



Savannah Historic District Board of Review

Arthur A. Mendonsa Hearing Room - 112 East State Street
January 10, 2024 1:00 PM
MINUTES

January 10, 2024 Historic District Board of Review Meeting

A Pre-Meeting was held at 12:00 PM. 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: Ellie Isaacs, Chair
Robert Becker
Michael Higgins
Karen Guinn
Stan Houle
Melissa Rowan
Thomas Thomson

Members Absent: David Altschiller

MPC Staff Present: Pamela Everett, Assistant Executive Director
Jonathan Mellon, Director of Historic Preservation
Kelli Mitchell, Senior Planner
Bri Morgan, Administrative Assistant
Hind Patel, Information Technology

I. CALL TO ORDER AND WELCOME

II. SIGN POSTING

III. CONSENT AGENDA

IV. ADOPTION OF THE AGENDA

[1. Adopt the January 10, 2024 Agenda](#)

Motion

The Savannah Historic District motioned to adopt the January 10, 2024 Agenda as presented.

Vote Results (Approved)

Motion: Karen Guinn

Second: Melissa H. Rowan

David Altschiller - Not Present

Nan Taylor - Not Present

Stan Houle - Aye

Ellie Isaacs	- Abstain
Karen Guinn	- Aye
Michael Higgins	- Aye
Melissa H. Rowan	- Aye
Thomas L. Thomson	- Aye
Robert Becker	- Aye

V. APPROVAL OF MINUTES

[2. Approve the December 13, 2023 HDBR Meeting Minutes as presented.](#)

[📎 12.13.23 MEETING MINUTES.pdf](#)

Motion

The Savannah Historic District Board of Review motioned to approve the December 13, 2024 HDBR Meeting Agenda minutes as presented.

Vote Results (Approved)

Motion: Stan Houle

Second: Thomas L. Thomson

David Altschiller	- Not Present
Nan Taylor	- Not Present
Stan Houle	- Aye
Ellie Isaacs	- Abstain
Karen Guinn	- Aye
Michael Higgins	- Aye
Melissa H. Rowan	- Aye
Thomas L. Thomson	- Aye
Robert Becker	- Aye

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

VII. CONTINUED AGENDA

[3. Petition of Rethink Studio | 23-005890-COA | 312 East Oglethorpe Avenue | Additions, Alterations, and Fences](#)

Motion

The Savannah Historic Board of Review motioned to continue this petition.

Vote Results (Approved)

Motion: Michael Higgins

Second: Melissa H. Rowan

David Altschiller	- Not Present
Nan Taylor	- Not Present
Stan Houle	- Aye

Ellie Isaacs	- Abstain
Karen Guinn	- Aye
Michael Higgins	- Aye
Melissa H. Rowan	- Aye
Thomas L. Thomson	- Aye
Robert Becker	- Aye

[4. Petition of Sottile & Sottile, LLC | 23-005882-COA | 135 Lincoln Street | Addition](#)

Motion

The Savannah Historic Board of Review motioned to continue this petition.

Vote Results (Approved)

Motion: Michael Higgins
Second: Melissa H. Rowan

David Altschiller	- Not Present
Nan Taylor	- Not Present
Stan Houle	- Aye
Ellie Isaacs	- Abstain
Karen Guinn	- Aye
Michael Higgins	- Aye
Melissa H. Rowan	- Aye
Thomas L. Thomson	- Aye
Robert Becker	- Aye

[5. Petition of Principals of Design | 23-006237-COA | 521 East York Street | Fence \(Rear\)](#)

[📎 Submittal Packet - 521 E. York St.pdf](#)

Motion

The Savannah Historic Board of Review motioned to continue this petition.

Vote Results (Approved)

Motion: Michael Higgins
Second: Melissa H. Rowan

David Altschiller	- Not Present
Nan Taylor	- Not Present
Stan Houle	- Aye
Ellie Isaacs	- Abstain
Karen Guinn	- Aye
Michael Higgins	- Aye
Melissa H. Rowan	- Aye
Thomas L. Thomson	- Aye

Robert Becker - Aye

[6. Petition of Wubbena Architects | 23-005347-COA | 409 West Taylor Street | Noncontributing Demolition | New Construction, Small: Part I](#)

- [Submittal Packet - 409 West Taylor Street.pdf](#)
- [Staff Research 409 West Taylor.pdf](#)
- [409 West Taylor Photographs.pdf](#)

Motion

The Savannah Historic Board of Review motioned to continue this petition.

Vote Results (Approved)

Motion: Michael Higgins
Second: Melissa H. Rowan

David Altschiller	- Not Present
Nan Taylor	- Not Present
Stan Houle	- Aye
Ellie Isaacs	- Abstain
Karen Guinn	- Aye
Michael Higgins	- Aye
Melissa H. Rowan	- Aye
Thomas L. Thomson	- Aye
Robert Becker	- Aye

[7. Petition of Hansen Architects PC | 23-006366-COA | 124 West Taylor Street | New Construction, Small: Parts I & II](#)

- [Submittal Packet - 124 West Taylor Street.pdf](#)

Motion

The Savannah Historic Board of Review motioned to continue this petition.

Vote Results (Approved)

Motion: Michael Higgins
Second: Melissa H. Rowan

David Altschiller	- Not Present
Nan Taylor	- Not Present
Stan Houle	- Aye
Ellie Isaacs	- Abstain
Karen Guinn	- Aye
Michael Higgins	- Aye
Melissa H. Rowan	- Aye
Thomas L. Thomson	- Aye

Robert Becker - Aye

[8. Petition of J Elder Studio | 23-006367-COA | 103 West Taylor Street | Fence](#)

[Submittal Package - 103 W Taylor Street.pdf](#)

[Staff Report - 23-006367-COA 103 W Taylor St.pdf](#)

Motion

The Savannah Historic Board of Review motioned to continue this petition.

Vote Results (Approved)

Motion: Michael Higgins

Second: Melissa H. Rowan

David Altschiller	- Not Present
Nan Taylor	- Not Present
Stan Houle	- Aye
Ellie Isaacs	- Abstain
Karen Guinn	- Aye
Michael Higgins	- Aye
Melissa H. Rowan	- Aye
Thomas L. Thomson	- Aye
Robert Becker	- Aye

VIII. REQUEST FOR EXTENSION

IX. REGULAR AGENDA

[9. Petition of A | D Collaborative | 23-006354-COA | 144 Drayton Street | Rehabilitation and Alterations](#)

[Submittal Packet - 144 Drayton St.pdf](#)

[Staff Report - 23-006354-COA 144 Drayton St.pdf](#)

Mr. Jonathan Mellon presented the petitioner's request of approval for alterations to the exterior of the property located at 144 Drayton Street. Per the applicant:

“THE PROPOSED DESIGN CHANGES INCLUDE EXTERIOR ALTERATIONS TO THE FAÇADES ALONG DRAYTON ST., OGLETHORPE AVE., AND YORK LANE. NEW STOREFRONTS AND WINDOWS, DOORS, AND RAMP ARE PROPOSED AS PART OF THE ALTERATIONS.”

144 Drayton Street / 104 East Oglethorpe Avenue was constructed in c.1973 on a corner lot on the east side of Drayton Street between East Oglethorpe Avenue and East York Lane and is a non-contributing resource within the National Historic Landmark District and the local Savannah Downtown Historic District. The design of the building has the recessed front entrance with exposed staircase on East Oglethorpe Avenue with a secondary entrance on Drayton Street and service entrances on East York Lane. The design is a simple one, consisting of a two-story rectangular box with vertical punched openings and masonry (brick veneer) façade. The building has paved surface parking areas / spaces on both primary elevations / fronting Drayton Street and East Oglethorpe Avenue.

The Sanborn Map from 1916/1953 shows that there was a one-story masonry filing / gas station on the **subject property** that was setback from both Drayton Street and East Oglethorpe Avenue. The Sanborn Map from 1955/1973 shows the existing two-story masonry commercial building on the **subject property** that was setback from both Drayton Street and East Oglethorpe Avenue.

Staff recommended approval for the request for Alterations to the property located at 144 Drayton Street with the following conditions to be submitted to Staff, because otherwise the work is visually compatible and meets the standards.

1. Study the proposed alterations to the entrance / opening on Drayton Street in order to retain the symmetrical design in order to have it be visually compatible.
2. Change the proposed material from Dryvit to true stucco for the frieze panel / cornice in order to meet the standards.
3. Change the proposed design in order to have the door frames inset not less than three (3) inches from the exterior surface of the building.

Mr. Houle asked about the exposure of the facade as a non-contributing building.
Mr. Mellon responded that it is visually compatible.

Mr. Higgins asked was there any action to determine it actually is non-contributing, as it is 50 years old: has it been researched to be added to contributing list. **Mr. Mellon** responded no.

PETITIONER COMMENTS:

Mr. Johnny Yang, petitioner representative, stated homeless persons were sleeping on the staircase and the neighbors complain. Best option was to remove and try not to alter as much.

Mr. Higgins asked why not just do glass infill on Oglethorpe side and have staircase inside, enclosed. **Mr. Yang** stated he does not think it will look right aesthetically; has not seen that before

Mr. Thomson asked what will done with the space. Mr. Yang responded the intent is to lease to retail tenant.

PUBLIC COMMENTS:

Ms. Sue Adler, HSF, agrees with Staff recommendation. Prefers continuation of brick detailing. Feels petitioner is using public right-of-way for private parking. **Mr. Yang** responded the parking spaces are grandfathered in; has letter from Zoning office.

BOARD DISCUSSION:

Mr. Higgins stated the petition should be continued for staff to work with owner; believes it is contributing with significant architectural details intact. There are ways to do project to make reversible; there is no need to remove wood frieze. He recommends the petitioner work with Staff to refine.

Mr. Houle agreed to a continuance, as did Mr. Becker.

Further discussion requested Staffs to engage with the city to define the process for contributing versus non-contributing structures; how to move forward. Highlighted the

importance of owners knowing the listing of their properties in the historic districts.

Motion

The Savannah Downtown Historic District Board of Review does hereby continue the request for alterations to the property located at 144 Drayton Street to the February 14, 2024, meeting in order for the petitioner to address the following:

1. Study the proposed scope of exterior alterations in order to preserve more of the original exterior architectural features of the building.

Vote Results (Approved)

Motion: Michael Higgins

Second: Melissa H. Rowan

David Altschiller	- Not Present
Nan Taylor	- Not Present
Stan Houle	- Aye
Ellie Isaacs	- Abstain
Karen Guinn	- Aye
Michael Higgins	- Aye
Melissa H. Rowan	- Aye
Thomas L. Thomson	- Aye
Robert Becker	- Aye

[10. Petition of Homestead Architecture | 23-006362-COA | 114 West Liberty Street | New Construction, Accessory Building, Parts I and II](#)

[📎 Submittal Package - 114 W. Liberty Street.pdf](#)

[📎 Staff Report - 23-006362-COA 114 W Liberty.pdf](#)

Mr. Jonathan Mellon presented the petitioner's request of approval for New Construction, Accessory Building, Parts I & II for the construction of a two-story carriage house at the rear of the property located at 114 West Liberty Street which is currently an open parking area. The proposed two-story carriage house would have a footprint of 576 square feet and be 23 feet 6 inches wide and 24 feet 6 inches in depth. The first floor would consist of 2 parking spots and a staircase to the second floor, while the second floor would consist of a 1 bedroom / 1 bath apartment.

114 West Liberty Street was constructed in 1841 on the north side of Liberty Street between Whitaker Street and Barnard Street and is a contributing resource within the National Historic Landmark District and the local Savannah Downtown Historic District. Originally designed in the Greek Revival style, the house saw later alterations in the Second Empire style including in 1897 with the addition of a mansard roof. The rear of the property fronts onto West Perry Lane which includes several contributing two-story carriage houses as well as both covered (carports) and open surface parking lots at the rears of the buildings. Directly to the side (east) is a large surface parking lot at the corner of West Liberty Street and Whitaker Street.

The Sanborn Map from 1916 shows that there was originally a one-story frame garage behind the **subject property** as well as numerous other structures fronting on West Perry Lane. The Sanborn Map from 1954 shows that the garage behind the **subject property** had been removed / demolished, as had the majority of the other lane structures.

Staff recommended approval for the request for New Construction, Accessory Buildings (Parts I and II) at 114 West Liberty Street with the following conditions to be submitted to Staff, because otherwise the work is visually compatible and meets the standards.

1. Provide clarification for all of the colors for the proposed material palette, including for the fiber cement siding.
2. Provide clarification regarding the garage door material, to ensure that an appropriate wood or wood composite door that meets the standards is proposed.
3. Provide additional information / clarification on the proposed details for the windows including the muntin size.
4. Provide additional information / clarification on the proposed details for the shutters.
5. Provide additional information / clarification on the proposed details for any proposed meter boxes and HVAC units to ensure that they would be screened from the public right-of-way.

Ms. Isaacs stated regarding balcony, today's vote will set a precedent for what will be put along the lane in the future.

PETITIONER COMMENTS:

Ms. Gretchen Callejas, petitioner, stated they can reduce balcony and provide requested information.

PUBLIC COMMENTS:

Mr. Andrew Jones, Oglethorpe Plan Coalition, believes balcony is visually incompatible, along with the window.

Ms. Sue Alder, HSF, supports staff recommendation.

Ms. Heidi Ellis, area resident, asked why setbacks are not required, what about stormwater runoff, the city road sign between the properties - will it be removed or relocated, and what about trash cans, as they are not indicated on drawings.

Mr. Jason Friedman, citizen, stated it is built to the property line. He expressed concern with parking spaces and asked if a setback required.

Ms. Callejas stated there are zero setbacks, and they chose to build off of lot line so the overhang and fascia is on property. Stormwater will run off into garden space.

BOARD DISCUSSION:

Mr. Becker expressed improvement concerns with eastern window that is the door for the balcony. He questioned the size and necessity of the balcony.

Mr. Thomson stated the staff recommendation addressed it; he likes the balcony entrance and encourages further structures to include.

Ms. Guinn stated the petitioner needs to bring balcony into standard.

Mr. Higgins stated he does not find the balcony visually compatible, and it sets a precedent. It's jarring; Juliette will be better. The overall decision is ok.

Ms. Isaacs stated she agrees with Mr. Higgins.

Ms. Rowan stated it would be more aesthetically pleasing if the balcony were facing courtyard.

Motion

Approval for the request for New Construction, Accessory Buildings (Parts I and II) at 114 West Liberty Street with the following conditions to be submitted to Staff, because otherwise the work is visually compatible and meets the standards. 1. Provide clarification for all of the colors for the proposed material palette, including for the fiber cement siding. 2. Provide clarification regarding the garage door material, to ensure that an appropriate wood or wood composite door that meets the standards is proposed. 3. Provide additional information / clarification on the proposed details for the windows including the muntin size. 4. Provide additional information / clarification on the proposed details for the shutters. 5. Provide additional information / clarification on the proposed details for any proposed meter boxes and HVAC units to ensure that they would be screened from the public right-of-way.

Vote Results (Rejected)

Motion: Michael Higgins

Second: Robert Becker

David Altschiller	- Not Present
Nan Taylor	- Not Present
Stan Houle	- Nay
Ellie Isaacs	- Abstain
Karen Guinn	- Nay
Michael Higgins	- Aye
Melissa H. Rowan	- Nay
Thomas L. Thomson	- Nay
Robert Becker	- Aye

Motion

The Savannah Downtown Historic District Board of Review does hereby approve the request for New Construction, Accessory Buildings (Parts I and II) at 114 West Liberty Street with the following conditions to be submitted to Staff for final review, because otherwise the work is visually compatible and meets the standards.

1. Provide clarification for all of the colors for the proposed material palette, including for the fiber cement siding.
2. Provide clarification regarding the garage door material, to ensure that an appropriate wood or wood composite door that meets the standards is proposed.
3. Provide additional information / clarification on the proposed details for the windows including the muntin size.
4. Provide additional information / clarification on the proposed details for the shutters.
5. Provide additional information / clarification on the proposed details for any proposed meter boxes and

HVAC units to ensure that they would be screened from the public right-of-way.

6.Reduce the size / projection of the proposed second floor balcony on the side (east) elevation to 3 feet.

Vote Results (Approved)

Motion: Stan Houle

Second: Thomas L. Thomson

David Altschiller	- Not Present
Nan Taylor	- Not Present
Stan Houle	- Aye
Ellie Isaacs	- Abstain
Karen Guinn	- Aye
Michael Higgins	- Nay
Melissa H. Rowan	- Aye
Thomas L. Thomson	- Aye
Robert Becker	- Nay

[11. Petition of Ellsworth Design Build | 23-006365-COA | 139 Lincoln Street | Fence](#)

[📎 Submittal Packet - 139 Lincoln Street.pdf](#)

[📎 Staff Report - 23-006365-COA 139 Lincoln St.pdf](#)

Mr. Jonathan Mellon presented the petitioner's request of approval to install a fence in the rear yard for the property located at 139 Lincoln Street. Per the applicant:

“Install new fence to replace existing. Pine 1x6 vertical fencing up to 7’-0” with square lattice above. Approx.. 2’-0” and top rail approximately 9’-0”. 7’-0” aligns with brick to stucco line on the building west of the courtyard.

139 Lincoln Street was constructed in 1886 as part of a grouping of four houses located on the west side of Lincoln Street between East York Street and East York Lane and is a contributing resources within the National Historic Landmark District and the local Savannah Downtown Historic District. Designed in the Italianate style, this two-story masonry (brick) rowhouse, along with its neighbors, has seen extensive restoration work to its exterior including the reconstruction of the raised covered front entry stoop.

PETITIONER COMMENTS:

Ms. Abigail Powell, petitioner, made herself available for questions.

PUBLIC COMMENTS:

There were no public comments.

BOARD DISCUSSION:

The Board spoke favorably of the project.

Motion

Approval to install a fence in the rear yard for the property located at 139 Lincoln Street as requested because the proposed work is visually compatible and meets the standards.

Vote Results (Approved)

Motion: Robert Becker

Second: Melissa H. Rowan

David Altschiller	- Not Present
Nan Taylor	- Not Present
Stan Houle	- Aye
Ellie Isaacs	- Abstain
Karen Guinn	- Aye
Michael Higgins	- Aye
Melissa H. Rowan	- Aye
Thomas L. Thomson	- Aye
Robert Becker	- 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

XIV. OTHER BUSINESS

XV. ADJOURNMENT

[12. Next HDBR Pre-Meeting - Wednesday February 14, 2024 at 12pm - 112 East State Street](#)

[13. Next HDBR Regular Meeting - February 14, 2024 at 1pm - 112 East State Street](#)

[14. Adjourn](#)

There being no further business to present before the Board, the January 10, 2024 Historic District Board of Review adjourned at 2:08 p.m.

Respectfully submitted,

Jonathan Mellon
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.