Savannah Historic District Board of Review

Arthur A. Mendonsa Hearing Room
November 10, 2026
1:00 P.M.
DECISIONS

November 10, 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
Shedrick Coleman
Karen Guinn
Mariel Hamer
Robert Helms
Michael Higgins
Sabrina Nagel
Sara Woodfield

Members Absent: None

MPC Staff Present: Caitlin Chamberlain, Director of Historic Preservation
Jodie Brown, Principal Planner
Alexander Merced. 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 Hansen Architects, Patrick Phelps | 26-005201-COA | 107 East Broughton Street | Alteration

Motion

STAFF RECOMMENDATION:

Approve the request to enlarge the existing door opening on the rear of the property at 107 East Broughton Street as submitted because the work is visually compatible and consistent with the standards.

Vote Results (Approved)

Motion: Melissa H. Rowan

Second: Karen Guinn

Karen Guinn	- Aye
Michael Higgins	- 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

2. Petition of Clearwater Pools and Patios, Shane New | 26-005045-COA | 401 East Charlton Street | Pool

Motion

STAFF RECOMMENDATION:

Approve the rear yard, in ground pool located at 401 East Charlton Street as submitted because the work is visually compatible and consistent with the standards.

Vote Results (Approved)

Motion: Melissa H. Rowan

Second: Karen Guinn

Karen Guinn	- Aye
Michael Higgins	- Aye
Melissa H. Rowan	- Aye
Thomas L. Thomson	- Abstain
Sabrina Nagel	- Aye
Sara Woodfield	- Aye
Shedrick Coleman	- Abstain
Mariel Hamer	- Aye
Robert Helms	- Aye

3. Petition of Sam and Maureen Starr | 26-005198-COA | 529 East Jones Street | New Construction (Shed)

Motion

The Savannah Historic District Board of Review does hereby approve the installation of a utility shed in the rear yard of 529 East Jones as requested because it is visually compatible and meets the applicable standards.

Vote Results (Approved)

Motion: Melissa H. Rowan

Second: Karen Guinn

Karen Guinn	- Aye
Michael Higgins	- Aye

Melissa H. Rowan	- Aye
Thomas L. Thomson	- Abstain
Sabrina Nagel	- Aye
Sara Woodfield	- Aye
Shedrick Coleman	- Abstain
Mariel Hamer	- Aye
Robert Helms	- Aye

IV. ADOPTION OF THE AGENDA

4. Adopt the November 10, 2026 HDBR Meeting Agenda as presented.

Motion

The Historic District Board of Review motioned to adopt the November 10, 2026 Meeting Agenda as presented.

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

V. APPROVAL OF MINUTES

5. Approve the October 14, 2026 HDBR Meeting Minutes as presented.

Motion

The Historic District Board of Review motioned to approve the October 14, 2026 Meeting Minutes as presented.

Vote Results (Approved)

Motion: Melissa H. Rowan

Second: Robert Helms

Karen Guinn	- Aye
Michael Higgins	- Aye
Melissa H. Rowan	- Aye

Thomas L. Thomson	- Abstain
Sabrina Nagel	- Aye
Sara Woodfield	- Aye
Shedrick Coleman	- Abstain
Mariel Hamer	- Aye
Robert Helms	- Aye

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

VII. CONTINUED AGENDA

6. Petition of John Todd Nemanic | 26-004706-COA | 318 East Huntingdon Street | Porch Alteration (After-the-Fact)

Motion

Continue

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

7. Petition of Matt Graham | 26-004690-COA | 211 East Gaston Street | Fence Alterations

Motion

Continue

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

VIII. REQUEST FOR EXTENSION

IX. REGULAR AGENDA

8. Petition of Hamilton Court Development LLC. | 26-004653-COA | 429 Tattnall Street | Subdivision

Motion

The Savannah Historic District Board of Review does hereby deny the proposed subdivision of 429 Tattnall because it would result in a non-historically accurate lot configuration that does not meet the subdivision standards.

Vote Results (Approved)

Motion: Michael Higgins

Second: Karen Guinn

Karen Guinn	- Aye
Michael Higgins	- Aye
Melissa H. Rowan	- Aye
Thomas L. Thomson	- Abstain
Sabrina Nagel	- Aye
Sara Woodfield	- Aye
Shedrick Coleman	- Aye
Mariel Hamer	- Aye
Robert Helms	- Aye

9. Petition of Robert Johns | 26-005197-COA | 220 Whitaker Street | Rehabilitation, Alterations, Non-illuminated Sign

Motion

The Savannah Historic District Board of Review does hereby approve the proposed rehabilitation and alterations project for 220 Whitaker Street with the following conditions to be reviewed by staff prior to starting the project, because the work is otherwise visually compatible and meets the standards:

1.Only install the bracketed sign and coordinate with staff to clarify the mounting location, lighting, and size reduction to meet the ordinance, including that it projects no further than six (6) feet.

Vote Results (Approved)

Motion: Sabrina Nagel

Second: Mariel Hamer

Karen Guinn	- Aye

Michael Higgins	- Aye
Melissa H. Rowan	- Aye
Thomas L. Thomson	- Abstain
Sabrina Nagel	- Aye
Sara Woodfield	- Aye
Shedrick Coleman	- Aye
Mariel Hamer	- Aye
Robert Helms	- Aye

10. Petition of Sign D'Sign, Alicia Benbennick | 26-005259-COA | 225 East President Street | Illuminated Signage

Motion

The Savannah Historic District Board of Review does hereby approve the request to install new illuminated signage on the East President Street and Abercorn Street elevations of the new hotel building at 225 East President Street with the following conditions because the work is otherwise visually compatible and meets the standards:

1.Omit the Sabal House projecting sign from the East President Street elevation.
2.Omit the two Sabal House projecting signs from the Abercorn Street elevation.

Vote Results (Approved)

Motion: Michael Higgins

Second: Robert Helms

Karen Guinn	- Aye
Michael Higgins	- Aye
Melissa H. Rowan	- Aye
Thomas L. Thomson	- Abstain
Sabrina Nagel	- Aye
Sara Woodfield	- Aye
Shedrick Coleman	- Aye
Mariel Hamer	- Aye
Robert Helms	- Aye

X. APPROVED STAFF REVIEWS

XI. WORK PERFORMED WITHOUT A CERTIFICATE OF APPROPRIATENESS

11. November 2026 Report- Work done without COA

XII. REPORT ON ITEMS DEFERRED TO STAFF

XIII. NOTICES, PROCLAMATIONS, AND ACKNOWLEDGEMENTS

12. Stamped Drawings Report - November 2026

13. COA Inspections Report - November 2026

XIV. OTHER BUSINESS

14. Nominating Committee to Present 2027 Chair and Vice Chair Nominees

The Nominating Committee nominated the following:
Thomas Thomson - continue as Chair
Karen Guinn - Vice Chair

Both parties accepted the nominations.

XV. ADJOURNMENT

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

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

17. Adjourn

There being no further business to present before the Board, the November 10, 2026 Historic District Board of Review adjourned at 3:05 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.