SAVANNAH HISTORIC DISTRICT

BOARD OF REVIEW

REQUEST FOR CERTIFICATE OF APPROPRIATENESS

Petitioner:	**Samuel Kopelman**
MPC File No.:	**26-004653-COA**
Address:	**429 Tattnall Street**
PIN:	**20032 20003**
Zoning:	**D-R**
Staff Reviewer:	**Alexander Merced**
Date:	**November 10, 2026**

NATURE OF REQUEST:

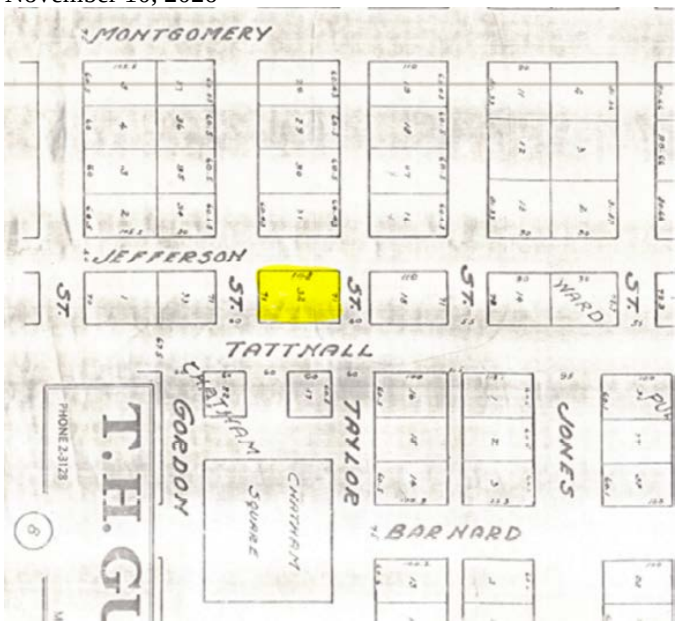
The applicant would like to subdivide the single lot encompassing the existing structure at 429 Tattnall Street and space behind it into three lots. The exterior of the existing structure will not be altered in any way.

This petition was originally heard at the October 14, 2026, HDBR meeting. Concerns were raised by the board and by members of the public that, if the subdivision was approved, the resulting lots would not exactly match the lot configuration as it sat during the construction of the existing contributing building in 1902. It was continued to ensure that the public notice signs were correctly posted for a second time and to allow the applicant time to find further evidence of the original lot configuration.

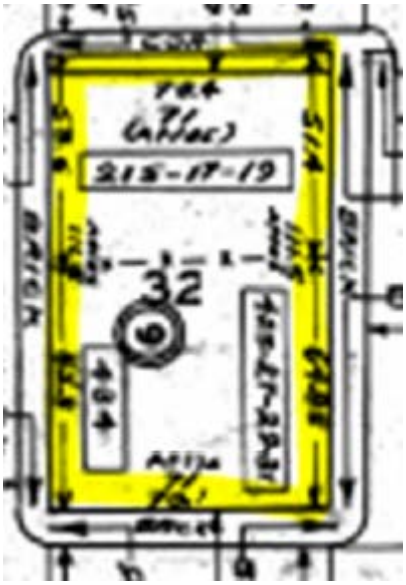
CONTEXT/SURROUNDING AREA:

The building was constructed in 1902 and is a contributing resource within the National Historic Landmark District and the local Savannah Downtown Historic District. It sits on a small block surrounded by other surrounding structures and has a direct sightline to Chatham Square to the east. It was most recently used as Windy's Preschool as part of the Greenbriar Children's Center.

The original City Atlas from the early 20th century depicts the entire plot of land between Tattnall, Wayne, Jefferson, and Taylor Streets as one single parcel. The 1939 Cadastral Map depicts that same plot of land as two parcels, one north, one south. According to a report produced by Georgia Registered Land Surveyor Joseph J. Stuckey, III, PLS, these images do not in and of themselves establish whether portions of the property were previously conveyed, separately recognized, or otherwise treated as individual lots, and more information would be needed to determine whether these represented an established legal division or another form of property identification.

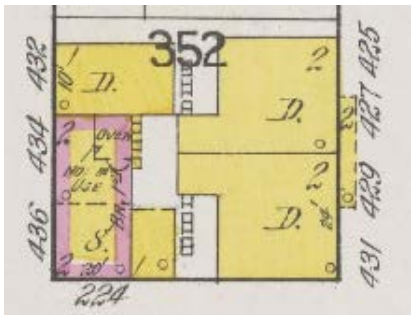


1. Original City Atlas

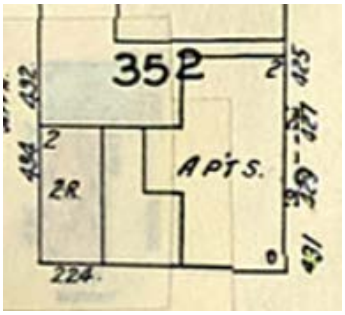


2. 1939 Cadastral Map

In terms of the buildings on this property, historic Sanborn Maps from 1916 indicate that the existing structure itself was divided into two separate side by side dwelling units, and the space behind it (labeled as 432 Jefferson) was occupied by a separate home. By 1955 the structure had been converted to apartments and the home at 432 Jefferson had been demolished.

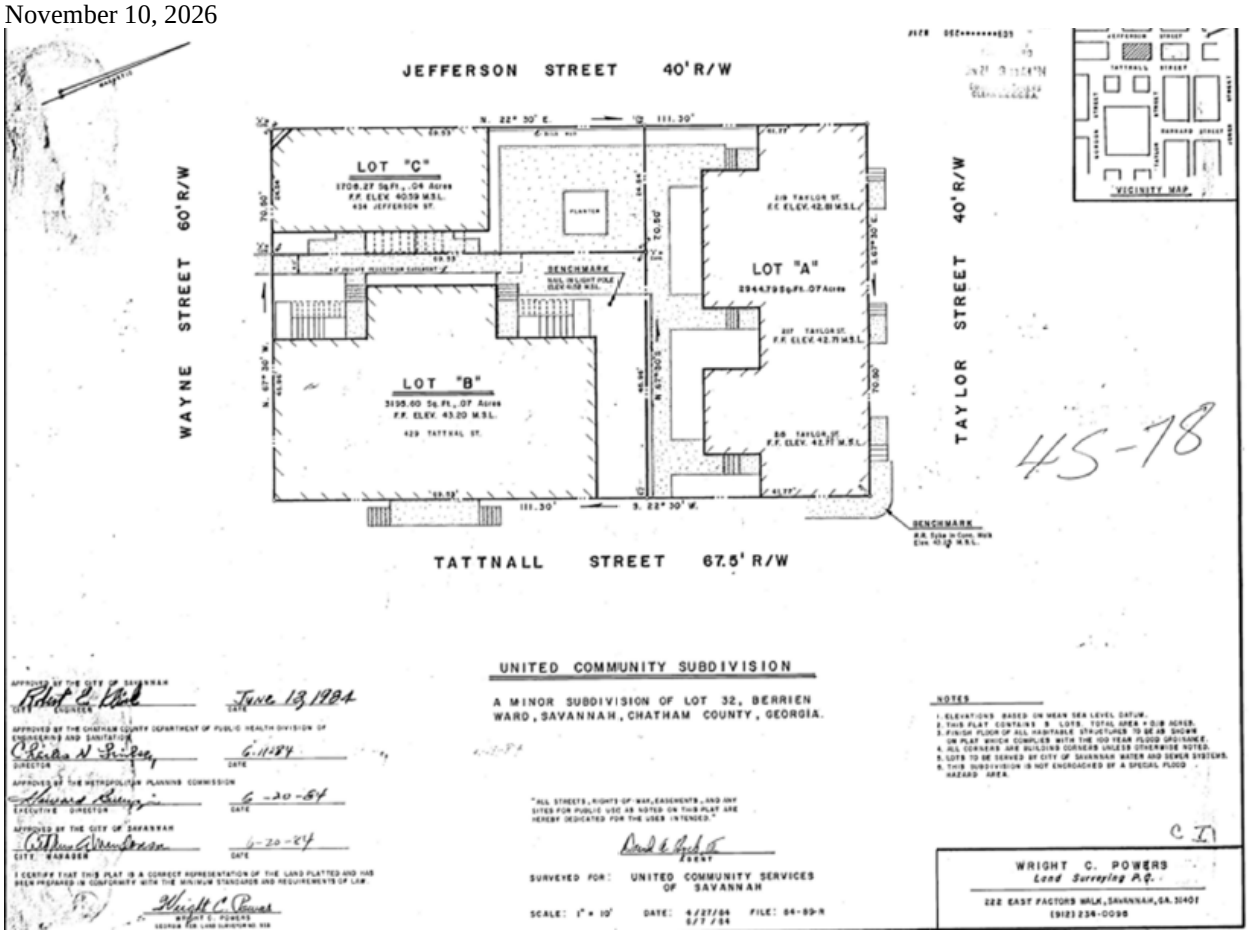


3. 1916 Map with the existingstructure on the right

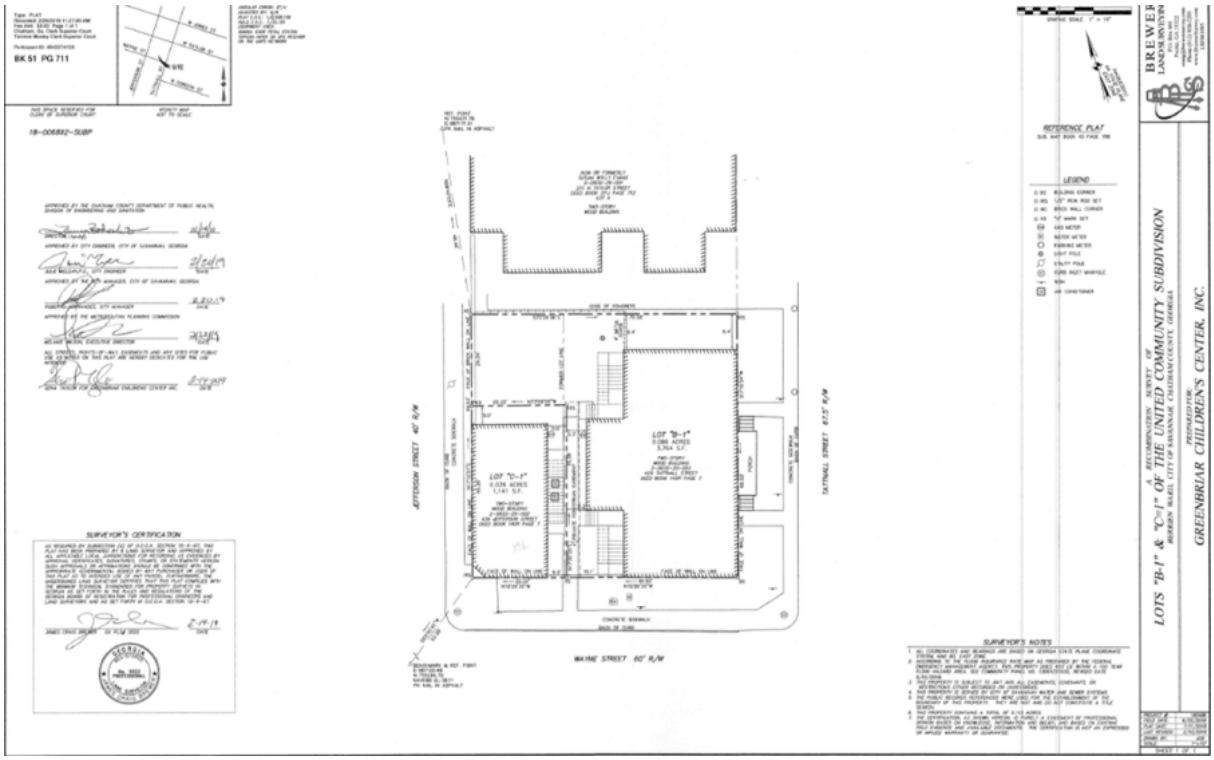


4. 1955 Map without 432 Jefferson

Finally, the established property lines have been altered twice since 1955. A minor subdivision plat from 1984 documents a division of the property into three parcels, and a subsequent recombination plat from February 2019 shows a further alteration of the property boundaries, resulting in the current configuration.



5. 1984 subdivision



6. 2019 recombination

FINDINGS:

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

7.8.12 Subdivision and Recombination Standards

The subdivision or recombination of lots shall be consistent with the prevailing historic context and lot patterns within the visually related context including, but not limited to, lot size, lot shape, and lot configurations.

The two lots that will comprise the current contributing building are common in size, shape, and configuration within the surrounding area and the district as a whole. In relation to the former 432 Jefferson Street lot in particular, small lots exist throughout the district (as shown by the previously existing standalone dwelling on the site), and the current dogleg configuration is uncommon in and of itself. Furthermore, each of the resulting lot sizes meet applicable lot standards for most uses within the D-R zoning designation as shown in the table below:

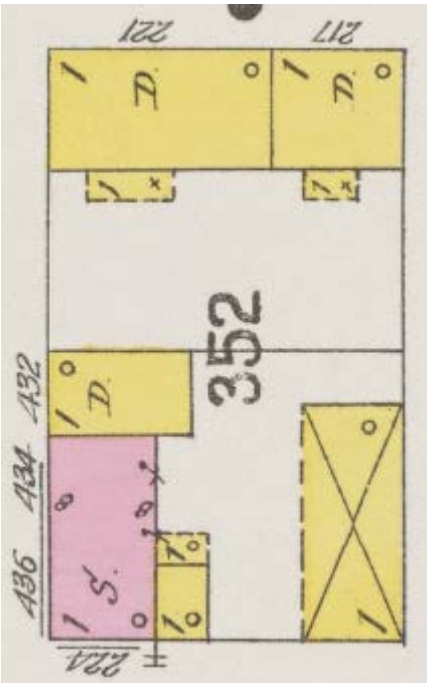
Standards	D-R
Lot Dimensions	
Lot area per unit (min/max sq ft)	
Residential	
Single-family detached	1,200 (min)
Single-family attached	1,200 (min)
Two-family	No min/max
Apartments	No min/max
Upper Story Residential	No min/max
All other housing types	No min/max
Nonresidential	No min/max
Lot width (min ft) [1]	20
Building Coverage (max)	**75%**
Building Setback (max ft)	
Front yard	--
Side (street) yard	--
Side (interior) yard	--
Rear yard	--
Building separation	See Fire Code
Block Length (max ft)	
Building Height	**See Height Map**
Accessory Structure Setback	**See Sec. 8.7**

The standard is met.

Contributing resources on the same parcel shall not be subdivided or recombined unless the proposed results in the same parcel configuration that existed when one of the contributing resources was constructed.

As noted previously, the historic configuration of this plot of land is difficult to determine. Historic maps show multiple different configurations as depicted in the City Atlas and the Cadastral Maps. The Sanborn Maps in and of themselves are also an important historical reference that were originally used for insurance purposes. They were drawn to scale and highly detailed in order for fire insurance underwriters to assess potential risks. Although these are not fully conclusive pieces of evidence of the exact lot lines, they are valid sources of information on lot configuration, ward patterns, and urban density.

The contributing building at 429 Tattnall Street was historically separated into two townhomes in the 1916 Sanborn Map and the lot previously labeled as 432 Jefferson was the former site of a separate dwelling. This dwelling, according to the 1898 Sanborn Map, was present before the building at 429 Tattnall Street, showing that it was not built as an accessory structure to it. These lot configurations have changed twice further since 1984, leading to the current configuration.



4. 1898 Sanborn Map showing the previous dwelling at 432 Jefferson was present before the current building at 429 Tattnall, which at this time was the stable shown at the bottom right.

After discussion, the zoning administrator for the City of Savannah indicated that the Sanborn Map from 1898 shows that the existing contributing building was most likely not on its own lot, nor was it split into two lots at the time of construction in 1902. Although there was discussion at the previous meeting that the Sanborn Maps do not constitute property lines, staff is inclined to agree with the zoning administrator that the proposed subdivision does not meet the above standard, as it will not result in the same parcel configuration that was present at the date of construction. Nor would the subdivision of the existing building into two lots meet the standard for the same reason. However, the denial of this proposed lot configuration does not preclude the applicant from splitting the existing building itself into two separate dwelling units, so long as the lot configuration remains unchanged, or is changed in keeping with the above standards.

Additionally, upon further review, staff finds that this particular standard does not apply to the proposed lot B-3 along Jefferson Street, because the creation of that lot would not necessitate the division of an existing contributing resource. Therefore, staff does support the creation of proposed lot B-3 because it meets the zoning requirements as noted previously and also meets the applicable historic ordinance standard.

STAFF RECOMMENDATION:

Deny the creation of lots B-1 and B-2 because they result in a non-historically accurate subdivision of the existing contributing resource.

AND

Approve the creation of lot B-3 because it meets the applicable zoning requirements and the applicable historic ordinance standard.

MW: CC: APM

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.