



SAVANNAH HISTORIC DISTRICT BOARD OF REVIEW

REQUEST FOR CERTIFICATE OF APPROPRIATENESS

Petitioner: Rose Architects, Kevin Rose

MPC File No.: 25-005674-COA

Address: 402 East Broughton Street

PIN: 20004 42012

Zoning: D-CBD

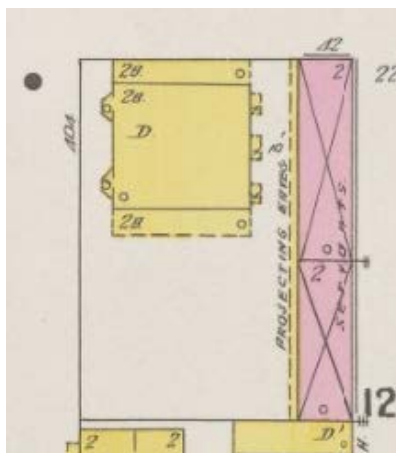
Staff Reviewer: Jodie Brown, AICP

Date: August 12, 2026

NATURE OF REQUEST:

The applicant is proposing to construct a multi-story building. This is a Part 2 review of the project and review of a Special Exception.

CONTEXT/SURROUNDING AREA:



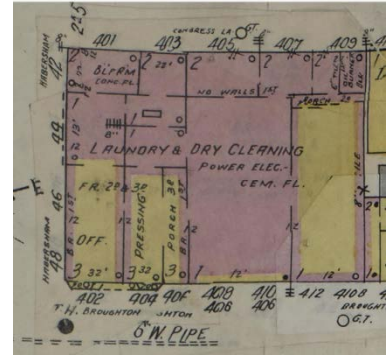
The existing building was approved for demolition at the September 2025 HDBR meeting. It was built in 1966 and received a new façade in 1985. It is located on the northeast corner of Broughton and Habersham Streets. The one-story concrete block building has plate glass windows and a cantilevered awning. It housed Southern Motors for several years.

Prior to the extant building, there were number of iterations of buildings at the site. In 1884, there was a 2-story dwelling at the corner with a barn/dwelling along the rear lot line. By 1898, the dwelling had been modified with bay windows and covered porches. By 1916, the area had been converted to multiple store fronts along both Broughton and Habersham Streets with dwellings along the rear property line. In 1950, all of the lots were used for laundry and dry-

cleaning service. The corner lots were 3-stories while the area that was previously open was one-story.

On April 8, 2026, the Part 1: Height and Mass portion was approved by the HDBR. Additionally, the three requests for the Special exceptions were approved. The three requests were:

- §7.8.10.r.ii—*Vehicular access shall be from lanes or north-south service streets. When a property does not front a lane or north-south service street, parking may be accessed from east-west connecting streets or trust streets.*
- §7.8.10.r.iii—*Structured parking within the first story of a building shall be setback a minimum of 30 feet from property lines along all public rights-of-way (not including lanes). This standard does not apply to structured parking on the same lot as single family and two family residential dwellings that are either on a corner lot with lane access or on a parcel that does not have access to a lane.*
- §7.8.10.t.v.1—*Maximum height shall not exceed two (2) stories within 20 feet of a lane when across the lane from a D-N and/or a D-R zoning district.*



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

PROJECT HISTORY:

In July 2026, after discussions with the Historic Savannah Foundation and the Downtown Neighborhood Association, the applicant agreed to make additional changes that included applying for a Special Exception for §7.8.10.t.iv.3—*Frontage may be continuous, provided that the roofline shall be varied through the use of volumetric forms and roof shapes of varying heights. The roofline shall provide a minimum one-half story height variation within the street fronting façade.* This Special Exception would potentially allow them to remove the roof line from the penthouse to Broughton Street.

FINDINGS:

The following standards from §3.12 Special Exceptions apply:

Special Exceptions.

Review by Savannah Downtown Historic District Board of Review. Special Exceptions (as listed below) for the Savannah Downtown Historic Overlay District shall be considered by the Savannah Downtown Historic Board of Review.

Applicable Special Exceptions.

To adjust Preservation and Design Standards for local historic districts as follows:

Secs. 7.8.8, 7.9.8, and 7.11.8 Secretary of the Interior's Standards and Guidelines for Rehabilitation.

Secs. 7.8.10, 7.9.10, and 7.11.10 Design Standards.

The applicant applied for one (1) Special Exception:

- §7.8.10.t.iv.3—Frontage may be continuous, provided that the roofline shall be varied through the use of volumetric forms and roof shapes of varying heights. The roofline shall provide a minimum one-half story height variation within the street fronting façade.

Review Criteria for Special Exceptions. When reviewing a special exception request, a finding shall be made by the Savannah Downtown Historic District Board of Review for each of the criteria listed below.

Whether the use for which the special exception is being considered would be located, operated and maintained in a manner in conformance with the goals, policies, and objectives of the Comprehensive Plan and the provisions of this Ordinance.

The Special Exception falls within the following goals and objectives.

- Economic Development Goals
 - Goal 2, “Foster a positive environment that provides opportunities for all business.”
 - Objective, “Prioritize growing local businesses as much as attracting new businesses.”
 - Goal 3, “Become a community with economically vibrant, safe neighborhoods and commercial centers.”
 - Objective, “Promote mixed-use development where appropriate.”
- Land Use Goals
 - Goal 1, “Establish growth policies for the City of Savannah to guide development and redevelopment in a responsible manner, encouraging compact/mixed-use development, walkable neighborhoods, increased connectivity and open space preservation.”
 - Objective, “Incentivize projects that are located in areas with existing infrastructure and within close proximity to services, making greenfield development less attractive and economical.”

Whether the special exception would not be detrimental to the public interest, health, safety, welfare, function, and appearance of the adjacent uses or general vicinity.

Per the Large-Scale Development standards, applicants must incorporate two design elements: multiple volumes, roofline variation, setback standard or recess standard. The building was designed to include the recess standard and the roofline variation. The roofline variation involved a roof that cantilevered over a portion of the roof terrace and came to the edge of the south elevation. Some concerns were expressed about the appearance of added height with the roofline variation. After presentations to Historic Savannah Foundation (HSF) and Downtown Neighborhood Association (DNA), the applicants agreed to redesign to eliminate this portion of the roof. Given that the public is asking for the elimination of the roof, the proposed Special Exception is not detrimental to the public interest. The health, safety, and welfare aspects of the Special Exception are neutral. There are no negative impacts to the public in terms of health, safety, or welfare. The function of the fourth floor will be maintained with the removal of the Broughton Street roofline variation. The roof redesign will also not negatively impact the surrounding

buildings. The proposed removal will reduce the overall appearance of height to keep it in line with the surrounding buildings as the penthouse is set more towards the center of the building with limited visibility. Staff believes granting the Special Exception would not be detrimental to the public interest, health, safety, welfare, function, and appearance of the adjacent uses or general vicinity.

Additional Conditions, Restrictions and Safeguards. The Savannah Downtown Historic District Board of Review may include conditions, restrictions or limitations as part of the approval in order to protect public health, safety, and welfare. When a special exception is approved with conditions, those conditions shall run with the land and shall be binding on the original applicant as well as any successor.

Staff does not have any additional conditions related to the Special Exception.

Time Limitations for Approved Special Conditions. Approval of a special exception pursuant to the provisions of this Ordinance shall become null and void unless the following is completed in the time period specified:

For any special exception that would require a building permit, the related building permit shall have been issued and have remained continuously valid thereafter within two (2) years from the date the special exception was granted.

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 building is four stories; however, the fourth story involves a penthouse space with elevator and stair access to the upper floor. The penthouse is situated towards the middle of the roof with limited visibility. The height of the three-story portion is 42' which is comparable to 422 E Broughton Street at 44'5 ½" and 420 E Broughton Street which is 45'3". The proposed building is consistent with Standard 2.

Secretary of the Interior's Standards 9– New Additions to not Damage. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.

The proposed new construction is comparable to the size and scale of the other contributing commercial buildings along Broughton Street. The proposed design is sympathetic, but it is distinct. The proposed work is consistent with Standard 9.

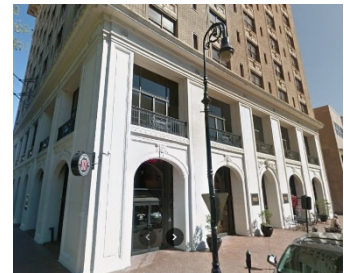
Secretary of the Interior's Standards 10– New Additions Reversible. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The proposed construction is a stand-alone building and will not impact surrounding historic resources if removed in the future. The proposed work is consistent with Standard 10.

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.*

Proportion of openings. *The relationship of the width of the windows to height of windows within a building or structure shall be visually compatible to the contributing buildings and structures to which the structure is visually related.*

The proposed building has a multitude of windows on each façade. Similar to historic bank and office/mixed use buildings, the first two floors are designed to have the appearance of one floor. The first floor is overly tall and the second floor is intended to operate similar to a transom. The material between the third floor and the first two floor is also differentiated to create the distinction between the storefront and the upper floors. Two examples that have this design are 24 Drayton Street and 7 East Congress/32 Bull Street (pictured at right). To unify the three floors, brick is pulled down from the third floor to the first two floors in the recessed areas.



Windows on the north and east have a standard look of taller than wider with 6 lights. The width of each window ranges from 3'5" to 4'6" with a height of 5'9" to 7'6". Similarly, windows on the 3rd floor of the south and west elevations and select windows on the second floor have these measurements. All windows have the appearance of casement or fixed windows.

The street facades of the first-floor feature large store windows with divided lights and a low pony wall at the base. Each of the casement/fixed windows is divided by a mullion.

The proposed work is consistent with this criterion.

Rhythm of solids to voids in front façades. *The relationship of solids to voids in the façades visible from the public right-of-way shall be visually compatible with the contributing buildings and structures to which the structure is visually related.*

Fenestration is placed fairly symmetrical on the wall planes. The proposed work is consistent with this criterion.

Rhythm of structures on streets. *The relationship of a building or structure to the open space between it and adjacent buildings or structures shall be visually compatible with the open spaces between contributing buildings and structures to which it is visually related.*

The area around the subject parcel features properties that appear to share a connecting wall and those that are constructed with no separation. Other properties are stand alone and have several feet of separation. The proposed building will have a distinct separation between it and its neighbor. The proposed work is consistent with this criterion.

Rhythm of entrance and/or porch projection. *The relationship of entrances, porch projections, and walkways to buildings or structures shall be visually compatible with the contributing buildings and structures to which they are visually related.*

Buildings in the immediate vicinity are generally constructed at the property line. Entrances are either flush with the face of the building or recessed in the façade. The proposed construction has entrances on both the west and south façade which will be recessed. The proposed project is consistent with this criterion.

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.*

The surrounding buildings have brick, siding, stucco and wood paneling. The proposed project will have the following materials:

- First and second floor wall surface: cast stone by Tanner TCSC in 50-3
- The third floor: modular brick by US Brick in Menawa Mod
- Trim work and base: cast stone by Tanner TCSC in Gray 100
- Storefront: Marvin Dark Bronze aluminum
- Fascia color: Sherwin Williams SW 7015: Repose Gray
- Metal Awning color: Sherwin Williams SW 7020 Black Fox
- Penthouse Exterior Walls: smooth stucco in Sherwin Williams SW 7015: Repose Gray
- Metal louver screen wall: by Cascade in Ash Gray

The proposed materials and colors are consistent with the surrounding properties. The proposed work is consistent with this criterion.

Roof shapes. *The roof shape of a building or structure shall be visually compatible with the contributing buildings and structures to which it is visually related.*

The roof of the three-story portion of the building is flat (slight slope to allow for drainage) with a parapet. The penthouse has a low-sloped shed roof. There are a variety of roof shapes along Broughton Street and in the immediate area. The proposed work is consistent with this criterion.

Walls of continuity. Brick walls, wrought iron fences, landscape masses, building facades, or combinations of these shall be visually compatible with the contributing buildings, structures and objects to which they are visually related and shall form continuous walls of enclosure along the street.

Broughton Street and the adjacent Wards have a variety of exterior building materials from wood siding, brick, stucco to stone. Exterior materials are compatible with the surrounding properties in the subject Ward and adjacent Wards. The proposed project also creates a continuous wall of enclosure along the street. The proposed work is consistent with this criterion.

Directional expression of front elevation. A building or structure shall be visually compatible with the buildings and structures to which it is visually related in its directional character, including vertical character, horizontal character, or nondirectional character.

The proposed building is located on the northeast corner of Habersham and Broughton Streets. There will be entrances on both streets. 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.

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.

Commercial Storefronts, New construction, alterations to non-contributing resources and additions.

Commercial Storefronts, Configuration.

The first story of a commercial building (except buildings with offices on the ground floor) shall be designed as storefront.

This standard has been met.

Storefront area glazing shall be not less than 55% of surface area. Such glazing shall be transparent; provided, however, opaque glass may be used in the storefront window transoms.

This standard has been met.

Storefront glazing shall extend from the sill or from an 18-24 inch base of contrasting design or material to the lintel.

The proposed base is 24" high. This standard has been met.

Storefront glazing in subdivided sashes shall be inset a minimum of four (4) inches from the face of the building; provided, however, that continuously glazed storefronts may be flush with the face of the building.

The storefront windows are recessed between 5" and 8". This standard has been met.

Entrances fronting Broughton Street shall be recessed and centered within the storefront.

This standard has been met.

Commercial Storefront, Materials.

Storefronts shall be constructed of wood, cast iron, Carrera glass, aluminum, steel or copper as part of a glazed storefront system.

The proposed storefront is aluminum. This standard has been met.

Storefront bases shall consist of wood, bronze, masonry, glazed brick or tile.

The storefront base will be constructed of masonry. This standard has been met.

Exterior burglar bars, fixed "riot" shutters, roll-down shutters, or similar security devices shall not be permitted.

The applicant is not proposing to use any of the security features that are noted, but they will have gates at the parking entrance/exit. The rear exit will have an Extreme 300 Series Grille in Sherwin Williams SW 7015 Repose Gray. The south side will have The Genuine. The Original. Overhead Door. Side-Folding Model 678. The security gate would be painted with Enduring Bronze SW 7055. Staff is concerned with the gate proposed for the south entrance. It appears to be more appropriate for a store located in a mall setting. The gate for this location should be reconsidered.



Awnings, Canopies, and Shade Structures. *Awnings, canopies and shade structures within the public right-of-way may be permitted with the approval of the*

encroachment by the Mayor and Aldermen and provided that the following criteria are met:

Awnings, Canopies, and Shade Structures, Configuration.

Installations extending above the public right-of-way shall have a minimum vertical clearance of eight (8) feet above the sidewalk.

The project has two entrances, one along Habersham Street and one along Broughton Street. Each entrance will have a metal awning. Both awnings will be 14'6" above the sidewalk. This standard has been met.

Awnings and canopies shall be integrated structurally and architecturally into the design of the façade.

This standard has been met.

Awnings shall not connect two (2) facades.

This standard has been met.

Awnings, Canopies, and Shade Structures, Materials.

Installations shall be constructed of canvas, other equivalent cloth, metal, or glass. Supports shall consist of metal or wood. PVC shall not be permitted.

The awning will be constructed of metal. This standard has been met.

Roofs, New construction, alterations to non-contributing resources and additions.

Roofs, Configuration.

Parapets shall have a stringcourse and a coping.

This standard has been met.

Pergolas and roof decks shall not be permitted on the street façade.

As part of the preliminary review (Part 1: Height and Mass), the applicant included a penthouse on the 4th floor. The fourth-floor bonus story was allowed when they met certain conditions. The covered roof deck is located to the west and set back approximately 26' from the roof edge. An uncovered deck at the south side will be set back 4' from the roof edge and blocked by 4 planters. Both elements are located away from the street façade. This standard has been met.

Roofs, Materials.

Roof coverings shall be standing seam metal, v-crimp, slate or equivalent synthetic, tile, or architectural asphalt or similar shingles.

The roof will be TPO roofing material with no visibility from the street. This standard has been met.

Mechanical Equipment and Refuse. Mechanical equipment and refuse shall comply with Sec. 9.5.3, Screening of Service Areas, except as provided below.

Electrical vaults, meter boxes, communications devices, and similar equipment shall be located on the secondary and/or rear façades and shall be minimally visible from view.

It is anticipated that the electrical service location will be on the north elevation along the lane. This standard has been met.

Roof mounted equipment and HVAC units shall be screened from view from the public right-of-way.

The mechanical equipment will be located at the northwest corner of the roof. It will be shielded with 6' louvered metal screen painted Ash Gray. This standard has been met.

Refuse storage areas shall be located within a building or to the side or rear of the building and screened from the public right-of-way.

The refuse area will be located on the interior of the building. It will be accessed from the lane. This standard has been met.

Lighting. In addition to the requirements set forth in Sec. 9.8, Lighting, the following standards apply:

Configuration: Light fixtures shall be compatible with the scale of the subject property and with the character of the district.

Lighting fixtures are placed on each column along the south and west elevation. They will be 18" tall and simply designed with a dark bronze color. They are not too dissimilar to the fixtures at 420 E Broughton Street. This standard has been met.

Materials: Light fixtures shall be constructed of metal and/or glass.

The light fixtures will be by Alcon Light with aluminum and glass. This standard has been met.

Source Type: White light source only.

This standard has been met.

Parking and Paving. In addition to the requirements set forth in Sec. 9.3, Off-Street Parking and Loading, parking and paving shall comply with the following:

Vehicular access shall be from lanes or north-south service streets. When a property does not front a lane or north-south service street, parking may be accessed from east-west connecting streets or trust streets.

The applicant was approved for a Special Exception for this code section during the Part 1 review. This standard has been met.

Structured parking within the first floor of a building shall be setback a minimum of 30 feet from property lines along all public rights-of-way (not including lanes). This standard does not apply to structured parking on the same lot as single family and two family residential dwellings that are either on a corner lot with lane access or on a parcel that does not have access to a lane.

The applicant was approved for a Special Exception for this code section during the Part 1 review. This standard has been met.

Curb cuts shall not exceed 20 feet in width. Loading areas for commercial development are exempt from this provision and shall be the minimum required.

The property had an existing curb cut that will be reduced to 15'6". This standard has been met.

Vehicle and pedestrian drop-off areas shall not be accommodated within the footprint of the building on the primary façade, unless the Board determines that there are site-specific constraints which require it.

This standard has been met.

Windows, New construction, alterations to non-contributing resources and additions.

Windows, Configuration.

All windows facing a street, exclusive of storefronts, basement and top story windows, shall be rectangular and shall have a vertical to horizontal ratio of not less than 5:3; provided, however, nothing in this section precludes an arched window being used. Accent windows may be round or other shapes.

This standard has been met.

Windows facing a street shall be double or triple hung, awning, casement or Palladian.

The proposed windows have the appearance of casements. This standard has been met.

The centerline of window and door openings shall align vertically on the primary façade.

The primary façade is located on the south. Generally, the windows are aligned on this façade. At both the southwest corner and the portion between the parking entrance and the main entrance have alignment through the windows with the brick mullion which unify the window grouping. This standard has been met.

Double glazed, simulated divided light, windows shall be permitted provided that the following are met: The muntin is 7/8 inches or less; The muntin profile shall simulate traditional putty glazing; The lower sash rail shall be wider than the

meeting and top rails; There shall be a spacer bar in between double panes of glass, and Extrusions shall be covered with appropriate molding.

This standard has been met.

Between-the-glass, snap-in or applied muntins shall not be permitted.

This standard has been met.

Framing members shall be covered with appropriate trim; trim shall feature a header, surrounds, and pronounced sill where appropriate.

This standard has been met.

Window sashes shall be inset a minimum of three (3) inches from the façade of a building, excluding exterior surfaces with wood siding.

This standard has been met.

The distance between windows shall be not less than for adjacent contributing buildings, nor more than two (2) times the width of the windows on primary facades. The Board may waive strict compliance with this standard where historic precedent exists within the visually-related context and is visually compatible.

This standard has been met.

Paired or grouped windows shall be permitted, provided the individual sashes have a vertical to horizontal ratio of not less than 5:3.

This standard has been met.

Windows, Materials.

Window casings and sashes shall be made of metal, wood or clad wood material.

This standard has been met.

Window glass shall be transparent with no dark tints or reflective effects (except for stained glass windows). This provision does not preclude the use of Low Emissivity glass.

This standard has been met.

Solid vinyl windows shall be prohibited.

The applicant is not proposing to use vinyl windows. This standard has been met.

Large-Scale Development, Exterior Walls - Configuration.

The frontage of buildings shall be divided into architecturally distinct sections no more than 60 feet in width with each section taller than it is wide.

Exterior building walls shall use window groupings (including curtain walls), columns, and/or pilasters to create multiple bays not less than 15 feet nor more than 20 feet in width. The Board may vary this spacing requirement if historic precedent exists within the visually-related context and it is visually compatible.

This was addressed during the Part 1 review.

Large-Scale Development, Exterior Walls - Materials.

Required. Building walls on street fronting façades shall incorporate modular masonry materials in the form of brick, cast stone, stone, concrete formed or assembled as stone to achieve a human scale over a minimum of 75% of surface area (excluding windows, doors, and curtain walls). The remainder of wall surface may incorporate other materials.

The proposed project will have the following materials:

- First and second floor wall surface: cast stone by Tanner TCSC in 50-3
- The third floor: modular brick by US Brick in Menawa Mod
- Trim work and base: cast stone by Tanner TCSC in Gray 100
- Penthouse Exterior Walls: smooth stucco in Sherwin Williams SW 7015: Repose Gray

This standard has been met.

Prohibited: EIFS (Exterior Insulation Finishing System) shall be prohibited on wall surfaces and exterior details including, but not limited to, cornices, sills, lintels, window hoods, string courses and brackets.

The applicant will not be using any EIFS. This standard has been met.

Large-Scale Development, Entrances. *Entrances for large-scale development shall comply with Sec 7.8.10.g., Entrances and Doors. When those conditions do not apply, the following standards shall be met:*

A minimum of one (1) primary entrance shall be provided for every 60 feet of street frontage, excluding lanes. Intervals between entrances shall not be less than 15 feet nor exceed 90 feet. On Trust Blocks, a minimum of one primary entrance shall be provided for every 100 feet of street frontage.

The Broughton Street frontage appears to meet the required standards with an entrance every 60'. The Habersham Street façade has one entrance that is located approximately 57.9' from the southwest corner of the building. This standard has been met.

Buildings greater than four (4) stories and less than 60 feet wide located on a corner tithing lot abutting a north-south connecting street shall locate primary entrances on both the east-west and north-south streets unless a corner entrance is utilized.

This standard has been met.

Buildings greater than 60 feet in width shall have an entrance located on an east-west street regardless of the location of any other entrances.

This standard has been met.

Large-Scale Development, Windows and Doors - Configuration.

Façades fronting streets shall incorporate windows and doors over the following minimum percentage of surface area:

*Ground level commercial uses: 55%;
Ground level residential uses: 25%;
Ground level all other uses: 35%; and
Upper levels all uses: 20%.*

This standard has been met.

Window sashes and door frames shall be inset not less than four (4) inches from all façade surfaces.

This standard has been met.

Large-Scale Development, Windows and Doors - Materials.

Permitted: Wood, clad wood, and metal windows.

The windows will be Marvin aluminum clad windows. This standard has been met.

Prohibited: Solid vinyl windows.

The applicant will not be using any vinyl windows. This standard has been met.

Large-Scale Development, Refuse Storage Areas. *The refuse storage area shall be located within the building.*

This standard has been met.

STAFF RECOMMENDATION:

APPROVE the new construction of a four (4) story building at 402 East Broughton Street WITH THE FOLLOWING CONDITION, to be reviewed by staff because the work is otherwise visually compatible and meets the Standards:

- 1. Reconsider the type of gate proposed for the southside parking garage entrance.**

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.