



## Savannah Historic District Board of Review

Arthur A. Mendonsa Room  
110 East State Street, 1:00 p.m.  
DECISIONS

### April 9, 2025 HISTORIC District Board of Review Meeting

#### I. CALL TO ORDER AND WELCOME

#### II. SIGN POSTING

#### III. CONSENT AGENDA

[1. Petition of GMSHAY Architects, Patrick Shay | 25-001256-COA | 214 West Boundary Street | Non-Contributing Demolition](#)

##### **Motion**

Remove from consent

##### **Vote Results ( Approved )**

Motion: Sara Woodfield

Second: Robert Helms

Karen Guinn

- Abstain

Melissa H. Rowan

- Not Present

Thomas L. Thomson

- Aye

Sabrina Nagel

- Not Present

Sara Woodfield

- Aye

Shedrick Coleman

- Aye

Maribel Hamer

- Aye

Robert Helms

- Aye

##### **Motion**

The Savannah Downtown Historic District Board of Review does hereby approve the request for the demolition of the non-contributing structure at 214 West Boundary Street with the following conditions because the building otherwise meets the criteria for non-contributing demolition.

1. The building must be documented per the MPC Policy for Documenting Buildings.

2. Rather than traditional demolition, the building should be deconstructed, and the materials salvaged for reuse.

##### **Vote Results ( Approved )**

Motion: Shedrick Coleman  
Second: Robert Helms

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

[2. Petition of Eli Lurie | 25-001435-COA | 440 Habersham Street | Mechanical Screening, Fencing, and Swimming Pool](#)

**Motion**

The Savannah Downtown Historic District Board of Review does hereby approve the request for the installation of a new fence in the rear yard, mechanical screening on the secondary rear shed roof, and a plunge pool in the rear yard for the property located at 440 Habersham Street as requested because the work is visually compatible and meets the standards.

**Vote Results ( Approved )**

Motion: Shedrick Coleman  
Second: Thomas L. Thomson

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

[3. Petition of Martin Ronaszegi | 25-001433-COA | 302 East Oglethorpe Avenue | Amendment to 22-001843](#)

**Motion**

The Historic Downtown approve the amendment to 22-001843-COA for the project at 302 East Oglethorpe Avenue with the following condition to be reviewed by staff prior to work taking place but the work is otherwise visually compatible and meets the standards.

1. Provide staff with the proposed color for the stone.

**Vote Results ( Approved )**

Motion:

Second:

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

[4. Petition of Andrea Walsh | 25-001436-COA | 315 East Jones Street | Alterations](#)

**Motion**

The Savannah Historic District Board of Review does hereby approve the proposal to remove a non-historic iron porch railing and replacing with a wooden railing to match the wood porch columns with the following condition to be reviewed by staff prior to starting the project, because the work is otherwise visually compatible and meets the standard:

Select one color for the entire project, either the black or the sage green.

**Vote Results ( Approved )**

Motion: Shedrick Coleman

Second: Thomas L. Thomson

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

[5. Petition of The Pinyan Company, Ryan Skibicki | 25-001441-COA | 31 West Congress Street | Rehabilitation](#)

**Motion**

The Historic Downtown Board of Review does hereby approve that rehabilitation work that includes selective masonry repair, repointing, and painting of masonry at 31 West Congress Street with the following conditions

to be reviewed by staff prior to work taking place because the work is otherwise visually compatible and meets the standards.

1. Indicate the type of mortar being used (Type M, S, or N) and the proposed color.
2. Indicate how loose mortar will be removed.
3. Provide a test patch for review.
4. Indicate if any additional areas of masonry need to be painted beyond the areas undergoing repair.

**Vote Results ( Approved )**

Motion: Shedrick Coleman

Second: Thomas L. Thomson

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

**IV. ADOPTION OF THE AGENDA**

[6. Adopt the April 9, 2025 HDBR Agenda as presented.](#)

**Motion**

The Historic Downtown Board of Review adopted the amended (removal of item 1 from the Consent Agenda to the Regular Agenda) proposed agenda as presented.

**Vote Results ( Approved )**

Motion: Sara Woodfield

Second: Thomas L. Thomson

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

**V. APPROVAL OF MINUTES**

[7. Approve the March 12, 2025 HDBR Meeting Minutes as presented.](#)

**Motion**

The Historic District Board of Review approved the March 12, 2025 Meeting Minutes as presented.

**Vote Results ( Approved )**

Motion: Thomas L. Thomson

Second: Sara Woodfield

Karen Guinn	- Abstain
Melissa H. Rowan	- Not Present
Thomas L. Thomson	- Aye
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 Andrew Lynch, AIA | 24-004958-COA | 20-24 East Oglethorpe Avenue | New Construction, Part I, Demolition, Recombination](#)

Caitlin

**PETITIONER COMMENTS:**

**PUBLIC COMMENTS:**

**BOARD DISCUSSION:**

**Motion**

Continue

**Vote Results ( Approved )**

Motion: Shedrick Coleman

Second: Sara Woodfield

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

[9. Petition of West Congress Street Parking, LLC | 25-000228-COA | 504 East Bay Street | Alterations](#)

**Motion**

Continue

**Vote Results ( Approved )**

Motion: Shedrick Coleman

Second: Sara Woodfield

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

**VIII. REQUEST FOR EXTENSION**

**IX. REGULAR AGENDA**

[10. Petition of J. Elder Studio | 25-001431-COA | 26-28 West Broughton Street | Amendment to 24-006109-COA](#)

**Motion**

The Savannah Historic District Board of Review does hereby approve an amendment to the previously approved storefront rehabilitation and alterations for the property located at 26-28 West Broughton Street [24-006109-COA] to revise storefront designs and entrance locations, demolish existing non-historic awnings, and reconstruct the historic windowsill trims as requested because the work is visually compatible and meets the standards.

**Vote Results ( Approved )**

Motion: Sara Woodfield

Second: Shedrick Coleman

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

[11. Petition of Eli Lurie | 24-006550-COA | 11 West Gordon Street | New Construction \(Accessory Building, Parts I & II\) & Alterations](#)

**Motion**

The Savannah Downtown Historic District Board of Review does hereby approve the request for New Construction, Accessory Building (Parts I and II) at 11 West Gordon Street with the following condition because the work is otherwise visually compatible and meets the standards.

1.Reduce the height of the pedestrian entrance on the front (West Gordon Lane) elevation to 7 feet in order to have it meet the standards and be visually compatible with the contributing buildings to which it is related.

AND

Approve the request for the removal of the existing swimming pool in the rear yard and its replacement with a new one as requested.

AND

Deny the proposed alterations to the front elevation for the property located at 11 West Gordon Street because the work does not meet the Secretary of the Interiors Standards.

**Vote Results ( Approved )**

Motion: Thomas L. Thomson

Second: Shedrick Coleman

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

[12. Petition of Eli Lurie | 25-000862-COA | 108 West Taylor Street | Alterations & New Construction \(Accessory Building, Parts I & II\)](#)

**Motion**

The Historic Downtown Board of Review does hereby approve the request to make alterations to the primary structure at and approval of New Construction, Small: Parts I and II for an accessory building at 108 West Taylor Street as requested because the work is visually compatible and meets the standards.

**Vote Results ( Approved )**

Motion: Shedrick Coleman

Second: Thomas L. Thomson

Karen Guinn	- Abstain
Melissa H. Rowan	- Not Present

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

**X. APPROVED STAFF REVIEWS**

**XI. WORK PERFORMED WITHOUT A CERTIFICATE OF APPROPRIATENESS**

**XII. REPORT ON ITEMS DEFERRED TO STAFF**

**XIII. NOTICES, PROCLAMATIONS, AND ACKNOWLEDGEMENTS**

[13. Stamped Drawings - April Report](#)

[14. COA Inspections - April Report](#)

**XIV. OTHER BUSINESS**

**NEW BUSINESS**

[15. Final Ordinance Revisions – Special Exceptions and Variances](#)

**Motion**

Recommend to MPC

**Vote Results ( Not Started )**

Motion: Karen Guinn

Second: Robert Helms

**XV. ADJOURNMENT**

[16. Next HDBR Pre-Meeting - Wednesday May 14, 2025 at 12pm - 112 East State Street](#)

[17. Next HDBR Regular Meeting - Wednesday May 14, 2025 at 1pm - 112 East State Street](#)

[18. Adjourn](#)

There being no further business to present before the Board, the April 9, 2025 Historic District Board of Review meeting adjourned at 3:00 p.m.

Respectfully submitted,

Jonathan Mellon  
Director of Historic Preservation

/bm

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:** Karen Guinn, Chair  
Shedrick Coleman  
Mariel Hamer  
Robert Helms

Thomas Thomson  
Sara Woodfield

**Members Absent:** Sabrina Nagel  
Melissa Rowan

**MPC Staff Present:** Jonathan Mellon, Director of Historic Preservation  
Caitlin Chamberlain, Principal Planner  
Kelli Mitchell, Senior Planner  
Bri Morgan, Administrative Assistant II  
Hind Patel, Information Technology

***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.***