Savannah Historic District Board of Review

Arthur A. Mendonsa Hearing Room
May 13, 2026
1:00 P.M.
MINUTES

May 13, 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
Karen Guinn
Mariel Hamer
Michael Higgins
Robert Helms
Melissa Rowan
Sara Woodfield

Members Absent: Shedrick Coleman
Melissa Rowan

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 J. Elder Studio, Jerome Elder | 26-001858-COA | 28 West Broughton Street | Rehabilitation & Alterations

Caitlin Chamberlain prepared the report for the applicant's request of approval to replace the second and third floor awning windows on the Broughton Street façade of the building located at 28 West Broughton Street.

Staff recommended to approve the window replacement request for the property located at 28 West Broughton 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 window replacement request for the property located at 28 West Broughton 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	- Not Present
Thomas L. Thomson	- Abstain
Sabrina Nagel	- Aye
Sara Woodfield	- Aye
Shedrick Coleman	- Not Present
Mariel Hamer	- Aye
Robert Helms	- Aye
Michael Higgins	- Abstain

2. Petition of James Hundsrucker | 26-001847-COA | 206 East Gwinnett Street | Rehabilitation & Alterations

Caitlin Chamberlain prepared the report for the applicant's request of approval to repair the fire escape stairs on the side of the building located at 206 East Gwinnett Street.

Staff recommended to approve the proposed restoration of the fire escape stairs on the property located at 206 East Gwinnett Street as requested because the work is visually compatible and meets the standards.

Motion

Approve the proposed restoration of the fire escape stairs on the property located at 206 East Gwinnett 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	- Not Present
Thomas L. Thomson	- Abstain
Sabrina Nagel	- Aye
Sara Woodfield	- Aye
Shedrick Coleman	- Not Present
Mariel Hamer	- Aye
Robert Helms	- Aye
Michael Higgins	- Abstain

3. Petition of Renovia & Leah Barton | 26-001845-COA | 500 W Charlton St | Rehabilitation & Alterations

Rohan Urs prepared the report for the petitioner's request of approval for exterior repairs and maintenance work to the Residence Inn by Marriott building, including localized masonry reconstruction, sealant replacement, stucco repair and recoating, flashing and waterproofing improvements, repainting of select exterior elements, and associated exterior maintenance activities.

Staff recommended to approve the petition for repair and maintenance work at 500 West Charlton Street, as requested, as the proposed work is visually compatible and meets the standards.

Motion

Approve the petition for repair and maintenance work at 500 West Charlton Street, as requested, as the proposed work is visually compatible and meets the standards.

Vote Results (Approved)

Motion: Karen Guinn

Second: Robert Helms

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

4. Petition of Noble Hardee House Condo,Rich Sioufi | 26-001238-COA | 501 E Charlton St | Alterations

Rohan Urs presented the report regarding 501 East Charlton Street requests of approval for foundation infill at the existing carriage house. The proposed work consists of installing recessed brick infill between the existing historic brick piers to enclose the crawlspace area below the structure. The proposal includes the use of reclaimed brick and historically compatible Type O mortar.

Staff recommended to approve the petition for the carriage house brick infill at 501 East Charlton, as requested, as the proposal is visually compatible and meets the standards.

Motion

APPROVE the petition for the carriage house brick infill at 501 East Charlton, as requested, as the proposal is visually compatible and meets the standards.

Vote Results (Approved)

Motion: Karen Guinn

Second: Robert Helms

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

IV. ADOPTION OF THE AGENDA

5. Adopt the May 13, 2026 Historic District Board of Review Agenda as presented.

Motion

The Historic District Board of Review motioned to adopt the May 13, 2026 HDBR agenda as presented.

Vote Results (Approved)

Motion: Karen Guinn

Second: Mariel Hamer

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

V. APPROVAL OF MINUTES

6. Approve the April 8, 2026 Historic District Board of Review Meeting Minutes as presented.

Motion

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

Vote Results (Approved)

Motion: Karen Guinn

Second: Sara Woodfield

Karen Guinn	- Aye
Melissa H. Rowan	- Not Present

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

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

VII. CONTINUED AGENDA

7. 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: Robert Helms

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

VIII. REQUEST FOR EXTENSION

IX. REGULAR AGENDA

8. Petition of Speedi Sign, Flint North | 26-001295-COA | 127 North Fahm Street | Illuminated Sign

Alexander Merced presented the applicant's request to install illuminated and non-illuminated signage on two brick façades of the building at 127 Fahm Street. The applicant has applied for a variance that will allow one extra wall sign on the Fahm Street elevation of 127 Fahm Street. This will be part illuminated and part non-illuminated signage. This project was first heard at the April 8th HDBR meeting, where there was a partial approval and a continuance in order to allow for this variance request, which will be heard by the ZBA.

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.

This project was initially heard at the April 8, 2026, HDBR meeting. It was partially approved, and the rest was continued in order for the applicant to receive the necessary variance to allow two wall signs on the Fahm Street elevation. That variance will be heard by the ZBA on May 28,2026, because the 30-day newspaper notice requirement was not met in time to be heard at this month's HDBR meeting but will allow them to potentially receive the variance in time for their early June grand opening.

Staff recommended to approve the extra wall sign on the Fahm Street elevation of 127 North Fahm Street with the following condition because it is otherwise visually compatible and meets the standards:

1. Approve on the condition that the ZBA grants the necessary variance.

PETITIONER COMMENTS:
Michael Traynor and **Flint North**, petitioners, agreed with Staff recommendations and would like conditional approval (pending variance request).

PUBLIC COMMENTS:
There was no public comment.

BOARD DISCUSSION:
The Board commended the petitioner's patience. Conditional approval (pending ZBA variance approval) seems appropriate.

Motion

The Savannah Historic District Board of Review does hereby approve the extra wall sign on the Fahm Street elevation of 127 North Fahm Street with the following condition because it is otherwise visually compatible and meets the standards:

1. Secure the extra sign variance from the Zoning Board of Appeals

Vote Results (Approved)

Motion: Sabrina Nagel

Second: Karen Guinn

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

Alterations

Jodie Brown presented the applicant's proposal to:

-Replace and enlarge several windows.
-Replace a window with a garage opening on the north (lane) side.
-Replace the front doors at 444 and 446 Tattnall Street.
-Repair/repoint the brick.
-Construct a gable roof over front door at 444 Tattnall Street.
-Replace deteriorated stair at rear of 444 Tattnall Street.
-Construct rear deck at second floor rear unit (444 Tattnall Street) with screening below the deck.
-Repair stucco and paint exterior.

Additionally, a variance has been requested to allow the property owner to reconstruct the rear addition that was damaged in a fire. This addition is not visible from the public ROW and outside the purview of the HPC. The addition will not be addressed in this report. The variance would allow the applicant to reconstruct it with 79.8% lot coverage versus the allowable coverage which is limited to 75%.

The subject property is located on the southeast corner of Tattnall Street and Gordon Lane in the Chatham Ward. Constructed in the Italianate style in 1883, the two-story building is brick with a stucco exterior. Originally, the property was designed as one building with two residences and a commercial entity at the corner. By 1898, a one-story porch had been added to rear of 446 and a one-story enclosed addition was added to the rear of 444. While gable roof entrances were not present in 1888 (see Sanborn at right), by 1916 they were present on the residential units but not on the commercial entity. In 1973, the rear addition of 444 shows that it was used as a garage (see below).

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 continue the request for rehabilitation and alteration for the properties at 444 and 446 Tattnall Street to the July 8th HDBR meeting, to allow the applicant time to address the following concerns:

1. Indicate the stucco finish.
2. Provide information on the mortar (mortar type, tooling, color).
3. Eliminate the gable roof structure over the front door at 444 Tattnall Street.
4. Indicate the material of the shutters which should be a durable wood.
5. Investigate the use of double doors with a transom to fit into the original opening for the main entrance at 444 Tattnall Street.
6. Provide information on how the stone lintel on the first floor of the north side will be repaired.
7. Redesign the rear stairs to be zig-zag rather than spiral.
8. Redesign the garage door to be flush mounted rather than recessed.
9. Re-evaluate the exterior color scheme to be compatible with 448 Tattnall Street and homes in the immediate surrounding area.
10. Provide information on how the stucco and brick will be cleaned and prepped for repair.

PETITIONER COMMENTS:
Shauna Kucera, petitioner, stated not much info to study from. Did find it was originally commercial. Tried to make it look like similar buildings in the neighborhood. Presented double door in wide opening with gable rooflet. She explained the reasoning behind her proposed process, also addressed the ten conditions from Staff. Would like to use spiral stair. Using plain brackets so as to not project false sense of history.

PUBLIC COMMENTS:
There was no public comment.

BOARD DISCUSSION:
The Board stated the roof should match the other rooflets. Spiral stair is ok as there is one across the lane and commended.

Motion

BOARD DECISION:
APPROVE the request for rehabilitation and alteration as presented by the applicant for the properties at 444 and 446 Tattnall Street, WITH THE FOLLOWING CONDITIONS, because the project is otherwise visually compatible and meets the standards:

1.Elimination of the gable roof addition at 444 Tattnall Street.
2.Include double doors with a transom window at 444 Tattnall Street.

Vote Results (Approved)

Motion: Shedrick Coleman

Second: Robert Helms

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

10. Petition of Scally Design + Construct, Braeden Scally | 26-001854-COA | 140 Price Street | Rehabilitation & Alterations, Addition

Jodie Brown presented the applicant's proposal to construct two dormers on the west (front) façade of 140 Price Street. The dormers would be spaced so they are located between the windows on the 1st floor. They would feature a shed roof with a standing seam metal roof and 6/6 windows. The sides would feature lap siding to match the existing house. They are also proposing to construct an attached one car garage that will be set back 5' from the front façade. The garage would measure 13'6" by 26'. The garage would wrap around the north, east and south sides of the historic chimney. The chimney would be visible

at the west (front) façade through a 1’5” gap. The pitch of the gable roof would match the historic portion at the front and would be flat past the ridge to accommodate a second story for livable space. The exterior of the garage will be sheathed with Hardie Artisan vertical lap siding with a Standing Seam Metal (SSM) roof. The front slope of the garage roof would feature a shed roof dormer with a 1/1 double hung window.

The subject property is located at the northeast corner of Price Street and York Lane within the Greene Ward. The present-day house was originally constructed as two houses in 1828. It was designed in the Hall and Parlor Family layout of the National Folk style. By 1898, the subject property and the house directly behind it along York Lane (29 ½) were combined as one.

The house is one-story with a gable roof. The exterior is sheathed with wood lap siding. The simple porch is centrally located; it is supported by concrete piers with a small wood deck accessed by stairs on the north. The porch has a shed roof supported by decorative columns and trim work. The front entrance is a solid 6-panel door with a small 4-light transom. There are four windows on the front façade flanking the front entrance evenly. The wood windows are 6/9 double hung and feature shutters. The south façade has matching windows on the 1st floor and a small 6/6 window in the gable end. The connector between the historically separate buildings has a slightly stepped down gable roof with a single window that matches the Price Street façade. The secondary façade (originally 29 ½) is a smaller scale, simplified replica of the Price Street elevation.

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 for a new attached one-car garage with a dormer and two new dormers on the historic portion of the house at 140 Price Street, with the following conditions, because the project is otherwise visually compatible and meets the standards:

1. Remove dormers on the west façade of the historic portion of the house.
2. Remove the dormer from the west façade of the garage addition.
3. Relocate the garage so it is behind the chimney on the north façade.

PETITIONER COMMENTS:
Braeden Scally, petitioner, understands his proposal to satisfy the guidelines, and it was designed to remain subordinate. There was no evidence of dormers.

PUBLIC COMMENTS:
Stephen Edwards, Downtown Neighborhood Association, opposed the petition as it does not compliment the contributing structure.

Kaylee Johnson, Historic Savannah Foundation, supported Staff recommendations.

Andrew Jones, Oglethorpe Plan Coalition, opposed the petition.

Ardis Wood, citizen, stated the proposed project clashes with original structure.

BOARD DISCUSSION:
The Board stated that the features are not visually compatible with the structures around it. It is overwhelming. The dormers detract from the contributing resource. The addition should be less visible, not in primary view. While the differentiation recess is appreciated, the scale

of the garage needs to be massaged. It should be behind the primary structure, not just behind the chimney of the primary. Believed a continuance to be appropriate and reminded that at least 20 feet is needed for parking.

Motion

BOARD DECISION:
CONTINUE the request for a new attached one-car garage with a dormer and two new dormers on the historic portion of the house at 140 Price Street to the June 10, 2026 HDBR meeting, with the following conditions, to allow the applicant to consider staff recommendations and the points raised during the Board discussion.

1.Remove dormers on the west façade of the historic portion of the house.
2.Remove the dormer from the west façade of the garage addition.
3.Relocate the garage so it is behind the chimney on the north façade.

Vote Results (Approved)

Motion: Karen Guinn

Second: Shedrick Coleman

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

X. APPROVED STAFF REVIEWS

XI. WORK PERFORMED WITHOUT A CERTIFICATE OF APPROPRIATENESS

XII. REPORT ON ITEMS DEFERRED TO STAFF

XIII. NOTICES, PROCLAMATIONS, AND ACKNOWLEDGEMENTS

11. Stamped Drawing Report - May 2026

12. COA Inspections Report- May 2026

XIV. OTHER BUSINESS

13. Preservation Month Proclamation from Chatham County

XV. ADJOURNMENT

14. Next HDBR Pre-Meeting - Wednesday June 10, 2026 at 12pm - 112 East State Street

15. Next HDBR Meeting - Wednesday June 10, 2026 at 1pm - 112 East State Street

16. Adjourn

There being no further business to present before the Board, the May 13, 2026 Historic District Board of Review motioned to adjourn at 3:17 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.