



S A V A N N A H H I S T O R I C D I S T R I C T
B O A R D O F R E V I E W

REQUEST FOR CERTIFICATE OF APPROPRIATENESS

Petitioner: Keith Howington, Greenline Architecture

MPC File No.: 26-001297-COA

Address: 121-125 West Broughton Street

PIN: 20004 43013

Zoning: D-CBD

Staff Reviewer: Alexander Merced

Date: April 8, 2026

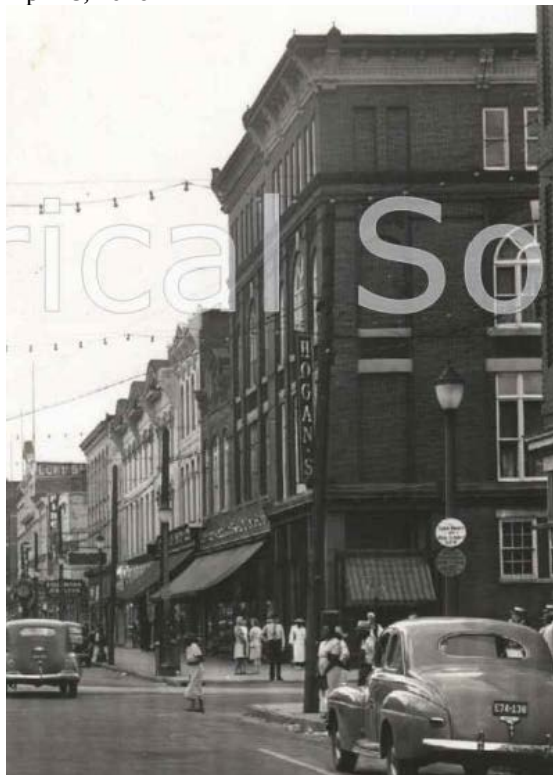
NATURE OF REQUEST:

The applicant would like to alter the ground level storefront, repair deteriorated wood trim in-kind, and change the color scheme of the building.

CONTEXT/SURROUNDING AREA:

The building was constructed in 1889 and is a contributing resource within the National Historic Landmark District and the local Savannah Downtown Historic District. The building sits on a block comprised almost completely of contributing buildings and is part of the main shopping district along Broughton Street downtown.

The façade has been altered numerous times over the years, including the entire Broughton façade being covered by concrete at some point in the 1950's or 60's, and the Barnard Street windows being filled in sometime after that. The concrete façade was removed at some point in the 1980's or 90's to reveal the original historic façade and the Barnard Street windows were reopened and altered shortly after. The ground floor retail space has held many different businesses over the years, including the old Hogan's Department Store, Lynn's Appliance Service Corporation, and, most recently, Banana Republic.

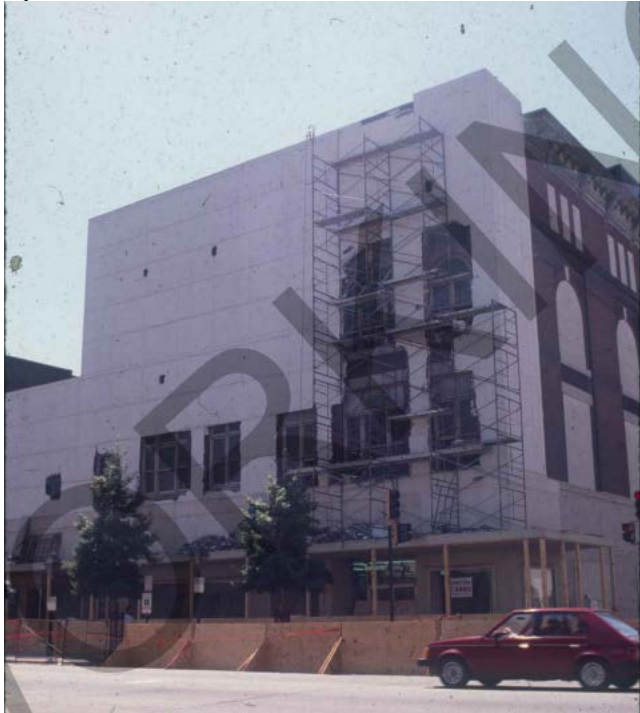


1. Image from the late 30's-40's showing Hogan's Department Store

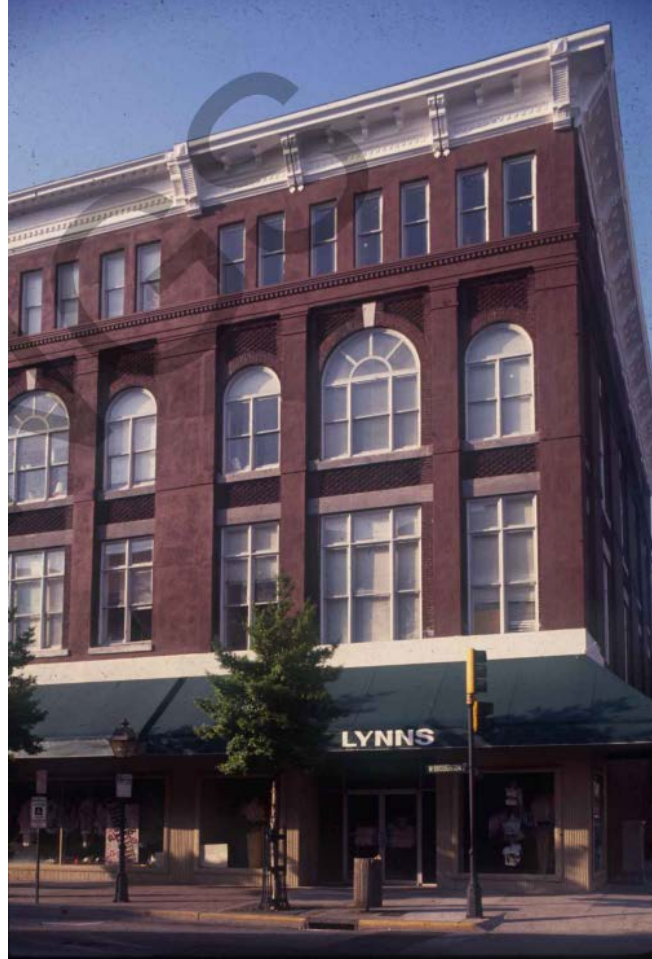


2. Image from the 50's or 60's showing the concrete facade covering over Hogan's

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3. The removal of the concrete facade... Hooray!



4. Each part of the Broughton facade during the time of Lynns

FINDINGS:

The following standards from the Sec 7.8 - Savannah Downtown Historic District Ordinance apply:

Secretary of the Interior's Standards and Guidelines for Rehabilitation. Material changes to contributing resources and resources that are eligible for listing as contributing shall be evaluated by use of the current edition of the Secretary of the Interior's Standards and Guidelines for Rehabilitation as published by the U.S. Department of the Interior. In considering proposals for alterations to contributing resources, the documented original design of the resource may be considered.

Secretary of the Interior's Standards 2– Historic Character. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Historic materials and features are being repaired in-kind, and alterations are only being made to non-historic pieces of the building. The historic character will remain intact. The standard is met.

Secretary of the Interior's Standards 3– Physical Record. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false

sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

No conjectural features or architectural elements from other buildings will be added, and no false sense of history will be created. The standard is met.

Secretary of the Interior's Standards 4– Historic Changes. *Most properties change over time; those changes to a property that have acquired historic significance in their own right shall be retained and preserved.*

Although there have been many changes and alterations to the building over the years, the proposed work will only affect non-historic changes that have not gained significance. The standard is met.

Secretary of the Interior's Standards 5– Distinctive Features. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

Distinctive features, finishes, and craftsmanship will not be removed and the parts requiring repair will be repaired in-kind. The standard is met.

Secretary of the Interior's Standards 6– Deteriorated Features. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

The existing wood trim at the top of the Broughton façade will be replaced in-kind. No other deteriorated features exist. The standard is met.

Secretary of the Interior's Standards 7– Chemical or Physical Treatments. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

The applicant is following the guidelines set forth by the Department of the Interior Preservation Brief number 6: Dangers of Abrasive Cleaning to Historic Buildings. Per the applicant:

“We will direct the contractor to use only a low-pressure water or steam wash, gentle scrubbing only as necessary with a natural bristle brush, for areas of more persistent grime. No metal brushes allowed. No harsh chemical cleaners should be used and only a mild detergent used in conjunction with the low-pressure wash.”

The standard is met.

Secretary of the Interior's Standards 9– New Additions to not Damage. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.*

The alterations to the ground floor storefronts will not remove or damage any historic materials or features, and any removal will be of non-historic and non-significant materials. The small

amount of new frontage will be compatible with the historic features of the building and will not infringe upon its historic integrity. The standard is met.

Secretary of the Interior's Standards 10– New Additions Reversible. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The colors can be changed, and the storefronts can be altered again if necessary. The standard is met.

Visual Compatibility Criteria. *To maintain the special character of the Savannah Downtown 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.*

Proportion of front façade. *The relationship of the width of a building or structure to the height of its front facade shall be visually compatible to the contributing buildings and structures to which it is visually related.*

The façade expression will remain unchanged. The standard is met.

Rhythm of solids to voids in front façades. *The relationship of solids to voids in the façades visible from the public right-of-way shall be visually compatible with the contributing buildings and structures to which the structure is visually related.*

The rhythm of solids to voids will remain unchanged. The standard is met.

Relationship of materials, texture and color. *The relationship of materials, texture and color of the facade of a building or structure shall be visually compatible with the predominate materials, textures, and colors used on contributing buildings and structures to which the structure is visually related.*

The materials, textures, and colors proposed are very common along Broughton Street and are visually compatible with the other buildings in that commercial strip. The standard is met.



5. Similar storefront with similar colors directly across Barnard



6. Similar color over bricks on Broughton Street

Savannah Downtown Historic District Design Standards. The intent of these standards is to ensure appropriate new construction, additions, and alterations within the Savannah Downtown 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 resources.

The following design standards shall apply to new construction, additions, alterations to contributing and non-contributing buildings and structures, unless otherwise specified. Though certain building materials are prescribed herein, the Board 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.

For the purposes of evaluating the visual compatibility and design standards of exterior fenestration, where voids (windows, doors, and storefronts) in the exterior façade are substantially blocked by interior walls or built-in furniture, these may be considered part of the exterior wall if they are built within three feet of the exterior wall. For example, if an interior wall is built abutting the storefront, that interior wall is impacting the exterior design of the fenestration and may be subject to review by the Historic Board of Review.

Exterior walls, Alterations to contributing resources.

Exterior Walls, Materials.

Exterior walls shall be repaired with in-kind materials rather than replaced, provided however, if the degree of degradation does not allow repair, the degradation shall be photographically documented and verified by the Planning Director and the replacement materials and configuration shall be of the same materials and configuration as the original wall.

The only parts of the exterior wall that will be repaired are sections of wood trim at the top of the building and a small piece above the 121 West Broughton entrance door. Two distinct decorative cornice boards exist at the roofline, both ostensibly original, in order to differentiate the separate halves of the building. They will be repaired in-kind with wood. The standard is met.

Exterior Walls, Prohibited Materials.

Materials that cause damage, obscure, or change the appearance to the underlying historic fabric are prohibited.

Vinyl siding, aluminum siding, rolled asphalt, precast concrete panels, fiber cement wood simulated horizontal lap siding, fiber cement panels, EIFS, T-111, ceramic-based coatings and sealers on siding.

The standard is met.

Exterior Walls, Finishes and Treatments.

Color changes to contributing resources shall be historically appropriate.

Cleaning, when undertaken, shall be so as not to damage historic fabric. Sandblasting and disc sanding shall not be permitted.

Various shades of white and off white have always been along Broughton Street making the proposed color change historically appropriate. The standard is met.

Windows, Alterations to contributing resources.

Windows shall be repaired rather than replaced, provided however, if the degree of degradation does not allow repair, the degradation of each window shall be

photographically documented and verified by the Planning Director, and the new window shall be of the same materials and configuration as the original (including single-glazed and true-divided lights, when appropriate).

If the original window material and/or configuration is unknown, or if a new window is proposed in an unoriginal opening, the new window material and configuration shall be based on historic context.

All windows will remain unchanged. The standard is met.

Commercial Storefronts, Alterations to contributing resources.

Original storefronts shall be repaired rather than replaced, provided however, if the degree of degradation does not allow repair, the degradation shall be photographically documented and verified by the Planning Director, and the new storefront shall be of the same materials and configuration as the original.

If the original storefront material and/or configuration is unknown, the new storefront material and configuration shall be based on historic context.

There will only be two small changes to the storefront, neither of which affect historic materials. First, the non-historic awnings on the Broughton Street façade will be removed. Second, the non-historic window surrounds along the Barnard Street façade will be changed in order to bring them into harmony with the new color scheme and provide a different feel for the new business. The standard is met.

Awnings, Canopies, and Shade Structures. *Awnings, canopies and shade structures within the public right-of-way may be permitted with the approval of the encroachment by the Mayor and Aldermen and provided that the following criteria are met:*

As noted previously, the current non-historic awnings will be removed and will not be replaced.

Lighting. *In addition to the requirements set forth in Sec. 9.8, Lighting, the following standards apply:*

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

The proposed fixtures will be compatible with the scale of the building, and there are multiple examples of similar light fixtures on other buildings that front Broughton and an intersecting street, including two on the same Barnard block.

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7. Similar light fixture on Barnard street, same side of Broughton



8. Similar light fixture on Barnard across Broughton



9. Similar light fixtures on the next block over, Whitaker Street

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

The fixtures will be made of metal and glass. The standard is met.

Source Type: White light source only.

The standard is met.

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STAFF RECOMMENDATION:

Approve the work proposed for 121-125 West Broughton Street as requested because it is visually compatible and meets the standards.

MW: CC: APM

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