



## Historic Preservation Commission

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Arthur A. Mendonsa Hearing Room  
January 28, 2026, 2:00 p.m.  
DECISIONS

### January 28, 2026 HISTORIC Preservation Commission Meeting

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

##### CUYLER-BROWNVILLE DISTRICT

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

##### **Motion**

Continue due to lack of posting notification signs.

##### **Vote Results ( Not Started )**

Motion:

Second:

[2. Petition of GIT Homes, LLC, Naser Jaber | 25-006135 COA | 603 W 39th Street | Rehabilitation](#)

##### **Motion**

STAFF RECOMMENDATION:

APPROVE the request to rehabilitate the property at 603 W 39th Street AS REQUESTED, because the work is visually compatible and meets the Standards.

**Vote Results ( Approved )**

Motion: Scott Crotzer

Second: Patricia Richardson

Jeff Notrica	- Aye
Kathy S. Ledvina	- Aye
Pamela Miller	- Aye
Patricia Richardson	- Aye
Katrina Hornung	- Aye
Courtney Bonney	- Aye
Scott Crotzer	- Aye

**STREETCAR DISTRICT**

[3. Petition of Mike and Linda Blakemore | 25-006155-COA | 218 West 37th Street | Rehabilitation & Alterations](#)

**Motion**

The Historic Preservation Commission does hereby approve the restoration work proposed for the contributing main house, non-contributing garage and non-contributing carriage house for the property located at 218 West 37th Street as requested because the work is visually compatible and meets the standards.

**Vote Results ( Approved )**

Motion: Scott Crotzer

Second: Patricia Richardson

Jeff Notrica	- Aye
Kathy S. Ledvina	- Aye
Pamela Miller	- Aye
Patricia Richardson	- Aye
Katrina Hornung	- Aye
Courtney Bonney	- Aye
Scott Crotzer	- Aye

**IV. ADOPTION OF THE AGENDA**

[4. Adopt the January 28, 2026 HPC Meeting Agenda as presented.](#)

**Motion**

The Historic Preservation Commission motioned to adopt the January 28, 2026 HPC Meeting agenda as presented.

**Vote Results ( Approved )**

Motion: Patricia Richardson

Second: Katrina Hornung

Jeff Notrica	- Aye
Kathy S. Ledvina	- Aye
Pamela Miller	- Aye
Patricia Richardson	- Aye
Katrina Hornung	- Aye
Courtney Bonney	- Aye
Scott Crotzer	- Aye

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

[5. Approve the December 17, 2025 HPC Meeting Minutes as presented.](#)

**Motion**

The Historic Preservation Commission motioned to approve the December 17, 2026 HPC Meeting minutes as presented.

**Vote Results ( Approved )**

Motion: Kathy S. Ledvina

Second: Katrina Hornung

Jeff Notrica	- Aye
Kathy S. Ledvina	- Aye
Pamela Miller	- Aye
Patricia Richardson	- Aye
Katrina Hornung	- Aye
Courtney Bonney	- Aye
Scott Crotzer	- Aye

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

**VII. CONTINUED AGENDA**

[6. Petition of Adam Turoni | 25-004058-COA | 213 West 38th Street | After-the-Fact Alterations](#)

**Motion**

Continue

**Vote Results ( Approved )**

Motion: Katrina Hornung

Second: Courtney Bonney

Jeff Notrica	- Aye
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Kathy S. Ledvina	- Aye
Pamela Miller	- Aye
Patricia Richardson	- Aye
Katrina Hornung	- Aye
Courtney Bonney	- Aye
Scott Crotzer	- Aye

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

**Motion**

Continue

**Vote Results ( Approved )**

Motion: Katrina Hornung

Second: Courtney Bonney

Jeff Notrica	- Aye
Kathy S. Ledvina	- Aye
Pamela Miller	- Aye
Patricia Richardson	- Aye
Katrina Hornung	- Aye
Courtney Bonney	- Aye
Scott Crotzer	- Aye

[8. 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: Courtney Bonney

Jeff Notrica	- Aye
Kathy S. Ledvina	- Aye
Pamela Miller	- Aye
Patricia Richardson	- Aye
Katrina Hornung	- Aye
Courtney Bonney	- Aye
Scott Crotzer	- Aye

**VIII. REQUEST FOR EXTENSION**

**IX. REGULAR AGENDA**

**VICTORIAN DISTRICT**

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

**Motion**

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.

**Vote Results ( Approved )**

Motion: Katrina Hornung

Second: Patricia Richardson

Jeff Notrica	- Aye
Kathy S. Ledvina	- Aye
Pamela Miller	- Aye
Patricia Richardson	- Aye
Katrina Hornung	- Aye
Courtney Bonney	- Aye
Scott Crotzer	- Aye

**CUYLER-BROWNVILLE DISTRICT**

[10. Petition of Eco Construction & Consulting | 25-006153-COA | 2313 Florance Street | Rehabilitation & Alterations](#)

**Motion**

The Savannah Historic Preservation Commission does hereby approve the requested rehabilitation work for the property located at 2313 Harden Street with the following conditions because the work is otherwise visually compatible and meets the standards:

1.Omit the siding and windows from the scope of the current project to allow more time to document the conditions of each window, and whether they can be repaired or replaced, and to do further exploratory work regarding the siding condition.

**Vote Results ( Approved )**

Motion: Scott Crotzer

Second: Katrina Hornung

Jeff Notrica	- Aye
Kathy S. Ledvina	- Aye
Pamela Miller	- Aye
Patricia Richardson	- Aye
Katrina Hornung	- Aye
Courtney Bonney	- Aye
Scott Crotzer	- Aye

[11. Petition of Civis Savannah, Juan Uzcategui | 25-005250 COA | 1630 Ogeechee Road | Relocation](#)

**Motion**

STAFF RECOMMENDATION:

APPROVE the request to relocate and rehabilitate the subject property and construct a small rear shed for the property at 1630 Ogeechee Road 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	- Aye
Katrina Hornung	- Aye
Courtney Bonney	- Aye
Scott Crotzer	- Aye

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

**Motion**

STAFF RECOMMENDATION:

APPROVE the request to rehabilitate the property at 2203 Harden Street WITH THE FOLLOWING CONDITIONS, to be reviewed by staff because the work is otherwise visually compatible and meets the Standards.

Clarify the work proposed for the shed roof addition at the rear.

Provide scaled elevations showing the roof structure and gable ends.

Include specification on a wood replacement door for the front facade.

Provide a scaled elevation of the proposed front porch.

**Vote Results ( Approved )**

Motion: Kathy S. Ledvina

Second: Katrina Hornung

Jeff Notrica	- Aye
Kathy S. Ledvina	- Aye
Pamela Miller	- Aye
Patricia Richardson	- Aye
Katrina Hornung	- Aye

Courtney Bonney	- Aye
Scott Crotzer	- Aye

[13. Petition of SKG Diversified, Inc., Dee Roberts | 25-006151-COA | 507 West 35th Street | Rehabilitation & Alterations](#)

**Motion**

The Savannah Historic Preservation Commission does hereby approve the work proposed for the property at 507 W 35th Street with the following conditions to be reviewed and approved by staff prior to starting the project, because the work is otherwise visually compatible and meets the standards:

1. Ensure that the replacement siding is color matched with the rest of the house, and provide confirmation that the replacement area is on an inconspicuous part of the building, where the vinyl is only to be installed in areas that vinyl already exists.
2. Ensure that any areas with original wood siding are replaced in kind with matching wood siding.
3. Ensure that porch railing balusters are true 2"x 2" and 4" on center and are compliant with the standards.

**Vote Results ( Approved )**

Motion: Kathy S. Ledvina

Second: Pamela Miller

Jeff Notrica	- Aye
Kathy S. Ledvina	- Aye
Pamela Miller	- Aye
Patricia Richardson	- Aye
Katrina Hornung	- Aye
Courtney Bonney	- Aye
Scott Crotzer	- Aye

**STREETCAR DISTRICT**

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

**Motion**

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.
2. Salvage internal building materials.
3. The applicant be present at the meeting.

**Vote Results ( Approved )**

Motion: Scott Crotzer

Second: Katrina Hornung

Jeff Notrica	- Aye
Kathy S. Ledvina	- Aye
Pamela Miller	- Aye
Patricia Richardson	- Aye
Katrina Hornung	- Aye
Courtney Bonney	- Aye
Scott Crotzer	- Aye

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

**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 February 25, 2026, Historic Preservation Commission Meeting, to address the Commission concerns and staff conditions related to the design of the massing at the rear, roof line variation, and rear porches.

**Vote Results ( Approved )**

Motion: Scott Crotzer

Second: Patricia Richardson

Jeff Notrica	- Aye
Kathy S. Ledvina	- Aye
Pamela Miller	- Aye
Patricia Richardson	- Aye
Katrina Hornung	- Aye
Courtney Bonney	- Aye
Scott Crotzer	- Aye

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

**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 February 25, 2026, Historic Preservation Commission Meeting, to address the Commission concerns and staff conditions related to the design of the massing at the rear, roof line variation, and rear porches.

**Vote Results ( Approved )**



Motion: Katrina Hornung  
Second: Patricia Richardson

Jeff Notrica	- Aye
Kathy S. Ledvina	- Aye
Pamela Miller	- Aye
Patricia Richardson	- Aye
Katrina Hornung	- Aye
Courtney Bonney	- Aye
Scott Crotzer	- Aye

[17. Petition of Eco Construction & Consulting | 25-006154-COA | 306 East 39th Street | Rehabilitation & Alterations; After-the-fact fence](#)

**Motion**

The Savannah Historic Preservation Commission does hereby approve the rehabilitation and alterations project for 306 East 39th Street with the following conditions to be reviewed and approved by staff prior to starting the work, because it is otherwise visually compatible and meets the standards:

1. Provide clarification about the front elevation opening that will be exposed after the enclosure is removed and consider adding a door configuration that matches the historic photos.
2. Ensure that the siding is painted.
3. Remove the non-compliant fence or shorten it to meet the standard and ensure that the fence and gates are an even height across the front.

**Vote Results ( Approved )**

Motion: Katrina Hornung  
Second: Scott Crotzer

Jeff Notrica	- Aye
Kathy S. Ledvina	- Aye
Pamela Miller	- Aye
Patricia Richardson	- Aye
Katrina Hornung	- Aye
Courtney Bonney	- Aye
Scott Crotzer	- Aye

[18. Petition of Ethos Preservation, Kim Campbell | 25-006145 COA | 2309 Drayton Street | Rehabilitation](#)

**Motion**

STAFF RECOMMENDATION:

APPROVE the request for the restoration of the exterior of the property at 2309 Drayton 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.

Clarify whether the work to the 2nd floor entrance can be repaired or will need to be replaced.

**Vote Results ( Approved )**

Motion: Scott Crotzer

Second: Katrina Hornung

Jeff Notrica	- Aye
Kathy S. Ledvina	- Aye
Pamela Miller	- Aye
Patricia Richardson	- Aye
Katrina Hornung	- Aye
Courtney Bonney	- Aye
Scott Crotzer	- Aye

**X. APPROVED STAFF REVIEWS**

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

[19. Stamped Drawing Report - January 2026](#)

**XII. OTHER BUSINESS**

**XV. ADJOURNMENT**

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

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

Review ordinance presented to HPC in 5.25 and include Jessica Baldwin to present proposed changes in February 26 meeting: before sent to city for approval.

**Motion**

Jessica Baldwin

**Vote Results ( Approved )**

Motion: Kathy S. Ledvina

Second: Patricia Richardson

Jeff Notrica	- Aye
Kathy S. Ledvina	- Aye
Pamela Miller	- Aye
Patricia Richardson	- Aye
Katrina Hornung	- Aye
Courtney Bonney	- Aye
Scott Crotzer	- Aye

22. Adjourn

There being no further business to present before the Commission, the January 28, 2026 Historic Preservation Commission adjourned at 5:17 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.***