



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: Doug Bean Signs, Angela Bean

MPC File No.: 26-004190-COA

Address: 606 Turner Boulevard

PIN: 20016 33006

Zoning: D-X

Staff Reviewer: Alexander Merced

Date: October 14, 2026

NATURE OF REQUEST:

The applicant would like to install an illuminated wall sign and a non-illuminated under-canopy sign above the front entrance of their storefront.

CONTEXT/SURROUNDING AREA:

The building was constructed between 2012 and 2017 and is a non-contributing resource within the local Savannah Downtown Historic District but outside of the Landmark Historic District west of MLK Boulevard. It is one of multiple ground floor commercial units in a parking garage that sits across from the facades of former contributing buildings that now compose a SCAD campus.

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.

Signs. Signs, where permitted, shall be visually compatible with contributing buildings and structures to which they are visually related.

This will be the first permanent sign on this block as the neighboring storefronts in the parking garage are vacant at this point, and the historic structure across the street is just a facade. The sign is consistent with similar wall mounted signs throughout the district. The standard is met.

The following standards from the Sec. 9.9.17 - Special Sign Districts apply:

Special Sign Districts. In Addition to the requirements of Sec. 9.9.1 through 9.9.13, signs in the following special sign districts shall comply with the provisions of this Section, provided that where such provisions are in conflict with any requirements of Sec. 9.9.1 through 9.9.13, the requirements of this section shall prevail.

Historic Special Sign District Boundaries.

Savannah Downtown Historic Sign District. The Savannah Downtown Historic Sign District shall include any area location within the Savannah Downtown Historic Overlay District, with the exception of City Market, Broughton Street, Factors Walk, and Plant Riverside Sign Districts.

Special Sign Standards for the Savannah Downtown Historic, City Market, Broughton Street, Factors Walk and Neighborhood Sign Districts.

Sign Illumination.

Signs shall not be illuminated unless specifically indicated below.

Signs in the City market Sign District or in any TN- district or the D-R district shall not be internally illuminated.

Enclosed lamp, neon, or exposed fluorescent lighting shall not be permitted within any D-R or TN- zoning district or within the Factors Walk Sign District.

Where illumination is permitted, reverse silhouette or “cut-out” letters are encouraged to reduce glare where back lighting is applied.

Wall signs are allowed illumination, and this one will be in the D-X zoning district. Reverse silhouette channel letters will be used. The above standards are met.

Restrictions on Materials.

Signs using reflective paint, lettering or graphics; and

Paper, cardboard and dry erase boards shall not be used as materials for signs.

The above standards are met.

Under-Canopy or Under-Awning Signs.

In addition to a ground, projecting or wall sign, one (1) such sign located under a canopy or awning shall be permitted per business per building façade where an entrance is located providing public access to said business

The maximum sign area shall not exceed the following:

Savannah Downtown Historic, City Market, Broughton Street & Neighborhood Sign Districts: 6 sq. ft.

No sign shall be less than one (1) foot from the outer edge of the canopy or awning structure nor be less than eight (8) feet above the sidewalk or grade elevation.

There will be one (1) under-canopy hanging sign with a total area of four (4) square feet that will hang eight (8) feet above the sidewalk. The above standards are met.

Ground, Projecting and Wall Signs.

Savannah Downtown Historic and City Market Sign Districts.

Ground, Projecting and Wall Signs. Only one (1) ground, projecting or wall sign shall be permitted for each business establishment. Where a business establishment fronts on more than one (1) street or pedestrian walkway providing public access to the establishment, one (1) wall or projecting sign for each frontage providing public access shall be permitted.

No portion of a sign shall be erected within two (2) feet of a curb line.

The aggregate sign area shall not exceed a size of more than one (1) square foot of sign area per linear foot of lot frontage along a given street or shall meet the following size requirements, whichever is the most restrictive:

D-X Zoning District:

40 sq. ft.: Wall sign (max)

The storefront has a linear lot frontage of 24 feet and there will be one (1) wall sign with a total area of 8 square feet. The above standards are met.

Wall and projecting signs shall be erected only on the signable area of the structure and shall not project over the roofline or parapet wall elevation of the structure.

Wall signs shall be mounted flat to a wall of the façade of the building.

Ground, projecting and wall signs in D-C, D-CBD, D-X, I-L, and I-LT districts may be illuminated in accordance with Sec. 9.9.6 and 9.9.17.g.i.

The above standards are met.

STAFF RECOMMENDATION:

Approve the request to install one (1) illuminated wall sign and one (1) under canopy sign as requested because they are visually compatible and meet the standards.

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.