

Rose Architects
311 Maupas Ave
Savannah GA, 31401
2026, July 7, 2026

402 Broughton Street; Narrative supporting the updated submittal:

The Staff report for the June 10, 2026 HDBR Review Meeting approved the drawings that were submitted by Rose Architects on May 13, 2026. The staff provided the following recommendations to be approved at the staff level.

1. Reduce the height of the storefront base to 24". *The building's storefront base is 24". Request met.*
2. Provide information on the south side security gate for the parking entrance. *Rose Architects provided the attached specification. Request met.*
3. Increase the size of planters on the 4th floor along the Broughton Street side. *The width of the planter is increased from 18" to 48". See revised level 4 floor plan. Request met.*
4. Relocate the entrance on the Habersham Street (west) side to be 60' from the southwest corner. *The door in question is shifted/relocated so that the center of the door is 60' from the southern property line. Request met.*
5. Convert second floor fenestration to double hung windows. *On June 8, Rose Architects spoke with Jodi Brown (City Staff) to confirm that a casement window is acceptable instead of a double-hung window. Jodie Brown confirmed that the casement windows are acceptable. Our windows at level two are now casement windows. Request met.*

Rose Architects and QBNT met with the Historic Savannah Foundation on June 5, 2026, to ensure that the design intent for the proposed building engages, integrates, and respects the historic fabric of downtown Savannah. The following recommendations were derived from that conversation. Rose Architects subsequently reviewed and revised the design to accommodate the recommendations.

1. Add brick within the facades that recess from the street. And provide a cornice between the second and third floors, to help anchor the base of the building. *The revised design includes this request. See sheet A2.0.*
2. Explore options to minimize the storefront windows that rest within the recessed elements of the second floor with an approach that celebrates a gathering of mullioned windows. *Within the neo-classical stone "arches" that are inspired by other banks in downtown Savannah, the revised design at level two includes storefront windows containing mullions that replicate casement windows. Additionally, traditional casement windows replace storefronts that were previously located within the recessed portions of the south and west facades, on level 2 and level 3. Request met*
3. Remove the required roof at level 4 roof terrace, adjacent to Broughton Street. *All parties agreed to request a Special Exception to achieve this request. A Special Exception Application was submitted to the city to achieve this request.*