



Savannah Historic District Board of Review

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

February 12, 2025 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: Karen Guinn, Chair
Melissa Rowan, Vice Chair
Shedrick Coleman
Michael Higgins
Sabrina Nagel
Thomas Thomson
Sara Woodfield

Members Absent: Stan Houle

MPC Staff Present: Melanie Wilson, Executive Director
Pamela Everett, Assistant Executive Director (virtually)
Jonathan Mellon, Director of Historic Preservation
Caitlin Chamberlain, Principal Planner
Kelli Mitchell, Senior Planner
Bri Morgan, Historic Preservation Administrative Assistant
Hind Patel, Information Technology

I. CALL TO ORDER AND WELCOME

II. SIGN POSTING

III. CONSENT AGENDA

[1. Petition of Heritage Construction Savannah, Inc | 24-006809-COA | 215 Whitaker Street | Roof Replacement](#)

📎 [Submittal Packet - 215 Whitaker Street.pdf](#)

📎 [Staff Report - 24-006809-COA 215 Whitaker St.pdf](#)

Motion

The Savannah Downtown Historic District Board of Review does hereby approve the roof replacement for the property located at 215 Whitaker Street as requested because the work is visually compatible and meets the standards.

Vote Results (Approved)

Motion: Melissa H. Rowan

Second: Michael Higgins

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

[2. Petition of Buck Lindsay, Lindsay Pope Brayfield & Associates, Inc. | 24-006105-COA | 411 West Bay Street | Alterations](#)

🔗 [Submittal Packet - 411 West Bay Street.pdf](#)

🔗 [Staff Report - 24-006105-COA 411 W Bay St.pdf](#)

Motion

The Savannah Downtown Historic District Board of Review does hereby approve the alterations to the front elevation of the sixth floor and the side (east) elevation / southeast corner of the first floor, and color changes to the façade for the property located at 411 West Bay Street as requested because the work is visually compatible and meets the standards.

Vote Results (Approved)

Motion: Melissa H. Rowan

Second: Michael Higgins

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

[3. Petition of Jeremy Weaver | 25-000248 | 402-404 East Hall Street | Fence](#)

🔗 [Submittal Packet - 402-404 East Hall Street.pdf](#)

🔗 [Staff Report - 24-000248-COA 402, 404 East Hall St.pdf](#)

Motion

The Historic Downtown Board of Review does hereby approve the installation of a new fence on top of an existing knee wall at 402 and 404 East Hall Street as requested because the work is visually compatible and meets the standards.

Vote Results (Approved)

Motion: Melissa H. Rowan

Second: Michael Higgins

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

[4. Petition of First Baptist Church, Tracy Bailey | 24-006806-COA | 110 Hull Street | Fence](#)

- [📎 Submittal Packet -110 Hull Street.pdf](#)
- [📎 Staff Report - 24-006806-COA 110 Hull St.pdf](#)

Motion

The Historic Downtown Board of Review does hereby approve the replacement of an existing chain link fence with an aluminum fence at 110 Hull Street as requested because the work is visually compatible and meets the standards.

Vote Results (Approved)

Motion: Melissa H. Rowan
Second: Michael Higgins

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

IV. ADOPTION OF THE AGENDA

[5. Adopt the February 12, 2025 Historic District Board of Review Meeting](#)

Motion

The Savannah Historic Board of Review motioned to adopt the February 12, 2025 HDBR meeting agenda as presented.

Vote Results (Approved)

Motion: Melissa H. Rowan
Second: Shedrick Coleman

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

Thomas L. Thomson	- Aye
Sabrina Nagel	- Aye
Sara Woodfield	- Aye
Shedrick Coleman	- Aye

V. APPROVAL OF MINUTES

6. Approve the January 8, 2025 HDBR Meeting Minutes as presented.

📎 [01.08.25 MEETING MINUTES.pdf](#)

Motion

The Savannah Historic Board of Review motioned to approve the January 8, 2025 HDBR meeting minutes as presented.

Vote Results (Approved)

Motion: Thomas L. Thomson

Second: Melissa H. Rowan

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

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

VII. CONTINUED AGENDA

VIII. REQUEST FOR EXTENSION

IX. REGULAR AGENDA

7. Petition of Andrew Lynch, AIA | 24-004958-COA | 20-24 East Oglethorpe Avenue | New Construction, Part I, Demolition, Recombination

📎 [Submittal Packet - 20-24 East Oglethorpe Avenue - Project Narrative.pdf](#)

📎 [Submittal Packet - 20-24 East Oglethorpe Avenue - History.pdf](#)

📎 [Submittal Packet - 20-24 East Oglethorpe Avenue.pdf](#)

📎 [Staff Report - 24-004958-COA 20, 24 E Oglethorpe.pdf](#)

📎 [Public Comment - 1.pdf](#)

📎 [Public Comment - 2.pdf](#)

📎 [Public Comment - 3.pdf](#)

📎 [Public Comment - 4.pdf](#)

📎 [Public Comment - 5.pdf](#)

- ④ [Public Comment - 6.pdf](#)
- ④ [Public Comment - 7.pdf](#)
- ④ [Public Comment - 8.pdf](#)
- ④ [Public Comment - 9.pdf](#)
- ④ [Public Comment - 10.pdf](#)
- ④ [Public Comment - 11.pdf](#)
- ④ [Public Comment - 12.pdf](#)
- ④ [Public Comment - 13.pdf](#)
- ④ [Public Comment - 14.pdf](#)
- ④ [Public Comment - 15.pdf](#)
- ④ [Public Comment - 16.pdf](#)
- ④ [Public Comment - 17.pdf](#)
- ④ [Public Comment - 18.pdf](#)
- ④ [Public Comment - 19.pdf](#)
- ④ [Public Comment - 20.pdf](#)
- ④ [Public Comment - 21.pdf](#)
- ④ [Public Comment - 22.pdf](#)
- ④ [Public Comment - 23.pdf](#)
- ④ [Public Comment - 24.pdf](#)
- ④ [Public Comment - 25.pdf](#)
- ④ [Public Comment - 26.pdf](#)
- ④ [Public Comment - 27.pdf](#)
- ④ [Public Comment - 28.pdf](#)
- ④ [Public Comment - 29.pdf](#)
- ④ [Public Comment - 30.pdf](#)
- ④ [Public Comment - 31.pdf](#)
- ④ [Public Comment - 32.pdf](#)
- ④ [Public Comment - 33.pdf](#)
- ④ [Public Comment - 34.pdf](#)
- ④ [Public Comment - 35.pdf](#)
- ④ [Public Comment - 36.pdf](#)
- ④ [Public Comment - 37.pdf](#)
- ④ [Public Comment - 38.pdf](#)
- ④ [Public Comment - 39.pdf](#)
- ④ [Public Comment - 40.pdf](#)
- ④ [Public Presentations - Anna Habersham Wright.pdf](#)
- ④ [Public Presentations- Robert Helms.pdf](#)
- ④ [Public Presentation - Highland.pdf](#)

- 🔗 [Public Presentation - Jim Hundsrucker.pdf](#)
- 🔗 [Public Presentations - Oglethorpe Plan Coalition.pdf](#)
- 🔗 [Public Presentations - OPC.pdf](#)
- 🔗 [Public Comment - 41.pdf](#)
- 🔗 [Public Comment - 42.pdf](#)
- 🔗 [Public Comment - 43.pdf](#)
- 🔗 [Public Comment - 44.pdf](#)
- 🔗 [Public Comment - 45.pdf](#)
- 🔗 [Public Comment - 46.pdf](#)
- 🔗 [Public Comment - 47.pdf](#)
- 🔗 [Public Presentations - Robert P Helms .pdf](#)
- 🔗 [Public Presentations- Ardis Wood.pdf](#)
- 🔗 [Public Comment - 48.pdf](#)
- 🔗 [Public Comment - 49.pdf](#)
- 🔗 [Public Comment - 50.pdf](#)
- 🔗 [Public Comment - 51.pdf](#)
- 🔗 [Public Comment - 52.pdf](#)
- 🔗 [Public Comment - 53.pdf](#)
- 🔗 [Public Comment - 54.pdf](#)
- 🔗 [Public Comment - 55.pdf](#)
- 🔗 [Public Comment - 56.pdf](#)
- 🔗 [Applicant Presentation.pdf](#)

Motion

The Savannah Downtown Historic District Board of Review does hereby approve the demolition of the non-contributing structure at 20-24 East Oglethorpe Avenue 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.

And

CONTINUE the requested New Construction, Part I Height and Mass for a five-story building with potential bonus sixth floor at 20-24 East Oglethorpe Avenue to the March 12, 2025, HDBR Meeting to see how the visual compatibility of the proposed building could be improved.

and

Approve the recombination of the lots located at 20-24 East Oglethorpe Avenue because it meets the

standards.

Vote Results (Approved)

Motion: Melissa H. Rowan

Second: Shedrick Coleman

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

[8. Petition of J. Elder Studio, Jerome Elder | 24-006114-COA | 8-10 East Broughton Street | Alterations & Special Exception Request](#)

- [☞ Submittal Packet - 8-10 East Broughton Street.pdf](#)
- [☞ Petitioner Presentation - 8-10 E. Broughton St.pdf](#)
- [☞ Staff Report - 24-006114-COA 8-10 East Broughton St.pdf](#)

Motion

The Savannah Downtown Historic District Board of Review does hereby approve the request to alter the storefronts at 8-10 East Broughton Street as requested because the work is visually compatible and meets the standards.

Vote Results (Approved)

Motion: Michael Higgins

Second: Melissa H. Rowan

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

[9. Petition of Homeline Architecture, Eric O'Neill | 25-000224-COA | 433 Tattnall Street | Fence/Gate](#)

- [☞ PREVIOUS Board Decision - 433 Tattnall Street - 21-000818-COA.pdf](#)
- [☞ PREVIOUS Submittal Packet - Narrative and Drawings.pdf](#)
- [☞ Submittal Packet - 433 Tattnall St.pdf](#)

[☞ Staff Research - 433 Tattnall St.pdf](#)

[☞ Staff Report - 25-000224-COA 433 Tattnall St.pdf](#)

Motion

The Savannah Downtown Historic District Board of Review does hereby approve the proposed alteration work at 433 Tattnall Street with the following condition to be submitted to and reviewed by staff prior to starting the project, because the work is otherwise visually compatible and meets the standards.

Provide further information about the stucco mixture once the match to the existing has been determined.

Vote Results (Approved)

Motion: Thomas L. Thomson

Second: Melissa H. Rowan

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

[10. Petition of Isabella Booth, Whitfield Signs | 24-005979-COA | 630 Indian Street | Non-Illuminated Sign](#)

[☞ Submittal Packet - 630 Indian St Option 1.pdf](#)

[☞ Submittal Packet - 630 Indian St Option 2.pdf](#)

[☞ Staff Report - 24-005979-COA - 630 Indian Street.pdf](#)

Motion

The Historic District Board of Review does hereby approve Option 1 for the wall sign at 630 Indian Street as requested because the work meets the standards and is visually compatible.

Vote Results (Approved)

Motion: Sabrina Nagel

Second: Melissa H. Rowan

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

[11. Petition of Complete Signs, Justin Woodward | 24-006554-COA | 601 Indian Street, Unit A | Illuminated and Non-Illuminated Signs & Variance Recommendation Request](#)

- 🔗 [Submittal Packet - 601 Indian Street, Unit A.pdf](#)
- 🔗 [Staff Recommendation - 24-006554-COA - 601 Indian Street, Unit A.pdf](#)
- 🔗 [Applicant Presentation.pdf](#)

Motion

The Downtown Historic Board of Review does hereby approve the two awning signs and two window signs at 601 Indian Street, Unit A, with the following conditions to be met prior to the start of the project because the work otherwise meets the standard and is visually compatible.

- 1.The awning signs be reduced in size to meet the standards.
- 2.The awning sign facing Indian Street either have no illumination or be externally illuminated.

And

Approve a Variance Recommendation to the Zoning Board of Appeals from the standard that reads as follows

In addition to a ground, projecting or wall sign, one (1) such sign shall be permitted per business per building façade where an entrance is located providing public access to said business, except in the D-R zoning district where such sign is not permitted.

Because staff found that the variance standards were met.

And

Deny the Variance Recommendation to the Zoning Board of Appeals from the standards that read as follows:

Such sign shall not exceed more than one (1) square foot of sign area per horizontal linear foot of canopy of awning, or a maximum of 20 square feet, whichever is less. Provided, however, in no case shall the aggregate sign area exceed the maximum wall sign area permitted per frontage.

And

Enclosed lamp, neon or exposed fluorescent lighting shall not be permitted within any Residential district or across the street from any residential use.

Because staff finds that not all the variance standards are met.

Vote Results (Approved)

Motion: Michael Higgins

Second: Thomas L. Thomson

Karen Guinn

- Abstain

Michael Higgins	- Aye
Melissa H. Rowan	- Nay
Thomas L. Thomson	- Aye
Sabrina Nagel	- Aye
Sara Woodfield	- Aye
Shedrick Coleman	- Aye

[12. Petition of Christian Sottile, Sottile & Sottile | 24-006565-COA | 501 East Huntingdon Street | Amendment to 24- 001182-COA](#)

- [Previous Submittal Packet - 501 East Huntingdon Street.pdf](#)
- [SIGNED Board Decision - 24-006565-COA 501 E Huntingdon St.pdf](#)
- [Updated Submittal Packet - 501 East Huntingdon Street.pdf](#)
- [Staff Report - 24-006565-COA 501 E Huntingdon St.pdf](#)

Motion

The Savannah Downtown Historic District Board of Review does hereby approve the request for an amendment to 24-001182-COA, for the property located at 501 East Huntingdon Street, for rehabilitation and alterations, as requested because the work is visually compatible and meets the standards.

Vote Results (Approved)

Motion: Michael Higgins

Second: Melissa H. Rowan

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

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

- [Submittal Packet - 11 West Gordon Street - Part I.pdf](#)
- [Submittal Packet - 11 West Gordon Street - Part II.pdf](#)
- [Staff Report - 24-006550-COA 11 West Gordon St.pdf](#)
- [Public Comment - 1.pdf](#)
- [Public Comment - 2.pdf](#)
- [Public Comment - 3.pdf](#)

Motion

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.

Change the proposed material for the shutters to wood to meet the standards.

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 (Rejected)

Motion: Melissa H. Rowan

Second: Thomas L. Thomson

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

Motion

The Savannah Downtown Historic District Board of Review does hereby continue the request for New Construction, Accessory Building (Parts I and II) at 11 West Gordon Street to the March 12, 2025, HDBR Meeting to address the following Board concerns.

- 1.Reduce the height of the proposed garage doors to no more than 9' in height.
- 2.Reduce the height of the proposed pedestrian door to no more than 7' in height.
- 3.Remove the proposed openings with false shutters.
- 4.Continue refinement of the overall design in order to strengthen the visual compatibility of the proposed massing with West Gordon Lane.

Vote Results (Approved)

Motion: Michael Higgins

Second: Sara Woodfield

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

[14. Petition of Array Design | 24-006567-COA | 132 East Oglethorpe Avenue | Rehabilitation & Alterations](#)

- 🔗 [Updated Submittal Packet - 132 E. Oglethorpe Ave.pdf](#)
- 🔗 [Historic Research Quatrefoil - 132 East Oglethorpe Avenue.pdf](#)
- 🔗 [Previous Submittal Packet - 132 East Oglethorpe Avenue.pdf](#)
- 🔗 [Staff Report - 24-006567-COA 132 E Oglethorpe Ave.pdf](#)

Motion

The Savannah Downtown Historic District Board of Review does hereby approve the rehabilitation and alterations for the property located at 132 East Oglethorpe Avenue as requested because the work is visually compatible and meets the design standards.

Vote Results (Approved)

Motion: Sara Woodfield

Second: Thomas L. Thomson

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

[15. Petition of Hansen Architects, Luis Burgos | 25-000227-COA | 612 & 618 Drayton Street | Alterations & Addition](#)

- 🔗 [Submittal Packet - 612 & 618 Drayton Street.pdf](#)
- 🔗 [Staff Report -25-000227-COA 612 & 618 Drayton.pdf](#)

Motion

The Savannah Downtown Historic District Board of Review does hereby approve the alterations and addition to the properties located at 612 and 618 Drayton Street as requested because the work is visually compatible and meets the standards.

Vote Results (Approved)

Motion: Thomas L. Thomson

Second: Shedrick Coleman

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

[16. Petition of Ethos Preservation, Ellen Harris & Lynch Associates, Andrew Lynch | 25-000228-COA | 504 East Bay Street | Alterations](#)

- 🔗 [Submittal Packet - 504 East Bay Street.pdf](#)
- 🔗 [Context Photos - 504 East Bay St.pdf](#)
- 🔗 [Staff Research - 504 East Bay St.pdf](#)
- 🔗 [Public Comment 1 - 6.pdf](#)
- 🔗 [Public Comment 7 - 8.pdf](#)
- 🔗 [Public Comment 9 - 13.pdf](#)
- 🔗 [Public Comment 14.pdf](#)
- 🔗 [Public Comment 15 - 25.pdf](#)
- 🔗 [Public Comment 26 - 29.pdf](#)
- 🔗 [Staff Report - 25-000228-COA - 504 E Bay St.pdf](#)
- 🔗 [Public Comment 30 - 33.pdf](#)
- 🔗 [Public Comment 34.pdf](#)
- 🔗 [504 East Bay History Comprehensive History.pdf](#)

Motion

The Historic Downtown Board of Review does hereby continue the proposed alteration of the porch element at 504 East Bay Street to the March 12th, 2025, HDBR Meeting to give the applicant time to address staff concerns, with emphasis placed on condition 1.

1. Consider reducing the depth of the porch element to be more visually compatible and to better match what was there historically.
2. Provide samples of the proposed brick and the proposed color for the beam.
3. Confirm that the wood decking will be stained to meet the standards.

Vote Results (Approved)

Motion: Michael Higgins

Second: Thomas L. Thomson

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

[17. Inspections Completed by Staff - January/February Report](#)

☞ [Staff Inspections January and February 2025.pdf](#)

[18. Stamped Drawings - February Report](#)

☞ [February 2025 Report.pdf](#)

XIV. OTHER BUSINESS

XV. ADJOURNMENT

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

[20. Next HDBR Regular Meeting - Wednesday February 12, 2025 at 1pm - 112 East State Street](#)

[21. Adjourn](#)

There being no further business to present before the Board, the February 12, 2025 Historic District Board of Review adjourned at 6:28 p.m.

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.