multiple properties across the lane have garages and fences that abut the lane.

Motion

The Savannah Historic Preservation Commission does hereby approve the proposed work for the property at 211 East Duffy Street as requested because the work is visually compatible and meets the standards.

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
Scott Crotzer	- Aye

[2. Petition of Michael Blakemore | 26-000065-COA | 808-810 Barnard Street | Rehabilitation & Alteration](#)

Alexander Merced prepared the report for the applicant's request to replace the current metal roof in-kind (5V-Crimp Panel), repair damaged pieces of siding and trim in-kind, and repair gutter and downspout damage. The building was constructed between 1898 and 1916 and is a contributing resource within the National Register Victorian Historic District and the local Victorian Historic District. It sits between two contributing buildings and in front of a non-contributing garage and ADU belonging to a different property.

Motion

The Savannah Historic Preservation Commission does hereby approve the work proposed at 808-810 Barnard Street as requested because the work is visually compatible and meets the standards.

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
Scott Crotzer	- Aye

[3. Petition of Your Exterior Pros | 26-000452-COA | 214 West Waldburg Street | Roof](#)

Alexander Merced prepared the report for the applicant's request to replace existing shingle roof in-kind (Owens Corning Duration Architectural Shingles – Quarry Gray), and the existing metal porch roof in-kind (26ga pre-painted 5V Metal Roof System – Old Town Gray).

The building was constructed in 1892 and is a contributing resource within the National Register Victorian Historic District and the local Victorian Historic District. Now a duplex with 216 West Waldburg, the two were originally separate from one another and stood as neighbors three blocks north at 406 and 410 West Gwinnett street. They were moved and combined sometime in the late 1990's. The block it sits on has a mixture of contributing and non-contributing structures, while across the street has all contributing homes.

Motion

The Savannah Historic Preservation Commission does hereby approve the work proposed for 214 West Waldburg Street as requested because the work is visually compatible and meets the standards.

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
Scott Crotzer	- Aye

CUYLER-BROWNVILLE DISTRICT

[4. Petition of Full Circle Properties Unlimited,LLC, Marvin Jenkins | 25-005024-COA | 623 W 36th St| Rehab/Alterations](#)

Rohan Urs prepared the report of the applicant's request for the repair and replacement of an existing rear deck and stairway serving a contributing residential structure on 623 W 36th St, built in 1911. The proposed work includes like for like replacement of the existing rear deck, landing, and stairway in the same location, footprint, dimensions, and configuration as the existing structure due to advanced deterioration of structural wood components. The scope of work is limited to the rear elevation and does not include any expansion, height increase, or alteration to character defining features of the primary historic structure.

The subject property is located within the Cuyler–Brownsville Historic District, an area characterized by late nineteenth and early twentieth century residential development. The surrounding context consists primarily of contributing wood frame houses with raised foundations and secondary rear service features, including decks and stairways oriented toward rear yards or alleys. These rear elements are typically utilitarian in character and secondary to the primary street facing facades that define the district's historic streetscape.

Staff recommended to approve the repair and replacement of the existing rear deck and stairway at 623 West 36th Street as requested because the work is visually compatible and meets the standards.

Motion

The Savannah Historic Preservation Commission does hereby approve the repair and replacement of the existing rear deck and stairway at 623 West 36th Street as requested because the work is visually compatible and meets the standards.

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 |
| Scott Crotzler | - Aye |

STREETCAR DISTRICT

[5. Petition of JCB Roofing | 26-000213-COA | 1900 Abercorn Street | Roof Replacement](#)

Jodie Brown prepared the report for the applicant's proposal to replace the existing roofing material due to several leaks.

The subject property is located on the northeast corner of East 36th and Abercorn Street in the Dasher Ward. Constructed in 1871 as the Georgia Infirmary, the building has been expanded several times over the years and has Greek Revival influences. The building is "L" shaped with a gable roof. The portion of the building along 35th and Lincoln Streets is predominantly 2-stories while the remainder of the building is 1-story. The exterior is sheathed with brick and fenestration is symmetrically placed 1/1 double hung windows on the wall planes.

Staff recommended to approve the request to replace the roofing material in-kind for the property at 1900 Abercorn Street AS REQUESTED because the work is visually compatible and meets the Standards.

Motion

COMMISSION DECISION:

APPROVE the request to replace the roofing material in-kind for the property at 1900 Abercorn Street AS REQUESTED because the work is visually compatible and meets the Standards.

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
Scott Crotzer	- Aye

[6. Petition of Wells Anderson Construction | 26-000200-COA | 217 East 41st Street | After-the-Fact Roof](#)

Caitlin Chamberlain prepared the report for the applicant's request of approval for an after-the-fact roof that was placed over the loading dock on the rear of the building. This work was done by a previous owner but had been cited recently by Code Compliance under the current ownership.

217 East 41st Street was built in 1951 and is a non-contributing resource within the Thomas Square-Streetcar National Register Historic District and the local Streetcar Historic District. The one-story concrete block commercial building currently houses multiple businesses. The work in question took place at the rear of the building, facing East 41st Lane. On the opposite side of the lane is a fenced parking lot and a non-contributing two-story brick building.

Staff recommended to approve the after-the-fact installation of a roof over the rear loading dock on the building located at 215 East 41ST Street with the following condition to be reviewed by staff because the work is otherwise visually compatible and meets the standards:

1. Add a drip edge covering on all edges of the roof.

Motion

The Savannah Historic Preservation Commission does hereby approve the after-the-fact installation of a roof over the rear loading dock on the building located at 215 East 41ST Street with the following condition to be reviewed by staff because the work is otherwise visually compatible and meets the standards:
1.Add a drip edge covering on all edges of the roof.

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
Scott Crotzer	- Aye

[7. Petition of A. Field Construction Inc, Ashley Field | 26-000218-COA | 8 East 41st Street | Rehabilitation](#)

Alexander Merced prepared the report for the applicant's request to remove the two non-matching front doors (structure is a duplex) and replace them with half-lite matching doors using a door style from the contributing home across the street. Initially, a roof replacement was included but has since been withdrawn from the scope of work.

The building was constructed sometime between 1888 and 1898 and is a contributing resource within the Thomas Square-Streetcar National Register Historic District and the local Streetcar Historic District. To its west is a non-contributing commercial building, and to its east, the rest of the block is full of contributing houses. Across the street lie two contributing houses and an empty grass lot.

Motion

The Savannah Historic Preservation Commission does hereby approve the proposed work for 8 East 41st Street as requested because it is visually compatible and the work meets the standards.

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
Scott Crotzer	- Aye

[8. Petition of WM Building Envelope Consultants, LLC | 26-000627-COA | 1707 Bull Street | Roof repair/replace](#)

Jodie Brown prepared the report for the applicant's proposal to replace the roof and reuse any original tile that is not broken. Broken tile will be replaced with matching tile from Ludowici on both the Sacred Heart Catholic Church and the Susie King Taylor Community School building. The 14 dormers on the church roof will be repaired, as necessary.

Constructed in 1902 in the Falligant Ward, the property is located on the west side of the street. The property is made up of three buildings that occupy the entire block. The northeast corner is the church and at the southeast corner is the school building. Located in between the two buildings is a single-family home that was originally used as the rectory and is now the parish office.

All three buildings are constructed of red brick. The church was designed in the Gothic Revival style while the school building along Bull Street was completed in the Neoclassical style.

The subject buildings are listed as contributing resources within the Thomas Square-Streetcar National Register Historic District and the local Streetcar Historic District.

Staff recommended to approve the request to replace the tile roof on the church and the

school and repair the dormers for the property at 1707 Bull Street WITH THE FOLLOWING CONDITION to be reviewed and approved by staff prior to starting the project, because the work is otherwise visually compatible and meets the Standards:

1. Clearly note that that the historic tile will be reinstalled on the street visible slopes (on the north, east and south sides) of the roof and any new tile will be installed on the inconspicuous areas.

Motion

COMMISSION DECISION:

APPROVE the request to replace the tile roof on the church and the school and repair the dormers for the property at 1707 Bull Street WITH THE FOLLOWING CONDITION to be reviewed and approved by staff prior to starting the project, because the work is otherwise visually compatible and meets the Standards:

1. Clearly note that that the historic tile will be reinstalled on the street visible slopes (on the north, east and south sides) of the roof and any new tile will be installed on the inconspicuous areas.

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
Scott Crotzer	- Aye

IV. ADOPTION OF THE AGENDA

[9. Adopt the February 25, 2026 Historic Preservation Commission Meeting agenda as presented.](#)

Motion

The Historic Preservation Commission motioned to approve the February 25, 2026 meeting agenda as presented.

Vote Results (Approved)

Motion: Scott Crotzer

Second: Pamela Miller

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

Patricia Richardson	- Not Present
Katrina Hornung	- Aye
Courtney Bonney	- Aye
Scott Crotzer	- Aye

V. APPROVAL OF MINUTES OF PREVIOUS MEETING

10. Approve the January 28, 2026 Historic Preservation Commission Meeting minutes as presented.

Motion

The Historic Preservation Commission motioned to approve the January 28, 2026 HPC meeting minutes as presented.

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
Scott Crotzer	- Aye

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

VII. CONTINUED AGENDA

11. Petition of Adam Turoni | 25-004058-COA | 213 West 38th Street | After-the-Fact Alterations

Motion

Continue

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
Scott Crotzer	- Aye

[12. Petition of Savannah Roofs LLC, Javier Medina | 25-006007 COA | 225 E 31st Street | Re-Roof](#)

Motion

Continue

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
Scott Crotzer	- Aye

[13. Petition of Core Design and Architecture, Tim Kinsey | 25-005247 COA | 309 W 31st Street](#)

Motion

Continue

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
Scott Crotzer	- Aye

VIII. REQUEST FOR EXTENSION

[14. Petition of Array Design, Shauna Kucera | 24-000440-COA | 211 West Waldburg Street | 6-Month Extension Request](#)

Motion

The Savannah Historic Preservation Commission does hereby approve a 6-month extension for a previously approved Certificate of Appropriateness 24-000440-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 28, 2026, to August 28, 2026.

Vote Results (Approved)

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

IX. REGULAR AGENDA

VICTORIAN DISTRICT

[15. Petition of 312 W. 37th, LLC, Samuel Kopelman | 25-005761-COA | 220 West Duffy Street | New Construction, Small \(Parts I & II\)](#)

Caitlin Chamberlain presented the applicant's request of approval to construct an accessory dwelling unit at the rear of the property located at 220 West Duffy Street.

220 West Duffy Street was built in 1885 and is a contributing resource within the National Register Victorian Historic District and the local Victorian Historic District. There are several similar contributing resources along the block. From the Sanborn Maps (1898 shown at right), it appears that there had been a small one-story accessory structure at the rear of the property, which is no longer extant.

This project was presented for a second time at the January 28, 2026, Historic Preservation Commission meeting, where the decision was as follows:

The Savannah Historic Preservation Commission does hereby continue the petition to construct an accessory dwelling unit at the rear of the property located at 220 West Duffy Street to the February 25, 2026, Historic Preservation Commission Meeting to allow the applicant time to address the massing and visual compatibility criteria, as well as other comments made by the board regarding the building size and window alignment.

In the time since the January meeting, the applicant has provided updated drawings showing a revised window alignment and a context elevation that shows how the ADU relates to the principal building.

Concerns were raised at the last meeting about exceeding the 40% maximum footprint by 15%. Some commissioners felt that the HPC is being undermined by the ZBA's decision to approve the variance request before the HPC decision was made and stated that an adequately sized ADU can be smaller. The applicant does not wish to downsize the ADU, noting that the size of the 2-car garage is based on the average size needed to house modern vehicles.

Two variances were requested [25-005784-ZBA] at the January 22, 2026, Zoning Board of Appeals meeting as follows:

1. To allow the building footprint of the ADU to be 55% of the primary dwelling footprint, where a maximum of 40% is allowed
2. Relief for eaves on roof overhang from 3 feet to 2 feet within the side yard setback area.

The ZBA approved the above requests. Although it is recommended that applicants receive a recommendation to the ZBA from the HPC, there is not a legal requirement to do so and thus the applicant obtained this approval first.

Staff recommended to approve the petition to construct an accessory dwelling unit at the rear of the property located at 220 West Duffy Street as requested, because the work is visually compatible and meets the standards within the approved variances.

Motion

Approve the petition to construct an accessory dwelling unit at the rear of the property located at 220 West Duffy Street as requested, because the work is visually compatible and meets the standards, including the approved variances.

Vote Results (Rejected)

Motion: Kathy S. Ledvina

Second: Courtney Bonney

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

Motion

The Savannah Historic Preservation Commission does hereby deny the petition to construct an accessory dwelling unit at the rear of the property located at 220 West Duffy Street due to the incompatibility of the project, including the massing, downspout placements, and the casing of the windows.

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
Scott Crotzer	- Aye

[16. Petition of Neptune South Properties, LLC, Joachim Kelly | 26-000399-COA | 205 E Park Avenue | Rear Deck and Stair Rehabilitation](#)

Jodie Brown presented the applicant's proposal to reconstruct a rear deck and staircase.

Constructed in 1885 in the White Ward, the property is located mid-block on the south side of the road. The house was designed in the Queen Anne style with Italianate influences. The subject building is 2-stories with a gable roof and decorative brackets. The exterior is sheathed with lap siding. The front façade features symmetrically placed openings with a double story bay that has multiple pairs of 2/2 double hung windows on the east and the front entrance on the west. The 2-door front entrance is accessed by wood stairs and balustrade to a small, covered porch. Each door features a transom with a larger single stained-glass transom over both doors. The small, shed roof porch cover is supported by decorative posts and spindle work which is replicated over the first-floor bay window. Directly above the front entrance is a single window opening. Windows are sporadically placed on the remaining facades.

The subject building is a contributing resource within the National Register Victorian Historic District and the local Victorian Historic District.

Staff recommended to approve the request to construct a rear deck and stairs for the property located at 205 E Park Avenue AS REQUESTED because the work is visually compatible and meets the Standards.

Motion

COMMISSION DECISION:

CONTINUE the request to construct a rear deck and stairs for the property located at 205 E Park Avenue WITH THE FOLLOWING CONDITIONS:

- 1.To address concerns related to the size of the proposed decks.
- 2.To address the concerns posed by the neighbor at 209 East Park Avenue.

Vote Results (Approved)

Motion: Katrina Hornung

Second: Scott Crotzer

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

CUYLER-BROWNVILLE DISTRICT

[17. Petition of GIT Homes, LLC, Naser Jaber | 25-006134-COA | 2203 Harden Street | Rehabilitation](#)

Jodie Brown presented the applicant's proposal to rehabilitate the exterior of this duplex. The work will include repair and re-installation of siding, roofing, windows, and doors. They will be reconstructing the front porch to match the current configuration and cleaning/painting the brick.

After the initial application was submitted, the property owner began working on the

interior. The interior was separately permitted and not under the purview of the DECISIONS. Damage to the building was more extensive than anticipated and the scope of work has expanded to include rebuilding the roof and associated structure, reconstructing the rear wall, and removing the brick veneer wainscotting.

The subject property is located at the southwest corner of Harden and 38th Streets in the Brownsville Ward. The building has a rectangular footprint and a medium pitched gable roof sheathed with 3-Tab asphalt shingles. The exterior is sheathed with a mixture of brick veneer, wood lap siding and plywood. The brick veneer is located on the lower half of the house on the north and east sides. Wood lap siding is located on the west façade, and it appears to be visible under the plywood where it has deteriorated. The fenestration is symmetrically placed on each façade. The east elevation has two entrances that are flanked by 1/1 single hung windows. The entrances are single doors that access a small front porch with a low sloped shed roof. The porch roof is supported by simple square wood posts with a wood railing. Stairs to access the porch are parallel to the house. The stem wall of the porch is brick. The north and south sides also feature two symmetrically placed windows. At the rear of the house is a small, shed roof addition.

The subject building is listed as a contributing resource within the National Register Cuyler-Brownville Historic District and the local Cuyler-Brownville Historic District.

The project was originally heard and partially approved at the January 28, 2026, hearing. It was continued to allow the applicant to:

1. *Provide scaled elevations of the exteriors.*

The applicant provided scaled elevations that clarifies the proposed work.

2. *Provide information on the proposed materials.*

The plans provide information on the proposed materials, including windows, doors, exterior lighting, siding and paint colors.

3. *Provide details on the front porch design.*

The elevations also include details on the front porch reconstruction.

Staff recommended to approve the request to rehabilitate the exterior of the property at 2203 Harden Street AS REQUESTED, because the work is visually compatible and meets the Standards.

Motion

COMMISSION DECISION:

APPROVE the request to rehabilitate the exterior of the property at 2203 Harden Street AS REQUESTED, because the work is visually compatible and meets the Standards.

Vote Results (Approved)

Motion: Scott Crotzer

Second: Katrina Hornung

Jeff Notrica - Aye

Kathy S. Ledvina - Aye

Pamela Miller - Aye

Patricia Richardson - Not Present

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

[18. Petition of Array Design, Shauna Kucera | 26-000646-COA | 625 W 36th Street | Addition](#)

Jodie Brown presented the applicant's proposal to remove the non-historic brick veneer and repair the wood siding, remove the dilapidated one-story portion at the rear and construct a new two-story addition, repair the window frames and trim, and replace the front porch balustrade.

Constructed in 1909 in the Owens Ward, the single-family home is mid-block on the south side of the road. The house is two-stories and has Queen Anne influences. The house features a low hipped roof with a front facing gable sheathed with asphalt shingles. The exterior is sheathed with a non-historic brick veneer and fenestration are 2/2 double hung wood windows with a primary entrance that has a single door with sidelights and a 3-light transom. There is a full width porch supported by decorative spindles and a simple balustrade. A majority of the porch is screened. Access to the porch is at the northwest corner via concrete stairs with brick side walls. While the house generally has a rectangular floor plan there is a portion of the front façade, on both the first and second floor, that stands proud of the wall plane. Both floors feature a tripartite window.

The subject building is listed as a contributing resource within the National Register Cuyler-Brownville Historic District and the local Cuyler-Brownville Historic District.

Staff recommended to approve the request to rehabilitate the property at 625 W 36th Street WITH THE FOLLOWING CONDITIONS, to be reviewed by staff because the work is otherwise visually compatible and meets the Standards:

1. Clarify that the material for the rear addition foundation will utilize horizontal boards and brick piers.
2. Indicate where the fence will terminate at the sides of the house.
3. Increase the size of the exposure for the siding on the addition to be greater the siding exposure on the historic portion of the house.

Motion

COMMISSION DECISION:

CONTINUE the request to rehabilitate and construct an addition to the property at 625 W 36th Street to the March 25, 2026 meeting WITH THE FOLLOWING CONDITIONS:

- 1.The applicant addresses the scale of the proposed addition.
- 2.The applicant re-evaluates the roof plane for the proposed addition.
- 3.The applicant maintains the historic window opening on the 2nd floor at the southeast corner.

Vote Results (Approved)

Motion: Courtney Bonney

Second: Scott Crotzer

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

STREETCAR DISTRICT

[19. Amicus Properties, Inc | 25-005239-COA | 215 West Anderson Street | Rehabilitation & Alterations](#)

Rohan Urs presented the applicant's request of approval for a rear second-floor addition and associated exterior alterations to a contributing structure located within the Victorian Historic District. The proposal includes a rear addition with subordinate roof form, continuation of existing siding material, replacement of non-historic vinyl windows with compliant windows, and enclosure of an existing rear exterior wall which will remain intact and become an interior wall.

The subject property is located at 215 West Anderson Street within the Victorian Historic District. The structure is a contributing residential building constructed in 1912. The surrounding block contains a mix of contributing residential structures of similar scale and period. Physical conditions along the block vary, with some properties recently rehabilitated and others exhibiting deferred maintenance. Buildings are generally one and two stories in height, and rear additions of varying age and construction are common throughout the district. Primary façades maintain a consistent orientation toward West Anderson Street.

Staff recommended to approve the request for a rear second-floor addition and associated exterior alterations, at the property located at 215 W Anderson St, as requested, because it is visually compatible and meets the applicable standards.

Motion

The Savannah Historic Preservation Commission does hereby Continue the request for a rear second-floor addition and associated exterior alterations at 215 W Anderson St to the March 25th 2026, HPC meeting, with the following conditions to be met for review:

- 1.Reconsider the height in relation to the cornice line of the historic building.
- 2.Refinement of details to include width of fiber cement siding exposure.
- 3.Consideration of window size and lighting.
- 4.Consideration of ghost marking the historic building including the rear porch on the Eastern façade.
- 5.Not use any Historic materials within the proposed new addition.
- 6.To reconsider the shape of the roof.

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
Scott Crotzer	- Aye

[20. Petition of Samuel Kopelman | 25-004739-COA | 2324 Martin Luther King, Jr. Boulevard | Non-Contributing Demolition](#)

Caitlin Chamberlain presented the applicant's request of approval for the demolition of the non-contributing structure located at 2324 Martin Luther King, Jr. Boulevard. 2324 Martin Luther King, Jr. Boulevard was constructed in 1975 and is a non-contributing resource within the Thomas Square-Streetcar National Register Historic District and the local Streetcar Historic District.

With the initial submittal packet presented in October, Ethos Preservation provided a detailed history including Sanborn Fire Insurance Maps. The submittal packet notes that the building is located on the site that was formerly 2314 and 2322 West Broad Street. Their research noted that two structures were built on the corners of the block and constructed sometime between 1898-1916, where the parcels between the buildings remained vacant. The building constructed in 1975 enveloped the two buildings and infilled the space between them. At this time, the only original materials that can be observed on the exterior are the roof and chimneys. The interiors of the buildings were sealed off and incorporated into the large warehouse building that is there today.

At present, the building is a vacant warehouse that takes up the parcels between West 40th Street and West 39th Lane. Behind it is an empty lot. This is split into separate parcels where new construction is proposed. There are mostly non-contributing buildings in the immediate vicinity.

This project was first presented at the October 22, 2025, Historic Preservation Commission. There was concern that the two enveloped buildings were still intact and could potentially be restored, which may lead to listing them as separate contributing resources. The HPC decision was as follows:

“The Savannah Historic Preservation Commission does hereby continue the non-contributing demolition request for 2324 Martin Luther King, Jr. Boulevard, to the December 17, 2025, Historic Preservation Commission meeting to allow time for further investigation of the historic structures within the existing building.”

In the time since this meeting, the applicant facilitated an initial exploratory demolition to see how much of the enclosed buildings were still intact behind the drywall. When this work had been started, the applicant reached out to MPC staff, noting that the exploratory demolition led to a partial collapse of the buildings. It was believed to be due to a lack of interior structural support. Updated photos were sent but on further discussion, the applicant invited staff to visit the site.

On January 5, 2026, staff met the applicant onsite to observe the current conditions, and photos that were taken that day are included as a separate attachment on the agenda. The building materials remain onsite, and staff recommends salvaging materials for reuse rather than disposing of in a landfill.

The images below illustrate a before (left) and after (right) of what took place in part of the building to understand what had been enclosed behind the drywall.

The request was again presented at the January 28, 2026, Historic Preservation Commission Meeting where the decision was as follows:

The Savannah Historic Preservation Commission does hereby ~~continue~~ the request for the demolition of the non-contributing building located at 2324 Martin Luther King, Jr. Boulevard to the February 25, 2026, Historic Preservation Commission Meeting to allow the applicant time to address the following:

1. *Surgical demolition on the south façade and the north façade from six (6) feet out on each side, staggered on first and second floors, not to disturb outer building envelope.*

Staff had a discussion with the applicant after the January 28, 2026, meeting about the next steps in the process. The applicant does not believe that the surgical demolition strategy will yield the desired results and will disturb the outer building envelope. The applicant will be present at the meeting to further discuss.

2. *Salvage internal building materials.*

The applicant intends to do so.

3. *The applicant be present at the meeting.*

The applicant will be present at the meeting to give further details about the project and to answer questions from the Commission.

Staff recommended to approve the request for the demolition of the non-contributing building located at 2324 Martin Luther King, Jr. Boulevard with the following conditions because the building did not meet the criteria for exceptional importance, and the non-contributing demolition criteria are met:

1. Deconstruct the building exterior rather than traditional demolition to allow for salvaging historic building materials.
2. Document existing conditions of the building as per the City of Savannah’s Policy for Documenting Buildings Prior to Demolition.

Motion

The Savannah Historic Preservation Commission does hereby deny the request for the demolition of the non-contributing building located at 2324 Martin Luther King, Jr. Boulevard based on the incompatibility of the demolition project.

Vote Results (Approved)

Motion: Scott Crotzer

Second: Katrina Hornung

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

[21. Petition of Samuel Kopelman | 25-004778-COA | 402 West 40th Street | New Construction, Small \(Parts I & II\)](#)

PETITIONER COMMENTS:

PUBLIC COMMENTS:

COMMISSION DISCUSSION:

Motion

The Savannah Historic Preservation Commission does hereby continue the request to construct a quadplex on the lot located at 402 West 40th Street to the May 27, 2026, Historic Preservation Commission, contingent upon the non-contributing demolition project at 2324 Martin Luther King, Jr. Boulevard.

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
Scott Crotzer	- Aye

[22. Petition of Samuel Kopelman | 25-004812-COA | 404 West 40th Street | New Construction, Small \(Parts I & II\)](#)

PETITIONER COMMENTS:

PUBLIC COMMENTS:

COMMISSION DISCUSSION:

Motion

The Savannah Historic Preservation Commission does hereby continue the request to construct a quadplex on the lot located at 404 West 40th Street to the May 27, 2026, Historic Preservation Commission, contingent upon the non-contributing demolition project at 2324 Martin Luther King, Jr. Boulevard.

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
Scott Crozter	- Aye

[23. Petition of J. Elder Studio | 26-000465-COA | 2601 Bull Street | Rehabilitation, Alterations, and Additions](#)

Caitlin Chamberlain presented the applicant's request of approval for alterations and two additions to the building located at 2601 Bull Street. Per the applicant, the new additions intend to complement the existing structure.

2601 Bull Street was built in 1958 and is a non-contributing resource in the Thomas Square-Streetcar National Register Historic District and the local Streetcar Historic District. It is a one-story commercial building that most recently functioned as Trick's Barbecue. It is currently vacant.

The building sits on a corner lot facing Bull Street surrounded mostly by non-contributing buildings, though there is a contributing one-story residential building at 12 West 43rd Street.

2601 Bull Street is situated on an uncommon lot configuration where the rear of the building is on the property line. This is the reason for the addition locations, as there is no space to expand behind, as can be seen in the photo to the right at the corner of Bull and West 43rd Streets.

Staff recommended to continue the request to rehabilitate the existing building and install two additions on the building located at 2601 Bull Street to the March 25, 2026, Historic Preservation Commission to allow the applicant time to address the following:

1. Revise the plans for both additions to meet the 5' maximum front setback or apply for a variance recommendation from the Historic Preservation Commission to the Zoning Board of Appeals to maintain the plans as submitted.
2. Revise the plans for Addition 2 where it meets the 10' minimum rear yard setback or apply for a variance recommendation from the Historic Preservation Commission to the Zoning Board of Appeals to maintain the plans as submitted.
3. Provide product specifications for the tile, thin brick, and stucco mixture.

Motion

The Savannah Historic Preservation Commission does hereby approve the request to rehabilitate the existing building and install two additions on the building located at 2601 Bull Street with the following condition to be submitted to staff prior to starting the work because the work is otherwise visually compatible and meets the standards:

1. Provide product specifications for the tile, thin brick, and stucco mixture.

Vote Results (Approved)

Motion: Katrina Hornung

Second: Scott Crozter

Jeff Notrica - Not Present

Kathy S. Ledvina - Abstain

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

X. APPROVED STAFF REVIEWS

XI. NOTICES, PROCLAMATIONS, AND ACKNOWLEDGEMENTS

[24. Stamped Drawings Report - February 2026](#)

[25. Inspection Report - February 2026](#)

XII. OTHER BUSINESS

[26. Text Amendment discussion](#)

Caitlin Chamberlain and Jessica Baldwin updated the Commission regarding variances and HPC.

XV. ADJOURNMENT

[27. Next Pre-Meeting: Wednesday, March 25, 2026 at 1:30 PM - 112 East State Street: Jerry Surrency Meeting Room](#)

[28. Next Meeting: Wednesday, March 25, 2026 at 2:00 PM - 112 East State Street: Mendonsa Hearing Room](#)

[29. Adjourn](#)

There being no further business to present before the Commission, the February 25, 2026 Historic Preservation Commission Meeting adjourned at 5:05 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.