



Savannah Historic District Board of Review

Arthur A. Mendonsa Hearing Room - 112 East State Street
April 10, 2024 1:00 PM
MINUTES

April 10, 2024 Historic District Board of Review Meeting

A Pre-Meeting was held at 12:00 PM. Items on the Agenda were presented by Staff, as time permitted, and the Board asked questions. No testimony was received and no votes were taken.

Members Present: Karen Guinn, Chair
Melissa Rowan, Vice Chair
Robert Becker
Michael Higgins
Stan Houle
Sabrina Nagel
Thomas Thomson

Members Absent:

MPC Staff Present: Pamela Everett, Assistant Executive Director (virtually)
Jonathan Mellon, Director of Historic Preservation
Caitlin Chamberlain, Principal Planner
Kelli Mitchell, Senior Planner
Bri Morgan, Administrative Assistant
Hind Patel, Information Technology

I. CALL TO ORDER AND WELCOME

II. SIGN POSTING

III. CONSENT AGENDA

[1. Petition of Bay Waves, Inc. | 24-000053-COA | 1 Bull Street | Illuminated Signs](#)

🔗 [Submittal Packet - 1 Bull St..pdf](#)

🔗 [Staff Report - 24-000053-COA 1 Bull St.pdf](#)

Motion

The Savannah Downtown Historic District Board of Review does hereby approve the application for one illuminated incidental "Open" sign at each frontage, for a total of two, with the following condition because the signs are otherwise visually compatible and meet the standards.

1. Change the color of the illuminated portions of the signs to solid white.

Ms. Nagel voted in favor of the motion.

Vote Results (Approved)

Motion: Stan Houle

Second: Melissa H. Rowan

David Altschiller	- Not Present
Stan Houle	- Aye
Karen Guinn	- Abstain
Michael Higgins	- Aye
Melissa H. Rowan	- Aye
Thomas L. Thomson	- Aye
Robert Becker	- Not Present

[2. Petition of Ryan Jarles | 24-001534-COA | 15 West Jones Street | Alterations](#)

🔗 [Submittal Packet - 15 West Jones St..pdf](#)

🔗 [Staff Report - 24-001534-COA 15 W Jones St.pdf](#)

Motion

The Savannah Downtown Historic District Board of Review does hereby approve the request for alterations to the front elevation consisting of the replacement of the front entrance stoop / porch of the property located at 15 West Jones Street as requested because the work is visually compatible and meets the standards.

Ms. Nagel voted in favor of the motion.

Vote Results (Approved)

Motion: Stan Houle

Second: Melissa H. Rowan

David Altschiller	- Not Present
Stan Houle	- Aye
Karen Guinn	- Abstain
Michael Higgins	- Aye
Melissa H. Rowan	- Aye
Thomas L. Thomson	- Aye
Robert Becker	- Not Present

IV. ADOPTION OF THE AGENDA

[3. Adopt the April 10, 2024 Historic District Board of Review Meeting agenda as presented.](#)

Motion

The Savannah Historic District Board of Review motioned to adopt the April 10, 2024 HDBR agenda as presented.

Ms. Nagel voted in favor of the motion.

Vote Results (Approved)

Motion: Michael Higgins

Second: Thomas L. Thomson

David Altschiller	- Not Present
Stan Houle	- Aye
Karen Guinn	- Abstain
Michael Higgins	- Aye
Melissa H. Rowan	- Aye
Thomas L. Thomson	- Aye
Robert Becker	- Not Present

V. APPROVAL OF MINUTES

[4. Approve the March 13, 2024 Historic District Board of Review Meeting Minutes as presented.](#)

📎 [03.13.24 MEETING MINUTES.pdf](#)

Motion

The Savannah Historic Board of Review motioned to approve the March 13, 2024 HDBR Meeting minutes as presented.

Ms. Nagel voted in favor of the motion.

Vote Results (Approved)

Motion: Michael Higgins

Second: Stan Houle

David Altschiller	- Not Present
Stan Houle	- Aye
Karen Guinn	- Abstain
Michael Higgins	- Aye
Melissa H. Rowan	- Aye
Thomas L. Thomson	- Aye
Robert Becker	- Not Present

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

VII. CONTINUED AGENDA

[5. Petition of Wubbena Architects | 23-005347-COA | 409 West Taylor Street | Noncontributing Demolition | New Construction, Small: Part I](#)

📎 [Submittal Packet - 409 West Taylor Street.pdf](#)

Motion

The Savannah Historic District Board of Review motioned to continue.

Ms. Nagel voted in favor of the motion.

Vote Results (Approved)

Motion: Thomas L. Thomson

Second: Michael Higgins

David Altschiller	- Not Present
Stan Houle	- Aye
Karen Guinn	- Abstain
Michael Higgins	- Aye
Melissa H. Rowan	- Aye
Thomas L. Thomson	- Aye
Robert Becker	- Not Present

[6. Petition of Nathan Pollard | 24-001539-COA | 208 West Jones Street | Addition & New Construction](#)

🔗 [Submittal Packet - 208 WEST JONES STREET_20240314.pdf](#)

Motion

The Savannah Historic District Board of Review motioned to continue.

Ms. Nagel voted in favor of the motion.

Vote Results (Approved)

Motion: Thomas L. Thomson

Second: Stan Houle

David Altschiller	- Not Present
Stan Houle	- Aye
Karen Guinn	- Abstain
Michael Higgins	- Aye
Melissa H. Rowan	- Aye
Thomas L. Thomson	- Aye
Robert Becker	- Not Present

VIII. REQUEST FOR EXTENSION

IX. REGULAR AGENDA

[7. Petition of Jonathan Leonard | 24-001182-COA | 501 East Huntingdon Street | New Construction](#)

🔗 [Submittal Packet - 501 E. Huntingdon.pdf](#)

🔗 [Staff Research 501, 505, 509 Huntingdon.pdf](#)

🔗 [Staff Report - 24-001182-COA 501 E Huntingdon St.pdf](#)

Ms. Caitlin Chamberlain presented the petitioner's request to approve to construct a one-story garage at the rear of the property located at 501 East Huntingdon Street. 501 East Huntingdon Street is first seen on the 1888 Sanborn Fire Insurance Map and is a contributing resource within the National Historic Landmark District and the local Savannah

Downtown Historic District. The proposed accessory structure is not connected to the house and will not physically impact the character defining features of the principal Second Empire style house. The earlier Sanborn Maps show various structures at the rear of the lot which no longer exist.

Staff recommended to approve the request to construct an accessory structure at the rear of the property located at 501 East Huntingdon Street with the following conditions to be submitted to staff for review prior to starting the project, because the work is otherwise visually compatible and meets the standards:

1. Obtain permission from the City Traffic Engineering Department for the installation of a curb cut.
2. Revise the roof design to include an approved configuration or apply for a special exception in order to allow for the hipped roof without parapet.
3. Provide product details and material specifications for stucco, doors, and roof shingles.
4. Provide details about the proposed brick wall and column, including height, distance from the house, and brick type.

PETITIONER COMMENTS:

Mr. Jon Leonard, petitioner, stated they do not have an issue with a continuance, changing the roof, and want the garages to be in the background. The simpler the better. Everything is concrete block with stucco to match the main house.

Mr. Houle indicated the structure has been primed on the exterior. **Mr. Leonard** stated he is not aware nor part of the work at this time.

PUBLIC COMMENTS:

There were no public comments.

BOARD COMMENTS:

The Board favored continuance.

Motion

The Savannah Downtown Historic District Board of Review does hereby continue the request to construct an accessory structure at the rear of the property located at 501 East Huntingdon Street with the following conditions, to be addressed at the May 8, 2024 HDBR Meeting, because the work is otherwise visually compatible and meets the standards:

1. Obtain permission from the City Traffic Engineering Department for the installation of a curb cut.
2. Revise the roof design to include an approved configuration or apply for a special exception in order to allow for the hipped roof without parapet.
3. Provide product details and material specifications for stucco, doors, and roof shingles.
4. Provide details about the proposed brick wall and column, including height, distance from the house, and brick type.

Ms. Nagel voted in favor of the motion.

Vote Results (Approved)

Motion: Michael Higgins

Second: Melissa H. Rowan

David Altschiller	- Not Present
Stan Houle	- Aye
Karen Guinn	- Abstain
Michael Higgins	- Aye
Melissa H. Rowan	- Aye
Thomas L. Thomson	- Aye
Robert Becker	- Not Present

[8. Petition of Jonathan Leonard | 24-001179-COA | 505 East Huntingdon Street | New Construction](#)

🔗 [Submittal Packet - 505 E. Huntingdon St.pdf](#)

🔗 [Staff Report - 24-001179-COA 505 E Huntingdon St.pdf](#)

🔗 [Staff Research 501, 505, 509 Huntingdon.pdf](#)

Ms. Caitlin Chamberlain presented the petitioner's request of approval for Part II: Design Details to construct a two-story residence and a one-story garage on an empty lot located at 505 East Huntingdon Street. 505 East Huntingdon Street is a vacant lot within the National Historic Landmark District and the local Savannah Downtown Historic District. A search on Google Street View shows that this lot has been vacant dating back to 2007, the first year a street view map is available. This is one of two vacant lots, surrounded by several contributing historic buildings on this block of East Huntingdon Street, between Price and East Broad Streets. According to the Sanborn Fire Insurance Maps, there had been a two-story frame structure on this lot, shown on the 1888, 1898, 1916, 1953, and 1973 maps. It is not known when the house on the lot was demolished.

Staff recommended to approve the request to construct a new two-story single-family residence and a one-story garage on the vacant lot located at 505 Huntingdon Street with the following conditions because the proposed work is otherwise visually compatible and meets the standards:

1. Provide information about the stucco type to determine whether it is a true stucco that is being proposed.
2. Provide material information about the garage door to ensure it is an approved material.
3. Include information on the drawings to show that the railings are no more than 36 inches tall and that the balusters are spaced no more than four inches on center.
4. Change the roof of the garage from a front gable roof to a type that meets the standard.
5. Ensure that refuse storage area will be located within the building or to the side or rear of the building and screened from the public right-of-way.
6. Clarify whether the existing curb cut will align with the proposed driveway; consult with the City's Traffic Engineering Department if a new curb cut is required, prior to starting this work.

PETITIONER COMMENTS:

Mr. Leonard, petitioner, stated they have met with Traffic Engineering, and they are in agreement with the curb cuts. They have reviewed the height and will reduce the first floor.

Mr. Higgins asked about input from neighbors, and the petitioner stated there was no opposition.

PUBLIC COMMENTS:

There were no public comments.

BOARD COMMENTS:

The expressed comfort regarding the curb cuts and the height.

Motion

The Savannah Downtown Historic District Board of Review does hereby approve the request for Part I: Height and Mass to construct a new two-story single-family residence and a one-story garage on the vacant lot located at 505 Huntingdon Street with the following conditions to be submitted with Part II: Design Details, because the proposed work is otherwise visually compatible and meets the standards:

1. Change the roof of the garage from a hipped roof to a type that meets the standard.
2. Clarify whether the existing curb cut will align with the proposed driveway; consult with the City's Traffic Engineering Department if a new curb cut is required, prior to starting this work.

Ms. Nagel voted in favor of the motion.

Vote Results (Approved)

Motion: Stan Houle

Second: Sabrina Nagel

David Altschiller	- Not Present
Stan Houle	- Aye
Karen Guinn	- Abstain
Michael Higgins	- Aye
Melissa H. Rowan	- Aye
Thomas L. Thomson	- Aye
Robert Becker	- Not Present

[9. Petition of Jonathan Leonard | 24-001183-COA | 509 East Huntingdon Street | New Construction](#)

🔗 [Submittal Packet - 509 East Huntingdon St.pdf](#)

🔗 [Staff Report - 24-001183-COA 509 E Huntingdon St.pdf](#)

🔗 [Staff Research 501, 505, 509 Huntingdon.pdf](#)

Ms. Caitlin Chamberlain presented the applicants request to approve Part II: Design Details to construct a two-story residence and a one-story garage on an empty lot located at 509 East Huntingdon Street. 509 East Huntingdon Street is a vacant lot within the National Historic Landmark District and the local Savannah Downtown Historic District. It falls within the Mercer Ward and the Beach Institute Character Area. It is directly adjacent to 505 East

Huntingdon Street, which has a nearly identical request with a slightly different house design.

A search on Google Street View shows that this lot has been vacant dating back to 2007, the first year a street view map is available. This is one of two vacant lots, surrounded by several contributing historic buildings on this block of East Huntingdon Street, between Price and East Broad Streets. According to the Sanborn Fire Insurance Maps, there had been a two-story frame structure on this lot, shown on the 1888, 1898, 1916, 1953, and 1973 maps. It is not known when the house on the lot was demolished. An undated photo (likely 1970s) in the MPC archives shows a two-story wood framed duplex house on the now-vacant lot.

Staff recommended to approve the request to construct a new two-story single-family residence and a one-story garage on the vacant lot located at 509 Huntingdon Street with the following conditions because the proposed work is otherwise visually compatible and meets the standards:

1. Provide information about the stucco type to determine whether it is a true stucco that is being proposed.
2. Provide material information about the garage door.
3. Include information on the drawings to show that the railings are no more than 36 inches tall and that the balusters are spaced no more than four inches on center.
4. Ensure that refuse storage area will be located within the building or to the side or rear of the building and screened from the public right-of-way.
5. Clarify whether the existing curb cut will align with the proposed driveway; consult with the City's Traffic Engineering Department if a new curb cut is required, prior to starting this work.

PETITIONER COMMENTS:

Mr. Jon Leonard, petitioner, agreed with all of staff's comments and will accommodate. He is hopeful the height will return to the area through future development of the other empty lots. The floor plan did not affect the roof.

PUBLIC COMMENTS:

There was no public comment.

BOARD COMMENTS:

The Board supported Staff's recommendation.

Motion

The Savannah Downtown Historic District Board of Review does hereby approve the request for New Construction Part I: Height and Mass to construct a new two-story single-family residence and a one-story garage on the vacant lot located at 509 East Huntingdon Street with the following conditions to be submitted with Part II: Design Details, because the proposed work is otherwise visually compatible and meets the standards:

1. Provide more information about the garage extending onto the property at 513 East Huntingdon Street, as is seen on the drawing.
2. Explore options for roof design that are visually compatible and have a roof pitch between 4:12 and 8:12.

3. Change the roof of the garage from a hipped roof to a type that meets the standard.

4. Clarify whether the existing curb cut will align with the proposed driveway; consult with the City's Traffic Engineering Department if a new curb cut is required, prior to starting this work.

Ms. Nagel voted in favor of the motion.

Vote Results (Approved)

Motion: Michael Higgins

Second: Melissa H. Rowan

David Altschiller	- Not Present
Stan Houle	- Aye
Karen Guinn	- Abstain
Michael Higgins	- Aye
Melissa H. Rowan	- Aye
Thomas L. Thomson	- Aye
Robert Becker	- Not Present

10. Petition of William H. Triplett, AIA | 24-001201-COA | 412 East Taylor Street | Addition & Alterations

🔗 [Staff Report - 23-001201-COA 412 E Taylor.pdf](#)

🔗 [Submittal Packet - 412 E. Taylor St..pdf](#)

🔗 [412 E. Taylor Staff Research.pdf](#)

Ms. Kelli Mitchell presented the petitioner's request for approval to construct a rear addition at the property located at 412 East Taylor Street. The building was built in 1855 and is a contributing resource within the Savannah National Historic Landmark District and the local Savannah Downtown Historic District.

The property is three thousand square feet (3,000 sq ft) and is thirty feet (30 ft) wide, meeting the base zoning requirements. While the setbacks for the new construction were not provided, staff finds that the base zoning requirements are met as the zoning district allows for no setbacks. The standards for this district also allow for no setbacks. The applicant has indicated that the total lot coverage with the new addition is 64%, which is below the 75% maximum allowed in this district.

The addition will be constructed on the rear of the structure and will require the demolition of an existing two-story porch. This porch is likely not original based on available information and has likely not gained significance in its own right. Staff finds that its removal will not impact the historic character of the structure. The proposed addition will be no wider than the historic building and will be inset from the historic corner of the main building and from the corner of the rear addition. The proposed addition will be visible from the alley but not visible from the front façade and will be obscured from both Price Street and Habersham Street by existing townhomes and a multi-story building.

It appears, based on a site visit and available information, that the rear of the building has been altered with the construction of a rear addition, the alteration of materials on the historic building, and the possible construction of a third story on the original portion of the home. This work was done at an unknown time though the addition and alteration to the rear

of the home likely took place between 1966 and 2003 based on Sanborn Maps and aerials. Given that the proposed addition is on the rear of the building and given that the rear has likely been altered over time, the addition will not alter the historic character of the building and will have minimal impact, if any, on historic fabric. If removed in the future, the historic character of the primary building will be retained.

The applicant is proposing to use fiber cement board for the siding, which will be painted white, and a standing seam metal for the roofing, which will match the existing roof material. While elements of the rear of the structure are stucco, staff finds the use of cement fiber siding to be appropriate as it will help to differentiate the new construction from the existing. Both materials have also been used for new construction in this district. Staff finds that the colors and the materials are visually compatible and meet the standards.

Based on the provided drawings, the roof form for the addition will be a continuation of the roof form of the rear addition. While the pitch of the roof was not provided, staff finds that it meets the standards given that it matches the roof pitch of the existing addition and is similar to that of the historic home. Staff also finds it to be appropriate to continue the existing roof form as this portion of the home is likely not a historic and given that the attachment is minimal. No eave is being proposed. Staff finds this to meet the standards as both the historic building and the existing addition has no eaves or overhangs. The foundation will not be visible from the public right of way as it is hidden behind a privacy wall on the alley side and will not be visible from the front façade as the addition is not wider than the historic structure. Given that it is not visible, it will not be reviewed at this time.

Mr. Thomson expressed concern with materiality. **Ms. Mitchell** stated stucco was discussed, but the fiber cement was affordable for the petitioner. Additionally, it would have to be over stucco masonry, not wood.

Staff recommended to approve the construction of a rear addition at the property located at 412 East Taylor Street .

PETITIONER COMMENTS:

Mr. William Tripplett, petitioner, stated the elevator proposal is for mobility issues. He stated he believes the contrast of the HardiBoard is better than blending in with the existing building.

PUBLIC COMMENTS:

There was no public comment.

BOARD COMMENTS:

Ms. Nagel expressed concern about the short horizontal slats. **Mr. Thomson** stated is minimally visible from the right-of-way.

Motion

The Savannah Downtown Historic District Board of Review does hereby Approve the construction of a rear addition at the property located at 412 East Taylor Street as requested because the work is visually compatible and meets the standards.

Ms. Nagel voted in favor of the motion.

Vote Results (Approved)

Motion: Stan Houle

Second: Sabrina Nagel

David Altschiller	- Not Present
Stan Houle	- Aye
Karen Guinn	- Abstain
Michael Higgins	- Aye
Melissa H. Rowan	- Aye
Thomas L. Thomson	- Aye
Robert Becker	- Not Present

11. Petition of lululemon Athletica | 24-000896-COA | 113-115 West Broughton Street | Alterations

🔗 [Submittal Packet - 113-115 W. Broughton St..pdf](#)

🔗 [Staff Report - 24-000896-COA 113, 115 W Broughton St.pdf](#)

🔗 [Staff Research - 113-115 W. Broughton St..pdf](#)

Mr. Jonathan Mellon presented the petitioner's request of approval for the replacement of the two first-floor storefronts and installation of signage for the property located at 113-115 West Broughton Street. 113 & 115 West Broughton Street are two three-story commercial buildings on the south side of Broughton Street between Whitaker Street and Barnard Street that are connected internally.

113 West Broughton Street was constructed in c.1875 on the south side of Broughton Street between Whitaker Street and Barnard Street and is a contributing resource within the National Historic Landmark District and the local Savannah Downtown Historic District. 113 West Broughton Street is a three-story masonry (stucco) building with punched openings, double-hung windows, and notable Italianate style lintels and cornice.

115 West Broughton Street was constructed in c.1890 on the south side of Broughton Street between Whitaker Street and Barnard Street and is a contributing resource within the National Historic Landmark District and the local Savannah Downtown Historic District. 115 West Broughton Street is a three-story masonry (stucco) building with punched openings, double-hung arched windows, and notable brickwork and cornice

Staff recommended to **approve the replacement of the two first-floor storefronts and installation of signage for the property located at 113-115 West Broughton Street as requested because the work is visually compatible and meets the standards.**

PETITIONER COMMENTS:

Mr. Matthew Rienbert, petitioner, stated the property does not have a typical brand storefront; only for this location. They tried to combine Lulemelon's design with Broughton Street fabric.

PUBLIC COMMENTS:

Mr. Andrew Jones, Oglethorpe Plan Coalition, stated the proportions of the facade are inappropriate; they could add transom windows across the front.

Ms. Ellie Isaacs, Historic Savannah Foundation, expressed concern with the bland storefront proposed.

BOARD COMMENTS:

The Board expressed mixed concerns with the storefront and requested a full rendering for

context of request.

Motion

The Savannah Downtown Historic District Board of Review does hereby continue the request for the replacement of the two first-floor storefronts and installation of signage for the property located at 113-115 West Broughton Street to the May 8, 2024 meeting to allow the applicant time to address the following condition:

1. Provide drawings that include the full elevations for both buildings for visual compatibility verification

Ms. Nagel voted in favor of the motion.

Vote Results (Approved)

Motion: Michael Higgins

Second: Stan Houle

David Altschiller	- Not Present
Stan Houle	- Aye
Karen Guinn	- Abstain
Michael Higgins	- Aye
Melissa H. Rowan	- Nay
Thomas L. Thomson	- Aye
Robert Becker	- Not Present

12. Petition of J Elder Studio | 24-000902-COA | 3 Martin Luther King Jr., Boulevard & 512 Indian Street | Demolition, New Construction & Addition

- 🔗 [3 MLK Hotel- Cover Letter_ 3-29-24.pdf](#)
- 🔗 [Submittal Packet - 3 MLK Blvd - Final.pdf](#)
- 🔗 [Staff Report - 24-000902-COA 3 MLK.pdf](#)
- 🔗 [Staff Research - 3 Martin Luther King Blvd.pdf](#)
- 🔗 [Staff Research - 512 Indian St..pdf](#)
- 🔗 [3 MLK_HDBR 1_Renderings_Reduced.pdf](#)

Mr. Jonathan Mellon presented the petitioner's request of approval for the following proposed scope of work:

- The demolition of 512 Indian Street, a one-story brick and metal industrial building that is listed as a Non-Historic Structure.
- Alterations to the fenestration of 3 Martin Luther King Jr., Boulevard, a two-story brick commercial building that is listed as a Historic Structure.
- The construction (Part I) of a multi-story addition on top of a portion of 3 Martin Luther King, Jr., Boulevard.
- The construction (Part I) of a new building on the lot that presently is the location of the one-story industrial building at 512 Indian Street.
- The applicant is not at this time proposing the combination of the two lots.

Per the applicant (see Project Narrative):

“3 MLK Jr. Hotel is a proposed transformative development situated at 3 Martin Luther King Jr. Blvd and 512 Indian Street, within the MLK Jr./Indian Street Corridor. The area's evolution has been punctuated by significant architectural milestones, including the rehabilitation and reuse of the old power station into the Plant Riverside District, the establishment of new hotels, and construction of large scale multi-story residential complexes such as the Olmstead and the Baxley, alongside the new contemporary SCAD Tower. The proposed 3 MLK Jr. Hotel, spanning two parcels totaling 0.4 acres within the Savannah Downtown Local Historic District will serve as the gateway to the western end of River Street and Indian Street, connecting the area to the downtown core and marking the area's transition from an industrial to a dynamic mixed-use urban landscape.

The form of the new building along Indian Street embodies innovation, sustainability, and functionality while also drawing inspiration from the history of the site's industrial past and proximity to the shipping industry. It is comprised of a new 5-story structure integrated with a two-story rooftop addition to the existing building at 3 Martin Luther King Jr. Blvd. The façade of the new 5-story structure along Indian Street is delineated into base, middle, and top sections, in keeping with the surrounding larger developments while taking a more contemporary design language. The topmost story has a deep setback from the main Indian street facade. A deep side yard setback from the neighboring 522 Indian St (SCAD's Hamilton Hall) is integrated into the design in order to provide a landscaped side courtyard and intentionally reveal the historic buildings exquisite brick detailing that is currently obscured from view. The setback of the addition over the existing contributing structure at 3 Martin Luther King Jr. Blvd. creates a differentiation from the existing historic facade and a distinct a visual separation between the two and combined they anchor the corner of the block.

The prevailing expression which gives the design its strong identity, its sawtooth roof form and its associated projections and recesses in plan, nods to Savannah and the immediate site's history while looking towards the future. It mirrors both the form of roofs in industrial buildings in Savannah associated with the city's role in the rail industry as well as the rhythmic pattern of passing ships heading to port. The form also symbolizes our commitment to sustainability as an expression of both active and passive design. The sloped portions of the roof are oriented towards the south with integrated solar panels. The northern facing portions of the roof will allow northern light to filter into the building's interior. The projections and recesses in the plan act as fins that shield the large windows from southern and western light and heat gain while also allowing northern light to reflect into the interior. The resulting form provides a strong rhythm to the longer building facades, uniting form and function.

The intricate contours of the parcel have significantly shaped the hotel's layout and circulation. Embracing this complexity, our development prioritizes inclusivity and accessibility, exemplified by the introduction of a public sidewalk at the southwest intersection of MLK Jr. Blvd. and River Street creating an active streetscape and better connection between the east and west ends of the intersection.

Aligned with the Historic District Design Manual and Zoning Ordinances, the hotel creates captivating street-level experiences that blend with Historic Savannah's tapestry, fostering growth for the western riverfront. Commercial vibrancy thrives on both levels, featuring a proposed coffee bistro on Indian Street and a full-service restaurant and hotel lobby above River Street. Hotel guestrooms occupy non-street level floors, with a 2-story addition offering an open-air rooftop amenity area, inviting guests to indulge in vistas of the Savannah River

and River Street. Following multiple consultations with MPC staff and local organizations, the architectural design has evolved to a contemporary homage to Savannah's maritime and trade legacy while also embodying its renowned hospitality, reflecting the city's resilient spirit."

512 Indian Street was constructed in c.1940 on an interior lot on the north side of Indian Street between Martin Luther King, Jr. Boulevard and Fahm Street, in the North Oglethorpe Ward and is a non-contributing resource within the local Savannah Downtown Historic District (the building falls outside the boundaries of the National Historic Landmark District). 512 Indian Street is a one-story masonry (brick) and metal building with steel casement windows, vertical metal siding, and central front gable roof.

The surrounding context for both buildings include both contributing and non-contributing resources, with the most notable structure being the one located directly to the side (west) of 512 Indian Street at 522 Indian Street which is known as Hamilton Hall and was constructed in 1894. Hamilton Hall is characterized by its expansive use of brick in its façade, with the exceptional brick detailing that serves to break up the massing of the building and wraps around to the side elevations.

The Savannah National Historic Landmark District was originally surveyed in 1966. In 1973, Section 8-3029 (Historic District) of the Savannah Zoning Ordinance was adopted. This section established the Historic District Board of Review and created the Historic Buildings Map. All structures within the Historic District were divided into two classes, "historic" and "non-rated." Historic structures included all those buildings listed in Historic Savannah; the architectural survey book published by Historic Savannah Foundation in 1968.

In 1985 an MPC staff study was adopted, and the Historic Buildings Map was amended to include all those buildings listed in the 1979 second edition of Historic Savannah, as well as those buildings identified by a consultant working on behalf of the National Park Service. The Park Service had extended the period of significance for contributing buildings in the National Historic Landmark District to 1935.

Demolition of a non-rated historic structure in the 500 block of Martin Luther King, Jr. Boulevard, and the attempted demolition of a non-rated historic cottage in the Beach Institute Neighborhood spurred the updating of the Historic Buildings Map. In April 2000 and September 2000, the Mayor and Aldermen approved the addition of a number of buildings previously omitted from the map in the eastern and western neighborhoods of the Historic District.

On April 20, 2000, the Building Map was amended to include buildings on MLK Boulevard and Montgomery Street, and the period of significance was extended locally to 1950 [File No. 00-103-S]. City Council Minutes from the April 20, 2000, meeting provide details of every building that was proposed to be added. The buildings recommended for listing cover categories of significance such as 20th century commerce, local commerce, architecture, neighborhood business with living quarters above, early commerce on MLK, early 20th century business development of MLK, overall business development of the historic district, structures built by African American developers, and Black Heritage.

The Building Map was also amended on September 7, 2000, to include buildings in the Beach Institute [File No. Z-000524-55903]; on July 12, 2001 to include the Yamacraw Village Administration Building [File No. Z-10425-87171-2]; on September 5, 2002 to include carriage houses [File No. Z-010824-39270-2]. In 2010 the Historic Building Map was updated to include 112 new structures through a staff study. Buildings included carriage

houses, commercial structures, residential buildings, mid-century modernism, and two buildings of exceptional importance [File No. Z-121213-36582-2].

During the updates to the Historic Building Map in 2000, 3 Martin Luther King, Jr. Boulevard was added as a contributing resource, however, at no point was 512 Indian Street noted to be added as a contributing resource. Georgia Historic Resource Survey sheets from 2000 exist for 512 Indian Street and have the notation "Not Historic".

PETITIONER COMMENTS:

Mr. Jerome Elder, petitioner, stated he has tried to meet the needs of the client and address massing. He highlighted the changes and growth in the architectural style of the Historic District. Mr. Elder explained the utilitarian use for the structure and the parking development. The historic 'Atlantic' sign will remain on the structure.

PUBLIC COMMENTS:

Ms. Ellie Isaacs, Historic Savannah Foundation, stated her organization has concerns. Primarily, the city will lose another industrial building in area. Overwhelming in height and scale; the rooflines are aggressive. They are appreciative of exposure of brick work. She stated it's visually incompatible; the height is too tall and overwhelms.

Mr. Dickey Mopper, area developer, stated the area should have creative architecture in the city.

BOARD COMMENTS:

Ms. Nagel appreciated the presentation of a modern approach. **Mr. Higgins** stated he appreciates the contrast of the design; it is a good opportunity since it is not within the national historic district. **Mr. Thomson** regrets demo but likes project.

Motion

The Savannah Downtown Historic District Board of Review does hereby approve the request for the demolition of the non-contributing resource at 512 Indian Street, alterations to the contributing resource at 3 Martin Luther King Jr., Boulevard, and the New Construction: Part I, Height and Mass for a new addition that would be located on top of a portion of 3 Martin Luther King, Jr. Boulevard and the lot that presently contains 512 Indian Street with the following conditions to be submitted with Part II: Design Details because 512 Indian Street meets the criteria for non-contributing demolition, and otherwise the work is visually compatible and meets the standards:

Demolition of 512 Indian Street:

1. 512 Indian Street must be documented per the MPC Policy for Documenting Buildings.
2. Rather than traditional demolition, 512 Indian Street should be deconstructed, and the materials salvaged for reuse.

Alterations & Addition to 3 Martin Luther King, Jr., Boulevard:

3. Restudy the proposed alterations to the two smaller window openings on the front – East (Martin Luther King Jr., Boulevard) elevation in order to allow for their preservation and meet the Secretary of the Interior's Standards.
4. Request a Special Exception for the requirement that a rooftop addition not be visible from the front elevation.
5. Note on the plans that the painted sign for the Atlantic Paper Company located on the front – East (Martin Luther King Jr., Boulevard) elevation is to be retained / preserved.

New Construction at 512 Indian Street

6. Request a Special Exception or adjust the height of the exterior expression of the first floor to meet the standards.

Ms. Nagel voted in favor of the motion.

Vote Results (Approved)

Motion: Thomas L. Thomson

Second: Melissa H. Rowan

David Altschiller	- Not Present
Stan Houle	- Aye
Karen Guinn	- Abstain
Michael Higgins	- Aye
Melissa H. Rowan	- Aye
Thomas L. Thomson	- Aye
Robert Becker	- Not Present

13. Petition of Lynch Associates Architects, Andrew Lynch, AIA | 24-001536-COA | 230 Bull Street | Subdivision

🔗 [Submittal Packet - 230 Bull St..pdf](#)

🔗 [Staff Report - 24-001536-COA 230 Bull St - Subdivision.pdf](#)

🔗 [6.-SIGNED_Subdivision-Revisions-\(File-No.-23-005697-ZA\)-R.pdf](#)

Mr. Jonathan Mellon presented the petitioner's request of approval for the subdivision of the lot located at 230 Bull Street.

Per the applicant:

“Project Narrative:

The project involves subdividing the lot at 230 Bull Street. The building occupies lot 499 (PIN 20015 20011) which is currently divided into multiple units.”

A review of the Sanborn Maps shows the two buildings as having been on separate lots historically. On December 19, 2023, the Zoning Ordinance was revised (see attached) resulting in the requirement for a Certificate of Appropriateness (COA) for any proposed subdivision or recombination requests located within the Savannah Downtown Historic Overlay District. As part of the revision, standards were approved in order to provide guidance to the Historic District Board of Review (HDBR) when considering these requests.

Staff recommended **approval for the request for the subdivision of the lot located at 230 Bull Street because it meets the standards.**

PETITIONER COMMENTS:

Ms. Ann Bauer, petitioner, agreed with Staff comments. There was discussion about utility services.

PUBLIC COMMENTS:

Ms. Ellie Isaacs, Historic Savannah Foundation, expressed support of the project as

submitted.

BOARD COMMENTS:

Ms. Nagel expressed concern of subdivision of a lot with no lane. If separated, one will have no space for sanitation and will have to use the sidewalk; has question about shared space if two separate owners. **Mr. Mellon** stated that is not the discussion at this point.

Motion

The Savannah Downtown Historic District Board of Review does hereby approve the request for the subdivision of the lot located at 230 Bull Street as requested because it meets the standards.

Ms. Nagel voted against the motion.

Vote Results (Approved)

Motion: Stan Houle

Second: Melissa H. Rowan

David Altschiller	- Not Present
Stan Houle	- Aye
Karen Guinn	- Abstain
Michael Higgins	- Aye
Melissa H. Rowan	- Aye
Thomas L. Thomson	- Aye
Robert Becker	- Not Present

14. Petition of Solar Energy Partners, John Hurley | 24-001531-COA | 24 West Gaston Street | Solar

🔗 [Submittal Packet - 24 West Gaston St..pdf](#)

🔗 [Staff Report - 24-001531-COA 24 W Gaston.pdf](#)

🔗 [24 West Gaston Staff Photos.pdf](#)

Ms. Kelli Mitchell presented the petitioner's request of approval to install solar panels on the roof of the home located at 24 West Gaston Street. The building was built in 1862 and is a contributing resource within the Savannah National Historic Landmark District and the local Savannah Downtown Historic District.

The proposed solar panels will be placed on the roof of the home. The majority of the roof is minimally visible if at all with the exception of rear slope, which is highly visible from the street. The applicant is not proposing any solar panels in this location based on the provided plans. If panels are placed in this location in the future or if the plans change to include additional panels, a special exception will be required given the visibility. In the proposed locations, the panels will not require the removal of historic or character defining features, will not impact the overall roof shape of the home, and will not obscure any character defining elements. If removed in the future, they will have no impact on the historic character of the structure. The panels will have a low profile. The panels along with the majority of the materials are black in color, allowing the panels to blend in with the existing roof materials.

According to the standards for Mechanical Equipment and Refuse, alternative energy is allowed on historic buildings if it is "not visible from a street fronting elevation and do not damage or obscure any character-defining features." Given the height of the building and

given that the roof form has a parapet that hides a portion of the roof form, the solar panels will not be visible and will meet the standards.

Staff recommended to approve the installation of solar panels on the roof of the property located at 24 West Gaston Street as requested because the work is visually compatible and meets the standards.

PETITIONER COMMENTS:

Mr. Jerry Well, petitioner, stated there will be no additions in the future.

PUBLIC COMMENTS:

There was no public comment.

BOARD COMMENTS:

The Board is in agreement with Staff recommendation.

Motion

The Savannah Downtown Historic District Board of Review does hereby Approve the installation of solar panels on the roof of the property located at 24 West Gaston Street as requested because the work is visually compatible and meets the standards.

Ms. Nagel voted in favor of the motion.

Vote Results (Approved)

Motion: Stan Houle

Second: Melissa H. Rowan

David Altschiller	- Not Present
Stan Houle	- Aye
Karen Guinn	- Abstain
Michael Higgins	- Aye
Melissa H. Rowan	- Aye
Thomas L. Thomson	- Aye
Robert Becker	- Not Present

[15. Petition of Gunn, Meyerhoff, Shay Architects, Patrick Shay | 24-001537-COA | 620 East River Street | Amendment to COA 16-006851-COA](#)

🔗 [Submittal Packet - 620 East River St..pdf](#)

🔗 [Submittal Packet - Renderings 620 E River St.pdf](#)

🔗 [Staff Report - 24-001537-COA 620 E River St.pdf](#)

Ms. Caitlin Chamberlain presented the petitioner's request of approval for an amendment to the previously approved hotel at 620 East River Street, as well as approval for the construction of a plaza.

The amendment includes a decrease in size and shift by three feet in order to adhere to the 3-foot required setback at the riverwalk. Proposed changes include:

-Removal of two flanking canopies at the west elevation entry; there is now one canopy,

and instead of 18' depth, it is now 13'6" at the request of the Fire Marshall's office.

- Revised north elevation entrance: previous 2 grand staircases have been consolidated into one and the fountain has been removed.
- The porch on north elevation expanded into an expansive indoor/outdoor bar.
- The north elevation loggia has been removed and is now an outdoor seating area for the signature restaurant.
- The restaurant entrance was recessed and double-doors added in lieu of the approved single doors.
- The revolving door was removed at the covered arrival. There is now an oversized double door with a single door on either side. The covered arrival was also significantly decreased in depth to allow for increased lobby and concierge.
- The southwest corner of the building was revised in order to stay within the boundaries of the property. The locals bar entrance is now on this corner with cantilevered guest room above, all within the property line.
- The bar at northwest corner of Level 3 was revised to be 2 stories. Storefront was added to this corner to accentuate the 2-story concept. An open trellis was added to this corner to provide a level of shading.
- On the north elevation, multiple, single balconies were combined into one on Levels 4-7. These revisions were made to accommodate the guest room layout and presidential suite.
- The lounge and amenity terrace has moved from the southwest corner of Level 8 to the northwest corner. More glazing has been provided at this location on the terrace to allow for more views of the bridge and river.
- The courtyard and skylight have been revised. These areas are not visible from any public right-of-way in the historic district.

The approval request for the plaza construction is largely comprised of elements atypical of HDBR review. However staff will briefly address the visual compatibility and materials. Signage is shown on a drawing but staff recommends that a separate COA is applied for since the lettering details are noted as "TBD" on the plans. Since this is a new element of the project, and not subject to old ordinance standards, this will be found at the end of the report and utilizing the current standards.

This proposed hotel is part of a larger development which consists of four hotel buildings and a parking garage. Across River Street, to the southwest, a portion of this development is already constructed and includes the Homewood Suites hotel. To the west of Homewood Suites, the former SEPCO/Georgia Power building has been demolished and new construction of a hotel has been approved by the Review Board. These parcels, in the northeast quadrant of the Savannah Historic District, flank River and Bay Streets.

Staff recommended to approve the proposed changes in the amendment for the hotel project at 620 East River Street and the plaza construction with the following condition for staff review and approval prior to starting the work because the work is otherwise project is otherwise visually compatible and meets the standards:

1. Ensure that any canopy structures on the plaza that fall within the public right-of-way meet the standard of being at least eight (8) feet in height.

PETITIONER COMMENTS:

Mr. Pat Shay, petitioner, presented the project history.

PUBLIC COMMENTS:

There were no public comments.

BOARD COMMENTS:

The Board supported Staff recommendation.

Motion

The Savannah Downtown Historic District Board of Review does hereby approve the proposed changes in the amendment for the hotel project at 620 East River Street and the plaza construction with the following condition for staff review and approval prior to starting the work because the work is otherwise project is otherwise visually compatible and meets the standards:

1. Ensure that any canopy structures on the plaza meet the standard of being at least eight (8) feet in height.

Ms. Nagel voted in favor of the motion.

Vote Results (Approved)

Motion: Michael Higgins

Second: Melissa H. Rowan

David Altschiller	- Not Present
Stan Houle	- Aye
Karen Guinn	- Abstain
Michael Higgins	- Aye
Melissa H. Rowan	- Aye
Thomas L. Thomson	- Aye
Robert Becker	- Not Present

[16. Petition of Hansen Architects, Patrick Phelps | 24-001538-COA | 612 Drayton Street | Rehabilitation, Alterations & Addition](#)

🔗 [Submittal Packet - 612 Drayton St..pdf](#)

🔗 [Staff Report -24-001538-COA 612 Drayton.pdf](#)

Mr. Jonathan Mellon presented the petitioner's request of approval for the rehabilitation, alterations, and addition to the property located at 612 Drayton Street.

Per the applicant:

“REQUEST FOR COA FOR PARTIAL DEMOLITION, ALTERATIONS, AND ADDITIONS TO 612 DRAYTON STREET, SAVANNAH, GA 31401.

PROPOSED WORK ON THE 1872 CONTRIBUTING BUILDING:

A NEW ELEVATOR WITH SHAFT ENCLOSURE AND OVERRIDE, LOCATED ON THE SOUTH FACADE OF THE 1872 STRUCTURE CONNECTING ALL FLOORS.

MINOR IN-KIND REPAIR OF THE EXISTING WOOD WINDOWS.

PROPOSED WORK ON THE TWO-STORY CONCRETE BLOCK ADDITION;

- REPLACE THE EXISTING STEEL FRAME WINDOWS IN THE STAIR TOWER
- EXPAND THE DEPTH OF THE EXISTING STAIR TOWER TOWARDS THE EAST
- RESTORE THE ORIGINAL WINDOW OPENINGS IN THE NORTH AND SOUTH FACADE ON THE SECOND FLOOR
- RECONFIGURE THE EXISTING WINDOW OPENINGS ON THE NORTH AND SOUTH

FACADE OF THE FIRST FLOOR

- INSTALL NEW ALUMINUM STEEL REPLICA FIXED WINDOWS THROUGHOUT THE ADDITION
- PROVIDE NEW PORTLAND CEMENT STUCCO FINISH OVER THE CONCRETE BLOCK ADDITION
- NEW SINGLE PLY MEMBRANE ROOFING, GUTTERS, AND DOWNSPOUTS
- NEW ROOF TOP EQUIPMENT SCREENS
- NEW ALUMINUM AWNINGS AT THE FIRST AND SECOND FLOOR ENTRIES ON THE EAST FACADE
- REMOVAL AND REPLACEMENT OF THE STEEL STAIR ON THE SOUTH FACADE.”

612 Drayton Street was constructed in 1872 on the east side of Drayton Street across from Forsyth Park between East Hall Street and East Huntingdon Street and is a contributing resource within the National Historic Landmark District and the local Savannah Downtown Historic District. 612 Drayton Street is a four-story masonry (brick) free-standing building with a raised front entrance, punched openings, stone details including lintels and sills, and a later rear masonry (concrete block) addition.

A review of the Sanborn Maps shows that the original 1872 building saw a later concrete block rear addition which extended its footprint to the east fronting on Goodwin Street during its use by the Georgia Medical Society. The same building footprint is shown in the mid 1950's with the notable changes to East Huntingdon Street because of the expansion of the Candler Hospital complex.

Staff recommended to approve the rehabilitation, alterations, and addition to the property located at 612 Drayton Street as requested because the work is visually compatible and meets the standards.

PETITIONER COMMENTS:

Mr. Patrick Phelps, petitioner, presented the plans of the project. **Mr. Houle** asked about the windows **Mr. Phelps** stated they are going with a narrower style of window to be in harmony with ordinance yet differentiate the historic structure from the addition.

PUBLIC COMMENTS:

There were no public comments.

BOARD COMMENTS:

The Board was in agreement with Staff recommendation.

Motion

The Savannah Downtown Historic District Board of Review does hereby approve the request for the rehabilitation, alterations, and addition to the property located at 612 Drayton Street as requested because the work is visually compatible and meets the standards.

Ms. Nagel voted in favor of the motion.

Vote Results (Approved)

Motion: Stan Houle

Second: Thomas L. Thomson

David Altschiller

- Not Present

Stan Houle

- Aye

Karen Guinn	- Abstain
Michael Higgins	- Aye
Melissa H. Rowan	- Aye
Thomas L. Thomson	- Aye
Robert Becker	- Not Present

17. Petition of Ward Architecture + Preservation, Josh Ward | 24-001540-COA | 140 Lincoln Street | Alterations & Addition

🔗 [Submittal Packet - 140 Lincoln Street.pdf](#)

🔗 [Staff Report - 24-001540-COA 140 Lincoln St.pdf](#)

Ms. Caitlin Chamberlain presented the petitioner's request of approval for an addition and general renovations to the property located at 140 Lincoln Street. Proposed work includes:

- Replacement of existing rail and stoop columns (installed in 1973)
- Replacing one of two non-historic garage doors and changing other to a human door and casement window
- Extension of non-historic two-story rear addition (c.1989) up to the underside of the main house roof eave and capped with a flat TPO roof
- Install new windows on the non-historic addition
- Installation of a rear 2-story addition in the area where there is currently a non-historic deck Per the applicant, *"The addition is proposed on the rear of the historic building, the non-character defining east façade. In this location it will have the least amount of impact to the historic character of the building and the surrounding district. It will be minimally visible from East York Lane, obscured by the existing masonry wall and garage."*

140 Lincoln Street is also known as The James Russell House and was built circa 1813. It is a contributing resource within the National Historic Landmark District and the local Savannah Downtown Historic District. The applicant provided a detailed history of the property and its evolution over time, which can be found on pages 3-20 of the submittal packet.

Staff recommended to approve the request for an addition and general renovations to the property located at 140 Lincoln Street with the following conditions to be submitted to staff for review and approval prior to starting the project, because the proposed work is otherwise visually compatible and meets the standards:

1. Provide stucco material and color specifications for the fence.
2. Select a durable wood for the shutters rather than the proposed composite material.
3. Revise the fixed shutters on the addition to present as hinged and operable in order to meet the standard.

PETITIONER COMMENTS:

Mr. Josh Ward, petitioner, stated they will comply with staff recommendations. The T- 111 will be replaced with real wood.

PUBLIC COMMENTS:

There were no public comments.

BOARD COMMENTS:

The Board supported Staff recommendations.

Motion

The Savannah Downtown Historic District Board of Review does hereby approve the request for an addition and general renovations to the property located at 140 Lincoln Street with the following conditions to be submitted to staff for review and approval prior to starting the project, because the proposed work is otherwise visually compatible and meets the standards:

1. Provide stucco material and color specifications for the fence.
2. Select a durable wood for the shutters rather than the proposed composite material.
3. Revise the fixed shutters on the addition to present as hinged and operable in order to meet the standard.

Ms. Nagel voted in favor of the motion.

Vote Results (Approved)

Motion: Thomas L. Thomson

Second: Melissa H. Rowan

David Altschiller	- Not Present
Stan Houle	- Aye
Karen Guinn	- Abstain
Michael Higgins	- Aye
Melissa H. Rowan	- Aye
Thomas L. Thomson	- Aye
Robert Becker	- Not Present

X. APPROVED STAFF REVIEWS

[18. Acknowledgement and approval of Staff-approved petitions.](#)

Motion

Approve

Ms. Nagel voted in favor of the motion.

Vote Results (Approved)

Motion: Michael Higgins

Second: Melissa H. Rowan

David Altschiller	- Not Present
Stan Houle	- Aye
Karen Guinn	- Abstain
Michael Higgins	- Aye
Melissa H. Rowan	- Aye
Thomas L. Thomson	- Aye

Robert Becker

- Not Present

[19. Petition of SignMart | 318 E Broughton Street | 24-001898-COA | Illuminated sign color change](#)

[🔗 SIGNED Staff Decision - 24-001898-COA 318 E Broughton St.pdf](#)

[20. Petition of South Shore Roofing | 537 E Congress St | 24-001881-COA | Roof replacement](#)

[🔗 SIGNED Staff Decision - 24-001881-COA 537 E Congress St.pdf](#)

[21. Petition of Glenn Keyes | 24-001400-*COA | 14 -18 E Oglethorpe Ave | Rooftop mechanical screening and standing seam metal roof installations](#)

[🔗 SIGNED Staff Decision - 24-001400-COA 14-18 East Oglethorpe Ave.pdf](#)

[22. Petition of Signs by James, LLC | 411 Abercorn St | 24-001096-COA | Non-illuminated wall sign property](#)

[🔗 SIGNED Staff Decision - 24-001096-COA 411 Abercorn Street.pdf](#)

[23. Petition of Doug Bean Signs | 24-000879-COA | 27 Barnard Street | Installation of wall and projecting signs](#)

[🔗 SIGNED Staff Decision- 24-000879-COA 27 Barnard St.pdf](#)

[24. Petition of Designer Roofing & Repair | 402 E State St | 24-000653-COA | Roof replacment](#)

[🔗 SIGNED Staff Decision - 24-000400-COA 402 E State St.pdf](#)

[25. Petition of Paola Hirsch | 123 E Liberty St | 24-001535-COA | Installation of one projecting sign and one wall sign](#)

[🔗 SIGNED Staff Decision - 24-001535-COA 123 E Liberty.pdf](#)

[26. Petition of Greater Savannah Realty/Coldwell Banker Access Realty | 128 Habersham Street | 24-0001530-COA | Replace projecting wall sign](#)

[🔗 SIGNED Staff Decision - 24-001530-COA 128 Habersham St.pdf](#)

[27. Petition of Byrd Cookie Company | 102 E Broughton | 24-001527-COA | Awning reinstallation](#)

[🔗 SIGNED Staff Decision - 24-001527-COA 102 E Broughton St.pdf](#)

XI. WORK PERFORMED WITHOUT A CERTIFICATE OF APPROPRIATENESS

XII. REPORT ON ITEMS DEFERRED TO STAFF

XIII. NOTICES, PROCLAMATIONS, AND ACKNOWLEDGEMENTS

[28. Inspections Completed by Staff - April Report](#)

[🔗 April 2024.pdf](#)

[29. Stamped Drawing Report](#)

[🔗 April 2024 Report.pdf](#)

XIV. OTHER BUSINESS

[30. Request to Reconsider and/or Rescind the Board's Decision for the Project at 201 West Jones Street](#)

XV. ADJOURNMENT

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.