Historic Preservation Commission

Arthur A. Mendonsa Hearing Room
November 18, 2026
2:00 P.M.
DECISIONS

November 18, 2026 HISTORIC Preservation Commission Meeting

I. CALL TO ORDER AND WELCOME

II. SIGN POSTING

III. CONSENT AGENDA

VICTORIAN DISTRICT

1. Petition of ATL Dream Builders LLC, Nathaniel Coley, Sr. | 26-005163-COA | 203 West Duffy Street | Fence

Motion

STAFF RECOMMENDATION:

APPROVE the request to construct an 8’ tall approximately 31’ long wall on the east side rear yard property line WITH THE FOLLOWING CONDITION as the work is otherwise visually compatible and consistent with the standards.

Provide a sample of the faux stamped brick wall surface for evaluation for consistency with the standards.

Vote Results (Not Started)
Motion: Pamela Miller
Second: Kathy S. Ledvina

2. Petition of Your Exterior Pros - Tegan Cuyar | 26-005340-COA | 211 West Henry Street | Siding

Motion

The Savannah Historic Preservation Commission does hereby approve the siding and window trim replacements at 211 West Henry Street as requested because they are visually compatible and meet the standards.

Vote Results (Approved)
Motion: Pamela Miller

Second: Kathy S. Ledvina	
Jeff Notrica	- Aye
Kathy S. Ledvina	- Aye
Pamela Miller	- Aye
Patricia Richardson	- Not Present
Katrina Hornung	- Not Present
Courtney Bonney	- Aye
Scott Crotzer	- Not Present
Ja'Quan Oliver	- Aye
Elisabeth Culley	- Aye

3. Petition of South Shore Roofing - Kyle Patrick | 26-005384-COA | 546 East Duffy Street | Roof

Motion

The Savannah Historic Preservation Commission does hereby approve the proposed roof replacement at 546 East Duffy Street as requested because the proposed work is visually compatible and meets the standards.

Vote Results (Approved)

Motion: Pamela Miller	
Second: Kathy S. Ledvina	
Jeff Notrica	- Aye
Kathy S. Ledvina	- Aye
Pamela Miller	- Aye
Patricia Richardson	- Not Present
Katrina Hornung	- Not Present
Courtney Bonney	- Aye
Scott Crotzer	- Not Present
Ja'Quan Oliver	- Aye
Elisabeth Culley	- Aye

4. Petition of Your Exterior Pros, Tegan Cuyar | 26-005341-COA | 216-218 West Duffy Street | Rehabilitation & Alterations

Motion

The Savannah Historic Preservation Commission does hereby approve the front porch repair work at 216-218 West Duffy Street as requested because the work is visually compatible and meets the standards.

Vote Results (Approved)

Motion: Pamela Miller	
Second: Kathy S. Ledvina	
Jeff Notrica	- Aye
Kathy S. Ledvina	- Aye

Pamela Miller	- Aye
Patricia Richardson	- Not Present
Katrina Hornung	- Not Present
Courtney Bonney	- Aye
Scott Crotzer	- Not Present
Ja'Quan Oliver	- Aye
Elisabeth Culley	- Aye

CUYLER-BROWNVILLE DISTRICT

5. Petition of J. Elder Studio, Jerome Elder | 26-004873-COA | 2001 Martin Luther King, Jr. Boulevard | Fence

Motion

The Savannah Historic Preservation Commission does hereby approve the proposed fence at 2001 Martin Luther King, Jr. Boulevard as requested because the proposed work meets the standards and is visually compatible.

Vote Results (Approved)

Motion: Pamela Miller

Second: Kathy S. Ledvina

Jeff Notrica	- Aye
Kathy S. Ledvina	- Aye
Pamela Miller	- Aye
Patricia Richardson	- Not Present
Katrina Hornung	- Not Present
Courtney Bonney	- Aye
Scott Crotzer	- Not Present
Ja'Quan Oliver	- Aye
Elisabeth Culley	- Aye

6. Petition of South Shore Roofing, Kyle Patrick | 26-005160-COA | 622 West 40th Street | Roof

Motion

STAFF RECOMMENDATION:

APPROVE the request to replace the roofing material at 622 West 40th Street AS SUBMITTED because the work is visually compatible and consistent with the standards.

Vote Results (Approved)

Motion: Pamela Miller

Second: Kathy S. Ledvina

Jeff Notrica	- Aye
Kathy S. Ledvina	- Aye

Pamela Miller	- Aye
Patricia Richardson	- Not Present
Katrina Hornung	- Not Present
Courtney Bonney	- Aye
Scott Crotzer	- Not Present
Ja'Quan Oliver	- Aye
Elisabeth Culley	- Aye

7. Petition of Nirali Patel | 26-005334-COA | 604 West 42nd Street | Rehabilitation & Alterations

Motion

Move to Regular agenda.

Vote Results (Approved)

Motion: Kathy S. Ledvina

Second: Pamela Miller

Jeff Notrica	- Aye
Kathy S. Ledvina	- Aye
Pamela Miller	- Aye
Patricia Richardson	- Not Present
Katrina Hornung	- Not Present
Courtney Bonney	- Aye
Scott Crotzer	- Not Present
Ja'Quan Oliver	- Aye
Elisabeth Culley	- Aye

Motion

The Savannah Historic Preservation Commission does hereby approve the siding work and front door replacement at 604 West 42nd Street with the following condition because they are otherwise visually compatible and meet the standards:

Work with staff to identify the correct exposure of the existing original wood siding and to maintain any historic details that are revealed.

Vote Results (Approved)

Motion: Kathy S. Ledvina

Second: Pamela Miller

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

Courtney Bonney	- Aye
Scott Crotzer	- Not Present
Ja'Quan Oliver	- Aye
Elisabeth Culley	- Aye

STREETCAR DISTRICT

8. Petition of 1718 Bull St. LLC - Anne K. Smith | 26-005337-COA | 1718 Bull Street | Non-Illuminated Sign

Motion

The Savannah Historic Preservation Commission does hereby approve the installation of one non-illuminated sign at 1718 Bull Street as requested because it is visually compatible and meets the standards.

Vote Results (Approved)

Motion: Pamela Miller

Second: Kathy S. Ledvina

Jeff Notrica	- Aye
Kathy S. Ledvina	- Aye
Pamela Miller	- Aye
Patricia Richardson	- Not Present
Katrina Hornung	- Not Present
Courtney Bonney	- Aye
Scott Crotzer	- Not Present
Ja'Quan Oliver	- Aye
Elisabeth Culley	- Aye

9. Petition of Fast Signs of Savannah | 26-003493-COA | 18 East 34th Street | Non-illuminated Sign

Motion

The Savannah Historic Preservation Commission does hereby approve the proposed ground sign for the business located at 18 East 34th Street as requested because the work is visually compatible and meets the standards.

Vote Results (Approved)

Motion: Pamela Miller

Second: Kathy S. Ledvina

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

Scott Crotzer	- Not Present
Ja'Quan Oliver	- Aye
Elisabeth Culley	- Aye

Motion

Approve the proposed ground sign for the business located at 18 East 34th Street as requested because the work is visually compatible and meets the standards.

Vote Results (Not Started)

Motion: Pamela Miller

Second: Kathy S. Ledvina

10. Petition of Signs of the South, Inc., Aaron Cohen | 26-005427-COA | 2605 Whitaker Street | Illuminated Sign

Motion

Approve the request to install one illuminated wall sign at 2605 Whitaker Street as requested, as the proposed sign is visually compatible and meets the applicable standards.

Vote Results (Approved)

Motion: Pamela Miller

Second: Kathy S. Ledvina

Jeff Notrica	- Aye
Kathy S. Ledvina	- Aye
Pamela Miller	- Aye
Patricia Richardson	- Not Present
Katrina Hornung	- Not Present
Courtney Bonney	- Aye
Scott Crotzer	- Not Present
Ja'Quan Oliver	- Aye
Elisabeth Culley	- Aye

IV. ADOPTION OF THE AGENDA

11. Adopt the November 18, 2026 Historic Preservation Commission Meeting Agenda as presented.

Motion

The Historic Preservation Commission motioned to adopt he October 28, 2026 HPC Meeting Agenda as amended.

Vote Results (Approved)

Motion: Kathy S. Ledvina

Second: Pamela Miller

Jeff Notrica	- Aye
Kathy S. Ledvina	- Aye
Pamela Miller	- Aye
Patricia Richardson	- Not Present
Katrina Hornung	- Not Present
Courtney Bonney	- Aye
Scott Crotzer	- Not Present
Ja'Quan Oliver	- Aye
Elisabeth Culley	- Aye

V. APPROVAL OF MINUTES OF PREVIOUS MEETING

12. Approve the October 28, 2026 Historic Preservation Commission Meeting minutes as presented.

Motion

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

Vote Results (Approved)

Motion: Kathy S. Ledvina

Second: Courtney Bonney

Jeff Notrica	- Aye
Kathy S. Ledvina	- Aye
Pamela Miller	- Aye
Patricia Richardson	- Not Present
Katrina Hornung	- Not Present
Courtney Bonney	- Aye
Scott Crotzer	- Not Present
Ja'Quan Oliver	- Aye
Elisabeth Culley	- Aye

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

VII. CONTINUED AGENDA

13. Petition of Olivia Page, LLC | 26-004408-COA | 123 East Henry Street | Rehabilitation & Alterations

Motion

Continue

Vote Results (Approved)

Motion: Courtney Bonney

Second: Kathy S. Ledvina

Jeff Notrica	- Aye

Kathy S. Ledvina	- Aye
Pamela Miller	- Aye
Patricia Richardson	- Not Present
Katrina Hornung	- Not Present
Courtney Bonney	- Aye
Scott Crotzer	- Not Present
Ja'Quan Oliver	- Aye
Elisabeth Culley	- Aye

14. Petition of SEC Development, Vardan Kasemyan | 26-004808-COA | 1023 West 36th Street | New Construction, Small

Motion

Continue

Vote Results (Approved)

Motion: Courtney Bonney

Second: Kathy S. Ledvina

Jeff Notrica	- Aye
Kathy S. Ledvina	- Aye
Pamela Miller	- Aye
Patricia Richardson	- Not Present
Katrina Hornung	- Not Present
Courtney Bonney	- Aye
Scott Crotzer	- Not Present
Ja'Quan Oliver	- Aye
Elisabeth Culley	- Aye

15. Petition of SEC Development, Vardan Kasemyan | 26-004803-COA | 1021 West 36th Street | New Construction, Small

Motion

Continue

Vote Results (Approved)

Motion: Courtney Bonney

Second: Kathy S. Ledvina

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

Courtney Bonney	- Aye
Scott Crotzer	- Not Present
Ja'Quan Oliver	- Aye
Elisabeth Culley	- Aye

16. Petition of James Wright | 26-004409-COA | 1702 Ogeechee Road | Rehabilitation & Alterations

Motion

Continue

Vote Results (Approved)

Motion: Courtney Bonney

Second: Kathy S. Ledvina

Jeff Notrica	- Aye
Kathy S. Ledvina	- Aye
Pamela Miller	- Aye
Patricia Richardson	- Not Present
Katrina Hornung	- Not Present
Courtney Bonney	- Aye
Scott Crotzer	- Not Present
Ja'Quan Oliver	- Aye
Elisabeth Culley	- Aye

17. Petition of Esteen Williams | 26-004685-COA | 2101 Ogeechee Road | Rehabilitation & Alterations

Motion

Continue

Vote Results (Approved)

Motion: Courtney Bonney

Second: Kathy S. Ledvina

Jeff Notrica	- Aye
Kathy S. Ledvina	- Aye
Pamela Miller	- Aye
Patricia Richardson	- Not Present
Katrina Hornung	- Not Present
Courtney Bonney	- Aye
Scott Crotzer	- Not Present
Ja'Quan Oliver	- Aye
Elisabeth Culley	- Aye

18. Petition of Larry Allen | 26-003167-COA | 2311 Martin Luther King, Jr. Boulevard | Rehab, Addition, & Demo

Motion

Continue

Vote Results (Approved)

Motion: Courtney Bonney

Second: Kathy S. Ledvina

Jeff Notrica	- Aye
Kathy S. Ledvina	- Aye
Pamela Miller	- Aye
Patricia Richardson	- Not Present
Katrina Hornung	- Not Present
Courtney Bonney	- Aye
Scott Crotzer	- Not Present
Ja'Quan Oliver	- Aye
Elisabeth Culley	- Aye

VIII. REQUEST FOR EXTENSION

IX. REGULAR AGENDA

VICTORIAN DISTRICT

19. Petition of Vanguard Development, LLC, Andrew Savage | 26-005420-COA | 529 East Waldburg Street | New Construction, Small

Motion

STAFF RECOMMENDATION:

APPROVE the request to construct a new multi-family building with an ADU at 529 East Waldburg Street and confirm that the following conditions have been met.

Provide the heights of nearby contributing buildings for comparison.
Provide the front yard setbacks of nearby contributing buildings for comparison.
Clarify the material of the front door and provide a physical sample if fiberglass is proposed.
Re-evaluate the dormers to be independent of the main gables.
Provide the foundation heights of nearby contributing properties to determine the average.
Indicate the dimension of the foundation under the wood framed house to show the recess.
Provide a window schedule.
Replace the sliders on the dormers with casement or double hung windows.
Indicate the muntin width.
Indicate on the plans if there is 30% transparency for the ground floor, street visible windows.
Indicate the location of the mechanical equipment for the ADU.
Clarify the location and material of the sidewalk from the street to the front steps.

Vote Results (Approved)

Motion: Courtney Bonney

Second: Ja'Quan Oliver

Jeff Notrica	- Aye
Kathy S. Ledvina	- Nay
Pamela Miller	- Nay
Patricia Richardson	- Not Present
Katrina Hornung	- Not Present
Courtney Bonney	- Aye
Scott Crotzer	- Not Present
Ja'Quan Oliver	- Aye
Elisabeth Culley	- Aye

20. Petition of JK Homes Inc., Jerry Konter | 26-005310-COA | 217 East Park Avenue | Accessory Structure

Motion

Approve the request for New Construction, Small, Parts I and II, for the construction of the proposed two-story accessory structure at 217 East Park Avenue as requested, as the proposal is visually compatible and meets the applicable standards.

Vote Results (Approved)

Motion: Elisabeth Culley

Second: Courtney Bonney

Jeff Notrica	- Aye
Kathy S. Ledvina	- Aye
Pamela Miller	- Aye
Patricia Richardson	- Not Present
Katrina Hornung	- Not Present
Courtney Bonney	- Aye
Scott Crotzer	- Not Present
Ja'Quan Oliver	- Aye
Elisabeth Culley	- Aye

21. Petition of JK Homes Inc., Jerry Konter | 26-005311-COA | 219 East Park Avenue | Accessory Structure

Motion

Approve the request for New Construction, Small, Parts I and II, for the construction of the proposed two-story accessory structure at 219 East Park Avenue as requested, as the proposal is visually compatible and meets the applicable standards.

Vote Results (Approved)

Motion: Elisabeth Culley

Second: Ja'Quan Oliver	
Jeff Notrica	- Aye
Kathy S. Ledvina	- Aye
Pamela Miller	- Aye
Patricia Richardson	- Not Present
Katrina Hornung	- Not Present
Courtney Bonney	- Aye
Scott Crotzer	- Not Present
Ja'Quan Oliver	- Aye
Elisabeth Culley	- Aye

STREETCAR DISTRICT

22. Petition of VP2 Design, LLC | 26-001624-COA | 306 East 34th Street | New Construction, Small (ADU)

Motion

The Savannah Historic Preservation Commission does hereby continue the request to construct a two-story accessory dwelling unit at the rear of the property located at 306 East 34th Street to the January 27, 2027 meeting because there are questions that need to be answered by a representative in person.

Vote Results (Approved)

Motion: Kathy S. Ledvina	
Second: Ja'Quan Oliver	
Jeff Notrica	- Aye
Kathy S. Ledvina	- Aye
Pamela Miller	- Aye
Patricia Richardson	- Not Present
Katrina Hornung	- Not Present
Courtney Bonney	- Aye
Scott Crotzer	- Not Present
Ja'Quan Oliver	- Aye
Elisabeth Culley	- Aye

23. Petition of Margie McClendon Prescott | 26-005373-COA | 402 East 36th Street | After-the-Fact Alteration

Motion

The Savannah Historic Preservation Commission does hereby approve the after-the-fact wall enclosure on the front of the existing carport at 402 East 36th Street with the following conditions because it is otherwise visually compatible and meets the standards:

Confirm that the rake will overhang by at least eight inches.
Install soffit under the rake.

Vote Results (Approved)

Motion: Elisabeth Culley

Second: Courtney Bonney

Jeff Notrica	- Aye
Kathy S. Ledvina	- Aye
Pamela Miller	- Aye
Patricia Richardson	- Not Present
Katrina Hornung	- Not Present
Courtney Bonney	- Aye
Scott Crotzer	- Not Present
Ja'Quan Oliver	- Aye
Elisabeth Culley	- Aye

24. Petition of Samuel Kopelman | 26-005425-COA | 211 West 34th Street | New Construction, Small (ADU)

Motion

Commission Decision:
APPROVE the request to construct a rear yard, detached ADU for the property at 211 West 34th Street and confirm that the following conditions have been met.

1. Revise the elevations to correctly show 1/1 single hung windows.

2. Revise the plans to show the location of the electrical panel.

3. Revise the plans to show the location of the mechanical equipment.

4. Revise the plans to show the location of the refuse area.

5. Indicate the distance between the house and the ADU.

6. Indicate the location of the fence on the site plan.

Vote Results (Approved)

Motion: Pamela Miller

Second: Ja'Quan Oliver

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

Scott Crotzer	- Not Present
Ja'Quan Oliver	- Aye
Elisabeth Culley	- Aye

25. Petition of Samuel Kopelman | 26-005426-COA | 414 East 36th Street | New Construction, Small (ADU)

Motion

The Historic Preservation Commission does hereby CONTINUE the request for New Construction, Small, for the construction of a one-story Accessory Dwelling Unit at 414 East 36th Street to the January 27th meeting to address concerns about the eave overhang on the side setbacks and meeting the 30 inch above grade requirements.

Vote Results (Approved)

Motion:

Second: Kathy S. Ledvina

Jeff Notrica	- Aye
Kathy S. Ledvina	- Aye
Pamela Miller	- Aye
Patricia Richardson	- Not Present
Katrina Hornung	- Not Present
Courtney Bonney	- Aye
Scott Crotzer	- Not Present
Ja'Quan Oliver	- Aye
Elisabeth Culley	- Aye

26. Petition of Marcus Swales | 26-005418-COA | 208 West 39th Street | Rehabilitation & Alterations

Motion

The Historic Preservation Commission does hereby CONTINUE the request for rehabilitation and alterations, replacement fencing, a rear roof extension, and a second-story rear addition at 208 West 39th Street to the January 27th meeting, to address the following conditions :

1. The former second-story rear door opening shall remain visually legible following conversion to a window through a ghost mark, recessed treatment, trim outline, or another exterior treatment approved by Staff.

2. The proposed main roof extension shall be constructed so that the existing historic cornice, frieze, dentil band, brackets, and related character-defining trim remain visible, undamaged, and unaltered.

3. The proposed second-story rear addition shall provide code-compliant interior clear height while maintaining a subordinate roof relationship and retaining the historic cornice, frieze, dentil band, brackets, and related character-defining trim visible and unaltered.

4. Construction of the second-story rear addition, including the interior connection and roof-to-wall flashing,

shall minimize removal of historic material. Any historic trim removed to complete the connection shall be carefully salvaged and retained on site.

5. All portions of the proposed replacement fence shall comply with the applicable Streetcar Historic District dimensional standards, including the minimum five-foot separation between a fence and a building where they are parallel. Any nonconforming portion shall require approval of the applicable variance prior to installation.

6.Provide measured architectural drawings of the key conditions.

Vote Results (Approved)

Motion: Courtney Bonney

Second: Ja'Quan Oliver

Jeff Notrica	- Aye
Kathy S. Ledvina	- Aye
Pamela Miller	- Aye
Patricia Richardson	- Not Present
Katrina Hornung	- Not Present
Courtney Bonney	- Aye
Scott Crotzer	- Not Present
Ja'Quan Oliver	- Aye
Elisabeth Culley	- Aye

CONSERVATION DISTRICTS

27. Petition of Nexus Property Solutions, LLC, Benjamin Abbassi | 26-005335-COA | 920 Wexler Street | Contributing Demo, After-the-Fact

Motion

COMMISSION DECISION:
APPROVE the partial demolition request to reconstruct the structure located at 920 Wexler Street WITH THE FOLLOWING CONDITIONS because of the significant damage due to previous fires and deferred maintenance:

1.Document the building as per the City of Savannah’s Policy for Documenting Buildings Prior to Demolition.
2.Maintain historic materials, if recovered.

Vote Results (Approved)

Motion: Ja'Quan Oliver

Second: Pamela Miller

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

Patricia Richardson	- Not Present
Katrina Hornung	- Not Present
Courtney Bonney	- Aye
Scott Crotzer	- Not Present
Ja'Quan Oliver	- Aye
Elisabeth Culley	- Aye

28. Petition of Checkpoint Demolition | 26-005338-COA | 307 East 51st Street | Contributing Demolition (Rear outbuilding)

Motion

The Savannah Historic Preservation Commission does hereby approve the request to demolish the rear garage structure at 307 East 51st Street with the following conditions, because the demolition criteria are otherwise met:

1. Document the building as per the City of Savannah’s Policy for Documenting Buildings Prior to Demolition.

2. Deconstruct and salvage what materials can be saved.

Vote Results (Approved)

Motion: Elisabeth Culley

Second: Courtney Bonney

Jeff Notrica	- Aye
Kathy S. Ledvina	- Aye
Pamela Miller	- Aye
Patricia Richardson	- Not Present
Katrina Hornung	- Not Present
Courtney Bonney	- Aye
Scott Crotzer	- Not Present
Ja'Quan Oliver	- Aye
Elisabeth Culley	- Aye

X. APPROVED STAFF REVIEWS

XI. NOTICES, PROCLAMATIONS, AND ACKNOWLEDGEMENTS

29. Stamped Drawing Report - November 2026

XII. OTHER BUSINESS

30. Nominating Committee to announce candidates for 2027 Chair and Vice Chair

Continue to December meeeting.

31. Victorian District Survey Update from City

Jessica Baldwin, CoS Preservation Officer, gave the boundaries of the Victorian district; 948 structures, 39 added in 2016. Monthly updates will be provided until its project conclusion in December 2027.

XV. ADJOURNMENT

32. Next Pre-Meeting: Wednesday, December 16, 2026 at 1:30 PM - 112 East State Street: Jerry Surrency Meeting Room

33. Next Meeting: Wednesday, December 16, 2026 at 2:00 PM - 112 East State Street: Mendonsa Hearing Room

34. Adjourn

There being no further business to present before the Commission, the November 18, 206 HPC meeting adjourned at 4:45 p.m.

Respectfully submitted,

Caitlin Chamberlain
Director of Historic Preservation

/bm

A Pre-Meeting was held at 1:30 p.m., at which no testimony was heard nor votes taken.

Members Present: Jeff Notrica, Chair
Kathy Ledvina, Vice Chair
Courtney Bonney
Elisabeth Culley
Pamela Miller
Ja'Quan Oliver

MEMBERS ABSENT: Scott Crotzer
Katrina Hornung
Patricia Richardson

Staff Present: Caitlin Chamberlain, Director of Historic Preservation
Jodie Brown, Principal Planner
Alexander Merced, Planner
Rohan Urs, Planner
Bri Morgan, Administrative Assistant II
Hind Patel, IT Assistant

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.