



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:** Brad Grant, SCAD  
**MPC File No.:** 25-006057-COA  
**Address:** 201 East Broughton Street  
**PIN:** 2004 47047  
**Zoning:** D-CBD  
**Staff Reviewer:** Rohan Urs  
**Date:** January 14, 2026

**NATURE OF REQUEST:**

The applicant requests approval to restore the ground floor Broughton Street north facing storefront windowsill heights for the building located at 201 East Broughton Street. The scope of work is limited to lowering the sill height of six existing ground floor storefront windows to 1 foot 6 inches above the finished sidewalk, consistent with historic conditions documented in archival photographs.

**CONTEXT/SURROUNDING AREA:**

The commercial building was constructed in 1925 and is a contributing resource within the National Historic Landmark District and the local Savannah Downtown Historic District.

The subject property is located at the corner of East Broughton Street and Lincoln Street within the Savannah Downtown Historic District. The building is a contributing resource and occupies a prominent corner site along a primary commercial corridor characterized by continuous storefront frontage and pedestrian oriented fenestration. This building currently functions as SCAD's Jen Library. It was originally built in 1925 as a Levy's department store. It was remodeled in the 1950s for the Maas Brothers Department store.

**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.*

The proposed work restores the historic ground floor storefront sill height along Broughton Street based on historic photographic documentation, reinforcing the original commercial character of the building.

***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 proposal retains the existing storefront opening pattern and restores historic proportions, rather than introducing new or altered features inconsistent with the original storefront design.

***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 work is limited to storefront restoration and does not remove historic materials or alter defining spatial relationships of the contributing building.

***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 openings.*** *The relationship of the width of the windows to height of windows within a building or structure shall be visually compatible to the contributing buildings and structures to which the structure is visually related.*

Restoring the storefront sill height increases the vertical proportion of the ground floor openings, consistent with historic storefront proportions documented along Broughton Street.

***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 spacing and rhythm of the storefront bays remain unchanged, maintaining compatibility with the historic streetscape.

***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.*

***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.*

*The boarding of windows and/or window openings shall not be permitted. Windows and frames shall be weather-tight and free from cracks. Openings shall contain windows, doors, or storefronts.*

The proposal restores historic sill heights while maintaining the existing storefront configuration and window layout, consistent with historic context.

***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.*

The storefront design is based on historic photographic evidence and maintains the original storefront configuration and scale appropriate to a contributing commercial building.

The proposed clear butt glazed storefront system with anodized aluminum framing is designed to visually match existing storefront conditions and does not introduce reflective or tinted glazing inconsistent with the historic district.

**STAFF RECOMMENDATION:**

**Approve the request to restore sill heights of the north facing storefront windows at 201 East Broughton Street, as requested, because it is visually compatible and meets the applicable standards**

**MW: CC: RU**

**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.**