SAVANNAH HISTORIC DISTRICT

BOARD OF REVIEW

REQUEST FOR CERTIFICATE OF APPROPRIATENESS

Petitioner:	**Hansen Architects, Patrick Phelps**
MPC File No.:	**26-005201-COA**
Address:	**107 East Broughton Street**
PIN:	**20004 46008**
Zoning:	**D-CBD**
Staff Reviewer:	**Jodie Brown, AICP**
Date:	**November 10, 2026**

NATURE OF REQUEST:

The applicant is requesting approval to widen an existing single door to double doors on the south side of the building.

CONTEXT/SURROUNDING AREA:

Located on the south side of Broughton Street between Abercorn and Drayton Streets, the subject building is located within the Anson Ward. Constructed in 1855, the building is 4-stories and constructed of red brick. The double hung 6/6 windows are symmetrically placed and close together. The upper three floors have windows flanked by shutters while the first floor has larger windows for storefronts interspersed with wood and glass entrances. The second floor features a full-length decorative iron balcony supported by slender metal posts that extend to the ground level.

The subject building is listed as a contributing resource within the National Historic Landmark District and the local Savannah Downtown Historic District.

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 proposed door modification is located at the rear of the building off the lane and centered on the building. There have been a number of changes to this façade of the building, converting it to various uses over the years. It also appears that this door is not original to the building. Due to the location of this modest modification, the historic character-defining features will not be negatively impacted. The proposed work is consistent with Standard 2.

> ***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.*

There are currently several steel doors at the rear of the building. The proposed door will also be a flush steel door to match. The proposed work is 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.*
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> *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.*
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> > ***Entrances and Doors, Alterations to contributing resources.***
> >
> > *Doors shall be repaired with in-kind materials rather than replaced, provided however, if the degree of degradation does not allow repair, the degradation of the door shall be*

photographically documented and verified by the Planning Director and the new door shall be of the same materials and configuration as the original.

If the original door material and/or configuration is unknown, or if a new door is proposed in an unoriginal opening, the new door material and configuration shall be based on historic context.

The existing steel door and opening are not original to the building. The proposed doors will be steel to match. Given its location, on a lane, replacing with steel doors is sensible. Doors along the lane are consistently metal for security concerns. The proposed work is consistent with the above standards.

STAFF RECOMMENDATION:

APPROVE the request to enlarge the existing door opening on the rear of the property at 107 East Broughton Street AS SUBMITTED because the work is visually compatible and consistent with 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.