



HISTORIC DISTRICT BOARD OF REVIEW

SAVANNAH HISTORIC DISTRICT

Application for Certificate of Appropriateness

All exterior changes visible from the public right-of-way (including lanes) within the Savannah Historic District require a Certificate of Appropriateness (COA). Applications must be complete before the Board or Staff can begin the review process. Submit this application form, all supplemental documentation as required in the "Instructions: Submittal Criteria Checklist," and a filing fee check with one hard copy and in PDF electronic format. Electronic files can be emailed (10mb limit) or submitted with the application on a disc.

File No.: _____ (staff only)

Applicant Mailing Address:

Name: **Matthew Frankel**
 Address: **24 Drayton Street**
 City: **Savannah** State **GA** Zip **31401**
 Phone: **912-234-8056** E-Mail Address **mfrankel@hansensavannah.com**

Property Owner Mailing Address:

Name: **Ben Carter Enterprises**
 Address: **One Buckhead Plaza. 3060 Peachtree Road, NW. Suite 1800**
 City: **Atlanta** State **GA** Zip **30305**
 Phone: _____ E-Mail Address _____

Official Correspondence: Applicant Owner Other _____ (Check all that apply)

Property Information of Proposed Work: (PIN and Zoning information can be found at www.sagis.org.)

Address: **230 West Broughton Street. Savannah, GA 31401**
 PIN (Property Identification Number): **2-0016-14-008** Zoning: **BC1**

Scope of Work: (Check all that apply.)

STAFF REVIEW:		BOARD REVIEW:	
<input type="checkbox"/> Color Change	<input type="checkbox"/> Brick Repointing	<input type="checkbox"/> Rehabilitation	<input type="checkbox"/> Signs
<input type="checkbox"/> Roof Repair	<input type="checkbox"/> Shutters	<input type="checkbox"/> Alterations	<input type="checkbox"/> Fences
<input type="checkbox"/> Awnings	<input type="checkbox"/> Windows, Doors	<input type="checkbox"/> Additions	<input type="checkbox"/> Demolition
<input type="checkbox"/> Stucco Repair	<input type="checkbox"/> Mechanical Screening	<input checked="" type="checkbox"/> New Construction	<input type="checkbox"/> Relocation
OTHER:			
<input type="checkbox"/> Amendment to Previous COA Previous Case File Number: _____		<input type="checkbox"/> Other (Description): _____	

Project Description: Describe the proposed project and scope of work in detail. Additional pages may be attached. Submit all supplemental documentation as required in the separate "Instructions: Submittal Criteria Checklist."

Please see the attached Project Description.

Questions: Contact Ellen Harris at 912-651-1482 / harrise@thempc.org or Leah Michalak 912-651-1453 / michalakl@thempc.org
 Email, Hand Deliver or Mail Applications: MPC, Historic Preservation Department, 110 East State Street, Savannah, GA 31401

2014 Historic District Board of Review Schedule: (Application deadline is 4 weeks before the scheduled meeting date)

Application Deadline (Due by Close of Business: 5pm)*	Meeting Date
<input type="checkbox"/> December 18, 2013	January 8, 2014
<input type="checkbox"/> January 15, 2014	February 12, 2014
<input type="checkbox"/> February 12, 2014	March 12, 2014
<input type="checkbox"/> March 12, 2014	April 9, 2014
<input type="checkbox"/> April 16, 2014	May 14, 2014
<input type="checkbox"/> May 14, 2014	June 11, 2014
<input type="checkbox"/> June 11, 2014	July 9, 2014
<input checked="" type="checkbox"/> July 16, 2014	August 13, 2014
<input type="checkbox"/> August 13, 2014	September 10, 2014
<input type="checkbox"/> September 10, 2014	October 8, 2014
<input type="checkbox"/> October 15, 2014	November 12, 2014
<input type="checkbox"/> November 12, 2014	December 10, 2014
* Deadline may be extended an additional 1 week for petitions that were continued or if 'Part I' for New Construction was reviewed at a previous meeting.	

Filing Fee Schedule: (Check payable to the City of Savannah)

Estimated Cost of Scope of Work	Filing Fee
<input type="checkbox"/> \$0-\$5,000	\$25.00
<input type="checkbox"/> \$5,001-\$25,000	\$50.00
<input type="checkbox"/> \$25,001-\$50,000	\$100.00
<input type="checkbox"/> \$50,001-\$100,000	\$150.00
<input type="checkbox"/> \$100,001-\$500,000	\$200.00
<input type="checkbox"/> \$500,001-1,000,000	\$300.00
<input checked="" type="checkbox"/> Over \$1,000,000	\$500.00
Other	
<input type="checkbox"/> Demolition of a contributing building	\$250.00
<input type="checkbox"/> Appeal of Staff Decision	\$200.00
<input type="checkbox"/> Amendment to previous COA	Estimated cost of scope of work for amendment
<input type="checkbox"/> After-the-Fact (Work completed without a COA)	Double the estimated cost of the scope of work

Public Notice for Historic District Board of Review Meetings:

The applicant is responsible for posting the Board Meeting signs provided by the MPC a minimum fifteen (15) days in advance of the meeting. Refer to *Section 8-3030, Subsection (h) Public Notice of the Historic District Ordinance* for additional posting requirements.

Signature of Legal Owner or Authorized Agent:

I have read and understand all the information enclosed in this application form. I hereby certify that I am the legal owner or authorized agent for the legal owner of the subject property.

Signature:  Date: 07-16-14

Project Description:

The application for New Construction at 230 West Broughton Street, Savannah, GA.

The proposed demolition of the existing building on the eastern half of Lot 10 - 240 West Broughton Street (see context images). The new construction building on Lot 9 + 10 - 230/240 West Broughton street consists of four floors and a basement.

Design intent to correspond with Section 8-3030
Historic District Zoning Ordinance as described here-in:

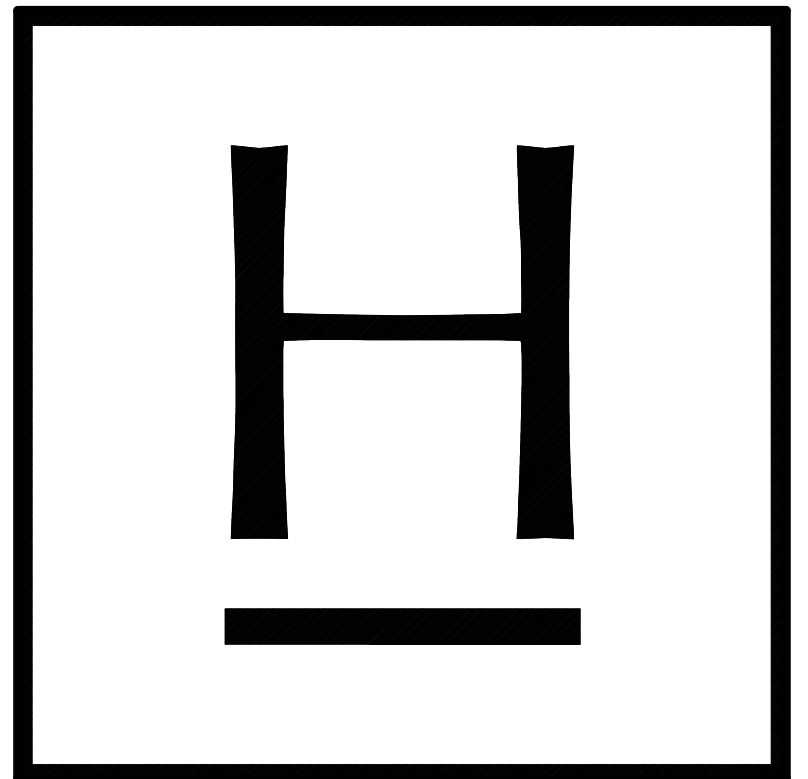
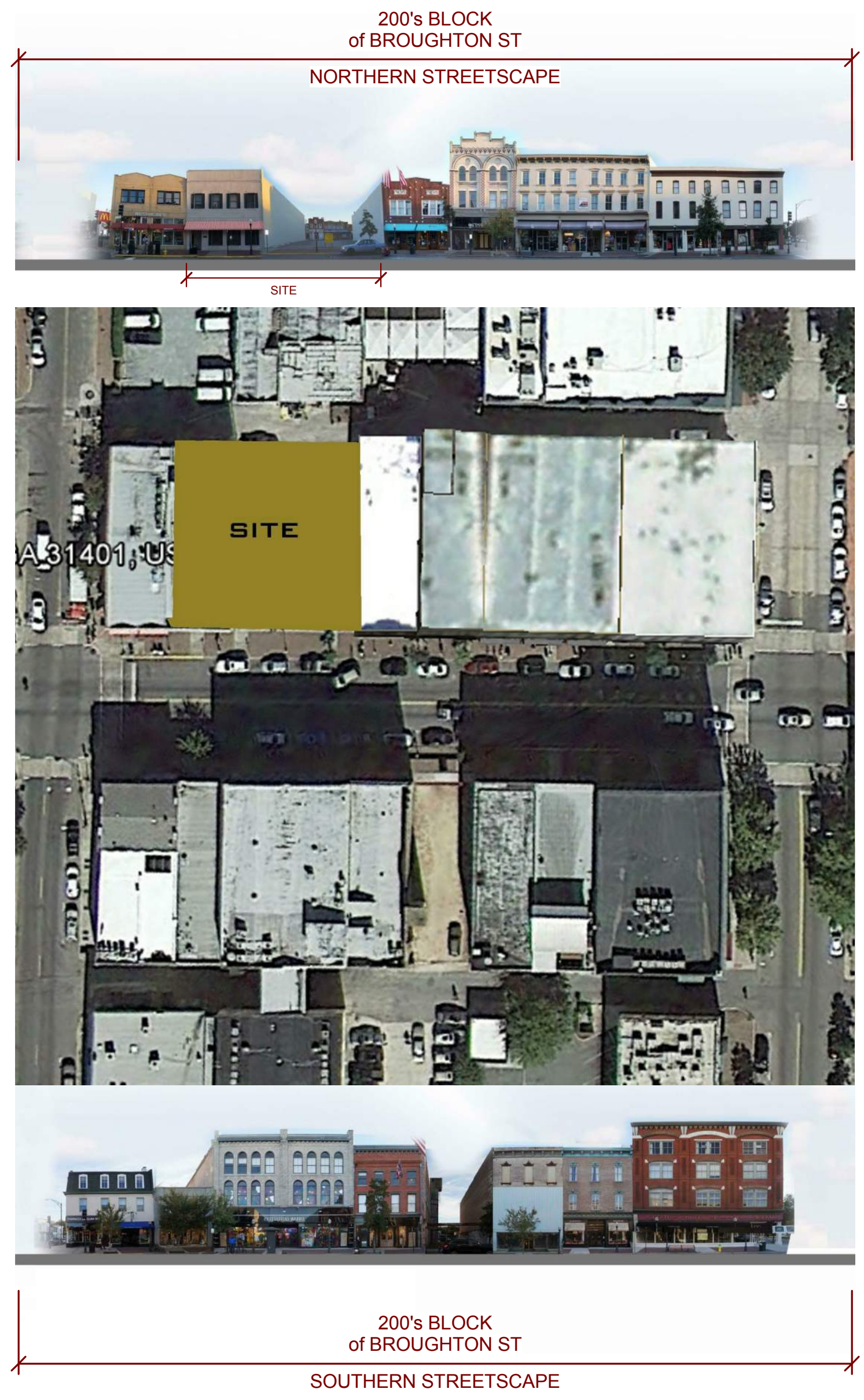
Located at 230 West Broughton Street and the eastern portion of 240 West Broughton Street the scope of work consists of New Construction. The proposed new building of four floors complies with the *Historic District Height Map* located within the four story zone. The proportions of the front facade draw from the story levels of the adjacent buildings. The proportions and rhythm of openings also relate to the adjacent contextual buildings of this #200 block of Broughton Street.

The first and second story of the proposed new building consist of retail storefront frontage. The front facade has also been consciously horizontally subdivided into distinct *base - middle - top* proportions. The top story is separated from the lower floors with horizontal banding and material distinction. The building form proposes a historic form similar to the those found on all of Broughton Street. The new building/form abut the adjacent buildings on both the east and west property lines in efforts to create a continuous street frontage elevation. The new building footprint proposes a "0" lot line and intends to utilize 100% of the total lot area.

The Broughton Street entry is recessed 3'-0" from the outermost facade plane as depicted in plan and all storefront has a 24" sill height. All entrances comply with a less then 50' interval. The main entry doors are storefront to tie into the full main entry system of three distinct bays. All windows that are not part of the lower floors retail frontage are double hung windows. Also, all lane windows which are not louver openings (see elevation) are double hung windows. All windows facing Broughton Street comply with the minimum height to width rectangular ratios. Please reference the elevations and building section for distance between openings and recessed opening depths. The proposed awnings on the Broughton Street facade comply with minimum 8'-0" above public right-of-way. All mechanical and electrical accesses have been located to the Lane facade.

The new building configuration has been architecturally divided horizontally and vertically to create a new form from historic characteristics. The new construction is composed of brick masonry material, with locations of "feature" brick coursing. The side elevations consist of a stucco wall system. The storefront sill is a cast stone wall at the base to ground the front facade. The top floor calls out for a zinc clad system unique from the lower floors. All window groupings and retail level system comply with the 55% area minimum facade fronting to incorporate windows and doors.

Please reference the attached for full scope.



HANSEN
Established 1945
24 Drayton Street, 9th Floor | Savannah, Georgia 31401
P 912.234.8056 | www.hansensavannah.com

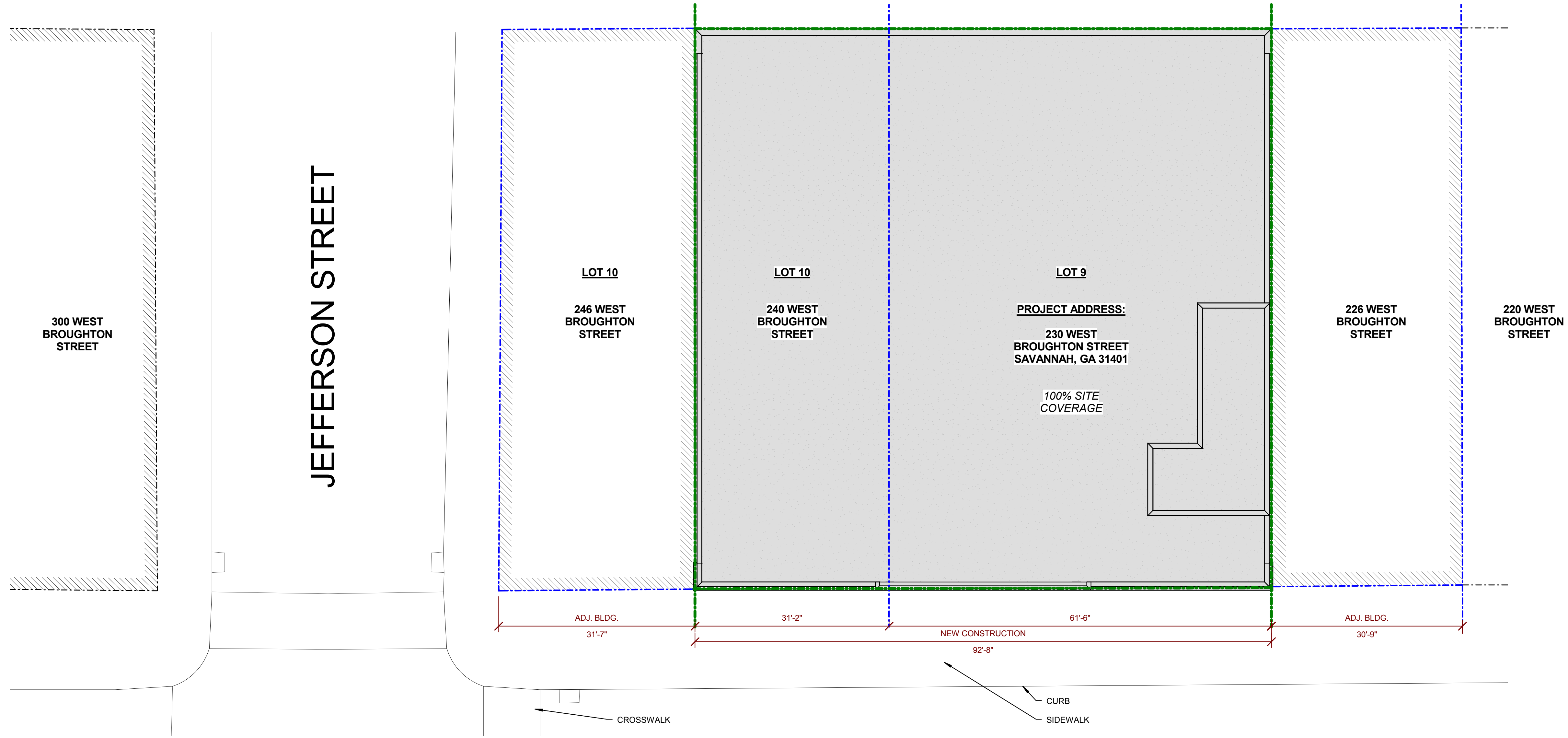
HBR PART I
IMPROVEMENTS TO:
230 - 240 WEST Broughton STREET
SAVANNAH GA 31401

1 Broughton Street Block Plans w/ North & South Block Elevations
3" = 1'-0"

2 Aerial View of Site - Northern View
N.T.S.

3 Aerial View of Site - Southern View
N.T.S.

CONGRESS LANE



Broughton Street

4 HBR SITE PLAN
1" = 10'-0"

REVISIONS

SHEET TITLE
SITE CONTEXT & SITE PLAN

COPYRIGHT & REPRODUCTION OF DRAWINGS
1. This Drawing is the property of Hansen Architecture, P.C. and is not to be reproduced or copied in whole or in part. It is not to be used on any other project and is to be returned on request.
2. Scales as stated herein are valid on the original drawings only and are hereby changed in proportion to the difference in scale between the print and the original drawing.
3. Do not scale dimensions from prints. Plans and details are not shown to scale. Use dimensions given or consult the Architect for further clarification.

PROJECT NUMBER: 1412	SHEET NO.:
DATE: 07.16.2014	HBR-1
DRAWN BY: MF	
CHECKED BY: PLP	
SCALE: As indicated	
DRAWER:	



1 ORIGINAL BUILDING w/ ADJ. BUILDINGS "A"
N.T.S.

2 EXISTING LOT w/ ADJ. BUILDINGS
N.T.S.

3 NE CORNER OF BROUGHTON & JEFFERSON
N.T.S.

4 EXISTING ADJ. BUILDING & PROPOSED DEMO BLDG.
N.T.S.

5 VIEW ACROSS BROUGHTON STREET FROM SITE
N.T.S.



6 ORIGINAL BUILDING w/ ADJ. BUILDINGS "B"
N.T.S.

7 VIEW FROM LANE OF REAR LOT
N.T.S.

8 ADJ. BLDG. ACROSS JEFFERSON @ NW CORNER
N.T.S.

9 SW CORNER OF BROUGHTON & JEFFERSON
N.T.S.

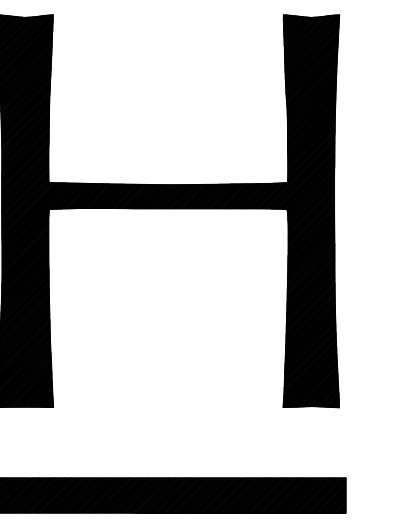
10 VIEW ACROSS CONGRESS LANE FROM SITE
N.T.S.



11 VIEW OF NEW CONSTRUCTION LOOKING EAST
N.T.S.



12 VIEW OF NEW CONSTRUCTION LOOKING EAST
N.T.S.



HANSEN
Established 1945
24 Drayton Street, 9th Floor | Savannah, Georgia 31401
P 912.234.8056 | www.hansensavannah.com

HBR PART I
IMPROVEMENTS TO:
**230 - 240 WEST
BROUGHTON STREET**
SAVANNAH GA
31401

REVISIONS

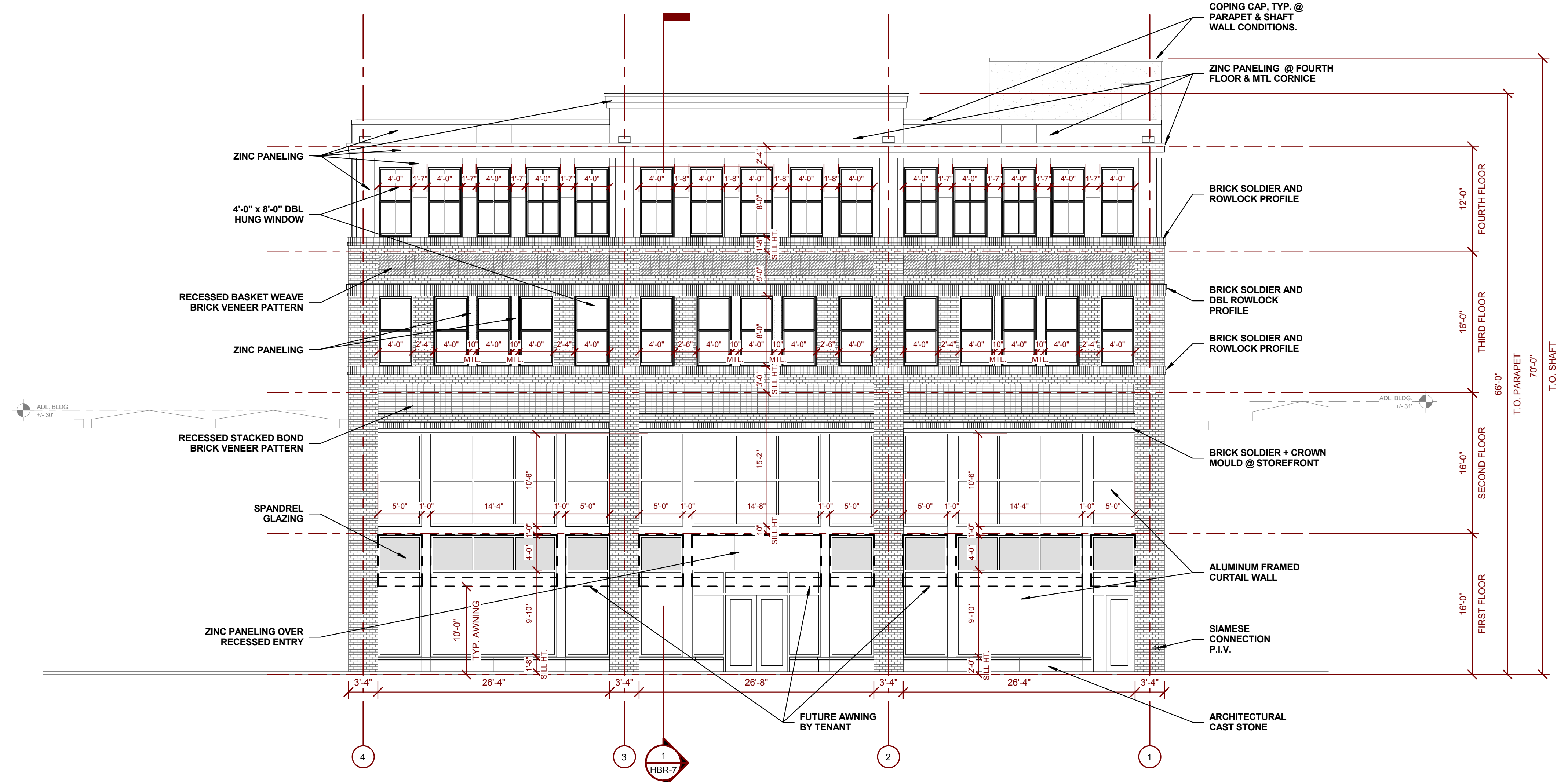
SHEET TITLE
**CONTEXT PHOTOS &
PERSPECTIVES OF NEW
CONSTRUCTION**

COPYRIGHT & REPRODUCTION OF DRAWINGS
1. This Drawing is the property of Hansen Architecture, P.C., and is not to be reproduced or copied in whole or in part. It is not to be used on any other project and is to be returned on request.
2. Scales as stated herein are valid on the original drawings only and are hereby changed in proportion to the difference in size between the print and the original drawing.
3. Do not scale dimensions from prints. Plans and details are not always to scale. Use dimensions given or consult the Architect for further clarification.

PROJECT NUMBER **1412**
DATE 07.16.2014
DRAWN BY: MF
CHECKED BY: PLP
SCALE 1/2" = 1'-0"
DRAWER

SHEET NO.
HBR-2

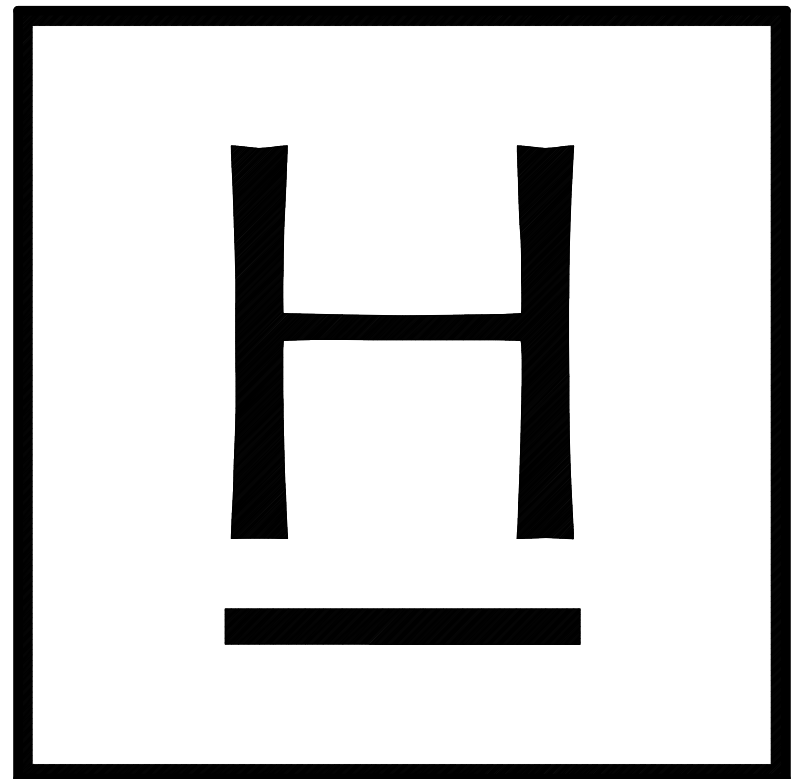
C:\Users\mathew\Desktop\1412_HBR_mathew\Recovery.rvt



1 HBR PART I_BROUGHTON STREET - SOUTH ELEVATION
1/8" = 1'-0"

7/16/2014 4:28:18 PM

2 BROUGHTON STREET SITE ELEVATION
1/8" = 1'-0"



HANSEN
Established 1945
24 Drayton Street, 9th Floor | Savannah, Georgia 31401
P 912.234.8056 | www.hansensavannah.com

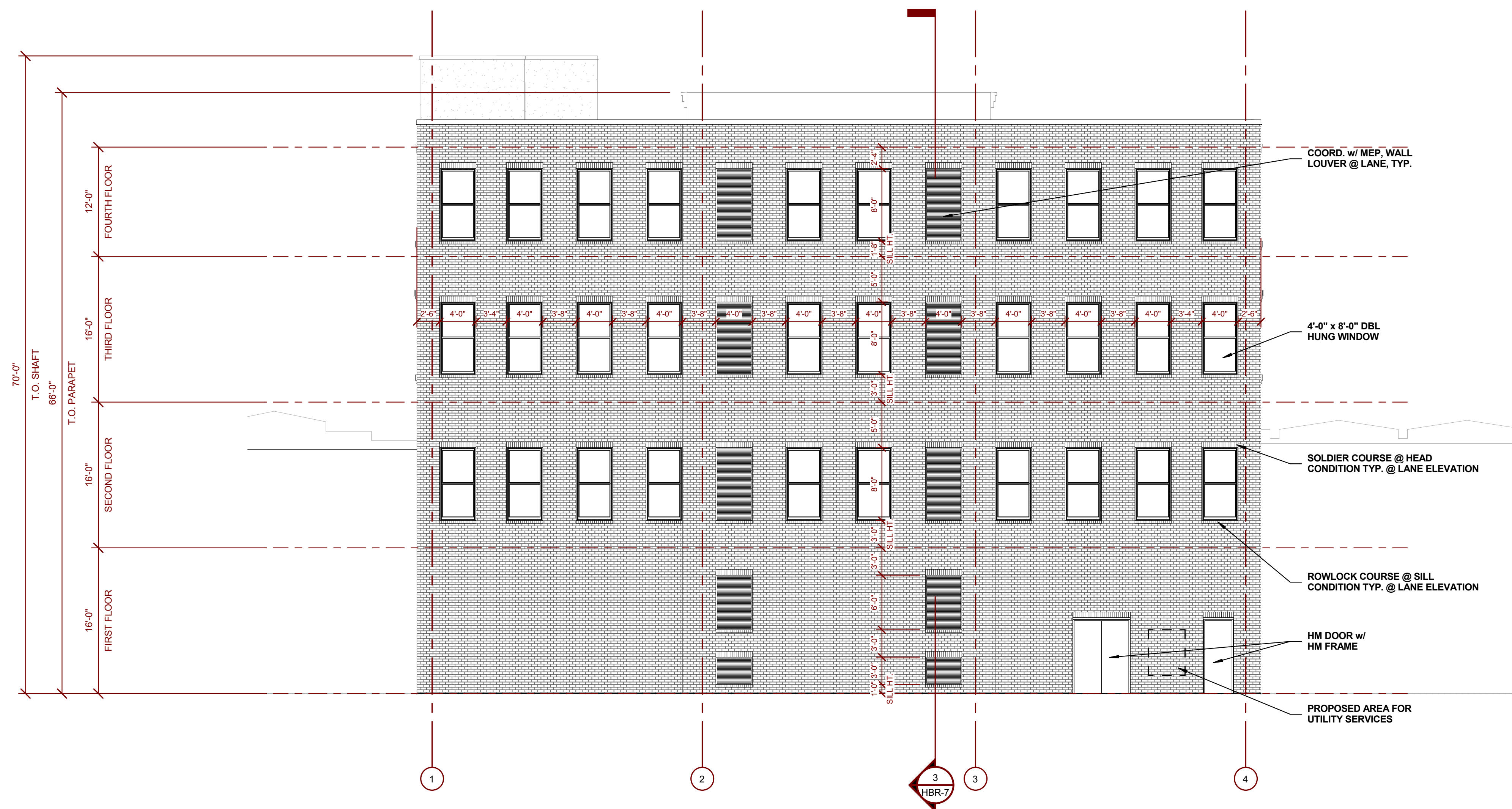
HBR PART I
IMPROVEMENTS TO:
**230 - 240 WEST
BROUGHTON STREET**
SAVANNAH GA
31401

REVISIONS

SHEET TITLE
STREET FRONT ELEVATIONS

COPYRIGHT & REPRODUCTION OF DRAWINGS
1. This Drawing is the property of Hansen Architecture, P.C. and is not to be reproduced or copied in whole or in part. It is not to be used on any other project and is to be returned on request.
2. Scales as stated herein are valid on the original drawings only and are hereby changed in proportion to the difference in scale between the print and the original drawing.
3. Do not scale dimensions from prints. Plans and details are not shown to scale.
Use dimensions given or consult the Architect for further clarification.

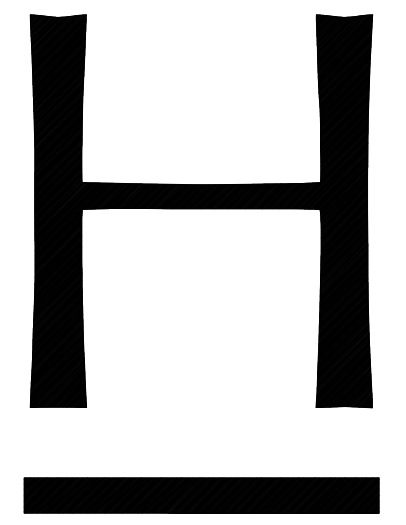
PROJECT NUMBER 1412	SHEET NO. HBR-4
DATE 07.16.2014	
DRAWN BY: MF	
CHECKED BY: PLP	
SCALE 1/8" = 1'-0"	
DRAWER	



1 HBR PART I CONGRESS LANE - NORTH ELEVATION
1/8" = 1'-0"



2 CONGRESS LANE SITE ELEVATION
1/8" = 1'-0"



HANSEN
Established 1945

24 Drayton Street, 9th Floor | Savannah, Georgia 31401
P 912.234.8056 | www.hansensavannah.com

HBR PART I
IMPROVEMENTS TO:

**230 - 240 WEST
BROUGHTON STREET**

SAVANNAH GA
31401

REVISIONS

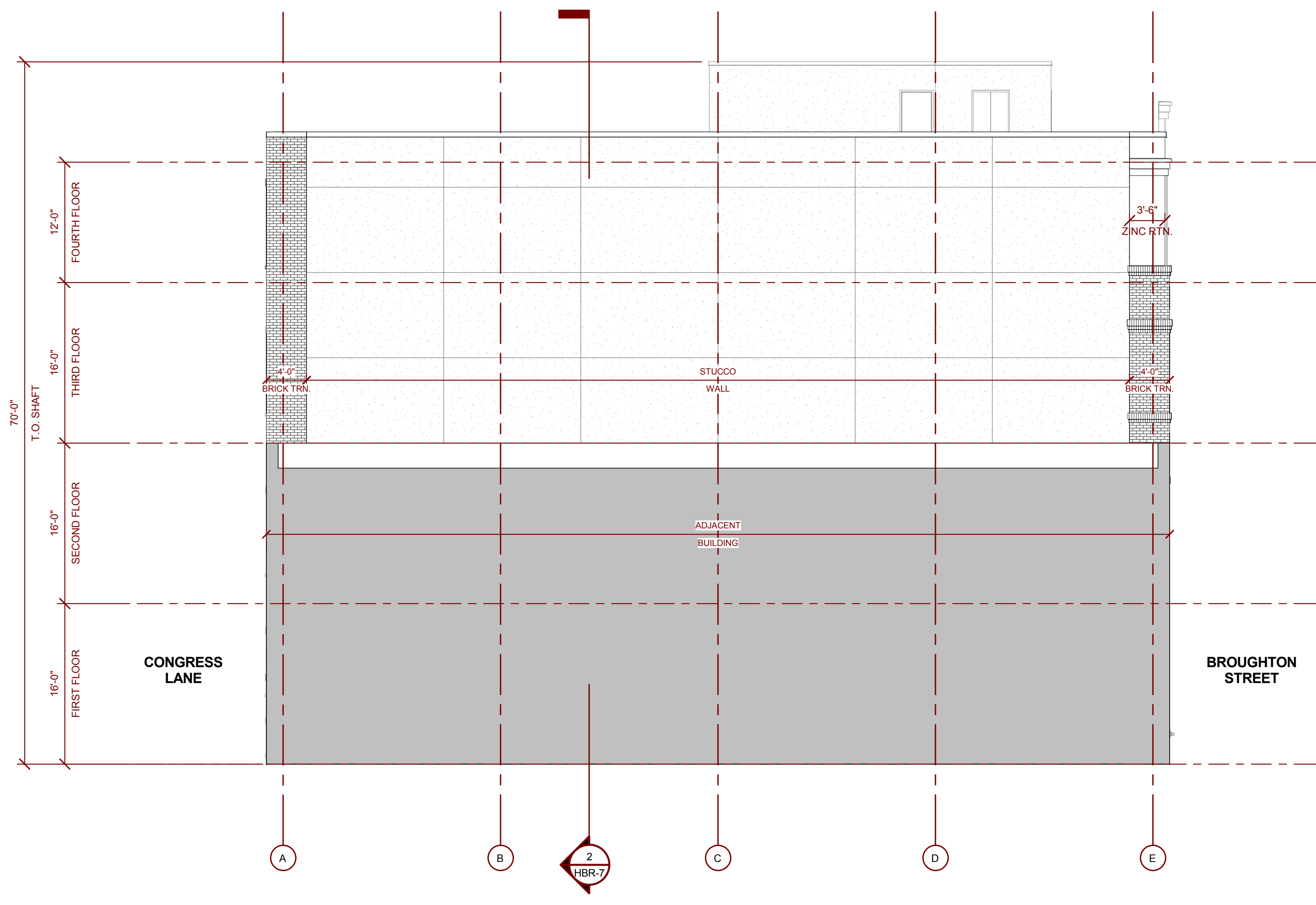
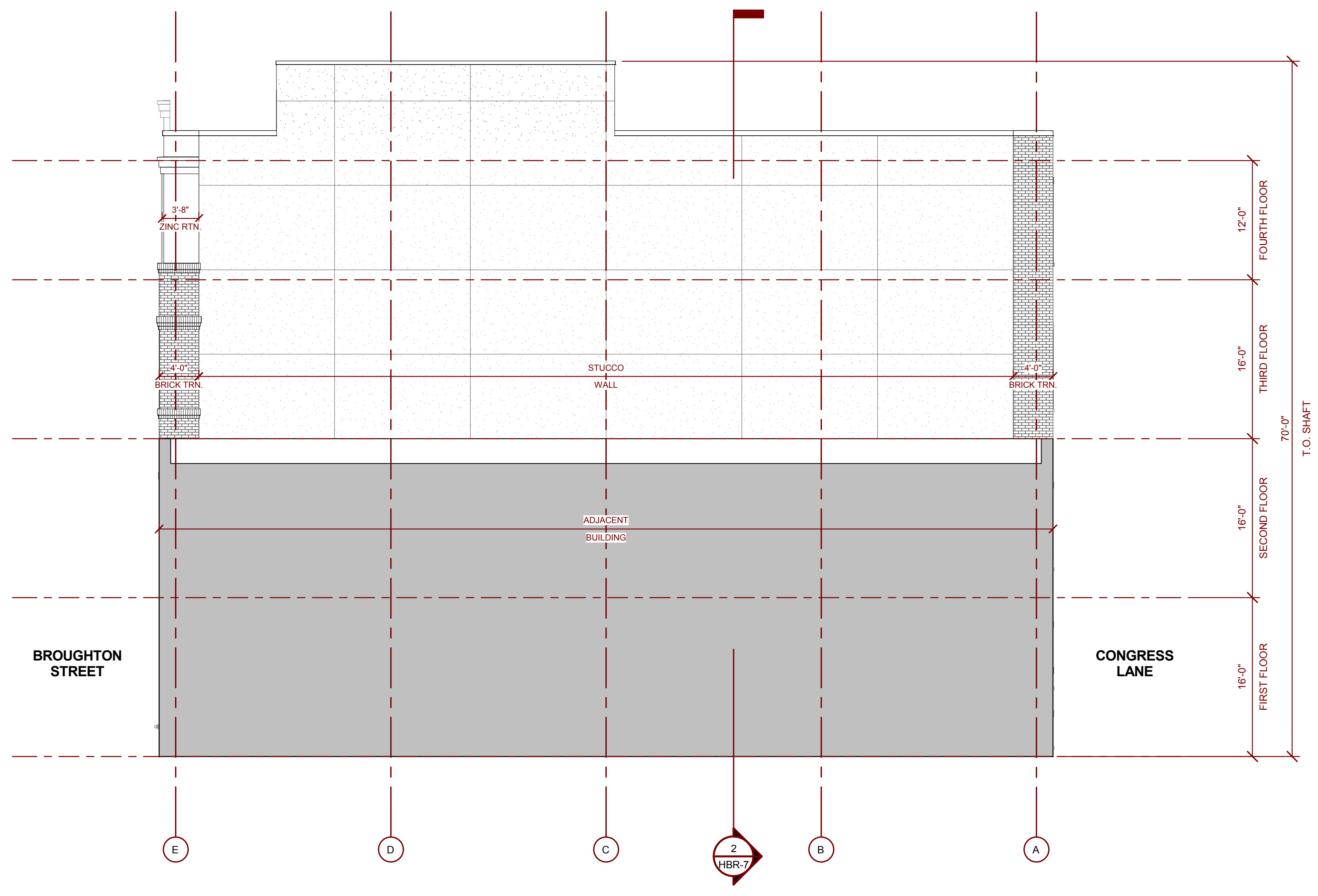
SHEET TITLE
LANE ELEVATIONS

COPYRIGHT & REPRODUCTION OF DRAWINGS
1. This Drawing is the property of Hansen Architects, P.C. and is not to be reproduced or copied in whole or in part. It is not to be used on any other project and is to be returned on request.
2. Scales as stated hereon are valid on the original drawings only and are hereby changed in proportion to the difference in scale between the print and the original drawing.
3. Do not scale dimensions from prints. Plans and details are not shown to scale. Use dimensions given or consult the Architect for further clarification.

PROJECT NUMBER: **1412**
DATE: 07.16.2014
DRAWN BY: MF
CHECKED BY: PLP
SCALE: 1/8" = 1'-0"
DRAWER:

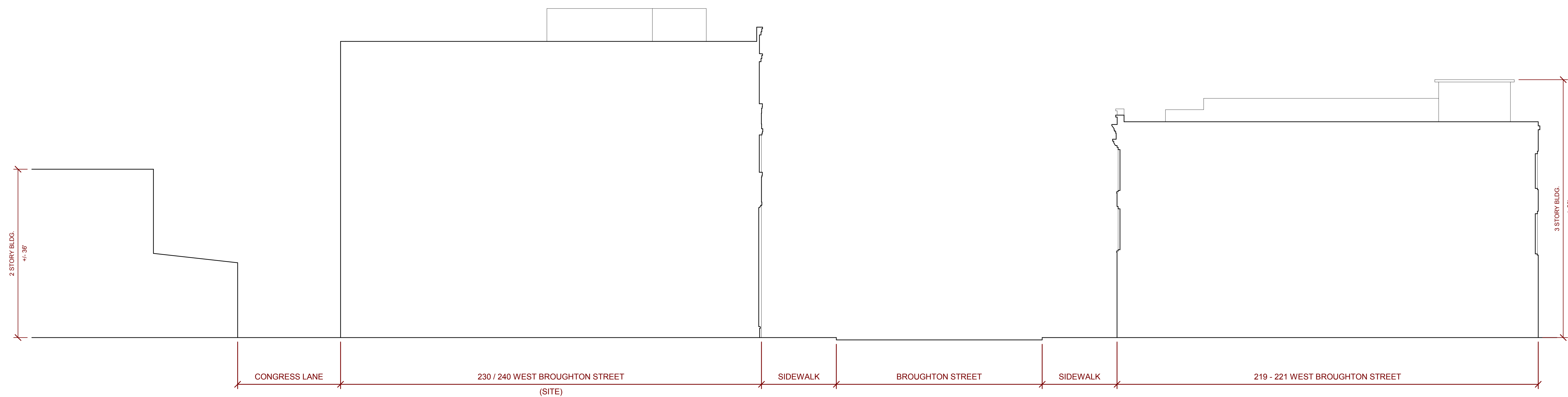
SHEET NO.

HBR-5

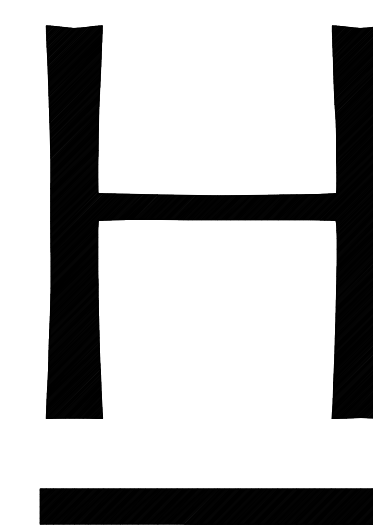


1 HBR-5
HBR EAST ELEVATION
1/8" = 1'-0"

2 HBR-6
HBR WEST ELEVATION
1/8" = 1'-0"



4 HBR-6
SITE ELEVATION - N/S
1" = 10'-0"



HANSEN
Established 1945

24 Drayton Street, 9th Floor | Savannah, Georgia 31401
P 912.234.8056 | www.hansensavannah.com

HBR PART I
IMPROVEMENTS TO:

230 - 240 WEST
BROUGHTON STREET

SAVANNAH GA
31401

REVISIONS

SHEET TITLE
SIDE ELEVATIONS + SITE
SECTION BLDG. PROFILES

COPYRIGHT & REPRODUCTION OF DRAWINGS

1. This Drawing is the property of Hansen Architects, P.C. and is not to be reproduced or copied in whole or in part. It is not to be used on any other project and is to be returned on request.
2. Scales as stated hereon are valid on the original drawings only and are hereby changed in proportion to the difference in scale between the print and the original drawing.
3. Do not scale dimensions from prints. Plans and details are not always to scale. Use dimensions given or consult the Architect for further clarification.

PROJECT NUMBER 1412

DATE 07.16.2014

DRAWN BY: MF

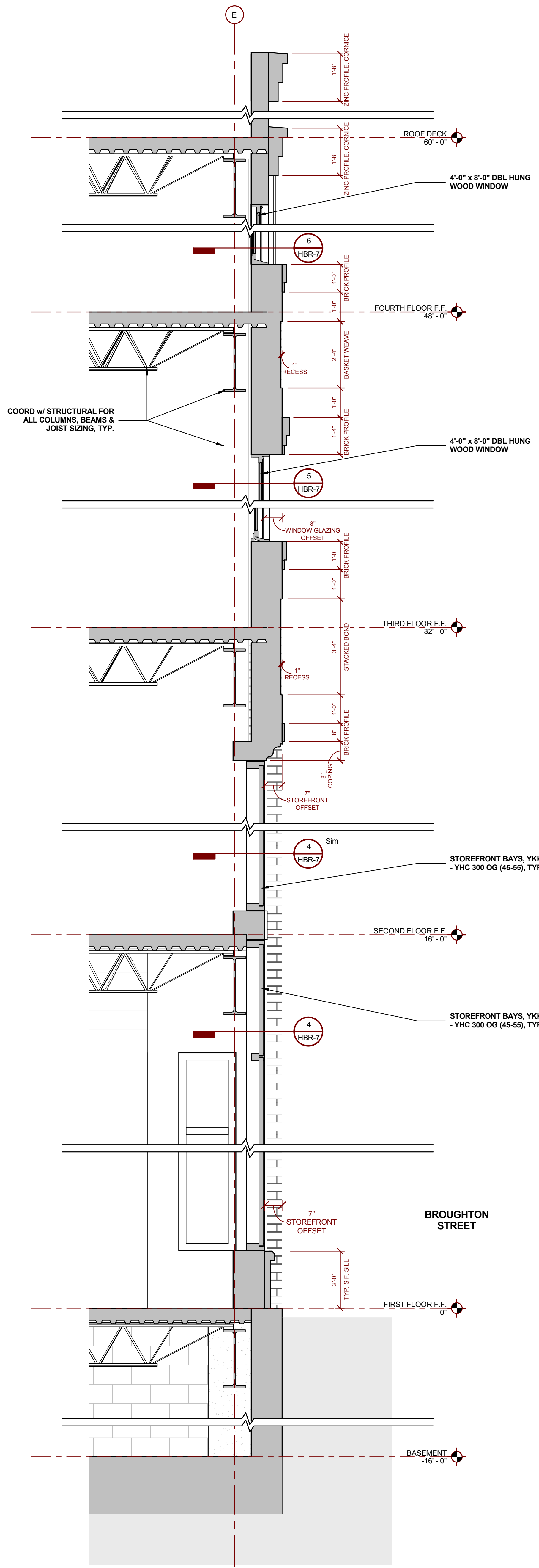
CHECKED BY: PLP

SCALE As indicated

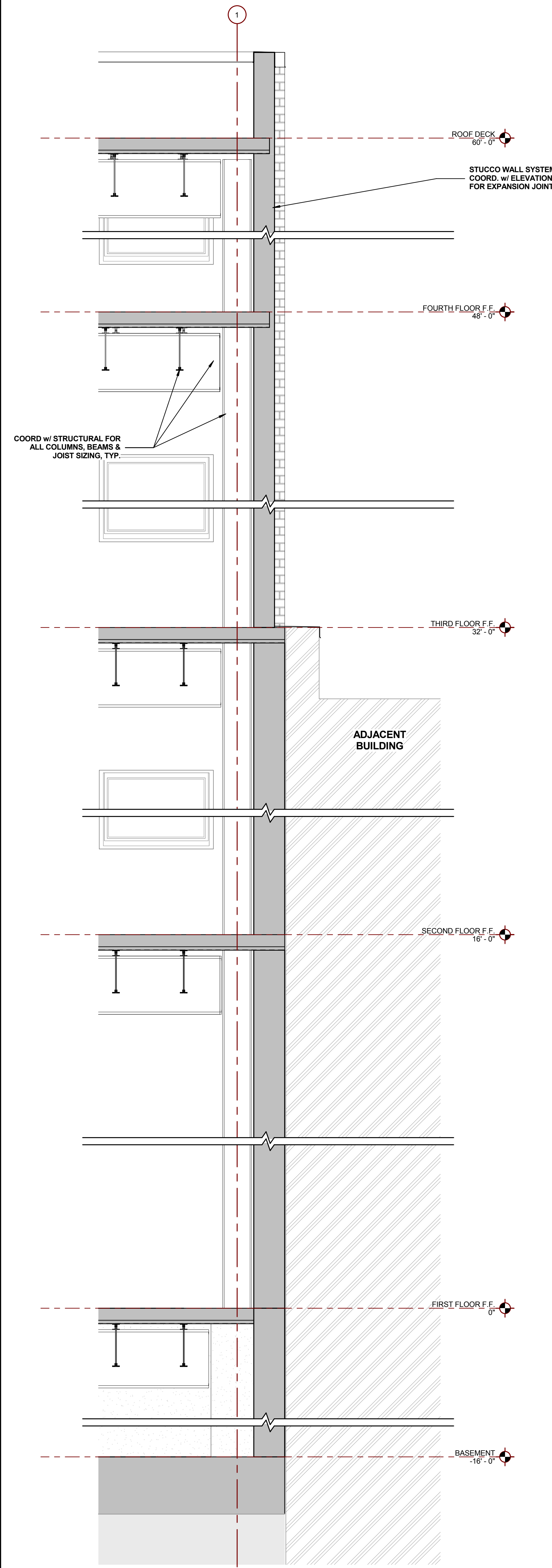
DRAWER

SHEET NO.

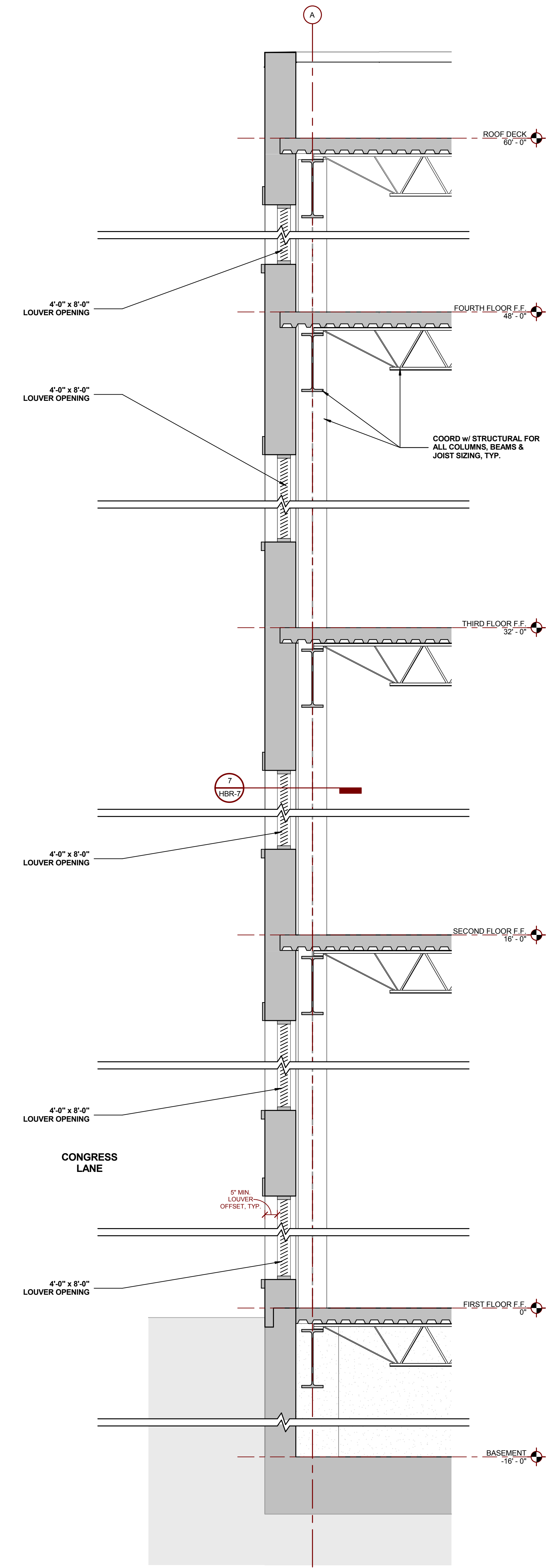
HBR-6



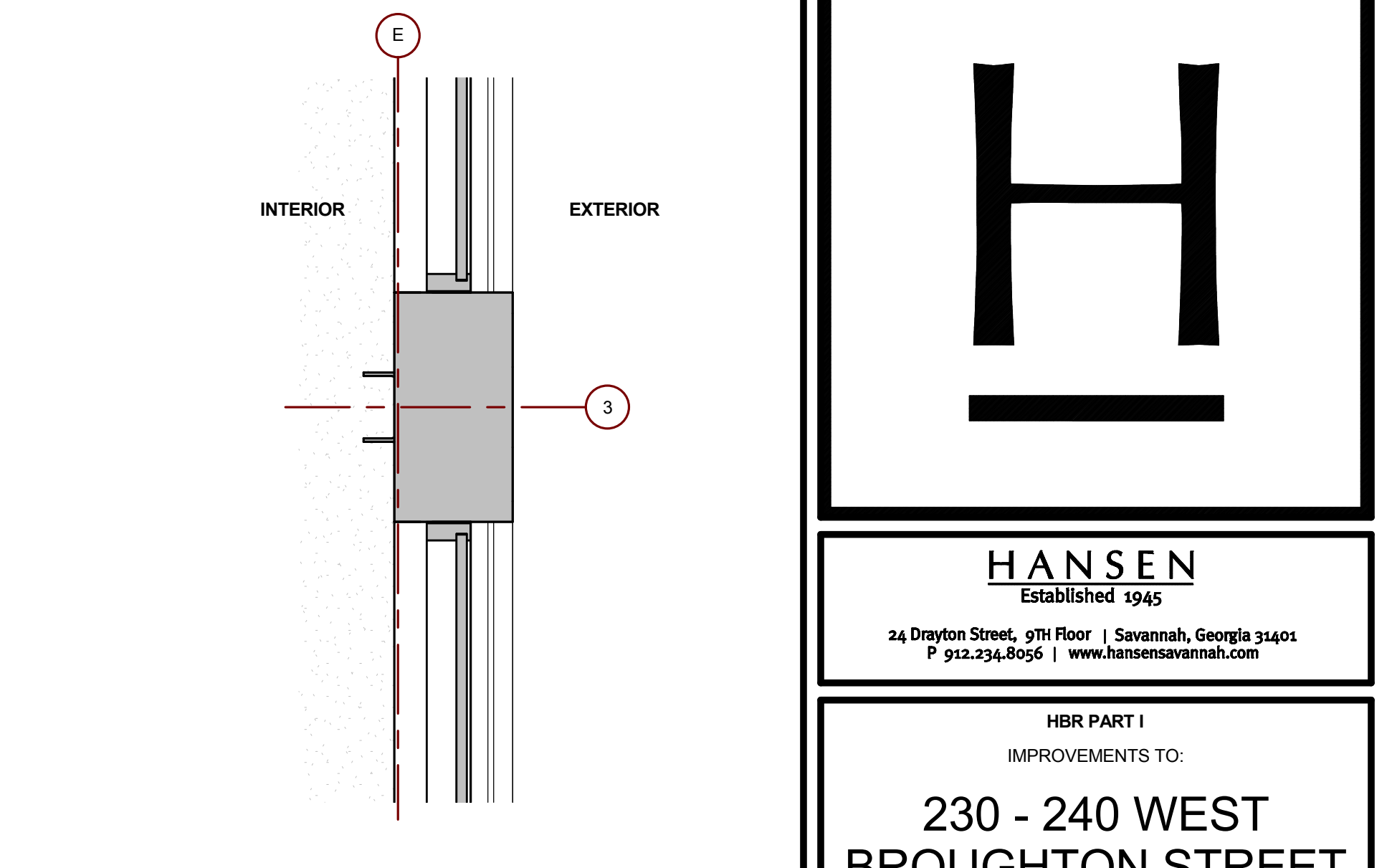
1 BROUGHTON STREET WALL SECTION
1/2" = 1'-0"



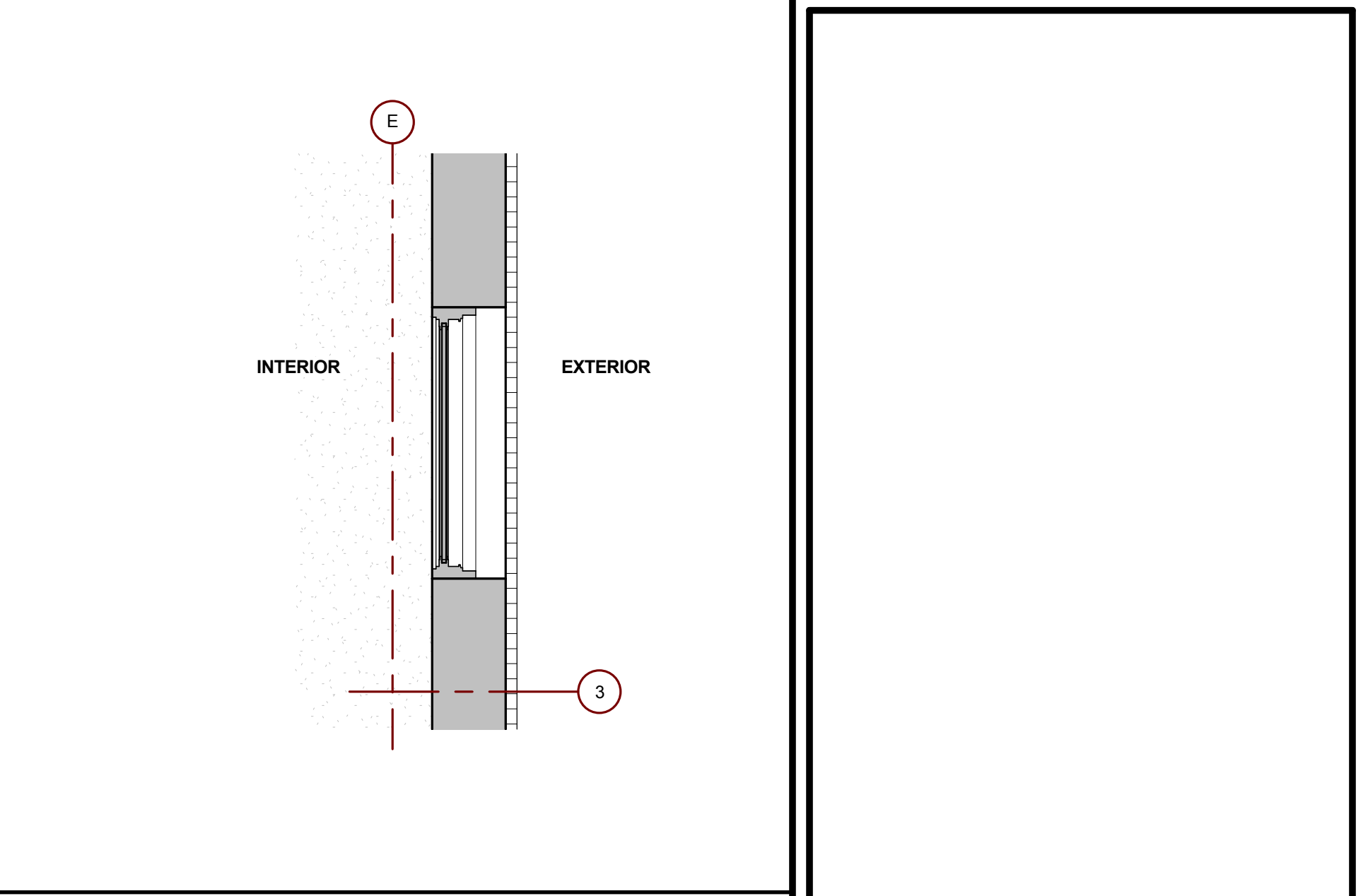
2 TYP. WALL SECTION @ EAST & WEST
1/2" = 1'-0"



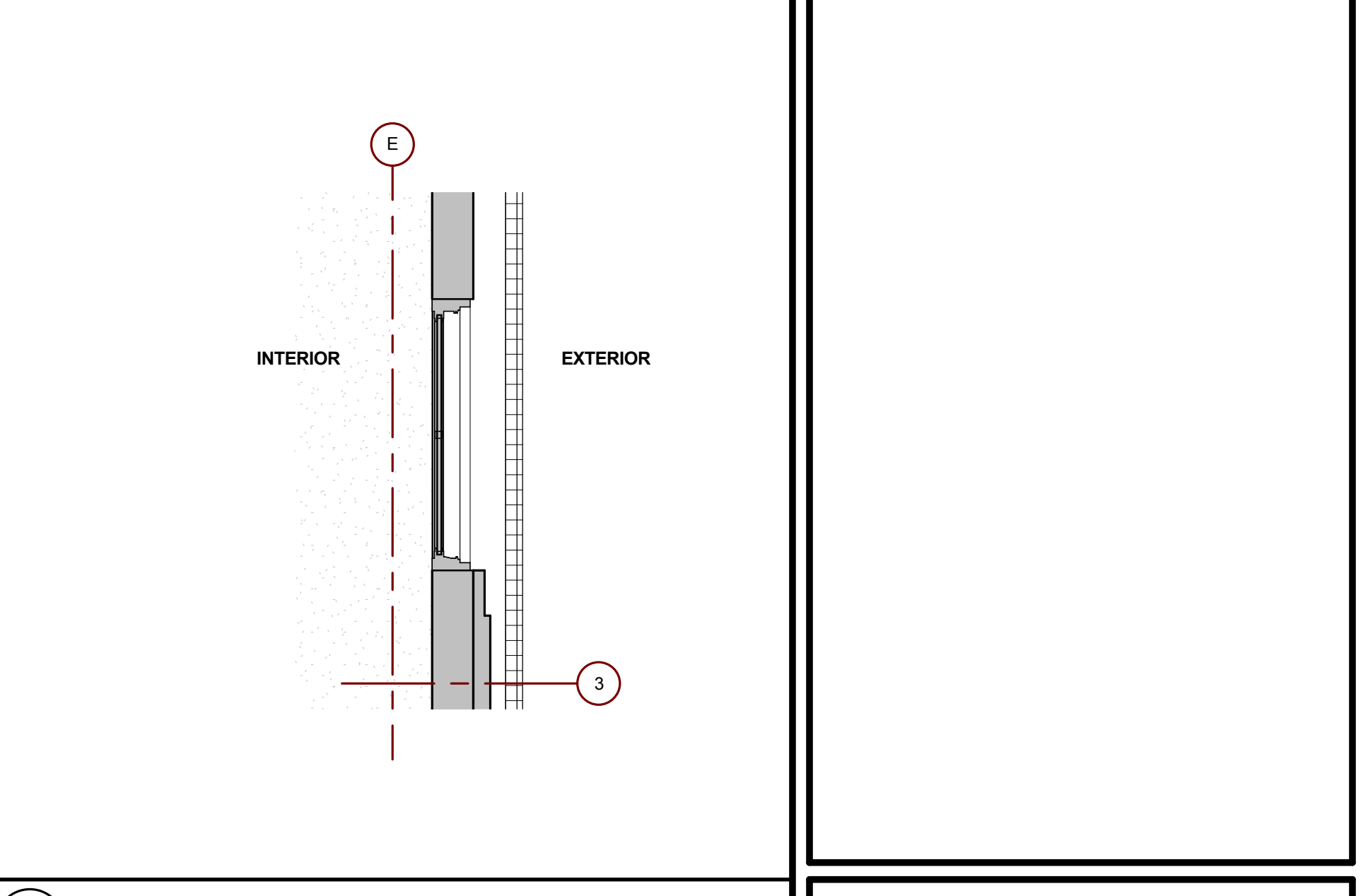
3 CONGRESS LANE WALL SECTION
1/2" = 1'-0"



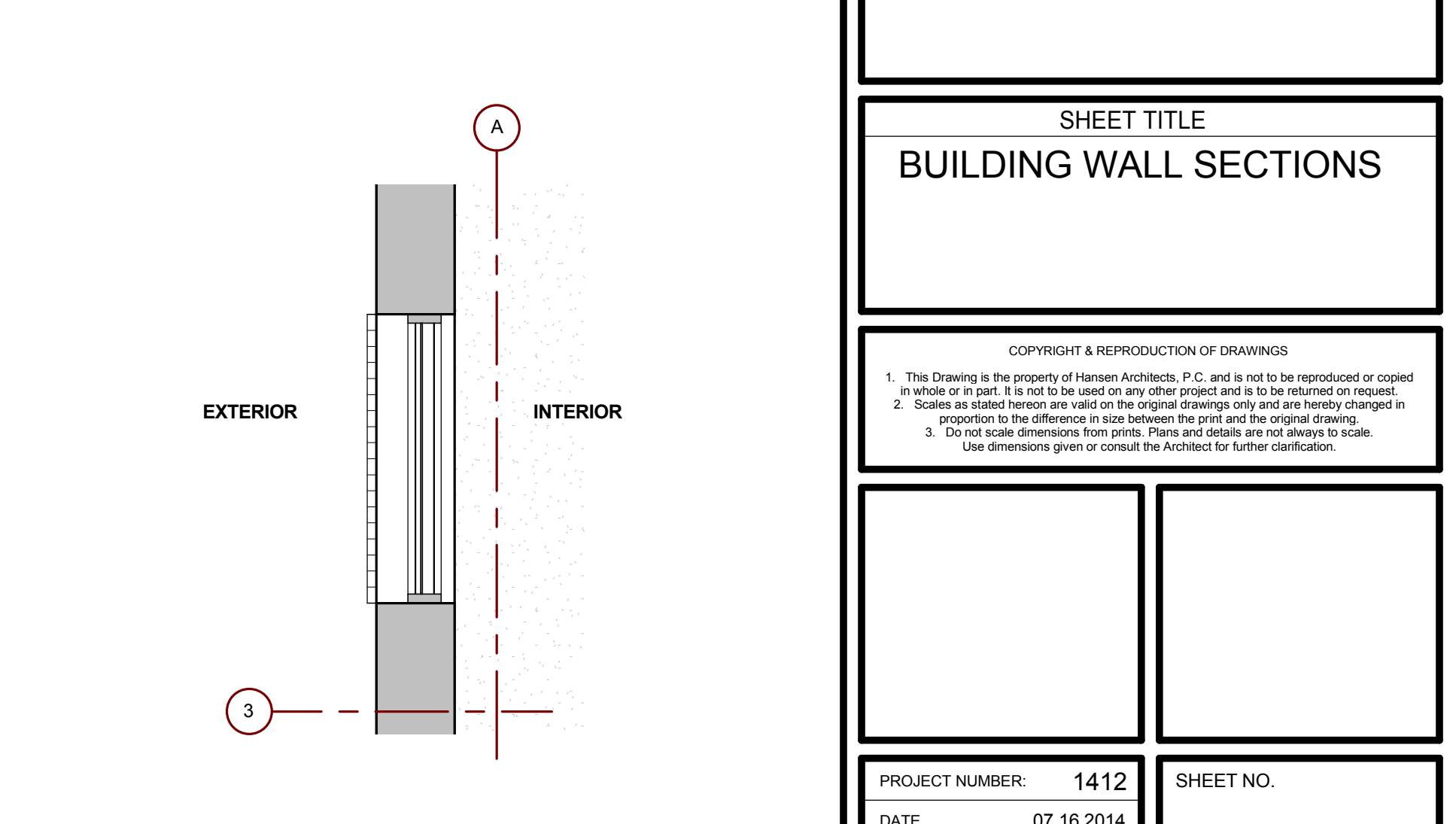
4 TYP. JAMB COND. @ STOREFRONT
1/2" = 1'-0"



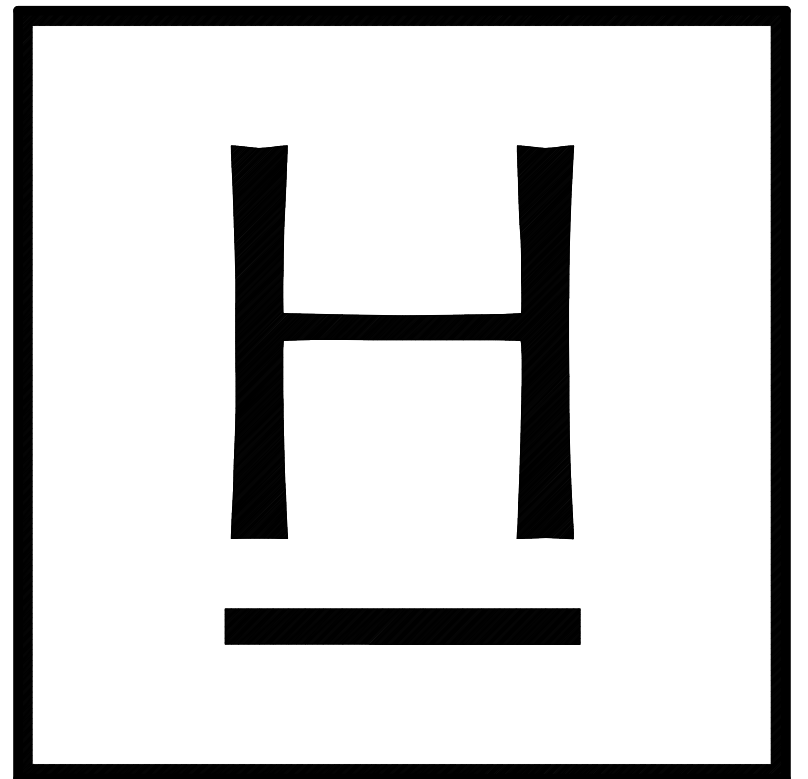
5 TYP. JAMB COND. @ DBL. HUNG WINDOW IN BRICK WALL
1/2" = 1'-0"



6 TYP. JAMB COND. @ DBL. HUNG WIND. IN MTL. VENEER WALL
1/2" = 1'-0"



7 TYP. JAMB COND. @ LOUVER OPENING
1/2" = 1'-0"



HANSEN
Established 1945
24 Drayton Street, 9th Floor | Savannah, Georgia 31401
P 912.234.8056 | www.hansensavannah.com

HBR PART I
IMPROVEMENTS TO:
230 - 240 WEST BROUGHTON STREET
SAVANNAH GA
31401

REVISIONS

--	--

SHEET TITLE
BUILDING WALL SECTIONS

COPYRIGHT & REPRODUCTION OF DRAWINGS
1. This Drawing is the property of Hansen Architects, P.C., and is not to be reproduced or copied in whole or in part. It is not to be used on any other project and is to be returned on request.
2. Scales as stated herein are valid on the original drawings only and are hereby changed in proportion to the difference in scale between the print and the original drawing.
3. Do not scale dimensions from prints. Plans and details are not shown to scale. Use dimensions given or consult the Architect for further clarification.

PROJECT NUMBER	1412	SHEET NO.	
DATE	07.16.2014		
DRAWN BY:	MF		
CHECKED BY:	PLP		
SCALE	1/2" = 1'-0"		
DRAWER			

HBR-7