



Savannah Historic District Board of Review

Arthur A. Mendonsa Hearing Room - 112 East State Street
May 8, 2024 1:00 PM
MINUTES

May 8, 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: Melanie Wilson, Executive Director
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 Tracy L.M. & Harold J. Dubensky | 24-002070-COA | 108 East Harris Street | After-the-Fact Gate Rehabilitation/Alterations](#)

- 🔗 [Submittal Packet 108 E Harris St.pdf](#)
- 🔗 [Staff Research - 108 East Harris Street.pdf](#)
- 🔗 [Staff Report - 24-002070-COA 108 E Harris St.pdf](#)
- 🔗 [Public Comment for 108 East Harris - Susan Mead.log.pdf](#)

This item was heard first on the Regular Agenda, as there was a question about the petition.

Kelli Mitchell presented the applicant's request for an after the fact approval to replace an existing gate at 108 East Harris Street. The building was constructed in 1857 and is a

contributing resource within the National Historic Landmark District and the local Savannah Downtown Historic District. This block of East Harris Street has a combination of metal/iron fences and gates as well as wooden gates. Photos are provided in the supplemental packet. Gate and fence types are listed below.

- 104 East Harris Street: Iron fence and gate. The fence and gate are not original. They were installed sometime between 1962 and 2007. The Ward Notebook photo shows a chain link fence.
- 108/110 East Harris Street (Gate in Question): A wooden gate was present as early as 1962 with the previous gate being installed by 2007. The current gate was installed without a COA.
- 112 East Harris Street: Iron fence and gate. 1962 Ward Notebook shows a fence and a gate, but the photo isn't clear enough to show if it's the fence as what currently exists. The gate visible in the photo may be the same as what currently exists.
- 118/124 (or 122) East Harris Street: Metal gates in stoop. The opening in 118 East Harris has been altered while the gate at 124 East Harris has been altered.
- Two Gates in a Privacy Wall Between 118/124 East Harris Street and 319 Abercorn Street: A single wood gate and a second iron gate in front a wood gate. The Ward Notebook shows a home in the location of the privacy wall. The gates and privacy wall are not historic.

Harold Dubensky, petitioner, stated the new gate has the original hardware to keep aesthetic. The gate does not lock but provides a bit of privacy. He addressed the neighbor's concern about looking at the gate, but stated the neighbor was not cooperative and it does not affect her street sign. The old gate was a liability and unsightly. He stated he was not aware that COA was needed to repair gate.

Richard Babcock, maintenance contractor for the petitioner, stated he only does the repairs as requested and typically does not do repairs in historic areas.

Robert Becker asked why not rebuild as was the original; its dramatically taller and obstructs the neighbor's property.

Harold Dubensky stated they wanted more privacy, not more obstruction from the original gate. The neighbor wanted privacy too as she put up plywood on her gate.

PUBLIC COMMENTS:

Jack Ricks, neighbor in apartment, stated the leaving gate open reduces privacy. He supports the petition, as tourists take liberty of going into the property.

BOARD DISCUSSION:

Micheal Higgins stated the shape was consistent for many years; the new gate is visually incompatible, off-putting and affects the streetscape. This is could have been resolved with less compliance issues if reconstructed as it was, even though it was without a COA. He did not support the petition.

Stan Houle stated the issue of performing without COA, saying they do not know the rules, is problematic to him. It's happening at too often, almost at every meeting.

Robert Becker thanked staff for looking at the gates. The wooden gate is not visually compatible with the iron gates in the area.

Melissa Rowan stated the petitioner should have gotten approval first and supported staff

recommendation.

Thomas Thomson supported staff recommendation and stated contractors need to seek permission before doing work in the historic districts.

Sabrina Nagel agreed that it is visually incompatible, not within the period of significance involved with the gate. A middle ground could have been found, there is currently an odd style in one gate.

Motion

Move to Regular Agenda

Vote Results (Approved)

Motion: Robert Becker

Second: Sabrina Nagel

Stan Houle	- Aye
Karen Guinn	- Abstain
Michael Higgins	- Aye
Melissa H. Rowan	- Aye
Thomas L. Thomson	- Aye
Robert Becker	- Aye
Sabrina Nagel	- Aye

Motion

Deny

Vote Results (Rejected)

Motion: Robert Becker

Second: Sabrina Nagel

Stan Houle	- Nay
Karen Guinn	- Nay
Michael Higgins	- Aye
Melissa H. Rowan	- Nay
Thomas L. Thomson	- Nay
Robert Becker	- Aye
Sabrina Nagel	- Aye

Motion

The Savannah Downtown Historic District Board of Review does hereby Approve the after the fact request approval to replace at existing gate 108 East Harris Street as requested because the work is otherwise visually compatible and meets the standards.

Vote Results (Approved)

Motion: Melissa H. Rowan

Second: Thomas L. Thomson

Stan Houle	- Aye
Karen Guinn	- Aye
Michael Higgins	- Nay
Melissa H. Rowan	- Aye
Thomas L. Thomson	- Aye
Robert Becker	- Nay
Sabrina Nagel	- Nay

[2. Petition of Cook Architecture, Scott Cook | 24-002138-COA | 110 Ann Street | Alterations](#)

🔗 [Submittal Packet - 110 Ann St.. - Part I pdf.pdf](#)

🔗 [Submittal Packet - 110 Ann St.. - Part II pdf.pdf](#)

🔗 [Submittal Packet - 110 Ann St.. - Part III pdf.pdf](#)

🔗 [Staff Report - 24-002138-COA 110 Ann St.pdf](#)

Motion

The Savannah Downtown Historic District Board of Review does hereby approve the request for alterations for the property located at 110 Ann Street as requested because the work is visually compatible and meets the standards.

Vote Results (Approved)

Motion: Robert Becker

Second: Sabrina Nagel

Stan Houle	- Aye
Karen Guinn	- Abstain
Michael Higgins	- Aye
Melissa H. Rowan	- Aye
Thomas L. Thomson	- Aye
Robert Becker	- Aye
Sabrina Nagel	- Aye

[3. Petition of Laura Van Til | 24-002177-COA | 113 East Oglethorpe Avenue | Fence](#)

🔗 [Submittal Packet 108 E Oglethorpe Ave.pdf](#)

🔗 [Staff Report - 24-002177-COA 113 E Oglethorpe.pdf](#)

🔗 [Staff Research - 113 E Oglethorpe.pdf](#)

Motion

The Historic Downtown Board of Review does hereby approve the removal of a section of an existing privacy fence and the construction of a new fence at the property located at 113 East Oglethorpe Street as requested because the work is otherwise visually compatible and meets the standards.

Vote Results (Approved)

Motion: Robert Becker

Second: Sabrina Nagel

Stan Houle	- Aye
Karen Guinn	- Abstain
Michael Higgins	- Aye
Melissa H. Rowan	- Aye
Thomas L. Thomson	- Aye
Robert Becker	- Aye
Sabrina Nagel	- Aye

IV. ADOPTION OF THE AGENDA

[4. Adopt the May 8, 2024 Historic District Board of Review Meeting agenda as presented.](#)

Motion

The Savannah Historic District Board of Review motioned to approve the May 8, 2024 meeting agenda as presented.

Vote Results (Approved)

Motion: Thomas L. Thomson

Second: Michael Higgins

Stan Houle	- Aye
Karen Guinn	- Abstain
Michael Higgins	- Aye
Melissa H. Rowan	- Aye
Thomas L. Thomson	- Aye
Robert Becker	- Aye
Sabrina Nagel	- Aye

V. APPROVAL OF MINUTES

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

🔗 [04.10.24 MEETING MINUTES.pdf](#)

Motion

The April 10, 2024 meeting minutes were not approved as Ms. Nagel's name was erroneously omitted as being in attendance.

Vote Results (Not Started)

Motion:

Second:

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

VII. CONTINUED AGENDA

[6. Petition of Raymond Engineering | 24-002096-COA | 624 West Gwinnett Street | Special Exception Request- Windows](#)

🔗 [Submittal Packet - 624 W. Gwinnett St -Frazier Homes.pdf](#)

Motion

Continue.

Vote Results (Not Started)

Motion:

Second:

VIII. REQUEST FOR EXTENSION

IX. REGULAR AGENDA

[7. Petition of Raymond Engineering | 24-001539-COA | 208 West Jones Street | Recombination, Addition, and New Construction](#)

🔗 [Submittal Packet 208 W. Jones St..pdf](#)

🔗 [Staff Report - 24-001539-COA 208 W Jones St.pdf](#)

🔗 [Staff Research - 208-210 West Jones St.pdf](#)

🔗 [Applicant Presentation - 208 WEST JONES STREET.pdf](#)

🔗 [Public Comment for 208 West Jones St.pdf](#)

Kelli Mitchell presented the petitioner's request for approval to recombine 208 West Jones Street with the property abutting it immediately to the east (Pin #: 20031 28002B) as well as to demolish an existing outbuilding and to construct an addition and a two-story accessory dwelling on the recombined property. The building was constructed in 1886 and is a contributing resource within the National Historic Landmark District and the local Savannah Downtown Historic District.

The 200 block of West Jones Street has historically been townhomes and detached single family dwellings with minimal if any separation between the structures. While side yards and larger separations between buildings are not common for this block since at least 1888, this configuration is seen between 208/210 West Jones and the corner structure historically, both before the construction of the three-story corner commercial building and after its demolition. Allowing the two lots in question to be combined will allow for a historic configuration on the block to remain. While staff does not have evidence that the property separating 208 West Jones Street from the corner lot/lots was ever historically part of the 208 West Jones, staff finds that the intent of the standard is met given that there is historical evidence that such a side yard was present historically.

The following information is based on the approval of the site recombination. If the recombination is not approved, neither property will meet the minimum lot width, and an accessory building will not be able to be constructed on the lot abutting 208 West Jones (Pin #: 20031 28002B) as the property does not have a primary structure on the lot. The accessory building will also have to cross the property line. Also, if the property is not

recombined, the addition cannot be constructed as it will be crossing a property line. The property, if recombined, will be twenty-six feet wide at the front and just shy of thirty feet at the rear. The total lot area would be two thousand eight hundred and five square feet. (2,805 sq ft). The minimum lot width and dimensions are met. The site plan (page A-100 in the submittal packet) gives the impression that part of the building (the eaves and possibly a portion of the exterior wall) may be going into the neighbor's property. The applicant should confirm that not portion of the building will be built over the property line and that the structure, in its entirety, is located within the property in question. If the building is going into the neighbor's property, the structure should be redesigned to meet the base zoning and to remain within the subject property. The applicant stated the lot coverage after construction will be 50%. This meets the base zoning requirements.

The applicant is proposing a side addition to the home. While typically not recommended given how close it is to the front corner of the primary structure, staff finds that such an addition could be appropriate in this case. The side elevation has already been heavily altered due to the construction and eventual demolition of a three-story commercial structure. A section of the wall from that commercial building still remains on 208 West Jones, impacting the historic masonry wall of building. By constructing the addition on the side elevation, the historic character of that masonry wall will not be impacted given that its already been heavily altered and negatively impacted by the former commercial structure. Also, while highly visible from West Jones Street, the footprint of the addition is minimal at best and will sit below the roof form of the home. This will allow the building to not detract from the historic character of the home. If removed in the future, it will not negatively affect the historic character of the structure.

Materials:

Addition

Foundation: Masonry

Walls: Stucco*

Roof: Unknown**

Accessory Unit

Foundation: Slab on Grade

Walls: Cement Fiber Board Siding and Masonry

Roof: Unknown**

Windows: Unknown**

Door: Unknown**

Stairs: Unknown**

Lighting: None Proposed***

Garage Door: Steel

Colors:

Siding: Gallery Green

Trim and Stucco: White Sail

* The applicant is proposing sanded finish stucco. Staff finds that this is not an appropriate stucco type as it is not something that is seen historically. The applicant should utilize a smooth face true stucco or another material that meets the standards.

** The applicant did not provide material information or specifications for the roofing material (addition and accessory unit), windows, door, and stairs. The applicant should provide this information for further review.

The applicant will also need to indicate if the proposed doors will be inset the full three inches on the ground floor per the standards for openings in masonry walls.

*** No lighting is being proposed on the addition or the accessory building. If lighting is proposed in the future, staff will need to review it prior to purchase and installation.

Staff finds that the proposed colors and materials meet the standards and are visually compatible.

Addition: As a note, the property needs to be recombined for the addition to be constructed as it would otherwise cross an existing property line.

As previously discussed, the addition will be placed on the side elevation of the home. While not typically approved in this location, especially given how close it is to the front corner, staff finds that a side addition is appropriate in this case. The side elevation is currently covered in remnants of a previous building that has since been demolished. So, placing the addition in that location won't negatively impact any historic materials. The footprint of the addition is also minimal, encompassing only enough space for an elevator shaft, and will be pulled off the historic roof form of the primary structure. The addition will have little impact on the historic character of the structure.

The applicant is proposing a 3:12 side gable roof with a twelve-inch (12") eave. The standards require a minimum of 4:12 for this roof form. The applicant should adjust the roof pitch to match what is required in the standards or show that it matches the home's roof form.

The materials for the addition are discussed in the materials section. With that, though, staff will need additional information on the roofing material to determine if it meets the standards. The applicant will also need to choose a smooth stucco or another material that meets the standards as sand finished stucco is not a material that is seen historically.

Accessory Unit: It is worth noting that the property has to be recombined for an accessory unit to be constructed in the proposed location since it would cross a property line and since an accessory structure can not be constructed on the neighboring property without a primary structure on the lot.

The construction of the accessory unit will require the demolition of the existing carport. Staff finds this to meet the standards as the carport is not a historic structure.

The proposed accessory unit will be located in the rear of the property. The structure is two-stories tall, twenty-four and a half feet (24' 6") in height, and no taller than the historic building. According to the applicant, the living area is four hundred and thirty-two square feet (432 sq ft) and is thirty nine percent (39%) of the footprint of the primary structure. The applicant will need to confirm that there is a minimum of ten feet (10') between the accessory unit and the primary structure and that there is only one room in the living space. The material design of the outbuilding, which has masonry on the ground level and fiber cement board on the upper floor, does not mimic the design of the main portion of the historic home but, instead, mimics that seen on the rear of the structure. The general design of the structure, two stories with a gable end, is also a common design in the area. Staff finds that the design meets the standards.

The accessory unit will include parking on the first floor, allowing the parking to remain on

site. The proposed garage doors are eight feet (8') wide, meeting the twelve-foot (12') maximum allowed under the standards.

The roof form will be gabled with a 3:12 pitch and twelve-inch (12") eaves. The applicant will need to adjust the pitch to match the minimum 4:12 pitch allowed under the standards or to redesign the roof to match the standards.

The building materials are mentioned in the materials section. Staff finds that the foundation, exterior walls, and garage doors meet the standards. Staff will need materials specifications for the roof, windows, pedestrian door, stairs, and lighting, if proposed, to determine if the materials meet the standards. The applicant will also need to confirm that the pedestrian and garage doors are inset a minimum of three inches (3") on the first floor and will need to provide information on the steps to include the height of the handrails, the distance between balusters, and the proposed colors.

Property: The site plan indicates that a new gate will be installed within the existing rear privacy wall. Information such as materials will need to be provided to staff for review.

Staff recommended to continue the request for the demolition of an existing outbuilding and the construction of an addition and a two-story accessory dwelling at the property located at 208 West Jones to give the applicant time to address the following concerns.

1. Confirm that the accessory dwelling unit only has one bedroom and that it is a minimum of ten feet (10') from the primary structure.
2. Confirm that the accessory dwelling unit does not extend over the property line and into the neighboring property. If it does, the structure should be moved or redesigned so that it does not extend over the property line.
3. Confirm that any openings within a masonry wall (first floor of accessory unit) is inset three inches (3") per the standards.
4. Alter the roof pitch for the addition and the accessory unit to meet the standards.
5. Provide material specifications for the roofing material, windows, doors, stairs, and gate, if applicable.
6. Provide additional information for the stairs to include handrail height and distance between balustrades.
7. Select a smooth face true stucco or another material that meets the standards for the addition.

And to approve the recombination of 208 West Jones Street with the property abutting it immediately to the east (Pin #: 20031 28002B) because it meets the standards.

PETITIONER COMMENTS:

Nathan Pollard, petitioner, stated the side lots were with the main structure, and it is as originally constructed. The property line is the face of the building. The white stucco is the remnant of the old warehouse wall, which is not in good condition. The addition will be similar, but not the same - sand or smooth stucco finish is what is proposed. It meets the intent of the ordinance. He addressed Staff concerns and indicated they would like to duplicate some of the design elements already existing in the area. They do not want to demolish the wall and the windows are setback four inches within the wall system. The roof pitch and plate have been adjusted, as well as the colors, and stairs.

Stan Houle asked about the stubs. **Nathan Pollard** responded they are abutting one of the pilasters with the elevator and leaving the others.

PUBLIC COMMENTS:

Andrew Jones, Oglethorpe Plan Coalition, stated a narrow infill building is most historically appropriate. They oppose the recombination; it does not adhere to the law.

Robert Fecht, owner, does not want to impede the history. The piece of the warehouse is physically attached to 208 West Jones. Stated they do not see what else can be done other than what has been proposed, as they are already adjacent. Their intent is to make visually compatible with the neighborhood.

BOARD DISCUSSION:

The Board expressed that more time is needed to determine to how to best move forward while adhering to the Ordinance.

Jonathan Mellon explained they are not sure why it is as it currently is; nothing can be done presently with the lot if it is not combined. It is an unusual and specific situation that staff thought they could support, as it is owned by the same owner.

Motion

The Savannah Downtown Historic District Board of Review does hereby continue the request to recombine 208 West Jones Street with the property abutting it immediately to the east (Pin #: 20031 28002B) and the request to demolish an existing outbuilding and to construct an addition and a two-story accessory dwelling at the property located at 208 West Jones to the July 12, 2024, HDBR meeting to give the applicant time to address the following concerns.

1. Confirm that the accessory dwelling unit only has one bedroom and that it is a minimum of ten feet (10') from the primary structure.
2. Confirm that the accessory dwelling unit does not extend over the property line and into the neighboring property. If it does, the structure should be moved or redesigned so that it does not extend over the property line.
3. Confirm that any openings within a masonry wall (first floor of accessory unit) is inset three inches (3") per the standards.
4. Alter the roof pitch for the addition and the accessory unit to meet the standards.
5. Provide material specifications for the roofing material, windows, doors, stairs, and gate, if applicable.
6. Provide additional information for the stairs to include handrail height and distance between balustrades.
7. Select a smooth face true stucco or another material that meets the standards for the addition.

Vote Results (Approved)

Motion: Melissa H. Rowan

Second: Thomas L. Thomson

Stan Houle	- Aye
Karen Guinn	- Abstain
Michael Higgins	- Aye
Melissa H. Rowan	- Aye
Thomas L. Thomson	- Aye
Robert Becker	- Nay
Sabrina Nagel	- Nay

🔗 [201 W Jones - Staff Research.pdf](#)

🔗 [Submittal Packet 201 W Jones St.pdf](#)

Kelli Mitchell presented the applicant's request of approval to construct a rear addition at, and to make minor alterations to, the property located at 201 West Jones Street. Any work done to the home at the Garden Level (basement level) and on the back half of the northern elevation will not be reviewed at this time as the work will not be visible from the public right of way. The building was constructed in 1852 and is a contributing resource within the National Historic Landmark District and the local Savannah Downtown Historic District. 201 West Jones Street was heard at the March HDBR meeting. The proposal included the construction of an addition that saw the removal of a brick wall facing Barnard Street along with some minor alterations to the main house, outbuilding, and privacy wall.

Staff recommended a continuance at the March meeting of the project to address the following concerns:

1. Redesign the addition to retain the first-floor masonry wall facing Barnard Street and the window opening and to inset the second-story portion of the addition.
2. Redesign the window configuration on the first floor rear windows on the addition to have a more traditional configuration.
3. Select a material that meets the standards for the fiber cement paneling under the windows.
4. Provide height and distance between banisters for front porch railing.
5. Provide the final color for the lattice work.

The Board, however, voted to deny the proposed project finding that “the project does not meet the Visual Compatibility Standards, is not appropriate in scale or massing, and due to the proposed removal of historic fabric.”

At the April 2024 HDBR meeting, the Board considered a request to rescind the decision, but the decision was upheld. Since the previous application was denied, the current application will be considered a new submittal. This new application only includes the construction of a rear addition and the addition of stucco on the front stoop.

Staff recommended at this meeting to approve the construction of a rear addition at, and make minor alterations to, the property located at 201 West Jones Street as requested because the work is otherwise visually compatible and meets the standards.

PETITIONER COMMENTS:

Eli Lurie, petitioner, stated the project was redesigned to appease all to the best of his ability. He shared modifications and precedents to support his proposal.

PUBLIC COMMENTS:

Ellie Isaacs, Historic Savannah Foundation, commended the revisions and expressed support for amended proposal.

John Clemson, property owner, stated he is a preservation professional in Massachusetts and supported the Board. His goal is to make more comfortable and economically viable.

Andrew Jones, Oglethorpe Plan Coalition, stated the proposed plans overwhelm and will be a highly visible rear addition. Current proposal changes the architectural nature of the building; alters the historic look of the area.

Steve Edwards, Downtown Neighborhood Association, still have same objections as with the original proposal. It is inconsistent with the mass of main house.

Eli Lurie responded that the massing and scale is all in line with has already been approved on other structures, they are proposing to move only one window. Elemental visibility will still be had.

BOARD DISCUSSION:

Some members of the Board expressed concern with lack of visual incompatibility and loss of detail elements and materials/fabric. The goal is to preserve historic structures - historic features dictate floorplans. The Standards are clear and not met with this petition, particularly irreversible. The petitioner was commended for effort though still falling short.

The Board expressed regret for past decisions of prior Board members for similar requests; they should have not be made. There were members that feel the petition should be honored for that very reason - the past decisions and agreed with the Staff recommendations.

Motion

Approve the construction of a rear addition at, and make minor alterations to, the property located at 201 West Jones Street as requested because the work is otherwise visually compatible and meets the standards.

Vote Results (Rejected)

Motion: Thomas L. Thomson

Second: Melissa H. Rowan

Stan Houle	- Nay
Karen Guinn	- Abstain
Michael Higgins	- Nay
Melissa H. Rowan	- Aye
Thomas L. Thomson	- Aye
Robert Becker	- Nay
Sabrina Nagel	- Nay

Motion

The Savannah Downtown Historic District Board of Review does hereby deny the construction of a rear addition at, and make minor alterations to, the property located at 201 West Jones Street because the work is not visually compatible and does not meet the standards, specifically for impacting historic features and seemingly not being reversible.

Vote Results (Approved)

Motion: Michael Higgins

Second: Robert Becker

Stan Houle	- Aye
Karen Guinn	- Abstain
Michael Higgins	- Aye
Melissa H. Rowan	- Nay

Thomas L. Thomson	- Nay
Robert Becker	- Aye
Sabrina Nagel	- Aye

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

- 🔗 [Previous Submittal Packet - 501 E. Huntingdon.pdf](#)
- 🔗 [Staff Report - 24-001182-COA 501 E Huntingdon St.pdf](#)
- 🔗 [Submittal Packet - 501 E. Huntingdon St.pdf](#)
- 🔗 [Staff Research 501, 505, 509 Huntingdon.pdf](#)

Caitlin Chamberlain presented the applicant's request for approval 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.

The project was first heard at the April 10, 2024, Historic District Board of Review meeting. The HDBR Decision was as follows:

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.*

Staff discussed with the applicant who noted that the curb cut is being coordinated with Traffic Engineering and will be per their final decision.

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.*

The roof shape was changed to a side gable, which is an approved type for accessory structures.

3. *Provide product details and material specifications for stucco, doors, and roof shingles.* The garage doors and the human door on the side will all be custom made wood doors, painted to match the trim of the accessory structure. The roof will be GAF architectural asphalt shingles. Stucco is no longer proposed- instead wood frame and Hardie siding are proposed.

4. *Provide details about the proposed brick wall and column, including height, distance from the house, and brick type.*

This information has now been included on Page 3 of the submittal packet.

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 condition to be submitted to staff for review prior to starting the project, because the work is otherwise visually compatible and meets the standards:

1. Select an approved metal for the fence between the brick columns.

PETITIONER COMMENTS:

Jonathan Leonard, petitioner, stated they are working with Traffic Engineering. They indicated the department supported the curb cuts; they would like to see the permit drawings before giving approval. There is COA on the main house for an accessory structure; they are not part of the interior of the main house.

Stan Houle requested confirmation that the building primed for paint. **Jonathan Leonard** responded he not hired for the interior main house and not aware of it.

Michael Higgins stated there is lot of exterior work with no COA for main house.

PUBLIC COMMENTS:

There were no public comments.

BOARD DISCUSSION:

The Board expressed concern regarding not having curb cut approval prior to issuing a decision or COA. A continuance is preferred and additional information regarding other work done to exterior of structure without a COA.

Melanie Wilson, Executive Director of the MPC, stated that this agency requests applicants to get pre-approval for curb cuts. However, without approval at time of request, the agency can approve with conditions or continue until response is received from the City.

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 to the June 12, 2024 Historic District Board of Review Meeting to provide the applicant time to address the following concerns, because the work is otherwise visually compatible and meets the standards:

1. Select an approved metal for the fence between the brick columns.
2. Obtain full permission or preliminary approval from the City Department of Traffic Engineering for installation of the curb cut.

Vote Results (Approved)

Motion: Michael Higgins

Second: Sabrina Nagel

Stan Houle	- Aye
Karen Guinn	- Abstain
Michael Higgins	- Aye
Melissa H. Rowan	- Aye
Thomas L. Thomson	- Aye
Robert Becker	- Aye
Sabrina Nagel	- Aye

[10. Petition of Jonathan Leonard | 24-001179-COA | 505 East Huntingdon Street | New Construction, Part II: Design Details](#)

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

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

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

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

Caitlin Chamberlain presented the applicant's request for 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

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.

At the April 10, 2024, Historic Preservation Commission Meeting, the decision was as follows:

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.*

The roof type was changed to a side gable style. The standard is now met.

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.*

The applicant discussed with MPC Staff, noting that the curb cut is being coordinated with Traffic Engineering and will be per their final direction. This will be part of the final plans submitted for approval.

Staff recommended to approve the request for Part II: Design Details, to construct a new two-story single-family residence and a one-story garage on the vacant lot located at 505 Huntingdon Street as requested because the proposed work is visually compatible and meets the standards.

PETITIONER COMMENTS:

Jonthan Leonard, petitioner, stated the issue again is the curb cut. He stated he has documentation that they are working with Traffic Engineering. He informed they cannot get approval for Traffic Engineering without a COA. The curb cut is to be on the non-parking side of the one-way street.

PUBLIC COMMENTS:

There were no public comments.

BOARD DISCUSSION:

The majority of the Board felt a continuance was necessary, to obtain curb cut approval. There was suggestion to conditionally approve rather than delay project for an issue that is not of the Board's purview.

Motion

The Savannah Downtown Historic District Board of Review does hereby approve the request for Part II: Design Details, 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 condition to be submitted to staff for final review and approval, because the proposed work is otherwise visually compatible and meets the standards:

1. Obtain full permission or preliminary approval from the City Department of Traffic Engineering for installation of the curb cut.

Vote Results (Approved)

Motion: Sabrina Nagel

Second: Stan Houle

Stan Houle	- Aye
Karen Guinn	- Abstain
Michael Higgins	- Aye
Melissa H. Rowan	- Aye
Thomas L. Thomson	- Aye
Robert Becker	- Nay
Sabrina Nagel	- Aye

[11. Petition of Jonathan Leonard | 24-001183-COA | 509 East Huntingdon Street | New Construction, Part II: Design Details](#)

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

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

🔗 [Submittal Packet Part II - 509 E Huntingdon St.pdf](#)

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

Caitlin Chamberlain presented the applicant'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 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.

At the April 10, 2024, Historic Preservation Commission Meeting, the decision was as follows:

The Savannah Downtown Historic District Board of Review does hereby approve the

request for New Construction Part I: Height and Mass to build 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 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.*

At the April 10 meeting, the applicant explained that this is not the case, and that the garage is situated far back on the property line. The model provided helps clarify this further.

- 2. Explore options for roof design that are visually compatible and have a roof pitch between 4:12 and 8:12.*

The roof was redesigned to meet the standard and is now similar to the proposed house at 505 East Huntingdon Street.

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

The roof type was changed to a side-gabled roof, which 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.*

At the April 10 meeting, the applicant stated that they had already discussed this with the City's Traffic Engineering Department; staff has further discussed with the applicant who noted that the curb cut is being coordinated with Traffic Engineering, and will be per their final direction.

Staff recommended to approve the request for New Construction, Part II: Design Details, for the construction of a new two-story single-family residence and a one-story garage on the vacant lot located at 509 Huntingdon Street as requested because the proposed work is visually compatible and meets the standards.

PETITIONER COMMENTS:

Jonathan Leonard, petitioner, agreed with Staff recommendations and indicated the adjustments made to the garages and fronts.

PUBLIC COMMENTS:

There were no public comments.

BOARD DISCUSSION:

There was no Board discussion.

Motion

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

1. Obtain full permission or preliminary approval from the City Department of Traffic Engineering for installation of the curb cut.

Vote Results (Approved)

Motion: Sabrina Nagel

Second: Stan Houle

Stan Houle	- Aye
Karen Guinn	- Abstain
Michael Higgins	- Aye
Melissa H. Rowan	- Aye
Thomas L. Thomson	- Aye
Robert Becker	- Nay
Sabrina Nagel	- Aye

[12. 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](#)

Jonathan Mellon presented the applicant's request of

The applicant is requesting approval for the replacement of the two first-floor storefronts and installation of signage for the property located at 113-115 West Broughton Street. At the April 10, 2024, HDBR meeting the Board continued the request in order for the petitioner to address the following:

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

-The applicant has returned with a revised submission that has the requested full elevation renderings and that also includes the following two (2) options for the proposed design of the replacement storefronts:

I. **Option 1 (Sheet 7) – Stucco Option:** [This option matches the one which was presented at the April 10, 2024, meeting, save for the proposed change that would introduce a larger cornice element in order to provide greater visual separation between the new storefront and upper floors of the contributing buildings.](#)

II. **Option 2 (Sheet 8) – Brick Option:** This option matches the one which was presented at the April 10, 2024, meeting, save for the proposed change that would introduce a larger cornice element in order to provide greater visual separation between the new storefront and upper floors of the contributing buildings, as well as the proposed change in material from “True Stucco” to a brick veneer in a white color.

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.

PETITIONER COMMENTS:

Matthew Rybergh, petitioner, stated he is trying to marry brand materiality and the street, the various eras of Broughton Street. His agency prefers the brick as there is extensive use throughout the street and to support Lululemon's brand design. There are no plans for illuminated signs.

Ryan Sarsfield, architect, stated they tried to complement what is already existing.

PUBLIC COMMENTS:

Andrew Jones, Oglethorpe Plan Coalition, stated the proposal is brutal: it is too high and aesthetically heavy.

Ellis Isaacs, Historic Savannah Foundation, stated her organization preferred stucco. There is still the bland singular awning and expressed concerns with string cornice.

BOARD DISCUSSION:

The Board expressed the concern of the 'mall' look; breaking the canopies would be good, which was not seen in the presentation. The historic detail needs to be added back to the store; brand identity is secondary to historic detail. A continuance was suggested, as additional work needs to be done and submitted.

Motion

June 12

Vote Results (Approved)

Motion: Robert Becker

Second: Michael Higgins

Stan Houle	- Aye
Karen Guinn	- Abstain
Michael Higgins	- Aye
Melissa H. Rowan	- Aye
Thomas L. Thomson	- Aye
Robert Becker	- Aye
Sabrina Nagel	- Aye

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 June 12, 2024 meeting to allow the applicant time to address the following condition:

1. Provide further studies and options for the proposed design of the replacement first-floor storefronts in order to have them be more visually compatible with the contributing buildings.

Vote Results (Approved)

Motion: Robert Becker

Second: Michael Higgins

Stan Houle	- Aye
Karen Guinn	- Abstain
Michael Higgins	- Aye
Melissa H. Rowan	- Aye
Thomas L. Thomson	- Aye
Robert Becker	- Aye
Sabrina Nagel	- Aye

13. Petition of Sottile & Sottile, Christian Sottile | 24-002152-COA | 33 Bull Street | Rehabilitation / Alterations

🔗 [Submittal Packet - 33 Bull St. - Part I.pdf](#)

🔗 [Submittal Packet - 33 Bull St. - Part II.pdf](#)

🔗 [Submittal Packet - 33 Bull St. - Part III.pdf](#)

🔗 [Submittal Packet - 33 Bull St. - Part IV.pdf](#)

🔗 [Submittal Packet - 33 Bull St. - Part V.pdf](#)

🔗 [Submittal Packet - 33 Bull St. - Part VI.pdf](#)

🔗 [Staff Report - 24-002152-COA 33 Bull St.pdf](#)

Jonathan Mellon presented the applicant's request of approval for the rehabilitation and alterations to the property located at 33 Bull Street. The proposed scope of work would include alterations to both the commercial office building on the north parcel fronting on Johnson Square and the connected parking garage structure fronting on Broughton Street, including the fenestration and design details on all elevations. 33 Bull Street is two buildings that are connected by a bridge over West Congress Lane that provides access from the commercial office building on the north parcel to the parking garage on the south parcel. 33 Bull Street was constructed in the 1970's on the west side of Bull Street between Broughton Street and Congress Street with West Congress Lane in between. Both buildings are non-contributing resources within the National Historic Landmark District and the local Savannah Downtown Historic District.

33 Bull Street (commercial office building) is a five-story masonry (brick) building with a first-floor loggia, followed by upper floors defined by a vertical emphasis through the use of recessed bays of windows separated by masonry. 33 Bull Street (parking garage) is a three-story masonry (brick) building with first floor commercial storefronts, followed by upper floors of blank brick with no fenestration and the massing broken up by recessed bays. The surrounding context includes both contributing and non-contributing buildings around the perimeter of Johnson Square and to the south along the Broughton Street commercial

corridor.

Staff recommended to approve the rehabilitation and alterations to the property located at 33 Bull Street as requested because the work is visually compatible and meets the standards.

PETITIONER COMMENTS:

Christian Sottile, petitioner, presented his proposal for the project. The goal is to humanize the area and increase the skyline.

PUBLIC COMMENTS:

Andrew Jones, Oglethorpe Plan Coalition, stated they are generally pleased, though concerned with the Broughton Street side, as the awning is very thick. They prefer a lower top of awning allow pilaster to be seen and provided his modification opinions.

Ellie Isaacs, Historic Savannah Foundation, stated provided her agency's support of the petition as presented. They have determined the design enhances the corridors and landscapes, while not competing with other historic buildings.

Steve Edwards, Downtown Neighborhood Association, stated his agency supports the petition.

Greg Parker, owner, stated they are proposing a legacy building and are pleased with the presentation.

BOARD DISCUSSION:

The Board expressed appreciation for presenting the materials physically for their review and supported the petition.

Motion

The Savannah Historic District Board of Review motioned to approve the rehabilitation and alterations to the property located at 33 Bull Street as requested because the work is visually compatible and meets the standards.

Vote Results (Approved)

Motion: Stan Houle

Second: Melissa H. Rowan

Stan Houle	- Aye
Karen Guinn	- Abstain
Michael Higgins	- Aye
Melissa H. Rowan	- Aye
Thomas L. Thomson	- Aye
Robert Becker	- Aye
Sabrina Nagel	- Aye

[14. Petition of Ward Architecture + Preservation, Josh Ward | 24-002160-COA | 210 West Wayne Street | Alterations / Addition](#)

🔗 [Submittal Packet - 210 W. Wayne St..pdf](#)

🔗 [Staff Report - 24-002160-COA 210 Wayne St.pdf](#)

Jonathan Mellon presented the applicant's request of approval for alterations to the front and rear elevations, and an addition to the rear elevation of the property located at 210 West Wayne Street.

Per the applicant:

"This submittal seeks approval for an addition and general renovations to the property located at 210 West Wayne Street in Chatham Ward. 210 West Wayne is one of four rowhouses constructed ca. 1854 for William Kine. The rowhouses are unusual in that of the 4 units, only 2 have main entries facing the same direction. The other 2 units are at either end of the building and their main entries face in opposite directions, not towards the adjacent Chatham Square. This gives the main building 3 primary facades (north, south, and east). While this configuration is unusual throughout the Landmark District, there are 2 other nearby historic buildings which have main entries that do not face Chatham Square (See drawing sheet G004)."

210 West Wayne Street was constructed in 1854 on a through lot on the north side of West Wayne Street between Barnard Street and Tatnall Street and is a contributing resource within the National Historic Landmark District and the local Savannah Downtown Historic District. 210 West Wayne Street is part of a row of four three-story masonry (brick) rowhouses with covered entrance stoops, punched openings with stone lintels and sills, and wood cornices. The surrounding context includes both contributing and non-contributing buildings around the perimeter of Chatham Square and to the west along Tatnall Street.

Staff recommended to approve the alterations and addition to the property located at 210 West Wayne Street as requested because the work is visually compatible and meets the standards.

PETITIONER COMMENTS:

Josh Ward, petitioner, stated they are trying to minimize the impact of the addition. There will be square columns on the porch on the west side. The canopies visual impact will be lessened.

PUBLIC COMMENTS:

There was no public comment.

BOARD DISCUSSION:

The Board commended the design and supported the petition.

Motion

The Savannah Historic District Board of Review motioned to approve the alterations and addition to the property located at 210 West Wayne Street as requested because the work is visually compatible and meets the standards.

Vote Results (Approved)

Motion: Sabrina Nagel

Second: Melissa H. Rowan

Stan Houle	- Aye
Karen Guinn	- Abstain
Michael Higgins	- Aye
Melissa H. Rowan	- Aye

Thomas L. Thomson	- Aye
Robert Becker	- Aye
Sabrina Nagel	- Aye

[15. Petition of Architecture 101, Adam Drummond | 24-002178-COA | 546 East Taylor Street | Variance Recommendation Request](#)

🔗 [Submittal Packet - 546 E. Taylor St..pdf](#)

🔗 [Staff Report - 24-002178-COA 546 E Taylor.pdf](#)

Jonathan Mellon presented the applicant's request for a Variance Recommendation to the Zoning Board of Appeals for the property located at 546 East Taylor Street from the standard that reads as follows"

Sec 8.7.4.d.i – Building Size:

- i. *The building footprint of the accessory dwelling unit shall be a maximum of 40% of the building footprint of the building footprint of the principal building not to exceed 700 square feet. Ine the A-1, RSF-E, RSF-30 and RSF-20 Districts, the maximum building footprint shall be 40% of the building footprint of the principal dwelling or 1,000 square feet, whichever is less.*

In order to allow the footprint of the ADU to be 50% of the footprint of the primary structure, which is the existing footprint of the garage.

At the September 13, 2023, HDBR meeting the Board approved the construction (Parts I & II) of a second story to the existing accessory garage structure.

546 East Taylor Street was constructed in 1893 on the north side of East Taylor Street between East Broad Street and Price Street and is a contributing resource within the National Historic Landmark District and the local Savannah Downtown Historic District. 546 East Taylor Street is part of a row of six two-story masonry (brick) rowhouses with two-story projecting bays, punched openings with brick lintels and sills, and wood cornices. The surrounding context includes both contributing and non-contributing buildings along East Taylor Street as well as a large surface parking lot to the south.

PETITIONER COMMENTS:

Adam Drummond, petitioner, stated they did exceed the 50% rule for the garage, there were no other changes.

PUBLIC COMMENTS:

There were no public comments.

BOARD DISCUSSION:

There was no Board discussion.

Motion

The Savannah Downtown Historic District Board of Review does hereby approve the request for a Variance Recommendation to the Zoning Board of Appeals from the standard that reads as follows:

Sec 8.7 - Accessory Structures and Uses:

The building footprint of the accessory dwelling unit shall be a maximum of 40% of the building footprint of the building footprint of the principal building not to exceed 700 square feet. Ine the A-1, RSF-E, RSF-30 and

RSF-20 Districts, the maximum building footprint shall be 40% of the building footprint of the principal dwelling or 1,000 square feet, whichever is less.

Vote Results (Approved)

Motion: Stan Houle

Second: Melissa H. Rowan

Stan Houle	- Aye
Karen Guinn	- Abstain
Michael Higgins	- Aye
Melissa H. Rowan	- Aye
Thomas L. Thomson	- Aye
Robert Becker	- Aye
Sabrina Nagel	- Nay

16. Petition of Ward Architecture + Preservation | 24-0002159-COA | 211 West Jones Street | Alterations and New Construction, Accessory Building: Parts I and II

🔗 [Submittal Packet 211 West Jones.pdf](#)

🔗 [Staff Research - 211 West Jones.pdf](#)

🔗 [Staff Report - 24-002159-COA 211 W Jones St.pdf](#)

Kelli Mitchell presented the applicant's request for approval to construct an outbuilding and rear porch and to carry out alterations and repair work to the primary building at 211 West Jones Street. Proposed work on the garden level of the primary building and on the interior side, first floor of the accessory building will not be reviewed at this time given that they are not visible from the public right of way.

The building was constructed in 1851 and is a contributing resource within the National Historic Landmark District and the local Savannah Downtown Historic District.

According to the Ward Notebook Survey:

[The building was] built by Bernard Constantine after November 8, 1849, but before October 1, 1853, when he sold the property for \$7,000 to Mrs. Ann B. Bates.

The same survey states that the building was “part of same structure as 215 W. Jones St. [213 W. Jones] Brick parapet and cornice, dentils. Sone window lintels. High entrance stoops; wood portico and porch, brick piers. Two-story brick carriage house in rear, used as dwelling, fair condition.” Based on available information, the building has undergone minimal changes beyond the addition of a partial width front stoop and the expansion and alteration of the rear of the home.

Staff recommended approval for a Variance Recommendation to the Zoning Board of Appeals from the standard that reads as follows:

Sec 8.7 - Accessory Structures and Uses:

The building footprint of the accessory dwelling unit shall be a maximum of 40% of the building footprint of the building footprint of the principal building not to exceed 700 square feet. Ine the A-1, RSF-E, RSF-30 and RSF-20 Districts, the maximum building footprint shall be 40% of the building footprint of the principal dwelling or 1,000 square feet, whichever is less.

In order to allow the footprint of the ADU to be 50% of the footprint of the primary structure, which is the existing footprint of the garage, because the variance criteria are met.

PETITIONER COMMENTS:

Josh Ward, petitioner, thanked Staff for the presentation of his petition.

PUBLIC COMMENTS:

Andrew Jones stated the columns were different than that of a Greek revival house.

Josh Ward, petitioner, stated what is there now is not original and nothing to indicate original column types; there are various column types in area. They determined the round was appropriate.

BOARD DISCUSSION:

There was no Board discussion.

Motion

The Historic Downtown Board of Review does hereby approve the construction of an outbuilding and rear porch and to carry out alterations and repair work to the primary building at 211 West Jones Street with the following conditions because the work is otherwise visually compatible and meets the standards.

1. Provide the hardware for the shutters on the accessory building.
2. Use the gentlest means possible when cleaning the brick and stone on the primary structure.

Vote Results (Approved)

Motion: Stan Houle

Second: Melissa H. Rowan

Stan Houle	- Aye
Karen Guinn	- Abstain
Michael Higgins	- Aye
Melissa H. Rowan	- Aye
Thomas L. Thomson	- Aye
Robert Becker	- Aye
Sabrina Nagel	- Aye

X. APPROVED STAFF REVIEWS

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

Motion

Acknowledge and approve

Vote Results (Approved)

Motion: Thomas L. Thomson

Second: Robert Becker

Stan Houle	- Aye
Karen Guinn	- Abstain

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

[18. Petition of Sign D'Sign | 24-0024724-COA | 410 W Broughton Street | Non-illuminated projecting sign.](#)

[🔗 SIGNED Staff Decision - 24-002472-COA 410_W_Broughton.pdf](#)

[19. Petition of Moniquo Daniels | 24-002468-COA | 1112 Lincoln Street | Fence replacement](#)

[🔗 SIGNED Staff Decision - 24-002468-COA 1112_Lincoln_St.pdf](#)

[20. Petition of Whipple Roofing | 24-002466-COA | 104 West Broughton Street | Roof replacement](#)

[🔗 SIGNED Staff Decision - 24-002466-COA 104_W_Broughton_St.pdf](#)

[21. Petition of Landmark Preservation | 24-002155-COA | 1810 Habersham Street | Replace existing vinyl siding with beveled wood siding](#)

[🔗 SIGNED Staff Decision - 24-002155-COA 1810 Habersham St.pdf](#)

[22. Petition of Home Depot | 24-002146-COA | 341 W Charlton Street | Roof replacement](#)

[🔗 SIGNED Staff Decision - 24-002146-COA 341_W_Charlton_St.pdf](#)

[23. Petition of Home Depot | 24-002140-COA | 314 West Jones Street | Replacement of all property windows](#)

[🔗 SIGNED Staff Decision - 24-002140-COA 314_West_Jones_Street.pdf](#)

[24. Petition of Home Depot | 24-002137-COA | 615 Price Street | Window replacements \(8\)](#)

[🔗 SIGNED Staff Decision - 24-002137-COA 615_Price_St.pdf](#)

[25. Petition of Home Depot | 24-002101-COA | 333 W Charlton Street | Window replacements on property](#)

[🔗 SIGNED Staff Decision - 24-002101-COA 333_W_Charlton.pdf](#)

[26. Petition of Home Depot | 24-002105-COA | 310 West Jones Street | Window replacements on property](#)

[🔗 SIGNED Staff Decision - 24-002105-COA 310_West_Jones.pdf](#)

[27. Petition of Doug Bean Signs | 24-0008531-COA | 319 West Broughton Street | Install wall sign and goose lights](#)

[🔗 SIGNED Staff Decision - 24-000853-COA 319_W_Broughton.pdf](#)

[28. Petition of Lucas Hales | 24-002145-COA | 401, 409 East Bay Street | Window boarding](#)

[🔗 SIGNED Staff Decision - 24-002145-COA 401_409_E_Bay_St.pdf](#)

[29. Petition of FastSigns | 24-002089-COA | 420 E Broughton St | Non-illuminated projecting sign](#)

[🔗 SIGNED Staff Decision 24-002089-COA 420_W_Broughton_St.pdf](#)

[30. Petition of JCB Roofing | 24-002083-COA | 19 West Gordon Street | Roof replacement](#)

[🔗 SIGNED Staff Decision 24-002083-COA 19_W_Gordon_St.pdf](#)

[31. Petition of Ameir Mustafa | 23-006023-COA | 14 West Broughton Street | Wall sign installation](#)

[🔗 SIGNED Staff Decision - 23-006023-COA 14_W_Broughton_St.pdf](#)

[32. Petition of Sherry McFadden | 24-001433-COA | 417 Whitaker Street | French door and balcony repair work, and color change](#)

[🔗 SIGNED Staff Decision - 24-001433-COA 417 Whitaker.pdf](#)

[33. Petition of Felder & Associates | 24-0015258-COA | 13 West Bay Street |Color change, awning and stucco repair](#)

[🔗 SIGNED Staff Decision - 24-001528-COA 13 W Bay St.pdf](#)

[34. Petition of FastSigns | 24-000685-COA | 114 Bull Street | Non-illuminated wall sign](#)

[🔗 SIGNED Staff Decision - 24-000685-COA 114 Bull St.pdf](#)

[35. Petition of Yan Polansky | 24-001482-COA | 304 East State Street | Change stucco to Hardie plank siding \(amendment\)](#)

[🔗 SIGNED Staff Decision - 24-001482-COA 304 E State St.pdf](#)

[36. Petition of Eduardo Rivas | 24-000873-COA | 408 Bull Street | Relocation and installation of two projecting signs \(amendment\)](#)

[🔗 SIGNED Staff Decision - 24000873-COA 408 Bull St.pdf](#)

[37. Petition of FastSigns | 24-001882-COA | 443 Montgomery Street | Install projecting sign](#)

[🔗 SIGNED Staff Decision - 24-001882-COA 443 Montgomery St.pdf](#)

XI. WORK PERFORMED WITHOUT A CERTIFICATE OF APPROPRIATENESS

XII. REPORT ON ITEMS DEFERRED TO STAFF

XIII. NOTICES, PROCLAMATIONS, AND ACKNOWLEDGEMENTS

[38. Stamped Drawing Report - April/May](#)

[🔗 May 2024 Report.pdf](#)

[39. Inspections Completed by Staff - May Report](#)

[🔗 Staff Inspections May 2024.pdf](#)

[40. Violation Report - May](#)

[🔗 Violations for May.pdf](#)

XIV. OTHER BUSINESS

XV. ADJOURNMENT

[41. Next HDBR Pre-Meeting - Wednesday June 12, 2024 at 12pm - 112 East State Street](#)

[42. Next HDBR Meeting - Wednesday June 12, 2024 at 1pm - 112 East State Street](#)

[43. Adjourn](#)

There being no further business to present before the Board, the May 8, 2024 Historic District Board of Review adjourned at 4:55 p.m.

Respectfully submitted,

Jonathan Mellon
Director of Historic Preservation

/bm

The Chatham County - Savannah Metropolitan Planning Commission provides meeting minutes which are adopted by the respective Board. Verbatim transcripts of minutes are the responsibility of the interested party.