



CITY OF SAVANNAH

HISTORIC PRESERVATION COMMISSION

REQUEST FOR CERTIFICATE OF APPROPRIATENESS

Petitioner: AD Collaborative, Heather Spigner

MPC File No.: 26-002704-COA

Address: 2415 Montgomery Street

PIN: 20073 289008A

Zoning: TN-23

Staff Reviewer: Rohan Urs

Date: June 24, 2026

NATURE OF REQUEST:

2415 Montgomery Street is requesting approval of an amendment to a previously approved Certificate of Appropriateness (24-002516-COA) for alterations to a non-contributing commercial building within the Streetcar Historic District. The proposed amendment includes revisions to the storefront configuration, replacement of windows and doors, installation of new storefront systems and light fixtures, repair and repainting of existing masonry, removal of a side service door, and interior modifications to accommodate three tenant office spaces.

CONTEXT/SURROUNDING AREA:

The building was constructed in 1965 and is a non-contributing resource within the Thomas Square-Streetcar National Register Historic District and the local Streetcar Historic District.

The subject property is located at 2415 Montgomery Street within the Streetcar Historic District and is identified as a non-contributing resource. The building occupies a corner lot along the Montgomery Street corridor and is surrounded by a mix of commercial and residential structures of varying ages and architectural styles. The corridor contains a variety of storefront-oriented commercial buildings and adaptive reuse projects.

PROJECT HISTORY:

2415 Montgomery Street previously received Certificate of Appropriateness approval under File No. 24-002516-COA for exterior rehabilitation and adaptive reuse of the existing non-contributing commercial building. The current petition requests amendments to the previously approved design, including revisions to the storefront configuration, replacement of windows and doors, modifications to the north elevation, updated lighting, and adjustments associated with the division of the building into three tenant spaces.

FINDINGS:

The following standards from the Sec 7.11 - Streetcar Historic District Ordinance apply:

Visual Compatibility Criteria. *To maintain the special character of the Streetcar Historic District as identified in the architectural survey and visual analysis, new construction and any material change in appearance shall be consistent with the standards, criteria and guidelines developed for the district. The applicable criteria below shall be used to assess new construction and material changes. These criteria shall not be the basis for appeal to any board, commission or administrator described in this Ordinance, or to the Mayor and Aldermen.*

Openings. *The rhythm and solid-to-void ratio of the proposed building or structure shall be visually compatible with contributing buildings and structures to which it is visually related.*

The previously approved design consolidated the façade into a single primary entrance flanked by storefront glazing. The amended proposal introduces three storefront entrances corresponding to three tenant spaces while retaining substantial storefront glazing across the façade. The revised storefront composition maintains a commercial rhythm and transparent street-facing character compatible with the Montgomery Street corridor. Standard met

Materials. *The relationship of materials and textures of the proposed building or structure shall be visually compatible with the contributing buildings and structures to which it is visually related.*

The proposal retains and repairs the existing brick masonry building while introducing a black anodized YKK storefront system, clear insulated Low-E glass, black exterior trim/door paint, white TPO roofing, and black aluminum wall-mounted light fixtures. The material and finish palette is compatible with the existing non-contributing structure and commercial context of the corridor. Standard met.

Streetcar Historic District Design Standards.

New Construction, Additions, and Alterations. *The intent of these standards is to ensure appropriate new construction, additions, and alterations within the Streetcar Historic District. They are not intended to promote copies of the architectural designs of the past, but to encourage contemporary designs that protect and complement existing contributing resources. They are further intended to protect the historic integrity of the contributing resource.*

The following design standards shall apply to new construction, additions, alterations to contributing and non-contributing resources, and site alterations, unless otherwise specified. Though certain building materials are prescribed below, the Historic Preservation Commission may approve alternative materials that are not listed as prohibited upon a showing by the applicant that the material or product is visually compatible with historic building materials and has performed satisfactorily in the local climate.

Exterior walls, New construction, alterations to non-contributing resources, and additions.

Permitted materials, Exterior walls, New construction, alterations to non-contributing resources, and additions. Brick, stone, wood, true stucco, and wood or fiber cement siding.

The amended proposal includes repair/repointing of existing brick as needed, brick infill at the former service door opening on the north elevation, and repainting of portions of the building exterior. The proposed work retains the masonry character of the building while simplifying the north elevation. Standard met.

Windows, New construction, alterations to non-contributing resources, and additions.

Materials, Windows, New construction, alterations to non-contributing resources, and additions.

Window casings and sashes shall be made of PVC, metal, wood or clad wood material.

Window glass shall be transparent with no dark tints or reflective effects (except for stained glass windows). This provision does not preclude the use of Low Emissivity or laminated glass.

Solid vinyl windows are prohibited.

Configuration, Windows, New construction, alterations to non-contributing resources, and additions.

Windows shall be taller than they are wide, except for accent windows, which may be round or other shapes.

Windows shall be single-hung, double-hung, triple hung, awning, or casement, except for accent windows which may also be fixed or hopper.

Simulated divided light windows shall be permitted provided that the muntin is 7/8 inches or less, the muntin profile shall simulate traditional putty glazing, the lower sash rail shall be wider than the meeting and top rails, and there shall be a spacer bar in between double panes of glass. Between-the-glass, snap-in or applied muntins shall not be permitted.

Framing members shall be covered with appropriate trim; trim shall feature a header, surrounds, and pronounced sill where appropriate.

Window sashes shall be inset a minimum of three (3) inches from the façade of a building, except for wood frame buildings.

Bay windows shall extend to the ground unless they are oriel, beveled or are supported by brackets.

All residential facades visible from a street shall incorporate transparent features (windows and doors) over a minimum of 30% of the ground floor façade.

Retail uses shall incorporate transparent features (windows and doors) over a minimum of 70% of the ground floor façade.

All other nonresidential facades shall incorporate transparent features (windows and doors) over a minimum of 50% of the ground floor façade.

The proposal retains the existing side elevation window and introduces large storefront glazing systems along the primary façade. The storefront glazing remains transparent and continues to promote pedestrian engagement along Montgomery Street. Standard met.

Storefront, New construction, alterations to non-contributing resources and additions.

Storefront materials, New construction, alterations to non-contributing resources and additions.

Storefronts shall be constructed of wood, cast iron, Carrera glass, aluminum, steel or copper as part of a glazed storefront system.

Storefront bases shall consist of wood, bronze, glazed brick or tile.

Exterior burglar bars, fixed or roll-down security devices or similar security devices shall not be permitted.

Storefront Configuration, New construction, alterations to non-contributing resources and additions.

Storefront glazing in subdivided sashes shall be inset a minimum of four inches from the face of the building.

Storefront glazing shall be transparent; provided, however, opaque glass may be used in the storefront window transoms.

The amended storefront configuration differs from the previously approved design by dividing the building into three tenant bays. The proposed black anodized YKK storefront system with clear insulated Low-E glass maintains transparency, utilizes compatible materials, and reinforces the commercial character of the building. Standard met.

Doors/Entrances, New construction, alterations to non-contributing resources and additions.

Doors/Entrances, Materials, New construction, alterations to non-contributing resources and additions.

Doors shall be made of glass, wood, clad wood or steel (without wood grain simulation).

Doors shall not have a decorative diamond inset or half-moon inset.

Doors/Entrances, Configuration, New construction, alterations to non-contributing resources and additions.

Entrances shall face the primary street on which the building is located (normally the street from which it takes its address).

Entrances on corner lots shall be oriented in the same direction as entrances of adjacent buildings, toward the corner of the intersection, or based on historic precedent.

Angled entrances shall only be permitted at intersections of streets or lanes.

There shall be a primary entrance along the primary street at intervals no greater than 60 feet.

The amended proposal introduces three storefront entrances along the primary façade and removes the previously approved service door on the north elevation. The revised entrance arrangement reflects the proposed multi-tenant use while maintaining an active street-facing frontage. Standard met.

Mechanical Equipment and Refuse. *The intent of these standards is to ensure that mechanical equipment and refuse is appropriately sited to provide the least negative visual impact. In addition to the requirements set forth in Sec. 9.5, Screening and Buffers, mechanical equipment and refuse shall comply with the following:*

Electrical vaults, meter boxes, communications devices, and satellite dishes shall be located on the secondary or rear façades and shall be minimally visible.

Roof mounted equipment and HVAC units shall be screened from view from the street.

Refuse storage areas for dumpsters and compactors shall be located within a building or to the side of rear of the building and screened from the public right-of-way.

Alternative energy source devices may be permitted on new construction, additions, and alterations to non-contributing resources provided they are integrated in to the building design. Alternative energy source devices may be permitted on contributing resources provided they are not visible from the street and do not damage or obscure any character-defining features.

Existing wall-mounted mechanical equipment and associated conduit are proposed to be removed from the primary façade. Utility meters are retained on the north elevation. The removal of exposed equipment from the storefront elevation improves the visual appearance of the building. Standard met.

Lighting. *The intent of these standards is to ensure that light fixtures have appropriate scale, are sited appropriately, are made of appropriate materials and complement the building on which they are located. In addition to the requirements set forth in Sec. 9.8, Lighting, lighting shall comply with the following:*

Materials: Light fixtures shall be constructed of metal and/or glass.

Configuration: Light fixtures shall be compatible with the scale of the subject property and with the character of the district.

Source Type: White light source only.

The proposal includes black aluminum wall-mounted exterior light fixtures by Generation Lighting. The fixtures are compatible with the scale and commercial character of the building. Standard met.

STAFF RECOMMENDATION:

Approve the amended rehabilitation work at 2415 Montgomery Street, as requested for the proposal is visually compatible and meets the standards

MW: CC: RU

Note: This recommendation could change subject to new information provided at the Historic Preservation Commission meetings. Final decisions will be made by the Historic Preservation Commission at the public hearing based on information provided at the meeting, as well as information submitted for the staff recommendation.