



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: Kimley Horn, Brian Deye

MPC File No.: 26-000710-COA

Address: Multiple Addresses

PIN: Multiple PINs

Zoning: C-P, D-X, D-W, D-C, D-CBD, D-N, D-R

Staff Reviewer: Jodie Brown, AICP

Date: March 11, 2026

NATURE OF REQUEST:

The applicant is requesting approval for the removal of existing small cell equipment and subsequent installation of proposed updated small cell equipment.

CONTEXT/SURROUNDING AREA:

The applicant submitted requests for 36 applications to review existing upgrades. Of the 36 only 4 of them are not located within the public right-of-way (ROW) plus one pole that is not owned by the City of Savannah. All the cell towers will be reviewed under Section 106 of the National Historic Preservation Act. The 4 cell towers that are not located within the ROW including the pole not owned by the city will be reviewed for a COA while the remaining 36 cell towers within the ROW are not within the purview of the HDBR.

Properties in ROW

- 1 East Macon Street
- 25 West Wayne Street
- 2 East Bay Street (2)
- 3 West Liberty Street
- 7 Martin Luther King Jr. Blvd.
- 14 West State Street
- 16 West McDonough Street
- 25 West Oglethorpe Avenue
- 29 Montgomery Street
- 102 East Board Street
- 115 East River Street
- 119 West Perry Street
- 123 West Charlton Street

Properties not in ROW

- 621 Drayton Street, building-C
- 1 W River Street, building-NC
- 200 West Congress Street, building-NC
- 110 East State Street, building-NC
- 111 Barnard Street, pole

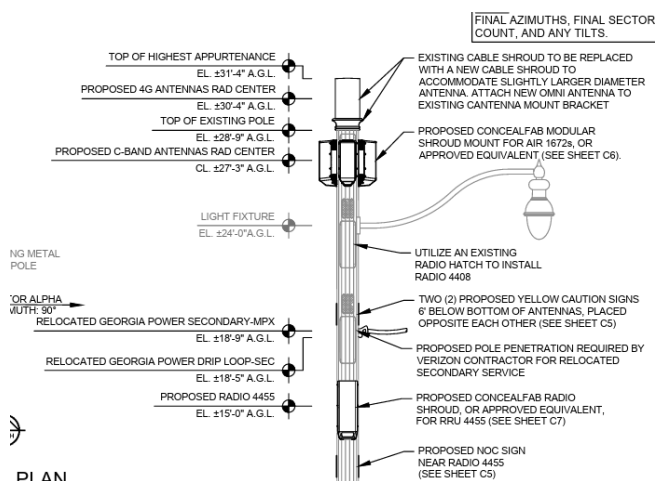
- 201 East Bay Street (2)
- 201 Montgomery Street
- 201 West Bay Street
- 204 East Liberty Street
- 206 East Gaston Street
- 208 East Oglethorpe Avenue
- 321 Abercorn Street
- 345 Habersham Street
- 402 East Broughton Street
- 424 Barnard Street
- 429 Abercorn Street
- 430 East Oglethorpe Avenue
- 521 East York Street
- 605 Drayton Street
- East Bay Street
- 423 Habersham Street

FINDINGS:

The following standards from § 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 bulk of the work will consist of the addition of small cell antennas on existing poles and the replacement of the cable shroud at the top, both above the light arm, and a Concealfab radio shroud below the light arm. The overall height of the light poles will be modified slightly (typically less than a foot) and all new items will be painted to match the pole. The poles are utilitarian and generally located within the landscape easements. They don't negatively impact the historic character of the district. There are a number of old trees that typically surround

the existing poles. Care should be taken to protect the trees and limit any trimming to accommodate the new equipment.

In one instance (201 W Bay Street), the small cell antennas will co-locate on the Georgia Power wood pole and at 201 E Bay Street, they will be removing an existing wood pole and installing a new metal light pole to match the others.

Two of the properties, 621 Drayton (contributing resource in Forsyth Park) and 200 W Congress (non-contributing resource Ellis Square), will have roof top equipment replaced. At 621 Drayton, the existing antenna, radios and shroud will be replaced. The equipment is located on the south side of the building at the southeast and southwest corners. The antenna and radio are located inside the shroud and will not be visible. The new shroud will be painted dark grey. 200 W Congress will also be located on the top of the of the building near the middle. Similar to Drayton, the equipment is inside of a shroud.

The equipment at 1 (AKA 133 E) W River Street (non-contributing resource) is located within existing sign. The sign will remain for this application.

At 110 E State Street (non-contributing resource), the equipment is located at the southeast and the southwest corners of the building at the 3rd floor. The existing equipment will be removed and replaced with slightly larger antennas in the same location.

The proposed equipment will have limited impact on the historic resource and the district as a whole. The proposed work is consistent with Standard 2.



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.*

As noted, the work to the designated resource is limited and will replace existing equipment in the same location. The color of the shroud will be changed to dark green to help obscure it. Additionally, the other sites are extant, and work is limited to replacing outdated equipment. The work will have limited impact on the contributing resource and the historic district. The work is consistent with Standard 9.



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.*

All the work is reversible and will allow the historic resource to return to its original form. The work is consistent with Standard 10.

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.

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 proposed materials will match the existing, and the equipment will be painted a dark green, black, or tan color to match the existing. The proposed work will be consistent with this criterion.

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.

Mechanical Equipment and Refuse. *Mechanical equipment and refuse shall comply with Sec. 9.5.3, Screening of Service Areas, except as provided below.*

Electrical vaults, meter boxes, communications devices, and similar equipment shall be located on the secondary and/or rear façades and shall be minimally visible from view.



The proposed equipment not located on the light poles or within a sign, are located on the roof, or attached at the 3rd floor of a parking garage. The roof shrouds will be painted dark green to blend in with the trees. The equipment at the parking garage will be painted the same color as the concrete. Due to their location at the 3rd floor on an uninteresting building, their visibility is limited. The proposed work is consistent with this standard.

Roof mounted equipment and HVAC units shall be screened from view from the public right-of-way.

Staff Report - Certificate of Appropriateness
MPC File No. 26-000710-COA
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The roof-mounted equipment will be screened with a shroud. The proposed work is consistent with this standard.

STAFF RECOMMENDATION:

APPROVE the request to replace the cell tower equipment for the properties located at 621 Drayton Street, 1 West River Street, 200 West Congress Street, 110 East State Street, and 111 Barnard Street AS REQUESTED because the work is visually compatible and meets the Standards.

MW: CC: JB

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.