



## Savannah Historic District Board of Review

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Arthur A. Mendonsa Hearing Room  
May 14, 2025, 1:00 p.m.  
DECISIONS

### May 14, 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
- Shedrick Coleman
- Mariel Hamer
- Robert Helm
- Sabrina Nagel

Thomas Thomson  
Sara Woodfield

**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, 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 620 East River Street Parking Garage, Bryan Cornelius | 25-001966-COA | 620 East River Street | Illuminated Signs](#)

📎 [Submittal Packet - 620 East River Street.pdf](#)

📎 [Staff Report - 25-001966-COA 620 E River St.pdf](#)

#### Motion

The Savannah Historic District Board of Review does hereby approve the internally illuminated wall sign for

the parking garage located at 620 East River Street as requested because the work is visually compatible and meets the standards.

**Vote Results ( Approved )**

Motion: Sara Woodfield

Second: Melissa H. Rowan

Karen Guinn	- Abstain
Melissa H. Rowan	- Aye
Thomas L. Thomson	- Aye
Sabrina Nagel	- Aye
Sara Woodfield	- Aye
Shedrick Coleman	- Aye
Mariel Hamer	- Aye
Robert Helms	- Aye

[2. Petition of Ellsworth Design Build | 25-001941-COA | 407 East Perry Street | Fence](#)

🔗 [Submittal Packet - 407 East Perry Street.pdf](#)

🔗 [Staff Report - 25-001941-COA 407 E Perry.pdf](#)

**Motion**

The Savannah Downtown Historic District Board of Review does hereby approve the request for the in-kind replacement of the wood fence located at the side and rear of the property located at 407 East Perry Street as requested because the work is visually compatible and meets the standards.

**Vote Results ( Approved )**

Motion: Sara Woodfield

Second: Melissa H. Rowan

Karen Guinn	- Abstain
Melissa H. Rowan	- Aye
Thomas L. Thomson	- Aye
Sabrina Nagel	- Aye
Sara Woodfield	- Aye
Shedrick Coleman	- Aye
Mariel Hamer	- Aye
Robert Helms	- Aye

[3. Petition of J. Elder Studios | 25-001975-COA | 322 West Broughton Street | Alterations](#)

🔗 [Submittal Packet - 322 West Broughton Street.pdf](#)

🔗 [Staff Report - 25-001975-COA - 322 W Broughton St.pdf](#)

🔗 [322 W Broughton Street - Exterior Renderings.pdf](#)

**Motion**

The Historic Downtown Board of Review motioned to remove this item from Consent Agenda to Regular Agenda, due to question from the public.

**Vote Results ( Approved )**

Motion: Sara Woodfield

Second: Melissa H. Rowan

Karen Guinn	- Abstain
Melissa H. Rowan	- Aye
Thomas L. Thomson	- Aye
Sabrina Nagel	- Aye
Sara Woodfield	- Aye
Shedrick Coleman	- Aye
Mariel Hamer	- Aye
Robert Helms	- Aye

**Motion**

Approve the storefront alterations at 322 West Broughton Street as requested because the work is visually compatible and meets the standards.

**Vote Results ( Rejected )**

Motion: Sabrina Nagel

Second: Melissa H. Rowan

Karen Guinn	- Abstain
Melissa H. Rowan	- Aye
Thomas L. Thomson	- Nay
Sabrina Nagel	- Aye
Sara Woodfield	- Nay
Shedrick Coleman	- Aye
Mariel Hamer	- Nay
Robert Helms	- Nay

**Motion**

The Historic Downtown Board of Review does hereby continue the storefront alterations at 322 West Broughton Street to the June 11th, 2025, meeting to allow the applicant time to provide material specifications.

**Vote Results ( Approved )**

Motion: Sara Woodfield

Second: Thomas L. Thomson

Karen Guinn	- Abstain
Melissa H. Rowan	- Nay

Thomas L. Thomson	- Aye
Sabrina Nagel	- Aye
Sara Woodfield	- Aye
Shedrick Coleman	- Nay
Mariel Hamer	- Aye
Robert Helms	- Aye

[4. Petition of Doug Bean Signs Inc | 25-001637-COA | 501 East Bay Street | Non-Illuminated Signs](#)

🔗 [Submittal Packet - 501 East Bay Street.pdf](#)

🔗 [Staff Report - 25-001637-COA 501 E Bay St.pdf](#)

**Motion**

The Historic District Board of Review does hereby approve the externally illuminated wall sign at 501 East Bay Street as requested because the work is visually compatible and meets the standards.

**Vote Results ( Approved )**

Motion: Sara Woodfield

Second: Melissa H. Rowan

Karen Guinn	- Abstain
Melissa H. Rowan	- Aye
Thomas L. Thomson	- Aye
Sabrina Nagel	- Aye
Sara Woodfield	- Aye
Shedrick Coleman	- Aye
Mariel Hamer	- Aye
Robert Helms	- Aye

[5. Petition of J. Elder Studio & Chase Nishek | 25-001875-COA | 101 West Liberty Street | Alterations](#)

🔗 [Submittal Packet - 101 West Liberty Street.pdf](#)

🔗 [Staff Report - 25-001875-COA 101 W Liberty St.pdf](#)

**Motion**

The Savannah Downtown Historic District Board of Review does hereby approve the request for the alterations to the fenestration of the side (Whitaker Street) elevation of the property located at 101 West Liberty Street as requested because the work is visually compatible and meets the standards.

**Vote Results ( Not Started )**

Motion:

Second:

**IV. ADOPTION OF THE AGENDA**

[6. Adopt the May 14, 2025 Historic District Board of Review agenda as presented.](#)

**Motion**

The Historic Downtown Board of Review motioned to adopt the May 14, 2025 HDBR agenda as presented.

**Vote Results ( Approved )**

Motion: Melissa H. Rowan

Second: Sara Woodfield

Karen Guinn	- Abstain
Melissa H. Rowan	- Aye
Thomas L. Thomson	- Aye
Sabrina Nagel	- Aye
Sara Woodfield	- Aye
Shedrick Coleman	- Aye
Mariel Hamer	- Aye
Robert Helms	- Aye

**V. APPROVAL OF MINUTES**

[7. Approve the April 9, 2025 Historic District Board of Review Meeting Minutes as presented.](#)

[📎 04.09.25 MEETING MINUTES.pdf](#)

**Motion**

The Historic Downtown Board of Review motioned to approve the April 9, 2025 HDBR meeting minutes.

**Vote Results ( Approved )**

Motion: Melissa H. Rowan

Second: Thomas L. Thomson

Karen Guinn	- Abstain
Melissa H. Rowan	- Aye
Thomas L. Thomson	- Aye
Sabrina Nagel	- Aye
Sara Woodfield	- Aye
Shedrick Coleman	- Aye
Mariel Hamer	- Aye
Robert Helms	- Aye

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

**VII. CONTINUED AGENDA**

[8. Petition of West Congress Street Parking, LLC | 25-000228-COA | 504 East Bay Street | Alterations](#)

**Motion**

Continue

**Vote Results ( Not Started )**

Motion:

Second:

**VIII. REQUEST FOR EXTENSION**

**IX. REGULAR AGENDA**

[9. Petition of Drayton Parker Companies, LLC, Tiffany Jackson | 25-000867-COA | 222 Drayton Street | Variance Requests - Signs](#)

🔗 [Submittal Packet - 222 Drayton Street.pdf](#)

🔗 [Staff Report - 25-000867-COA 222 Drayton St.pdf](#)

**Motion**

The Savannah Historic District Board of Review does hereby deny the after-the-fact variance requests for the gas pump signage facing Drayton Street, because the signs are not visually compatible and the variance criteria are not met.

**Vote Results ( Approved )**

Motion: Thomas L. Thomson

Second: Sabrina Nagel

Karen Guinn	- Abstain
Melissa H. Rowan	- Aye
Thomas L. Thomson	- Aye
Sabrina Nagel	- Aye
Sara Woodfield	- Aye
Shedrick Coleman	- Aye
Mariel Hamer	- Aye
Robert Helms	- Aye

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

🔗 [Staff Report - 24-004958-COA 20, 24 E Oglethorpe.pdf](#)

🔗 [Public Comment - 1.pdf](#)

🔗 [Public Comment - 2.pdf](#)

🔗 [Public Comment - 3.pdf](#)

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- 🔗 [Public Comment - 15.pdf](#)
- 🔗 [Public Comment - 16.pdf](#)
- 🔗 [Public Comment on 20-24 East Oglethorpe - Oglethorpe Plan Coalition - April 26 2025.pdf](#)
- 🔗 [Public Comment - 17.pdf](#)
- 🔗 [Public Comment - 18.pdf](#)
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### **Motion**

Approve the New Construction, Part I Height and Mass for a five-story building with potential bonus sixth floor at 20-24 East Oglethorpe Avenue as requested because the proposed work is visually compatible and meets the standards.

### **Vote Results ( Rejected )**

Motion: Sabrina Nagel

Second: Sara Woodfield

Karen Guinn	- Nay
Melissa H. Rowan	- Nay
Thomas L. Thomson	- Nay
Sabrina Nagel	- Aye
Sara Woodfield	- Aye
Shedrick Coleman	- Nay
Mariel Hamer	- Abstain
Robert Helms	- Aye

### **Motion**

The Savannah Downtown Historic District Board of Review does hereby approve the request for the New Construction, Part I Height and Mass for a five-story building with potential bonus sixth floor at 20-24 East Oglethorpe Avenue as requested because the proposed work is visually compatible and meets the standards.

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

Motion: Thomas L. Thomson

Second: Melissa H. Rowan

Karen Guinn	- Aye
Melissa H. Rowan	- Aye
Thomas L. Thomson	- Aye
Sabrina Nagel	- Nay

Sara Woodfield	- Nay
Shedrick Coleman	- Aye
Mariel Hamer	- Abstain
Robert Helms	- Nay

#### X. APPROVED STAFF REVIEWS

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

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

#### XIII. NOTICES, PROCLAMATIONS, AND ACKNOWLEDGEMENTS

##### [11. Stamped Drawings Report - May 2025](#)

📎 [May 2025 Report.pdf](#)

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

📎 [Staff Inspections May 2025.pdf](#)

#### XIV. OTHER BUSINESS

#### XV. ADJOURNMENT

##### [13. Next HDBR Pre-Meeting - Wednesday June 11, 2025 at 12pm - 112 East State Street](#)

##### [14. Next HDBR Regular Meeting - Wednesday June 11, 2025 at 1pm - 112 East State Street](#)

##### [15. Adjourn](#)

Jonathan Mellon announced he is leaving the MPC. Chair Guinn positively acknowledged his work and impact within the agency and historic preservation in Savannah. All present agreed and wished him well, with applause.

There being no further business to present to the Board, the May 14, 2025 Historic Downtown Board of Review adjourned at 3:33 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.***