



CITY OF SAVANNAH

HISTORIC PRESERVATION COMMISSION

REQUEST FOR CERTIFICATE OF APPROPRIATENESS 6-MONTH EXTENSION REQUEST

Petitioner: Rose Architects
MPC File No.: 24-002525-COA
Address: 902 Montgomery Street
PIN: 20052 03001
Zoning: TC-2
Staff Reviewer: Alexander Merced
Date: April 22, 2026

NATURE OF REQUEST:

The applicant is requesting approval for a 6-month extension for a previously approved Certificate of Appropriateness, 24-002525-COA.

PROJECT HISTORY:

The approved COA work includes alterations and an addition to the non-contributing building located at 902 Montgomery Street for the purpose of becoming a restaurant. Proposed work includes:

- Addition of a small office and storage area at the north end of the existing building
- Adding new transparent garage doors
- Adding an outdoor patio dining area

The COA will expire on **May 22, 2026.**

FINDINGS:

The following standards from the Sec 3.18.9 and 3.19.10 - Time Limitation on Approved Certificates of Appropriateness apply:

Time Limitation of Approved Certificates of Appropriateness.

An approved Certificate of Appropriateness shall be valid for 24 months from the date of approval. If the activity that was the reason or such application has not commenced within 24 months from such date, the Certificate of Appropriateness shall be deemed void.

The existing COA will be deemed void on May 22, 2026.

The validity period for a Certificate of Appropriateness shall be extended only once by the issuer for an additional six (6) months provided that there are no proposed changes to the proposal, site conditions, or to any standards of this Ordinance that would affect the approval. In such cases, the applicant shall be required to submit a new application for a Certificate of Appropriateness. An extension request shall be made in writing prior to the expiration of the original approval.

The standard is met, this will be the first time this project has been requested to be extended. The request was made via email on March 7, 2026, which is prior to the expiration date. There are no proposed changes to the proposal, site conditions, or to any standards of this Ordinance that would affect the approval.

Staff Report – 6-Month Extension
MPC File No. 24-002525-COA
902 Montgomery Street
April 22, 2026

STAFF RECOMMENDATION:

Approval for a 6-month extension for a previously approved Certificate of Appropriateness 24-002525-COA as requested, because there are no proposed changes, and this is the first time the petitioner has asked for an extension. This Certificate of Appropriateness will be extended from the original expiration date of May 22, 2026, to November 22, 2026.

MW: CC: APM