



Savannah Historic District Board of Review

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

March 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
Stan Houle
Sabrina Nagel
Thomas Thomson
Sara Woodfield

Members Absent:

MPC Staff Present: Melanie Wilson, Executive Director
Pamela Everett, Assistant Executive Director
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 Architecture 101| 25-000863-COA | 17 East Perry Street | Amendment to 23-001952-COA](#)

📎 [Submittal Packet - 17 East Perry Street.pdf](#)

📎 [Staff Report - 25-000863-COA 17 East Perry St.pdf](#)

Motion

The Savannah Historic District Board of Review does hereby approve the amendments for the rehabilitation project [23-001952-COA] at 17 East Perry Street as requested because the proposed work is visually compatible and meets the standards.

Vote Results (Not Started)

Motion:

Second:

[2. Petition of Walter Lynch | 25-000866-COA | 147 Price Street | Alterations](#)

- [Submittal Packet - 147 Price Street.pdf](#)
- [Staff Report - 25-000866-COA 147 Price St.pdf](#)

Motion

The Savannah Downtown Historic District Board of Review does hereby approve the request for alterations to the front elevation for the property located at 147 Price Street as requested because the work is visually compatible and meets the standards.

Vote Results (Not Started)

Motion:
Second:

[3. Petition of Victory Gardens, Kerry Shay | 25-000864-COA | 226 East Huntingdon Street | Fences / Gates](#)

- [Submittal Packet - 226 East Huntingdon Street.pdf](#)
- [Staff Report - 25000864-COA 226 E Huntingdon St.pdf](#)

Kelli

Kerry Shay - there is an existing wall on the front edge of garden; new wall is to match, 20 inches. 3 feet of fencing on top of the brick wall

Ellie concern with front half, building reads as one large residence. may damage the existing gence. salvage

Board

Woodfield large building streetview plans interrupt historic harmony

Nagel prominent historic property causes separation on the visual component of the property as a whole
Coleman could be removed back to original condition, however, damage could be caused.

Rowan property was never one home

thomas agrees with staff recommendation

Higgins it is reversible; no impact on structure

Houle reversible

Motion

The Historic Downtown Board of Review does hereby approve the replacement of the existing courtyard garden wall, addition of a fence on top of an existing knee wall, and construction of a new front fence and knee wall at 226 East Huntingdon Street as requested because the work is visually compatible and meets the standards.

Vote Results (Approved)

Motion: Michael Higgins

Second: Melissa H. Rowan

Stan Houle - Aye

Karen Guinn - Abstain

Michael Higgins - Aye

Melissa H. Rowan - Aye

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

[4. Petition of Andrea Walsh | 25-000865-COA | 315 East Jones Street | Swimming Pool](#)

- [☞ Submittal Packet - 315 East Jones Street.pdf](#)
- [☞ Staff Report - 25-000865-COA 315 E Jones St.pdf](#)
- [☞ Staff Research - 315 E. Jones St..pdf](#)

Motion

The Savannah Historic District Board of Review does hereby approve the request to install a swimming pool in the rear yard of 315 East Jones Street as requested because it is visually compatible and meets the standards.

Vote Results (Not Started)

Motion:

Second:

[5. Petition of Gregory Electric Company Inc, Grant Tallon | 25-000859-COA | 574 Indian Street | Solar Panel Installation](#)

- [☞ Submittal Packet - 574 Indian Street.pdf](#)
- [☞ Staff Report - 25-000859-COA 574 Indian Street.pdf](#)

Motion

The Historic Downtown Board of Review does hereby approve the installation of solar panels at 574 Indian Street with the following condition because the work is otherwise visually compatible and meets the standards.

1. Confirm the color of the proposed panels.

Vote Results (Not Started)

Motion:

Second:

IV. ADOPTION OF THE AGENDA

[6. Adopt the March 12, 2025 Historic District Board of Review Agenda as presented.](#)

Motion

ADOPT - continue Item 11 to May 14, 2025

Vote Results (Approved)

Motion: Michael Higgins

Second: Melissa H. Rowan

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

V. APPROVAL OF MINUTES

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

[📎 02.12.25 MEETING MINUTES.pdf](#)

[8. Approve the December 11, 2024 HDBR Meeting Minutes as presented.](#)

[📎 12.11.24 MEETING MINUTES.pdf](#)

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

VII. CONTINUED AGENDA

[9. Petition of Andrew Lynch, AIA | 24-004958-COA | 20-24 East Oglethorpe Avenue | New Construction, Part I, Demolition, Recombination](#)

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

VIII. REQUEST FOR EXTENSION

IX. REGULAR AGENDA

[11. 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.pdf](#)

[📎 Staff Report - 24-006550-COA 11 West Gordon St.pdf](#)

[📎 COA Letter.pdf](#)

[📎 Public Comment - 1.pdf](#)

[📎 Public Comment - 2.pdf](#)

[📎 Public Comment - 3.pdf](#)

[📎 Public Comment - 4.pdf](#)

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 May 14, 2025, HDBR Meeting in order to allow for the needed clarification on the related zoning issues.

Vote Results (Not Started)

Motion:

Second:

[12. Petition of Eli Lurie | 25-000829-COA | 118 East Jones Street | Amendment to 22-005840-COA](#)

📎 [Submittal Packet - 118 East Jones Street.pdf](#)

📎 [Staff Report - 25-000829-COA 118 E Jones St.pdf](#)

Motion

The Savannah Downtown Historic District Board of Review does hereby approve the request for an amendment to 22-005840 for alterations to the raised front entrance for the property located at 118 East Jones Street as requested because the work is visually compatible and meets the standards.

Vote Results (Approved)

Motion: Michael Higgins

Second: Sabrina Nagel

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

[13. Petition of J. Elder Studios | 25-000868-COA | 610 Abercorn Street | Rehabilitation, Alterations & Color Change](#)

📎 [Submittal Packet - 610 Abercorn Street.pdf](#)

📎 [Staff Report - 25-000868-COA 610 Abercorn.pdf](#)

Motion

The Historic Downtown Board of Review approve the rehabilitation and alteration work at 610 Abercorn Street with the following conditions to be met prior to work taking place because the work is otherwise visually compatible and meets the standards.

- 1.Utilize a more visually compatible door on the rear of the building.
- 2.Contact staff if window sashes or if whole windows need to be replaced instead of repaired.

Contact staff if window sashes or if whole windows need to be replaced instead of repaired.

Vote Results (Not Started)

Motion: Stan Houle

Second: Sabrina Nagel

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

🔗 [Submittal Packet - 108 West Taylor Street - Plans.pdf](#)

🔗 [Submittal Packet - 108 West Taylor Street.pdf](#)

🔗 [Staff Report - 25-000862-COA 108 W Taylor St.pdf](#)

🔗 [108 W Taylor - History - Ethos Preservation.pdf](#)

Motion

The Historic Board of Review does hereby continue 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 to give the applicant time to address staff concerns.

- 1.Redesign the accessory building to be more compatible with the architectural style of the primary building.
- 2.Add a post and base to the posts on the porch on the accessory building.
- 3.Confirm if the roof on the primary building will be replaced.
- 4.Provide the proposed material for the columns and stair treads on the front porch.
- 5.Provide the proposed window and door screening.
- 6.Provide material information for the lanterns.
- 7.Confirm the proposed color for the garage doors.
- 8.Confirm the location of the refuse and that it will be screened per the standards.

Vote Results (Approved)

Motion: Sabrina Nagel

Second: Shedrick Coleman

Stan Houle	- Aye
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 Randal White | 25-000258-COA | 554 East McDonough Street | Alteration](#)

🔗 [Submittal Packet - 554 East McDonough Street.pdf](#)

🔗 [Staff Report - 25-000250-COA 554 E McDonough St.pdf](#)

🔗 [Board Decision Packet 22-000650-COA 221 East Broad Street.pdf](#)

Motion

Approve the request to expand the rear deck on the rear elevation of 554 East McDonough Street as requested because the work is visually compatible and meets the standards.

Vote Results (Not Started)

Motion: Stan Houle

Second: Melissa H. Rowan

Motion

The Savannah Historic District Board of Review does hereby approve the request to expand the rear deck on the rear elevation of 554 East McDonough Street as requested because the work is visually compatible and meets the standards.

Vote Results (Not Started)

Motion:

Second:

[16. Petition of Fastsigns of Savannah, Kelly Brooks | 25-000939-COA | 702 Montgomery Street | Illuminated Sign](#)

[☞ Staff Report - 25-000939-COA 702 Montgomery St.pdf](#)

[☞ Submittal Packet - 702 Montgomery Street.pdf](#)

Motion

The Historic Downtown Board of Review does hereby approve the wall sign at 702 Montgomery with the following condition to be met prior to work taking place because the work otherwise meets the standards and is visually compatible.

1. Change the wall sign so that it is either externally illuminated or has no illumination at all or apply for a variance for the internal illumination.

Vote Results (Approved)

Motion: Michael Higgins

Second: Stan Houle

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

[17. Petition of Engel & Volkers Savannah, Richard Mopper | 25-001035-COA | 127 East Gordon Street | Installation of Mesh Screen with Graphics](#)

[📎 Submittal Packet - 127 East Gordon Street.pdf](#)

[📎 Approved Stamped Drawings - 23-002535-COA 127 East Gordon St.pdf](#)

[📎 SIGNED Board Decision - 23-002535-COA - 127_E_Gordon_St.pdf](#)

[📎 Staff Report - 25-001035-COA 127 East Gordon St.pdf](#)

Motion

April 9

Vote Results (Approved)

Motion: Stan Houle

Second: Michael Higgins

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

Motion

The Savannah Historic District Board of Review does hereby continue the request to install temporary mesh security screening around all four elevations of the vacant property located at 127 East Gordon Street until the April 9, 2025 Historic District Board of Review Meeting to allow the applicant time to address the following conditions:

- 1.Ensure the gentlest means possible is used for the installation and later removal.
- 2.Ensure that the screening shall be installed for a temporary period not to exceed the two-year expiration date of the Certificate of Appropriateness.
- 3.Provide a printed rendering of the project to the Board.
- 4.Allow staff to review the application method, including the types of screws.
- 5.Obtain a report from Code Compliance reviewing the structural condition of the building.
- 6.Provide a full maintenance plan to be upheld for the duration of the mesh installation.

Vote Results (Not Started)

Motion:

Second:

X. APPROVED STAFF REVIEWS

XI. WORK PERFORMED WITHOUT A CERTIFICATE OF APPROPRIATENESS

XII. REPORT ON ITEMS DEFERRED TO STAFF

XIII. NOTICES, PROCLAMATIONS, AND ACKNOWLEDGEMENTS

[18. Inspections Completed by Staff - March Report](#)

📎 [Staff Inspections - March 2025.pdf](#)

[19. Stamped Drawings Report - March Report](#)

📎 [March 2025 Report.pdf](#)

XIV. OTHER BUSINESS

NEW BUSINESS

[20. Deconstruction Policy Research](#)

- 📎 [Deconstruction Definition.pdf](#)
- 📎 [San Antonio Deconstruction Ordinance.pdf](#)
- 📎 [Portland Deconstruction Ordinance.pdf](#)
- 📎 [Nantucket-Bldg-Material-Salvage-Study_Phase_2.pdf](#)
- 📎 [Deconstruction Draft - HPC Subcommittee.pdf](#)

XV. ADJOURNMENT

[21. Next HDBR Pre-Meeting - Wednesday April 9, 2025 at 12pm - 112 East State Street](#)

[22. Next HDBR Regular Meeting - Wednesday April 9, 2025 at 1pm - 112 East State Street](#)

[23. Adjourn](#)

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.