



Savannah Historic District Board of Review

Arthur A. Mendonsa Hearing Room
September 9, 2026
1:00 P.M.
DECISIONS

September 9, 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
Sara Woodfield

Members Absent: None

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 Whitfield Signs, Inc., Josie Austin |26-004194-COA | 601 E River Street | Illuminated Sign](#)

Motion

The Savannah Historic District Board of Review does hereby approve the installation of one illuminated sign on the north facade at 601 East River Street as submitted because the work is visually compatible and meets the standards.

Vote Results (Voting)

Motion: Karen Guinn

Second: Melissa H. Rowan

Karen Guinn

- Aye

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

[2. Petition of Superior Fence and Rail, Cat Simmons | 26-003497-COA | 446 Price Street | Fence](#)

Motion

The Savannah Historic District Board of Review does hereby approve the request to replace the rear yard fence with a 6 foot wood fence at 446 Price Street, as submitted, because the work is visually compatible and meets the standards.

Vote Results (Voting)

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	- Aye
Mariel Hamer	- Not Voted
Robert Helms	- Aye

[3. Petition of Hansen Architects P.C., Patrick Phelps |26-004198-COA | 14 W Broughton Street | Illuminated Sign](#)

Motion

Approve the illuminated wall sign at 14 West Broughton Street, as requested for the proposal is visually compatible and meets the standards.

Vote Results (Approved)

Motion: Karen Guinn

Second: Melissa H. Rowan

Karen Guinn	- Aye
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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

[4. Petition of ShopMOSS, LLC, Brian Morris | 26-004189-COA | 38 Barnard Street | Rehabilitation, Alterations & Window Signs](#)

Motion

The Savannah Historic District Board of Review does hereby approve the proposed rehabilitation and alterations to the business located at 38 Barnard 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
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

IV. ADOPTION OF THE AGENDA

[5. Adopt the September 9, 2026 HDBR Agenda as presented.](#)

Motion

The Historic District Board of Review motioned to approve the September 9, 2026 HDBR meeting agenda as presented,

Vote Results (Not Started)

Motion: Karen Guinn

Second: Melissa H. Rowan

V. APPROVAL OF MINUTES

[6. Approve the August 12, 2026 HDBR Meeting Minutes as presented.](#)

Motion

The Historic District Board of Review motioned to approve the August 12, 2026 HDBR meeting minutes as presented.

Vote Results (Not Started)

Motion: Karen Guinn

Second: Melissa H. Rowan

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

VII. CONTINUED AGENDA

[7. Petition of Westbay LLC, Deborah Thoben Member | 26-004197-COA | 206 West Bay Street | Gates](#)

Motion

Continue

Vote Results (Not Started)

Motion: Karen Guinn

Second: Melissa H. Rowan

[8. Petition of Doug Bean Signs | 26-004190-COA | 606 Turner Boulevard | Above Canopy Sign](#)

VIII. REQUEST FOR EXTENSION

IX. REGULAR AGENDA

[9. Petition of First Union Missionary Church | 26-004192-COA | 536 Berrien Street | Non-Contributing Demolition](#)

Motion

The Savannah Historic District Board of Review does hereby approve the demolition of the non-contributing structure at 536 Berrien Street with the following conditions because it otherwise meets the criteria for non-contributing demolition and was not found to have exceptional importance:

Determine whether the building can be deconstructed rather than traditional demolition, and the materials salvaged for reuse where possible.

Document the building as per the City of Savannah's Policy for Documenting Buildings Prior to Demolition.

Vote Results (Approved)

Motion: Shedrick Coleman

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	- Aye
Mariel Hamer	- Aye
Robert Helms	- Aye

[10. Petition of Luis Posada, Jr. | 26-004119-COA | 234 Price Street | Restore Ghost Sign](#)

Motion

BOARD DECISION: APPROVE the request to partially restore the north façade mural on the property at 234 Price Street with the FOLLOWING CONDITION because the work is visually compatible and consistent with the standards.

1. Provide staff with a detailed conservation treatment plan and mock up, before moving forward, which should include test panels and specification sheets for paint, consolidator and other cleaning materials appropriate for historic painted brick.

Vote Results (Approved)

Motion: Karen Guinn

Second: Melissa H. Rowan

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

[11. Petition of Studio H Architects, Julie Miller | 26-002967-COA | 114 West Bay Street | Rehabilitation & Alterations](#)

Motion

The Savannah Historic District Board of Review does hereby continue the petition for the proposed rehabilitation and alterations at 114 West Bay Street to the October 14, 2026, Historic District Board of Review meeting to allow the applicant time to address the following:

1. Provide clarity on window materials and lite patterns.
2. Provide clarification on materials and design for the balcony, more specifically, the wall.

Vote Results (Approved)

Motion: Sabrina Nagel

Second: Shedrick Coleman

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

[12. Petition of Eli Lurie | 24-006550-COA | 11 West Gordon Street | Design Amendment](#)

Motion

The Savannah Historic District Board of Review accepts the request of the petitioner to withdraw the petition for the amendment to the previously approved New Construction, Accessory Building, Parts I & II from April 9, 2025.

Vote Results (Not Started)

Motion:

Second:

X. APPROVED STAFF REVIEWS

XI. WORK PERFORMED WITHOUT A CERTIFICATE OF APPROPRIATENESS

[13. Work Done Without a COA - September 2026 Report](#)

XII. REPORT ON ITEMS DEFERRED TO STAFF

XIII. NOTICES, PROCLAMATIONS, AND ACKNOWLEDGEMENTS

[14. Staff Inspection Report - September 2026](#)

[15. Stamped Drawing Report - September 2026](#)

XIV. OTHER BUSINESS

[16. Savannah's Waterfront Community Improvement District Update](#)

Julie Musselman.

XV. ADJOURNMENT

[17. Next HDBR Pre-Meeting - Wednesday October 14, 2026 at 12pm - 112 East State Street](#)

[18. Next HDBR Meeting - Wednesday October 14, 2026 at 1pm - 112 East State Street](#)

[19. Adjourn](#)

4:40

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.