



## Savannah Historic District Board of Review

Arthur A. Mendonsa Hearing Room - 112 East State Street  
October 9, 2024 1:00 PM  
MINUTES

### October 9, 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  
Michael Higgins  
Stan Houle  
Sabrina Nagel

**Members Absent:** Thomas Thomson  
Sara Woodfield

**MPC Staff Present:** Pamela Everett, Assistant Executive Director  
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 Ward Architecture + Preservation | 24-004938-COA | 140 Lincoln Street | Amendment](#)

- 🔗 [Submittal Packet - 140 Lincoln St.pdf](#)
- 🔗 [PREVIOUS Submittal Packet - 140 Lincoln Street.pdf](#)
- 🔗 [Previous Board Decision 24-001540-COA\\_\\_140\\_Lincoln\\_St.pdf](#)
- 🔗 [Staff Report - 24-004938-COA 140 Lincoln St.pdf](#)

#### **Motion**

The Historic District Board of Review motioned to approve the amendment request for the change of wood panels to wood siding and the narrower window configuration, for the property located at 140 Lincoln Street as

requested because the proposed changes are visually compatible and meet the standards.

**Vote Results ( Approved )**

Motion: Michael Higgins

Second: Melissa H. Rowan

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

[2. Petition of Randall Sparks | 24-004937-COA | 412 East McDonough Street | Alterations](#)

🔗 [Submittal Packet - 412 East McDonough Street.pdf](#)

🔗 [Staff Report - 24-004937-COA 412 E McDonough.pdf](#)

**Motion**

The Historic District Board of Review motioned to approve the alterations to the front elevation for the property located at 412 East McDonough Street as requested because the work is visually compatible and meets the standards.

**Vote Results ( Approved )**

Motion: Michael Higgins

Second: Melissa H. Rowan

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

[3. Petition of Sottile & Sottile, Christian Sottile | 24-004952-COA | 705 Whitaker Street | Fence](#)

🔗 [Submittal Packet - 705 Whitaker Street.pdf](#)

🔗 [Staff Report - 24-004952-COA.pdf](#)

**Motion**

The Historic District Board of Review motioned to approve the installation of a garden wall and gates for both pedestrian and vehicular access at the side and rear of the property located at 705 Whitaker Street as

requested because the work is visually compatible and meets the standards.

**Vote Results ( Approved )**

Motion: Michael Higgins

Second: Melissa H. Rowan

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

[4. Petition of Coby Linton | 24-0004946-COA | 320 East Huntingdon Street | Fence](#)

🔗 [Submittal Packet 320 E Huntingdon Part I.pdf](#)

🔗 [Staff Report 24-004946-COA 320 East Huntingdon St.pdf](#)

**Motion**

The Historic District Board of Review motioned to approve the installation of a fence and hardscaping at 320 East Huntingdon Street with the following condition because the work is otherwise visually compatible and meets the standards.

Provide staff with the proposed color for the stucco knee wall.

**Vote Results ( Approved )**

Motion: Michael Higgins

Second: Melissa H. Rowan

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

[5. Petition of Barnard Architects | 24-0004406-COA | 39 Barnard Street | Door](#)

🔗 [Submittal Packet 39 Barnard Street.pdf](#)

🔗 [Staff Report - 24-004406-COA 39 Barnard St.pdf](#)

**Motion**

The Historic Downtown Board of Review does hereby Approve the replacement of a set of paired doors and the conversion of one door to a walk-up door at 39 Barnard Street as requested because the work is visually compatible and meets the standards.

**Vote Results ( Approved )**

Motion: Michael Higgins

Second: Melissa H. Rowan

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

[6. Petition of Sawyer Design | 24-004964-COA | 315 East Jones Street](#)

🔗 [Submittal Packet - 315 East Jones Street.pdf](#)

🔗 [Staff Report - 24-004964-COA 315 E Jones St.pdf](#)

🔗 [Staff Research - 315 E. Jones St..pdf](#)

**Motion**

The Historic District Board of Review motioned to approve the request to install a deck and stairs on the rear elevation of 315 East Jones Street as requested because the work is visually compatible and meets the standards.

**Vote Results ( Approved )**

Motion: Michael Higgins

Second: Melissa H. Rowan

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

[7. Petition of Glenn Keyes | 24-004700-COA | 18 East Oglethorpe Avenue | Amendment to rear addition](#)

🔗 [Submittal Packet - 18 E. Oglethorpe Ave..pdf](#)

🔗 [Staff Report - 24-004700-COA 18 E Oglethorpe Ave.pdf](#)

**Motion**

The Historic District Board of Review motioned to approve the request for an amendment to make some minor modifications to a previously approved project at 18 East Oglethorpe Avenue as requested because the work is visually compatible and meets the standards.

**Vote Results ( Approved )**

Motion: Michael Higgins

Second: Melissa H. Rowan

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

**IV. ADOPTION OF THE AGENDA**

[8. Adopt the October 9, 2024 HDBR meeting agenda as presented.](#)

**Motion**

The Historic Board of Review motioned to approve the October 9, 2024 HDBR agenda as presented.

**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	- Not Present
Robert Becker	- Not Present
Sabrina Nagel	- Aye

**V. APPROVAL OF MINUTES**

[9. Approve the September 11, 2024 HDBR Meeting minutes as presented.](#)

📎 [09.11.24 MEETING MINUTES.pdf](#)

**Motion**

The Historic Board of Review motioned to approve the September 11, 2024 HDBR Meeting minutes as presented.

**Vote Results ( Approved )**

Motion: Melissa H. Rowan

Second: Stan Houle

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

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

**VII. CONTINUED AGENDA**

[10. Petition of Signs of the South Inc., Deborah Bowen | 24-004393 | 110 East President Street | Non-illuminated & Illuminated Signs](#)

**Motion**

Continue

**Vote Results ( Approved )**

Motion: Michael Higgins

Second: Stan Houle

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

[11. Petition of Andrew Lynch, AIA | 24-004958 | 20-24 East Oglethorpe Avenue | New Construction, Part I, Demolition, Recombination](#)

- 🔗 [20-24 East Oglethorpe Avenue - Public Comment - 1.pdf](#)
- 🔗 [20-24 East Oglethorpe Avenue - Public Comment - 2.pdf](#)
- 🔗 [20-24 East Oglethorpe Avenue - Public Comment - 3.pdf](#)
- 🔗 [20-24 East Oglethorpe Avenue - Public Comment - 4.pdf](#)
- 🔗 [20-24 East Oglethorpe Avenue - Public Comment - 5.pdf](#)
- 🔗 [20-24 East Oglethorpe Avenue - Public Comment - 6.pdf](#)
- 🔗 [20-24 East Oglethorpe Avenue - Public Comment - 7.pdf](#)
- 🔗 [20-24 East Oglethorpe Avenue - Public Comment - 8.pdf](#)

- ④ [20-24 East Oglethorpe Avenue - Public Comment - 9.pdf](#)
- ④ [20-24 East Oglethorpe Avenue - Public Comment - 10.pdf](#)
- ④ [20-24 East Oglethorpe Avenue - Public Comment - 11.pdf](#)
- ④ [20-24 East Oglethorpe Avenue - Public Comment - 12.pdf](#)
- ④ [20-24 East Oglethorpe Avenue - Public Comment - 13.pdf](#)
- ④ [20-24 East Oglethorpe Avenue - Public Comment - 14.pdf](#)
- ④ [20-24 East Oglethorpe Avenue - Public Comment - 15.pdf](#)
- ④ [20-24 East Oglethorpe Avenue - Public Comment - 16.pdf](#)
- ④ [20-24 East Oglethorpe Avenue - Public Comment - 17.pdf](#)
- ④ [20-24 East Oglethorpe Avenue - Public Comment - 18.pdf](#)
- ④ [20-24 East Oglethorpe Avenue - Public Comment - 19.pdf](#)
- ④ [20-24 East Oglethorpe Avenue - Public Comment - 20.pdf](#)
- ④ [20-24 East Oglethorpe Avenue - Public Comment - 21.pdf](#)
- ④ [20-24 East Oglethorpe Avenue - Public Comment - 22.pdf](#)
- ④ [20-24 East Oglethorpe Avenue - Public Comment - 25.pdf](#)
- ④ [20-24 East Oglethorpe Avenue - Public Comment - 26.pdf](#)
- ④ [20-24 East Oglethorpe Avenue - Public Comment - 27.pdf](#)
- ④ [20-24 East Oglethorpe Avenue - Public Comment - 28.pdf](#)
- ④ [20-24 East Oglethorpe Avenue - Public Comment - 29.pdf](#)
- ④ [20-24 East Oglethorpe Avenue - Public Comment - 30.pdf](#)
- ④ [20-24 East Oglethorpe Avenue - Public Comment - 31.pdf](#)
- ④ [20-24 East Oglethorpe Avenue - Public Comment - 32.pdf](#)
- ④ [20-24 East Oglethorpe Avenue - Public Comment - 33.pdf](#)
- ④ [20-24 East Oglethorpe Avenue - Public Comment - 34.pdf](#)
- ④ [20-24 East Oglethorpe Avenue - Public Comment - 36.pdf](#)
- ④ [20-24 East Oglethorpe Avenue - Public Comment - 37.pdf](#)
- ④ [20-24 East Oglethorpe Avenue - Public Comment - 38.pdf](#)
- ④ [20-24 East Oglethorpe Avenue - Public Comment - 39.pdf](#)
- ④ [20-24 East Oglethorpe Avenue - Public Comment - 40.pdf](#)
- ④ [20-24 East Oglethorpe Avenue - Public Comment - 41.pdf](#)
- ④ [20-24 East Oglethorpe Avenue - Public Comment - 42.pdf](#)
- ④ [20-24 East Oglethorpe Avenue - Public Comment - 43.pdf](#)
- ④ [20-24 East Oglethorpe Avenue - Public Comment - 44.pdf](#)
- ④ [20-24 East Oglethorpe Avenue - Public Comment - 45.pdf](#)
- ④ [20-24 East Oglethorpe Avenue - Public Comment - 46.pdf](#)
- ④ [20-24 East Oglethorpe Avenue - Public Comment - 47.pdf](#)
- ④ [20-24 East Oglethorpe Avenue - Public Comment - 48.pdf](#)
- ④ [20-24 East Oglethorpe Avenue - Public Comment - 49.pdf](#)

- 🔗 [20-24 East Oglethorpe Avenue - Public Comment - 50.pdf](#)
- 🔗 [20-24 East Oglethorpe Avenue - Public Comment - 51.pdf](#)
- 🔗 [20-24 East Oglethorpe Avenue - Public Comment - 52.pdf](#)
- 🔗 [20-24 East Oglethorpe Avenue - Public Comment - 53.pdf](#)

## **Motion**

Continue

## **Vote Results ( Approved )**

Motion: Michael Higgins

Second: Stan Houle

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

## **VIII. REQUEST FOR EXTENSION**

## **IX. REGULAR AGENDA**

### 12. Petition of LS3P | 24-0004957-COA | 301 Tattnall Street | New Construction, Part I: Height and Mass

- 🔗 [Submittal Packet 301 Tattnall Part II.pdf](#)
- 🔗 [Submittal Packet 301 Tattnall Part I.pdf](#)
- 🔗 [Submittal Packet 301 Tattnall.pdf](#)
- 🔗 [Submittal Packet 301 Tattnall Part IV - Color Renderings.pdf](#)
- 🔗 [Submittal Packet 301 Tattnall Part III.pdf](#)
- 🔗 [Site Context.pdf](#)
- 🔗 [Context Photos.pdf](#)
- 🔗 [Public Comment 30.pdf](#)
- 🔗 [Public Comment 1 - 29.pdf](#)
- 🔗 [Public Comment 31.pdf](#)
- 🔗 [Public Comment 32.pdf](#)
- 🔗 [Public Comment 33 - 36.pdf](#)
- 🔗 [Public Comment 37.pdf](#)
- 🔗 [Staff Report - 24-004957-COA 301 Tattnall St.pdf](#)
- 🔗 [Public Comment 38 - 54.pdf](#)
- 🔗 [Public Comment 55 - 59.pdf](#)
- 🔗 [Public Comment 60 - 63.pdf](#)



🔗 [Public Comment 64 - 69.pdf](#)

🔗 [Public Comment 70.pdf](#)

🔗 [Public Comment 71 - 72.pdf](#)

🔗 [Public Comment 73.pdf](#)

🔗 [Public Comment 74.pdf](#)

**Kelli Mitchell** presented the applicant's request of approval for Part I: Height and Mass for a large-scale development at 301 Tattnall Street.

Staff recommended to continue Part I: Height and Mass for a large-scale development at 301 Tattnall Street to address the following concerns held by staff.

1. Either step down the eastern side of the structure or lower the entire structure to be more visually compatible.
2. Further differentiate the top story of the building from the lower stories to meet the standards.
3. Either remove the rooftop deck element or redesign it so that it is not visible from the street facing facades.

#### **PETITIONER COMMENTS:**

**Michael Garcia**, LS3P, stated he was sympathetic to the height conditions. He believes the conditions are ambiguous. He expressed his interpretation of the ordinance and suggestions. He stated he can lower to 71 feet and is amenable to a continuance.

#### **PUBLIC COMMENTS:**

**Ellie Isaacs**, Historic Savannah Foundation, agreed with Staff recommendation of continuance, as this will set a precedent with future buildings, like upcoming civic center. Recommended further study of courtyard as a public space, rather than as an entry, as a responsibility to historic downtown Savannah.

**Robert Towns**, area resident, stated the petitioner's references were built before ordinance. Risk of plethora of 5/6 story buildings. Developers prefer larger to get more money. Encourages continuance.

**Andrew Jones**, Oglethorpe Plan Coalition, opposed to project. The height is not visually compatible. Large buildings are dominating the landscape, and visual from great distance. Obligation to apply visually compatibility rules for height and ratio of solids and void.

**Steve Edwards**, Downtown Neighborhood Association, hopes the public expressions indicate the lack of support of visually compatibility.

**Anna Bliss**, Beehive Foundation, stated the area is referred to as 'hotel district'. Requested the petitioner to reduce the scale.

**Sue Adler**, HSF, stated there are too many hotels in area.

**Susan Atkinson**, area resident, stated the big masses take the area out of balance.

**Ardis Wood**, area resident, opposed the petition.

**Lori Boyles**, area resident, opposed the petition. She stated she has two contributing structures in the area, purchased because of lack of massive structures.

**David Longward**, area resident, stated the petition is massive and needs to be smaller.

**Michael Garcia** stated he is amenable to continuance and work on the project with agents.

**BOARD DISCUSSION:**

The Board was not in favor of the petition; however, the Chair reminded that the petitioner has a right to request bonus story. Height and Mass design elements are yet to be discussed; use is not in the purview of Part 1. The Chair commended the petitioner's willingness to hear and respond to feedback. It was recommended that the petitioner meet with the neighborhood and discuss.

**Motion**

The Historic Downtown Board of Review does hereby continue Part I: Height and Mass for a large-scale development at 301 Tattnall Street to the January 8, 2025, HBDR meeting at the latest to give the applicant time to address the following concerns.

1. Either step down the eastern side of the structure or lower the entire structure to be more visually compatible.
2. Further differentiate the top story of the building from the lower stories to meet the standards.
3. Either remove the rooftop deck element or redesign it so that it is not visible from the street facing facades.

**Vote Results ( Approved )**

Motion: Michael Higgins

Second: Melissa H. Rowan

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

[13. Petition of Homeline Architecture | 24-004954-COA | 422 East Charlton Street | Rear Elevator Addition](#)

- 🔗 [Submittal Packet - 422 E. Charlton St.pdf](#)
- 🔗 [Staff Research - 422 E. Charlton St.pdf](#)
- 🔗 [Public Comment - Carol Morse .pdf](#)
- 🔗 [Public Comment - Concerned Neighbor.pdf](#)
- 🔗 [Staff Report - 24-004954-COA 422 E Charlton St.pdf](#)
- 🔗 [Public Comment - Gena Fausel .pdf](#)
- 🔗 [Public Comment - Peter Paolucci.pdf](#)
- 🔗 [Public Comment - Mimi Cay.pdf](#)
- 🔗 [Public Comment - Meredith Dulany.pdf](#)
- 🔗 [Public Comment - Susan Atkinson.pdf](#)

🔗 [Public Comment - 422 East Charlton St. - Oglethorpe Plan Coalition - October 2024.pdf](#)

🔗 [Public Comment - Ben Clayton.pdf](#)

🔗 [Public Comment - Edwin Connerat.pdf](#)

🔗 [Public Comment - Gayle Mongrandi.pdf](#)

**Caitlin Chamberlain** presented the applicant's request of approval to install an elevator addition on the rear elevation of 422 East Charlton Street.

Staff recommended to approve the request to install an elevator addition on the rear elevation of 422 East Charlton Street as requested because the project is visually compatible and meets the standards.

#### **PETITIONER COMMENTS:**

**Eric Oneill**, petitioner, presented the request of his client.

#### **PUBLIC COMMENTS:**

**Ellie Isaacs**, Historic Savannah Foundation, opposed the petition.

**Andrew Jones**, of the Oglethorpe Coalition, opposed the petition. He cited several items that he deemed inappropriate and out of harmony with the Ordinance.

**Steven Edwards**, of the Downtown Neighborhood Association stated opposition to petition and expressed concerned with the precedent being set.

**Sue Atkinson**, area resident, expressed opposition to the petition.

**Peter Patalucci**, area resident, expressed opposition to the petition, particularly as it will remove three window and alter the facade. There is an indoor elevator option that the petitioner has viewed but chose not to consider.

**Eric O'Neill**, petitioner, stated he respects the opinion of all. However, the purpose of process, if allowed - which it is, per staff and HSF, is that it has met the design standards of the ordinance.

#### **BOARD DISCUSSION:**

The Board expressed concern with removing historic fabric; reversibility is unrealistic. There is an option to have the elevator inside the structure, rather than outside and break up the historic row, as there is no lane. It is not visually compatible, nor are historic products protected in an attic. The efforts of the neighbors to protect and beautify was commended.

#### **Motion**

The Savannah Downtown Historic District Board of Review does hereby deny the request to install an elevator addition on the rear elevation of 422 East Charlton Street based on the visual compatibility standards not being met.

#### **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	- Not Present
Robert Becker	- Not Present
Sabrina Nagel	- Aye

[14. Petition of Wubbena Architects | 23-005347-COA | 409 West Taylor Street | New Construction, Small: Part II, Design Details](#)

🔗 [Submittal Packet 409 West Taylor.pdf](#)

🔗 [Parking Plan.pdf](#)

🔗 [Staff Report - 23-005347-COA 409 W Taylor St.pdf](#)

**Kelli Mitchell** presented the applicant's request for approval to demolish a non-contributing structure and requesting approval of New Construction, Small: Part I for a three-story structure with a penthouse at the property located at 409 West Taylor Street.

The applicant initially applied for the three-story infill in late 2023, but the project was continued multiple times to address outstanding items to include the need for a building model and to address concerns over parking.

In June 2024, staff presented the history of the current home at 409 West Taylor and discussed whether it met the standards to become a contributing building and if it met the standards for demolition. This came after the Board voiced concerns over the building's noncontributing status. The building's noncontributing status was not changed at this time. Part I of the project and the proposed demolition were heard at the July 2024 HDBR meeting. Here, staff recommended approval of Part I of the proposed infill as well as the demolition of the existing structure. Select conditions were placed on the project that were to be addressed in Part II, Design Details.

The Board agreed with the staff recommendation and made the following decision:

The Downtown Board of Review does hereby approve the demolition of the non-contributing structure at 409 West Taylor Street with the following conditions because the building otherwise meets the criteria for non-contributing demolition.

1. The building must be documented per the MPC Policy for Documenting Buildings.
2. Rather than traditional demolition, the building be deconstructed, and the materials salvaged for reuse.

And

Approve the New Construction, Small (Part I): Height and Mass for a three story infill with a penthouse at 409 West Taylor with the following conditions to be submitted to the Board for review with Part II, Design Details because the proposed work is otherwise visually compatible and meets the standards:

1. Adjust the porch design to meet the encroachment requirements and receive preliminary approval for the encroachment of the porch into the public right of way.
2. Provide material information and specifications for the handrails for the Juliet balconies, porch roof, and roof pavers.

3. Provide window specifics if muntins are being proposed
4. Provide light and fencing specifications if these elements are being proposed.
5. Provide information about the proposed parking on the neighboring property to include fencing and gates.

The applicant was scheduled to be heard at the September 11th HDBR meeting but did not meet the public notice requirements. The applicant is now back to be heard for Part II.

Note: The parking plan has been attached as a separate document. The parking shown on the plan is not what Traffic Engineering is considering for this project.

**Staff recommended to approve the New Construction, Small: Part II for a three-story structure with a penthouse at 409 West Taylor Street with the following conditions because the work is otherwise visually compatible and meets the standards.**

1. Receive approval for the encroachment of the front porch into the public right of way.
2. Confirm if a roof deck is being proposed, and if so, provide additional information showing that such element will not be visible from the public right of way.
3. Provide fencing, gate, and all related information about the proposed parking and garbage enclosures.

**PETITIONER COMMENTS:**

**James Wubbena**, petitioner, stated adjustments can be made to alleviate Board concerns.

**PUBLIC COMMENTS:**

**Eillie Issacs**, Historic Savannah Foundation, stated the porch detailing needs further study.

**BOARD DISCUSSION:**

There was concern with the front porch and its design, along with the French doors on the balcony.

**Motion**

The Downtown Historic Board of Review does hereby approve the New Construction, Small: Part II for a three-story structure with a penthouse at 409 West Taylor Street with the following conditions because the work is otherwise visually compatible and meets the standards.

1. Receive approval for the encroachment of the front porch into the public right of way.
2. Confirm if a roof deck is being proposed, and if so, provide additional information showing that such element will not be visible from the public right of way.
3. Provide fencing, gate, and all related information about the proposed parking and garbage enclosures.
4. Staff continue to work with the applicant to refine the design of the porch, transoms, French doors, and the Juliette balconies.

**Vote Results ( Approved )**

Motion: Michael Higgins

Second: Stan Houle

Stan Houle	- Aye
Karen Guinn	- Abstain
Michael Higgins	- Aye

Melissa H. Rowan	- Aye
Thomas L. Thomson	- Not Present
Robert Becker	- Not Present
Sabrina Nagel	- Aye

## X. APPROVED STAFF REVIEWS

### 15. Acknowledgement of Staff-approved petitions.

#### **Motion**

Acknowledge

#### **Vote Results ( Not Started )**

Motion: Stan Houle

Second: Michael Higgins

### 16. Petition of Keystone Roofing | 507 Tattnall Street |24-005171-CO A In-kind roof replacement

🔗 [SIGNED Staff Decision - 24-005171-COA 507 Tattnall St.pdf](#)

### 17. Petition of Barnard Architects, Robert Portman | 35 Barnard Street | 24-005205-COA | Install mechanical equipment (exhaust) on rear elevation

🔗 [SIGNED Staff Decision - 24-005205-COA 35 Barnard St Exhaust.pdf](#)

### 18. Petition of Atlanta Custom Windows | 311 E York Street | 24-002136-COA

🔗 [SIGNED Staff Decision - 24-002136-COA 311 E York St.pdf](#)

### 19. Petition of FastSigns | 3 E Broughton | 24-005215-COA | Hanging sign

🔗 [SIGNED Staff Decision - 24-005215-COA 3 E Broughton St.pdf](#)

### 20. Petition of Lisa DeStefano | 527 Howard Street | 24-005192-COA | Replace front door on non-historic structure

🔗 [SIGNED Staff Decision - 24-005192-COA 527 Howard St.pdf](#)

### 21. Petition of Ellsworth Design Build | 335 Whitaker Street | 24-005163 - COA| Roof and stucco repair

🔗 [SIGNED Staff Decision - 24-005163-COA 335 Whitaker St.pdf](#)

## XI. WORK PERFORMED WITHOUT A CERTIFICATE OF APPROPRIATENESS

## XII. REPORT ON ITEMS DEFERRED TO STAFF

## XIII. NOTICES, PROCLAMATIONS, AND ACKNOWLEDGEMENTS

### 22. Inspections Completed by Staff - October Report

🔗 [Staff Inspections October 2024.docx](#)

### 23. Stamped Drawings - October Report

🔗 [Stamped Drawings - October 2024 Report.pdf](#)

## XIV. OTHER BUSINESS

**XV. ADJOURNMENT**

[24. Next HDBR Pre-Meeting - Wednesday, November 13, 2024 at 12 pm - 112 East State Street](#)

[25. Next HDBR Meeting - Wednesday, November 13, 2024 at 1 pm - 112 East State Street](#)

[26. Adjourn](#)

***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.***