



Savannah Historic District Board of Review

Arthur A. Mendonsa Hearing Room - 112 East State Street
February 14, 2024 1:00 PM
DECISIONS

February 14, 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
Thomas Thomson

Members Absent: David Altschiller

MPC Staff Present: Pamela Everett, Assistant Executive Director
Jonathan Mellon, Director of Historic Preservation
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 Hansen Architects PC | 23-006366-COA | 124 West Taylor Street | New Construction, Small: Parts I & II](#)

The applicant is requesting approval to construct a garage at the property located at 124 West Taylor Street.

Staff recommended to approve the construction of a garage at the property located at 127 West Taylor Street as requested, because the work is visually compatible and meets the standards.

Motion

The Savannah Downtown Historic District Board of Review does hereby approve the construction of a garage at the property located at 127 West Taylor Street as requested, because the work is visually compatible and meets the standards.

Vote Results (Approved)

Motion: Michael Higgins

Second: Robert Becker

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

[2. Petition of Felder & Associates Architecture | 24-000213-COA | 201 East River Street | Roof and Stucco Repair and Mechanical Equipment](#)

The applicant is requesting approval to alter existing duct work and to carry out necessary repairs related to the alterations at the property located at 201 East River Street.

Staff recommended to approve the alteration to existing duct work and the necessary repairs related to the alterations at the property located at 201 East River Street with the following condition because the work is otherwise visually compatible and meets the standards.

1. Provide additional information to staff if extensive repair work, beyond what is shown on the plans, is required.

Motion

Approve the alteration to existing duct work and the necessary repairs related to the alterations at the property located at 201 East River Street with the following condition because the work is otherwise visually compatible and meets the standards.

1. Provide additional information to staff if extensive repair work, beyond what is shown on the plans, is required.

Vote Results (Approved)

Motion: Michael Higgins

Second: Robert Becker

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

[3. Petition of Steve Lieberman | 23-006237-COA | 521 East York Street | Fence](#)

The applicant is requesting to remove the existing wooden gate, demolish a portion of the rear CMU wall, and

construct a new fence at the rear of the property located at 521 East York Street.

According to the applicant, the new bicycle and trash storage will not be visible from the public right of way. Given this information, this part of the project will not be reviewed.

Staff recommended to approve the removal of the existing wooden gate, demolition of a portion of the rear CMU wall, and construction of a new fence at the rear of the property located at 521 East York Street as requested because the work is visually compatible and meets the standards.

Motion

The Savannah Downtown Historic District Board of Review does hereby approve the removal of the existing wooden gate, demolition of a portion of the rear CMU wall, and construction of a new fence at the rear of the property located at 521 East York Street as requested because the work is visually compatible and meets the standards.

Vote Results (Approved)

Motion: Michael Higgins

Second: Robert Becker

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

[4. Petition of Sottile & Sottile, LLC | 23-005882-COA | 135 Lincoln Street | Addition](#)

The applicant is proposing to install a rear two-story addition for the property located at 135 Lincoln Street. The project includes the demolition of a non-historic infill wall where a recessed porch had been historically. The project also includes removal of a non-historic deck and stoop at the ground level, which is not visible from a public right of way and because of that, it will not be subject to the review.

Staff recommended to approve the request to construct a rear addition on the property located at 135 Lincoln Street with the following conditions for staff review and approval prior to starting the project, because the work is otherwise visually compatible and meets the standards.

1. Verify whether the second-story historic window will be repaired or replaced, and if replacement is necessary, provide manufacturer's information.
2. Provide manufacturer's information about the windows and doors for the addition, including whether the windows will have simulated divided lights.
3. Provide information about paint color.
4. Provide manufacturer's specifications for any lighting that will be visible from the public right-of-way.
5. Provide further product details about the composite wall panels.

Motion

The Savannah Downtown Historic District Board of Review does hereby continue the application to construct a rear addition on the property located at 135 Lincoln Street to the January 10, 2024, HDBR Meeting to allow the applicant time to address the following conditions:

1. Provide drawings that include both 133 and 135 Lincoln Street additions for visual compatibility verification.
2. Report back on the meeting with the neighbor to address water concerns, maintenance concerns, and accessibility.
3. Clarify the conditions of replacement or repair of the historic window on the second story.
4. Address material concerns with the plywood that is currently being proposed.

Vote Results (Approved)

Motion: Melissa H. Rowan

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	- Nay

[5. Petition of A | D Collaborative | 23-006354-COA | 144 Drayton Street | Rehabilitation and Alterations](#)

The applicant is requesting approval for alterations to the exterior of the property located at 144 Drayton Street.

Per the applicant:

“THE PROPOSED DESIGN CHANGES INCLUDE EXTERIOR ALTERATIONS TO THE FAÇADES ALONG DRAYTON ST., OGLTHORPE AVE., AND YORK LANE. NEW STOREFRONTS AND WINDOWS, DOORS, AND RAMP ARE PROPOSED AS PART OF THE ALTERATIONS.”

Staff recommended approval for the request for Alterations to the property located at 144 Drayton Street because the work is visually compatible and meets the standards.

Motion

Approve Staff recommendation as presented.

Vote Results (Rejected)

Motion: Melissa H. Rowan

Second: Thomas L. Thomson

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

Motion

The Savannah Downtown Historic District Board of Review does hereby approve the request for alterations to the exterior of the property located at 144 Drayton Street with the following condition to be submitted to Staff for final review, because otherwise the work is visually compatible and meets the standards.

1. Preserve the arched entrance on the Drayton Street elevation.

Vote Results (Approved)

Motion: Stan Houle

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	- Aye

[6. Petition of Array Design / Shauna Kucera | 24-000199-COA | 548 Nicoll Street | Addition and Alterations](#)

The applicant is requesting approval for a rear addition and alterations to the exterior of the property located at 548 Nicoll Street.

Staff recommended approval for the request for a rear addition and alterations to the property located at 548 Nicoll Street because the work is visually compatible and meets the standards.

Motion

The Savannah Downtown Historic District Board of Review does hereby approve the request for a rear addition and alterations to the exterior of the property located at 548 Nicoll Street with the following condition to be submitted to Staff for final review, because otherwise the work is visually compatible and meets the standards.

1. Relocate the proposed HVAC unit to the rear yard with no mechanical equipment on the roof.

Vote Results (Approved)

Motion: Michael Higgins

Second: Robert Becker

David Altschiller	- Not Present
Stan Houle	- Nay
Karen Guinn	- Abstain
Michael Higgins	- Aye

Melissa H. Rowan	- Nay
Thomas L. Thomson	- Aye
Robert Becker	- Aye

[7. Petition of Andrew Lynch, AIA | 24-000215-COA | 230 Bull Street | Alterations](#)

The applicant is requesting approval for alterations to the front, side, and rear elevations of the property located at 230-232 Bull Street.

Staff recommended approval for the request for alterations to the property located at 230 Bull Street because the work is visually compatible and meets the standards.

Motion

The Historic District Board of Review motioned for approval for the request for alterations to the property located at 230 Bull Street because the work is visually compatible and meets the standards.

Vote Results (Approved)

Motion: Michael Higgins
Second: Robert Becker

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

IV. ADOPTION OF THE AGENDA

V. APPROVAL OF MINUTES

[8. Approve the January 10, 2024 HDBR Meeting Minutes as presented.](#)

Motion

The Historic District Board of Review motioned to approve the January 10, 2024 HDBR Meeting Minutes as presented.

Vote Results (Approved)

Motion: Stan Houle
Second: Robert Becker

David Altschiller	- Not Present
Stan Houle	- Aye
Karen Guinn	- Abstain

Michael Higgins	- Aye
Melissa H. Rowan	- Aye
Thomas L. Thomson	- Aye
Robert Becker	- Aye

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

VII. CONTINUED AGENDA

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

Motion

The Historic District Board of Review motioned to continue the petition.

Vote Results (Approved)

Motion: Robert Becker

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	- Aye

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

Motion

The Historic District Board of Review motioned to continue the petition.

Vote Results (Approved)

Motion: Robert Becker

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	- Aye

VIII. REQUEST FOR EXTENSION

IX. REGULAR AGENDA

[11. Petition of J Elder Studio | 23-006367-COA | 103 West Taylor Street | Fence](#)

The applicant is requesting approval to remove a portion of the masonry (stucco) wall and wood gate and install a wood entry gate for vehicular access via a new curb cut in the rear yard for the property located at 103 West Taylor Street.

Per the applicant:

“Project Description: Demolition of 10’-6” section of Rease masonry fence and wood gate to create a double entry gate with proposed curb cut.”

Staff recommended to deny the petitioner's request.

Motion

The Savannah Downtown Historic District Board of Review does hereby approve the request for removal of a portion of the masonry (stucco) wall and wood gate and installation of a wood entry gate for vehicular access via a new curb cut in the rear yard for the property located at 103 West Taylor Street with the following condition to be submitted to Staff for final review, because otherwise the work is visually compatible and meets the standards.

1.The proposed alterations are only to proceed should the applicant receive approval from the City of Savannah for the proposed curb cut.

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	- Nay

[12. Petition of Ken Elwood | 24-000212-COA | 10 East Broad Street | Addition](#)

The applicant is requesting approval to construct an addition onto the Hillyer Building (also known as the Morris Center) at 10 East Broad Street. It will be replacing a tent that was installed sometime between 2003 and 2007 and that is not historic.

Staff recommended to approve an addition to the Hillyer Building (also known as the Morris Center) at 10 East Broad Street with the following condition because the work is otherwise visually compatible and meets the standards.

1. Provide specifications for light if proposed.

Motion

The Savannah Downtown Historic District Board of Review does hereby Approve an addition to the Hillyer

Building (also known as the Morris Center) at 10 East Broad Street with the following condition because the work is otherwise visually compatible and meets the standards.

1. Provide specifications for light if proposed.

Vote Results (Approved)

Motion: Melissa H. Rowan

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	- Nay

[13. Petition of J. Banks Design | 23-005890-COA | 312 East Oglethorpe Avenue | Additions, Alterations, and Fences](#)

The applicant is requesting approval to reconstruct the non-historic front porch elements to reflect the design of the entry stairs and portico seen on the front elevation of the connected rowhome; to enclose the non-historic rear porches on the rear elevation; and replace the rear fence for the property located at 312 East Oglethorpe Avenue.

Staff recommended to continue the request to rehabilitate the front elevation and construct an addition on the rear of the property, to allow the applicant time to address the following:

1. Clarification is needed regarding whether the height of the addition will require removal of any of the historic brick, particularly with the varied existing roofline height not reflected in the drawings.
2. Include existing elevation drawings for the rear elevation.
3. Provide product information for the stucco to be used on the front elevation to ensure that it is a true stucco.
4. Provide information about how the addition would be installed to ensure that it could be completely reversed without affecting the historic material.
5. Consider other color options for the addition that may help with the visual compatibility, including a slight variation of the brick to not be an exact match to the historic building.
6. Provide product and material information regarding the window for the front elevation.
7. Select an approved exterior wall material for the rear addition.
8. Show on the drawings that door on the addition will be inset at least 3 inches unless wood siding is selected for the exterior walls.
9. Provide information about the material of the porch columns and portico.
10. Provide information about the material of the rear egress stairs and show on the drawings that the railings will be 36 inches or less in height and that the spacing between the balusters does not exceed 4 inches on center.

Motion

Continue the request to rehabilitate the front elevation and construct an addition on the rear of the property at 312 East Oglethorpe Avenue for sixty (60) days to allow the applicant time to address the following:

1. Clarification is needed regarding whether the height of the addition will require removal of any of the historic brick, particularly with the varied existing roofline height not reflected in the drawings.
2. Include existing elevation drawings for the rear elevation.
3. Provide product information for the stucco to be used on the front elevation to ensure that it is a true stucco.
4. Provide information about how the addition would be installed to ensure that it could be completely reversed without affecting the historic material.
5. Consider other color options for the addition that may help with the visual compatibility, including a slight variation of the brick to not be an exact match to the historic building.
6. Provide product and material information regarding the window for the front elevation.
7. Select an approved exterior wall material for the rear addition.
8. Show on the drawings that door on the addition will be inset at least 3 inches unless wood siding is selected for the exterior walls.
9. Provide information about the material of the porch columns and portico.
10. Provide information about the material of the rear egress stairs and show on the drawings that the railings will be 36 inches or less in height and that the spacing between the balusters does not exceed 4 inches on center.
11. Revise design to appear more subordinate to the historic structure and to read as residential rather than commercial.
12. Revise or reverse window height to appear more visually compatible with the historic structure.

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	- Aye

[14. Petition of Homestead Architecture / Pete and Gretchen Callejas | 24-000205-COA | 545 East Saint Julian Street | Alterations](#)

The applicant is requesting approval for alterations to the rear elevation of the property located at 545-547 East Saint Julian Street.

Per the applicant:

"The project includes alterations to an existing 2-story residence. Exterior alterations include a new second story porch along the rear elevation. Two existing doors are fixed in place. One door will be operable to allow access to the porch. Mechanical units will be relocated to the roof and screened from the public right-of-way. Five existing (non-historic) windows will be replaced. New windows to match existing historic windows. Additional modifications to the courtyard are proposed and screened by the existing fence.

Staff recommended approval for the request for alterations to the rear elevation of the property located at 545-547 East St. Julian Street with the following conditions because otherwise the work is visually compatible and meets the standards.

1. Study the proposed alterations to the center rear first floor door and transom in order to allow for the retention of the historic character from the exterior, including the option of retaining the existing door and transom in-place.
2. Provide details on the proposed five (5) replacement windows on the rear elevation.

Motion

The Savannah Downtown Historic District Board of Review does hereby approve the request for alterations to the rear elevation of the property located at 545-547 East Saint Julian Street with the following conditions to be submitted to Staff for final review, because otherwise the work is visually compatible and meets the standards.

- 1.Preserve the exterior appearance of the center rear first floor door and transom.
- 2.Provide details on the proposed five (5) replacement windows on the rear elevation.

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	- Aye

[15. Petition of Patrick Shay, Gunn Meyerhoff Shay Architects | 24-000260-COA | 602 East River Street | Amend 17-002122-COA: Revise the site plan, first floor plan, roof plan, and architectural details](#)

The applicant is requesting approval for an amendment to a previous COA (17-002122-COA) for the construction of a hotel on the vacant parcel of property located at 602 East River Street.

Staff recommended approval for the request for an amendment to 17-002122-COA for New Construction: Part II, Design Details for a hotel for the vacant parcel of property located at 602 East River Street because the work is visually compatible and meets the standards.

Motion

The Savannah Downtown Historic District Board of Review does hereby approve the request for an amendment to a previous COA (17-002122-COA) for the construction of a hotel on the vacant parcel of property located at 602 East River Street with the following condition to be submitted to Staff for final review, because otherwise the work is visually compatible and meets the standards.

- 1.Public access is to be provided through the new development from the Riverwalk to River Street.

Vote Results (Approved)

Motion: Stan Houle

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	- Aye

X. APPROVED STAFF REVIEWS

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

[17. Petition of Shah Architecture | 24-000399-COA | 13 E Broughton Street | Amend 22-002861-COA: front opening](#)

[18. Petition of Your Exterior Pros | 24-000153-COA | 116 West Liberty Street | Roof and stucco repair](#)

[19. Petition of FastSigns | 24-000043-COA | 415 East Broughton Street | Reface/install sign cover.](#)

[20. Petition of Matthew Hallett | 24-000393-COA | 531 East Perry Street | Window replacement on front facade](#)

[21. Petition of Doug Bean Signs | 24-000151-COA | 115 East River Street | Reface existing sign](#)

[22. Petition of CertaPro Painters | 23-0006364-COA | 23-006364-COA | 523 Howard Street | Paint and color change](#)

[23. Petition of Ethos Preservation | 24-00040-COA | 410 East Gaston Street | Roof replacement and window repairs.](#)

[24. Petition of Claire Blaisedell | 23-006372-COA | 340 Martin Luther King, Jr. Blvd. | Window signs](#)

[25. Petition of Trinity Methodist Church | 23-006353-COA | 127 West York Street | Paint](#)

[26. Petition of Ethos Preservation | 23-006347-COA | 112 West Taylor Street | Amend 23-004867-COA: replace approved French doors with full-length window, remove upper front porch balustrade](#)

[27. Petition of Tim Kinsey | 23-006036- COA | 808 Drayton Street | Selective window repair and replacement](#)

[28. Petition of Your Exterior Pros | 23-006030-COA | 318 East Huntingdon St | Roof replacement](#)

[29. Petition of Lynch Architects | 23-005836-COA | 132 E Broughton Street | Amend 19-001564-COA: Remove previously approved window openings to a door; a double-door opening to a single](#)

[30. Petition of Home Depot | 23-006026-COA | 329 West Charlton Street | Window replacement](#)

[31. Petition of Your Exterior Pros | 23-006022-COA | 531 East Gaston St | Window replacement and maintenance](#)

[32. Petition of Rebecca Radson | 23-006018-COA | 427 East Jones Lane | Siding and trim paint](#)

[33. Petition of Charleston Sign Company | 23-005869-COA | 500 West Charlton Street | Two canopy sign](#)

[installations](#)

[34. Petition of Whipple Roofing | 23-005883-COA | 527 East Broughton Street | Reroof main structure and detached garage](#)

[35. Petition of Ron Melander | 23-005571-COA | 517 Tattnall Street | Window replacement](#)

XI. WORK PERFORMED WITHOUT A CERTIFICATE OF APPROPRIATENESS

[36. Report on Work Performed Without a COA - January 2024](#)

XII. REPORT ON ITEMS DEFERRED TO STAFF

XIII. NOTICES, PROCLAMATIONS, AND ACKNOWLEDGEMENTS

[37. Inspections Completed By Staff - February Report](#)

[38. Stamped Drawings - January/February Report](#)

XIV. OTHER BUSINESS

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.