

Application for
Certificate of Appropriateness:
RESIDENTIAL RENOVATION

DRAWING INDEX		
SHEET NO.	LATEST ISSUE DATE	TITLE
A-0.0	8 APRIL 2026	COVER SHEET: DRAWING INDEX, GENERAL NOTES, SITE PLAN, SITE PHOTOS
SURVEY	31 JULY 2025	BY BREWER LAND SURVEYING
A-0.1	8 APRIL 2026	SITE PLANS: EXISTING AND PROPOSED
A-0.2	8 APRIL 2026	HISTORIC MAPS AND CONTEXT/VICINITY PHOTOS
A-1.0	8 APRIL 2026	EXISTING FLOOR PLANS, 1ST AND 2ND FLOORS
A-1.1	8 APRIL 2026	PROPOSED FLOOR PLANS: FIRST AND SECOND FLOORS
A-1.2	8 APRIL 2026	OVERLAY PLANS: EXISTING AND PROPOSED FIRST FLOOR, SECOND FLOOR
A-1.3	8 APRIL 2026	OVERLAY PLANS: EXISTING STACKED, PROPOSED STACKED
A-1.4	8 APRIL 2026	ROOF PLANS: EXISTING AND PROPOSED
A-2.0	8 APRIL 2026	EXTERIOR ELEVATIONS: FRONT (TATTNALL), DOOR & WINDOW SCHEDULE
A-2.1	8 APRIL 2026	EXTERIOR ELEVATIONS NORTH SIDE (W. GORDON LANE)
A-2.2	8 APRIL 2026	EXTERIOR ELEVATIONS REAR SIDE (EAST)
A-2.3	8 APRIL 2026	EXTERIOR ELEVATIONS SOUTH SIDE (FACING COURTYARD)

PROPERTY AND PROJECT DESCRIPTION:

PIN: 2-0032-41-013
ZONING: D-R, DOWNTOWN RESIDENTIAL
DOWNTOWN SAVANNAH HISTORIC DISTRICT
2-STORY MASONRY RESIDENTIAL BUILDING CIRCA 1883? (PER CONTRIBUTING RESOURCE MAP) OR 1869? (HISTORIC SAVANNAH FOUNDATION PLAQUE)
CONTRIBUTING STRUCTURE # 1057
CHATHAM WARD

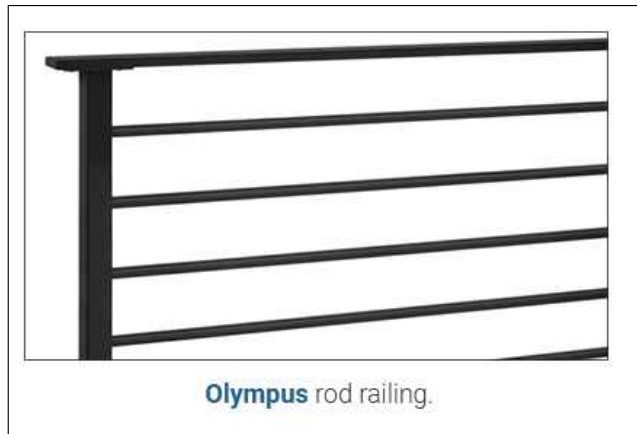
THE BUILDING SUSTAINED FIRE DAMAGE AND THE ROOF WAS REPLACED UNDER A SEPARATE COA DATED APRIL 2, 2025. 25-001641-COA

A VARIANCE IS BEING REQUESTED TO REBUILD THE FIRE-DAMAGED AREA THAT HAS BEEN REMOVED FROM THE REAR OF THE BUILDING. THIS AREA IS NOT VISIBLE FROM ANY RIGHT OF WAY. THE REQUESTED VARIANCE IS FROM LOT COVERAGE; D-R ZONING ALLOWS 75% LOT COVERAGE AND THE PROPOSED COVERAGE IS 79.8%.

SCOPE OF WORK:

- REPLACE AND ENLARGE VARIOUS WINDOWS TO BE CONSISTENT WITH HISTORIC WINDOW SIZING, SEE ELEVATIONS FOR CHANGES IN SIZE.
- REPLACE WINDOW ON NORTH FACADE WITH GARAGE DOOR. KEEP HISTORIC STONE LINTEL. PAINT GARAGE DOOR AND TRIM TO MATCH STUCCO.
- REPAIR / REPOINT BRICK
- REPLACE FRONT DOORS AT 444 & 446 TATTNALL ST
- ADD GABLED ROOF OVER NEW ENTRY DOOR AT 444 TATTNALL.
- REPLACE DELAPIDATED WOOD STAIR AT REAR OF BUILDING WITH METAL SPIRAL STAIR, BLACK POWDER COAT FINISH
- NEW REAR DECK AT ENTRY TO SECOND STORY REAR UNIT, STAINED WOOD FINISH.
- NEW RAILING AT DECK, BLACK POWDER COAT FINISH
- SCREENING BELOW DECK, WOOD SIDING, PAINTED
- REPAIR STUCCO
- PAINT ALL TRIM, STUCCO, BRICK

MATERIALS:



RAILING AT REAR ENTRY
DECK: AGS STAINLESS
OLYMPUS ROD RAILING,
BLACK POWDER COAT FINISH



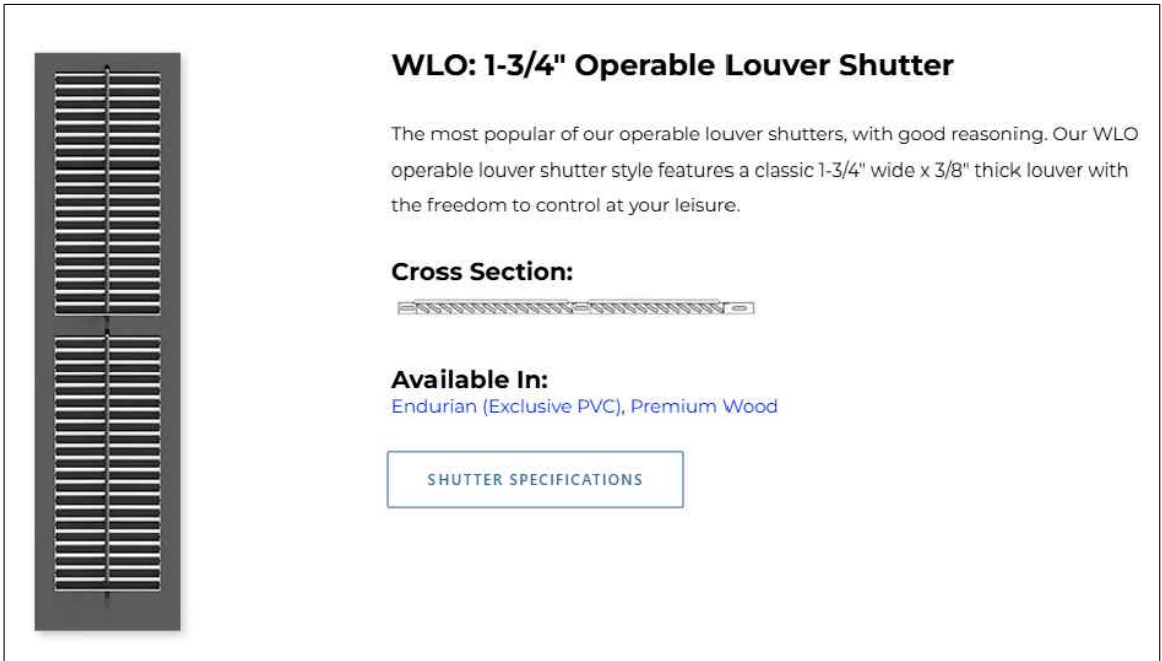
GARAGE DOOR:
CLOPAY MODERN STEEL
GROOVED, PAINTED TO
MATCH STUCCO



LANTERN AT FRONT
ENTRIES (FACING
TATTNALL): BEVELO
WILLIAMSBURG SQUARE
YOKE, 14"HX10.25"WX9"D



MARVIN DOORS AND WINDOWS:
ULTIMATE SERIES ALUMINUM-CLAD
EXTERIOR FINISH: EBONY



PROPOSED EXTERIOR COLORS:



SHUTTERS, EXTERIOR DOORS,
ENTRY PORTICOS



CORNICE BRACKETS AND
SURROUNDING TRIM
(CURRENTLY BLUE)



UNIT 444: STUCCO
AND SIDING



UNIT 446: STUCCO
AND SIDING

SITE PHOTOS

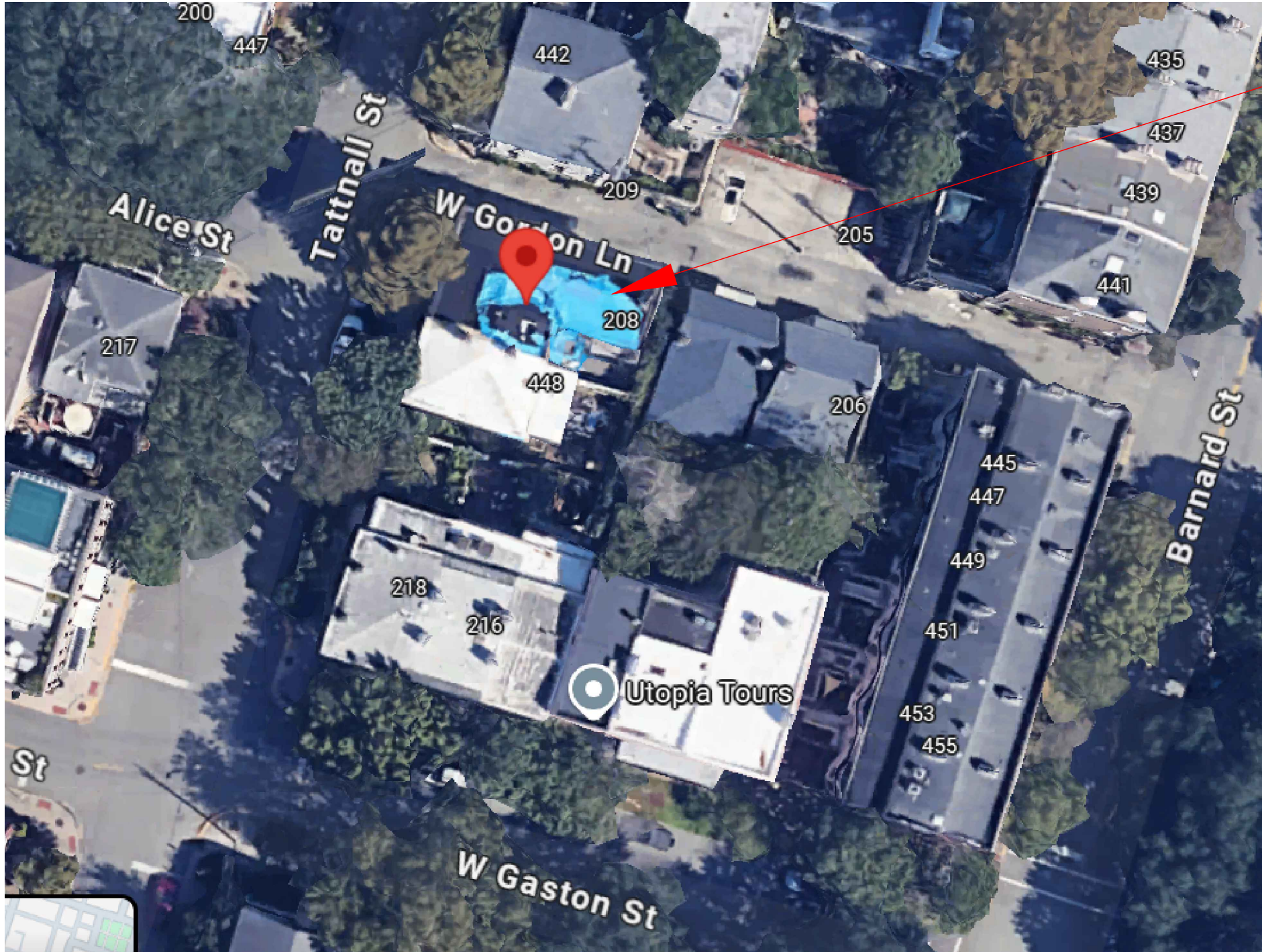
TATTNALL ELEVATION
(BLUE CORNICE SECTION OF BUILDING)



CORNER AT TATTNALL & W. GORDON LANE
(BLUE CORNICE SECTION OF BUILDING)

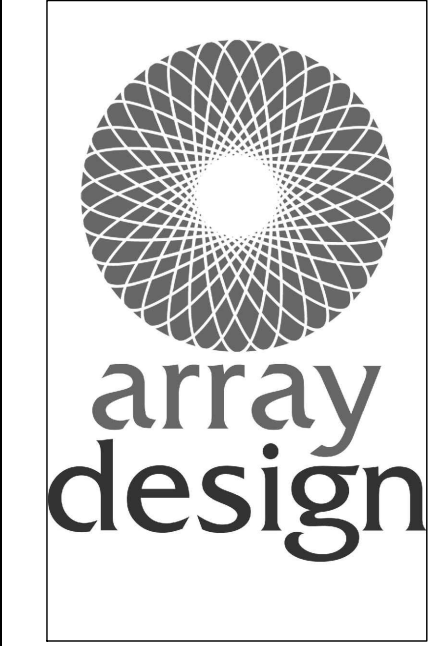


REAR & W. GORDON LANE ELEVATIONS
(BLUE CORNICE SECTION OF BUILDING)



TARP AT
FIRE-DAMAGED AREA

seal



SHAUNA
KUCERA
Registered Architect
912.228.9088

BROYLES RESIDENCE
444 & 446 TATTNALL STREET
SAVANNAH, GEORGIA 31401

Revisions:

Date: 8 APRIL 2026

Title:

PROJECT DESCRIPTION,
SITE PHOTOS,
PROPOSED MATERIALS

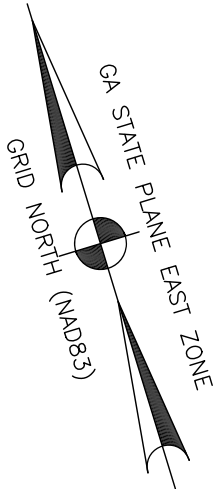
Drawing No.

A-0.0

NOT RELEASED FOR CONSTRUCTION

LEGEND

- IRS 5/8" IRON ROD SET
- PKS PK NAIL SET
- ⓔ ELECTRIC METER
- Ⓜ GAS METER
- ▣ NO SLIP PAD
- PM PARKING METER
- ⊙ POWER POLE
- ⊙ SIGN
- Ⓜ WATER METER
- OHP OVER HEAD UTILITY LINE



THIS AREA RESERVED FOR
CLERK OF SUPERIOR COURT

SURVEYOR'S NOTES

- COORDINATES AND DIRECTIONS ARE BASED ON GEORGIA STATE PLANE COORDINATE SYSTEM (NAD83), EAST ZONE.
- ACCORDING TO THE FLOOD INSURANCE RATE MAP 13051C0153G, REVISED 8/16/2018, THIS PROPERTY LIES IN ZONE X, NOT A 100 YEAR FLOOD HAZARD AREA.
- ONLY ABOVEGROUND, READILY VISIBLE STRUCTURES WERE LOCATED FOR THIS SURVEY. THIS SURVEYOR MAKES NO WARRANTY OR GUARANTEE AS TO THE LOCATION, EXISTENCE, OR NONEXISTENCE OF ANY BELOW GROUND, NON-VISIBLE UTILITIES OR STRUCTURES.
- IT SHALL BE THE RESPONSIBILITY OF THE USER OF THIS DRAWING TO VERIFY ANY AND ALL BUILDING SETBACKS, EASEMENTS AND BUFFERS WITH THE PROPER AUTHORITIES BEFORE BEGINNING THE DESIGN OR CONSTRUCTION OF IMPROVEMENTS TO THE SITE. THIS SURVEYOR AND THIS FIRM ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE DESIGN, PLACEMENT, STAKING, POSITIONING OR LAYOUT OF ANY PROPOSED STRUCTURE OR IMPROVEMENT TO THE SITE.
- THE PUBLIC RECORDS REFERENCED WERE USED FOR THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
- NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION OR SURVEYS WERE PERFORMED FOR THIS PLAT. THEREFORE THIS PLAT DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF WETLANDS, CONTAMINATION, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION. AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.



REFERENCES

- S.M.B. 1 PG 49
- P.B. 3S PG 35B
- D.B. 3579 PG 534

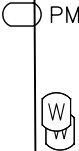
EQUIPMENT USED: TOTAL STATION
ANGULAR ERROR = 2" PER
ADJUSTED BY: COMPASS RULE
PLAT CLOSURE = 1/184,400,000
FIELD CLOSURE = 1/32,770

TATTNALL STREET
67.5' RIGHT OF WAY

BACK OF CURB

BUILDING CORNER
IS PROPERTY CORNER

CONCRETE



WEST GORDAN STREET LANE
22.5' RIGHT OF WAY

TWO STORY
STUCCO BUILDING

CONCRETE

LOT E

TAX PARCEL
20032 41013
446 TATTNALL STREET
D.B. 3579 PG 534
0.044 ACRES

TWO STORY
STUCCO BUILDING

BLOCK WALL

TAX PARCEL
20032 41016
NOW OR FORMERLY
BARRY A & JILL L MARTIN
448 TATTNALL STREET
D.B. 3508 PG 296

4' COMMON WALKWAY

TAX PARCEL
20032 41017
NOW OR FORMERLY
CHARLES S BRANDRIFF JR
218 W GASTON STREET
D.B. 218G PG 199

TAX PARCEL
20032 41018
NOW OR FORMERLY
THE ELIZABETH DUNCAN
PARROTT TRUST
216 W GASTON STREET
D.B. 3453 PG 104

TAX PARCEL
20032 41019
NOW OR FORMERLY
ALEXANDER A BANNOUT
214 W GASTON STREET
D.B. 377P PG 692

TAX PARCEL
20032 41021
NOW OR FORMERLY
RIDGWAY VII LLC
212 W GASTON STREET
D.B. 298E PG 550

BREWER
LANDSURVEYING
P.O. BOX 441
Pooler, GA 31322
Info@brewersurvey.com
Phone (912) 856-2205
www.BrewerSurvey.com

LOT E, SUBDIVISION OF LOT 31, CHATHAM WARD

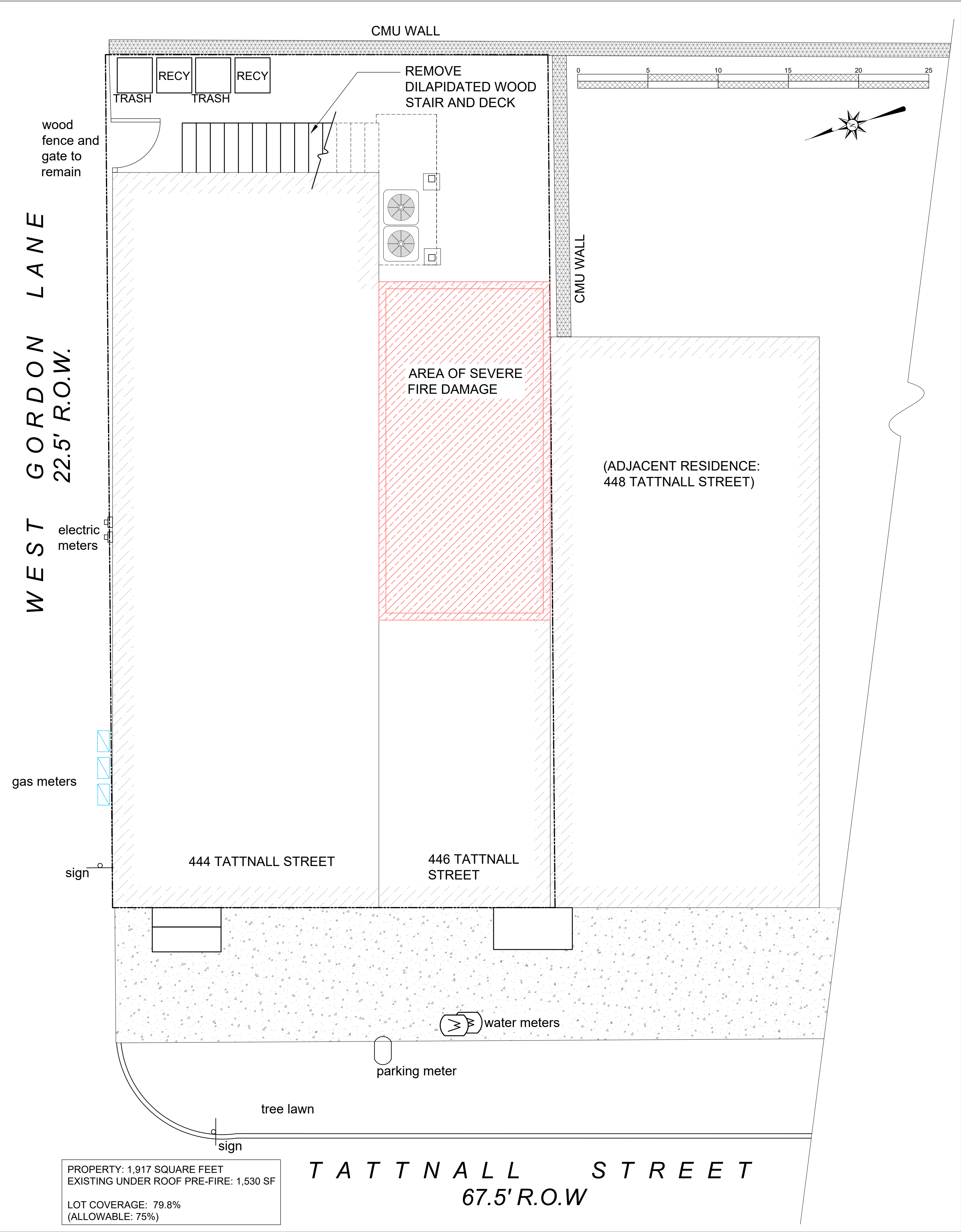
A BOUNDARY RETRACEMENT SURVEY OF

CITY OF SAVANNAH, CHATHAM COUNTY, GEORGIA

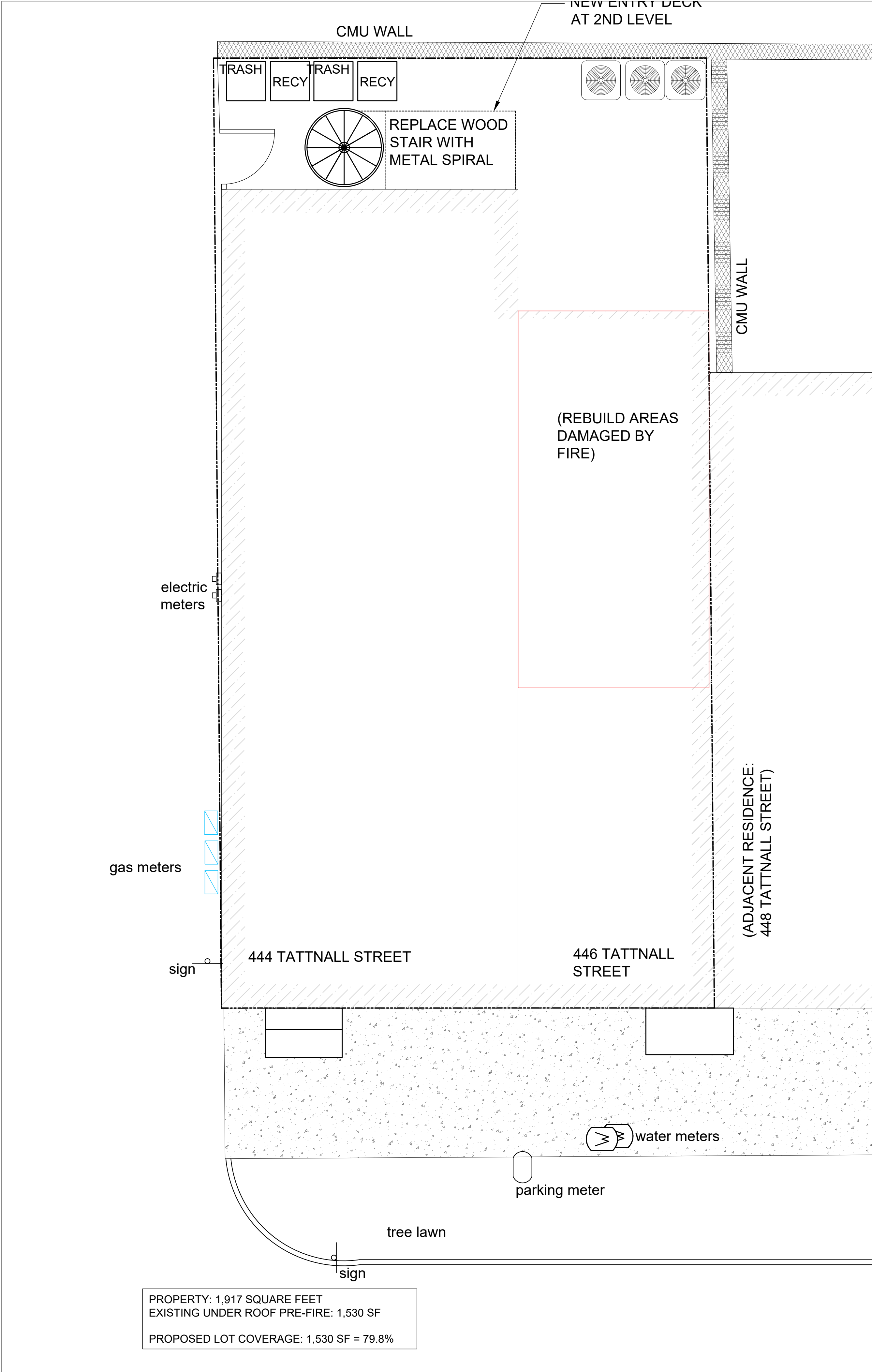
PREPARED FOR

KEITH BROYLES

PROJECT #:	250436
FIELD:	7/14/25
DRAWING:	7/28/25
LAST REVISED:	7/31/25
DRAWN BY:	JET

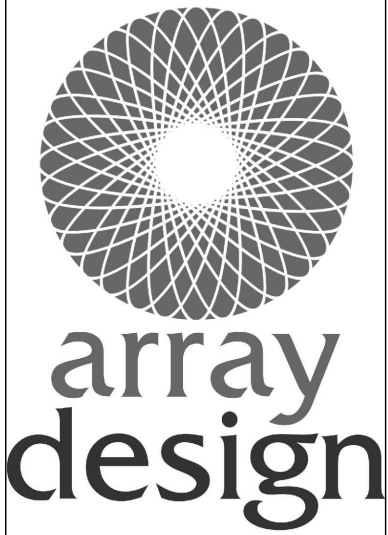


1 SITE PLAN: EXISTING
A-0.1 SCALE: 1/4" = 1'-0"



2 SITE PLAN: PROPOSED
A-0.1 SCALE: 1/4" = 1'-0"

seal



SHAUNA KUCERA
Registered Architect
912.228.9088

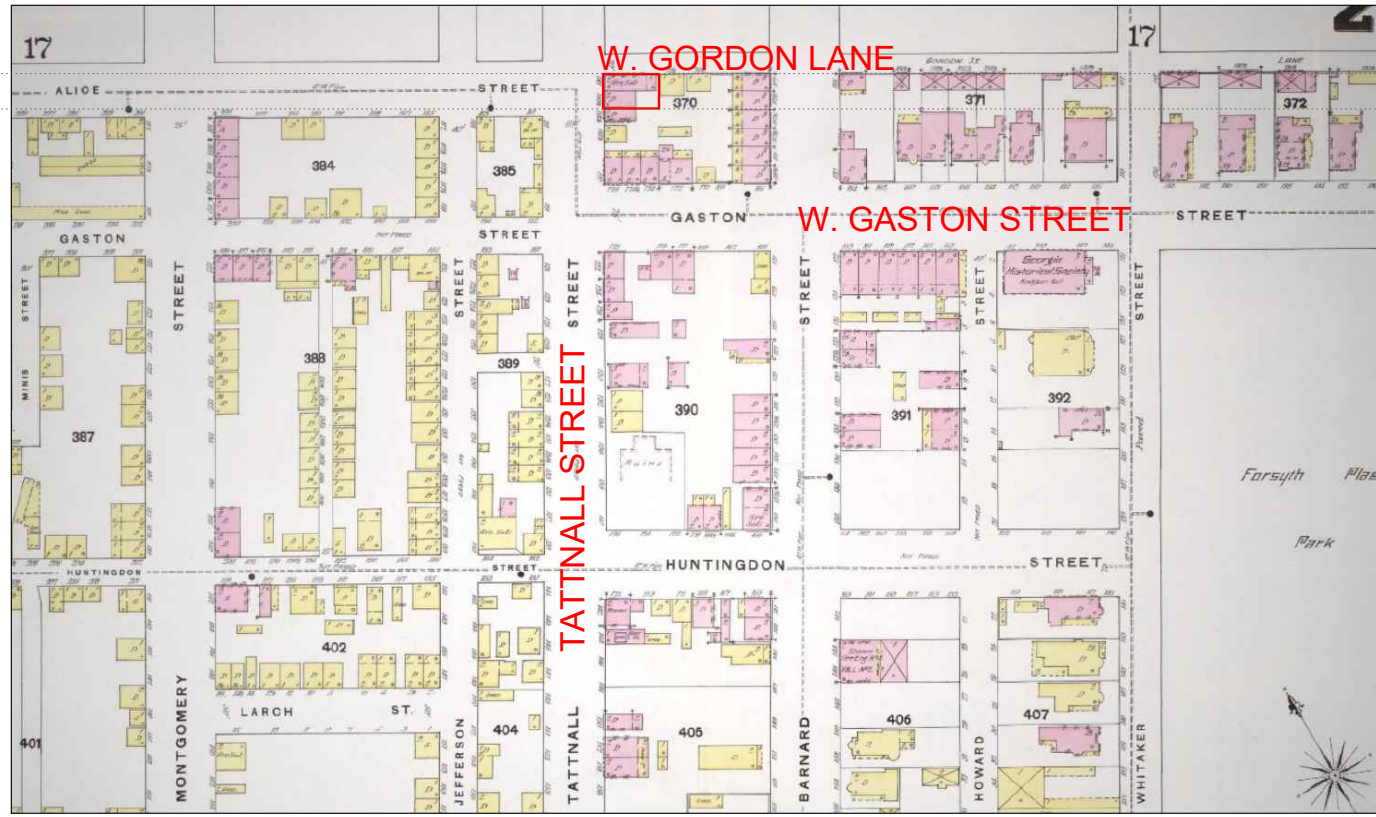
BROYLES RESIDENCE
444 & 446 TATTNALL STREET
SAVANNAH, GEORGIA 31401

Revisions:

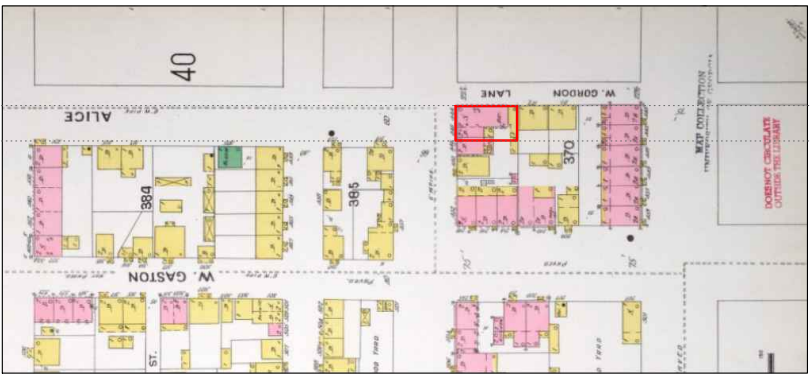
Date: 8 APRIL 2026
Title:
EXISTING AND PROPOSED SITE PLANS

Drawing No.
A-0.1

NOT RELEASED FOR CONSTRUCTION



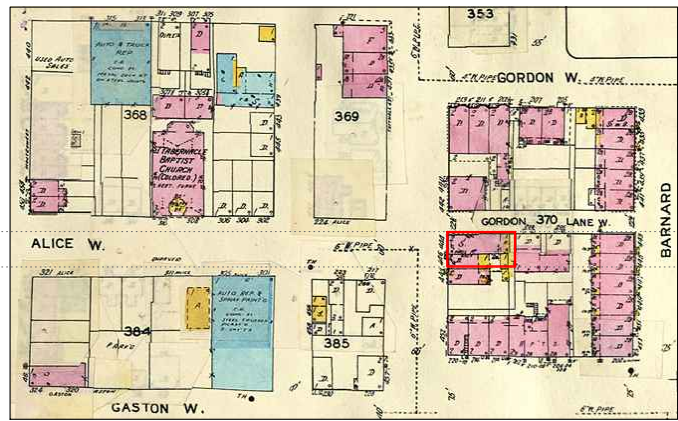
SANBORN 1888



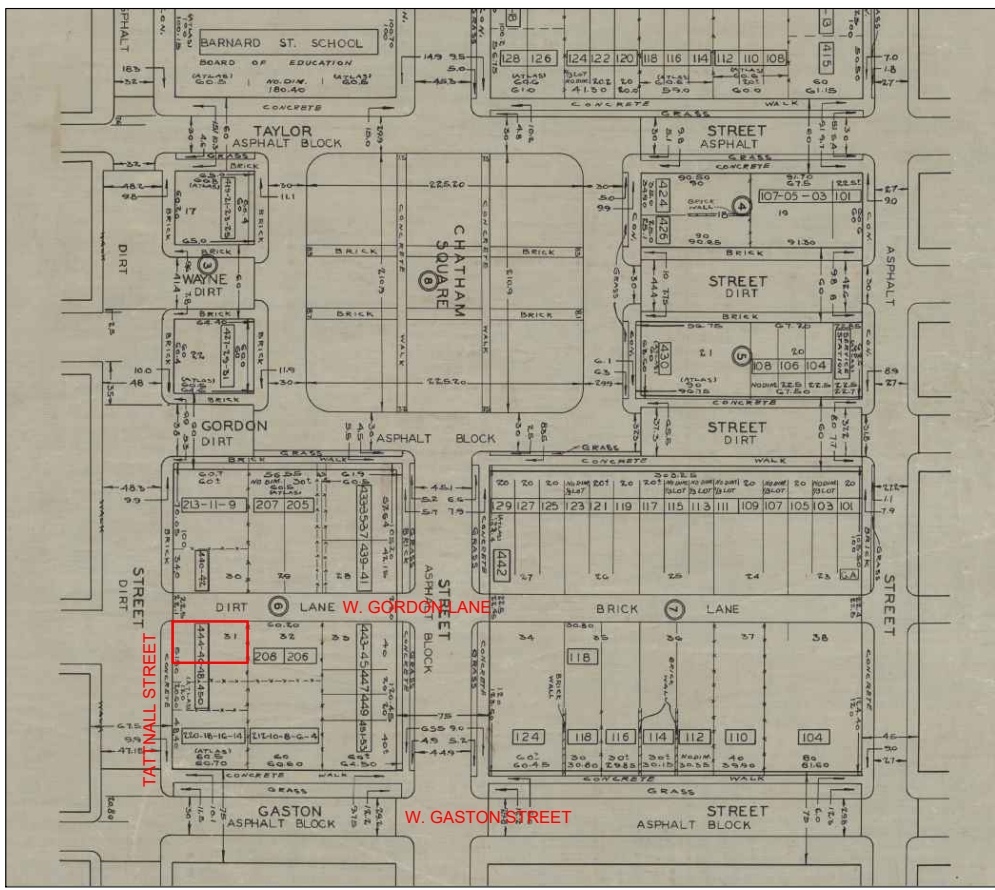
SANBORN 1898



SANBORN 1916

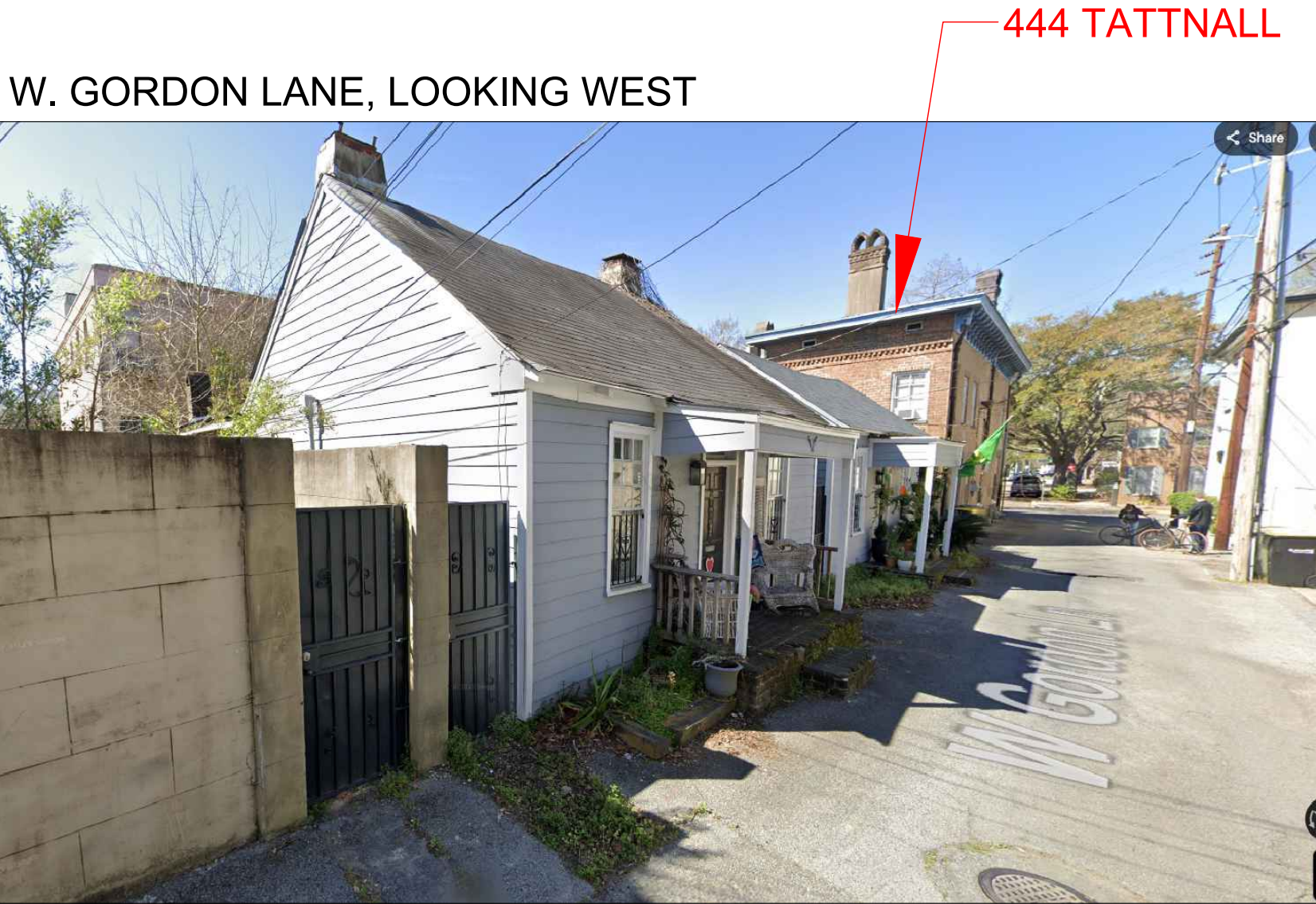
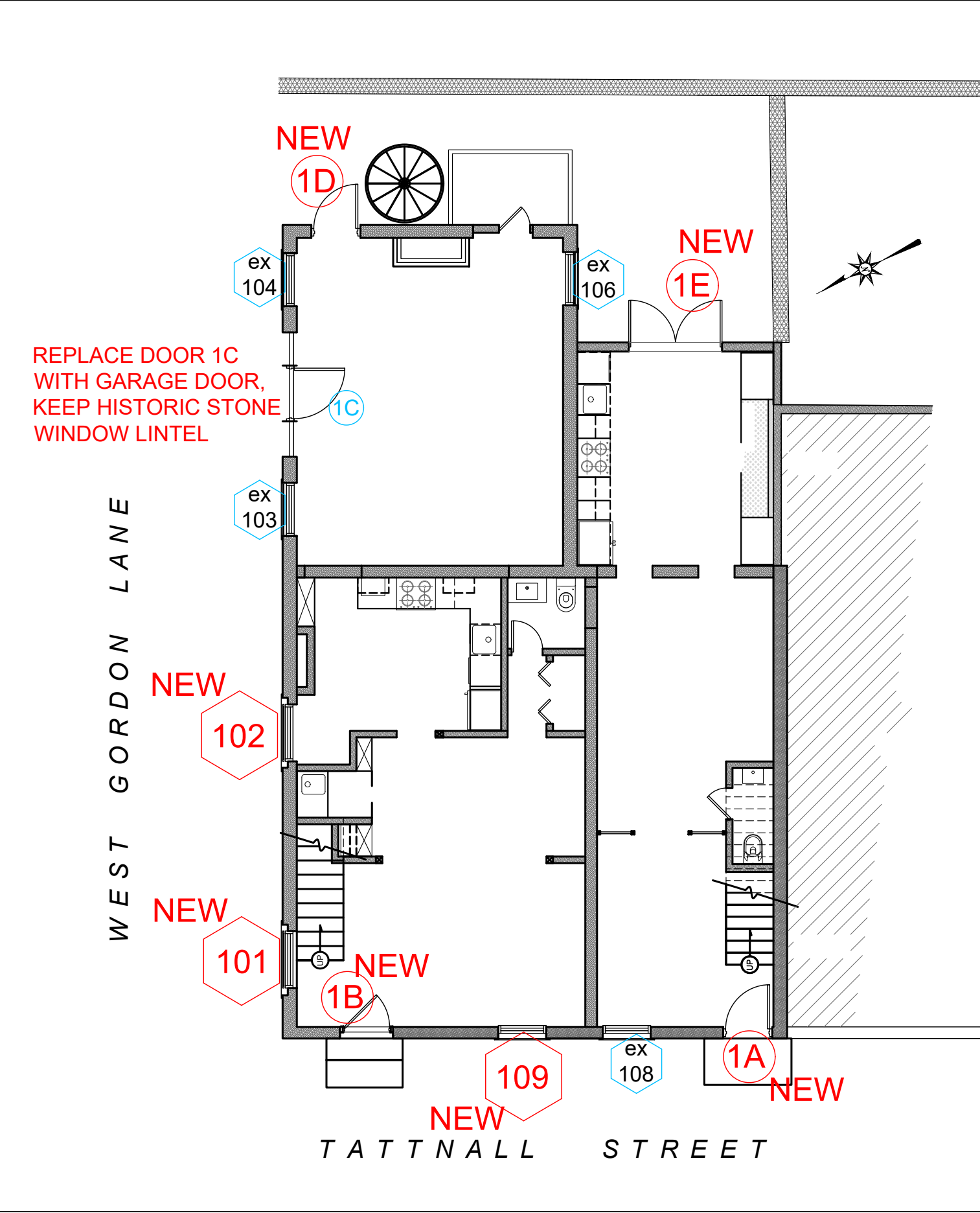


SANBORN 1955



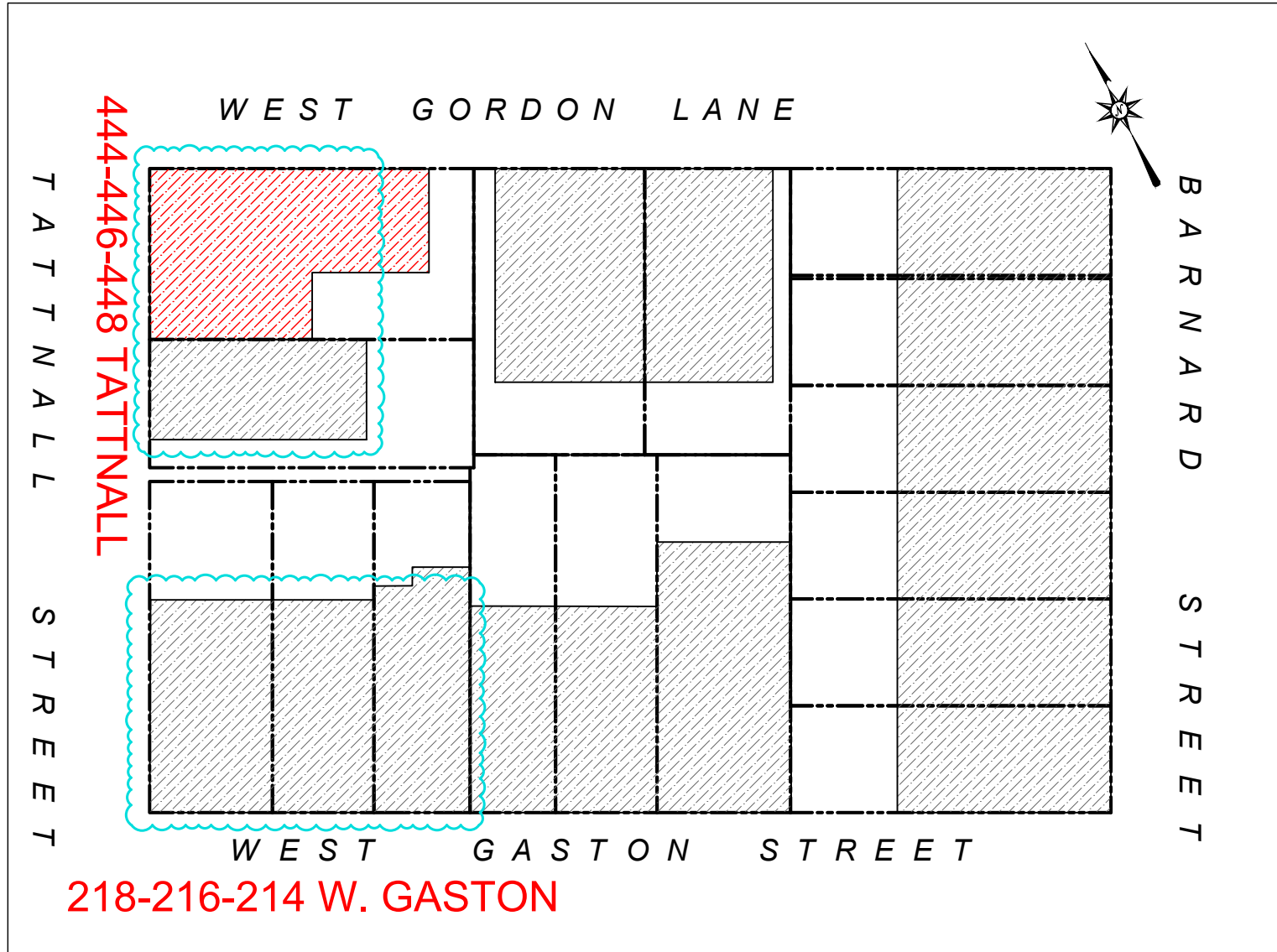
CADASTRAL

DOOR AND WINDOW KEY PLAN:



W. GORDON LANE, LOOKING WEST

444 TATTNALL



BOTH SETS OF ROWHOUSES BUILT BY HEITMAN, 1869



444 TATTNALL

446 TATTNALL

448 TATTNALL

218 W. GASTON

216 W. GASTON

214 W. GASTON

seal



SHAUNA KUCERA
Registered Architect
912.228.9088

BROYLES RESIDENCE

444 & 446 TATTNALL STREET
SAVANNAH, GEORGIA 31401

Revisions:

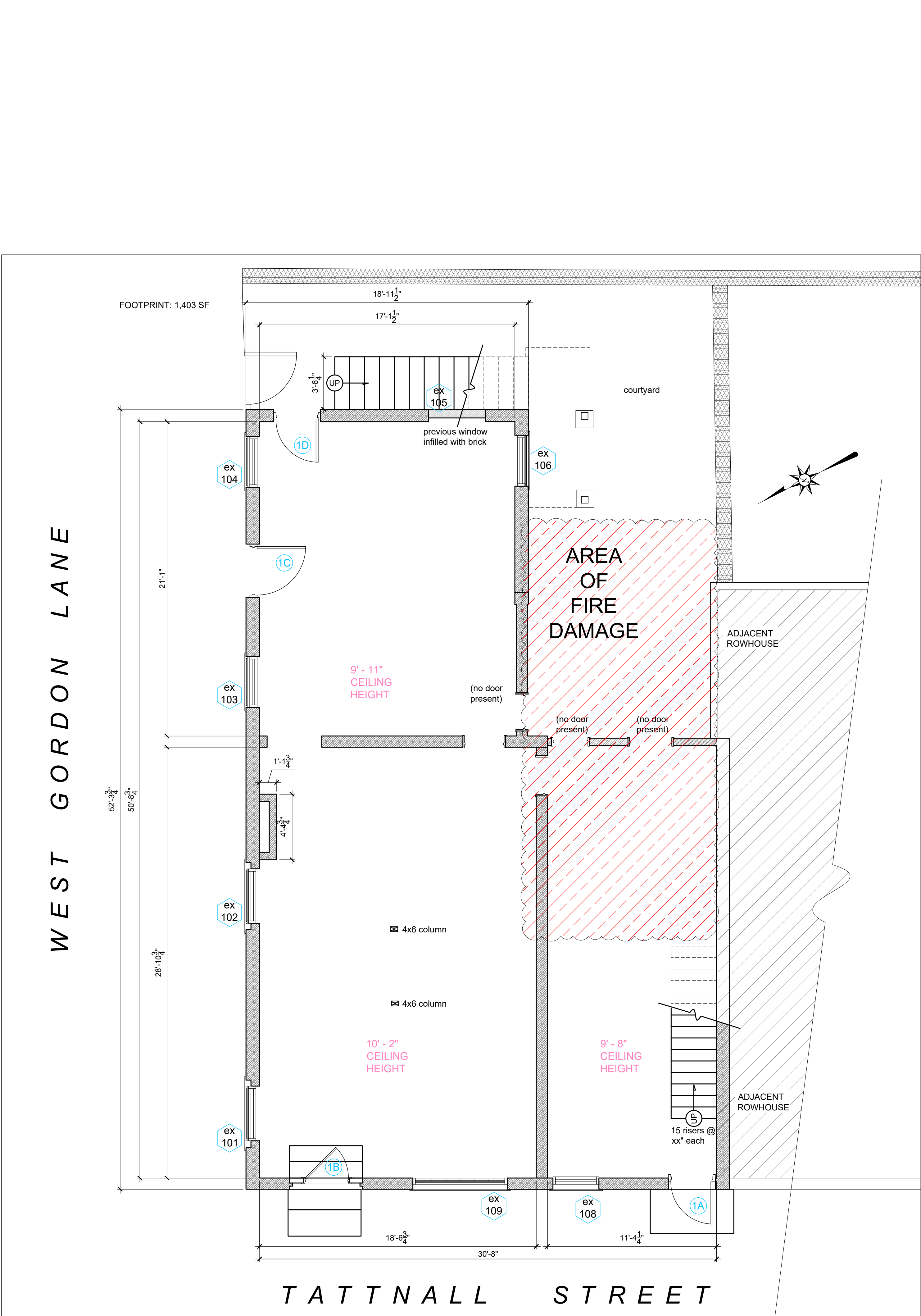
Date: 8 APRIL 2026
Title:

HISTORIC MAPS AND
CONTEXT

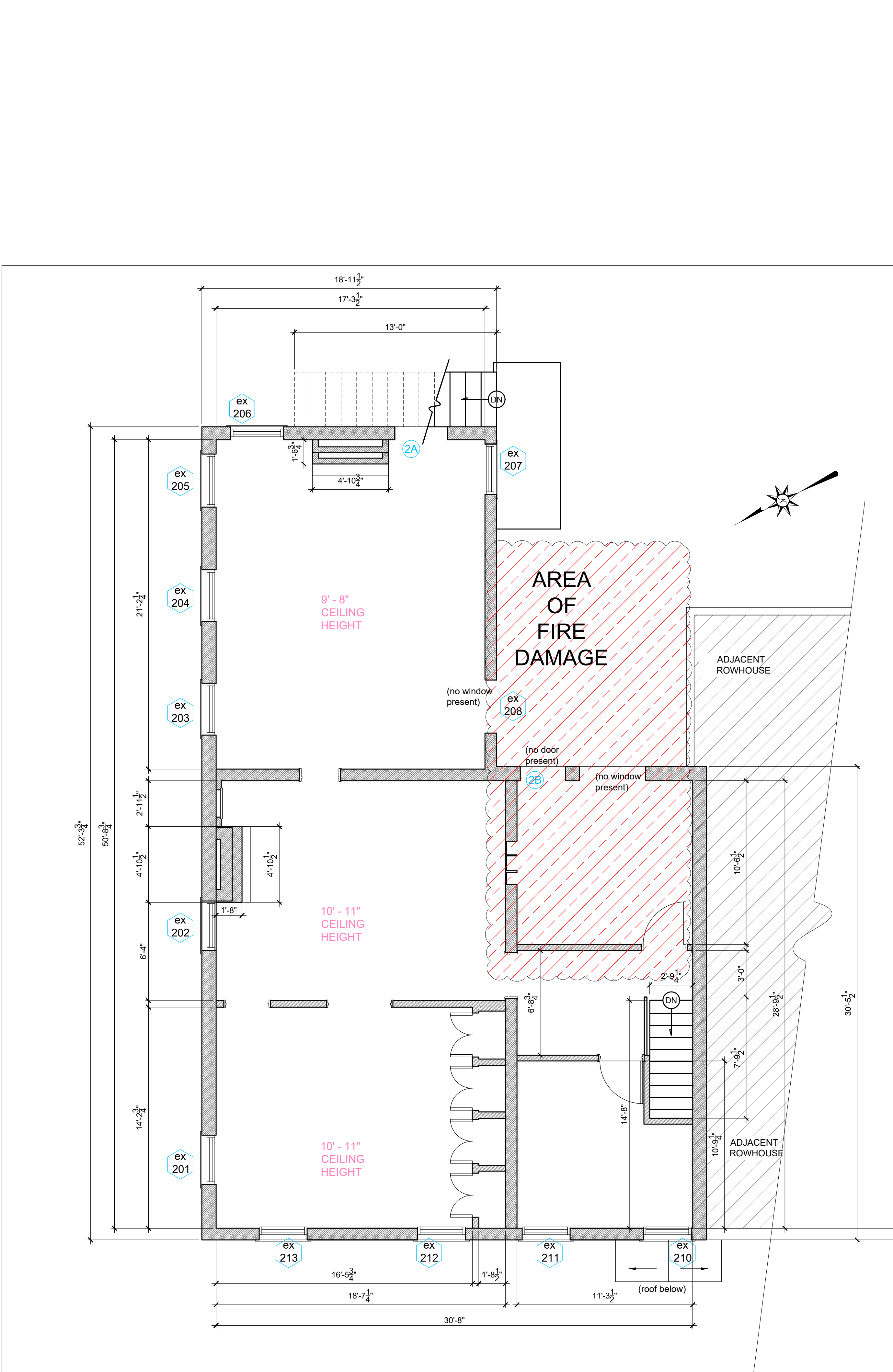
Drawing No.

A-0.2

NOT RELEASED FOR CONSTRUCTION

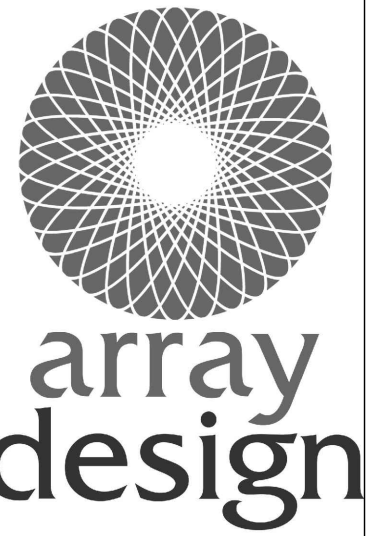


1 MAIN LEVEL FLOOR PLAN: EXISTING
A-1.0 SCALE: 1/4" = 1'-0"



2 SECOND LEVEL FLOOR PLAN: EXISTING
A-1.0 SCALE: 1/4" = 1'-0"

seal



SHAUNA KUCERA
Registered Architect
912.228.9088

BROYLES RESIDENCE

444 & 446 TATTNALL STREET
SAVANNAH, GEORGIA 31401

Revisions:

Date: 8 APRIL 2026

Title:

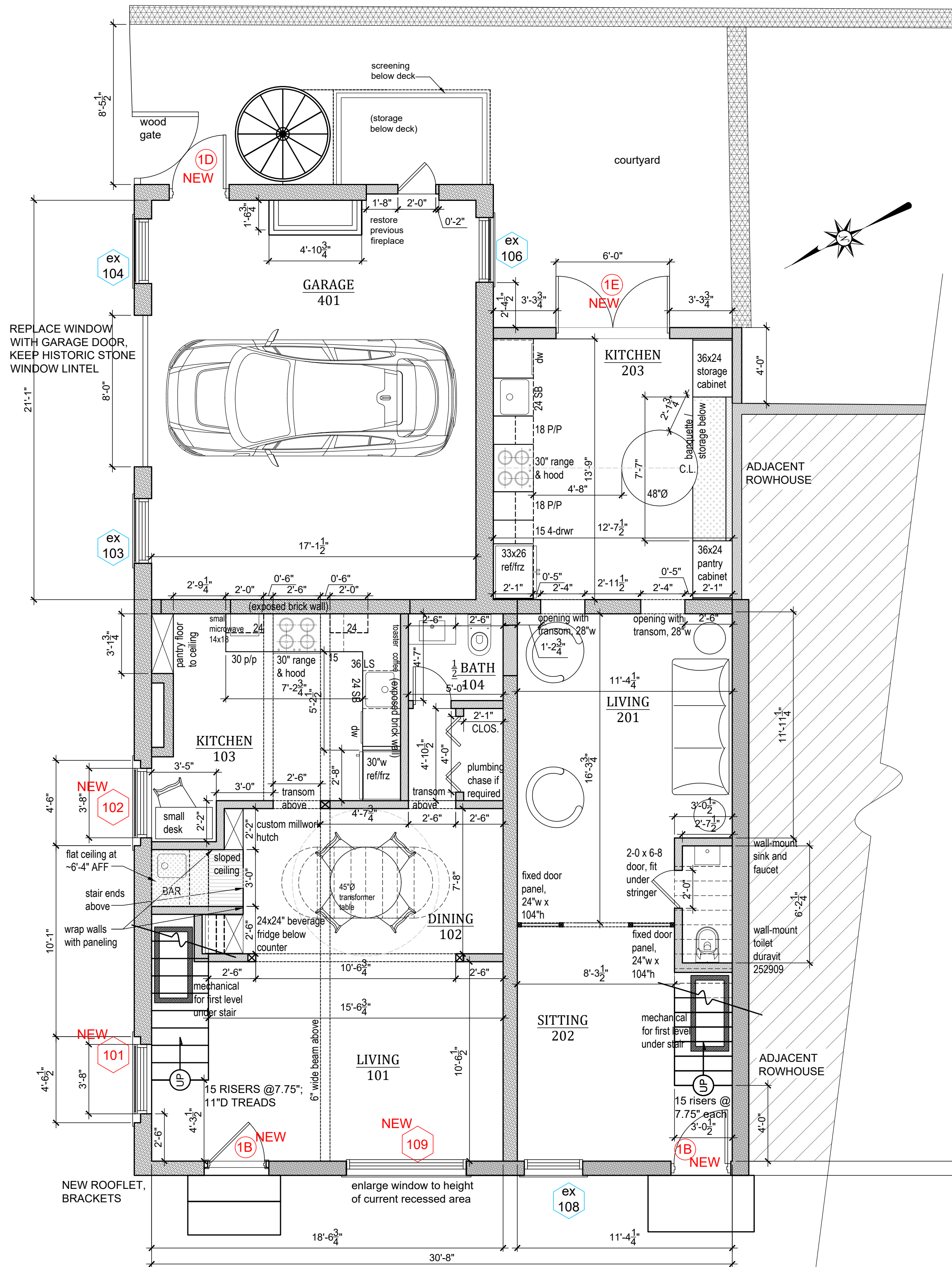
AS-BUILT
FLOOR PLANS

Drawing No.

A-1.0

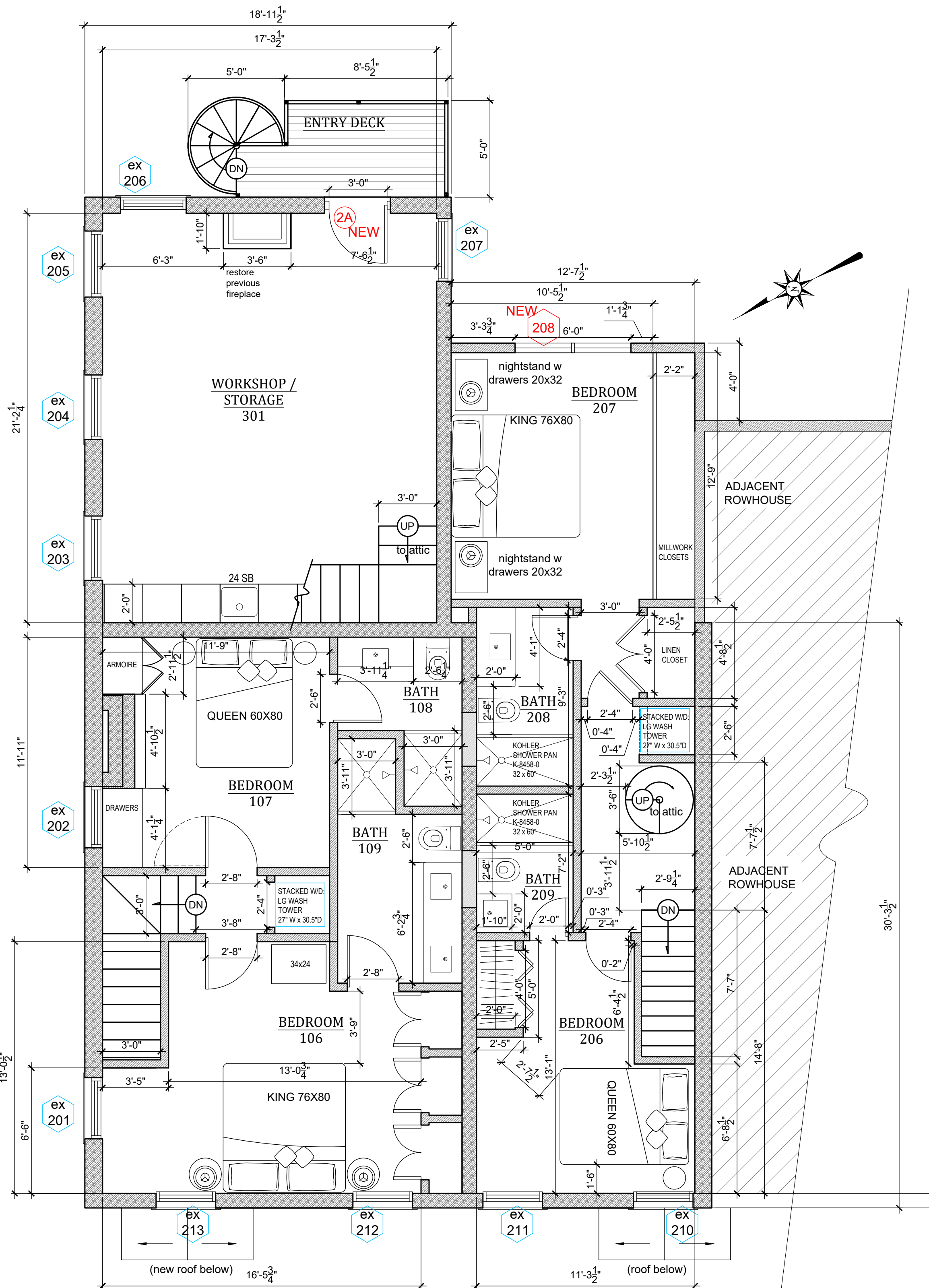
NOT RELEASED FOR CONSTRUCTION

WEST GORDON LANE



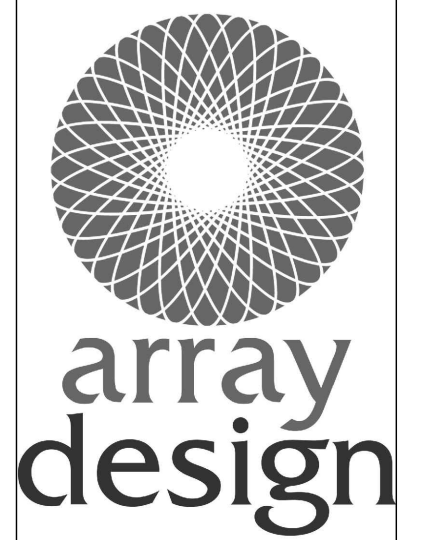
TATTNALL STREET

1 MAIN LEVEL FLOOR PLAN: PROPOSED
SCALE: 1/4" = 1'-0"



2 SECOND LEVEL FLOOR PLAN: PROPOSED
SCALE: 1/4" = 1'-0"

seal



SHAUNA KUCERA
Registered Architect
912.228.9088

BROYLES RESIDENCE
444 & 446 TATTNALL STREET
SAVANNAH, GEORGIA 31401

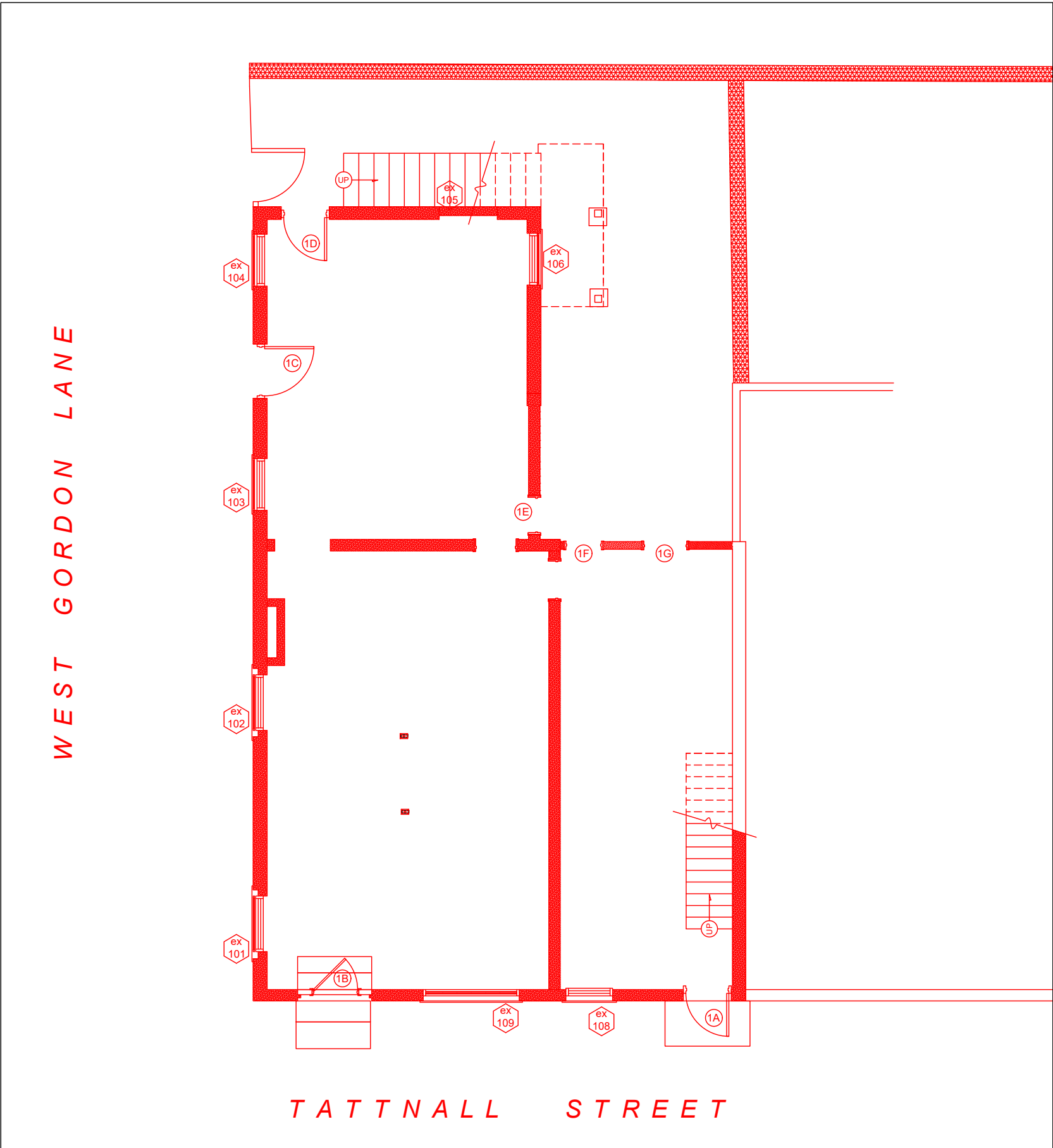
Revisions:

Date: 8 APRIL 2026
Title:
PROPOSED FLOOR PLANS

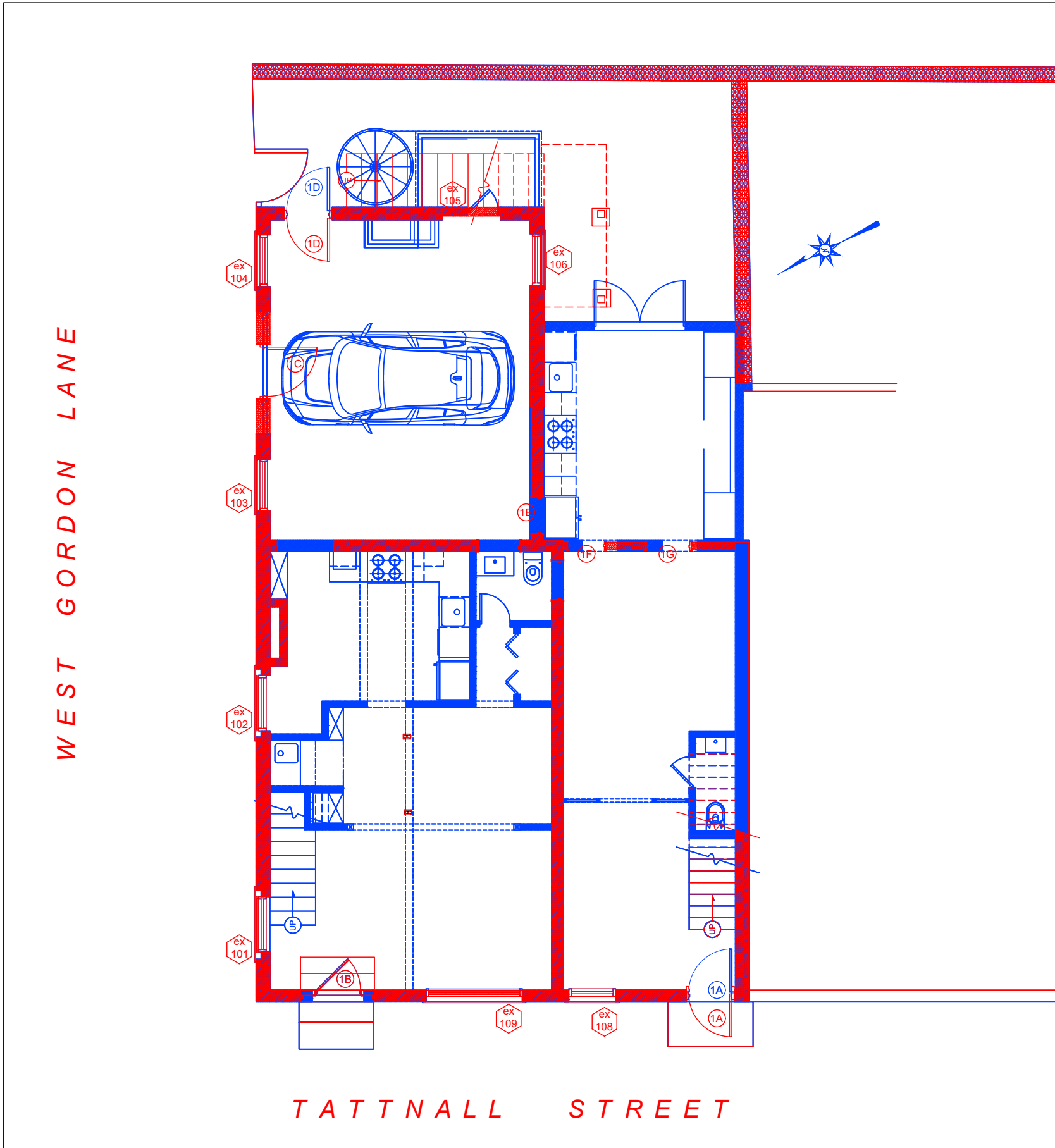
Drawing No.

A-1.1

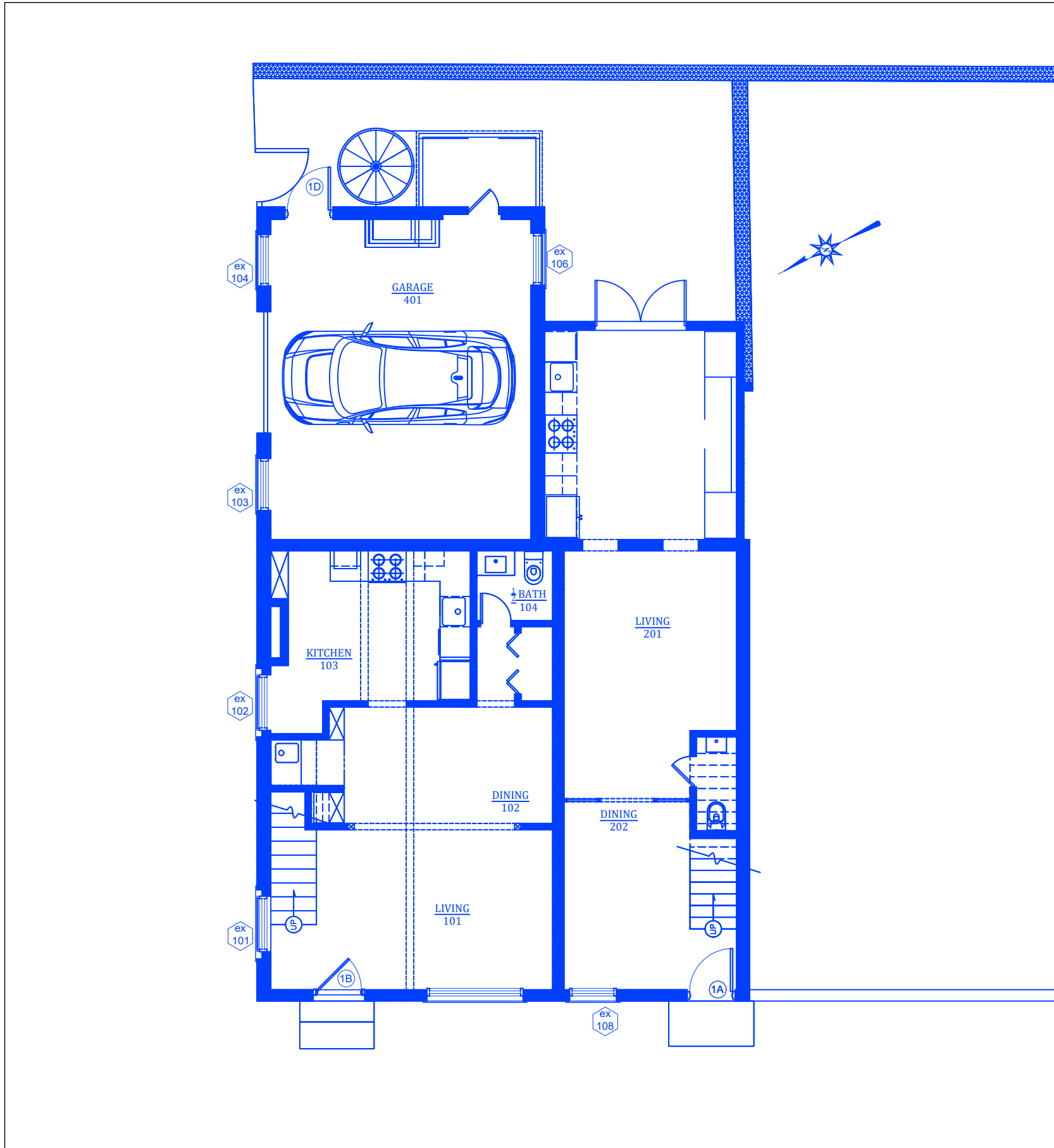
NOT RELEASED FOR CONSTRUCTION



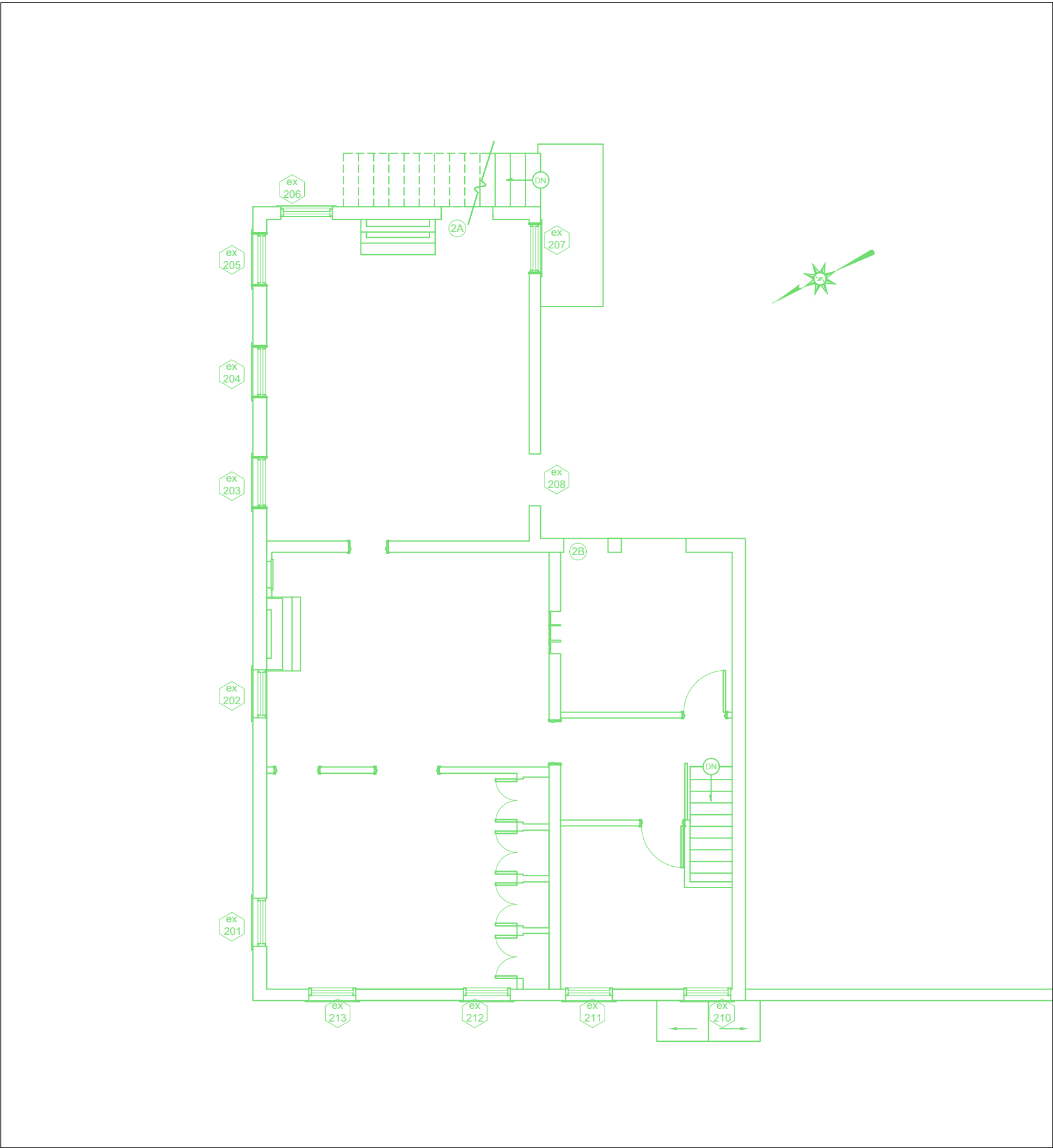
1 FIRST LEVEL FLOOR PLAN: EXISTING
SCALE: 1/8" = 1'-0"



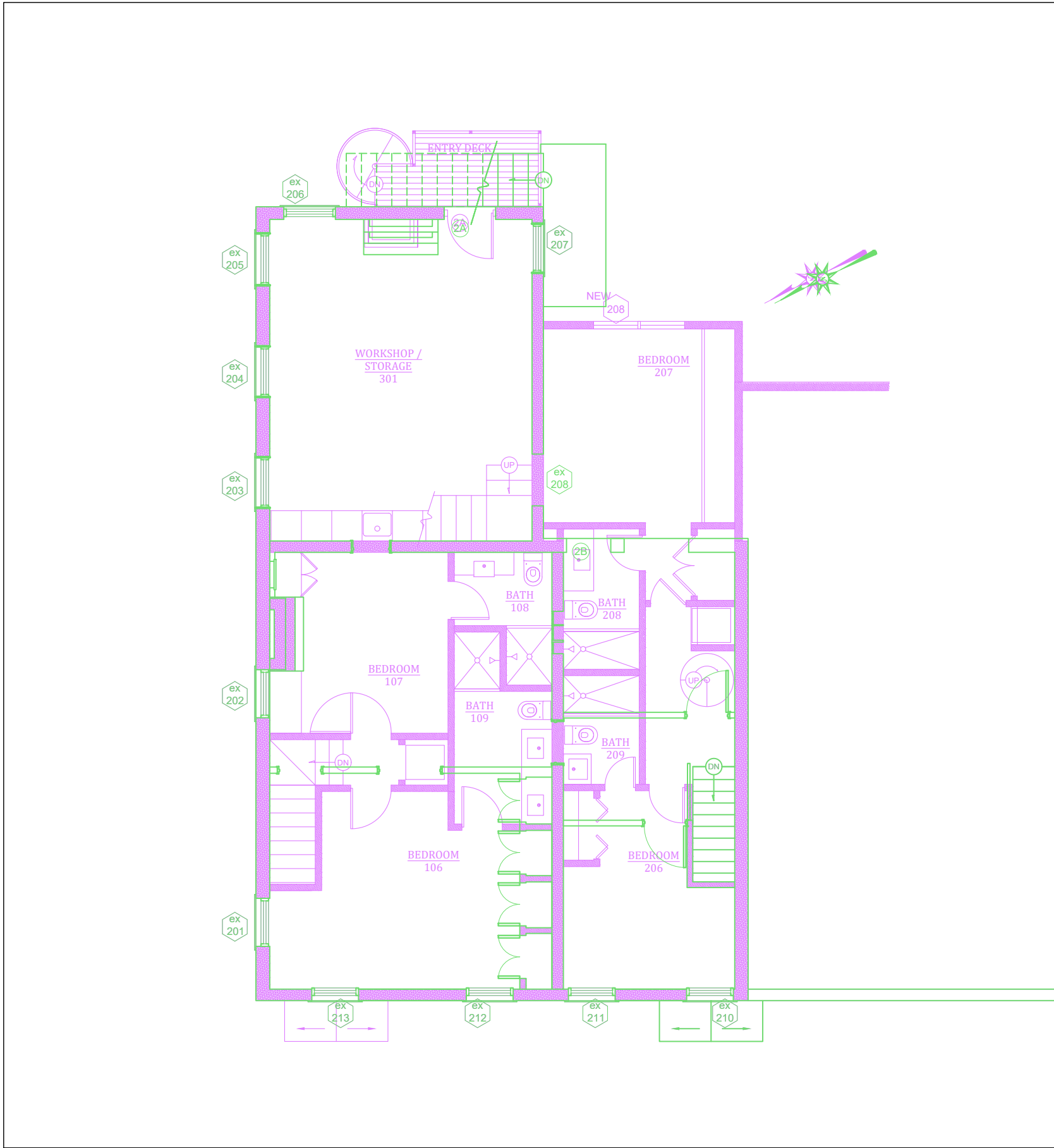
2 FIRST LEVEL FLOOR PLANS: OVERLAY
SCALE: 1/8" = 1'-0"



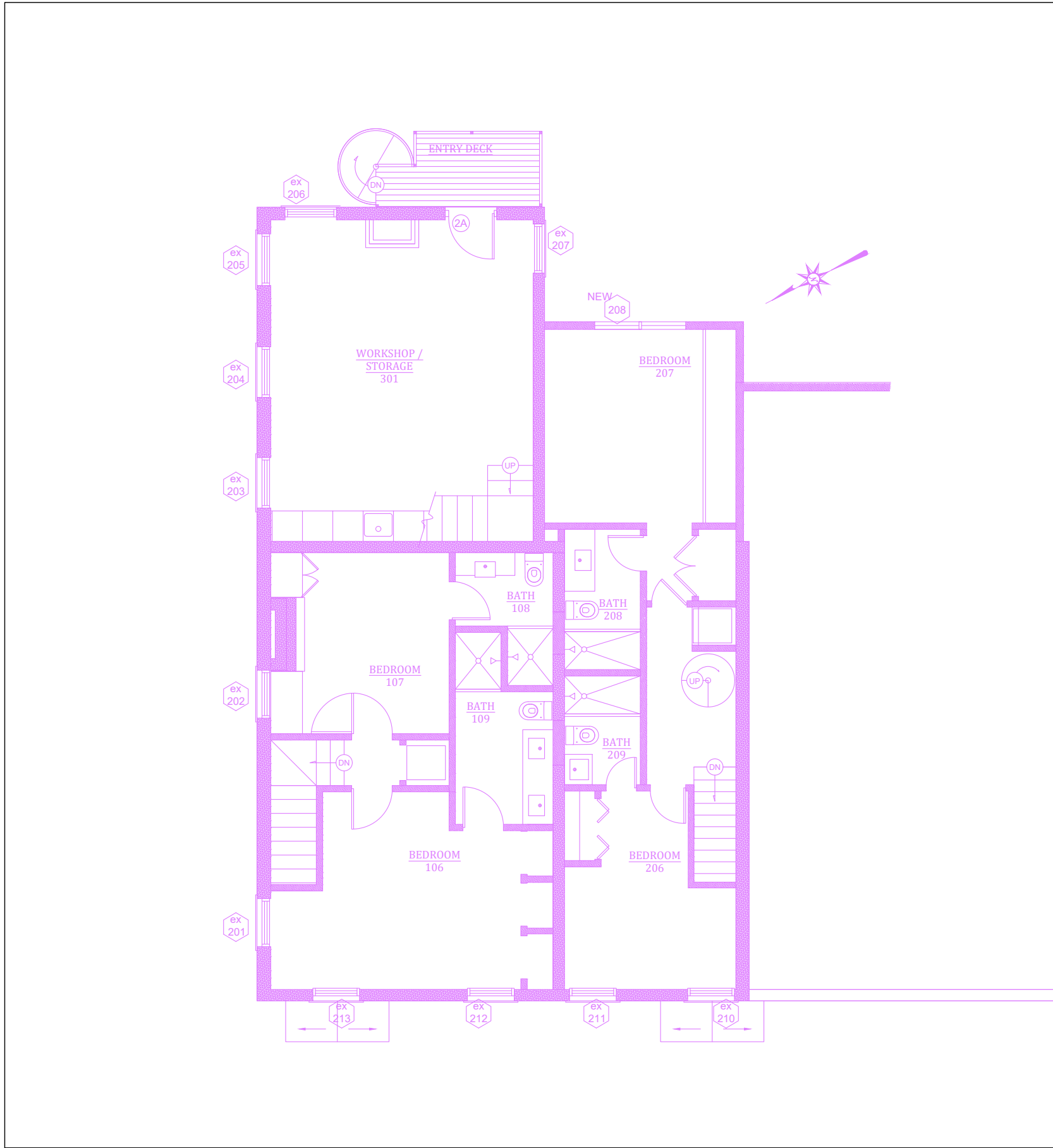
3 FIRST LEVEL FLOOR PLAN: PROPOSED
SCALE: 1/8" = 1'-0"



4 SECOND LEVEL FLOOR PLAN: EXISTING
SCALE: 1/8" = 1'-0"



5 SECOND LEVEL FLOOR PLANS: OVERLAY
SCALE: 1/8" = 1'-0"



6 SECOND LEVEL FLOOR PLAN: PROPOSED
SCALE: 1/8" = 1'-0"

seal



SHAUNA
KUCERA
Registered Architect
912.228.9088

BROYLES RESIDENCE
444 & 446 TATTNALL STREET
SAVANNAH, GEORGIA 31401

Revisions:

Date: 8 APRIL 2026

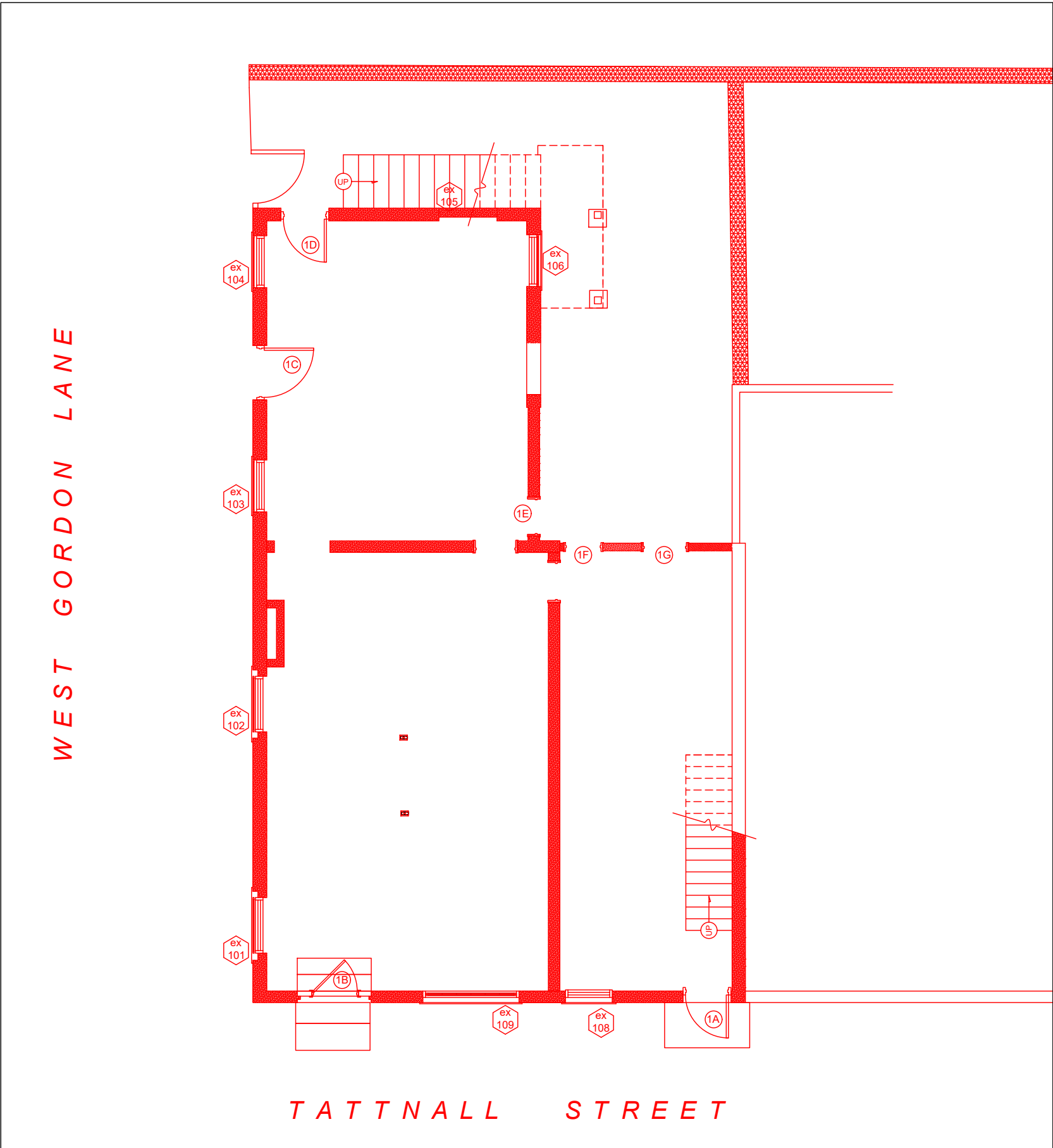
Title:

OVERLAY PLANS:
FIRST FLOOR EXISTING
AND NEW;
SECOND FLOOR EXISTING
AND NEW

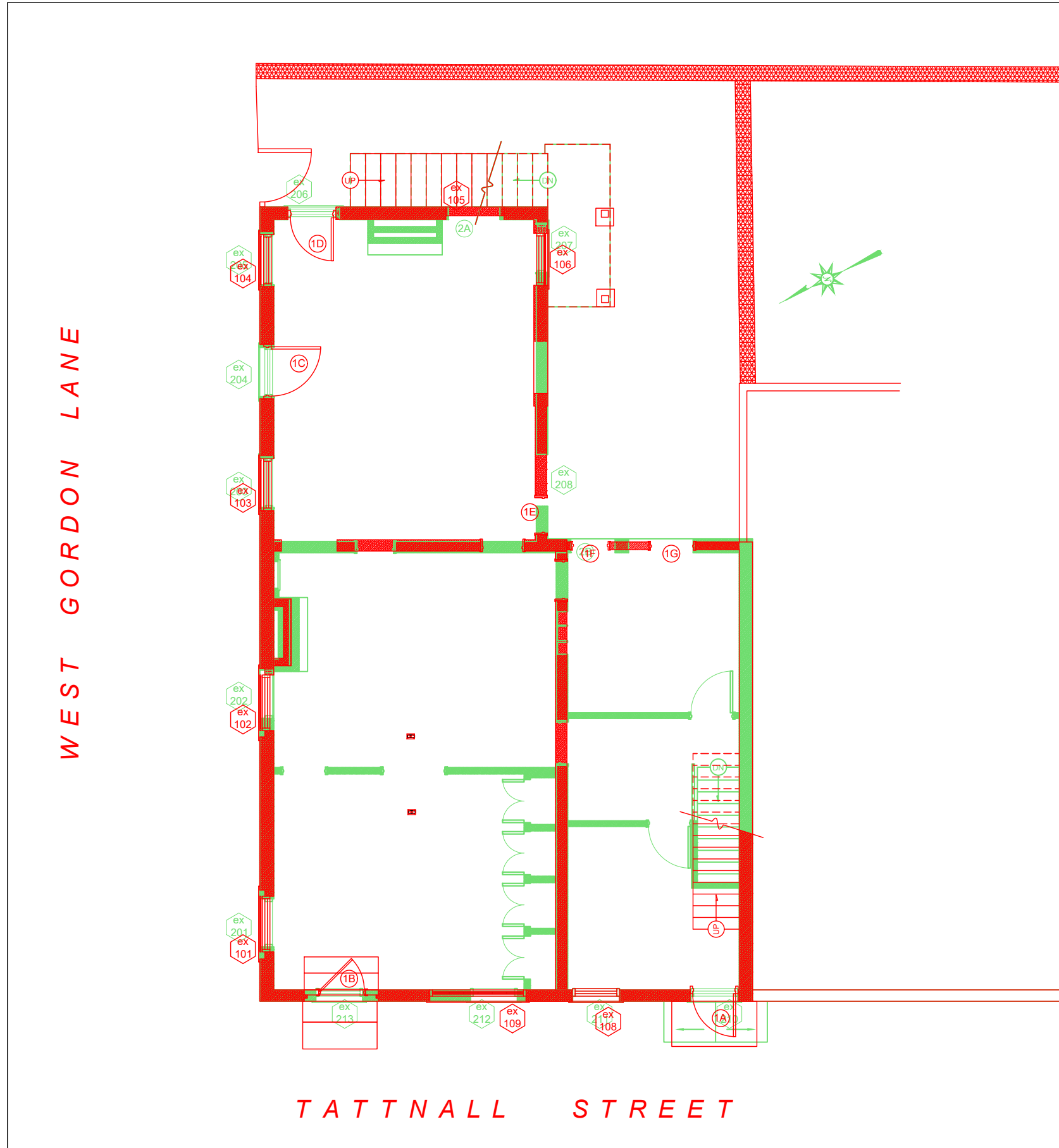
Drawing No.

A-1.2

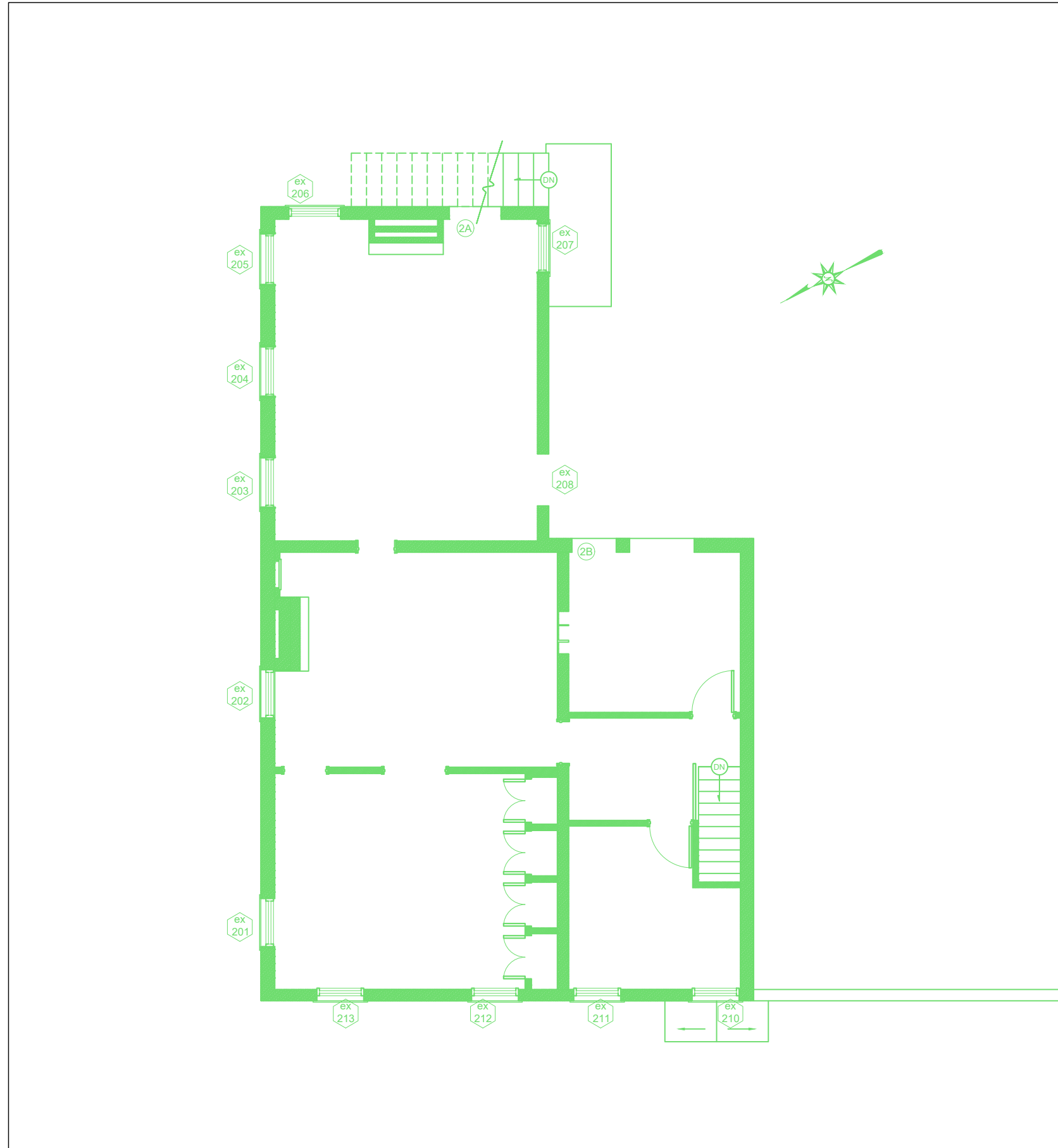
NOT RELEASED FOR CONSTRUCTION



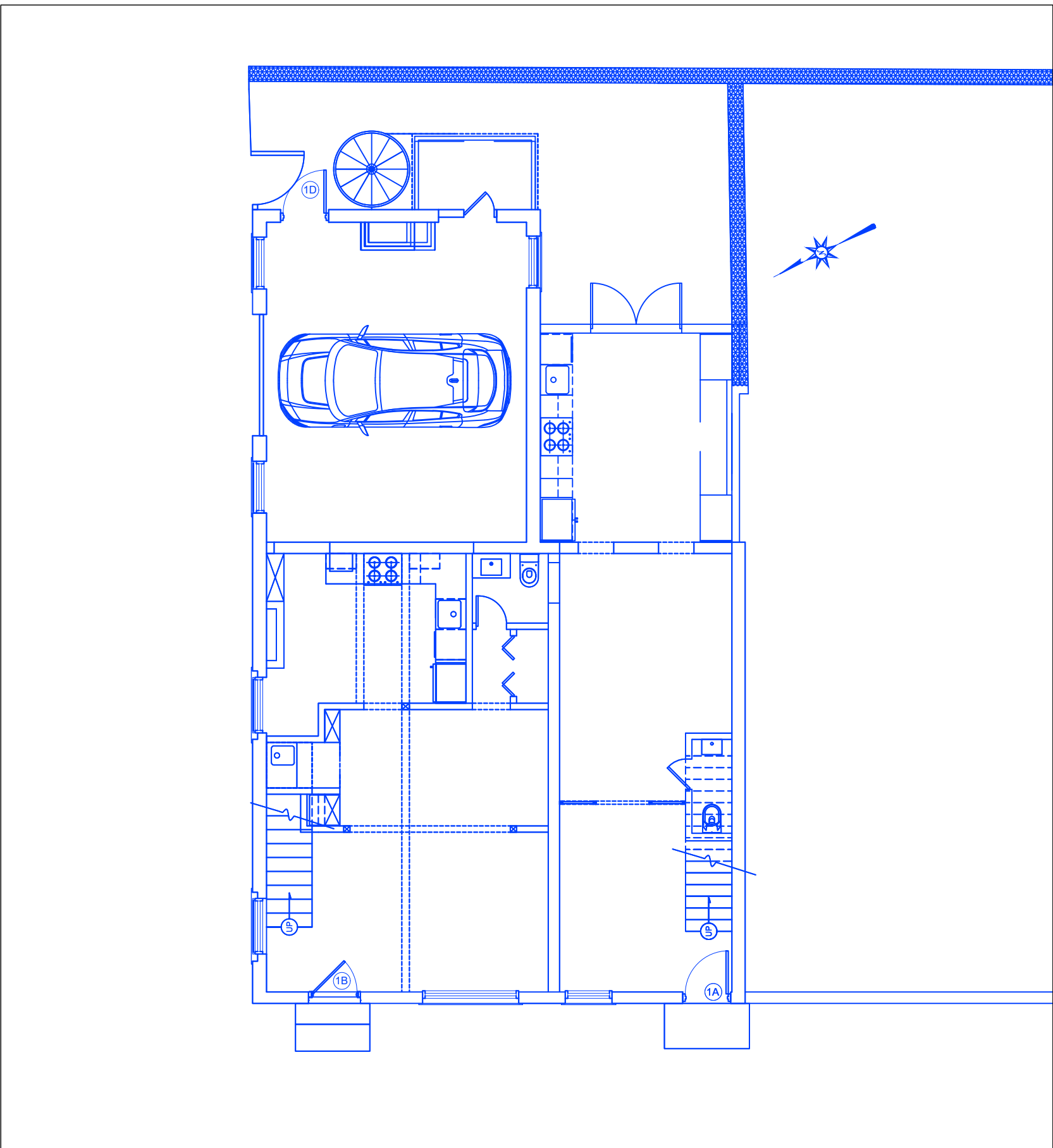
1 FIRST LEVEL FLOOR PLAN: EXISTING
SCALE: 1/8" = 1'-0"



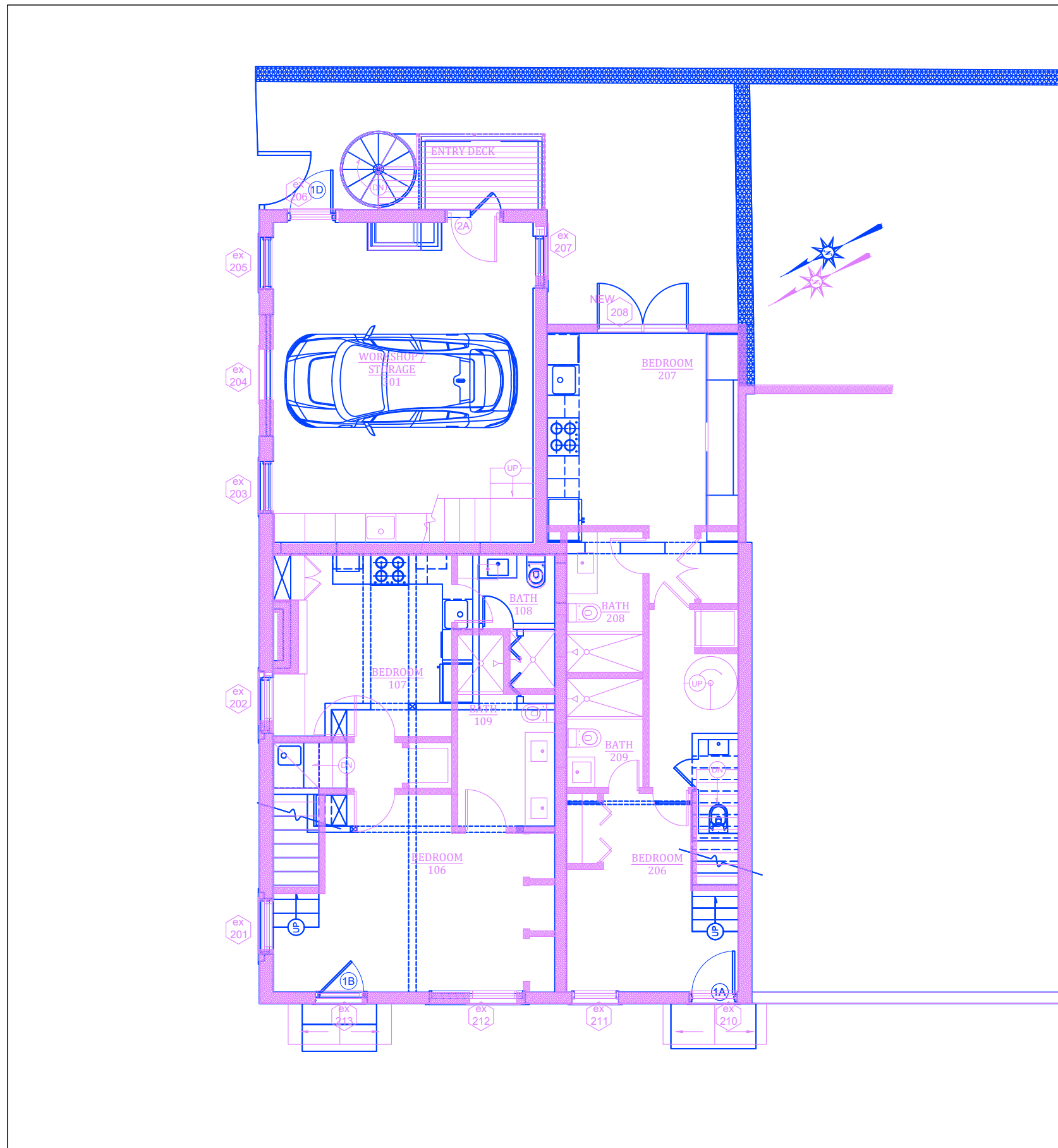
2 EXISTING FLOOR PLANS: OVERLAY
SCALE: 1/8" = 1'-0"



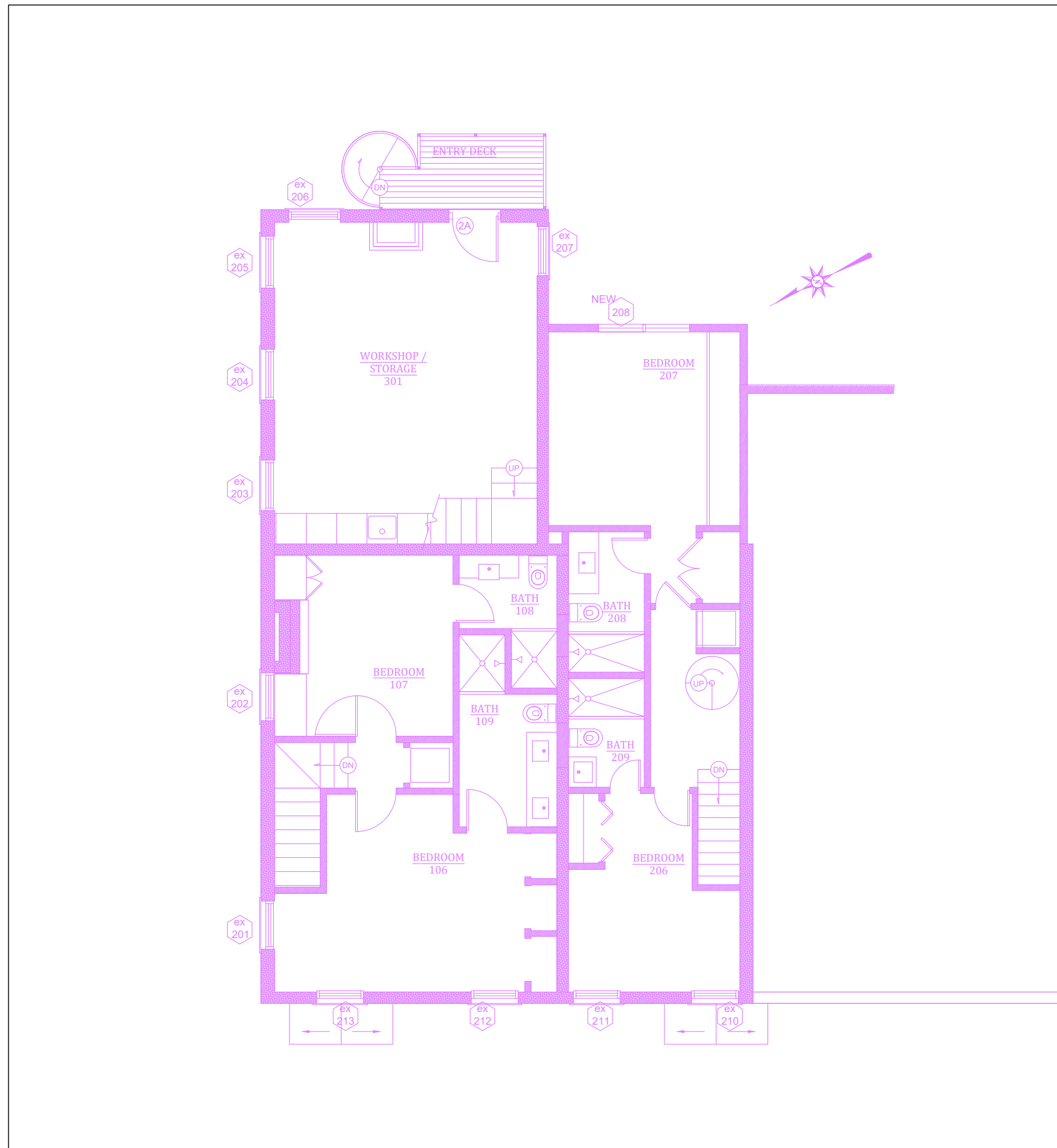
3 SECOND LEVEL FLOOR PLAN: EXISTING
SCALE: 1/8" = 1'-0"



4 FIRST LEVEL FLOOR PLAN: PROPOSED
SCALE: 1/8" = 1'-0"

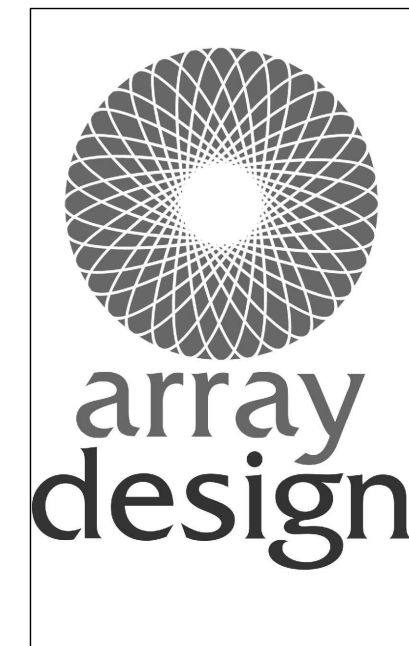


5 PROPOSED FLOOR PLANS: OVERLAY
SCALE: 1/8" = 1'-0"



6 SECOND LEVEL FLOOR PLAN: PROPOSED
SCALE: 1/8" = 1'-0"

seal



SHAUNA
KUCERA
Registered Architect
912.228.9088

BROYLES RESIDENCE
444 & 446 TATTNALL STREET
SAVANNAH, GEORGIA 31401

Revisions:

Date: 8 APRIL 2026

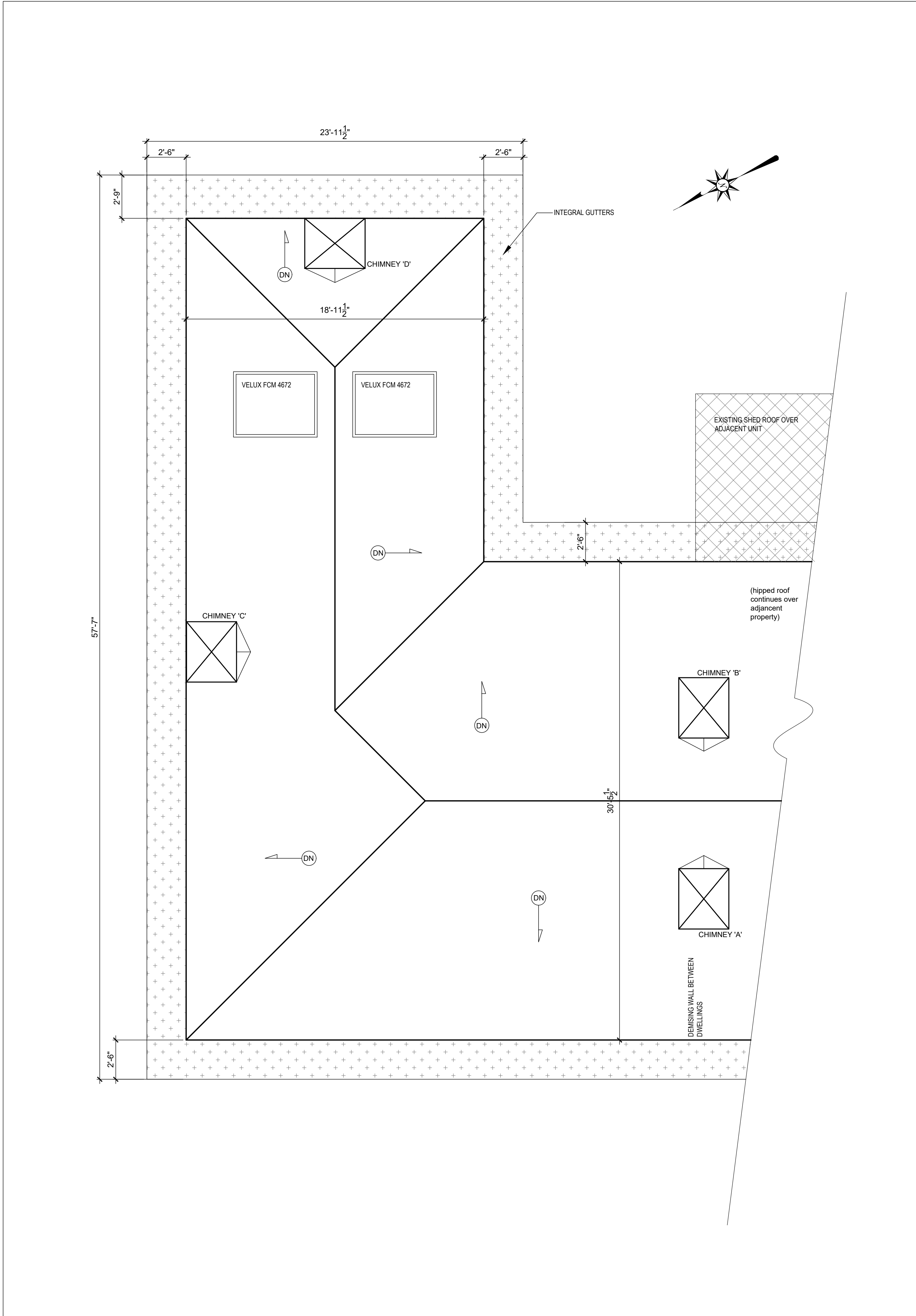
Title:

OVERLAY PLANS:
FIRST AND SECOND
LEVELS EXISTING;
FIRST AND SECOND
LEVELS PROPOSED

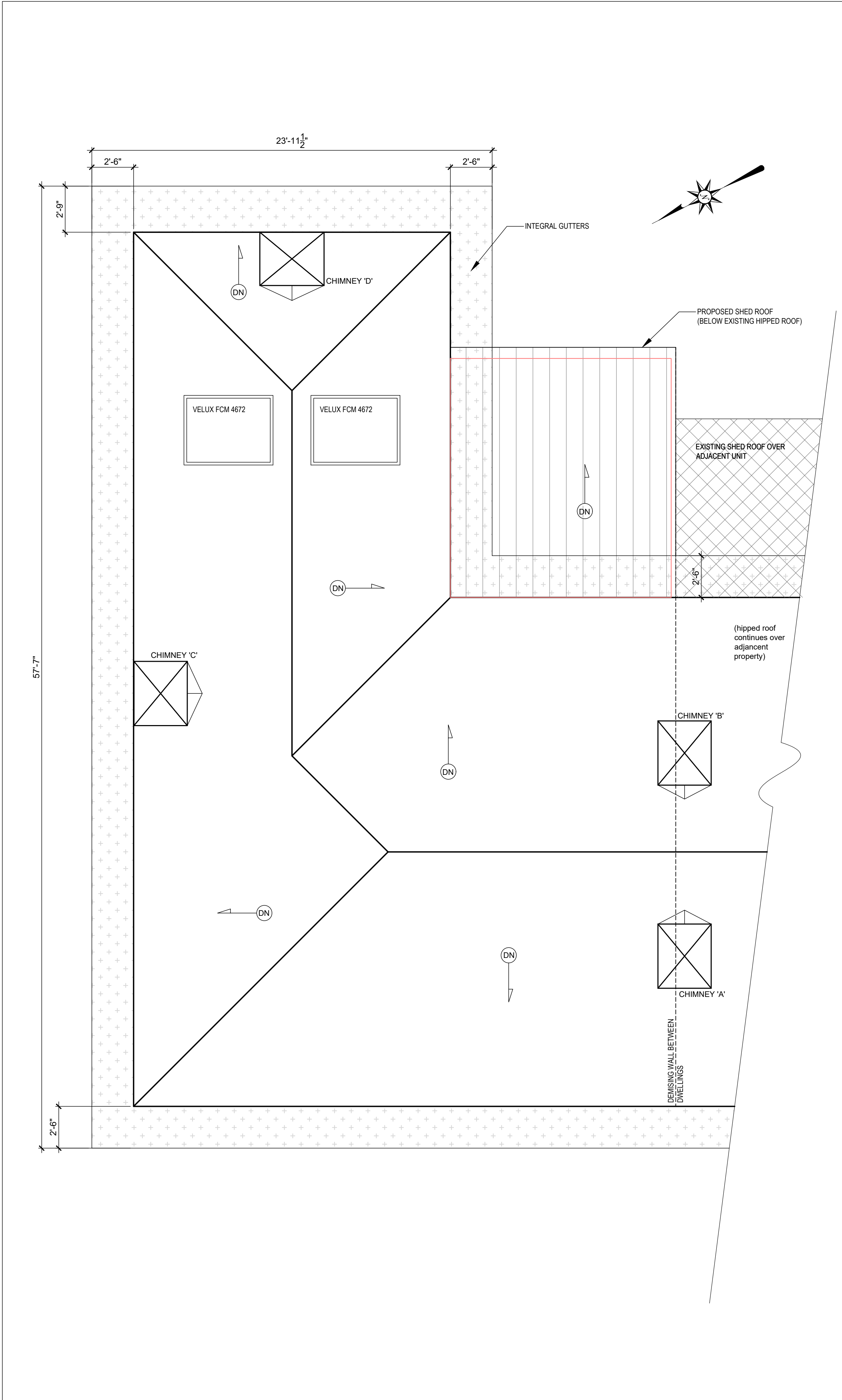
Drawing No.

A-1.3

NOT RELEASED FOR CONSTRUCTION



1 ROOF PLAN: EXISTING
SCALE: 1/4" = 1'-0"



2 ROOF PLAN: PROPOSED
SCALE: 1/4" = 1'-0"

seal



SHAUNA KUCERA
Registered Architect
912.228.9088

BROYLES RESIDENCE
444 & 446 TATNALL STREET
SAVANNAH, GEORGIA 31401

Revisions:

Date: 8 APRIL 2026
Title:
EXISTING AND PROPOSED
ROOF PLANS

Drawing No.

A-1.4

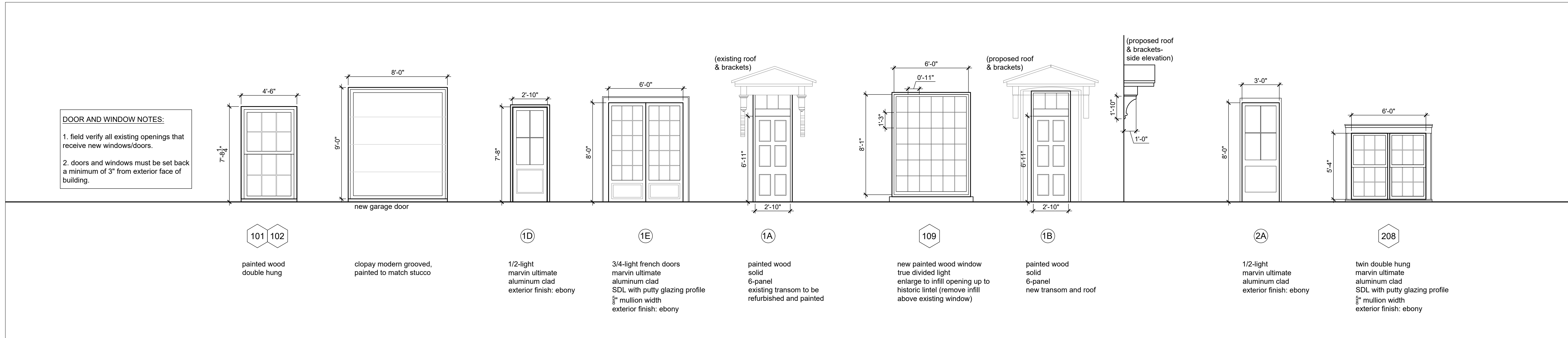
NOT RELEASED FOR CONSTRUCTION



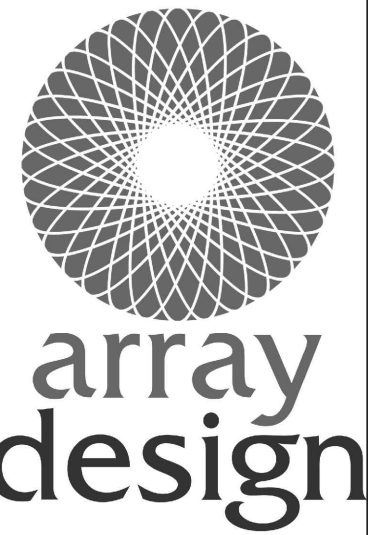
1 FRONT ELEVATION: EXISTING (TATTNALL STREET)
SCALE: 1/4" = 1'-0"



2 FRONT ELEVATION: PROPOSED (TATTNALL STREET)
SCALE: 1/4" = 1'-0"



seal



SHAUNA KUCERA
Registered Architect
912.228.9088

BROYLES RESIDENCE
444 & 446 TATTNALL STREET
SAVANNAH, GEORGIA 31401

Revisions:

Date: 8 APRIL 2026
Title:

EXTERIOR ELEVATIONS:
FRONT
(TATTNALL STREET)
EXISTING AND
PROPOSED

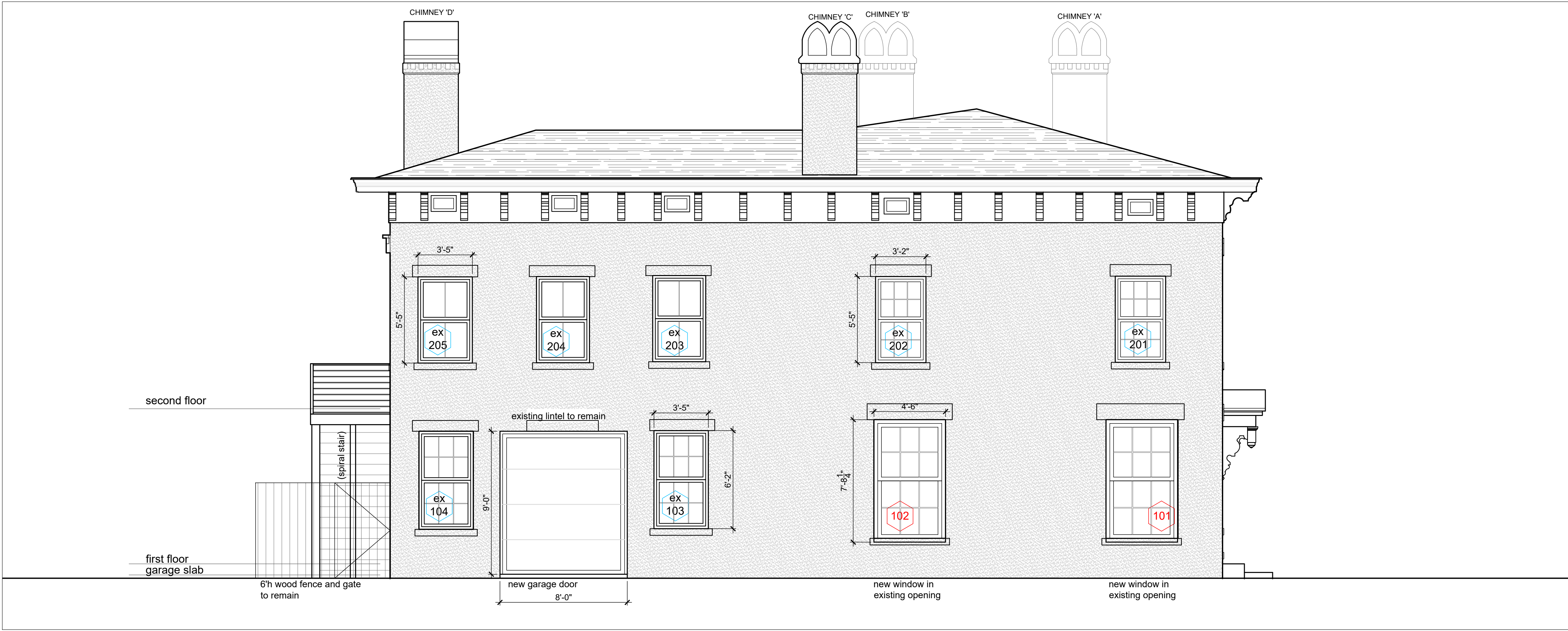
Drawing No.

A-2.0

NOT RELEASED FOR CONSTRUCTION



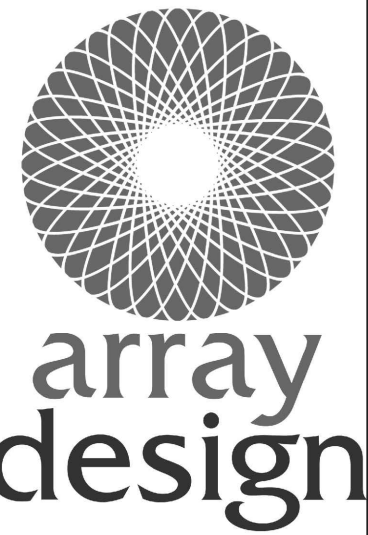
1 NORTH SIDE ELEVATION: EXISTING (W. GORDON LANE)
A-2.1 SCALE: 1/4" = 1'-0"



2 NORTH SIDE ELEVATION: PROPOSED (W. GORDON LANE)
A-2.1 SCALE: 1/4" = 1'-0"



seal



SHAUNA
KUCERA
Registered Architect
912.228.9088

BROYLES RESIDENCE
444 & 446 TATNALL STREET
SAVANNAH, GEORGIA 31401

Revisions:

Date: 8 APRIL 2026

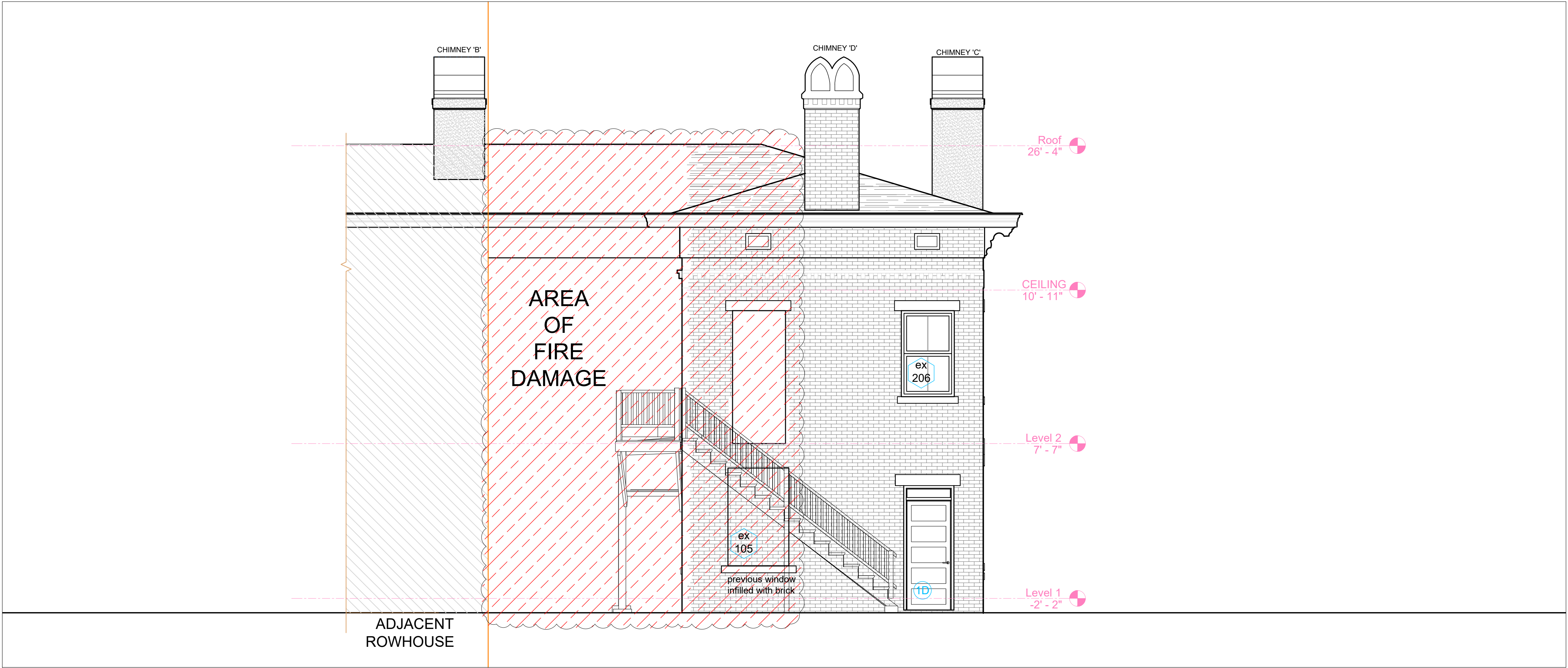
Title:

EXTERIOR ELEVATIONS:
NORTH SIDE
(LANE)
EXISTING AND
PROPOSED

Drawing No.

A-2.1

NOT RELEASED FOR CONSTRUCTION

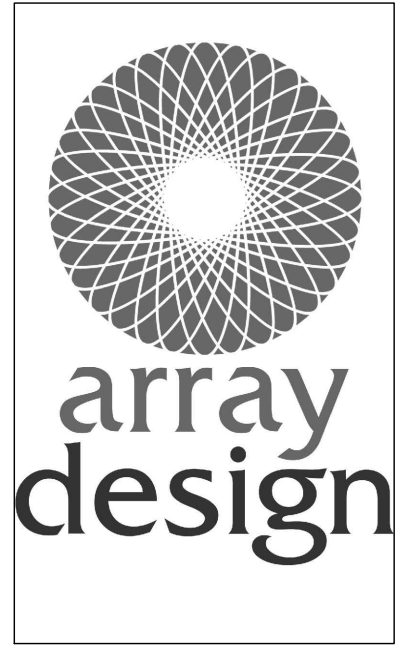


1 REAR ELEVATION (EAST): EXISTING
A-2.2 SCALE: 1/4" = 1'-0"



2 REAR ELEVATION (EAST): PROPOSED
A-2.2 SCALE: 1/4" = 1'-0"

seal



SHAUNA
KUCERA
Registered Architect
912.228.9088

BROYLES RESIDENCE
444 & 446 TATTNALL STREET
SAVANNAH, GEORGIA 31401

Revisions:

Date: 8 APRIL 2026

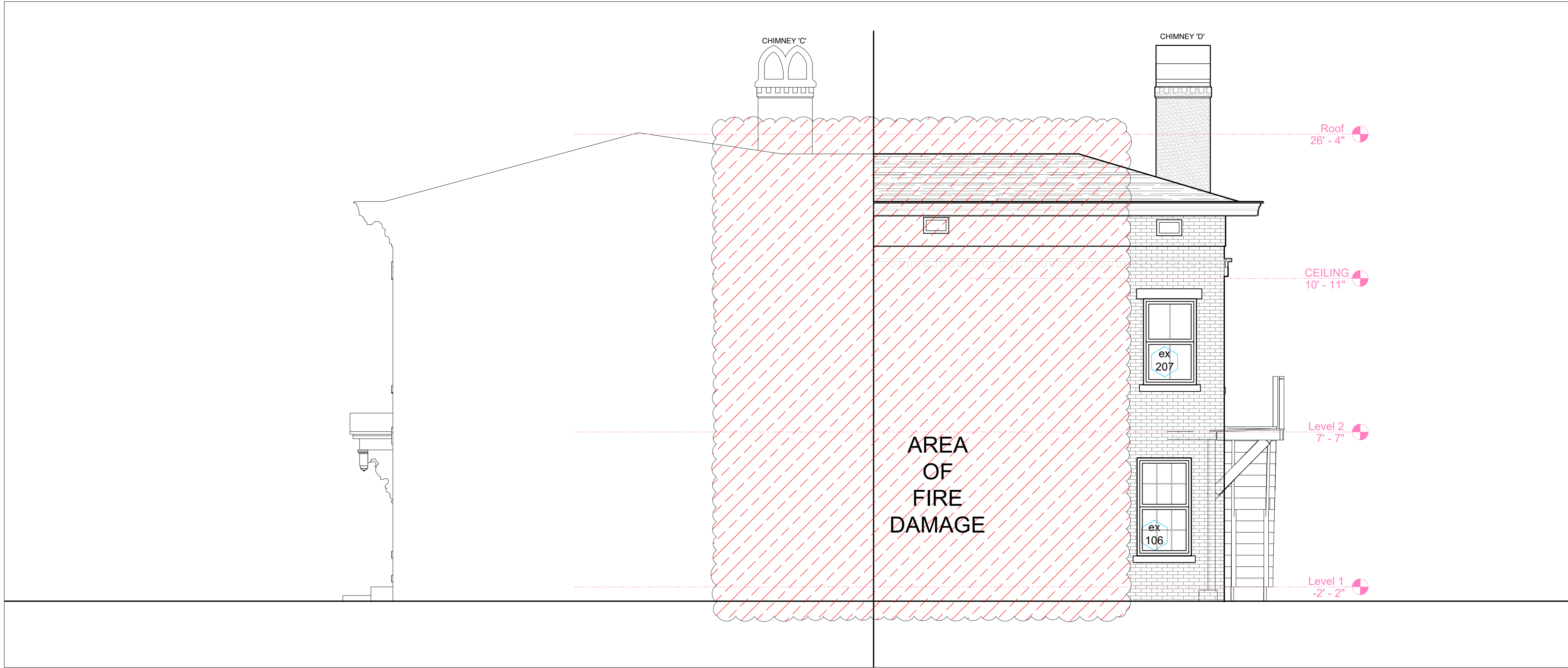
Title:

EXTERIOR ELEVATIONS:
REAR (EAST)
EXISTING AND
PROPOSED

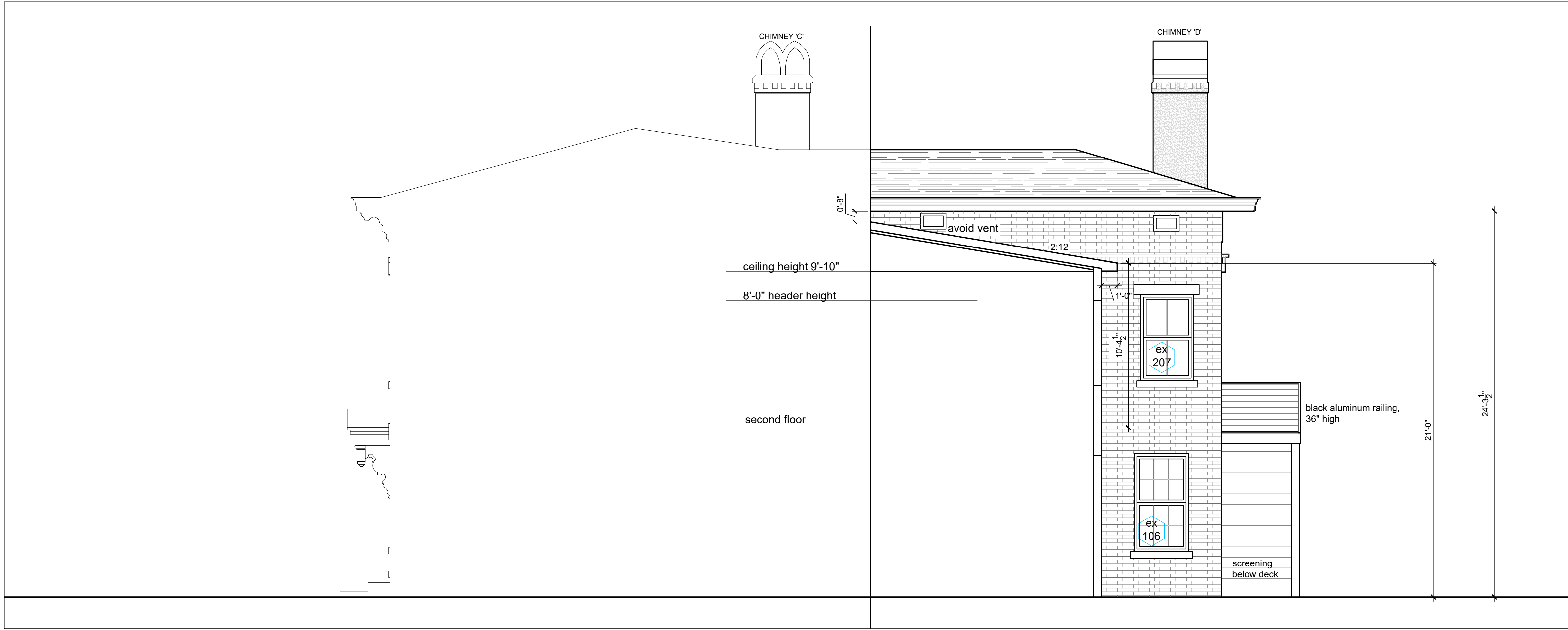
Drawing No.

A-2.2

NOT RELEASED FOR CONSTRUCTION

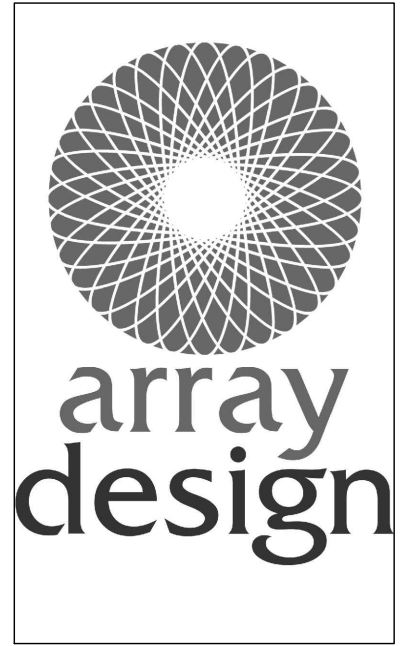


1 SOUTH SIDE ELEVATION: EXISTING (FACING COURTYARD)
A-2.3 SCALE: 1/4" = 1'-0"



2 SOUTH SIDE ELEVATION: PROPOSED (FACING COURTYARD)
A-2.3 SCALE: 1/4" = 1'-0"

seal



SHAUNA
KUCERA
Registered Architect
912.228.9088

BROYLES RESIDENCE
444 & 446 TATTNALL STREET
SAVANNAH, GEORGIA 31401

Revisions:

Date: 8 APRIL 2026

Title:

EXTERIOR ELEVATIONS:
SOUTH SIDE
(COURTYARD)
EXISTING AND
PROPOSED

Drawing No.

A-2.3

NOT RELEASED FOR CONSTRUCTION