



## Savannah Historic District Board of Review

Arthur A. Mendonsa Hearing Room  
October 8, 2025, 1:00 p.m.  
Action Minutes

### October 8, 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:** Melissa Rowan, Vice Chair  
Shedrick Coleman  
Mariel Hamer  
Robert Helm  
Thomas Thomson  
Sara Woodfield

**Members Absent:** Karen Guinn, Chair  
Sabrina Nagel

**MPC Staff Present:** Caitlin Chamberlain, Director of Historic Preservation  
Jodie Brown, Principal Planner  
Kelli Mitchell, Planner  
Sarah Greenbush, Administrative Assistant  
Hind Patel, Information Technology

#### I. CALL TO ORDER AND WELCOME

#### II. SIGN POSTING

#### III. CONSENT AGENDA

##### 1. Petition of GIT Homes, Naser Jaber | 25-004271-COA | 618 Montgomery Street | Subdivision

##### **Motion**

The Savannah Downtown Historic District Board of Review does hereby Approve the proposal to subdivide the property at 618 Montgomery Street as requested because it meets the standards.

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

Motion: Robert Helms

Second: Shedrick Coleman

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

|                  |       |
|------------------|-------|
| Shedrick Coleman | - Aye |
| Mariel Hamer     | - Aye |
| Robert Helms     | - Aye |

[2. Petition of Ethos Preservation, Ellen Harris | 25-004527-COA | 515 Tattnall Street | Fence](#)

**Motion**

The Savannah Historic District Board of Review does hereby Approve the proposed garden wall at 515-517 Tattnall Street, as requested, as the design is visually compatible and meets the applicable standards of the Savannah Downtown Historic District Ordinance.

**Vote Results ( Approved )**

Motion: Robert Helms

Second: Shedrick Coleman

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

[3. Petition of Sara Giusti | 25-004477-COA | 320 E Jones St | Gate Replacement](#)

**Motion**

The Savannah Historic District Board of Review does hereby Approve the replacement wood gate at 320 East Jones Street, as requested, as the work meets the applicable standards and is visually compatible with the Savannah Downtown Historic District.

**Vote Results ( Approved )**

Motion: Robert Helms

Second: Shedrick Coleman

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

[4. Petition of JDH Decks and Fences, Casandra Hendrix | 25-004535-COA | 233 Abercorn Street | Installation of](#)

[Gate and Fence](#)

**Motion**

The Savannah Downtown Historic District Board of Review does hereby Approve the proposal for the installation of a pedestrian and vehicle gate at 233 Abercorn Street, AS REQUESTED, because the work is visually compatible and meets the Standards.

**Vote Results ( Approved )**

Motion: Robert Helms

Second: Shedrick Coleman

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

[5. Petition of Signs By James, LLC | 25-004295-COA | 311 West Congress Street | Illuminated Sign](#)

**Motion**

The Savannah Historic District Board of Review does hereby continue the request to install one (1) illuminated projecting sign to the November 12, 2025 HDBR meeting to allow the applicant time to address the following:

1. Consider revising the size to be more visually compatible 2. Provide a detailed drawing confirming the location on the building where it will be installed. 3. Provide a rendering showing what the illumination will look like.

**Vote Results ( Approved )**

Motion: Sara Woodfield

Second: Robert Helms

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

[6. Petition of Signs By James, LLC | 25-004299-COA | 313 West Congress Street | Illuminated Sign](#)

**Motion**

The Savannah Downtown Historic District Board of Review does hereby Approve the proposal request to install one (1) projecting illuminated sign for the business located at 313 West Congress Street with the following condition because the project is otherwise visually compatible and meets the standards:

Ensure that the sign is installed through the mortar joints rather than the historic brick.

**Vote Results ( Approved )**

Motion: Mariel Hamer

Second: Thomas L. Thomson

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

[7. Petition of J. Elder Studio, Jerome Elder | 25-004531-COA | 8 East Broughton Street | Illuminated Sign](#)

**Motion**

The Savannah Downtown Historic District Board of Review does hereby Approve the request to install one (1) illuminated wall sign at 8 East Broughton Street as requested because the work is visually compatible and meets the standards.

**Vote Results ( Approved )**

Motion: Robert Helms

Second: Shedrick Coleman

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

**IV. ADOPTION OF THE AGENDA**

[8. Adopt the October 8, 2025 Historic District Board of Review Agenda as presented.](#)

**Motion**

The Savannah Downtown Historic District Board of Review does hereby Adopt the October 8, 2025 Historic

District Board of Review Agenda with addition of items 25-004295-COA and 25-004299-COA from Consent Agenda to Regular Agenda

**Vote Results ( Approved )**

Motion: Shedrick Coleman

Second: Robert Helms

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

**V. APPROVAL OF MINUTES**

[9. Approve the September 10, 2025 Historic District Board of Review Meeting Minutes as presented.](#)

**Motion**

The Savannah Downtown Historic District Board of Review does hereby Approve the September 10, 2025 Historic District Board of Review Meeting Minutes with Correction of Board Member Name (Thomson)

**Vote Results ( Approved )**

Motion: Thomas L. Thomson

Second: Mariel Hamer

|                   |               |
|-------------------|---------------|
| Karen Guinn       | - Not Present |
| Melissa H. Rowan  | - Aye         |
| Thomas L. Thomson | - Aye         |
| Sabrina Nagel     | - Not Present |
| 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**

[10. Petition of Whitfield Signs | 25-003434-COA | 3 West Perry Street | Signage](#)

**Motion**

The Savannah Downtown Historic District Board of Review does hereby Approve the Motion to Continue Item 25-003434-COA

**Vote Results ( Approved )**

Motion: Shedrick Coleman

Second: Thomas L. Thomson

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

[11. Petition of Array Design, Shauna Kucera | 25-004101-COA | 400-Block Montgomery St | New Construction, Part 1: Height and Mass](#)

**Motion**

The Savannah Downtown Historic District Board of Review does hereby Approve the Motion to Continue Item 25-004101-COA

**Vote Results ( Approved )**

Motion: Shedrick Coleman

Second: Thomas L. Thomson

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

**VIII. REQUEST FOR EXTENSION**

**IX. REGULAR AGENDA**

[12. Petition of J. Elder Studo, Martin Ronaszegi | 25-004198-COA | 219 East York Street | New Construction \(Accessory Building, Parts I & II\)](#)

**Motion**

The Savannah Historic Downtown Board of Review does hereby 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. Provide the proposed window materials.
2. Confirm that the windows are inset a minimum of 3", the eave depth for the dormer, and the location of the refuse.
3. Confirm that true stucco is being used.

**Vote Results ( Approved )**

Motion: Sara Woodfield

Second: Mariel Hamer

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

[13. Petition of Rose Architects, Kevin Rose | 25-003528-COA | 118 West Harris Street | Addition & Variance Recommendation Request](#)

**Motion**

The Savannah Downtown Historic District Board of Review does hereby continue the request for a rear addition for the property located at 118 West Harris Street until the November 12th, 2025, HDBR to give the applicant time to redesign the proposal to bring the lot coverage down to 75%.

And

Recommends denial to the Savannah Zoning Board of Appeals for the variance recommendation request from the standard that reads

D-R Building Coverage (max). 75%

To allow for the lot coverage to be 80% because the variances criteria standards are not met.

**Vote Results ( Approved )**

Motion: Robert Helms

Second: Shedrick Coleman

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

|              |       |
|--------------|-------|
| Mariel Hamer | - Aye |
| Robert Helms | - Aye |

[14. Petition of Felder Associates, Cat Sinclair | 25-004529-COA | 250 Bull Street | Exterior Alterations](#)

**Motion**

The Savannah Historic District Board of Review does hereby approve the request to make exterior modifications to the property at 250 Bull street with the following conditions to be submitted to and approved by staff prior to starting the project, because the work is otherwise visually compatible and meets the Standards.

1. That, the 6/6 double hung window on the Liberty Street façade shall be repaired, and
2. That, the exterior color selection will be reviewed along with the color of the awnings when submitted at a later date for a COA.

**Vote Results ( Approved )**

Motion: Thomas L. Thomson

Second: Robert Helms

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

[15. Petition of Five Quarter Architecture, Ryan Claus | 25-004478-COA | 502 East River Street | New Construction Parts I & II](#)

**Motion**

The Savannah Downtown Historic District Board of Review does hereby continue the request to construct a new single-story building on the north side of River Road located at 502 East River Street to the November 12, 2025, Historic District Board of Review Meeting, to allow the applicant time to address the following:

1. That, the trim work uses a material that is closer in appearance to wood rather than Versatex;
2. That, the applicant confirms that the storefront has 55% glazing; and
3. That, the rear roof line is re-evaluated to be more compatible with the front roof line.

**Vote Results ( Approved )**

Motion: Sara Woodfield

Second: Shedrick Coleman

|                   |               |
|-------------------|---------------|
| Karen Guinn       | - Not Present |
| Melissa H. Rowan  | - Abstain     |
| Thomas L. Thomson | - Aye         |



|                  |               |
|------------------|---------------|
| Sabrina Nagel    | - Not Present |
| Sara Woodfield   | - Aye         |
| Shedrick Coleman | - Aye         |
| Mariel Hamer     | - Aye         |
| Robert Helms     | - Aye         |

[16. Petition of Architecture 101, Sophia Rodriguez | 25-004530-COA | 512 Berrien Street | Rehabilitation & Alterations](#)

**Motion**

The Savannah Downtown Historic District Board of Review Approved the proposed rehabilitation and alteration work for the property located at 512 Berrien Street as requested because the work is visually compatible and meets the standards.

**Vote Results ( Approved )**

Motion: Robert Helms

Second: Mariel Hamer

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

[17. Petition of Homeline Architecture | 25-004653-COA | 216 East Taylor Street | Addition](#)

**Motion**

The Savannah Downtown Historic District Board of Review Approved the request for the rear addition to the property located at 216 East Taylor Street with the following conditions to be reviewed and approved by staff prior to the work being completed:

1. Provide product and material specifications for the stucco, windows, doors, awning, and stone decking.
2. Confirm that the windows will be inset at least three (3) inches.
3. Update the drawings to show the height and spacing of the metal railings.

**Vote Results ( Approved )**

Motion: Sara Woodfield

Second: Mariel Hamer

|             |               |
|-------------|---------------|
| Karen Guinn | - Not Present |
|-------------|---------------|

|                   |               |
|-------------------|---------------|
| Melissa H. Rowan  | - Abstain     |
| Thomas L. Thomson | - Aye         |
| Sabrina Nagel     | - Not Present |
| Sara Woodfield    | - Aye         |
| Shedrick Coleman  | - Aye         |
| 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**

[18. Inspections Completed by Staff - October 2025 Report](#)

[19. Stamped Drawings Report - October 2025 Report](#)

#### **XIV. OTHER BUSINESS**

[20. Appoint Nominating Committee for 2026 Chair and Vice Chair](#)

No Action Taken

#### **XV. ADJOURNMENT**

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

[22. Next HDBR Meeting - Wednesday November 12, 2025 at 1pm - 112 East State Street](#)

[23. 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.***