



Historic Preservation Commission

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

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](#)

[☞ Submittal Packet 623 W 36th St.pdf](#)

[☞ Staff Report - 25-005024-COA 623 W 36th Street.pdf](#)

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](#)

[☞ Written description for 603 W 39th St.pdf](#)

[Staff Report - 25-006135-COA 603 W 39th St.pdf](#)

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](#)

[Submittal Packet - 218 W 37th St.pdf](#)

[Staff Report - 25-006155-COA 218 W 37th St.pdf](#)

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.](#)

📎 [12.17.25 MEETING MINUTES.pdf](#)

📎 [HPC Letter_Forsyth Park_CM Signed_121725.pdf](#)

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
- 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 \(Parts I & II\)](#)

🔗 [Submittal Packet - 220 W Duffy St.pdf](#)

🔗 [Staff Report - 25-005761-COA 220 W Duffy St.pdf](#)

Caitlin Chamberlain presented the petitioner's request the applicant is requesting 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 first presented at the December 17, 2025, 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 January 28, 2026, Historic Preservation Commission Meeting to allow the applicant time to address the ADU footprint, either scaling down the square footage to meet the 40% requirement or applying for a variance.”

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.

The inclusion of the ADU would bring the total lot coverage to 57%. The construction of the ADU is entirely separate from the principal contributing building and will not negatively impact its historic character. Based on the drawings, the ADU appears to be visually compatible in height, width, and scale to the surrounding contributing buildings. The standard is met for being below 700 square feet, but it is not met for the percentage. The approved variance allows for the higher lot coverage percentage. The square footage of the main house is 1176 square feet, where 40% would be 470.4 square feet.

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.

PETITIONER COMMENTS:

Stan Perkins, petitioner, stated they are trying to provide parking for modern cars, thus the request for minimally going over the 40%, as the lot is small.

Crotzer stated they should be designed to the standard, not the reverse. Variances are not for comfort; it is for various protections.

Perkins stated the building setback meets the standard, but the setback for the overhang was requested. This particular lot differed from the others that did not require variances.

Hornung asked if the gutters could be eliminated. Perkins stated that can be done.

There was discussion regarding the windows and garage doors. The petitioner was amenable to the requested conditions.

PUBLIC COMMENT:

There was no public comment.

COMMISSION DISCUSSION:

The Commission expressed concern with variances being used as a matter of convenience. The visual compatibility is not being met with mass.

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](#)

[📎 Submittal Packet - 2313 Florance St.pdf](#)

[📎 Staff Report - 25-006513-COA 2313 Florance St.pdf](#)

Caitlin Chamberlain presented the applicant's request of approval for a rehabilitation project at 2313 Florance Street. The scope of work includes:

- Rebuilding dilapidated rear porch and staircase
- Removing existing metal siding, exposing wood siding
- Recoating metal roof
- Exterior painting (not reviewed)
- Wood repair as needed
- Replace deteriorated porch railings in-kind

2313 Florance Street was built in 1920 and is a contributing resource within the National Register Cuyler-Brownville Historic District and the local Cuyler-Brownville Historic District. The house has sat vacant for several years, which contributed to the current state in need of rehabilitation work. The house sits on a block with all residential buildings, most of which are also contributing resources. 2313 Harden Street has undergone phases of inappropriate work, the most noticeable being the metal siding that was installed over the original wood siding. The rear two-story porch has also experienced alterations. The rear of the house can be seen from West 40th Street.

The exterior walls were covered with metal siding at some point and the applicant intends to remove this and expose the original wood siding, which will then be painted. The project includes in-kind replacement if minor amounts of siding underneath the existing is found to be in a deteriorated state. Staff requests that upon removing the inappropriate siding, that the applicant notifies staff if the condition warrants a larger scale of replacement that would affect the scope of this project. The exterior walls were covered with metal siding at some point and the applicant intends to remove this and expose the original wood siding, which will then be painted. The project includes in-kind replacement if minor amounts of siding underneath the existing is found to be in a deteriorated state. Staff requests that upon removing the inappropriate siding, that the applicant notifies staff if the condition warrants a larger scale of replacement that would affect the scope of this project. The proposed rebuilding of the porch is appropriate as it will be done sensitively, and the stair rebuild will also be acceptable as an egress point. The materials will be wood, and the railings will be 3' in height with 4" spacing on center for the pickets. As for the front porch railings, they are in poor condition and based on Google Street View imagery from 2012, it appears that at least portions of the railings were replaced. The proposed replacement is in-kind wood with appropriate height and spacing. Further, the applicant intends to keep the existing first story brick columns and second story rounded Doric columns in place.

Staff recommended to 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. Notify staff if the condition of the wood siding beneath the metal siding is badly deteriorated to determine next steps.
2. Provide product specifications for the metal roof coating material.

Kathy Ledvina expressed concern of too much historic material being removed while performing exploration.

PETITIONER COMMENTS:

Andre Gadson, petitioner, stated the scope and magnitude of repair will depend on discovery, as everything is covered under metal.

Miller requested pictures.

PUBLIC COMMENT:

There was no public comment.

COMMISSION DISCUSSION:

There is much exploratory work to be done. Communication with Staff is vital. Should be continued until all questions are answered. The petitioner suggested removing the windows from scope of work in order to start exploratory work and will be in contact with Staff.

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](#)

🔗 [1630Ogeecheerd REVISED SUBMITTAL Part 1.pdf](#)

🔗 [1630Ogeecheerd REVISED SUBMITTAL Part 2.pdf](#)

🔗 [1630Ogeecheerd REVISED SUBMITTAL Part 3.pdf](#)

🔗 [Staff Report Revised 25-005250 COA 1630 Ogeechee Rd.pdf](#)

🔗 [Applicant Presentation 1630 Ogeechee Rd HPC 01282026.pdf](#)

Jodie Brown presented the applicant's proposal to relocate a single-family house from the northern portion of the lot along Ogeechee Road to the southern portion of the lot along West 34th Street. A small rear yard 8' x 8' detached shed is also proposed to be constructed. The southern portion will be sub-divided into multiple lots.

The subject building is located on the south side of the road across from the Laurel Grove Cemetery in the Law Ward. The subject building was constructed in Folk Victorian style in 1887. The house has had a number of modifications over the years, in its current

configuration the house is one-story with an intersecting gable roof. At the northeast corner of the house is a shed roof addition. At the northwest corner is the front porch with a shed roof. The porch has simple fret work and decorative posts. The exterior of the house is sheathed with wood lap siding, and the fenestration is replacement 6/6 simulated divided light (SDL) windows. There are 3 windows (north, south, and east sides) that appear to be original to the house. They are 2/2 wood, double hung windows.

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

This project was originally heard at the November 19, 2025, hearing and continued to allow the applicant to:

1. Clarify the work on the exterior:

- a. Work at the shed roof, kitchen area*
- b. Specific work on the windows and siding-which will be repaired vs. replaced*
- c. Material of the front door*

The applicant provided revised plans that addressed these issues. The floor plan was modified to correctly show the footprint of the house. The plans now indicate the existing windows will be retained and repaired and approximately 40% of the siding will need to be replaced in-kind.

2. Submittal of missing information.

There were several required items that were missing from the original packet. The applicant has provided this information and the report has been revised to discuss those items.

Staff recommended to 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.

PETITIONER COMMENTS:

Juanita Smith-Dixon stated they are seeking to relocate this property instead of demolishing or requesting demolition. So it will require relocation in order to provide a family with the quality of life that they deserve, and the home is currently located directly across the street from a cemetery and moving it would support the broader redevelopment of this section of Ogeechee Road and 34th St. The revitalization of this corridor is to make a difference. And support our mission of turning blight into belonging. And so together we aim to reimagine this property by creating homes for modest wage families and strengthening the surrounding neighborhood. The home is currently across the street from a cemetery.

PUBLIC COMMENT:

Kaylee Johnson, HSF, stated her organization supports the petition. Commended the petitioner's request.

COMMISSION DISCUSSION:

The Commission commended the project.

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](#)

🔗 [Project written description for 2203 Harden St.pdf](#)

🔗 [2203 Harden Additional PDF.pdf](#)

🔗 [Staff Report - 25-006134-COA 2203 Harden.pdf](#)

🔗 [Applicants Presentation 2203 Harden.pdf](#)

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 HDBR. 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-Brownsville Historic District and the local Cuyler-Brownsville Historic District.

Staff recommended to 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.

1. Clarify the work proposed for the shed roof addition at the rear.
2. Provide scaled elevations showing the roof structure and gable ends.
3. Include specification on a wood replacement door for the front façade.
4. Provide a scaled elevation of the proposed front porch.

PETITIONER COMMENTS:

The representative for Nasar Jaber. petitioner, stated they've addressed the conditions. Stated they will utilize a compliant door and gave details regarding the porch and columns. The footprint will remain.

The Commission stated no form of design was provided or enough details. Need to see the floor elevations as this is quite a scope rehabilitation.

PUBLIC COMMENTS:

There was no public comment.

COMMISSION DISCUSSION:

The Commission requested historic photos or some sort of evidence of what the structure looked like. There was concern that continuing the petition may cause further damage to the structure. Finished drawings would be helpful.

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 façade.
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](#)

🔗 [Submittal Packet - 507 W. 35th St..pdf](#)

🔗 [Staff Report - 25-006151-COA 507 W 35th St.pdf](#)

Alexander Merced presented the applicant's proposal to replace the existing roof in-kind (Timberline HDZ Charcoal Algae Resistant Laminated High Definition Shingles); to repair brick skirting where needed in-kind; to replace irreparable sections of siding (Double 4.5in X 145in White Dutch Lap Vinyl Siding); to replace covered balcony and porch railings in-kind (2in X 2in X 36in Wood Pressure-Treated Square End Baluster); and to replace fencing and gates, with a single gate in front of the structure to the left, and a double gate in the rear abutting the lane (6ft X 8ft Pressure-Treated Pine Dog-Ear Board-on-Board Fence Panel with Black Steel Gate Hardware).

This residential building was constructed in 1912 and is a contributing resource within the National Register Cuyler-Brownville Historic District and the local Cuyler-Brownville Historic District. It is located on the south side of West 35th Street between MLK Boulevard and Burroughs Street and is bookended on the west by a contributing structure of similar construction which was built at the same time by the same company, and on the east by the rear property and fence line of a contributing structure that fronts MLK Blvd. Across the street lie two non-contributing structures.

At some point before 1994 the lower front porch was partially enclosed, and the house has large sections of vinyl siding that were installed before Cuyler-Brownville was a designated historic district.

Ledvina expressed concern that the baluster are not being replaced with 2 by 2's, but instead with 1.5 x 1.5.

PETITIONER COMMENTS:

The petitioner stated they will be 2 inch by 2 inch.

PUBLIC COMMENTS:

There was no public comments.

COMMISSION DISCUSSION:

The Commission discussed replacing vinyl with vinyl.

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 Crozter	- Aye

STREETCAR DISTRICT

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

- [📎 Submittal Packet - 2324 MLK Jr Blvd.pdf](#)
- [📎 Interior photos including updates 2324 MLK.pdf](#)
- [📎 Staff Report - 25-004739-COA 2324 MLK.pdf](#)
- [📎 Staff Site Visit photos - 2324 MLK Blvd Jan 5 2026.pdf](#)
- [📎 Staff Site Visit photos 2 - 2324 MLK Blvd Jan 5 2026.pdf](#)

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 and after of what took place in part of the building to understand what had been enclosed behind the drywall.

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 non-contributing demolition criteria are otherwise met:

1. Explore whether deconstruction of what is left of the buildings can be safely achieved, and salvage materials for reuse where possible.
2. Document existing conditions of the building as per the City of Savannah’s Policy for Documenting Buildings Prior to Demolition.

The Commission expressed concern regarding the demolition that occurred within the structure.

PETITIONER COMMENTS:

Meech Huddleston stated the structure fell as the demolition occurred. The **Commission** stated deconstruction and material salvage could have happened. Disappointed that only exploratory demolition did not occur. The petitioner was to peel the exterior to reveal the structure within. It was made clear in the last meeting that's what the Commission was looking for. An ongoing problem experienced is when the petitioner doesn't like the answer or doesn't like what they're hearing and take matters into their own hands to try and say, 'now the buildings collapsing'. Which puts the Commission in a very difficult position as to how to move forward when. These actions contribute to a breakdown of trust between what's happening between developers and their intentions of following the laws that we have in place within the city. And then the Commission's role of helping enforce those laws. The petitioner's take their action's, then say 'sorry'. It's too late; it's to a point now we're just knock the whole thing down.

PUBLIC COMMENTS:

There was no public comment.

COMMISSION DISCUSSION:

The Commission expressed concern that the applicant is not present to answer their questions.

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 \(Parts I & II\)](#)

- [📎 Submittal Packet - 402 West 40th Street.pdf](#)
- [📎 Staff Report - 25-004778-COA 402 W 40th St.pdf](#)

Continued due to connection with previous petition.

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 \(Parts I & II\)](#)

[☞ Submittal Packet - 404 West 40th St.pdf](#)

[☞ Staff Report - 25-004812-COA 404 W 40th St.pdf](#)

Continued in connection the two previous petitions.

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](#)

[☞ Submittal Packet - 306 E. 39th Street.pdf](#)

[☞ Staff Report - 25-006154-COA 306 E 39th St.pdf](#)

Caitlin Chamberlain presented the applicant's request for approval of a rehabilitation and alterations project for the property located at 306 East 39th Street. The request also includes an after-the-fact fence installation done by a previous owner. The scope of work includes:

- Replacing rotted, dilapidated siding with in-kind wood replacement siding
- Changing the design of the front porch to match the original design
- Repairing decks on the side and rear of the building
- Infilling missing windows previously taken out during renovations throughout the years

306 East 39th Street was built in 1910 and is a contributing resource within the Thomas Square-Streetcar National Register Historic District and the local Streetcar Historic District.

This property has sat vacant for several years and has recently changed ownership. The house sits mid-block on a stretch of East 39th Street between Habersham and Lincoln Streets. It is surrounded by other contributing historic houses on a residential block.

Staff recommended to 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.

PETITIONER COMMENTS:

The property owner stated they were correcting a safety concern. It was a like for like replacement.

PUBLIC COMMENTS:

There were no public comments.

COMMISSION DISCUSSION:

The Commission agreed with Staff recommendation.

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](#)

[INFO 25-006145-COA 2309 Drayton.pdf](#)

[Staff Report - 25-006145-COA 2309 Drayton St.pdf](#)

Jodie Brown presented the applicant's proposal to restore the exterior of subject

building. Located on the northwest corner of Drayton and 40th Streets within the Wadley Ward. It is 2-story building with commercial on the 1st floor and residential on the 2nd floor. Originally constructed in 1899, it operated as Gartelmann Grocer with the family living on the 2nd floor. It was designed in the Italianate style with Queen Anne influences. Currently, the exterior is OSB and stucco on the first floor and original siding and window on the 2nd floor.

The building features a rectangular footprint with a chamfered entrance at the southeast corner directly below a small balcony. The balcony features a hipped roof sheathed with a SSM, a boxed eave with decorative brackets, spindlework, simple wood posts and partial railing. Access to the balcony is via a 2/4 door-sized window. Radiating out from the balcony are 2/2 double hung windows with simple surrounds. Similar windows are placed sporadically on the north and west side on both the upper and lower floors.

The subject building is listed as a contributing resource within the Thomas Square-Streetcar National Register Historic District and the local Streetcar Historic District.

Staff recommended to 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.

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

PETITIONER COMMENTS:

Kim Campbell, petitioner, stated this property has had a previous COA that expired. The elevation drawings are identical to was previously approved.

PUBLIC COMMENTS:

There were no public comments.

COMMISSION DISCUSSION:

The Commission was in support of the petition.

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](#)

[📎 January 2026.pdf](#)

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.