



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: Samuel Kopelman

MPC File No.: 26-004653-COA

Address: 429 Tattnall Street

PIN: 20032 20003

Zoning: D-R

Staff Reviewer: Alexander Merced

Date: October 14, 2026

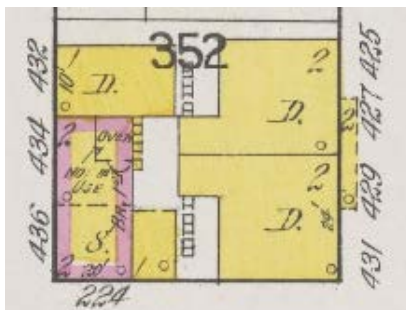
NATURE OF REQUEST:

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.

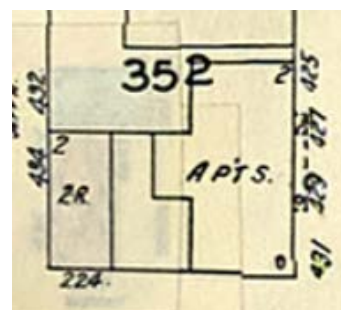
CONTEXT/SURROUNDING AREA:

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.

Historic Sanborn Maps from 1916 indicate that the 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. Staff was unable to determine when 429 Tattnall and the former 432 Jefferson were combined into a single lot.



1. 1916 Map with the structure on the right
FINDINGS:



2. 1955 Map

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 subdivision will result in lots that are common in size, shape, and configuration within the surrounding area and the district as a whole. 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 contributing building at 429 Tattnall Street was historically separated into two townhomes in the 1916 Sanborn Map. Given this plus the layout of the building and it is safe to assume that this was the configuration upon construction in 1902. The standard is met.

STAFF RECOMMENDATION:

Approve the subdivision of 429 Tattnall Street into three (3) separate lots because it meets the subdivision standards in the Downtown Historic District Ordinance.

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.