Savannah Historic District Board of Review

Arthur A. Mendonsa Hearing Room
April 8, 2026
1:00 P.M.
MINUTES

April 8, 2026 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: Thomas L. Thomson, Chair
Melissa Rowan, Vice Chair
Karen Guinn
Mariel Hamer
Robert Helm
Sara Woodfield

Members Absent: Shedrick Coleman
Sabrina Nagel

MPC Staff Present: Caitlin Chamberlain, Director of Historic Preservation
Jodie Brown, Principal Planner
Alexander Merced. Planner
Rohan Urs, Planner
Bri Morgan, Administrative Assistant II
Hind Patel, Information Technology

I. CALL TO ORDER AND WELCOME

II. SIGN POSTING

III. CONSENT AGENDA

1. Petition of Ward Architecture + Preservation, Josh Ward | 26-001289-COA | 20 West Gaston Street | Porch Screens

Submittal Packet - 20 W Gaston St.pdf

Staff Report - 26-001289-COA 20 W Gaston St.pdf

Caitlin Chamberlain prepared the report of the applicant's request of approval to install motorized, retractable mesh insect screens on the second and third story side porches located at 20 West Gaston Street.
20 West Gaston Street was built in 1857 for William Brantley and is a contributing resource within the National Historic Landmark District and the local Savannah Downtown Historic District. It is significant in its location facing Forsyth Park as well as being credited to John S. Norris, a prolific architect in Savannah in the 1840s and 1850s. Some of his other notable Savannah buildings include the Custom House, the Green-Meldrim House and the Mercer-

Williams House.

The submittal packet notes that the residence at 20 West Gaston Street “has broad side porches on the second and third floors of the east façade, which is secondary to the primary south façade. The second-floor porch has large square stucco columns and is partially enclosed on its north end. The second-floor railing is made of wood louvers with a chamfered top rail. This porch is distinguishable from the upper porch because of the existing louvered shutters which encompass its entire south facing bay. The third-floor porch, which is not original to the house, has square wood columns with cap and base trim, its railing made of 1-inch pickets which sit on a thick base with a rounded top rail. This porch’s ceiling is almost a foot lower than the porch below.”

Staff recommended to approve the request to install motorized, retractable mesh insect screens on the second and third story side porches located at 20 West Gaston 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 request to install motorized, retractable mesh insect screens on the second and third story side porches located at 20 West Gaston Street as requested because the work is visually compatible and meets the standards.

Vote Results (Approved)

Motion: Karen Guinn

Second: Melissa H. Rowan

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

2. Petition of Greenline Architecture Keith Howington | 26-001297-COA | 121 West Broughton Street | Color Change & Alterations

Submittal Packet - 121 West Broughton.pdf

Staff Report - 26-001297-COA 121 W Broughton St.pdf

Alexander Merced prepared the report of the applicant's request to alter the ground level storefront, repair deteriorated wood trim in-kind, and change the color scheme of the building.
The building was constructed in 1889 and is a contributing resource within the National Historic Landmark District and the local Savannah Downtown Historic District. The building sits on a block comprised almost completely of contributing buildings and is part of the main shopping district along Broughton Street downtown.

The façade has been altered numerous times over the years, including the entire Broughton façade being covered by concrete at some point in the 1950’s or 60’s, and the Barnard

Street windows being filled in sometime after that. The concrete façade was removed at some point in the 1980's or 90's to reveal the original historic façade and the Barnard Street windows were reopened and altered shortly after. The ground floor retail space has held many different businesses over the years, including the old Hogan's Department Store, Lynn's Appliance Service Corporation, and, most recently, Banana Republic.

Staff recommended to approve the work proposed for 121-125 West Broughton Street as requested because it is visually compatible and meets the standards.

Motion

The Savannah District Board of Review does hereby approve the work proposed for 121-125 West Broughton Street as requested because it is visually compatible and meets the standards.

Vote Results (Approved)

Motion: Karen Guinn

Second: Melissa H. Rowan

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

3. Petition of Rose Architects, Kevin Rose | 26-001278-COA | 111 West Congress Street | Illuminated sign amendment

Submittal packet - 111 West Congress St.pdf

Staff Report - 26-001278-COA 111 W Congress St.pdf

Rohan Urs prepared the report for the petitioner's request regarding 111 West Congress Street approval for an amendment to a previously approved Certificate of Appropriateness to modify an existing marquee sign. The proposed amendment includes the addition of a business logo to the front face and side panels of the marquee. The previously approved marquee dimensions, projection, and placement remain unchanged.

The subject property is located along West Congress Street within the Savannah Downtown Historic District. The surrounding context is characterized by a continuous commercial streetscape with a mix of storefront signage types, including wall, projecting, and marquee signs. The subject building is a non-contributing resource within a highly active pedestrian corridor.

The Historic District Board of Review previously approved a Certificate of Appropriateness for the installation of a marquee sign at this location under File No. 22-004373-COA. As part of that approval, a variance was recommended to allow the marquee to be installed below the minimum required clearance. The Board also required additional information regarding sign illumination prior to installation. The current request is limited to modifications to the sign face and provides illumination details not previously included.

Staff recommended to approve the amendment to the previously approved marquee sign at 111 West Congress Street, as requested, as the proposal is visually compatible and consistent with the applicable standards of the Downtown Historic Sign District.

Motion

The Savannah Historic District Board of Review does hereby approve the amendment to the previously approved marquee sign at 111 West Congress Street, as requested, as the proposal is visually compatible and consistent with the applicable standards of the Downtown Historic Sign District.

Vote Results (Approved)

Motion: Karen Guinn

Second: Melissa H. Rowan

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

4. Petition of KPC Signs LLC | 26-001236-COA | 24 East Broughton Street | Illuminated Sign

Submittal Packet - 24 E. Broughton St

Staff Report - 26-001236 24 E Broughton St.pdf

Jodie Brown prepared the report for the applicant's proposal to install a 3D white face lit channel letters on a blue non-illuminated pan wall sign.

Located midblock on the north side of the street, the building is in the Derby Ward. The building is a Two-Part Commercial building constructed in 1921. The building features two-stories with a brick exterior. The varied parapet replicates a low sloped gable roof at the middle. The first floor has two storefronts with angled recessed entries while the second floor has six (6) arched windows. Within each arched window opening is a pair of double hung windows.
The subject building is a contributing resource within the National Historic Landmark District and the local Savannah Downtown Historic District.

Staff recommended to approve the request to install one (1) illuminated wall sign for the business located at 24 East Broughton Street AS REQUESTED because the project is visually compatible and meets the standards.

Motion

APPROVE the request to install one (1) illuminated wall sign for the business located at 24 East Broughton Street AS REQUESTED because the project is visually compatible and meets the standards.

Vote Results (Approved)

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

5. Petition of Hansen Architects, Patrick Phelps | 26-001292-COA | 220 East Bryan Street | Fence

Submittal Packet - 220 E Bryan St.pdf

Staff Report - 26-001292-COA 220 E Bryan St.pdf

**This item was heard on the regular agenda at the request of Sara Woodfield.

Jodie Brown presented the report for the applicant's request to construct a fence along East Bryan Street and East Bay Lane between 18 Abercorn Street and 220 East Bryan Street.

The subject property at 220 East Bryan was approved for construction in 2022 (22-002279 COA). The new building is located mid-block on the north side of the street in the Reynolds Ward. The building is east of Christ Church Parish House at 18 Abercorn Street and west of 226 East Bryan Street both of which are listed as contributors to the district. Just to the south is a full block, non-contributing, 6-story building.
The subject building is a non-contributing resource within the National Historic Landmark District and the local Savannah Downtown Historic District.

Staff recommended to APPROVE the request for an aluminum picket fence between 18 Abercorn and 220 East Bryan Streets on the property at 220 East Bryan Street AS REQUESTED because the work is visually compatible and meets the Standards.

There was concern regarding communication with the church regarding the plans of the petitioner and property rights. **Ms. Woodfield** stated no one was aware of the plans. **Mr. Hansen** stated the hotel owner indicated that communication was had with the church. **Ms. Woodfield** requested a written agreement, to which **Mr. Hansen** stated that the approval would require an easement agreement between both parties for the fence to be on both properties.

PUBLIC COMMENT:
There was no public comment.

BOARD DISCUSSION:
The Board felt the concerns of Ms. Woodfield is out of the Board's purview; ownership discussion would be with the permitting aspect of the project. Ms. Woodfield stated she would like the owner (the church) to have say regarding the property for the fence.

Motion

APPROVE with conditions the request for an aluminum picket fence between 18 Abercorn and 220 East Bryan Streets on the property at 220 East Bryan Street AS REQUESTED because the work is visually compatible and meets the Standards.

Vote Results (Approved)

Motion: Sara Woodfield

Second: Robert Helms

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

6. Petition of Savannah College of Art and Design, Tony Hensley | 26-001296-COA | 126 E Gaston Street | Fence and gate modification

Submittal Packet - 126 E. Gaston St

Staff Report - 26-001296-COA 126 E Gaston St.pdf

Jodie Brown prepared the report of the applicant's proposal to install a 3D white face lit channel letters on a blue non-illuminated pan wall sign.

Located midblock on the north side of the street, the building is in the Derby Ward. The building is a Two-Part Commercial building constructed in 1921. The building features two-stories with a brick exterior. The varied parapet replicates a low sloped gable roof at the middle. The first floor has two storefronts with angled recessed entries while the second floor has six (6) arched windows. Within each arched window opening is a pair of double hung windows.

The subject building is a contributing resource within the National Historic Landmark District and the local Savannah Downtown Historic District.

Staff recommended the request to install one (1) illuminated wall sign for the business located at 24 East Broughton Street AS REQUESTED because the project is visually compatible and meets the standards.

Motion

APPROVE the request for a fence and gate modification on the property at 126 East Gaston Street AS REQUESTED because the work is visually compatible and meets the Standards.

Vote Results (Approved)

Motion: Karen Guinn

Second: Melissa H. Rowan

Karen Guinn	- Aye

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

7. Petition of Hansen Architects, Patrick Phelps | 26-001293-COA | 350 Bull Street | Rehabilitation & Alterations

Submittal Packet - 350 Bull St.pdf

Staff Report - 26-001293-COA 350 Bull St.pdf

Caitlin Chamberlain prepared the report of the applicant's request of approval for a rehabilitation and alterations project on the building located at 350 Bull Street, also referred to as Morris Hall of the Savannah College of Art and Design. The project seeks to return a storefront configuration to the building. The scope of work includes the removal of four (4) windows on the left side of the front elevation and door system of front entrance, to replace with a custom fabricated three-bay wood storefront and new custom wood door within the existing openings, with paint to match existing.
350 Bull Street is partially contributing, with the main part of the building constructed circa 1853, and the smaller addition is noted as non-contributing. The non-contributing part of the building connects to the larger portion of Morris Hall, at 2-4 East Jones Street.
The building has undergone a variety of alterations over time and based on historic photos provided in the application, the façade where the work is proposed is among the areas with the changes. The Sanborn Maps help tell the story of the evolution of the building. It is attributed to renowned architect John S. Norris, where the main portion of the building faces Jones Street. The small rear area on the building was functioning as a confectionary in 1888, was a dwelling by 1898, and then noted as a shop in 1916. It is not until the 1950 map that the middle section is seen. It remained unchanged through the 1973 map.

Staff recommended to approve the request for a rehabilitation and alterations project on the building located at 350 Bull Street as requested because the work is visually compatible and meets the standards.

Motion

The Savannah Historic Preservation Commission does hereby approve the request for a rehabilitation and alterations project on the building located at 350 Bull Street as requested because the work is visually compatible and meets the standards.

Vote Results (Approved)

Motion: Karen Guinn

Second: Melissa H. Rowan

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

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

8. Petition of Robert Johns | 25-006062-COA | 207 Bull Street |Alteration - ADA Ramp

Submittal Packet - 207 Bull St.pdf

Staff Report - 25-006062-COA 207 Bull St.pdf

Rohan Urs prepared the report for the applicant's request of approval for the installation of an exterior ADA accessible ramp at the front entry of the Independent Presbyterian Church building. The proposed ramp wraps along the Oglethorpe Lane side of the structure with a single switchback configuration and includes associated landscape modifications.

The subject property is a contributing historic church located within the Savannah Downtown Historic District. The building is characterized by a prominent front façade with a symmetrical composition, arched openings, and classical detailing. The surrounding context includes civic and institutional structures with strong architectural presence. The proposed ramp is primarily oriented along the lane side of the building and has the shorter side visible from the primary street frontage.

Staff recommended to approve the request for an exterior ADA ramp at the Independent Presbyterian Church, as requested, as the proposed design is visually compatible and meets the standards.

Motion

The Savannah Historic District Board of Review does hereby approve the request for an exterior ADA ramp at the Independent Presbyterian Church, as requested, as the proposed design is visually compatible and meets the standards.

Vote Results (Approved)

Motion: Karen Guinn

Second: Melissa H. Rowan

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

IV. ADOPTION OF THE AGENDA

9. Adopt the April 8, 2026 HDBR Meeting agenda as presented.

Motion

The Historic District Board of Review motioned to adopt the modified April 8, 2026 meeting agenda as presented.

Vote Results (Not Started)

Motion: Karen Guinn

Second: Melissa H. Rowan

V. APPROVAL OF MINUTES

10. Approve the March 11, 2026 HDBR Meeting Minutes as presented.

03.11.26 MEETING MINUTES.pdf

Motion

The Historic District Board of Review motioned to approve the March 11, 2026 HDBR Meeting minutes as presented.

Vote Results (Approved)

Motion: Melissa H. Rowan

Second: Karen Guinn

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

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

VII. CONTINUED AGENDA

11. Petition of Sunlight Solar | 26-001302-COA | 504 East Jones Street | Solar Panels & Special Exception Request

Motion

Continue

Vote Results (Approved)

Motion: Karen Guinn

Second: Sara Woodfield

Karen Guinn	- Aye
Melissa H. Rowan	- Aye

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

VIII. REQUEST FOR EXTENSION

IX. REGULAR AGENDA

12. Petition of J. Elder Studio, Jerome Elder | 26-001298-COA | 200 West Bryan Street | Illuminated Signs

Submittal Packet - 220 W Bryan St.pdf

Staff Report - 26-001298-COA 200 W Bryan St.pdf

Caitlin Chamberlain presented the report for the applicant's request of approval to install a total of three (3) illuminated wall and above-canopy signs for the Digby Hotel, located at 200 West Bryan Street.

200 West Bryan Street is a newly constructed hotel and thus is a non-contributing resource within the National Historic Landmark District and the local Savannah Downtown Historic District. The building is in a heavily commercial area in the Ellis Square vicinity where there are commercial businesses and other hotels in the immediate area.

Staff recommended to approve the request to install the two (2) illuminated wall signs at the Digby Hotel, located at 200 West Bryan Street with the following condition because the proposed work is otherwise visually compatible and meets the standards:

1. Apply for a variance to allow for illumination of the above-canopy sign or change it to a non-illuminated sign.

PETITIONER COMMENTS:
Jerome Elder, petitioner, stated he recognized the need for the variance application. Sign is not internally illuminated. Will submit variance request.

PUBLIC COMMENTS:
There were no public comments.

BOARD DISCUSSION:
There was no Board discussion.

Motion

The Savannah Historic District Board of Review does hereby approve the request to install the two (2) illuminated wall signs at the Digby Hotel, located at 200 West Bryan Street with the following condition because the proposed work is otherwise visually compatible and meets the standards:

1. Apply for a variance to allow for illumination of the above-canopy sign, or change it to a non-illuminated sign.

Vote Results (Approved)	
Motion: Mariel Hamer	
Second: Karen Guinn	
Karen Guinn	- Aye
Melissa H. Rowan	- Aye
Thomas L. Thomson	- Abstain
Sabrina Nagel	- Not Present
Sara Woodfield	- Aye
Shedrick Coleman	- Not Present
Mariel Hamer	- Aye
Robert Helms	- Aye

13. Petition of Speedi Signs, Flint North | 26-001295-COA | 127 North Fahm Street | Illuminated & Non-Illuminated Signs

Submittal Packet - 127 Fahm St.pdf

Staff Report - 26-001295-COA 127 Fahm St.pdf

Alexander Merced prepared the report for the applicant's request to install illuminated and non-illuminated signage on two brick façades of the building at 127 Fahm Street.

The building was constructed between 2013-2015 and is a non-contributing resource within the local Savannah Downtown Historic District. Most recently a Family Dollar, it sits across from two 1960's buildings that have been designated contributing: the 1965 Greyhound bus station, and the 1964 Thunderbird Inn motel, to the east and southeast respectively. Aside from these relatively modern structures, it sits in a mostly non-contributing and non-residential area off of downtown, including a vacant lot to the south, and a gas station to the west.

Staff recommended to continue the proposed signage project for 127 Fahm Street to the May 13, 2026, Historic District Board of Review meeting in order to allow the applicant time to apply for the necessary variance to increase the number of wall signs.

PETITIONER COMMENTS:
Michael Traynor, petitioner for the Union Mission, stated they would like to have the signage in place to be in conjunction with June ribbon cutting.

Flint North, petitioner, stated they are applying for a variance to get the extra sign. Would like to move forward with that.

PUBLIC COMMENTS:
There was no public comment.

BOARD DISCUSSION:
The Board stated it would like to proceed; agreeable to the request. One member commended the petioner.

Motion

The Savannah Historic District Board of Review does hereby approve the Oglethorpe elevation signage and the “Resource Center” sign on the Fahm elevation because they are visually compatible and meet the standards, and does hereby continue the “Union Mission – Parkers” sign to the May 13, 2026, Historic District Board of Review meeting in order to allow the applicant time to apply and receive the necessary variance.

Vote Results (Approved)

Motion: Mariel Hamer

Second: Melissa H. Rowan

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

14. Petition of Ward Architecture + Preservation, Josh Ward | 26-001290-COA | 402 East Liberty Street | ADU Construction

- Submittal Packet - 402 E. Liberty St.pdf
- Staff Report - 26-001290-COA 402 E Liberty Street.pdf

Caitlin Chamberlain presented the report for the applicant's request of approval to construct an accessory dwelling unit at the rear of 402 East Liberty Street. The project also includes the removal of a non-contributing carport and a non-historic wood fence, with a replacement 8’ brick garden wall and wooden gate, as well as the removal of non-historic lap siding infill on the rear elevation, to be replaced with brick to match.

402 East Liberty Street was built in 1882 and is a contributing resource within the National Historic Landmark District and the local Savannah Downtown Historic District. It is the end unit of a row of six connected Italianate style rowhomes. The building directly next door, at 404 East Liberty Street, has a similar ADU project proposed. This is intentional, as both owners have agreed to having the connected ADUs constructed together. There is a non-contributing parking structure composed of metal poles supporting a roof, which functions as a parking area, but will be removed to make space for the ADU. Along the lane are various other non-contributing resources in the form of ADUs or one-story garages, with the one exception being 242 Habersham Street, which is on a corner lot and across the lane from 402 East Liberty Street.

Staff recommended to approve the request to construct an accessory dwelling unit and brick garden wall at 402 East Liberty Street, including removal of the non-contributing carport and non-contributing fence, as well as removal of the non-historic lap siding infill to replace with recessed brick infill on the rear elevation, as requested because the proposed work is visually compatible and meets the standards.

PETITIONER COMMENTS:
Josh Ward, petitioner, presented himself for questions from the Board (there were none).

PUBLIC COMMENTS:
Kaylee Johnson, Historic Savannah Foundation, found the majority of the request to be appropriate, but expressed concern with shutters for false windows on the lane-facing facade. Recommended to eliminate false shutters and windows on side.

Ward stated the false shutters are to keep openings represented and rhythm of the lane but not opposed to removing.

BOARD DISCUSSION:
The Board stated there are lots of openings for a small carriage house (lane shutters). The transom window is disproportionate. Simplifying would be helpful, as the entry door is odd.

Motion

The Savannah Historic District Board of Review does hereby approve the request to construct an accessory dwelling unit and brick garden wall at 402 East Liberty Street, including removal of the non-contributing carport and non-contributing fence, as well as removal of the non-historic lap siding infill to replace with recessed brick infill on the rear elevation, with the following conditions because the proposed work is otherwise visually compatible and meets the standards:
1.Remove false windows and shutters to simplify the design and be more visually compatible.
2.Redesign transom window above the door on the south elevation to simply the design and be more visually compatible.

Vote Results (Approved)

Motion: Karen Guinn

Second: Melissa H. Rowan

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

15. Petition of Ward Architecture + Preservation, Josh Ward | 26-001288-COA | 404 East Liberty Street | ADU Construction

- Submittal Packet - 404 E Liberty St.pdf
- Staff Report - 26-001288-COA 404 E Liberty.pdf

Alexander Merced presented the report of the applicant's request to construct a new two-story carriage house with an accessory dwelling unit on the lane behind 404 East Liberty Street. This application has been submitted in conjunction with the nearly identical application for 402 East Liberty Street immediately next door which also seeks to build a new two-story carriage house with an accessory dwelling unit. These two proposed units will be connected, as the owners of each property agreed to build at the same time with the same contractor, and the units are intended to read as architecturally unified, similar to the primary structures on each property. It should also be noted that the application includes the

demolition of the current non-contributing and non-significant cinderblock two-car garage on the lane.

The building was constructed in 1882 and is a contributing resource within the National Historic Landmark District and the local Savannah Downtown Historic District. It is part of a set of connected rowhouses built in the Italianate style in the 1880's, all of which are contributing. The lane behind the house has no contributing secondary structures, although there are four other ADU carriage houses in addition to numerous other non-contributing garage structures. With that being said, the proposed ADU would be visually related to 242 Habersham Street, a contributing rowhouse which fronts Habersham but abuts the lane immediately across from the proposed ADU

Staff recommended to approve the proposed accessory dwelling unit for 404 East Liberty Street as requested because the work is visually compatible and meets the standards.

PETITIONER COMMENTS:
Josh Ward, petitioner, made himself available for quest.

Guinn asked about bay window details. **Ward** stated it is a shallow bay to be surfaced with smooth fiber cement. The brackets are enlarged versions of main building brackets.

Woodfield asked if the window could be aligned with edge or centered over garage windows; looks disconnected. **Ward** responded they tried to have the edge of the bay with the center of garage below.

Helms asked if it could be moved about five inches and all brick. **Ward** stated they are trying to maintain the size of the bay and keep the floorplan.

PUBLIC COMMENTS:
There were no public comments.

BOARD DISCUSSION:
The Board expressed concern with windows; does not adhere to standards. Adherence to the design standards would eliminate the concerns. Concern with materials and how the bay window disrupts the flow and visual compatibility. White wood along the lane is distracting/inappropriate. Make simpler, competitive units appropriate for a lane. One member stated it appears cluttered. Another member stated they like the proposal; carriage house should be aesthetically pleasing as the main houses are.

Motion

The Savannah Historic District Board of Review does hereby approve the proposed accessory dwelling unit for 404 East Liberty Street with the following conditions:

-Change the color of the bay window to match the color of the garage door
-Align the lane facing windows above the doors

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

Vote Results (Approved)

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

16. Petition of Rose Architecture, Kevin Rose | 25-005674-COA | 402 East Broughton Street | New Construction, Part 1 and Special Exception Requests

- 042226 402 E Broughton Options Roof Variation.pdf
- 042226 Revised Plans 402 Broughton Street Height and Mass.pdf
- Activation Diagram 402 E Broughton 25-005674.pdf
- 032026 Slabaugh public comment.pdf
- 032626 Barnard public comment.pdf
- 032626 Bobinyec Stallings public comment.pdf
- 032626 Carter public comment.pdf
- 032626 Gunkel public comment.pdf
- 032626 Potts Wirht public comment.pdf
- 032726 Connerat public comment.pdf
- 032726 Gold public comment.pdf
- 032726 Roney public comment.pdf
- 032726 Thomas public comment.pdf
- 032926 Slabaugh public comment.pdf
- 032926 Roney public comment.pdf
- 032826 Sinden public comment.pdf
- 032926 DSchultz public comment.pdf
- 032926 Schultz public comment.pdf
- 040226 Mouchet public comment.pdf
- 040226 Wright public comment.pdf
- 040826 Revised Staff Report 25-005674 COA 402 E Broughton.pdf
- 040326 Lukacher public comment.pdf
- 040626 Wilkerson public comment.pdf
- 040626 Ellsworth public comment.pdf
- 040626 Pannell public comment.pdf
- 040626 Brennan public comment.pdf

- 040626 Ewert public comment.pdf
- 040626 Watts public comment.pdf
- 040626 Mance public comment.pdf
- 040626 Brock public comment.pdf
- 040626 DeMott public comment.pdf
- 040626 Grabowski public comment.pdf
- 040626 Patel public comment.pdf
- 040626 West public comment.pdf
- 040626 Brown public comment.pdf
- 040726 Aimone public comment.pdf
- 040626 Koehn public comment.pdf
- 040726 Fekete public comment.pdf
- 040726 Abbot public comment.pdf
- 040726 Tran public comment.pdf
- 040627 Jones public comment.pdf
- 040626 Hundsrucker public comment.pdf
- 040726 Lancaster public comment.pdf
- 040626 Hale public comment.pdf
- 040626 Smith public comment.pdf
- 040626 Marchese public comment.pdf
- 040626 Colasanto public comment.pdf
- 040626 Marchese public comment.pdf
- 040626 Harper public comment.pdf
- 040726 Stowers public comment.pdf
- 040726 Felder public comment.pdf
- 040726 Vaudrin public comment.pdf
- 040726 Judge public comment.pdf
- 040726 JSmith public comment.pdf
- 040726 Mosley public comment.pdf
- 040726 Parker public comment.pdf
- 040726 Mize public comment.pdf
- 040726 Cooper public comment.pdf
- 040726 Tharpe public comment.pdf
- 040726 McKinnon public comment.pdf
- 040726 Farthing public comment.pdf
- 040726 Nesbit public comment.pdf
- 040726 McKinney public comment.pdf

Jodie Brown presented the report of the applicant's proposal to construct a multi-story

building. This is a Part 1 review of the project which includes review of three (3) Special Exceptions requests.

The existing building was approved for demolition at the September 2025 HDBR meeting. It was built in 1966 and received a new façade in 1985. It is located on the northeast corner of Broughton and Habersham Streets. The one-story concrete block building has plate glass windows and a cantilevered awning. It housed Southern Motors for several years.
Prior to the extant building, there were number of iterations of buildings at the site. In 1884, there was a 2-story dwelling at the corner with a barn/dwelling along the rear lot line. By 1898, the dwelling had been modified with bay windows and covered porches. By 1916, the area had been converted to multiple store fronts along both Broughton and Habersham Streets with dwellings along the rear property line. In 1950, all of the lots were used for laundry and dry-cleaning service. The corner lots were 3-stories while the area that was previously open was one-story.
The subject building is listed as a non-contributing resource within the National Historic Landmark District and the local Savannah Downtown Historic District.

This project was previously heard at the February 11, 2026, hearing and continued to allow the applicant to:

1. *Evaluate the code sections associated with Multiple Volumes, Roofline Variation, Setback Standard and Recess Standard to ensure that at least two of these design elements are incorporated into the building proposal.*

The applicant re-evaluated the potential design elements and redesigned the structure to incorporate two of them. The applicant incorporated Roofline Variation and Recess Standard into the revised design. The design elements will be discussed below under the applicable code section.

2. *Verify the exterior dimensions of the proposed building.*

The applicant verified the length and width of the proposed building to ensure that it was 90’ x 120’.

3. *Apply for the Special Exceptions prior to the Part 2 review.*

The applicant applied for three Special Exceptions which will be discussed in further detail below.

Staff recommended to approve the request for New Construction, Part I: Height and Mass at 402 East Broughton Street AS REQUESTED, because the work is visually compatible and meets the standards.

AND

APPROVE the Special Exception requests from the standards that reads:

-§7.8.10.r.ii—Vehicular access shall be from lanes or north-south service streets. When a property does not front a lane or north-south service street, parking may be accessed from east-west connecting streets or trust streets.
-§7.8.10.r.iii—Structured parking within the first story of a building shall be setback a minimum of 30 feet from property lines along all public rights-of-way (not including lanes). This standard does not apply to structured parking on the same lot as single family and two family residential dwellings that are either on a corner lot with lane access or on a parcel that does not have access to a lane.
-§7.8.10.t.v.1—Maximum height shall not exceed two (2) stories within 20 feet of a lane when across the lane from a D-N and/or a D-R zoning district.

to allow for vehicular access from Broughton Street, to allow for parking within 30' of the property line and to allow for elimination of the two (2) story requirement along the lane, because the Special Exception criteria are met.

PETITIONER COMMENTS:
Robert McCorkle, representative of the petitioner, stated Rose diligently worked to adhere to the Board requests through all of the decisions; all were met, with Staff recommendations of approval. The petitioner has reduced parking spaces and the opening. Special Exception is to minimize current parking. There are 36 buildings on Congress Lane that are three stories, with three story townhouses directly behind. Positive feedback from neighbors; no public opposition initially. Current opposition is the same repeated reason.

Mike English, Queensboro Bank, stated Broughton Street is a historic business area. Neighboring property owners have sent support.

Kevin Rose, petitioner, prefers proposal, as it is more open, has less mass and least intrusive.

Woodfield stated so much mass next to the lane near residential. Rose stated three stories is allowed. Chopping it off was not visually respectful. The stairs need to exist and the 50% rule of separation.

PUBLIC COMMENTS:
Steve Edwards, Downtown Neighborhood Association, opposed the Special Exception in excess of two stories across from D-R and bonus story area. Variations of height request erode the landmark view.

Anna Habersham Wright, citizen, stated the Ordinance is not reactionary. Ordinance was written for a national historic landmark; one part of Savannah that did not burn, which incentivized the Ordinance. She suggested to put a cafe on the roof or carriage house equivalent. A bank can be built in the requirement of the Ordinance.

Andrew Jones, area resident, wants whatever is built to compliment his historic home.

Joe Marchese, citizen, supports the request.

Jim Hundsrucker, Oglethorpe Plan Coalition, does not support the Special Exception that contributes to excess mass. Does not relate to the Broughton streetscape.

BOARD DISCUSSION:
The **Board** expressed varying views. One stated the property should be considered a monumental building, show legacy and growth. The canopy massing on the fourth floor should be developed more; would like to see it massaged more to match rest of building.

Several members agreed with the Staff recommendation and expressed appreciation for the design sensitivity.

One member expressed discomfort with the three stories backing a residential neighborhood, and another furthered the thought stating that the direction of large buildings will soon become Downtown Savannah; city will lose historic visual significance. The height and mass are problematic as a whole; not visually compatible with buildings closest to it.

One member reminded that an 1800's building is not the issue here.

Motion

APPROVE the request for New Construction, Part I: Height and Mass at 402 East Broughton Street AS REQUESTED, because the work is visually compatible and meets the standards.

AND

APPROVE the Special Exception requests from the standards that reads:

Vehicular access shall be from lanes or north-south service streets. When a property does not front a lane or north-south service street, parking may be accessed from east-west connecting streets or trust streets.
Structured parking within the first story of a building shall be setback a minimum of 30 feet from property lines along all public rights-of-way (not including lanes). This standard does not apply to structured parking on the same lot as single family and two family residential dwellings that are either on a corner lot with lane access or on a parcel that does not have access to a lane.
Maximum height shall not exceed two (2) stories within 20 feet of a lane when across the lane from a D-N and/or a D-R zoning district.

to allow for vehicular access from Broughton Street, to allow for parking within 30 of the property line and to allow for elimination of the two (2) story requirement along the lane, because the Special Exception criteria are met.

Vote Results (Approved)

Motion: Karen Guinn

Second: Melissa H. Rowan

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

17. Stamped Drawings Report- April 2026

April 2026 Report.pdf

XIV. OTHER BUSINESS

XV. ADJOURNMENT

18. Next HDBR Pre-Meeting - Wednesday May 13, 2026 at 12pm - 112 East State Street

19. Next HDBR Meeting - Wednesday May 13, 2026 at 1pm - 112 East State Street

20. Adjourn

There being no further business to present before the Board, the April 8, 2026 Historic District Board of Review meeting adjourned at 3:46 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.