



SAVANNAH HISTORIC DISTRICT BOARD OF REVIEW

REQUEST FOR CERTIFICATE OF APPROPRIATENESS

Petitioner: J. Elder Studio, Jerome Elder

MPC File No.: 26-001858-COA

Address: 28 West Broughton Street

PIN: 20004 37007

Zoning: D-CBD

Staff Reviewer: Caitlin Chamberlain

Date: May 13, 2026

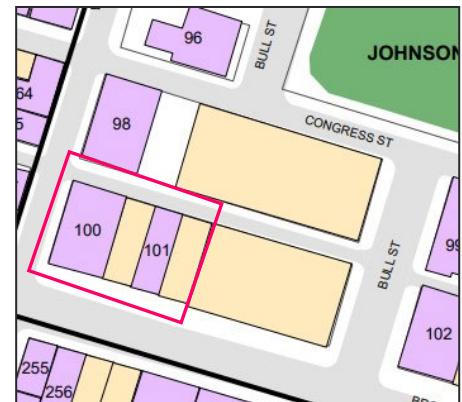
NATURE OF REQUEST:

The applicant is requesting approval to replace the second and third floor awning windows on the Broughton Street façade of the building located at 28 West Broughton Street.

CONTEXT/SURROUNDING AREA:

26 and 28 West Broughton Street were built in 1878, but only 26 West Broughton Street is a contributing resource (see image from Contributing Resource Map at right). In the twentieth century, 28 West Broughton Street underwent major renovations, including the stucco façade and change in window shapes, and is the reason for its non-contributing status. The rear of this site still retains some of its historic integrity. Both buildings were altered to accommodate first-story commercial storefronts.

These buildings are part of Lyons' Block, which also includes the building that houses The Paris Market. Lyons' Block was constructed in 1878 for John Lyons, a local grocer. According to the Sanborn maps, this building was commercial as one store fronting on Broughton Street. Past occupants include a dry good store in the 1880s, a furniture store in the late 1890s, and an ice cream factory in the 1910s. Presently the block is visually separated into three buildings by the treatment of the facades.



FINDINGS:

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

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.*

The openings will not change and thus 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 standard is met. Currently there are fixed and awning windows in the openings on the second and third floors. The proposed replacements are Marvin Ultimate aluminum clad windows in the color “Liberty Bronze.” The standard is met. Any associated repair work needed with the window replacement work will be matched to the existing stucco.

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

Windows, Configuration.

All windows facing a street, exclusive of storefronts, basement and top story windows, shall be rectangular and shall have a vertical to horizontal ratio of not less than 5:3; provided, however, nothing in this section precludes an arched window being used. Accent windows may be round or other shapes.

The window types and openings are an existing condition on the building where the replacements will fit to the existing openings which are rectangular.

Windows facing a street shall be double or triple hung, awning, casement or Palladian.

The replacement windows are the same as the current configuration of awning windows.

The centerline of window and door openings shall align vertically on the primary façade.

The standard is met.

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

The standard is met.

Window sashes shall be inset a minimum of three (3) inches from the façade of a building, excluding exterior surfaces with wood siding.

The condition is existing as being inset and will not change. The standard is met.

Windows, Materials.

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

The windows are aluminum. The standard is met.

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 glass.

The glass will be clear and transparent.

Staff Report - Certificate of Appropriateness
MPC File No. 26-001858-COA
28 W. Broughton St.
May 13, 2026

STAFF RECOMMENDATION:

Approve the window replacement request for the property located at 28 West Broughton Street as requested because the work is visually compatible and meets the standards.

MW: CC

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.