Savannah Historic District Board of Review

Arthur A. Mendonsa Hearing Room
January 14, 2026, 1:00 p.m.
MINUTES

January 14, 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 Thomson, Chair
Melissa Rowan, Vice Chair
Karen Guinn
Mariel Hamer
Robert Helm
Sabrina Nagel
Sara Woodfield

Members Absent: Shedrick Coleman

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

I. CALL TO ORDER AND WELCOME

II. SIGN POSTING

III. CONSENT AGENDA

1. Petition of Savannah College of Art and Design (SCAD), Tony Hensley | 25-006052-COA | 235 Habersham Street | Alteration

Mr. Helms requested removal from the consent agenda.

***Ms. Hamer** recused herself from this petition as her employer represents the petitioner.*

Jodie Brown presented the applicant's request to add a means of access via an interior walkway, an existing elevator and proposed egress stairs to existing inaccessible area. Located in the Crawford Ward at the northwest corner of Habersham Street and Perry Lane, the subject building was constructed in 1887 as Chatham County Jail. A fire in 1898 destroyed the original Byzantine dome which was reconstructed in the Moorish Revival style. In 1957, the building was renovated by Bergen and Bergen Architects. The facility was used as the county jail until 1978 when the jail functions were moved to a new location. It is unclear when the roof and interior of the portion housing the cells was gutted. In 1986, the building was donated to SCAD which uses the indoor/outdoor space for events and performances.

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 construction of an exterior stair and add six door openings, three (3) on the south façade and three (3) on the west facade, two (2) at each level, at the southwest corner of the property at 235 Habersham Street AS REQUESTED because the work is visually compatible and meets the standards.

PETITIONER COMMENTS:
Tony Hensley, petitioner, stated the purpose of the request is to bring the building up to code.

Helms asked why propose in black; it reads that they are making a stylized statement rather than blend in with the environment.

Hensley stated they are not tied to the black.

PUBLIC COMMENTS:
There was no public comment.

BOARD DISCUSSION:
The Board expressed the black was not visually compatible with the environment and yields an industrial aesthetic, taking away from the historic building.

Motion

The Historic District Board of Review motioned to APPROVE construction of an exterior stair and add six door openings, three (3) on the south facade and three (3) on the west facade two (2) at each level, at the southwest corner of the property at 235 Habersham Street AS REQUESTED because the work is visually compatible and meets the standards.

Vote Results (Approved)

Motion: Karen Guinn

Second: Robert Helms

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

2. Petition of Savannah College of Art and Design (SCAD) | 25-0060578-COA | 201 E Broughton St | Storefront Alterations

Rohan Urs prepared the applicant's request of approval to restore the ground floor Broughton Street north facing storefront windowsill heights for the building located at 201 East Broughton Street. The scope of work is limited to lowering the sill height of six existing

ground floor storefront windows to 1 foot 6 inches above the finished sidewalk, consistent with historic conditions documented in archival photographs.

The commercial building was constructed in 1925 and is a contributing resource within the National Historic Landmark District and the local Savannah Downtown Historic District. The subject property is located at the corner of East Broughton Street and Lincoln Street within the Savannah Downtown Historic District. The building is a contributing resource and occupies a prominent corner site along a primary commercial corridor characterized by continuous storefront frontage and pedestrian oriented fenestration. This building currently functions as SCAD's Jen Library. It was originally built in 1925 as a Levy's department store. I

Staff recommended to approve the request to restore sill heights of the north facing storefront windows at 201 East Broughton Street, as requested, because it is visually compatible and meets the applicable standard.

Motion

The Savannah Downtown Board of Review does hereby approve the request to restore sill heights of the north facing storefront windows at 201 East Broughton Street, as requested, because it is visually compatible and meets the applicable standards

Vote Results (Not Started)

Motion:

Second:

IV. ADOPTION OF THE AGENDA

3. Adopt the January 14, 2026 HDBR Agenda as presented.

Motion

Adopt with amended January 14, 2026 HDBR agenda as presented.

Vote Results (Approved)

Motion: Karen Guinn

Second: Melissa H. Rowan

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

V. APPROVAL OF MINUTES

4. Approve the December 10, 2025 HDBR Meeting Minutes as presented.

Motion

Approve the December 10, 2025 HDBR Meeting Minutes as presented.

Vote Results (Voting)

Motion: Melissa H. Rowan

Second: Karen Guinn

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

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

VII. CONTINUED AGENDA

5. Petition of Array Design, Shauna Kucera | 25-004101-COA | 400-Block Montgomery St | New Construction, Part 1: Height and Mass

Motion

Continue

Vote Results (Approved)

Motion: Karen Guinn

Second: Mariel Hamer

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

6. Petition of Paul Bush | 25-005014-COA | 318 East Huntingdon Street | After-the-Fact Alterations

Motion

Continue

Vote Results (Approved)

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

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

Motion

Continue

Vote Results (Approved)

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

VIII. REQUEST FOR EXTENSION

IX. REGULAR AGENDA

8. Petition of Mantiques, LLC, Ronnie Hall | 25-005597-COA | 402-408 Bull Street | Lot Recombination

Jodie Brown presented the applicant's proposal to recombine the lots at the southeast corner of Bull and Jones Streets, 402 to 408 Bull Street. Constructed in 1915 and located within the Monterey Ward, the property is a one story, brick commercial building on the southeast corner of Bull and Jones Streets. There have been a number of changes to the lot over the years. In 1888, the double lot had a residential building with a rear stable. By 1898, the lot had split with the residential building on one parcel and the corner as one lot. At that time, the residential building was graced with living next door to an ice cream parlor. Going forward until after 1973, it would be maintained as one lot. By 1953, there were 2 stores with 5 addresses (402, 404, 406, 408 and 410 Bull Street). In 1973, the Sanborn map shows one building with a “2C” in the middle. In its current configuration, the parcel is broken into two lots, the northern lot is approximately 60’x60’ and the southern lot is approximately 40’x60.

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

On December 19, 2023, the Zoning Ordinance was revised resulting in the requirement for a Certificate of Appropriateness (COA) for any proposed subdivision or recombination requests located within the Savannah Downtown Historic Overlay District (this revision applies to the boundaries of the locally designated district – *"The boundaries of the historic district shall be the area bounded on the north by the Savannah River; on the east by Randolph Street between the Savannah River and Broughton Street and by East Broad Street between Broughton and Gwinnett Streets; on the south by Gwinnett Street; and on the west by West Boundary Street to Indian Street, Indian Street to McGuire Street, extended to the River").* As part of the revision, standards were approved in order to provide guidance to the Historic District Board of Review (HDBR) when considering these requests.

At the December 10, 2025, meeting, this item was continued to allow the applicant to be in attendance. There were some concerns raised by neighbors at the December meeting that could not be addressed by staff. As such, the board would like that applicant to address concerns raised by the neighbors. Staff corresponded with the applicant requesting their attendance.

Staff recommended to approve the request to recombine the lots located at 402-408 Bull Street, as REQUESTED, because the work is visually compatible and meets the Standards.

PETITIONER COMMENTS:
Ronnie Hall made himself available for questions. There were none.

PUBLIC COMMENTS:
Richard Paddor, area resident, expressed concern with future of property and additional neighboring properties that may be obtained. Expressed concern of the owner controlling all five properties, which can lead to a height variance, alcohol and food service. Asked what rights they reserve; what conditions are they confined to. **Chamberlain** stated this is solely for recombination based on the Ordinance. Use is not purview. Any future exterior changes will have to return to HDBR for a CoA.

Erin Scott, area resident, asked why notification was not received about prior and current meetings regarding this property. The owner primarily deals with industrial properties. Concerned the property may become industrial/business use.

Ronnie Hall stated he formerly worked for Samet as an employee, but that is no longer the case.

BOARD DISCUSSION:
Helms stated the recombination is directed by the ordinance; nothing with visual compatibility.

Several of the Board agreed with Staff recommendation.

Nagel asked if the zoning would allow residential or commercial; does it get redesignated with combination. **Chamberlain** responded it would only be reviewed if it affects current living space. **Nagel** stated recombining opens to large scale development on the most important intersection - Jones and Bull. Allows for short term rental under one PIN. It is visually important though not a contributing structure.

Motion

STAFF RECOMMENDATION:

APPROVE the request to recombine the lots located at 402-408 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	- Aye
Sabrina Nagel	- Nay
Sara Woodfield	- Nay
Shedrick Coleman	- Not Present
Mariel Hamer	- Aye
Robert Helms	- Nay

9. Petition of Sawyer Design, Jonathan Leonard | 25-005513-COA | 512 East Huntingdon Street | New Construction, Small (Part II)

Rohan Urs presented the applicant's request for 512 East Huntingdon Street requests approval of Part 2 – Design Standards for new residential construction previously approved under Part 1 (Height and Mass). The Part 2 request includes review of exterior materials, windows and doors, roof materials, porches, railings, trim, and accessory structure detailing for a single-family residence with a detached rear garage, located within the Savannah Downtown Historic District.
512 East Huntingdon Street is located within the Savannah Downtown Historic District on a residential block characterized by contributing one and two-story dwellings with varied architectural styles, material palettes, and roof forms. The surrounding context includes wood-frame residences with horizontal siding, masonry foundations, raised porches, cast iron railings, and a mix of shingle and metal roofing elements. The subject property was previously vacant and received approval for height and mass under Part 1. The Part 2 review is limited to exterior architectural details to ensure compatibility with the established character of the district.

Staff recommended to approve the request for New Construction, Part II, for a single-family detached residence and a one-story garage at the rear of the property located at 512 East Huntingdon Street, as requested, because it is visually compatible and meets the applicable standards.

Woodfield asked if setbacks are consistent with Zoning. **Urs** responded it is compliant.

PETITIONER COMMENTS:
Jonathan Sawyer, petitioner, stated the building setback - none for DR. Large brick wall for HVAC unit between the properties. Neighbor to left is a church with 50 foot parking lot between the properties.

PUBLIC COMMENTS:
Connie Rakestraw, no accommodation for parking. The street is narrow; offered to buy to maintain parking. Was formerly a parking lot; not sure why a structure was allowed to be built there. There is no parking for the museum in the area. Not considerate of the neighbors that live there. The air B & B's are invading. **Thomson** stated parking is not part of HDBR purview.

William Stanley, asked what is the City and County doing for homeless housing.

Rakestraw asked what has changed that parking is not considered; previously a petition was denied because of parking but now its permissible with the same parking issues.

Guinn explained not part of HDBR purview; perhaps another Board in this building had purview to render a decision regarding parking.

BOARD DISCUSSION:
The Board agreed with Staff recommendation.

Motion

The Savannah Downtown Board of Review does hereby approve the request for New Construction, Part II, for a single-family detached residence and a one-story garage at the rear of the property located at 512 East Huntingdon Street, as requested, because it is visually compatible and meets the applicable standards.

Vote Results (Approved)

Motion: Mariel Hamer

Second: Karen Guinn

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

10. Petition of Kevin Rose Architects, Kevin Rose | 25-005674-COA | 402 E Broughton Street | New Construction, Part I

Jodie Brown presented the applicant's proposal to construct a 3-story building. This is a Part 1 review of the project.

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 originally heard at the December 10, 2025, hearing and continued to allow the applicant to:

1. *Address the issues with the Height Map; and*

The applicant has submitted revised plans that show the 4th floor as a mezzanine. Per §7.8.10.b.3,
"A mezzanine shall not count as a story." The modification of the upper level has made the proposed building consistent with the Height Map.

2. *Address issues related to vehicular access off of Broughton Street.*

The applicant has submitted revised plans that remove vehicular access from Broughton Street. This modification of vehicular access has made the proposed design consistent with code.

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.

Thomson asked if the recommendation includes the two Special Exception items.
Brown responded that will have to return for the particulars in the Part II submission.

Nagel asked what will make it a large-scale development. Brown responded it is the 9k ground floor footprint, however, the City determined it is small scale.

Helms asked since there are so many moving parts and continual changes, how can vote be made. **Brown** responded it can be continued until there are no moving parts. **Helms** asked if Staff has seen plans that the Board has not seen. Brown responded the most current was not included with her report as it was submitted after her report was completed, but it was included on the final agenda.

Jessica Baldwin, City of Savannah, provided the definition of mezzanine by City code: "intermediate level between floor and ceiling of a story, with its aggregated floor area not more than 1/3 of the area of the room or space in which it is located". Habitable space is defined as the area of a finished grade that is within the exterior faces of an exterior wall . . . the ground floor area under a roof. Nine thousand square feet is the boundary of large-scaled development. What is proposed is not considered a mezzanine by Code from her perspective.

Helm asked for clarity regarding the existence of a mezzanine, it extends beyond the ceiling of the third story. **Baldwin** stated there is room for interpretation; their stand is that it is not a mezzanine.

PETITIONER COMMENTS:
Kevin Rose, petitioner, stated he agrees with staff recommendation. Client is a community-based business. None of the changes were made to height and mass. The access is allowable. The structured parking topic will be dealt with later; disagrees with Agnost

statement regarding it. The mezzanine is not correct in the Ordinance. They have tried to do right thing to have a three-story building. Tried to accomplish in a pleasing way, not just a big block of a building. Building is to stand test of time.

Woodfield asked about Broughton Street elevations. To the left of Habersham stated the 4-story height limit; to the right is 3-storyheight limit, as there is a residential area with small scale. The proposed is a large-scale development for this neighborhood. Should read as a storefront with levels and awnings; very big for location which is on the edge of a residential area.

Rose stated they can talk with neighbors about setback of third floor. This presentation was the best.

Woodfield stated the ordinance states it should relate to neighboring buildings, e.g. SCAD building and Blick building. Rose stated the Ordinance is encouraging being inspired by these large-scaled buildings.

Helms asked if the current rendition is accurate. **Rose** stated it is from his eye-height (5'4").

Helms asked why is there so much covered terrace, as it's not the elevator shaft. **Rose** responded they basically picked up the elevator and pulled the roof off of it, so it wasn't sticking out like a blob on the main space.

PUBLIC COMMENTS:
There were no public comments.

BOARD DISCUSSION:
Nagel stated the mezzanine exceeds: is it a mezzanine or fourth floor.

Hamer stated the footprint does not follow the ordinance by definition: it would be triggered and should be viewed as large scale development, which they have not had opportunity to do.

Rowan agrees with Ms. Hamer seems to follow as large scale which would allow for fourth floor and absolve mezzanine issue.

Woodfield stated restriction on roof deck/terrace semantics, not a mezzanine. The intent is for people to not be looking over the street. The first story is to be designed as a storefront to make a street friendly building, not a grand presence. There are issues with window spacing and shapes to be more vertical than horizontal. As the lane behind the building should be a two-story section of building, twenty feet from against the lane.

Guinn appreciated the willingness to meet with neighborhood. If large scale, has legal rights for a full fourth floor and will have right to create an even larger building. We have to determine how do we help design the best building for the neighborhood.

Helms stated the Board is to interpret ordinance as it is written, not as wished. There are many questions and the Board has responsibility to solve conflict with what is written with what is proposed.

Rose stated he worked with Staff; they don't want a fourth story. Not trying to pull a fast one.

Helms stated staff does not make the decision; the Board does. He expressed appreciation for what the petitioner is trying to do.

Woodfield expressed appreciation and feels a solution can be reached.

Thomson cautioned to be careful that interpreting literally can give something not really wanted. Consider the ramifications of where this could go.

Motion

Continue to February 11, 2026 HDBR Meeting to allow client to address issues presented.

Vote Results (Approved)

Motion: Sara Woodfield

Second: Robert Helms

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

11. Petition of Array Design, Shauna Kucera | 25-005645-COA | 412-416 East Gwinnett Street | Solar Panels & Special Exception Request

Caitlin Chamberlain presented the applicant's request for approval to install 18 thin, low-profile solar panels to the roof of the building located at 412-416 East Gwinnett Street. The scope of the project also includes a Special Exception request. 412-416 East Gwinnett Street was constructed in 1899 and is a contributing resource within the National Historic Landmark District and the local Savannah Downtown Historic District. It is one of several contributing resources along this side of the street but also faces the current Goodwill Vault store across the street.

This project was first presented to the Historic District Board of Review at the December 10, 2025, meeting. At that time, staff noted that a Special Exception would need to be requested for full approval of the proposed 24 solar panels, but the applicant still wanted to get the Board's feedback on the initial plans. The Board Decision was as follows:
"The Savannah Historic District Board of Review does hereby continue the request to install 24 roof-mounted solar panels on the building located at 412-416 East Gwinnett Street to the January 14, 2026, Historic District Board of Review Meeting to address how many panels require the Special Exception and the visibility from the street."

Since that time, the applicant has scaled down the project to include 18 instead of 24 solar panels, which removed all of the ones that could be seen from the front gables of the house. This will greatly reduce the visibility. The Special Exception request is also included in the report to account for the partial visibility of three (3) of these panels from the vantage point of Price Street. The image below illustrates the potential for these few panels to be seen. This minor amount will not have a significant impact on the historic character of the building.

Staff recommended to approve the request to install 18 roof-mounted solar panels on the building located at 412-416 East Gwinnett Street as requested because the work is visually compatible and meets the standards.

AND

Approve the Special Exception request from the standard that reads
"*Alternative energy source devices may be permitted on new construction and non-contributing resources. Such devices may be permitted on contributing resources provided they are not visible from a street fronting elevation and do not damage or obscure any character-defining features"* §7.8.10.p
to allow for a minor degree of visibility of approximately three (3) solar panels, because the Special Exception criteria are met.

PETITIONER COMMENTS:
Shauna Kucera stated all panels have been removed from the front gables of the structure. Street view is free of solar panels from main street; may be seen from Price Street. Also made a 25% reduction. The panels are 1.3 inches and mounted to the roof; will exist with current roof slope.

PUBLIC COMMENTS:
There was no public comment.

BOARD DISCUSSION:
The Board expressed appreciation for the method taken for the solar project.

Motion

Approve the request to install 18 roof-mounted solar panels on the building located at 412-416 East Gwinnett Street as requested because the work is visually compatible and meets the standards.

AND

Approve the Special Exception request from the standard that reads

";Alternative energy source devices may be permitted on new construction and non-contributing resources. Such devices may be permitted on contributing resources provided they are not visible from a street fronting elevation and do not damage or obscure any character-defining features"; §7.8.10.p

to allow for a minor degree of visibility of approximately three (3) solar panels, 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	- Aye
Sara Woodfield	- Aye
Shedrick Coleman	- Not Present
Mariel Hamer	- Aye
Robert Helms	- Aye

12. Petition of Architecture 101, Steven G. Stowers | 25-006061-COA | 20 W Hull Street | Rehabilitation

Jodie Brown presented the petitioner's request to remove a non-historic addition and associated stairs from the rear façade that is located on the second and third floor. Installation of a new standing seam metal roof over the first-floor addition that is remaining and construction of a deck at the first floor. They are also proposing to remove failing stucco, shutters and to restore the brick and associated details prior to re-stuccoing the exterior. They are also proposing to add a new fence, sconces and primary door at the front façade. Located on the north side of the street mid-block, the house is in the Brown Ward. Designed in the Greek Revival style in 1858, the subject house features three stories with an exposed basement. The exterior has stucco with brick underneath and dentil molding at the parapet. Fenestration is 6/6 double hung wood windows with sills and lintels. The primary entrance is located at the southwest corner and is accessed via steps with an iron railing parallel to the house. The primary entrance is a single door flanked by pilasters and sidelights with a transom above it.

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 request to rehabilitate and alter the property at 20 West Hull Street, with the following conditions, to be reviewed by staff because the work is otherwise visually compatible and meets the standards.

1. Work with MPC staff to investigate the condition of the exterior brick façade on the south elevation for retention and restoration;
2. Reconsider the color of the exterior stucco;
3. Clarify the stucco finish; and
4. Clarify how the stucco will be removed from the brick and how the new stucco will be attached.

PETITIONER COMMENTS:
Liv Garcia, petitioner, stated she is happy work with Staff regarding brick facade. The initial intent was to repair; the increase in scope was for their client and contractors. 19 W Perry was used as an example: in the same ward, which uses the same color palette - disagrees that the palette is fam-house inspired. 'Nightwatch' will be contrasting color for door. Stucco will be removed using gentle hand tools; historic three coat method will be used for application..

PUBLIC COMMENTS:
There were no public comments.

BOARD DISCUSSION
The Board commended the project and agreed with Staff recommendation. Not opposed to petitioner color proposal; can remove condition two.

Motion

STAFF RECOMMENDATION:

APPROVE the request to rehabilitate and alter the property at 20 West Hull Street, WITH THE FOLLOWING CONDITIONS, to be reviewed by staff because the work is otherwise visually compatible and meets the standards.

1. Work with MPC staff to investigate the condition of the exterior brick façade on the south elevation for retention and restoration;

2. Reconsider the color of the exterior stucco;

3. Clarify the stucco finish; and

4. Clarify how the stucco will be removed from the brick and how the new stucco will be attached.

Vote Results (Approved)

Motion: Robert Helms

Second: Karen Guinn

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

13. Petition of Ward Architecture+Preservation, Josh Ward | 25-006059-COA | 307 Lorch Street | New Construction ADU Parts I and II

Rohan Urs presented the petitioner's request of approval for new construction of an accessory dwelling unit and garage carriage house structure at 307 Lorch Street, located along Lorch Lane, including Part I: Height and Mass, and Part II: Design Details, in connection with a contributing principal building.

The residential principal building was constructed in 1889 and is a contributing resource within the National Historic Landmark District and the local Savannah Downtown Historic District. The subject property contains a contributing principal structure and is located in an established lane condition with historic development patterns that include carriage house forms, and accessory structures oriented to lanes. Sanborn Map documentation included in the submittal indicates that a historic accessory structure previously existed in an approximate location along the lane. The proposed work introduces a new two-story carriage house form intended to read as a secondary building, with access, service functions, and garage frontage oriented to Lorch Lane.

Staff recommended to approve the Part I and II, New Construction of an ADU at 307 Lorch

St with the following condition to be submitted to staff for review and approval prior to submitting for permits, because the proposed work is otherwise visually compatible and meets the standards:

1. Revise height to comply with the maximum permitted height of 25 feet in accordance with Sec. 8.7.4.

Hamer asked from Staff's perspective is it a wall or fence or railing. **Urs** responded it is less of a wall, more of a partition, serving the purpose of railing. Petitioner can clarify intent.

PETITIONER COMMENTS:
Josh Ward, petitioner, stated the roof height will be adjusted to 25 feet with minimal foundation redesign. The wall next to the stair: will be a screen for mechanical and railing for stair - still transparent. Max height is guard railing allowance.

Woodfield stated the fence maximum is 11 feet 6 inches, and it is one foot from property line. Recommended to consider moving inside further. The nook outside of the bedroom does not look like typical carriage house and does not match the front. Make popout less prominent to make stair work.

Hamer stated the bracket seems deep for stairs - has it been checked for clearance because it looks tight? **Ward** responded they have.

PUBLIC COMMENTS:
There were no public comments.

BOARD DISCUSSION:
The Board expressed concern with the wall; the precedence it will set as it does not conform and the height (12.6). Condition that the wall should be returned to Staff for review as a railing: it is large and should meet the Ordinance for traditional railing or exterior stair. There still should be screening for the HVAC mechanical.

Motion

The Savannah Downtown Board of Review does hereby approve the the Part I and II, New Construction of an ADU at 307 Lorch St with the following conditions to be submitted to staff for review and approval prior to submitting for permits, because the proposed work is otherwise visually compatible and meets the standards:

1.Revise height to comply with the maximum permitted height of 25 feet in accordance with Sec. 8.7.4.
2.To redesign the screen wall to comply with the ordinance and resubmit to staff for review.

Vote Results (Approved)

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

Mariel Hamer	- Aye
Robert Helms	- Aye

X. APPROVED STAFF REVIEWS

XI. WORK PERFORMED WITHOUT A CERTIFICATE OF APPROPRIATENESS

XII. REPORT ON ITEMS DEFERRED TO STAFF

XIII. NOTICES, PROCLAMATIONS, AND ACKNOWLEDGEMENTS

14. Stamped Drawings - January Report

XIV. OTHER BUSINESS

XV. ADJOURNMENT

15. Next HDBR Pre-Meeting - Wednesday February 11, 2026 at 12pm - 112 East State Street

16. Next HDBR Meeting - Wednesday February 11, 2026 at 1pm - 112 East State Street

17. Adjourn

There being no further business to present before the Board, the January 14, 2026 Historic District Board of Review meeting adjourned at 3:48 p.m.

Respectfully submitted,

Caitlin Chamberlain
Director, 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.