Savannah Historic District Board of Review

Arthur A. Mendonsa Hearing Room
October 14, 2026
1:00 P.M.
MINUTES

October 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 L. Thomson, Chair
Shedrick Coleman
Mariel Hamer
Robert Helms
Michael Higgins
Sara Woodfield

Members Absent: Melissa Rowan, Vice Chair
Karen Guinn
Sabrina Nagel

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

I. CALL TO ORDER AND WELCOME

II. SIGN POSTING

III. CONSENT AGENDA

1. Petition of Doug Bean Signs | 26-004190-COA | 606 Turner Boulevard | Illuminated Sign

Motion

The Savannah Historic District Board of Review does hereby approve the request to install one (1) illuminated wall sign and one (1) under canopy sign as requested because they are visually compatible and meet the standards.

Vote Results (Approved)

Motion: Michael Higgins

Second: Sara Woodfield

Karen Guinn	- Not Present
Michael Higgins	- Aye

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

2. Petition of Westbay LLC, Deborah Thoben | 26-004197-COA | 206 West Bay Street | Gates

Motion

The Savannah Historic District Board of Review does hereby approve the request to install one (1) metal gate at the front of each footbridge (two total) leading to 206 West Bay Street with the following condition because they are otherwise visually compatible and meet the standards:

Change the height from 52 inches to 48 inches.

Vote Results (Approved)

Motion: Michael Higgins

Second: Sara Woodfield

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

3. Petition of Hamilton Ct. Development LLC | 26-004653-COA | 429 Tattnall Street | Subdivision

****Andrew Jones** requested removal of item from Consent Agenda due to sign posting concern.

Alexander Merced presented the petitioner's request to subdivide the single lot encompassing the existing structure at 429 Tattnall Street and space behind it into three lots. The exterior of the existing structure will not be altered in any way. The building was constructed in 1902 and is a contributing resourcewithin the National Historic Landmark District and the local Savannah Downtown Historic District. It sits on a small block surrounded by other surrounding structures and has a direct sightline to Chatham Square to the east. It was most recently used as Windy’s Preschool as part of the Greenbriar Children’s Center.

Historic Sanborn Maps from 1916 indicate that the structure itself was divided into two separate side by side dwelling units, and the space behind it (labeled as 432 Jefferson) was occupied by a separate home. By 1955 the structure had been converted to apartments and the home at 432 Jefferson had been demolished. Staff was unable to determine when 429 Tattnall and the former 432 Jefferson were combined into a single lot.

Staff recommended to Approve the subdivision of 429 Tattnall Street into three (3) separate lots because it meets the subdivision standards in the Downtown Historic District Ordinance.

PETITIONER COMMENTS:
Samuel Kopelman, petitioner, stated the City won't hear the subdivision request until a Certificate of Appropriateness is received. Can't sign until everything is finalized. He is asking it put it back the way the Sanborn maps originally showed: three lots. He stated the signs were picked up and posted prior to the deadline. Gave account of events: signs were removed by someone else that trespassed on his property, but he adhered to Staff requirements. The new signs were turned backward the day of meeting. Cannot get permits to move forward until the subdivision request is approved.

Joseph Stuckey, surveyor, stated the lot (B3) will be slightly larger than previous lot based on where the lines lay. Plat is under review by the City.

Helms asked why subdivide into three lots instead of two and questioned the history of ownership and the validity of the Sanborn map. **Kopelman** responded the original lots were three, which is what he is trying to revert back to. He stated the Sanborn maps are the basis of the historic lot recordings in downtown Savannah.

Wilson stated this for the subdivision of the lot only. Ownership history is not an issue.

PUBLIC COMMENTS:
Andrew Jones, Oglethorpe Plan Coalition, requested a continuance as the sign posting was not sufficient: should have been three signs for all three public rights of way; the MPC provided two. He stated the Board does not have sufficient information to make a decision and that the applicant has not provided burden of proof regarding meeting posting requirements. He stated there is no evidence that they were different lots, in spite of two different addresses.

Susan Emory, representative of the Downtown Neighborhood Association, requested a continuance due to improper posting. The 15-day requirement was not met. As subdividing makes permanent changes, the allowance should be used sparingly. She stated there is no evidence the lot was previously subdivided nor does the smaller lot meet the lot size of the subdivision ordinance.

Susan Wylley, a neighbor who initially filled out a speaker card, chose not to speak.

Kaylee Johnson, Historic Savannah Foundation, stated the petition was inappropriate due to the proposed irregular lot pattern. She stated here were three separate dwellings, but not three separate lots. As such, they have no issue with internal subdivision.

Kopleman stated the posting proof was provided and was provided two signs to post.

Joseph Stuckey stated it was combined in 2017 - they just want to go back to what it was prior to the recombination.

BOARD DISCUSSION

One Board member stated the proposed change does not adhere to regulations; representation of lot pattern is important. Another stated the structure is not out of the norm; not misaligned to subdivide the lots. Ownership is not relevant. the surveyor has verified there were multiple lots previously, regardless of the configurations.

Wilson stated multiple avenues of notice are used because opponents do remove signs.

The Board recommended to continue to determine the history of the lot pattern.

Motion

The Savannah Historic District Board of Review does hereby continue the subdivision of 429 Tattnall Street into three (3) separate lots to the November 10, 2026 meeting to allow for the following:

1.Public notice signs to be posted on all three street frontages.
2.To allow the applicant to work with staff in order to find further evidence of the original configuration of the lots.

Vote Results (Approved)

Motion: Michael Higgins

Second: Robert Helms

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

4. Petition of Sottile & Sottile LLC, Craig Clements | 26-004683-COA | 3 West Gordon Street | Alterations

Motion

Approve the rear balcony work on the property at 3 West Gordon Street as submitted because the work is visually compatible and consistent with the standards.

Vote Results (Approved)

Motion: Michael Higgins

Second: Sara Woodfield

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

Sara Woodfield	- Aye
Shedrick Coleman	- Aye
Mariel Hamer	- Aye
Robert Helms	- Aye

5. Petition of Signs by James, LLC | 26-004688-COA | 414 West Broughton Street | Illuminated Signs

Rohan Urs presented the petitioner's request of approval for the installation of two internally illuminated wall signs at 414 West Broughton Street. One sign identifies **Apollo Pharmacy** and is approximately **16 square feet** in area. The second sign identifies **Savannah Urgent Care** and is approximately **12 square feet** in area. Both signs are proposed above the storefront glazing on the brick portion of the Broughton Street façade and utilize internally illuminated channel letters with acrylic faces and low-voltage LED lighting. The subject property is located within the **Broughton Street Sign District**. Apollo Pharmacy and Savannah Urgent Care operate from the building and share the same public entrance; however, the two uses are separately licensed business establishments. The submitted elevation indicates an approximately **283.89-inch, or 23.66-foot, storefront frontage** along West Broughton Street. The proposed signs are positioned independently above the storefront, with Apollo Pharmacy occupying the left portion of the signable area and Savannah Urgent Care occupying the right.

Staff recommended to Approve the two illuminated wall signs for Apollo Pharmacy and Savannah Urgent Care on 414 West Broughton Street as requested for the proposal is visually compatible and meets the standards.

PETITIONER COMMENTS:
James Burnsed, petitioner, stated the business has been in operation for ten years. It moved down two doors to have a partnering medical business. He stated that he can adapt the signs to smaller sizes as they are for two separate businesses.

PUBLIC COMMENTS:
There were no public comments.

BOARD DISCUSSION:
The Board recommended to continue the project due to many open ends regarding the petition: concern with lettering and visual compatibility issues. One building with two principal uses would require the signs to be smaller, not to exceed the maximum square footage for wall signs. Some members determined it was permissible to have the two signs, just made more cohesive and compatible with the surrounding environment. Several Board members stated the condition regarding the cumulative signage area is based on overall size allowance, not two uses. The Chair stated because there are two different signs, they both need to be smaller.

Motion

The Savannah Historic District Board of Review does hereby approve the two illuminated wall signs for Apollo Pharmacy and Savannah Urgent Care on 414 West Broughton Street with the following condition to be met before approval for otherwise the proposal is visually compatible and meets the standards.

1.Restrict the total combined square footage of the signs to a maximum of 236.6 square feet.

Vote Results (Approved)

Motion: Mariel Hamer

Second: Robert Helms

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

IV. ADOPTION OF THE AGENDA

6. Adopt the October 14, 2026 HDBR Agenda as presented.

Motion

The Historic District Board of Review motioned to adopt the October 14, 2026 agenda as presented.

Vote Results (Approved)

Motion: Robert Helms

Second: Michael Higgins

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

V. APPROVAL OF MINUTES

7. Approve the September 9, 2026 HDBR Meeting Minutes as presented.

Motion

The Historic District Board of Review motioned to approve the September 98, 2026 HDBR meeting minutes as presented.

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

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

VII. CONTINUED AGENDA

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

Motion

continue

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

VIII. REQUEST FOR EXTENSION

IX. REGULAR AGENDA

9. Petition of Rose Architects, Kevin Rose | 26-004682-COA | 701 Howard Street | Alterations

Jodie Brown presented the applicant's request for approval to remove the existing rear balcony and reconstruct a new one that is slightly larger with an overhead pergola. Located at the southwest corner of Hall and Howard Streets, the subject house is located in the

Forsyth Ward. The house is a contemporary rowhouse constructed in 2019. The subject building is listed as a non-contributing resource within the National Historic Landmark District and the local Savannah Downtown Historic District.

Staff recommended to APPROVE the proposed deck expansion for the property at 701 Howard Street WITH THE FOLLOWING CONDITIONS to be approved by staff as the work is visually compatible and consistent with the standards.

1. Revise the plans to include a cap and base molding for the deck supports.
2. Revise the plans to include the balcony dimensions and reduce the extension to be 3' past the façade wall.

PETITIONER COMMENTS:
Kevin Rose presented his project. He believes the addition to be a deck rather than a porch. He spoke with the neighbors and they were amenable to the project.

PUBLIC COMMENTS:
There were no public comments.

BOARD DISCUSSION:
The Board supported the Staff recommendation for the first condition.

Motion

Approve the proposed deck expansion for the property at 701 Howard Street with the following condition to be reviewed and approved by staff as the work is visually compatible and consistent with the standards:

1. Revise the plans to include a cap and base molding for the deck supports.
2. Revise the plans to include the porch expansion dimensions.

Vote Results (Approved)

Motion: Michael Higgins

Second: Shedrick Coleman

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

10. Petition of Felder & Associates LLC, Nick Hennig | 26-004689-COA | 313-316 West River Street | Rehabilitation and Alterations

Jodie Brown presented the petitioner's request for approval to install new storefront systems, railings at the entrance and balconies, new awnings, new roof top mechanical equipment, window repair, and new entrance steps/landings. Located between River Street and Lower Factors Walk, the brick warehouse is two-stories. It was constructed ca. 1823-1850 (1884 Sanborn to the left) and it is in the Wharf Lots-East of Lincoln. The subject building is listed as a contributing resource within the National Historic Landmark District and the local Savannah Downtown Historic District.
The Historic Savannah Foundation holds an easement on the property. The project received a COA on December 11, 2019 (19-004089-COA) and January 11, 2023 (22-005856-COA) for exterior improvements.

Staff recommended to APPROVE the rehabilitation and alteration work for the property at 313-316 West River Street WITH THE FOLLOWING CONDITIONS to be approved by staff because the work is otherwise visually compatible and consistent with the standards.

1. Provide spec sheets for the proposed lighting.
2. Revise the plans to include screening around the mechanical equipment.
3. Clarify the height of the awnings.

PETITIONER COMMENTS:
Paul Robinson, petitioner, requested approval of the project. **Nick Hennig**, petitioner, gave specifics of the project to the Board.

PUBLIC COMMENTS:
Kaylee Johnson, Historic Savannah Foundation, agreed with Staff recommendation and supported the petition.

BOARD DISCUSSION:
The Board agreed with Staff recommendation.

Motion

Approve the rehabilitation and alteration work for the property at 313-316 West River Street with the following conditions to be approved by staff because the work is otherwise visually compatible and consistent with the standards:

1. Provide spec sheets for the proposed lighting.
2. Revise the plans to include screening around the mechanical equipment.
3. Clarify the height of the awnings.

Vote Results (Approved)

Motion: Robert Helms

Second: Sara Woodfield

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

Sara Woodfield	- Aye
Shedrick Coleman	- Aye
Mariel Hamer	- Aye
Robert Helms	- Aye

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

Jodie Brown presented the applicant's request to relocate an existing fence and gate to increase their parking area. Located mid-block on the south side of the road, the house is between Lincoln and Abercorn Streets within the Stephens Ward. The subject house was constructed in 1876 and it is 2-stories in the Italianate style. The exterior features a stucco with symmetrically placed fenestration with decorative crowns. The full-width front porch is supported by decorative columns and fret work. The covered porch supports a second story balcony. 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 yard fence and gate for the property located at 211 East Gaston Street WITH THE FOLLOWING CONDITION because the work is otherwise visually compatible and consistent with the standards.

1. Clarify the finish of the low wall, the location of the gate and if the stuccoed columns and lights will be reconstructed at the new fence location.

PETITIONER COMMENTS
Matt Graham, petitioner, stated the gate will be in the center of where it is currently. There are no plans for columns; the fence is to extend to the gate. There will be hedges to break up the height issue.

PUBLIC COMMENTS:
There were no public comments.

BOARD DISCUSSION:
The Board stated the drawings were not clear, therefore cannot definitely say it meets the Ordinance. Eight-inch masonry/stucco base seems most appropriate. The Board recommended the petitioner work with Staff, as there are so many unanswered questions. One Board member suggested to continue due to lack of definitive design, while another Board member believed it could be handled by Staff, as there is not a lot of room for surprise.

Motion

Continue the rear yard fence and gate for the property located at 211 East Gaston Street
to the November 10, 2026 Historic District Board of Review Meeting to allow the applicant time to work with staff on the following condition:

1. Provide an elevation that shows a base wall that is higher than 2”, shows the post locations and the gate position.

Vote Results (Approved)

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

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

Caitlin Chamberlain presented the applicant's request of 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.

Staff recommended 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.

PETITIONER COMMENTS:
Steve Colson, AAA Sign, made himself available for Board questions, which there were none.

PUBLIC COMMENTS:
There were no public comments.

BOARD DISCUSSION:
There was no Board discussion.

Motion

The Savannah Historic District Board of Review does hereby approve the request to install one (1) internally illuminated wall sign, along with the three requested variances from the standards that read:

Except for Factors Walk, below the Bay Street level, wall signs shall be permitted one (1) square foot of sign area per linear foot of building frontage occupied by each ground level principal use up to a maximum sign area of 30 square feet. [9.9.17.3.c.iv]

To allow a 64 square foot sign where the limit for Factor’s Walk is 30 square feet;

Such signs may be externally illuminated in accordance with Sec. 9.9.6 and 9.9.17.g.i. [9.9.17.3.a.vi]

To allow for internal illumination;

A projecting or wall sign shall be located upon the signable area of the building. [9.9.17.3.a.ii]

To allow for placement of the sign on the side of the wall in the same location as the Bohemian sign;

because the design standards and the variance criteria are met.

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

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

Caitlin Chamberlain presented the applicant's request of approval for rehabilitation & alterations on the building located at114 West Bay Street, the building that houses the expansion area of the Cotton Sail Hotel. The scope of work is focused on the expansion area, in the building that had most recently been Finnegan's Package Shop but has sat vacant for several years.

Bay Street Side:

-Existing metal coping to be removed and replaced with new prefinished metal coping to match existing adjacent coping
-Existing stucco to be repaired and refinished
-Installation of windows in boarded up openings, including replacing deteriorated window trim- windows based on configuration seen in historic photos
-Existing storefront to be removed and replaced with new wood storefronts to match the existing hotel storefront
-Preserve existing columns, repaint including gold trim and accents

River Street Side:

-Reinstalling windows in areas where there are none
-Replacing existing metal coping
-Removal of the existing enclosed second-floor balcony, and replacing with a new open-air, covered balcony
-Stucco restoration and repainting

The project history timeline encompasses the full context of the building that was rehabilitated to reopen as The Cotton Sail Hotel, known as 126 West Bay Street, as well as the evolution of the expansion area project, at 114 West Bay Street.
October 12, 2005: The Board approved the rehabilitation of, with alterations to, the building located at 126 West Bay Street [H-05-3477-2].
June 14, 2006: The Board approved the rehabilitation of Factors Walk [H-05-3477-2 (Amended)].
August 22, 2007, The Board approved a rooftop addition above 126 West Bay Street [H-05-

3477-2 (Amended)]. However, the approved work never transpired due to a lack of funding.
September 14, 2011: The Board approved a rooftop addition (again), as well as the installation of balconies on the River Street façade with the condition that "continuous balconies be used on the fourth and fifth floors instead of the proposed individual balconies" [H-11-4500-2].
April 11, 2012: The Board approved an amendment to the previously approved rooftop addition [File No. H-11-4500-2 (Amended)].
September 12, 2012: The Board approved an amendment to the previously approved balcony design – "instead of being continuous on the fourth and fifth floors, the Board approved them to be individual balconies" [File No. 12-000377-COA].
August 12, 2013: Staff approved exterior color changes for 126 West Bay Street [13-004090-COA].

April 13, 2022: The Board continued the requested rehabilitation and alterations to the top three levels of 114 West Bay Street, as well as a rooftop addition [22-001268-COA]. The continuation was based on requesting more information about the addition and the materials in the rehab process. The project was continued to the May 11, 2022, HDBR meeting but did not come back.

August 9, 2023: Another application was submitted for the rehabilitation and alterations to 114 West Bay Street, with a different petitioner, Studio H. Architects, who are the current petitioners. This project was approved with conditions [23-003320-COA]. It expired before the project started.

January 30, 2026: Staff approved in-kind wood window replacements and mortar repair work for the operational side of the hotel at 126 West Bay Street [25-005607-COA].

June 10, 2026: The Board denied the re-application of this expired project which also included a new element of removing the second-floor balcony on the River Street side and replacing with a new balcony [26-00. This was applied for as an amendment. The Board had concerns that this was a procedural error and that it should be reapplied for as a new application. The new application for rehabilitation and alterations will be presented at the July 8, 2026, HDBR meeting.

The historic building was constructed in 1852 and is a contributing resource within the National Historic Landmark District and the local Savannah Downtown Historic District. It is part of the row comprised of 112-130 West Bay Street.
The 1962 Ward Notebook image and the image to the right is present day is in the file. The upper-level windows have been covered and the storefront doors and windows have changed, though the columns and decorative work remain intact. The applicant intends to preserve these.

Staff recommended to Approve the proposed rehabilitation and alterations for the property located at 114 West Bay Street as requested because the work is visually compatible and meets the standards.

PETITIONER COMMENTS:
Julie Miller, petitioner, clarified scope of work: it will be just the lower two levels on Bay Street. She then provided the details of proposed materials and scope of work.

PUBLIC COMMENTS:
There were no public comments.

BOARD DISCUSSION:

The Board supported Staff recommendation.

Motion

The Savannah Historic District Board of Review does hereby approve the proposed rehabilitation and alterations for the property located at 114 West Bay Street with the following condition to be approved by staff prior to starting the project, because the work is otherwise visually compatible and meets the standards:

1. Select an approved material for the balcony walls.

Vote Results (Approved)

Motion: Sara Woodfield

Second: Michael Higgins

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

X. APPROVED STAFF REVIEWS

XI. WORK PERFORMED WITHOUT A CERTIFICATE OF APPROPRIATENESS

14. Report on Work Done Without a COA - October 2026

XII. REPORT ON ITEMS DEFERRED TO STAFF

XIII. NOTICES, PROCLAMATIONS, AND ACKNOWLEDGEMENTS

15. Stamped Drawings Report - October 2026

16. COA Inspections Report - October 2026

XIV. OTHER BUSINESS

17. Chair to appoint three-person nominating committee for 2027 Chair & Vice Chair

The Nominating Committee was comprised of Sara Woodfield, Michael Higgins, and Robert Helms.

They will provide nominations for the positions of Chair, Vice Chair, and Secretary.

XV. ADJOURNMENT

18. Next HDBR Pre-Meeting - Tuesday, November 10, 2026 at 12pm - 112 East State Street

19. Next HDBR Meeting - Tuesday, November 10, 2026 at 1pm - 112 East State Street

20. Adjourn

There being no further business to present before the Board, the October 14, 2026 Historic District Board of Review adjourned at 4:03 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.