Savannah Historic District Board of Review

Arthur A. Mendonsa Hearing Room
August 12, 2026
1:00 P.M.
MINUTES

August 12, 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 Helms
Michael Higgins
Sabrina Nagel

Members Absent: Shedrick Coleman
Sara Woodfield

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 Sunlight Solar | 26-002944-COA | 603 Whitaker Street | Solar Panels

This item was removed from the Consent Agenda.

Alexander Merced presented the applicant's request to install 40 solar panels on the roof of 603 Whitaker Street. They have applied for a Certificate of Appropriateness with the MPC and for a Special Exception due to potential visibility from the public right-of-way.

The building was constructed in 1888 and is a contributing resource within the National Historic Landmark District and the local Savannah Downtown Historic District. It faces the western edge of Forsyth Park and sits on a block comprised fully of contributing structures, save for three garages to the rear of the building.

Helm expressed concern that a precedent may be being set with the visibility.

Nagel stated the light reflects into the structure to the south.

PETITIONER COMMENTS:
Clay Copeland, homeowner representative, stated they are non-reflective panels.

Helms asked if they are visible though non-reflective. **Copeland** stated they are visible as panels from the back street, but not reflective.

Nagel asked if the same service can be provided without being visible from the street. **Copeland** stated possibly; on left side.

Michael Archangelo, homeowner, stated the site line from 605, his roofline is higher than neighbor's and they have not issues. **Nagel** asked if they would consider not having visibility from two streets. **Archalengo** stated it will not be viable to move. The panel colors are close to the roof colors currently.

PUBLIC COMMENTS:
Kay Norton Taylor: opposes the petition. Local residences can view the solar panels. Wants to know why can he not install thermopanel windows.

Betty Rowan, stated she can see the roof from the rear of her property. Information states certain angles at certain times of day will have reflection. Also wants to know why can she not have double pane windows.

BOARD DISCUSSION:
A Board member stated they are not opposed to solar panels, these are not appropriate, as historic properties are a valuable part of area. Howard and Huntington streets are able to view/see the proposed panels; precedent is critical. Recommended working with southside of structure, as it was previously rejected for visibility from a lane previously. Another Board member stated the panels are highly visible from Huntington Street and the lane. A differing Board member stated the panels are reversible, non-reflective, and visually unintrusive.

The Board stated they would like other locations on the structure to be considered. They have no issue if the city is embracing solar as long as not on front-facing facade, not reflective, not destroying historic material. Caution was stated again that the panels are visible from two streets and creates a precedence - and believes this one to not be a good one. A Board member presented a different view that a precedent is not being set, special exceptions by nature are not precedent-setting because they are case by case. This is not a primary facade. All views matter, not just primary special exception requests. The ordinance must be adhered to; the Landmark District must be protected. The request is not permanent, particularly as technology changes. Solar shingles were suggested.

Motion	
Remove from consent	
Vote Results (Approved)	
Motion: Sabrina Nagel	
Second: Michael Higgins	
Karen Guinn	- Aye
Michael Higgins	- Aye
Melissa H. Rowan	- Aye

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

Motion

The Savannah Historic District Board of Review does hereby approve the special exception request to install solar panels on the roof of 603 Whitaker Street as requested because it meets the criteria for special exceptions and is otherwise visually compatible and meets the standards.

Vote Results (Approved)

Motion: Karen Guinn

Second: Michael Higgins

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

2. Petition of Better Tomorrow Solar, Gaines Moore | 26-002947-COA | 23 Montgomery Street | Solar Panels

This item was removed from the Consent Agenda.

****Thomson recused himself. Rowan chaired.*

Alexander Merced presented the applicant's request to install 80 solar panels on the roof of 23 Montgomery Street. They have also applied for a special exception due to the potential visibility of the panels from the public right-of-way.

The building was constructed in 1859 and is a contributing resource within the National Historic Landmark District and the local Savannah Downtown Historic District. It sits on the northwest trust lot facing Franklin Square and is surrounded by mostly contributing buildings around the square and a parking lot behind. It is home to the First African Baptist Church.

Nagel stated this project has a tall roof that is not seen from the public right of way, asked was Special Exception request. **Merced** responded the edges are visible.
PETITIONER COMMENTS:
Gaines Moore, petitioner in virtual attendance, stated there will be 80 solar panels to be the same color as the roof. Stated there will be more coverage when the trees are full.

PUBLIC COMMENTS:

There was no public comment.

BOARD DISCUSSION:
The Board expressed no concerns with the petition request.

Motion

The Savannah Historic District Board of Review does hereby approve the special exception request to install solar panels on the roof of 23 Montgomery Street as requested because it meets the criteria for special exceptions and is otherwise visually compatible.

Vote Results (Approved)

Motion: Sabrina Nagel

Second: Melissa H. Rowan

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

3. Petition of COOK Architecture, Scott Cook | 26-003519-COA | 111 MLK Jr. Boulevard | Rehabilitation & Alterations

Motion

Approve the rehab and alteration of 111 MLK Boulevard with the following conditions because the work is otherwise visually compatible and meets the standards.

Use a masonry safe paint on the front and rear facades in order to preserve the integrity of the underlying brick.
Ensure that the new doors on the south façade are recessed at least 3 inches.

Vote Results (Approved)

Motion: Michael Higgins

Second: Melissa H. Rowan

Karen Guinn	- Aye
Michael Higgins	- Aye
Melissa H. Rowan	- Aye
Thomas L. Thomson	- Abstain
Sabrina Nagel	- Aye

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

4. Petition of Speedi Sign, Flint North | 26-003520-COA | 1 North Fahm Street | Illuminated Sign

Motion

The Savannah Historic District Board of Review does hereby approve the illumination of the existing wall sign at 1 North Fahm Street as requested because it is visually compatible and meets the standards.

Vote Results (Approved)

Motion: Michael Higgins

Second: Melissa H. Rowan

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

5. Petition of GMShay Architects, Patrick Shay | 23-002293-COA | 301 West Bay Street | Rehabilitation and Alteration Amendment

Motion

STAFF RECOMMENDATION:

APPROVE amendment to the previously approved project and the relocation of the exterior stair for the property located at 301 West Bay Street AS SUBMITTED because the work is visually compatible and meets the standards.

Vote Results (Approved)

Motion: Michael Higgins

Second: Melissa H. Rowan

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

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

6. Petition of Architecture 101, Sophia Rodriguez | 25-004530-COA | 512 Berrien Street | Design Amendments

Motion

The Savannah Historic Preservation Commission does hereby approve the proposed design amendments to the rehabilitation project located at 512 Berrien Street as requested because the proposed changes are visually compatible and meet the standards.

Vote Results (Approved)

Motion: Michael Higgins

Second: Melissa H. Rowan

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

IV. ADOPTION OF THE AGENDA

7. Approve the August 12, 2026 Meeting Agenda as presented.

Motion

The Historic District Board of Review motioned to approve the amended August 12, 2026 HDBR Meeting Agenda as presented.

Vote Results (Approved)

Motion: Karen Guinn

Second: Melissa H. Rowan

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

Robert Helms	- Aye

V. APPROVAL OF MINUTES

8. Approve the July 8, 2026 HDBR Meeting Minutes as presented.

Motion

The Historic District Board of Review motioned to approve the July 8, 2026 HDBR Meeting Minutes as presented.

Vote Results (Approved)

Motion: Melissa H. Rowan

Second: Mariel Hamer

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

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

VII. CONTINUED AGENDA

9. Petition of Studio H Architects, Julie Miller | 26-002967-COA | 114 West Bay Street | Rehabilitation & Alterations

Motion

Continue

Vote Results (Approved)

Motion: Karen Guinn

Second: Michael Higgins

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

VIII. REQUEST FOR EXTENSION

IX. REGULAR AGENDA

10. Petition of AAA Sign Co., Inc., Bobbie Stephens | 26-003248-COA | 102 West Bay Street | Illuminated Signs

Caitlin Chamberlain presented the applicant's request for approval to install new signage for a hotel rebranding at 102 West Bay Street. The signs have been approved previously for the Bohemian Hotel. There will be a total of two sign changes plus removal of two 'Kessler' signs that will not be replaced, with the work involved detailed below:

-South elevation (Bay Street) - remove and discard existing "Bohemian" internally illuminated wall sign, patch holes, and repair fascia as needed, replace with a new internally illuminated wall sign for "Orielle"
-Northeast corner (River Street) - remove and discard existing "Bohemian" sign panels within existing framing for externally illuminated projecting sign, repaint sign bracket, wall plates and ship
-Remove one 'Kessler' illuminated wall sign from the top left portion of the south elevation and remove one 'Kessler' illuminated wall sign from top right portion of north elevation, including patching holes and repair of fascia as required

102 West Bay Street is a non-contributing resource within the National Historic Landmark District and the local Savannah Downtown Historic District, specifically on the west end of Upper Factors Walk. It is a newer building that initially opened as the Bohemian Hotel in 2009.

PETITIONER COMMENTS:
Mike Drury, representing Marriott, the issue came about because the two business brands split. The light is not bright.

PUBLIC COMMENTS:
Ardis Wood, citizen, stated the visual environment would be better without stream lights, as Parkers has many.

BOARD DISCUSSION:
The Board supported Staff recommendation.

Motion

The Savannah Historic District Board of Review does hereby continue the request to install one new internally illuminated wall sign on the Bay Street elevation of the hotel located at 102 West Bay Street, to the September 9, 2026 Historic District Board of Review Meeting to allow the applicant time to address the following:

1. Change the internal illumination to external illumination to meet the ordinance or apply for a variance to potentially maintain the internal illumination.

2. Scale down the sign to meet the 30 square foot maximum.

AND

Approve the request to remove the ‘Kessler’ signs and associated repairs, and replacement of the externally illuminated projecting sign on the River Street elevation with the following condition to be reviewed and approved by staff for the final design, because it is otherwise visually compatible and meets the standards:

1. Select an approved material for the sign to either be wood or a material similar in texture or appearance to wood.

Vote Results (Approved)

Motion: Karen Guinn

Second: Robert Helms

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

11. Petition of Coastal Canvas Products, Austin Webb | 26-003504-COA | 107 West Broughton Street | Awning, Sign, & Illumination Variance Request

Alex Merced presented the applicant's request to install a canopy and above-canopy sign on the storefront located at 107 West Broughton Street. They are also applying for a variance in order to allow for that sign to be illuminated. The variance is requested from standard 9.9.17.g.i.1 that reads, “Signs shall not be illuminated unless specifically indicated below” where above-canopy signs are not specifically indicated. The building was originally constructed sometime between 1884 and 1898 but was altered a number of times up until 1935, when it was brought to its current configuration. It is a contributing resource within the National Historic Landmark District and the local Savannah Downtown Historic District. It sits midblock on the south side of the main commercial stretch of West Broughton Street and is surrounded mostly by contributing buildings.

Always used for commercial purposes, the building once had an ornate gable-topped façade, which was removed sometime between 1929 and 1935. According to the Georgia Historic Resources survey, the final alteration was made in 1935 by I. Karpf, which introduced the art deco style façade with the “Karpf” name above the third-floor windows that we see today

Staff recommended to approve the installation of a canopy with above-canopy signage at 107 West Broughton Street with the following condition because otherwise the work is visually compatible and meets the standards.

1. The sign is not illuminated.

AND

Deny the variance from standard 9.9.17.g.i.1 that reads, “Signs shall not be illuminated unless specifically indicated below” where above-canopy signs are not specifically indicated. in order to allow the signage to be illuminated, because it does not meet the variance criteria.

PETITIONER COMMENTS:
Austin Webb, petitioner, stated they supported staff recommendation.

PUBLIC COMMENTS:
There were no public comments.

BOARD DISCUSSION:
The Board agreed with Staff recommendation.

Motion

The Savannah Historic District Board of Review does hereby approve the installation of a canopy with above-canopy signage at 107 West Broughton Street with the following condition because the work is otherwise visually compatible and meets the standards:

1. The sign is not illuminated.

AND

Does hereby deny the variance from standard 9.9.17.g.i.1 that reads, "Signs shall not be illuminated unless specifically indicated below"; where above-canopy signs are not specifically indicated. in order to allow the signage to be illuminated, because it does not meet the variance criteria.

Vote Results (Approved)

Motion: Robert Helms

Second: Melissa H. Rowan

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

12. Petition of Luis Posada, Jr. | 26-003526-COA | 234 Price Street | Rehabilitation and Alteration

Jodie Brown presented the applicant's request to reconstruct an existing 1985 addition, install shutters, modify the fence and gate, and install mechanical screening. There will be no work to the ghost sign under this COA.

Located at the southeast corner of Perry and Price Street, the house was constructed in the Crawford Ward. Designed as a townhouse in the Greek Revival style, the house was built in 1855. The subject house is an end unit. It is 2-stories tall with a brick exterior in a running bond pattern. The cornice features a dentil molding below the parapet. The front façade has symmetrically placed fenestration with 8/8 double hung windows on the left and a 6/6 double hung window on the right above the single-entry door with a transom. The windows feature a stone header and sills while the door replicates the look with a stone header and entry step. The north façade has no windows and a ghost sign for Uneeda Biscuit. The rear originally had a one story shed roof portion that was partially covered with another shed addition sheathed with T1-11siding.

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

Staff recommended to APPROVE the rear addition, new fence, shutter and mechanical screening for the property located at 234 Price Street WITH THE FOLLOWING CONDITIONS because the work is otherwise visually compatible and meets the standards.

1. Provide a physical sample of the New Tech Wood product.

Higgins asked about the woodgrain. **Brown** stated it is minimal and set back from Perry St. The siding is to distinguish as a new element; small.

Rowan asked if the mechanical screening is sufficient. **Brown** stated it could be better, but code is not prescriptive as to how to screen.

PETITIONER COMMENTS:
Lou Posada, petitioner, agreed that the screening could be better, not intended to look like a railing. Can adjust.

PUBLIC COMMENTS:
Kaylee Johnson, HSF, expressed support of the petition, as they have an easement on the property.

BOARD DISCUSSION:
The Board agreed with Staff recommendation.

Motion

STAFF RECOMMENDATION:

APPROVE the rear addition, new fence, shutter and mechanical screening for the property located at 234 Price Street WITH THE FOLLOWING CONDITIONS because the work is otherwise visually compatible and meets the standards.

Provide a physical sample of the New Tech Wood product.

Vote Results (Approved)

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

13. Petition of GMShay Architects, Patrick Shay | 24-001537-COA | 620 East River Street | Design Amendment

Caitlin Chamblerain presented the applicant's request of approval for design amendments to the previously approved hotel at 620 East River Street. The building permit is still active. The scope of the changes include:

-Eliminate balconies without river views; add other balconies
-Minor fenestration changes
-Screen final rooftop equipment locations
-Addition of stair penthouse per building code
-Addition of ground level handrails per building code
-Add pool area lighting (as required by local Health Department)
-Change from St. Croix limestone cladding to Alabama natural limestone (supplier changed)
-Shade trellis added

This proposed hotel is part of a larger development which consists of four hotel buildings and a parking garage. Across River Street, to the southwest, a portion of this development is already constructed and includes the Homewood Suites hotel. To the west of Homewood Suites, the former SEPCO/Georgia Power building has been demolished and new construction of a hotel has been approved by the Review Board. These parcels, in the northeast quadrant of the Savannah Historic District, flank River and Bay Streets.

The project area is outside of the Savannah National Historic Landmark District but is within the local historic zoning overlay (Figure 1). There is little remaining historic context.

Historically, this area was defined by an industrial character. The 1888 Sanborn Fire Insurance Map, provided in Figure 2, illustrates several buildings on the site with an active wharf, buildings engaging Bay Street, and paved areas internal to the site at the approximate location of River Street. Buildings were both wood frame and masonry, ranging from 1-3 stories in height.

The neighboring Marriot Hotel, to the immediate east, is not located within the historic district and is not subject to the requirements of the Historic District ordinance. The Marriott is approximately nine stories tall with a mezzanine and is approximately 100 feet tall with an additional pyramidal roof over the center atrium.

Trustees' Garden, to the south, is a contributing element to the Savannah National Historic Landmark District. The property is on a bluff bounded by a retaining wall on the north of the property; portions of the wall are parallel to Bay Street.

PETITIONER COMMENTS:
Pat Shay, petitioner, stated the project started in 2013: the pool on third level/roof has been a part of discussion throughout; it is not visible form public right of way. The light poles are visible, unintrusive.

Hamer want to ensure the fixtures will not have extensive amount of glare because of required lighting. **Shay** stated they will be in compliance with the health department.

PUBLIC COMMENTS:
There was no public comment.

BOARD DISCUSSION:
The Board supported Staff recommendation.

Motion

The Savannah Historic District Board of Review does hereby approve the proposed changes in the amendment for the hotel project at 620 East River Street with the following conditions to be reviewed and approved by staff prior to submitting the final set of drawings for permitting, because the work is otherwise visually compatible and meets the standards:

1. Provide further details on the mechanical screening to ensure it meets the standards.

2. Provide information on the drawings showing that the balusters between railings will be no more than four inches on center.

Vote Results (Approved)

Motion: Mariel Hamer

Second: Karen Guinn

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

14. Petition of Sottile & Sottile, Christian Sottile, FAIA | 26-003446-COA | 15 Bull Street | Non-contributing Demolition

Caitlin Chamberlain presented the applicant's request of approval for the demolition of the non-contributing building located at 15 Bull Street. 15 Bull Street was built circa 1958 and is a non-contributing resource within the National Historic Landmark District and the local

Savannah Downtown Historic District. It is within the Derby Ward, facing Johnson Square on the site of the former Pulaski House Hotel. The Georgia Historic Resources Survey for this site notes that renovations were done in 1978 and 1987. There may have been another renovation in the early 2000s as well. It currently serves as a Regions Bank and is surrounded by contributing and non-contributing buildings of various styles.

Staff recommended to approve the request for the demolition of the non-contributing building located at 15 Bull Street with the following conditions because the structure does not meet the criteria for contributing status and the non-contributing demolition criteria are met:

1. Determine the feasibility of deconstruction rather than pursuing traditional demolition to allow for salvaging historic building materials.
2. Document existing conditions of the building as per the City of Savannah's Policy for Documenting Buildings Prior to Demolition.

PETITIONER COMMENTS:
Christian Sottile, petitioner, agreed with Staff recommendation and to document and reuse materials whenever possible.

Higgins asked about plans for site treatment after demolition **Sottile** stated they will come back for future development; following procedure.

PUBLIC COMMENTS:
Andrew Jones, citizen, shared concerns regarding the demo.

Collier Neely, HSF, stated it would be appropriate for Board to approve replacement plan as special condition for this demo request.

Greg Parker, owner, stated they plan to create a landmark building and legacy. Want to be sure that demo can happen before making development plans.

BOARD DISCUSSION:
The Board supported Staff recommendation.

Motion

The Savannah Historic District Board of Review does hereby approve the request for the demolition of the non-contributing building located at 15 Bull Street with the following conditions because the structure does not meet the criteria for contributing status and the non-contributing demolition criteria are met:

1. Determine the feasibility of deconstruction rather than pursuing traditional demolition to allow for salvaging historic building materials.

2. Document existing conditions of the building as per the City of Savannah’s Policy for Documenting Buildings Prior to Demolition.

Vote Results (Approved)

Motion: Sabrina Nagel

Second: Melissa H. Rowan

Karen Guinn	- Aye
Michael Higgins	- Aye

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

15. Petition of Ruben Ramos | 26-003204-COA | 24 East Liberty Street, Unit 11 | After-the-Fact Window Replacement and Special Exception Request

Jodie Brown presented the applicant's request of approval for After-the-Fact replacement windows. They have also submitted for a Special Exception to keep the already-installed Andersen Fibrex windows from the Andersen 100 Series.

The subject building is located at the northwest corner of Liberty and Drayton Streets in the Derenne Ward. Constructed in the Beaux Arts style in 1924, the building is 8 stories. The building was designed in a “U” shape with a stone-like façade on the first floor and brick on the upper floors. The parapet has a fanciful design topped by dentil molding and a decorative crown. The building features symmetrically placed 1/1 double hung windows and columns of balconies on each level above the ground floor. The subject building is listed as a contributing resource within the National Historic Landmark District and the local Savannah Downtown Historic District.
Staff recommended DENIAL for the after-the-fact window replacement and Special Exception request at 24 East Liberty Street, Unit 11. The proposed windows are incompatible with the historic windows visually, materially and in design; and the Special Exception criteria in §7.8.10.h.2.a.i are not met. For these reasons the applicant should replace with appropriate wood windows into the existing openings.

PETITIONER COMMENTS:
Rueben Ramos, petitioner, stated the HOA gave copy of a prior COA issued giving consent to another petitioner, thought it covered the whole structure.

Guinn stated after-the-fact is frustration. Ordinance is clear as to what is allowed and not; responsibility of owner to adhere to guidelines of owning a property in the historic district.

PUBLIC COMMENTS:
Jim Beight, head of DeRenne Board, stated they should have gone through process. The window is 40% wood. Would like latitude; much work needs to be done to the building. Some windows can be salvaged, not all. Would like consistency in what is allowed.

Steve Merriman, citizen, stated the owner was given bad advice. The Ordinance is clear and the work was done on a Saturday.

Kathy Ledvina, unit owner at the DeRenne Condominiums: the first-floor windows could have been repaired in part rather than replaced. No effort was made to repair, simply replaced. The petitioner is a member of Historic Savannah Foundation's Architectural Review Committee.

BOARD DISCUSSION:
The Board stated Andersen can make windows that match exact windows. Use existing

windows as example to replicate.

Motion

STAFF RECOMMENDATION:

DENIAL for the after-the-fact window replacement and Special Exception request at 24 East Liberty Street, Unit 11. The proposed windows are incompatible with the historic windows visually, materially and in design; and the Special Exception criteria are not met. For these reasons the applicant should replace with appropriate wood windows into the existing openings.

Vote Results (Approved)

Motion: Karen Guinn

Second: Melissa H. Rowan

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

16. Petition of Rose Architects, Kevin Rose | 25-005674-COA | 402 East Broughton Street | New Construction, Part 2 and Special Exception Request

Jodie Brown presented the applicant's request to construct a multi-story building. This is a Part 2 review of the project and review of a Special Exception. 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.

On April 8, 2026, the Part 1: Height and Mass portion was approved by the HDBR. Additionally, the three requests for the Special exceptions were approved. The three requests were:

-§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*.

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

In July 2026, after discussions with the Historic Savannah Foundation and the Downtown Neighborhood Association, the applicant agreed to make additional changes that included applying for a Special Exception for §7.8.10.t.iv.3—*Frontage may be continuous, provided that the roofline shall be varied through the use of volumetric forms and roof shapes of varying heights. The roofline shall provide a minimum one-half story height variation within the street fronting façade*. This Special Exception would potentially allow them to remove the roof line from the penthouse to Broughton Street.

Staff recommended to APPROVE the new construction of a four (4) story building at 402 East Broughton Street WITH THE FOLLOWING CONDITION, to be reviewed by staff because the work is otherwise visually compatible and meets the Standards:

1. Reconsider the type of gate proposed for the southside parking garage entrance.

PETITIONER COMMENTS:
Robert McCorkle, representative of the petitioner, stated they can build as shown, but input was given to not see from the street, which initiated Special Exception.

Kevin Rose stated the neighbors supported the Specia Exception. The bank should look like a bank on Broughton; which should have its own standards. The gate is to be a vertical picket iron fence with a slide gate to be closed at night when bank is closed. Willing to work with HSF regarding window patterns.

Nagel stated planting trees as a compromise.

PUBLIC COMMENTS:
Coller Neely, HSF, expressed concern with the windows.

The **Downtown Neighborhood Association** stated they are not pleased with the Habersham Street facade - less windows to transition to residential neighborhood, and set back rooftop.

Andrew Jones, citizen, stated the proposal does not fit into the setting. Space the windows. It is not visually compatible.

Ardis Wood, citizen, requested the surrounding buildings be considered and honor the work of others to restore historic Savannah. The landscaping is important to discuss as well. Include trees in process of planning.

Anna H. Wright, citizen, stated she is opposed.

Cory Highland, citizen, stated he was opposed as it is not in harmony with the ordinance.

Anna Belkiss, Beehive Foundation, stated they agree with HSF and DNA to improve

window configurations and roof terrace.

Jim Hundsrucker, citizen, stated he is opposed.

Mike English, Queensborough Bank, appreciates the design. Worked with neighborhood and made accommodating revisions.

Mr. Rose stated everyone has an opinion. He disagrees with opinions of the masses.

BOARD DISCUSSION:
The Board stated the Ordinance was written to limit business in residential and large buildings in area with primarily small buildings; it's too massive for neighborhood. The fenestration is part of the problem. The majority of the Board members supported Staff recommendation. The Chair stated it needs to be determined how to move forward.

Motion

STAFF RECOMMENDATION:

APPROVE the new construction of a four (4) story building at 402 East Broughton Street WITH THE FOLLOWING CONDITION, to be reviewed by staff because the work is otherwise visually compatible and meets the Standards:

Reconsider the type of gate proposed for the southside parking garage entrance.

Vote Results (Approved)

Motion: Karen Guinn

Second: Michael Higgins

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

17. Stamped Drawings Report - August 2026

18. Inspections Report - August 2026

XIV. OTHER BUSINESS

XV. ADJOURNMENT

19. Next HDBR Pre-Meeting - Wednesday September 9, 2026 at 12pm - 112 East State Street

20. Next HDBR Meeting - Wednesday September 9, 2026 at 1pm - 112 East State Street

21. Adjourn

There being no further business to present before the Board, the August 12, 2026 Historic District Board of Review adjourned at 4:00 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.