



# 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 to [historic@thempc.org](mailto:historic@thempc.org) (10mb limit) or submitted with the application on a disc.

**File No.:** \_\_\_\_\_ (staff only)

**Applicant Mailing Address:**

Name: PATRICK SHAY  
 Address: 12 EAST BAY STREET  
 City: SAVANNAH State GA Zip 31401  
 Phone: 912-232-1151 E-Mail Address PSHAY@GMSHAY.COM & MWARD@GMSHAY

**Property Owner Mailing Address:**

Name: EAST RIVER STREET, LLC  
 Address: 3405 PIEDMONT ROAD NE, SUITE 175  
 City: ATLANTA State GA Zip 30305  
 Phone: 912-790-4700 E-Mail Address WHIPTRIPLET@MSN.COM

**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](http://www.sagis.org).)

Address: 602 EAST RIVER STREET  
 PIN (Property Identification Number): 2-0005-02-003 Zoning: B-B

**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
<b>OTHER:</b>			
<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."

SEE NARRATIVE

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**2016 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 16, 2015	January 13
<input type="checkbox"/> January 13	February 10
<input type="checkbox"/> February 10	March 9
<input type="checkbox"/> March 16	April 13
<input type="checkbox"/> April 13	May 11
<input type="checkbox"/> May 11	June 8
<input type="checkbox"/> June 15	July 13
<input type="checkbox"/> July 13	August 10
<input type="checkbox"/> August 17	September 14
<input type="checkbox"/> September 14	October 12
<input type="checkbox"/> October 12	November 9
<input type="checkbox"/> November 16	December 14

\* For petitions that were reviewed at the immediately prior meeting, the deadline is extended one (1) week.

**Estimated Cost of the Proposed Work:** \$<sup>30</sup> Million

**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
<b>Other</b>	
<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

**Application Submission Procedures:**

Each building is considered an individual project (with the exception of duplexes, identical rowhouses and accessory structures); therefore, submit a separate application and filing fee check for each building.

**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:** 12-14-16

Questions? Email the Preservation Department at [historic@thempc.org](mailto:historic@thempc.org) or call 912-651-1440.

Email, Hand Deliver or Mail Applications: MPC, Historic Preservation Department, 110 East State Street, Savannah, GA 31401

December 13, 2016

Ellen I. Harris, AICP, LEED A.P.  
Director of Urban Planning and Historic Preservation  
Chatham County-Savannah Metropolitan Planning Commission  
110 East State Street  
Savannah, GA 31401  
Hand Delivered

Re: **River Street East Master Plan**  
**Previous Petition H-120719-4727-2**  
**Approved as Part One A**

Ellen,

Today we are submitting three separate petitions for the follow up to the above captioned project submitted 12.20.12. This letter is a summary of the logic behind the update of this master plan with these petitions. The model of the entire master plan area, including the existing Homewood Suites, and the previously approved Part One for the AC Hotel, will be delivered separately.

Please consider the following points in your review:

- This area of Savannah has been a center for industry—coal, gas, lumber and iron—since the early 19<sup>th</sup> Century, and the home to large scale buildings that once crowded the riverfront.
- Today we propose that it become a center for other (cleaner) industries—entertainment and tourism. This will reinforce the redevelopment of Trustee's Garden as an activity center, and provide much needed public parking for its amphitheater.
- This center of activity is full of high quality accessible public space including the Riverwalk; a windward passage to the Riverwalk; a plaza that connects the riverfront to River Street; a pedestrian activated River Street streetscape; a large public access parking garage; a cascading stairway and rain garden that connects Trustee's Garden to River Street and the riverfront; and a wide variety of retail, entertainment, performance venues, and food and beverage establishments for the enjoyment of the public.
- This is where large scale hotels belong. River Street East balances the ongoing developments at the west end of River Street, and will fulfill most of the demand for new hotel rooms and guest accommodations for years to come. *Significantly, this development is NOT located in close proximity to predominantly residential historic areas, and will suppress the demand for hotel sites in these residential areas.*
- River Street East will be the gateway to River Street from the east, and will have high quality architecture that, like Rousakis Plaza, will become an integral part of the Savannah experience.

Kind regards,

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Patrick Shay, President, Gunn Meyerhoff Shay Architects, PC

December 13, 2016

Ellen I. Harris, AICP, LEED A.P.  
Director of Urban Planning and Historic Preservation  
Chatham County-Savannah Metropolitan Planning Commission  
110 East State Street  
Savannah, GA 31401  
Hand Delivered

Re: **River Street East Parking Garage**

Ellen,

Attached please find the completed application for Historic District Board of Review, a check in the amount of \$500, a complete set of drawings and exhibits printed at 11x17, and a CD with digital copies of all exhibits including photographs of the physical model. The model will be delivered separately.

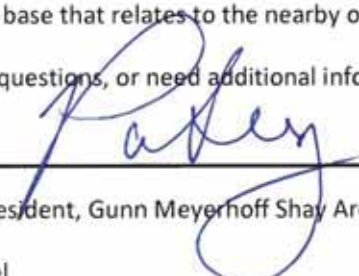
At this time, the Petitioner seeks approval of Part One B Height and Mass for the above captioned project.

Please consider the following points in your review:

- River Street East is zoned B-B which requires no on-site parking.
- The proposed parking garage provides approximately 550 spaces, many of which will be available to the public.
- NO VARIANCES ARE REQUESTED.
- The one story Height Bonus is qualified for by multiple ground floor active uses on street fronting elevations. This height was previously reviewed and approved in the Part One A Master Plan approval.
- The proposed height is consistent with the proposed adjacent existing Homewood Suites Hotel, and the proposed Full Service Hilton Hotel.
- This parking garage is deliberately *designed as a building*, not just an undecorated parking shed.
- Although exempt from commercial and large-scale development standards, it has a clearly defined base that relates to the nearby old fort walls and surrounding River Street East hotels.

If you have any questions, or need additional information, please do not hesitate to contact me.

Kind regards,

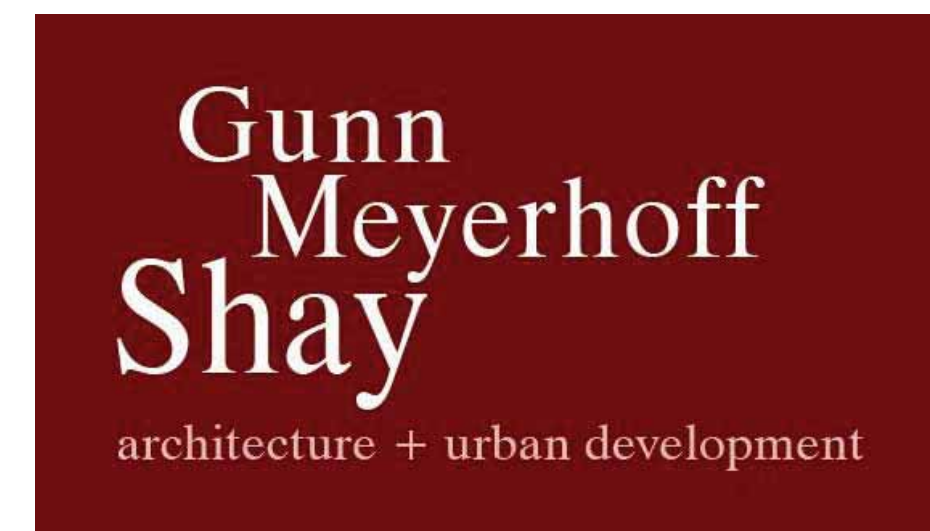
  
Patrick Shay, President, Gunn Meyerhoff Shay Architects, PC

CC: Jay Patel  
Whip Triplett  
Harold Yellin



# PARKING GARAGE

630 East River Street  
Savannah, GA 31401



north point hospitality  
development + management  
PARKING GARAGE  
630 East River St.

REVISIONS

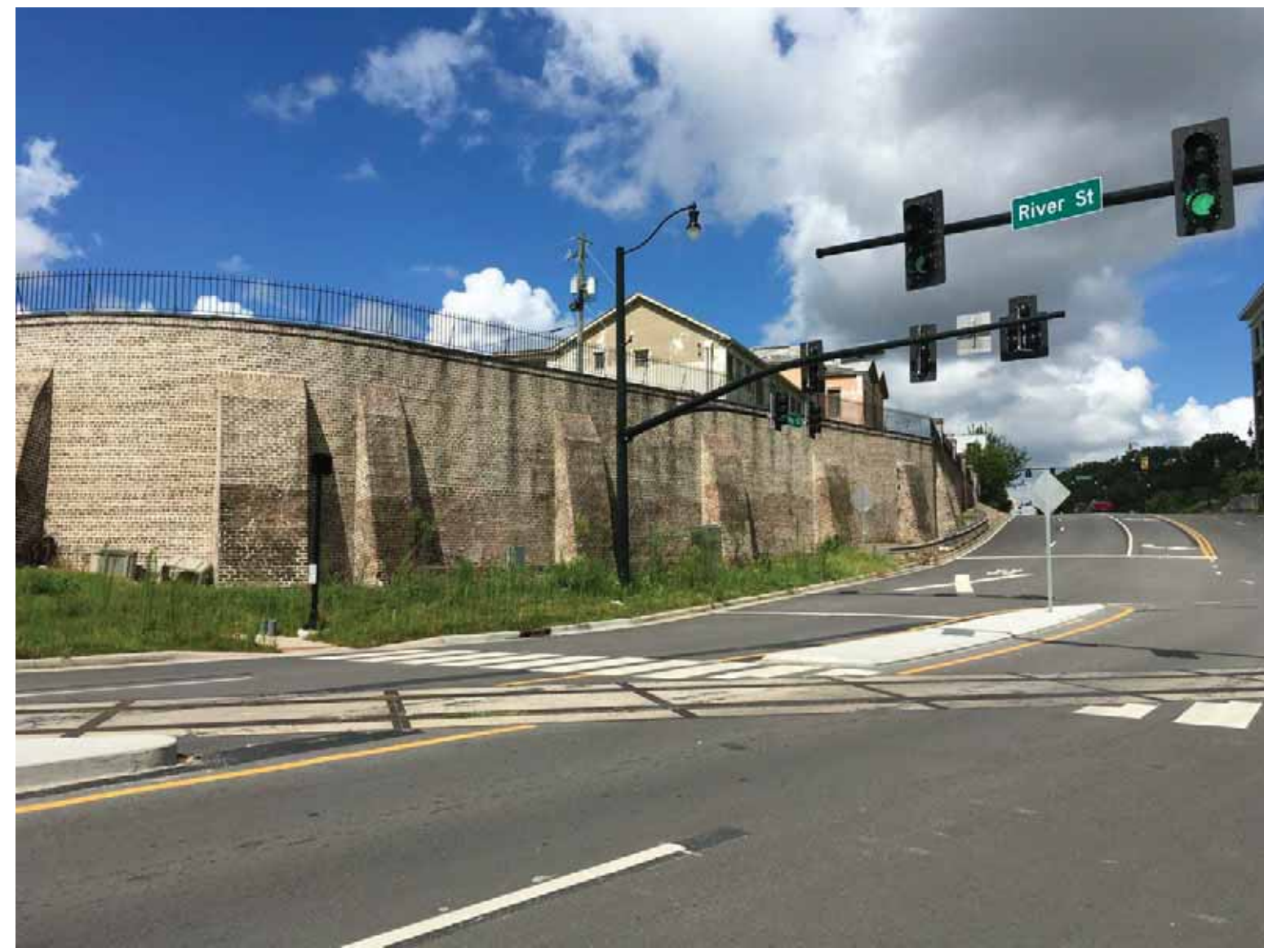
Date	Revisions

Job No. 1612  
Date 12/14/2016  
Drawn By CMS

COVER SHEET

A000

HDBR



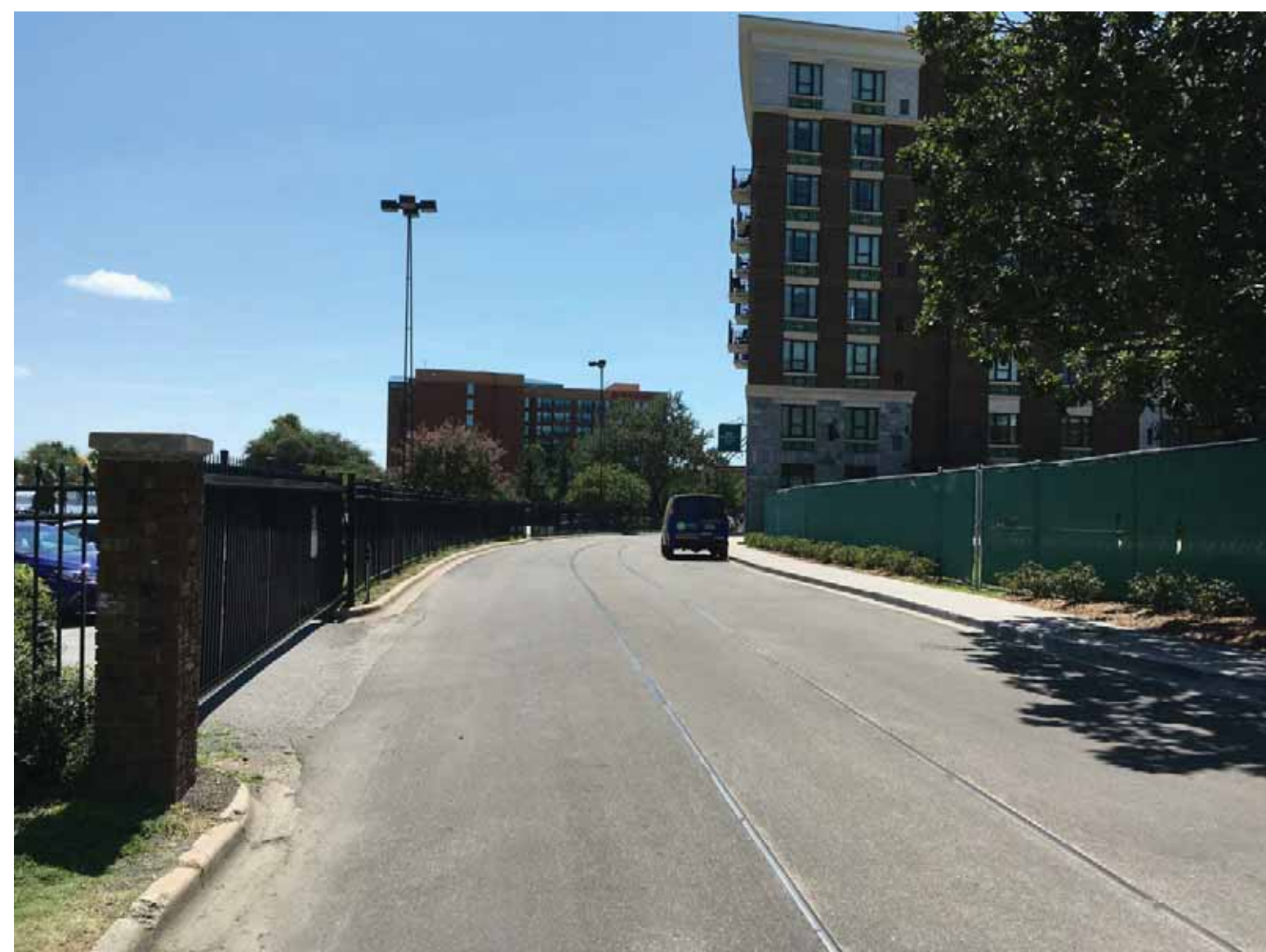
REVISIONS	
Date	Revisions

Job No. 1612  
Date 12/14/2016  
Drawn By Author

CONTEXT  
IMAGES

A001

HDBR



REVISIONS

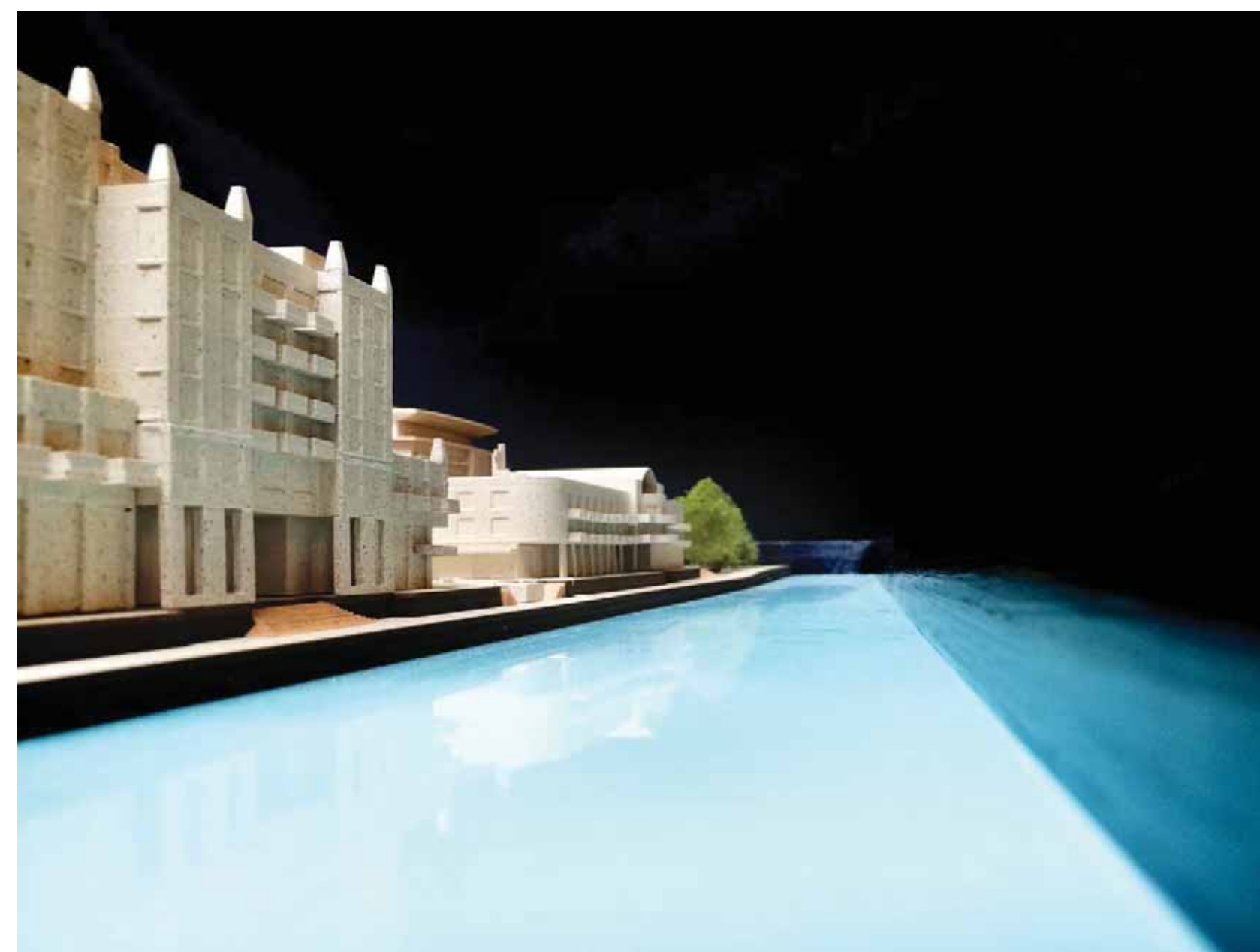
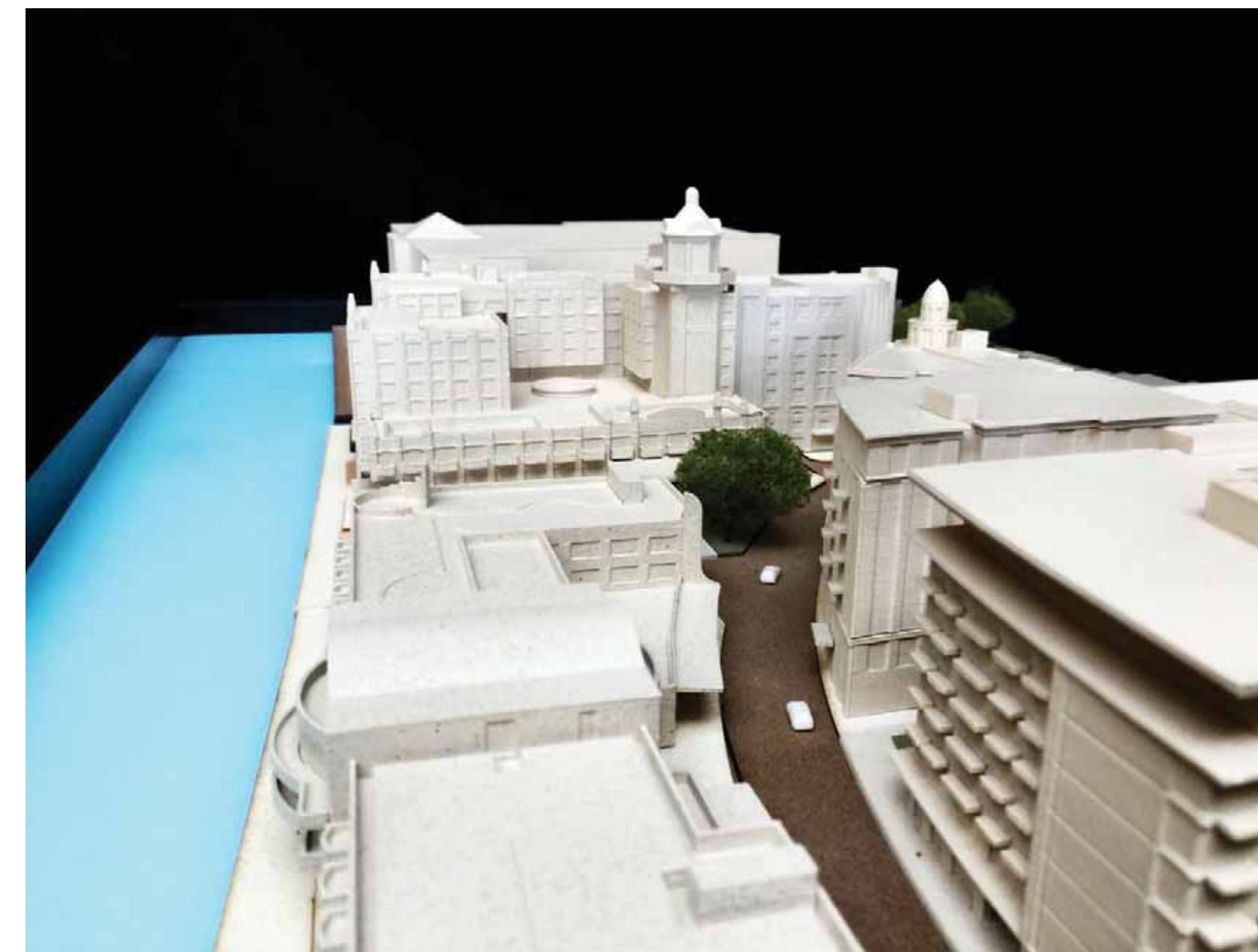
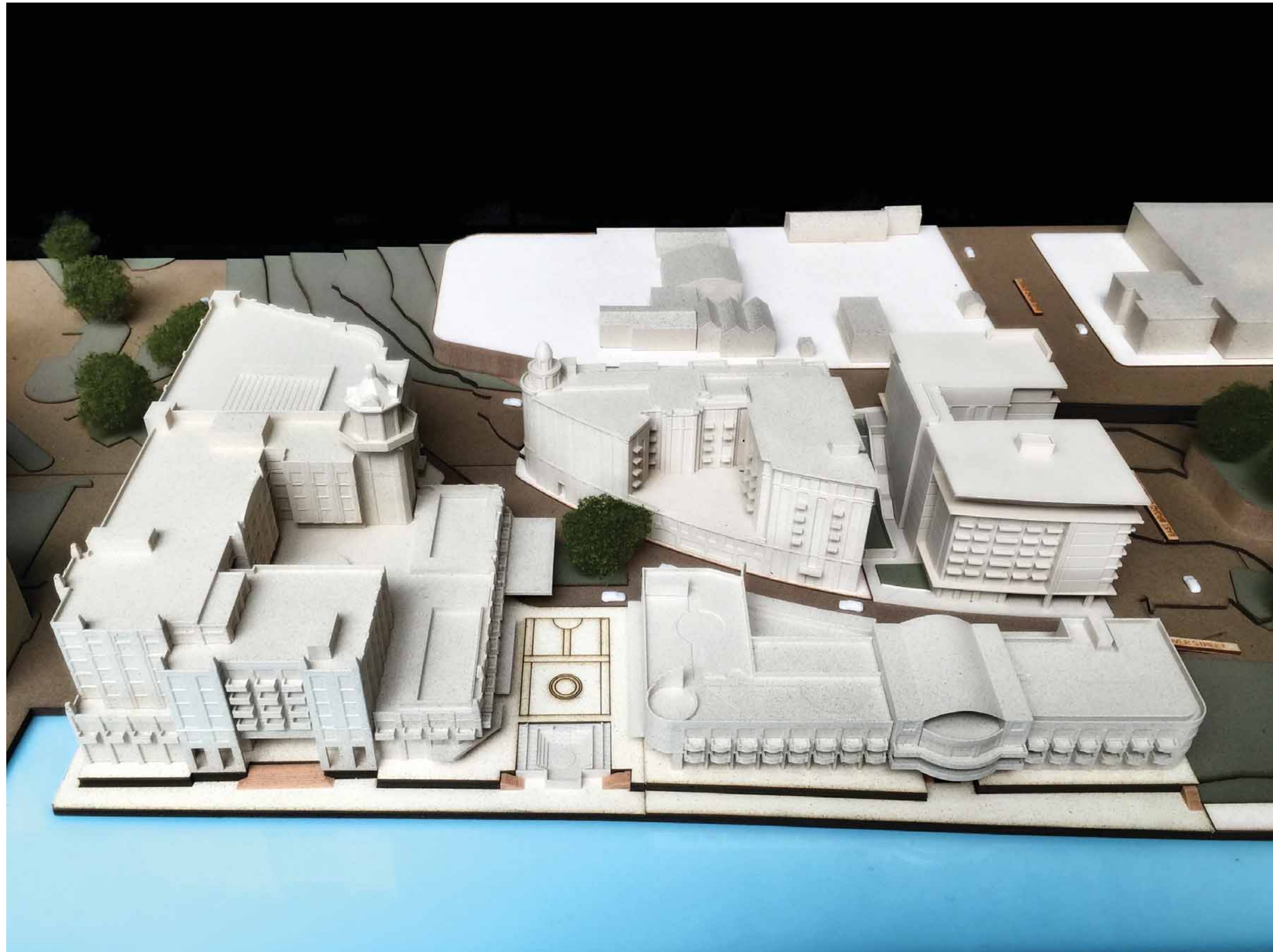
Date	Revisions

Job No. 1612  
Date 12/14/2016  
Drawn By CMS

CONTEXT  
IMAGES

A002

HDBR



REVISIONS	
Date	Revisions

Job No. 1612  
Date 12/14/2016  
Drawn By Author

MODEL IMAGES

A003

HDBR





REVISIONS

Date	Revisions

Job No. 1612  
Date 12/14/2016  
Drawn By CMS

MODEL IMAGES

A004

HDBR

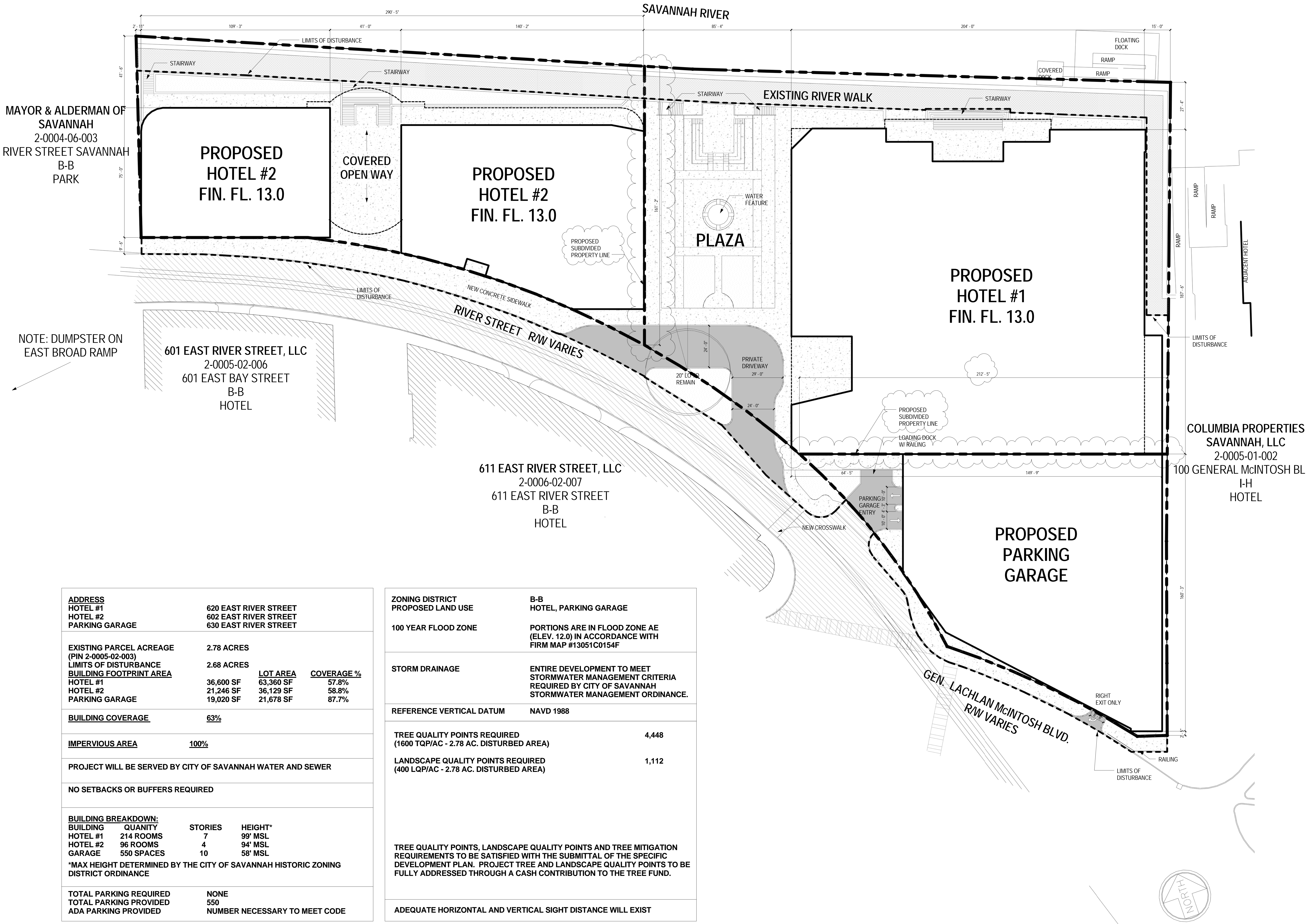
Date	Revisions
12.22.16	1

Job No.	1612
Date	DECEMBER 14, 2016
Drawn By	SMW

GDP

C002

GDP



MAYOR & ALDERMAN OF SAVANNAH  
2-0004-06-003  
RIVER STREET SAVANNAH  
B-B  
PARK

NOTE: DUMPSTER ON EAST BROAD RAMP

601 EAST RIVER STREET, LLC  
2-0005-02-006  
601 EAST BAY STREET  
B-B  
HOTEL

611 EAST RIVER STREET, LLC  
2-0006-02-007  
611 EAST RIVER STREET  
B-B  
HOTEL

COLUMBIA PROPERTIES SAVANNAH, LLC  
2-0005-01-002  
100 GENERAL McINTOSH BL  
I-H  
HOTEL

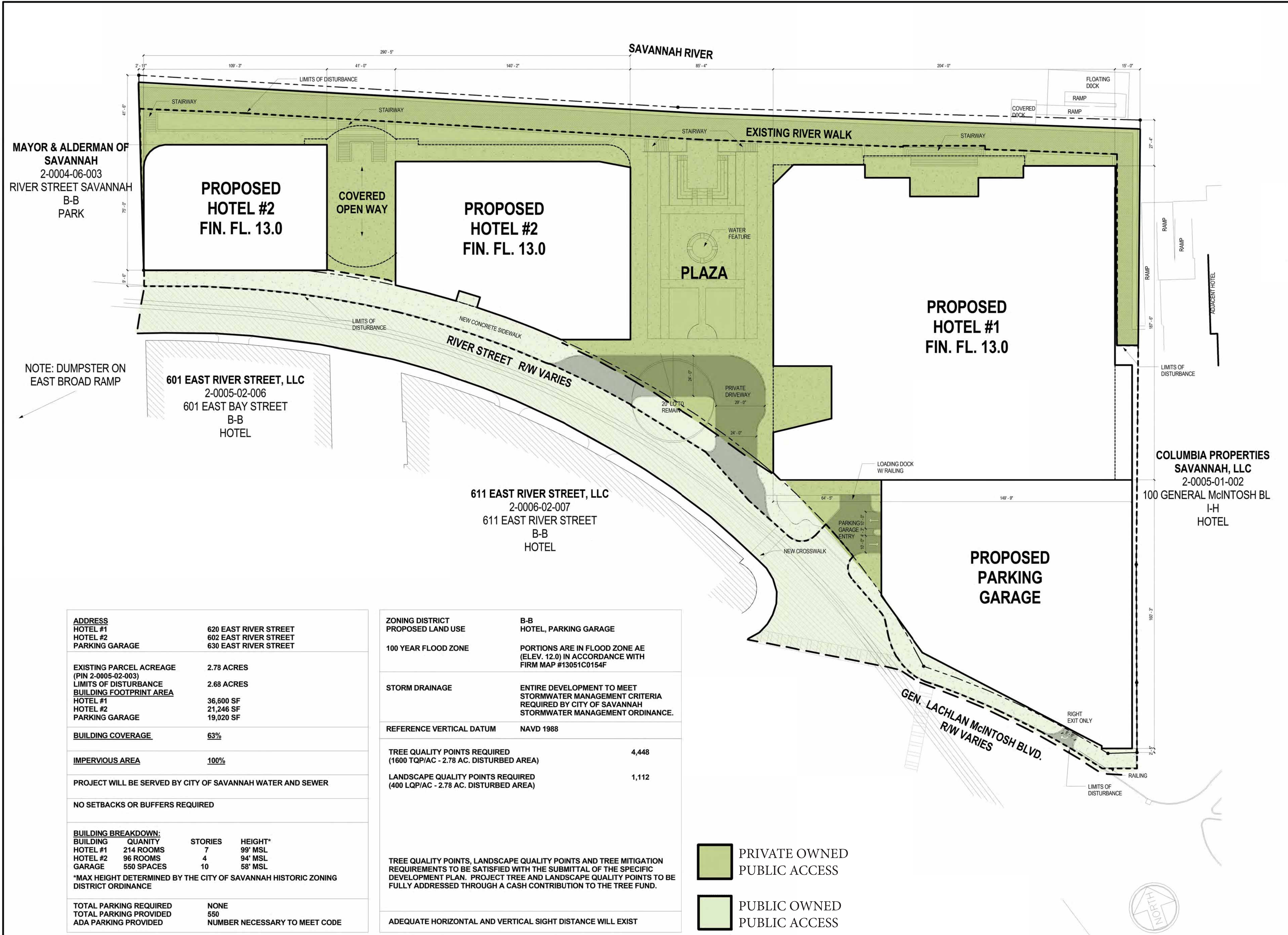
<b>ADDRESS</b>	HOTEL #1 620 EAST RIVER STREET HOTEL #2 602 EAST RIVER STREET PARKING GARAGE 630 EAST RIVER STREET		
<b>EXISTING PARCEL ACREAGE (PIN 2-0005-02-003)</b>	2.78 ACRES		
<b>LIMITS OF DISTURBANCE BUILDING FOOTPRINT AREA</b>	2.68 ACRES		
<b>HOTEL #1</b>	36,600 SF	63,360 SF	57.8%
<b>HOTEL #2</b>	21,246 SF	36,129 SF	58.8%
<b>PARKING GARAGE</b>	19,020 SF	21,678 SF	87.7%
<b>BUILDING COVERAGE</b>	63%		
<b>IMPERVIOUS AREA</b>	100%		
PROJECT WILL BE SERVED BY CITY OF SAVANNAH WATER AND SEWER			
NO SETBACKS OR BUFFERS REQUIRED			
<b>BUILDING BREAKDOWN:</b>	<b>QUANTITY</b>	<b>STORIES</b>	<b>HEIGHT*</b>
HOTEL #1	214 ROOMS	7	99' MSL
HOTEL #2	96 ROOMS	4	94' MSL
GARAGE	550 SPACES	10	58' MSL
*MAX HEIGHT DETERMINED BY THE CITY OF SAVANNAH HISTORIC ZONING DISTRICT ORDINANCE			
<b>TOTAL PARKING REQUIRED</b>	NONE		
<b>TOTAL PARKING PROVIDED</b>	550		
<b>ADA PARKING PROVIDED</b>	NUMBER NECESSARY TO MEET CODE		

<b>ZONING DISTRICT</b>	B-B	
<b>PROPOSED LAND USE</b>	HOTEL, PARKING GARAGE	
<b>100 YEAR FLOOD ZONE</b>	PORTIONS ARE IN FLOOD ZONE AE (ELEV. 12.0) IN ACCORDANCE WITH FIRM MAP #13051C0154F	
<b>STORM DRAINAGE</b>	ENTIRE DEVELOPMENT TO MEET STORMWATER MANAGEMENT CRITERIA REQUIRED BY CITY OF SAVANNAH STORMWATER MANAGEMENT ORDINANCE.	
<b>REFERENCE VERTICAL DATUM</b>	NAVD 1988	
<b>TREE QUALITY POINTS REQUIRED (1600 TQP/AC - 2.78 AC. DISTURBED AREA)</b>	4,448	
<b>LANDSCAPE QUALITY POINTS REQUIRED (400 LQP/AC - 2.78 AC. DISTURBED AREA)</b>	1,112	
TREE QUALITY POINTS, LANDSCAPE QUALITY POINTS AND TREE MITIGATION REQUIREMENTS TO BE SATISFIED WITH THE SUBMITTAL OF THE SPECIFIC DEVELOPMENT PLAN. PROJECT TREE AND LANDSCAPE QUALITY POINTS TO BE FULLY ADDRESSED THROUGH A CASH CONTRIBUTION TO THE TREE FUND.		
ADEQUATE HORIZONTAL AND VERTICAL SIGHT DISTANCE WILL EXIST		

Date	Revisions

Job No: 1612  
Date: DECEMBER 14, 2016  
Drawn By: SMW

GDP
C002
GDP



MAYOR & ALDERMAN OF SAVANNAH  
2-0004-06-003  
RIVER STREET SAVANNAH B-B PARK

PROPOSED HOTEL #2  
FIN. FL. 13.0

PROPOSED HOTEL #2  
FIN. FL. 13.0

PROPOSED HOTEL #1  
FIN. FL. 13.0

PLAZA

601 EAST RIVER STREET, LLC  
2-0005-02-006  
601 EAST BAY STREET B-B HOTEL

611 EAST RIVER STREET, LLC  
2-0006-02-007  
611 EAST RIVER STREET B-B HOTEL

COLUMBIA PROPERTIES SAVANNAH, LLC  
2-0005-01-002  
100 GENERAL McINTOSH BL I-H HOTEL

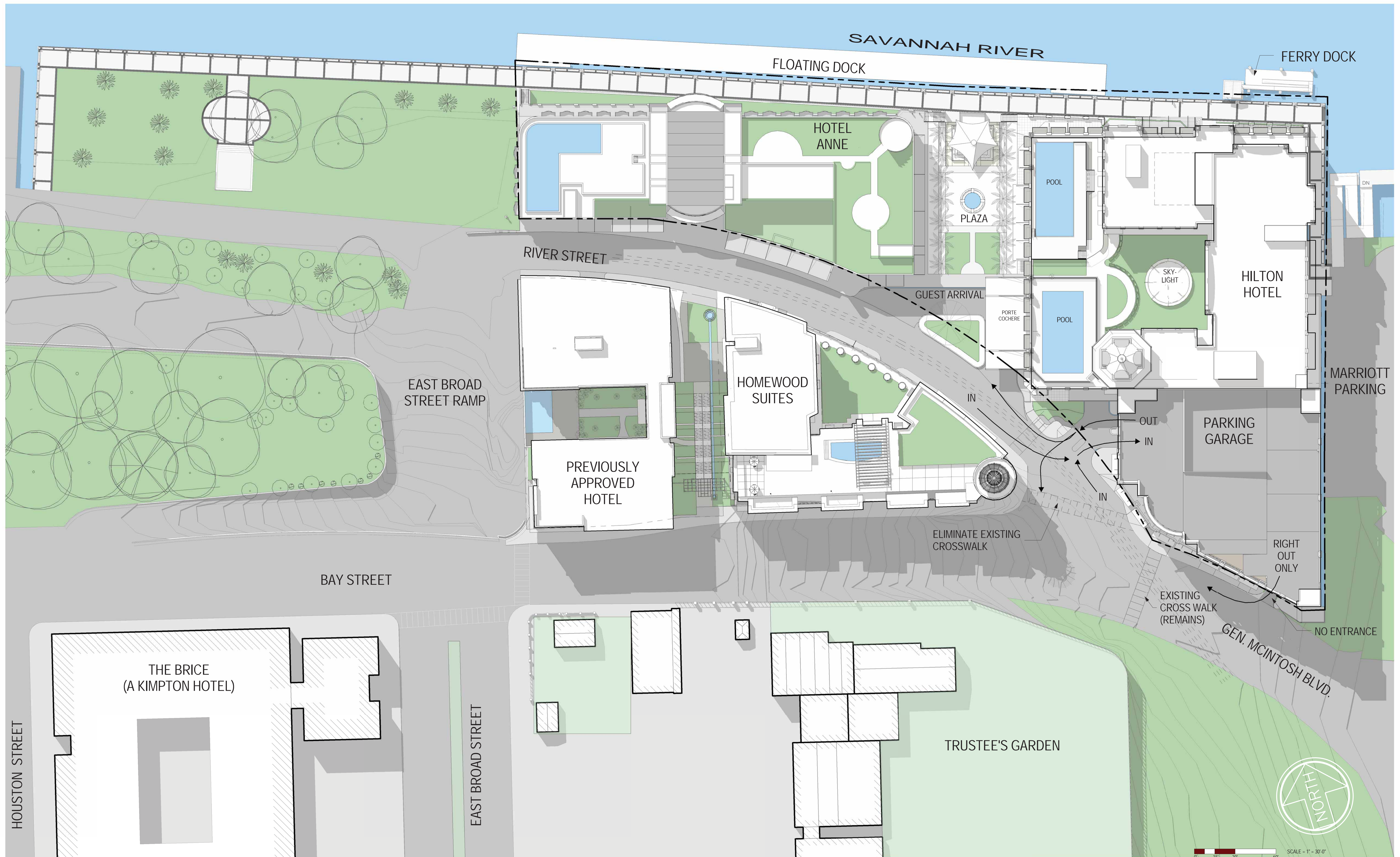
PROPOSED PARKING GARAGE

NOTE: DUMPSTER ON EAST BROAD RAMP

<b>ADDRESS</b>	HOTEL #1 HOTEL #2 PARKING GARAGE	620 EAST RIVER STREET 602 EAST RIVER STREET 630 EAST RIVER STREET
<b>EXISTING PARCEL ACREAGE (PIN 2-0005-02-003)</b>	2.78 ACRES	
<b>LIMITS OF DISTURBANCE BUILDING FOOTPRINT AREA</b>	2.68 ACRES	
<b>HOTEL #1</b>	36,600 SF	
<b>HOTEL #2</b>	21,246 SF	
<b>PARKING GARAGE</b>	19,020 SF	
<b>BUILDING COVERAGE</b>	63%	
<b>IMPERVIOUS AREA</b>	100%	
PROJECT WILL BE SERVED BY CITY OF SAVANNAH WATER AND SEWER		
NO SETBACKS OR BUFFERS REQUIRED		
<b>BUILDING BREAKDOWN:</b>		
BUILDING	QUANTITY	STORIES HEIGHT*
HOTEL #1	214 ROOMS	7 99' MSL
HOTEL #2	96 ROOMS	4 94' MSL
GARAGE	550 SPACES	10 58' MSL
*MAX HEIGHT DETERMINED BY THE CITY OF SAVANNAH HISTORIC ZONING DISTRICT ORDINANCE		
<b>TOTAL PARKING REQUIRED</b>	NONE	
<b>TOTAL PARKING PROVIDED</b>	550	
<b>ADA PARKING PROVIDED</b>	NUMBER NECESSARY TO MEET CODE	

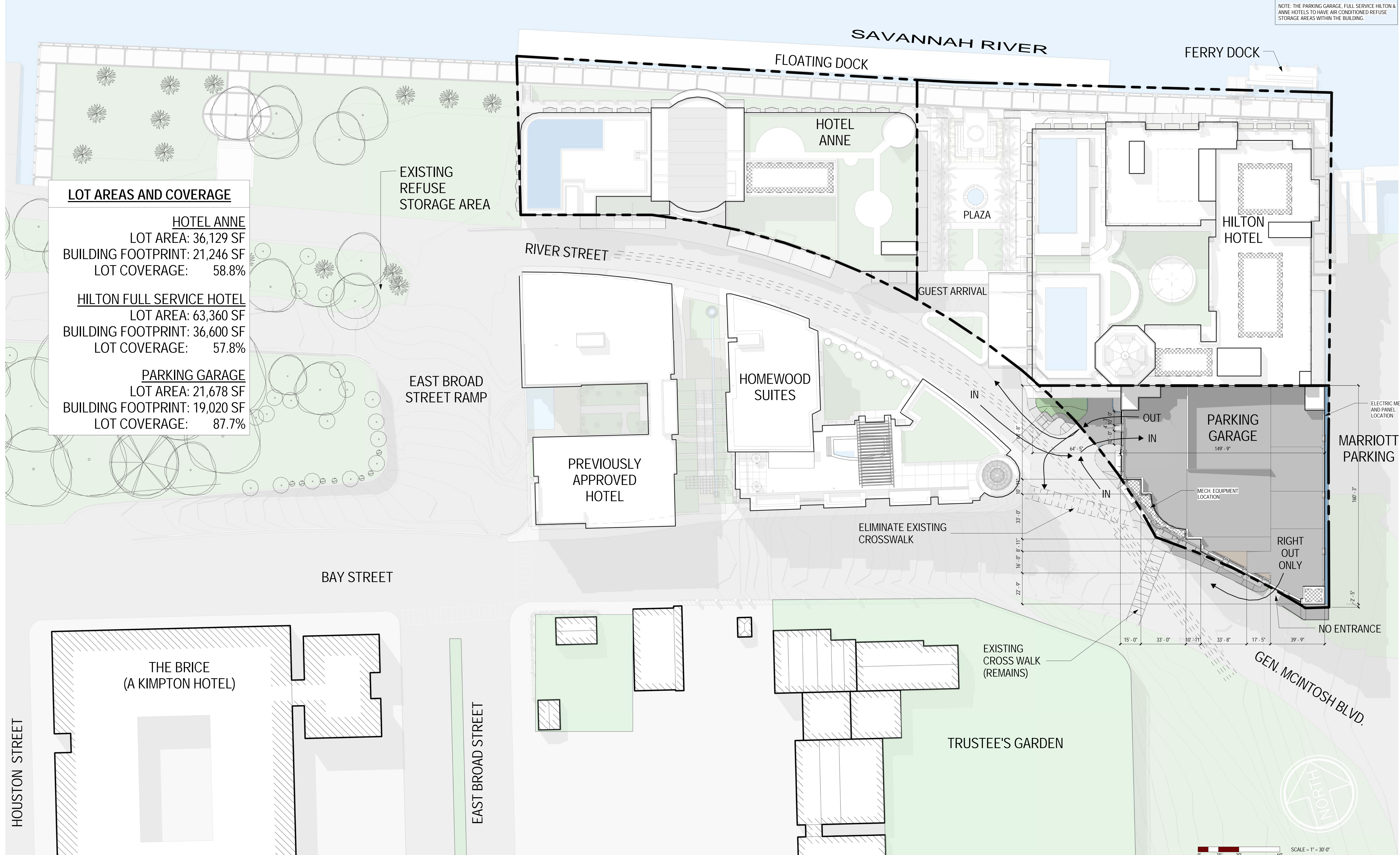
<b>ZONING DISTRICT</b>	B-B
<b>PROPOSED LAND USE</b>	HOTEL, PARKING GARAGE
<b>100 YEAR FLOOD ZONE</b>	PORTIONS ARE IN FLOOD ZONE AE (ELEV. 12.0) IN ACCORDANCE WITH FIRM MAP #13051C0154F
<b>STORM DRAINAGE</b>	ENTIRE DEVELOPMENT TO MEET STORMWATER MANAGEMENT CRITERIA REQUIRED BY CITY OF SAVANNAH STORMWATER MANAGEMENT ORDINANCE.
<b>REFERENCE VERTICAL DATUM</b>	NAVD 1988
<b>TREE QUALITY POINTS REQUIRED (1600 TQP/AC - 2.78 AC. DISTURBED AREA)</b>	4,448
<b>LANDSCAPE QUALITY POINTS REQUIRED (400 LQP/AC - 2.78 AC. DISTURBED AREA)</b>	1,112
TREE QUALITY POINTS, LANDSCAPE QUALITY POINTS AND TREE MITIGATION REQUIREMENTS TO BE SATISFIED WITH THE SUBMITTAL OF THE SPECIFIC DEVELOPMENT PLAN. PROJECT TREE AND LANDSCAPE QUALITY POINTS TO BE FULLY ADDRESSED THROUGH A CASH CONTRIBUTION TO THE TREE FUND.	
ADEQUATE HORIZONTAL AND VERTICAL SIGHT DISTANCE WILL EXIST	

- PRIVATE OWNED PUBLIC ACCESS
- PUBLIC OWNED PUBLIC ACCESS





NOTE: THE PARKING GARAGE, FULL SERVICE HILTON & ANNE HOTELS TO HAVE AIR CONDITIONED REFUSE STORAGE AREAS WITHIN THE BUILDING.



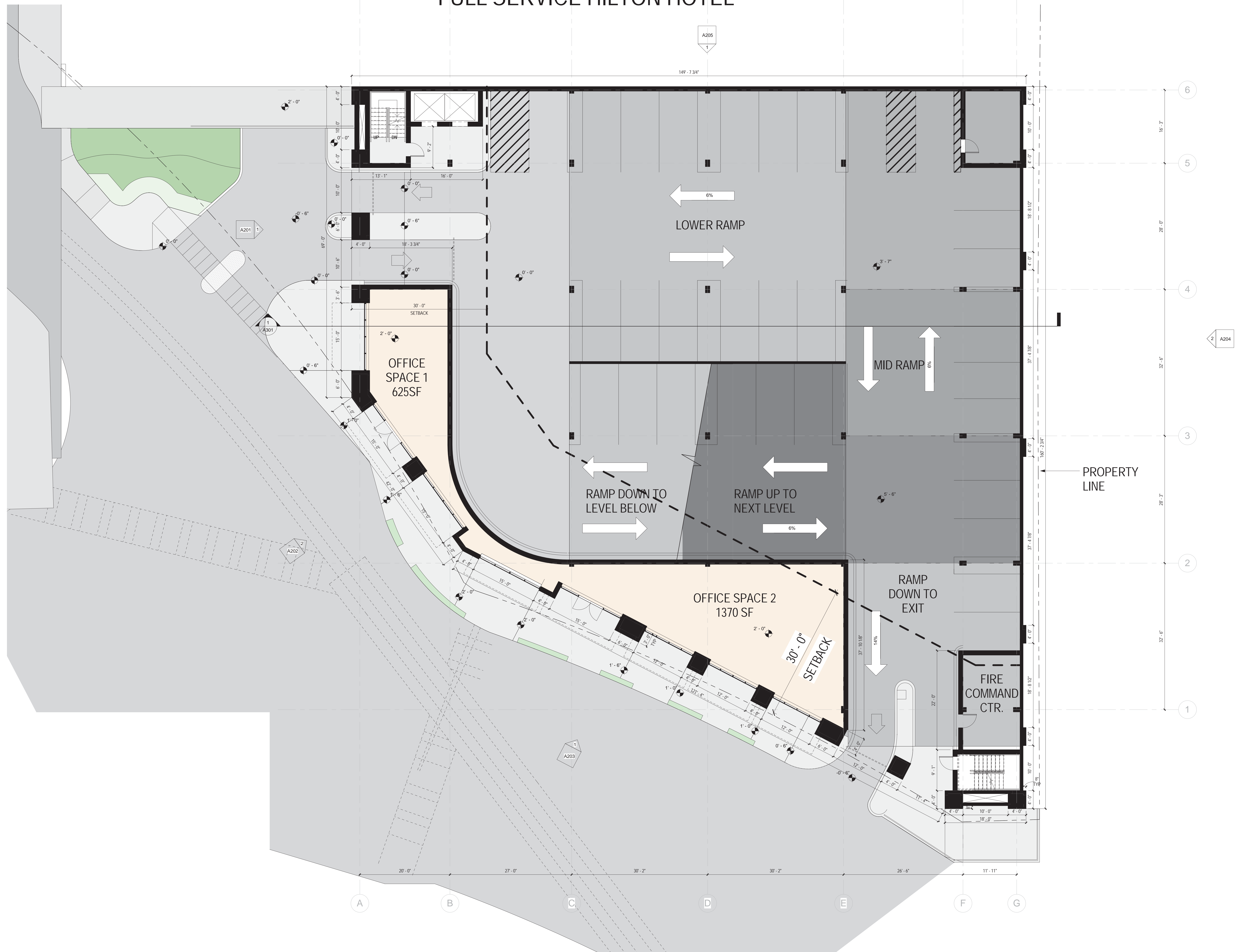
**LOT AREAS AND COVERAGE**

**HOTEL ANNE**  
LOT AREA: 36,129 SF  
BUILDING FOOTPRINT: 21,246 SF  
LOT COVERAGE: 58.8%

**HILTON FULL SERVICE HOTEL**  
LOT AREA: 63,360 SF  
BUILDING FOOTPRINT: 36,600 SF  
LOT COVERAGE: 57.8%

**PARKING GARAGE**  
LOT AREA: 21,678 SF  
BUILDING FOOTPRINT: 19,020 SF  
LOT COVERAGE: 87.7%

# FULL SERVICE HILTON HOTEL



REVISIONS	
Date	Revisions

Job No. 1612  
Date 12/14/2016  
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LEVEL 1

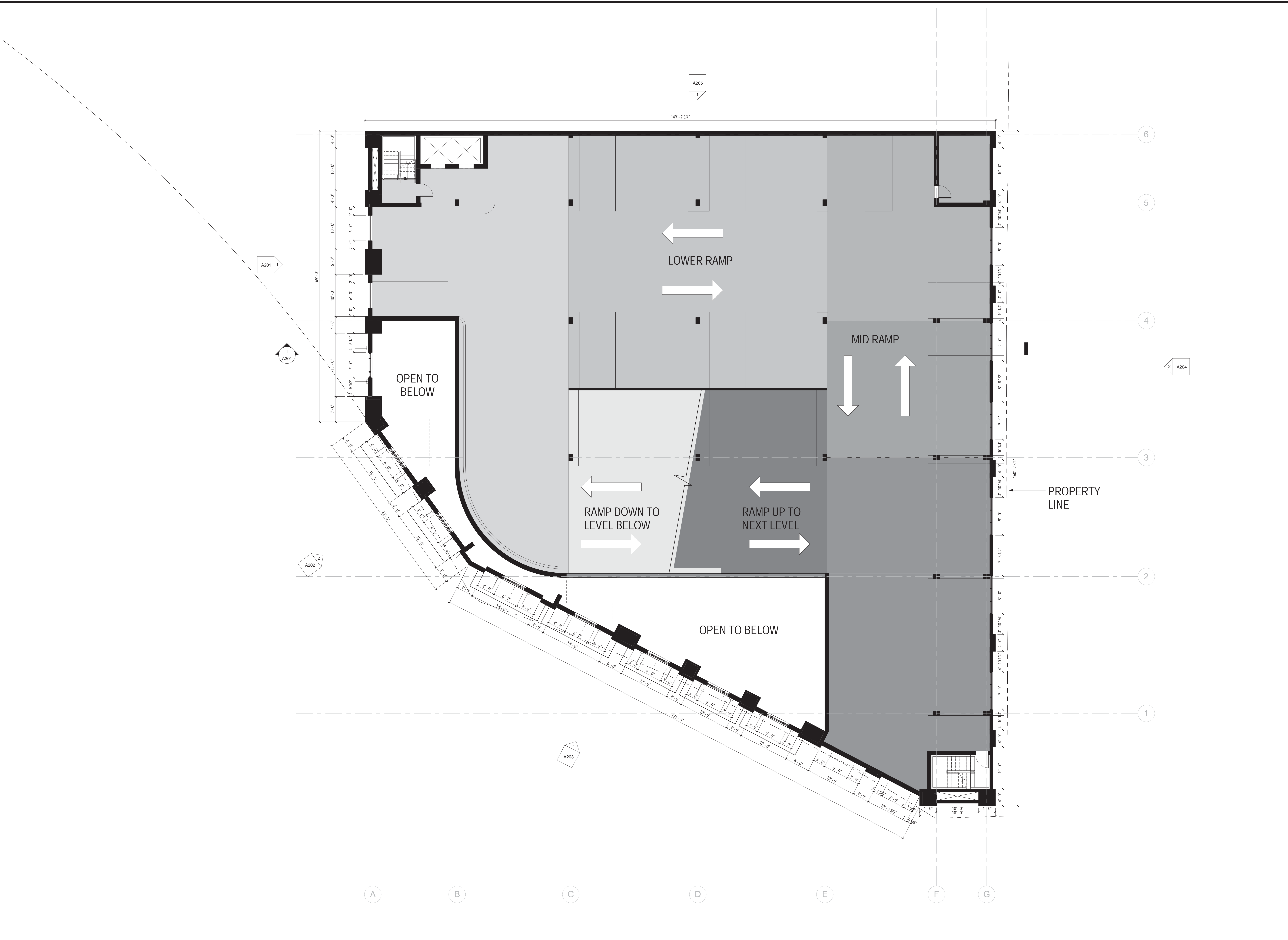
A101

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REVISIONS	
Date	Revisions

Job No. 1612  
Date 12/14/2016  
Drawn By CMS

LEVEL 2  
A102  
HDBR



**1** Level 2  
1/8" = 1'-0"





REVISIONS	
Date	Revisions

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Date 12/14/2016  
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**LEVEL 3**  
  
**A103**  
  
HDBR

REVISIONS

Date	Revisions

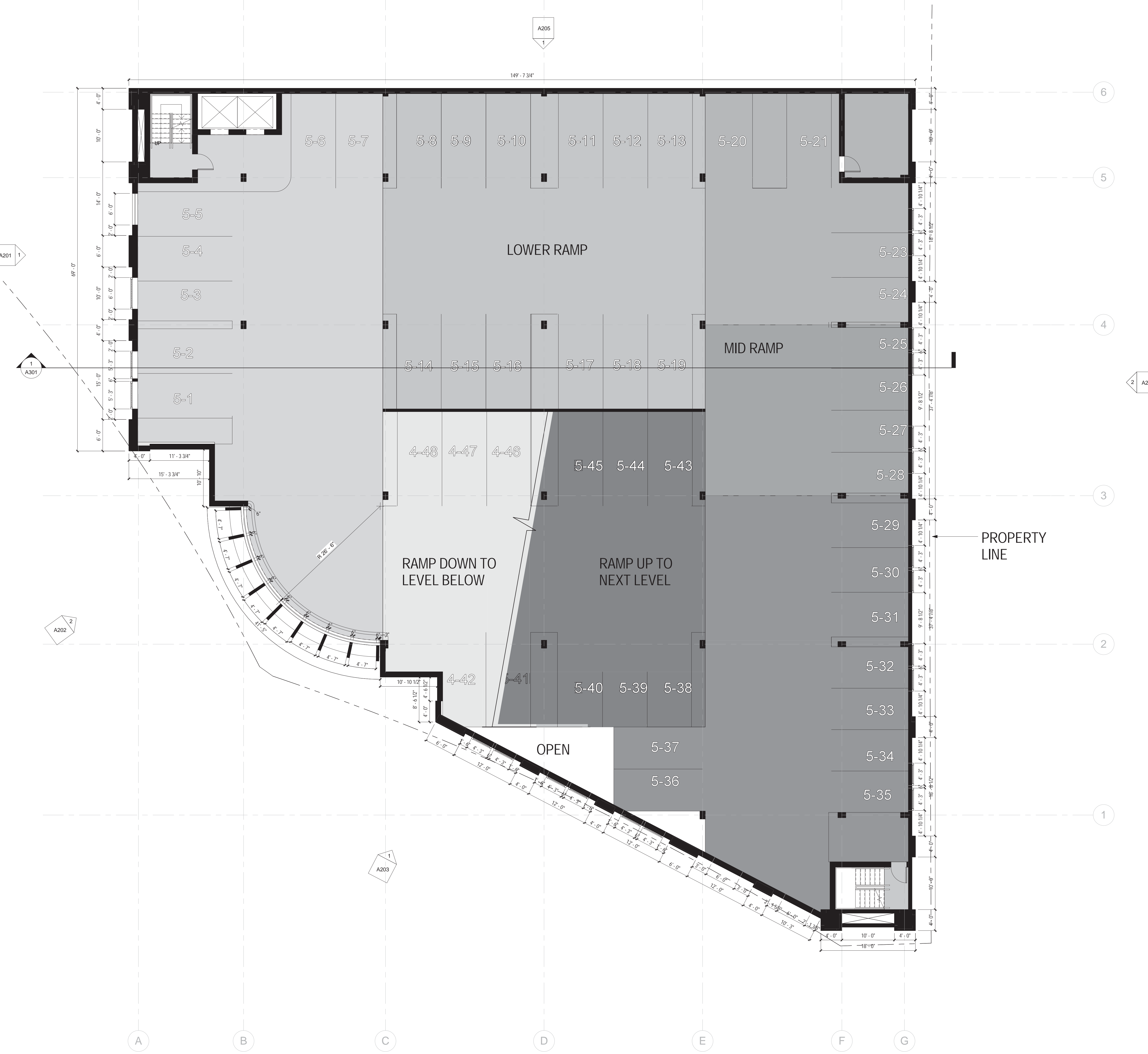
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Date 12/14/2016  
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LEVEL 4

A104

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REVISIONS	
Date	Revisions

Job No. 1612  
Date 12/14/2016  
Drawn By CMS

**LEVEL 5-9**

**A105**

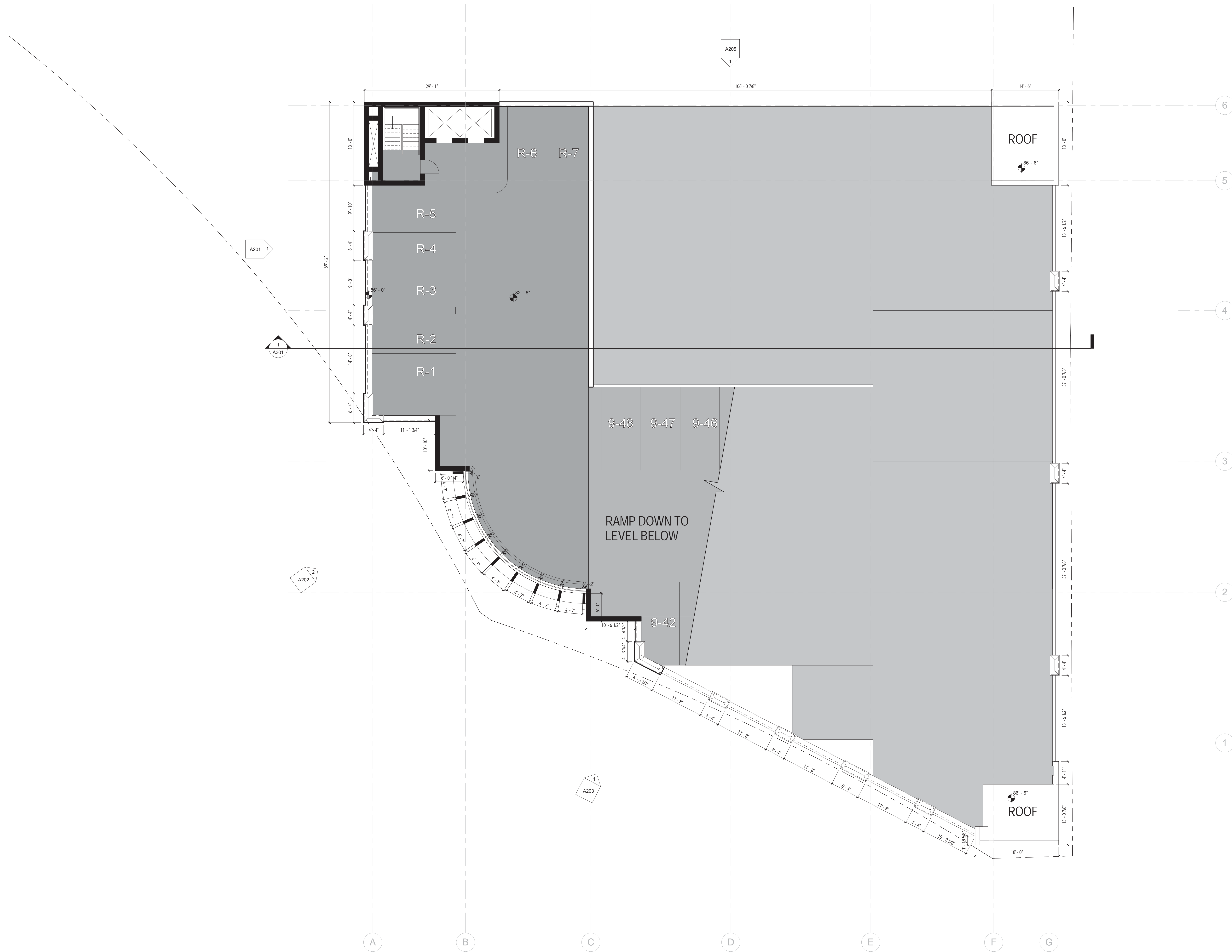
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REVISIONS

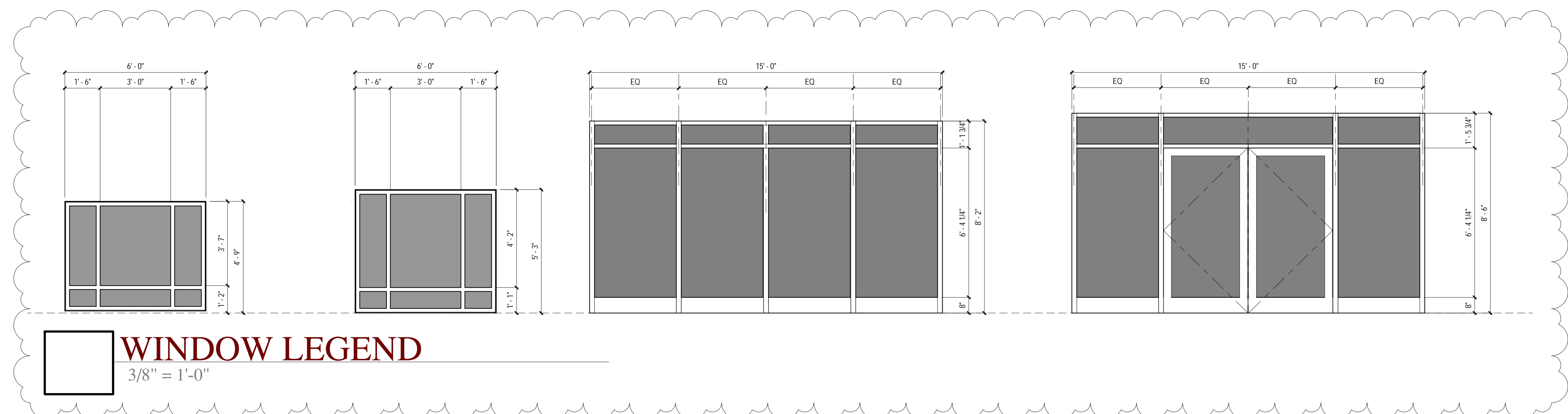
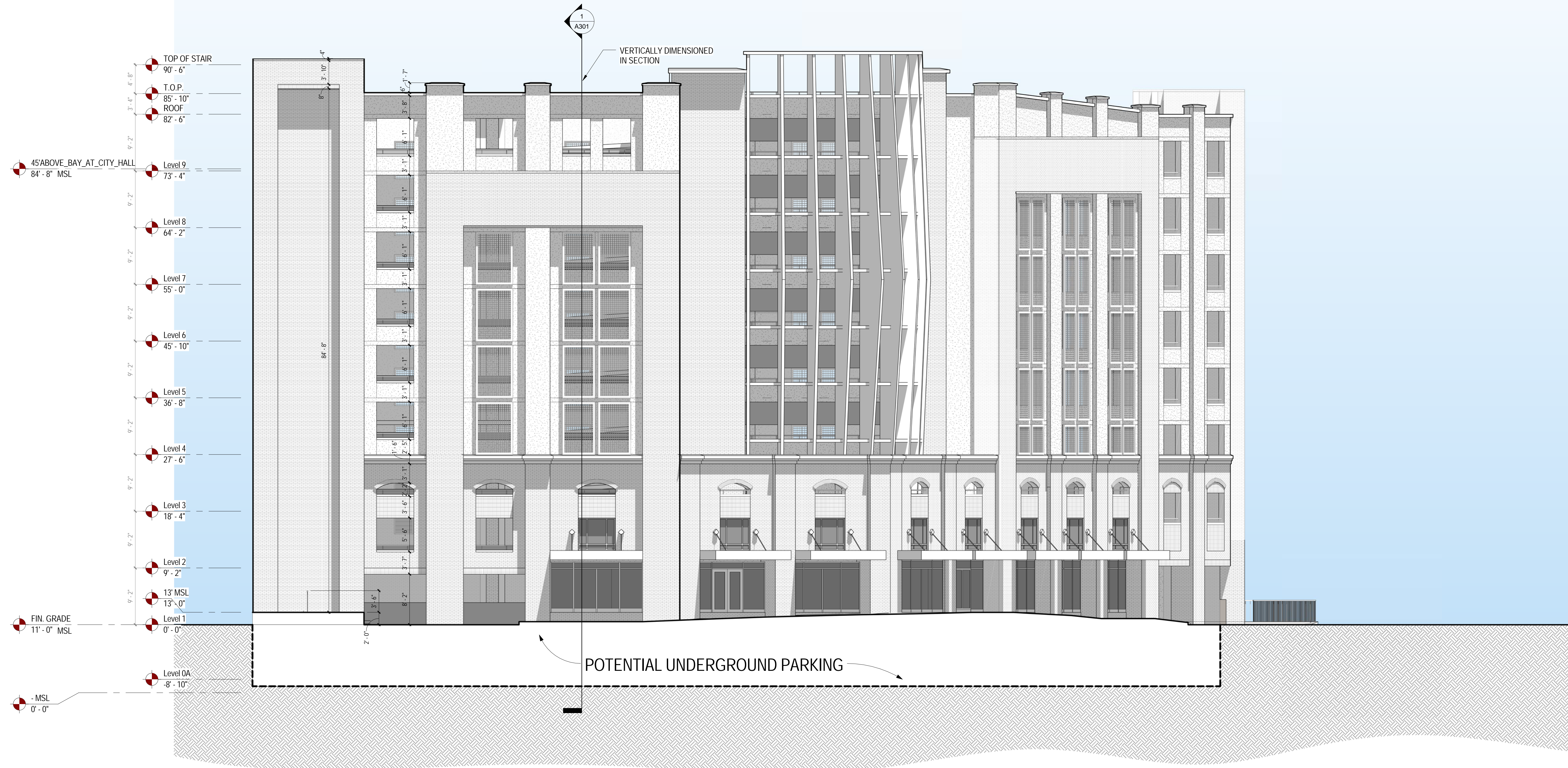
Date	Revisions

Job No. 1612  
Date 12/14/2016  
Drawn By Author

ROOF  
A111  
HDBR



**1** ROOF  
1/8" = 1'-0"



REVISIONS	
Date	Revisions
12.22.16	1

Job No. 1612  
Date 12/14/2016  
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**WEST  
ELEVATION**

**A201**

HDBR



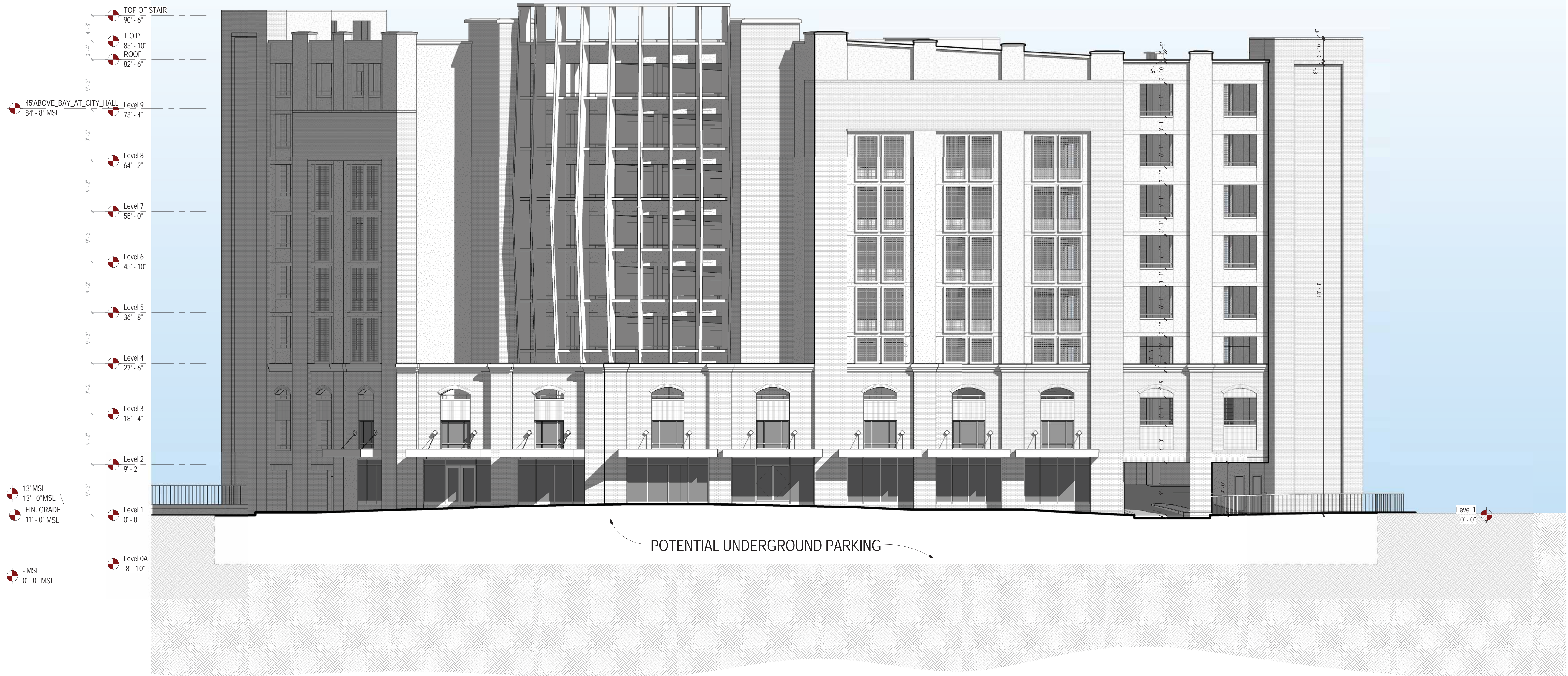
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Date	Revisions

Job No. 1612  
Date 12/14/2016  
Drawn By CMS

**SOUTHWEST 1  
ELEVATION**

A202

HDBR



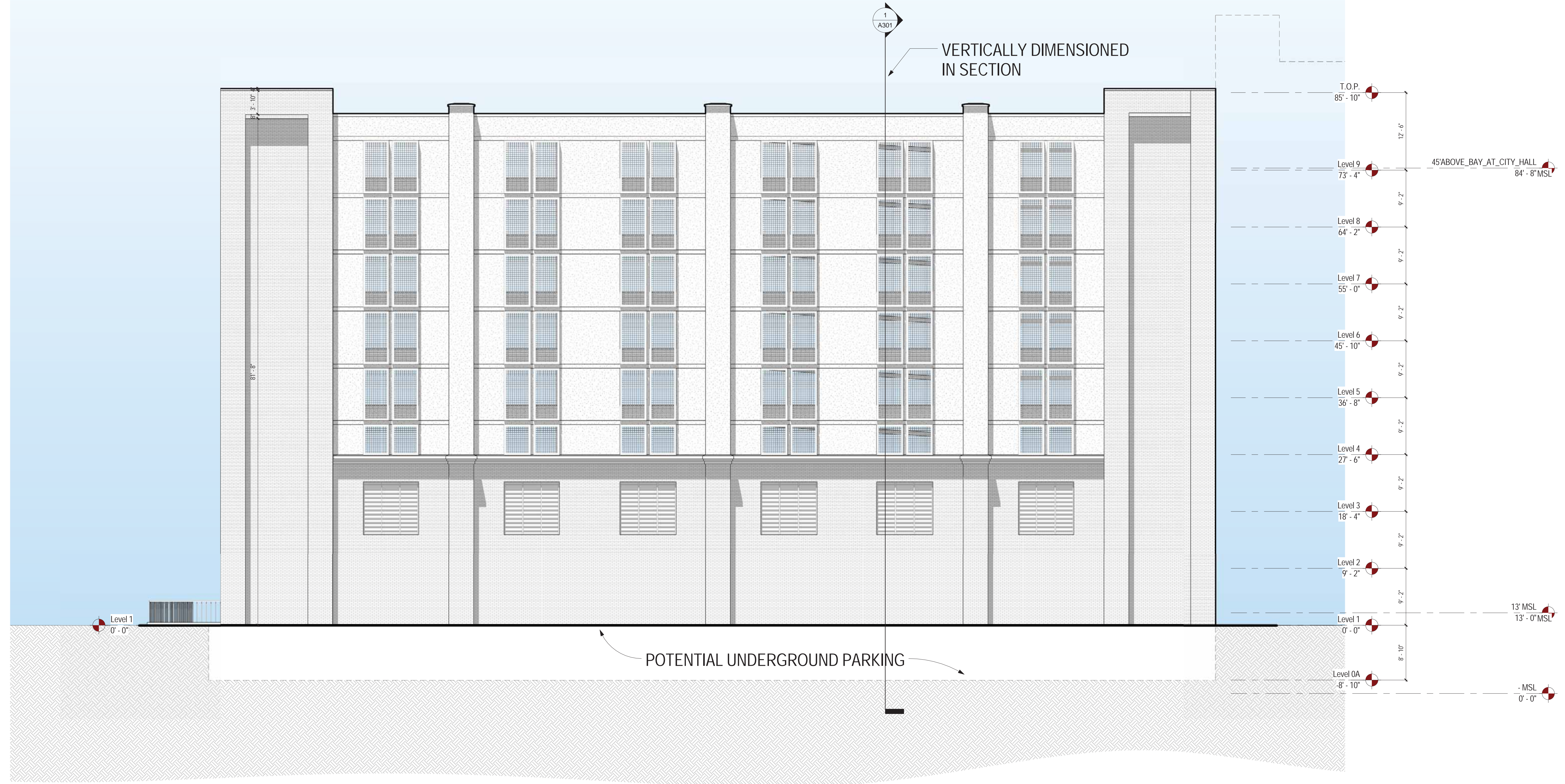
REVISIONS	
Date	Revisions

Job No. 1612  
Date 12/14/2016  
Drawn By Author

**SOUTHWEST 2  
ELEVATION**

A203

HDBR



REVISIONS	
Date	Revisions

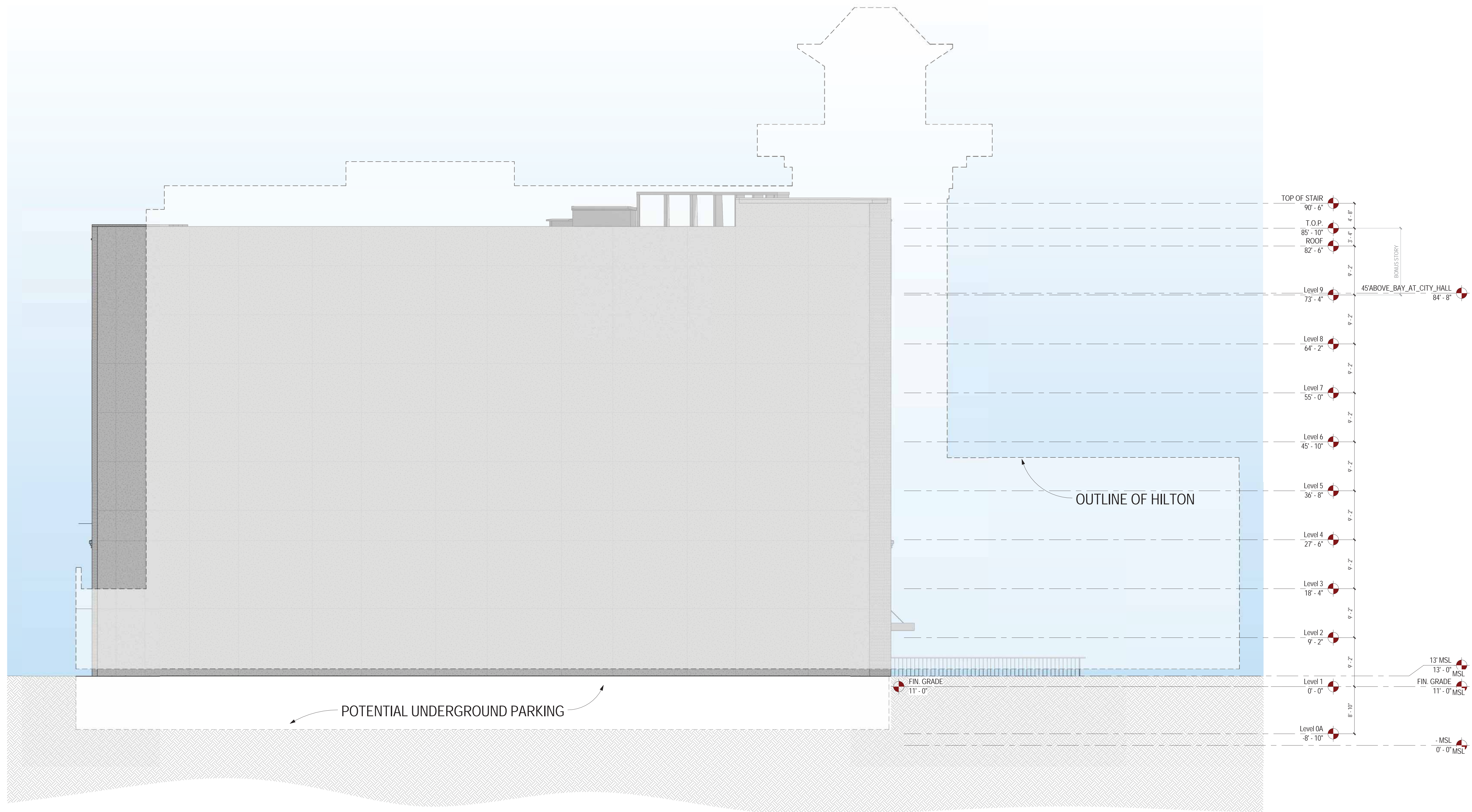
Job No. 1612  
Date 12/14/2016  
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**EAST  
ELEVATION**

**A204**

HDBR





REVISIONS

Date	Revisions

Job No. 1612  
Date 12/14/2016  
Drawn By CMS

NORTH  
ELEVATION

A205

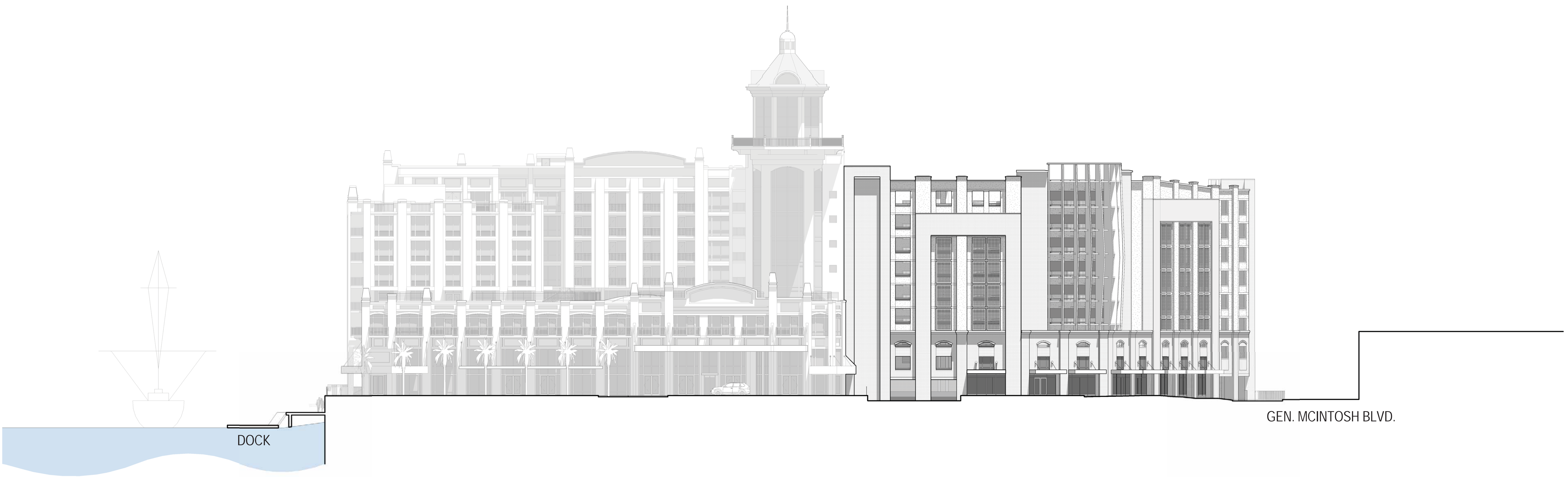
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REVISIONS	
Date	Revisions

Job No. 1612  
Date 12/14/2016  
Drawn By Author

**CONTEXT ELEVATIONS**

A206  
HDBR



**1 WEST CONTEXT ELEVATION**  
1/16" = 1'-0"



**2 SOUTH CONTEXT ELEVATION**  
1/16" = 1'-0"

REVISIONS

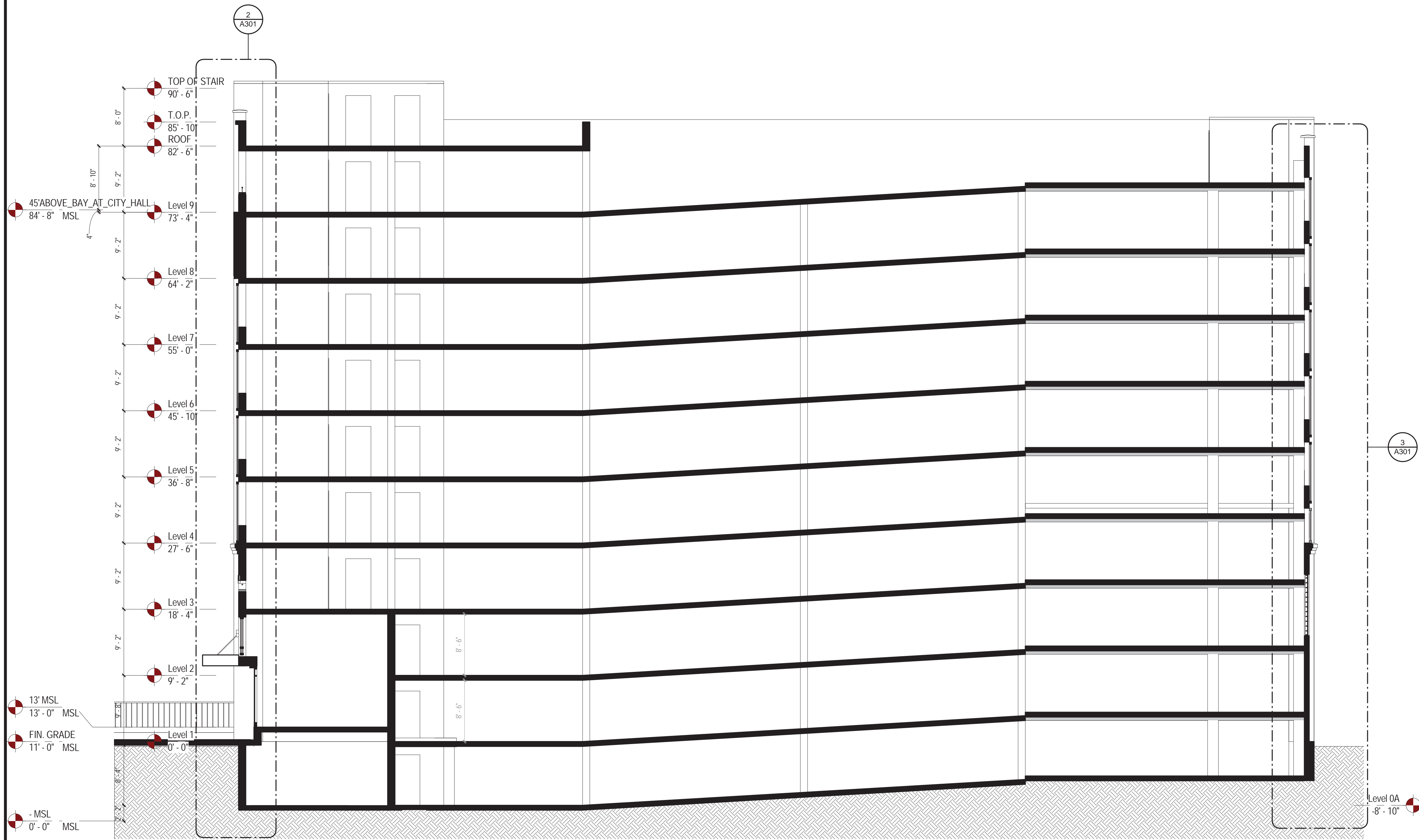
Date	Revisions

Job No. 1612  
Date 12/14/2016  
Drawn By CIMS

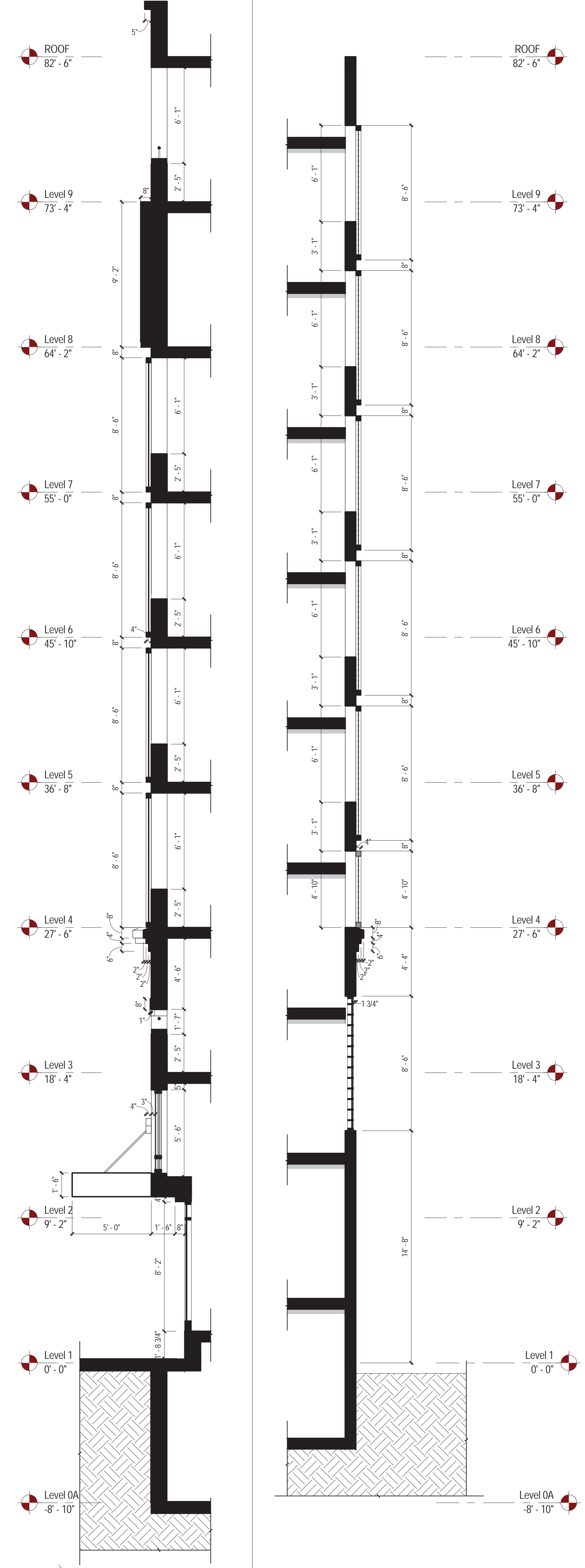
BUILDING SECTION

A301

HDBR



**1** Section AA  
1/8" = 1'-0"



**2** Wall Section 1  
1/4" = 1'-0"

**3** Wall Section 2  
1/4" = 1'-0"