



## Savannah Historic District Board of Review

Arthur A. Mendonsa Hearing Room  
August 13, 2025, 1:00 p.m.  
DECISIONS

### August 13, 2025 HISTORIC District Board of Review Meeting

A Pre-Meeting was held at 12:00 PM in the Jerry Surrency Conference Room, 112 East State Street. 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  
Mariel Hamer  
Robert Helm  
Sabrina Nagel  
Sara Woodfield

**Members Absent:** Shedrick Coleman  
Thomas Thomson

**MPC Staff Present:** Melanie Wilson, Executive Director  
Caitlin Chamberlain, Director of Historic Preservation  
Kelli Mitchell, Planner  
Jodie Brown, Principal Planner  
Rohan Urs, Planner  
Bri Morgan, Historic Preservation Administrative Assistant  
Hind Patel, Information Technology

#### I. CALL TO ORDER AND WELCOME

#### II. SIGN POSTING

#### III. CONSENT AGENDA

##### [1. Petition of Cook Architecture | 23-005542-COA | 119 Martin Luther King, Jr. Boulevard | Amendment - Color Change](#)

**Caitlin Chamberlain** prepared the report of the applicant's request of approval for a color change amendment to a previously approved Certificate of Appropriateness for rehabilitation of the building located at 119 Martin Luther King, Jr. Blvd. The proposed color change is only for the front façade which faces MLK Boulevard.

Staff recommended to approve the color change amendment request for the property located at 119 Martin Luther King, Jr. Boulevard as requested because the work is visually compatible and meets the standards.

#### **Motion**

The Savannah Historic District Board of Review motioned to approve the color change amendment request

for the property located at 119 Martin Luther King, Jr. Boulevard as requested because the work is visually compatible and meets the standards.

**Vote Results ( Approved )**

Motion: Melissa H. Rowan

Second: Sara Woodfield

Karen Guinn	- Abstain
Melissa H. Rowan	- Aye
Thomas L. Thomson	- Not Present
Sabrina Nagel	- Aye
Sara Woodfield	- Aye
Shedrick Coleman	- Not Present
Mariel Hamer	- Aye
Robert Helms	- Aye

**2. Petition of Felder & Associates, Cathryn Sinclair | 25-003087-COA | 702 West Oglethorpe St | Alterations and Fence/Gates**

The applicant is requesting approval to make alterations to the structure located at 702 West Oglethorpe Avenue. The applicant is proposing a new patio as part of this project. The patio will not be reviewed at this time as it will not be visible from the public right of way due to the installation of a fence. Any alterations to the parking lot as well as the addition of planters will also not be reviewed as neither are under the purview of this Board.

While signage is shown on the plans, it is not part of the currently proposed plans and request. The structure is a noncontributing resource [within the National Historic Landmark District and the local Savannah Downtown Historic District.](#)

**STAFF RECOMMENDATION:**

**Approve the alterations to 702 West Oglethorpe as requested because the work is visually compatible and meets the standards.**

**Motion**

The Savannah Historic District Board of Review does hereby approve the alterations to 702 West Oglethorpe as requested because the work is visually compatible and meets the standards.

**Vote Results ( Approved )**

Motion: Melissa H. Rowan

Second: Sara Woodfield

Karen Guinn	- Abstain
Melissa H. Rowan	- Aye
Thomas L. Thomson	- Not Present
Sabrina Nagel	- Aye
Sara Woodfield	- Aye
Shedrick Coleman	- Not Present
Mariel Hamer	- Aye
Robert Helms	- Aye

[3. Petition of Veterans Fence & Supply, Alexis DeMinico | 25-002778-COA | 406 West Wayne St | Fence](#)

**Kelli Mitchell** prepared the report for the applicant's request of approval to replace an existing fence in-kind at 406 West Wayne Street. The building is a non-contributing resource [within the National Historic Landmark District and the local Savannah Downtown Historic District](#).

**STAFF RECOMMENDATION:**

**Approve the in-kind replacement of a fence at 406 West Wayne Street as requested because the work is visually compatible and meets the standards.**

**Motion**

The Savannah Historic District Board of Review does hereby approve the in-kind replacement of a fence at 406 West Wayne Street as requested because the work is visually compatible and meets the standards.

**Vote Results ( Approved )**

Motion: Melissa H. Rowan

Second: Sara Woodfield

Karen Guinn	- Abstain
Melissa H. Rowan	- Aye
Thomas L. Thomson	- Not Present
Sabrina Nagel	- Aye
Sara Woodfield	- Aye
Shedrick Coleman	- Not Present
Mariel Hamer	- Aye
Robert Helms	- Aye

[4. Petition of Bob Newsome | 25-003435-COA | 215 East Jones Street | After-the-Fact Rear Deck Replacement](#)

**Caitlin Chamberlain** prepared the report for the applicant's request for after-the-fact approval for the removal and replacement of a rear deck on the building located at 215 East Jones Street. 215 East Jones Street was built in 1853 and is a contributing resource within the Savannah National Historic Landmark District and the local Savannah Downtown Historic District. It is a townhouse attached to 213 East Jones Street on a block of mostly contributing resources.

Google Street View images would suggest that the previous decking that had been removed was not historic in nature and was likely a modern addition. Sanborn Maps show the progression of changes that the rear of the property underwent over time, further suggesting that the deck and stairs that were removed and replaced were not historic. The maps below include 1888, 1898, 1916, 1953, and 1973.

**STAFF RECOMMENDATION:**

**Approve the after-the-fact rear deck replacement for the property located at 215 East Jones Street as requested because the work is visually compatible and meets the standards.**

**Motion**

The Savannah Historic District Board of Review motioned to approve the after-the-fact rear deck replacement for the property located at 215 East Jones Street as requested because the work is visually compatible and meets the standards.

**Vote Results ( Approved )**

Motion: Melissa H. Rowan

Second: Sara Woodfield

Karen Guinn	- Abstain
Melissa H. Rowan	- Aye
Thomas L. Thomson	- Not Present
Sabrina Nagel	- Aye
Sara Woodfield	- Aye
Shedrick Coleman	- Not Present
Mariel Hamer	- Aye
Robert Helms	- Aye

[5. Petition of Brayfield & Associates, Inc. | 25-003526-COA | 411 West Bay Street | Alterations](#)

**Rohan Urs** prepared the report for the applicant's request for approval to add five punched openings to the existing exterior pool wall at 411 West Bay Street. The purpose of the new openings is to allow for more natural light and create a sense of openness to the pool deck area. The building was constructed in 2001 and is a non-contributing resource [within the National Historic Landmark District and the local Savannah Downtown Historic District](#).

**STAFF RECOMMENDATION:**

Staff recommends approval of the request for the addition of five punched openings to the existing exterior pool wall at 411 West Bay Street, because the proposed work is visually compatible and meets the standards for alterations to non-contributing resources within the Savannah Downtown Historic District.

**Motion**

The Savannah Historic District Board of Review hereby approves the request for the addition of five punched openings to the existing exterior pool wall at 411 West Bay Street, because the proposed work is visually compatible and meets the standards for alterations to non-contributing resources within the Savannah Downtown Historic District.

**Vote Results ( Approved )**

Motion: Melissa H. Rowan

Second: Sara Woodfield

Karen Guinn	- Abstain
Melissa H. Rowan	- Aye
Thomas L. Thomson	- Not Present
Sabrina Nagel	- Aye
Sara Woodfield	- Aye
Shedrick Coleman	- Not Present
Mariel Hamer	- Aye
Robert Helms	- Aye

[6. Petition of Russell Home Renewal | 25-003538-COA | 316 West Taylor Street | Rehabilitation](#)

**Rohan Urs** prepared the report for the applicant's request of approval to remove and rebuild the exterior staircase at 316 West Taylor Street. The existing staircase is deteriorated and poses safety concerns. The replacement will be constructed entirely of wood, painted to match the existing, and will closely replicate the adjacent stair at 314 West Taylor Street. The only proposed variation is the color of newel post at the base of the staircase.

The building was constructed in 2010 and is a non-contributing resource [within the National Historic Landmark District and the local Savannah Downtown Historic District](#). The immediate context includes other two- to three-story brick townhouses and historic residential structures with prominent exterior staircases along Taylor Street. The adjacent building at 314 West Taylor Street has a staircase of similar scale and character, which the applicant is using as a reference for replication.

**STAFF RECOMMENDATION:**

Staff recommends approval of the request to remove and rebuild the exterior staircase at 316 West Taylor Street as submitted, because the proposed work is visually compatible and meets the standards for alterations to non-contributing resources within the Savannah Downtown Historic District

**Motion**

The Savannah Historic District Board of Review hereby approves the request to remove and rebuild the exterior staircase at 316 West Taylor Street as submitted, because the proposed work is visually compatible and meets the standards for alterations to non-contributing resources within the Savannah Downtown Historic District.

**Vote Results ( Approved )**

Motion: Melissa H. Rowan

Second: Sara Woodfield

Karen Guinn	- Abstain
Melissa H. Rowan	- Aye
Thomas L. Thomson	- Not Present
Sabrina Nagel	- Aye
Sara Woodfield	- Aye
Shedrick Coleman	- Not Present
Mariel Hamer	- Aye
Robert Helms	- Aye

**7. Petition of Home Depot USA, INC | 25-003437-COA | 339 West Charlton Street | Windows**

**Kelli Mitchell** prepared the report for the applicant's request for approval to replace the windows at 339 West Charlton Street. The building is a noncontributing resource within the Savannah National Historic Landmark District and the local Savannah Downtown Historic District.

**STAFF RECOMMENDATION:**

**Approve the window replacement at 339 West Charlton Street as requested because the work is visually compatible and meets the standards.**

**Motion**

The Savannah Historic District Board of Review does hereby approve the window replacement at 339 West Charlton Street as requested because the work is visually compatible and meets the standards.

**Vote Results ( Approved )**

Motion: Melissa H. Rowan

Second: Sara Woodfield

Karen Guinn	- Abstain
Melissa H. Rowan	- Aye
Thomas L. Thomson	- Not Present
Sabrina Nagel	- Aye
Sara Woodfield	- Aye
Shedrick Coleman	- Not Present
Mariel Hamer	- Aye
Robert Helms	- Aye

[8. Petition of Full Tilt Sign Company | 25-003436-COA | 111 Barnard Street | Non-illuminated Signs](#)

**Caitlin Chamberlain** prepared the report for the applicant's request of approval to install replacement signs for the business located at 111 Barnard Street. The request also includes replacing the existing green awning with a black awning over the main and side entrances. The scope of work includes replacing signs to reflect the current business. There are some signs under 3 square feet, which do not require a COA. The signs subject to review include:

- Lettered wall sign (non-illuminated) one each on the south and east elevations, as well as the drive-thru structure
- Freestanding directional sign

**3.18.3 Exemptions**

- a. A Certificate of Appropriateness is not required for: Non-illuminated signs less than three (3) square feet in size.

Due to the exemption, the following signs in the submittal packet are not subject to a COA:

- Clearance sign on drive-thru structure 1.9 sf
- Parking wall signs 1.5 sf (one each for the 7 parking spaces allotted for the bank)

Additionally, **Section 9.9.10 Signs Allowed Without a Permit** includes directional signs.

111 Barnard Street was built in 1972 and is a non-contributing resource within the Savannah National Historic Landmark District and the local Savannah Downtown Historic District. It recently housed the First Chatham Bank, and has since changed over to Cadence Bank, hence the sign requests. The applicant is not requesting more signage than what already existed under First Chatham Bank.

**STAFF RECOMMENDATION:**

**Approve the request to install three (3) non-illuminated wall signs to replace the former wall signs for the business located at 111 Barnard Street as requested because the work is visually compatible and meets the standards.**

**Motion**

The Savannah Historic District Board of Review motioned to approve the request to install three (3) non-illuminated wall signs to replace the former wall signs for the business located at 111 Barnard Street as requested because the work is visually compatible and meets the standards.

**Vote Results ( Approved )**

Motion: Melissa H. Rowan

Second: Sara Woodfield

Karen Guinn - Abstain

Melissa H. Rowan	- Aye
Thomas L. Thomson	- Not Present
Sabrina Nagel	- Aye
Sara Woodfield	- Aye
Shedrick Coleman	- Not Present
Mariel Hamer	- Aye
Robert Helms	- Aye

[9. Petition of Superior Fence and Rail | 25-003429-COA | 456 Price Street | Fence](#)

**Rohan Urs** prepared the report for the applicant's request of approval to remove and replace an existing stockade wood fence at 456 Price Street. The proposed replacement will match the existing in height, style, material, and footprint, including the replacement of three gates. No changes are proposed to the location or configuration of the fence.

The **residential** building was constructed in 1900 and is a **contributing** resource within the National Historic Landmark District and the local Savannah Downtown Historic District.

**STAFF RECOMMENDATION:**

Staff recommends **approval** of the request for the removal and replacement of the existing 6-foot stockade wood fence with three gates at 456 Price Street, because the proposed work is visually compatible and meets the standards for alterations within the Savannah Downtown Historic District.

**Motion**

The Savannah Historic District Board of Review hereby approves the request for the removal and replacement of the existing 6-foot stockade wood fence with three gates at 456 Price Street, because the proposed work is visually compatible and meets the standards for alterations within the Savannah Downtown Historic District.

**Vote Results ( Approved )**

Motion: Melissa H. Rowan

Second: Sara Woodfield

Karen Guinn	- Abstain
Melissa H. Rowan	- Aye
Thomas L. Thomson	- Not Present
Sabrina Nagel	- Aye
Sara Woodfield	- Aye
Shedrick Coleman	- Not Present
Mariel Hamer	- Aye
Robert Helms	- Aye

[10. Petition of South Shore Roofing | 25-003430-COA | 527 Howard Street | Roof](#)

**Rohan Urs** prepared the report for the applicant's request of approval for the tear-off and replacement of the existing flat roof at 527 Howard Street. The new roofing system will consist of a GAF 60 mil TPO membrane, fully adhered and mechanically fastened. The project includes the installation of associated flashing and coping as required for proper waterproofing.

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The building is located within the Savannah Downtown Historic District and the Savannah National Historic Landmark District. It is a non-contributing resource and is situated in a block composed of other masonry residential and commercial buildings. The existing roof is visibly deteriorated, and replacement is warranted. The Residential building was built in 1977 and is a non-contributing resource within the Savannah National Historic Landmark District and the local Savannah Downtown Historic District.

**STAFF RECOMMENDATION:**

**Approve the roof replacement at 527 Howard Street as requested because the work is visually compatible and meets the standards.**

**Motion**

The Savannah Historic District Board of Review hereby approves the request for roof replacement at 527 Howard Street. The work is visually compatible and meets the standards.

**Vote Results ( Approved )**

Motion: Melissa H. Rowan

Second: Sara Woodfield

Karen Guinn	- Abstain
Melissa H. Rowan	- Aye
Thomas L. Thomson	- Not Present
Sabrina Nagel	- Aye
Sara Woodfield	- Aye
Shedrick Coleman	- Not Present
Mariel Hamer	- Aye
Robert Helms	- Aye

**11. Petition of JDH Decks and Fences | 25-003197-COA | 511 East Harris Street | Fence**

**Caitlin Chamberlain** prepared the report for the applicant's request for approval to install a replacement side yard gate and a new front yard fence at 511 East Harris Street. 511 East Harris Street was built in 1959 and is a contributing resource [within the local Savannah Downtown Historic District](#), but it falls outside of the Period of Significance ending in 1935 for the National Historic Landmark District. It is one of two one-story concrete block bungalow style homes on this block. Both of these houses are set back further on their lots than the other, older houses on the street. This creates a situation where they are the only houses with small front yards. Most of the existing buildings on this block were constructed in the 1860s and 1870s.

**STAFF RECOMMENDATION:**

**Approve the fence and gate installation request for the property located at 511 East Harris Street as requested because the work is visually compatible and meets the standards.**

**Motion**

The Savannah Historic District Board of Review motioned to approve the fence and gate installation request for the property located at 511 East Harris Street as requested because the work is visually compatible and meets the standards.

**Vote Results ( Approved )**

Motion: Melissa H. Rowan



Second: Sara Woodfield

Karen Guinn	- Abstain
Melissa H. Rowan	- Aye
Thomas L. Thomson	- Not Present
Sabrina Nagel	- Aye
Sara Woodfield	- Aye
Shedrick Coleman	- Not Present
Mariel Hamer	- Aye
Robert Helms	- Aye

[12. Petition of David McDonald | 25-003523-COA | 409 East Perry Street | Fence](#)

**Caitlin Chamberlain** prepared the report for the applicant's request of approval for an in-kind fence and gate replacement at the rear of the property located at 409 East Perry Street. The request is due to water and storm damage to the existing privacy fence. 409 East Perry Street was built in 2012 and is a non-contributing resource within the National Historic Landmark District and the local Savannah Downtown Historic District. It is one of four adjacent newer buildings constructed at the same time.

**STAFF RECOMMENDATION:**

**Approve** the in-kind fence and gate replacement request for the property located at 409 East Perry Street **as requested** because the work is visually compatible and meets the standards.

**Motion**

The Savannah Historic District Board of Review motioned to approve the in-kind fence and gate replacement request for the property located at 409 East Perry Street as requested because the work is visually compatible and meets the standards.

**Vote Results ( Approved )**

Motion: Melissa H. Rowan

Second: Sara Woodfield

Karen Guinn	- Abstain
Melissa H. Rowan	- Aye
Thomas L. Thomson	- Not Present
Sabrina Nagel	- Aye
Sara Woodfield	- Aye
Shedrick Coleman	- Not Present
Mariel Hamer	- Aye
Robert Helms	- Aye

[13. Petition of David McDonald | 25-003525-COA | 411 East Perry Street | Fence](#)

**Caitlin Chamberlain** prepared the report of the applicant's requesting of approval for an in-kind fence and gate replacement at the rear of the property located at 411 East Perry Street.

411 East Perry Street was built in 2012 and is a non-contributing resource within the National Historic Landmark District and the local Savannah Downtown Historic District. It is one of four adjacent newer buildings constructed at the same time.

**STAFF RECOMMENDATION:**

**Approve the in-kind fence and gate replacement request for the property located at 411 East Perry Street as requested because the work is visually compatible and meets the standards.**

**Motion**

The Savannah Historic District Board of Review motioned to approve the in-kind fence and gate replacement request for the property located at 411 East Perry Street as requested because the work is visually compatible and meets the standards.

**Vote Results ( Approved )**

Motion: Melissa H. Rowan

Second: Sara Woodfield

Karen Guinn	- Abstain
Melissa H. Rowan	- Aye
Thomas L. Thomson	- Not Present
Sabrina Nagel	- Aye
Sara Woodfield	- Aye
Shedrick Coleman	- Not Present
Mariel Hamer	- Aye
Robert Helms	- Aye

**IV. ADOPTION OF THE AGENDA**

**V. APPROVAL OF MINUTES**

**[14. Approve the June 11, 2025 Historic District Board of Review Meeting Minutes as presented.](#)**

**Motion**

The Savannah Historic District Board of Review motioned to approve the June 11, 2025 HDBR Meeting minutes as presented.

**Vote Results ( Approved )**

Motion: Sara Woodfield

Second: Robert Helms

Karen Guinn	- Abstain
Melissa H. Rowan	- Aye
Thomas L. Thomson	- Not Present
Sabrina Nagel	- Aye
Sara Woodfield	- Aye
Shedrick Coleman	- Not Present
Mariel Hamer	- Aye
Robert Helms	- Aye

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

[15. Petition of Lynch Associates Architects | 24-004958-COA | 20-24 East Oglethorpe Avenue | New Construction, Part II: Design Details](#)

**Motion**

Remove from the August 13, 2025 HDBR agenda

**Vote Results ( Approved )**

Motion: Melissa H. Rowan

Second: Sabrina Nagel

Karen Guinn	- Abstain
Melissa H. Rowan	- Aye
Thomas L. Thomson	- Not Present
Sabrina Nagel	- Aye
Sara Woodfield	- Aye
Shedrick Coleman	- Not Present
Mariel Hamer	- Aye
Robert Helms	- Aye

**VII. CONTINUED AGENDA**

[16. Petition of Whitfield Signs | 25-003434-COA | 3 West Perry Street | Illuminated and Non-Illuminated Signs](#)

**Motion**

Continue

**Vote Results ( Approved )**

Motion: Robert Helms

Second: Sabrina Nagel

Karen Guinn	- Abstain
Melissa H. Rowan	- Aye
Thomas L. Thomson	- Not Present
Sabrina Nagel	- Aye
Sara Woodfield	- Aye
Shedrick Coleman	- Not Present
Mariel Hamer	- Aye
Robert Helms	- Aye

**VIII. REQUEST FOR EXTENSION**

**IX. REGULAR AGENDA**

[17. Petition of Coastal Canvas, Austin Webb | 25-001937-COA | 115 East River Street | Awning and Special Exception Request](#)

**Caitlin Chamberlain** presented the applicant's request of approval for the installation of an expanded replacement awning on the storefront located at 115 East River Street. The request also includes a Special

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Exception to allow for a reduced minimum vertical clearance of the awning from 8 feet to 6-and-a-half feet.  
115 East River Street was built in 1857 and is a contributing resource [within the National Historic Landmark District and the local Savannah Downtown Historic District](#). This building also fronts on Bay Street and is home to multiple businesses. The ground level on the River Street side is currently the restaurant Huey's. Along River Street, there are several businesses with various awning heights that are based on the available height of the first floor of the buildings, as seen below. It is likely that not all of these meet the 8' clearance due to existing conditions.

**Motion**

The Savannah Historic District Board of Review motioned to approve the proposal to install a replacement awning as requested because the project is visually compatible and meets the standards.

AND

Approve the Special Exception request from the standard that reads:

Awnings, Canopies and Shade Structures

Configuration

Installations extending above the public right-of-way shall have a minimum vertical clearance of eight (8) feet above the sidewalk.

To allow for a vertical clearance of 6-and-a-half feet above the sidewalk, because the Special Exception criteria are met.

**Vote Results ( Approved )**

Motion: Melissa H. Rowan

Second: Mariel Hamer

Karen Guinn	- Abstain
Melissa H. Rowan	- Aye
Thomas L. Thomson	- Not Present
Sabrina Nagel	- Aye
Sara Woodfield	- Nay
Shedrick Coleman	- Not Present
Mariel Hamer	- Aye
Robert Helms	- Aye

## Parts I & II

**Caitlin Chamberlain** presented the applicant's request of approval for New Construction, Parts I & II, for the property located at 401-409 East Bay Street. This project request is a revision of a previously approved design. The materials from the previously approved project remain the same, thus the reason for Part I and Part II being reviewed together in this case.

Part I: Height & Mass [24-004416-COA] was initially approved on September 11, 2024, with no conditions, and Part II: Design Details was approved on November 13, 2024, with no conditions. This previously approved design is attached to the agenda for reference.

On June 11, 2025, an amendment to the project was presented to the Board. Staff recommended approval but the Board had concerns that parts of the project had changed too much to be considered an amendment and discussed the need to reapply. The proposed amendments were as follows:

1. *Revision of the first-floor plan, relocating guest rooms to the upper floors and increasing the size of the lobby and hotel amenities. This has changed the fenestration patterns.*
2. *The second and third floor rooms have been enlarged and reconfigured, also changing the fenestration patterns.*
3. *A fourth floor has been added to the addition on the contributing building with gabled roof concealing the mechanical equipment. The addition is set back 3' from the stories below on the north (Bay Street) and south (Bay Lane) facades, and 6'8" from the ground floor contributing building at the south (lane) façade. The façade of the addition has changed from large windows and metal panel to smaller punched openings and metal panel.*
4. *A glass and metal panel, fourth floor, penthouse addition has been added to the lane building. The addition is set back 6'8" from the lane and 9'6" from the eastern property line.*
5. *The roof of the lane building has changed from a gable roof with dormers to a flat roof. The cementitious siding has been changed to stucco.*
6. *The Habersham Street façade has been modified; The upper floor window configuration has been modified to align with the floor plan changes. The ground floor entry on Habersham Street has been redesigned with a terracotta banded shroud and flanking side windows. The water table separating the first and second floor has been updated to include terracotta detailing.*

The Board decisions was as follows:

*The Savannah Historic District Board of Review does hereby approve the proposed design amendments for Building A, located at 401-409 East Bay Street, as requested because the work is visually compatible and meets the standards.*

**AND**

*The Savannah Historic District Board of Review does hereby continue the proposed design amendments for Building B and Building C, located at 401-409 East Bay Street, to the July 9, 2025, Historic District Board of Review Meeting to allow the applicant time to address visual compatibility concerns.*

The petitioner requested that the project return for the August 13, 2025, HDBR meeting to allow time to address the concerns of the last meeting. The proposed changes include the following:

### Building A

- Reduced floor heights
- Revised window configurations (based on interior floor plan changes)
- Revised entry
- Revised decorative terracotta water table

### Building B

- Added fourth floor with gable roof, set back from stories below

- Punched openings in metal panels

#### Building C

- Added fourth floor penthouse
- Modified window configuration
- Changed gable roof with dormers to a flat roof
- Changed exterior siding to stucco

The visual representation of the approved from 2024, the formerly proposed but continued from 6/11/25, and the currently proposed. This is for the front elevation, but all elevations can be seen in the 'Petitioner Presentation' documents on the agenda.

#### Site A/Building A

Site A is at the intersection of East Bay and Habersham Streets, and the current building is non-contributing building and was constructed sometime between 1954-1973. Proposed work includes demolition of the non-contributing building and construction of a four-story building with a two-story rear addition. The design changes from the previously approved version were approved at the June 11, 2025, meeting.

#### Site B/Building B

This one-story brick building was constructed between 1888-1898 and is a contributing building. It is in fair condition, except for the structural damage along the south wall facing Bay Lane.

#### Site C/Building C

The building on Site C is a one-story brick building in good condition. It is non-contributing and was constructed prior to 1937.

#### **STAFF RECOMMENDATION:**

**Approve the requested New Construction, Part: Height and Mass and New Construction, Part II: Design Details as requested because the work is visually compatible and meets the standards.**

#### **Motion**

The Savannah Historic District Board of Review motioned to approve the requested New Construction, Part: Height and Mass and New Construction, Part II: Design Details as requested because the work is visually compatible and meets the standards.

#### **Vote Results ( Approved )**

Motion: Sabrina Nagel

Second: Melissa H. Rowan

Karen Guinn	- Abstain
Melissa H. Rowan	- Aye
Thomas L. Thomson	- Not Present
Sabrina Nagel	- Aye
Sara Woodfield	- Aye
Shedrick Coleman	- Not Present
Mariel Hamer	- Aye
Robert Helms	- Aye

#### 19. Petition of Rose Architects, Kevin Rose | 25-003528-COA | 118 West Harris Street | Addition

**Kelli Mitchell** presented the applicant's request for approval of a rear addition at 118 West Harris Street. The proposed work will include the demolition of an existing rear addition. The building was constructed in 1884 and is a contributing resource [within the National Historic Landmark District and the local Savannah Downtown Historic District](#).

Sanborn Maps show a two-story rear addition being constructed between 1953 and 1955 while the Cadastral Survey, which was completed in 1937, shows a rear "room [with a] shed roof." No historic photos were found

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that show the rear of the property. It is unclear if there was an error in the Sanborn Maps which omitted the rear addition or if the Cadastral Survey shows an earlier addition that was not present when the 1950 Sanborn Map was made.

**STAFF RECOMMENDATION:**

**Approve the rear addition at 118 West Harris Street with the following conditions to be submitted to staff for review and approval prior to starting the project because the work is otherwise visually compatible and meets the standards.**

- 1. Provide a physical sample of the proposed Nickel Gap Siding.**
- 2. Provide proposed colors for the windows, handrails, lighting, and awning.**
- 3. If any portion of the existing rear facade is visible from the public right of way, the applicant should provide additional information such as proposed materials and window openings.**
- 4. If work is being conducted on the primary building, the applicant should indicate what work is taking place and provide necessary information such as materials.**

**Motion**

Deny - visual compatibilty

**Vote Results ( Rejected )**

Motion: Robert Helms

Second: Sara Woodfield

Karen Guinn	- Abstain
Melissa H. Rowan	- Nay
Thomas L. Thomson	- Not Present
Sabrina Nagel	- Nay
Sara Woodfield	- Aye
Shedrick Coleman	- Not Present
Mariel Hamer	- Nay
Robert Helms	- Aye

**Motion**

The Savannah Historic District Board of Review does hereby continue the rear addition at 118 West Harris Street to the September 10th, 2025, meeting to allow the applicant time to review and revise as discussed with the suggestions to revise the wall and the overall height of the addition.

**Vote Results ( Approved )**

Motion: Sabrina Nagel

Second: Sara Woodfield

Karen Guinn	- Abstain
Melissa H. Rowan	- Aye
Thomas L. Thomson	- Not Present
Sabrina Nagel	- Aye
Sara Woodfield	- Aye

Shedrick Coleman	- Not Present
Mariel Hamer	- Aye
Robert Helms	- Aye

20. Petition of J. Elder Studo, Martin Ronaszegi | 25-002575-COA | 219 East York Street | New Construction (Accessory Building, Parts I & II) and Variance Recommendation Request

**Kelli Mitchell** presented the applicant's request of approval of New Construction, Small: Parts I & II for an accessory dwelling unit as well as a Variance Recommendation Request for the lot coverage at 219 East York Street. The Variance Recommendation Request is to allow for an increase in the proposed lot coverage by 4% for a total lot coverage of 79% where the maximum allowed is 75%. The building was constructed in 1872 and is a contributing resource [within the National Historic Landmark District and the local Savannah Downtown Historic District](#).

**STAFF RECOMMENDATION:**

**Approve the New Construction, Small: Parts I & II for an accessory dwelling unit at 219 East York Street with the following conditions to be submitted to staff for review and approval prior to starting the project because the work is otherwise visually compatible and meets the standards.**

- 1. Redesign the eaves and the proposed shed roof form to meet the standards or apply for a Special Exception from these standards to be heard at the September 10, 2025, HDBR meeting.**
- 2. Reduce the amount of metal roofing material that extends down the interior side walls.**
- 3. Confirm that the height of the accessory building meets the maximum height requirements and update the dimensions to reflect the correct height.**
- 4. Consider paint for the siding material and provide the proposed color for review.**

**And**

**Approve the Variance Recommendation Request from the standard that reads:**

***D-R Building Coverage (max). 75%***

**To allow for the lot coverage to be 79% because the variance criteria are met.**

**Motion**

The Savannah Downtown Historic District Board of Review does hereby deny the New Construction, Small: Parts I & II for an accessory dwelling unit at 219 East York Street based on the incompatibility of the project with the Visual Compatibility Standards and the Design Standards

**Vote Results ( Approved )**

Motion: Robert Helms

Second: Sabrina Nagel

Karen Guinn	- Abstain
Melissa H. Rowan	- Nay
Thomas L. Thomson	- Not Present
Sabrina Nagel	- Aye
Sara Woodfield	- Aye



Shedrick Coleman	- Not Present
Mariel Hamer	- Aye
Robert Helms	- Aye

**X. APPROVED STAFF REVIEWS**

**XI. WORK PERFORMED WITHOUT A CERTIFICATE OF APPROPRIATENESS**

**XII. REPORT ON ITEMS DEFERRED TO STAFF**

**XIII. NOTICES, PROCLAMATIONS, AND ACKNOWLEDGEMENTS**

[21. Stamped Drawings Report - July 2025 Report](#)

[22. Inspections Completed by Staff - July 2025 Report](#)

[23. Stamped Drawings Report - August 2025 Report](#)

[24. Inspections Completed by Staff - August 2025 Report](#)

**XIV. OTHER BUSINESS**

**XV. ADJOURNMENT**

[25. Next HDBR Pre-Meeting - Wednesday September 10, 2025 at 12pm - 112 East State Street](#)

[26. Next HDBR Regular Meeting - Wednesday Septemeber 10, 2025 at 1pm - 112 East State Street](#)

[27. Adjourn](#)

There being no further business to present before the Board, the August 13, 2025 Historic District Board of Review adjourned at 4:08 p.m.

Respectfully submitted,

Caitlin Chamberlain  
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.***