



FELDER
★ ASSOCIATES
ARCHITECTURE
INTERIOR DESIGN

HPC SUBMISSION - HEIGHT & MASS 422 WEST 43rd STREET

SOUND AND FURY
STREETCAR HISTORIC DISTRICT

JUNE 24, 2026



PROJECT DESCRIPTION

The project includes a new 2-story addition within an existing non-contributing covered courtyard. This addition is proposed to resemble a Row-house to fit contextually in this neighborhood. To maintain the historic integrity of the existing structure, the addition will be subordinate in height and mass. The new facade will step back from the existing primary facade and will feature simplified contemporary design details intended to complement the original architectural design.

Proposed exterior modifications to the original structure include restoring the historic wood siding and replacing in-kind sections that have been removed and fitted with non-historic materials. The double hung windows will be repaired and the original wood trim will be replaced in-kind. The non-historic 2nd floor rear balcony will be enclosed and a new door and double hung window matching in-kind will be provided.

These modifications are proposed for Sound and Fury, a new Post-Production Sound Design Studio. **This submittal is for New Construction, Part One: Height and Mass.** Architectural details and The Secretary of the Interiors's Standards for Rehabilitation will be included in the Part Two submission, at a later date. A Recommendation of Approval for a variance for the min. 70% Building Frontage has been requested and previously approved.





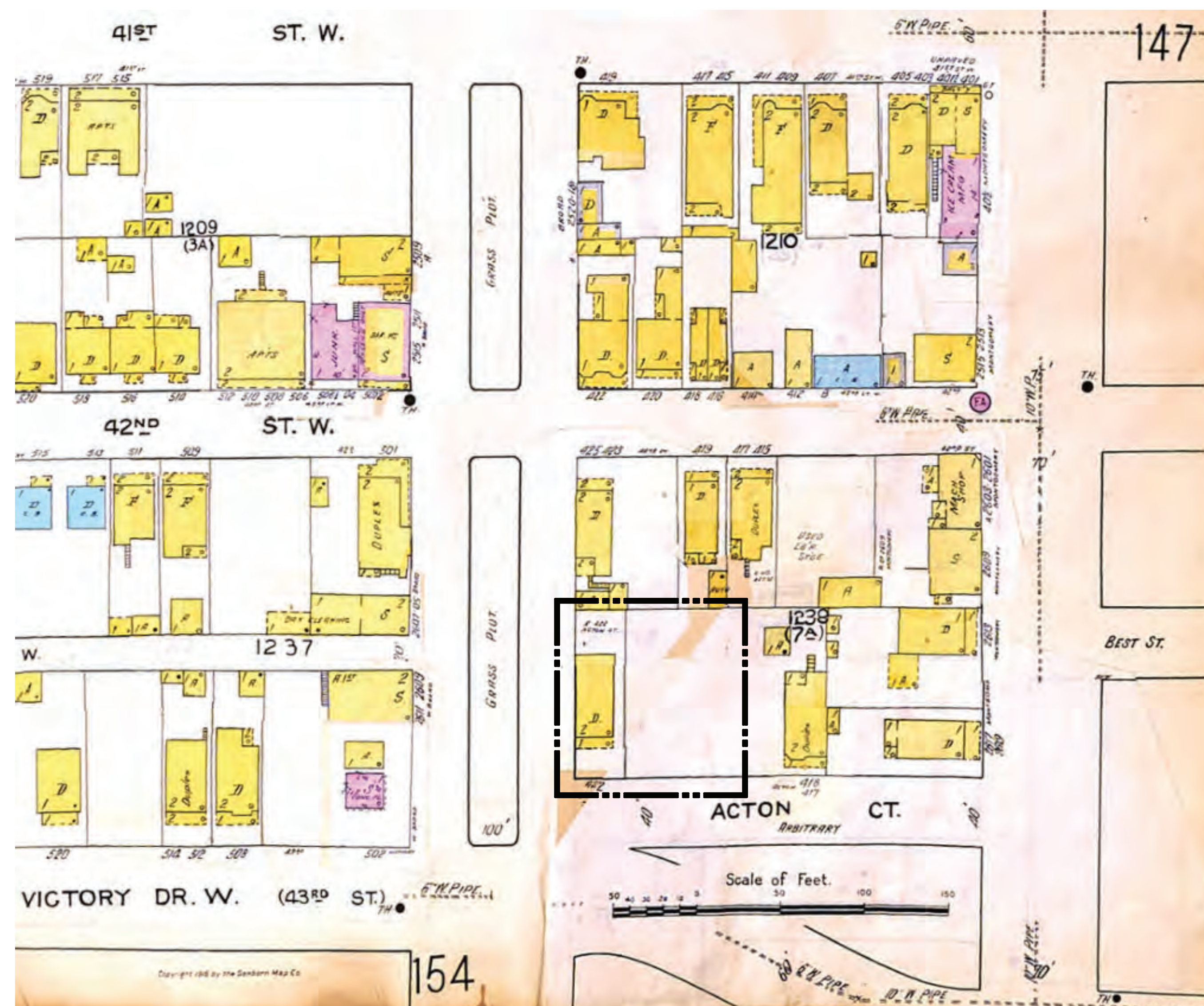
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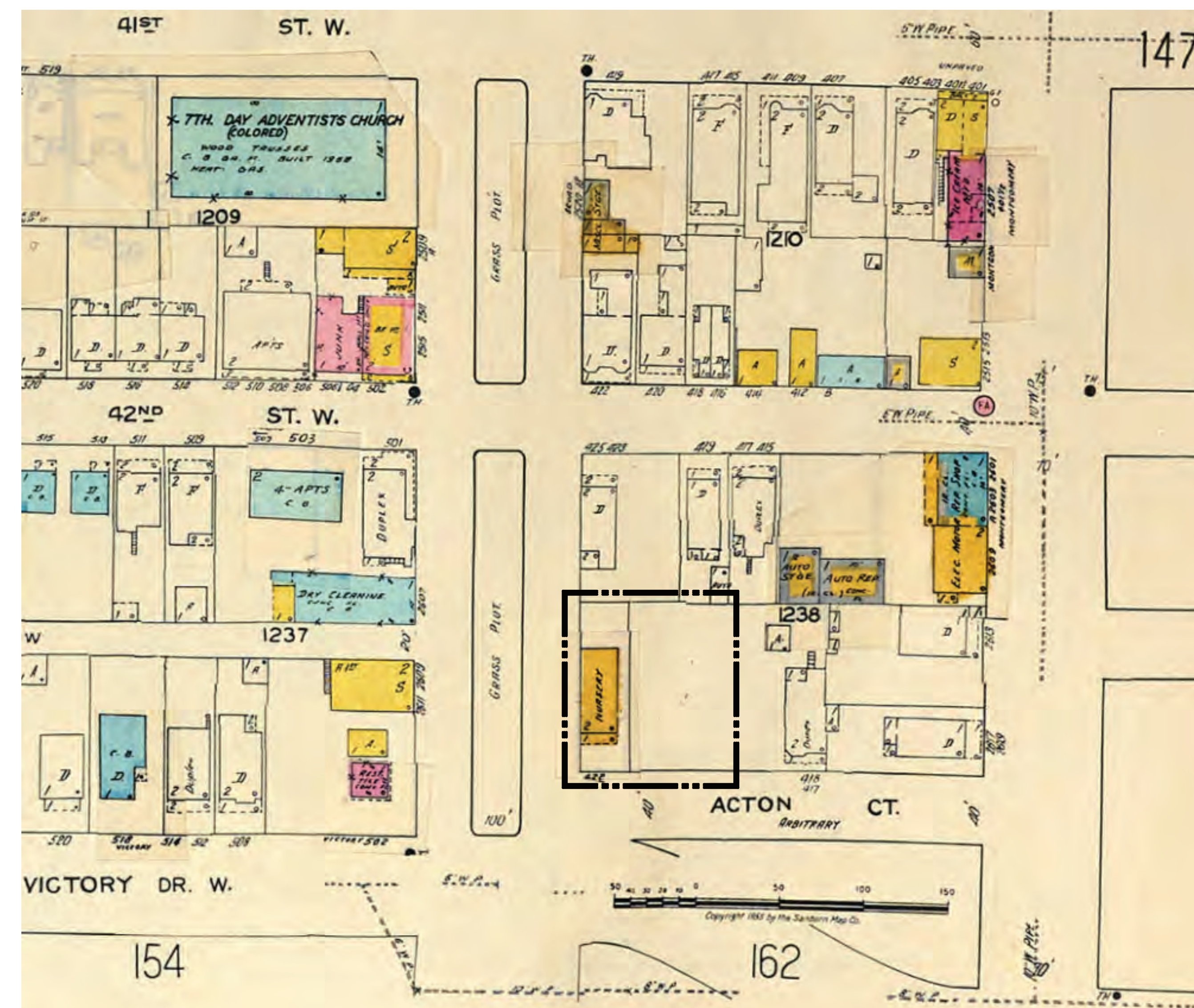


SANBORN MAP 1916-1953



The existing two story structure was built in 1920 as a single family home on the corner of West Broad Street and Acton Court. The current address is now 422 W. 43rd Street, on the corner of MLK Jr. Blvd. and W. 43rd St. According to the Sanborn Maps, the building was converted for use as a nursery sometime before the 1955-1966 Volume II map.

SANBORN MAP 1955-1966



The property sits on the southwestern most boundary of the Streetcar Historic District and is currently zoned TC-1 (Traditional Commercial -1). The original 2-story structure has been designated as a contributing resource, while the courtyard and existing structures are listed as non-contributing. An existing parking lot with 6 spaces is provided on the interior side of the lot.

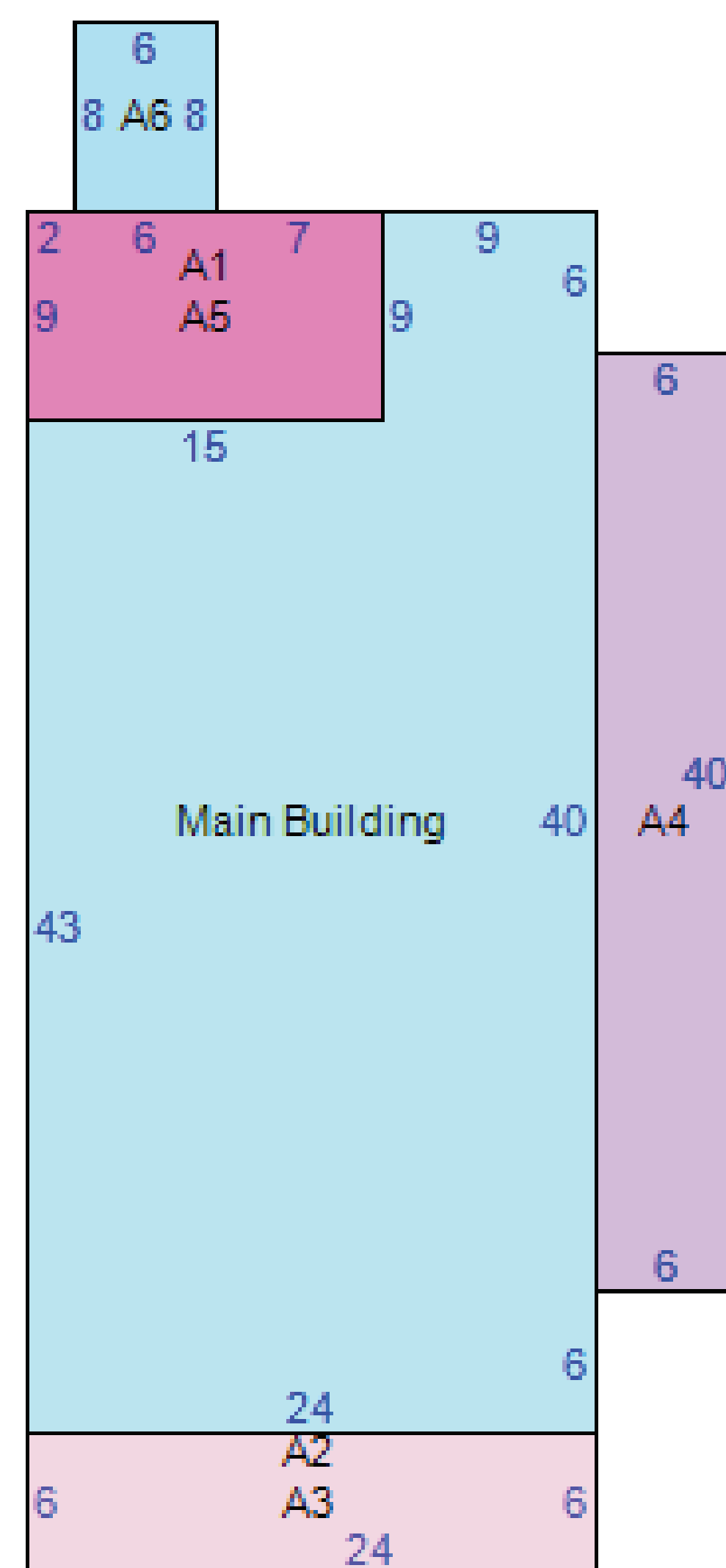
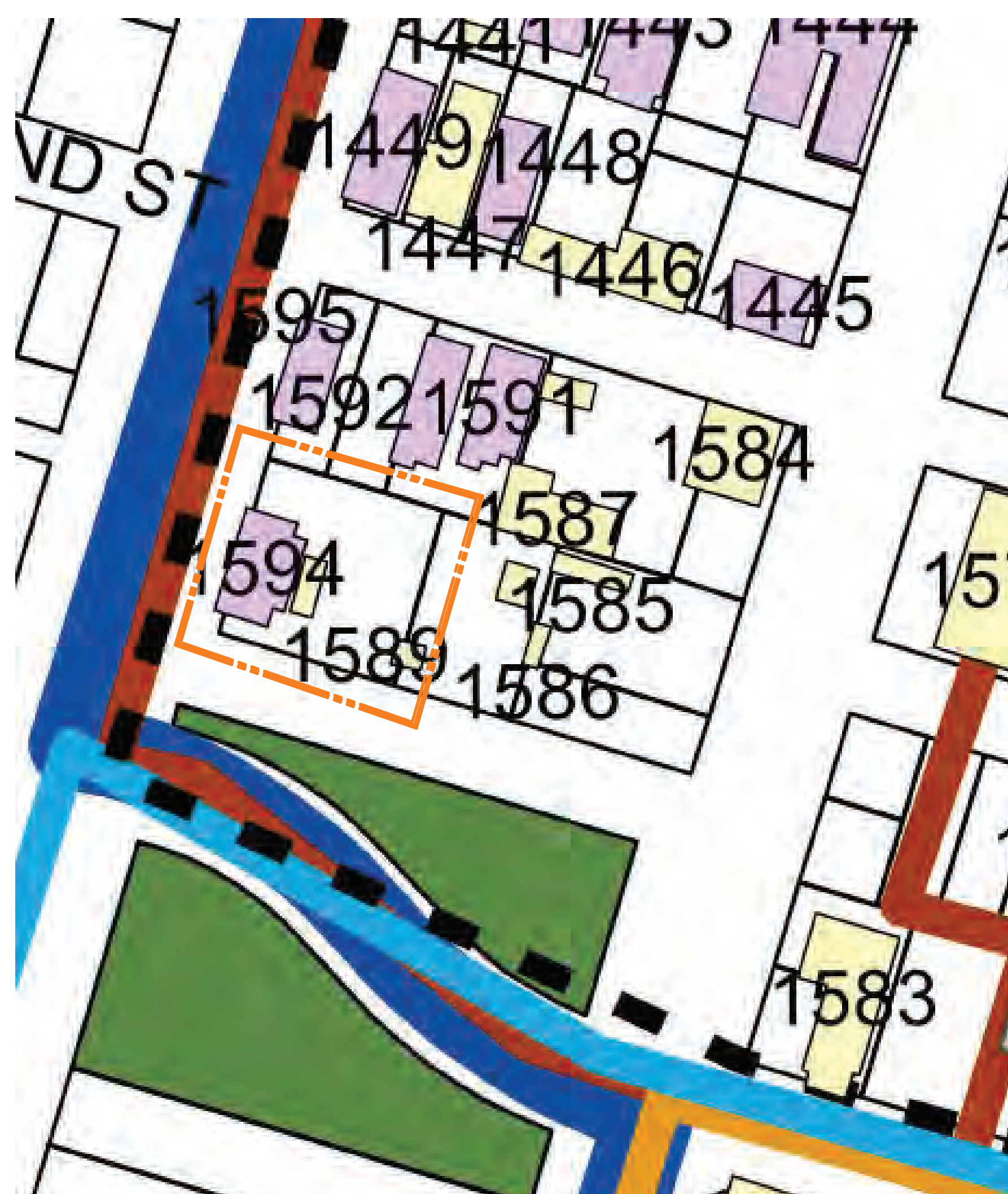
HISTORIC CONTEXT



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SOUND AND FURY
STREETCAR HISTORIC DISTRICT
JUNE 24, 2026



STREETCAR HISTORIC DISTRICT CONTRIBUTING STRUCTURES MAP

1591	417 W 42ND ST	YES	1920	2019	2-0074 -18-003
1592	415 W 42ND ST	YES	1920	2005	2-0074 -18-003
1593	422 W 43RD ST	NO	0	2019	2-0074 -18-011
1594	422 W 43RD ST	YES	1920	2005	2-0074 -18-011
1595	423 W 42ND ST	YES	1920	2005	2-0074 -18-001
1596	2200 PRICE ST	NO	1975	2019	2-0064 -43-001

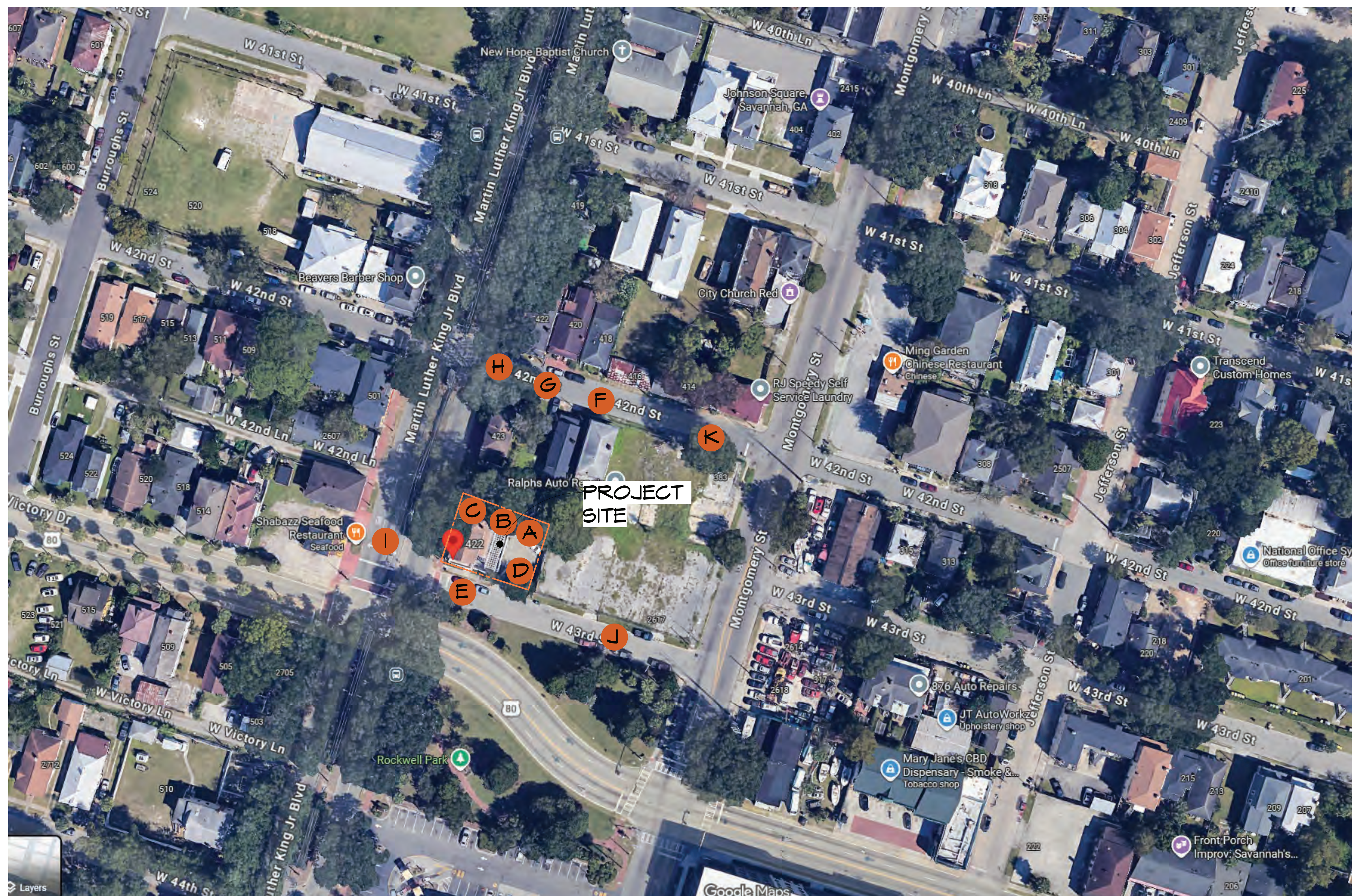
SITE INFORMATION



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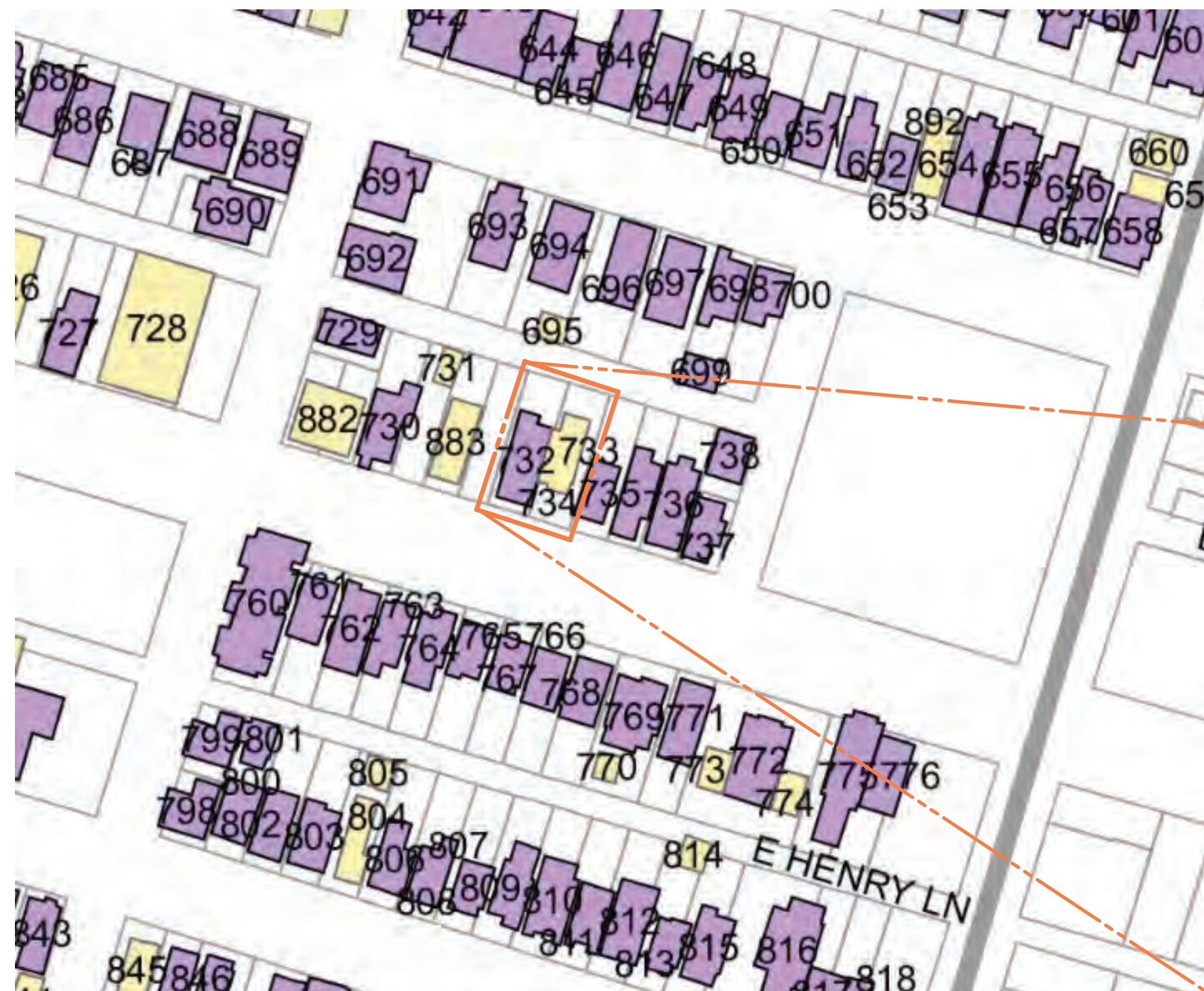




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VICTORIAN HISTORIC DISTRICT CONTRIBUTING RESOURCES MAP & SUPPLEMENT

MAP NO.	ADDRESS	CONTRIBUTING	YEAR BUILT	YEAR LISTED	PIN
718	228 E HENRY ST	Yes	1880	2018	2-0053-04-002
719	302-304 E HENRY ST	Yes	1891	1980	2-0053-05-008
720	306-308 E HENRY ST	Yes	1894	1980	2-0053-05-016
721	310 E HENRY ST	Yes	1894	1980	2-0053-05-017
722	312 E HENRY ST	Yes	1894	1980	2-0053-05-005
723	314 E HENRY ST	Yes	1894	1980	2-0053-05-004
724	1219 HABERSHAM ST	Yes	1920	1980	2-0053-05-003
725	1211-1217 HABERSHAM ST	Yes	1910	1980	2-0053-05-002
726	1220 HABERSHAM ST	No	1955		2-0053-06-008
727	406-408 E HENRY ST	Yes	1910	1980	2-0053-06-006
728	1215 PRICE ST	No	1996		2-0053-06-014
729	1212 PRICE ST	Yes	1904	1980	2-0053-07-013
730	506 E HENRY ST	Yes	1913	1980	2-0053-07-011
731	508 E HENRY ST	No	1959		2-0053-07-010
732	514 E HENRY ST	Yes	1903	1980	2-0053-07-007
733	516 E HENRY ST	No	2007		2-0053-07-006
734	518 E HENRY ST	Yes	1903	1980	2-0053-07-005
735	520 E HENRY ST	Yes	1915	1980	2-0053-07-004
736	522 E HENRY ST	Yes	1900	1980	2-0053-07-003
737	524 E HENRY ST	Yes	1900	1980	2-0053-07-002
738	1215-1217 JAVA PL	Yes	1910	1980	2-0053-07-002A
739	1300 BULL ST	No	1976		2-0053-09-002
740	1302 DRAYTON ST	No	1978		2-0053-10-017
741	123 E HENRY ST	Yes	1891	1980	2-0053-10-002
742	1309 ABERCORN ST	No	1935		2-0053-10-001



514 EAST HENRY STREET
VICTORIAN HISTORIC DISTRICT



514 EAST HENRY STREET - FRONT



514 EAST HENRY STREET - REAR



PRECEDENT

PR7



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SOUND AND FURY
STREETCAR HISTORIC DISTRICT
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AERIAL VIEW OF 422 WEST 43rd STREET



HPC SUBMISSION - HEIGHT & MASS 422 WEST 43rd STREET



SOUND AND FURY
STREETCAR HISTORIC DISTRICT
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Secretary of the Interior's Standards and Guidelines for Rehabilitation:

a. Height:

The overall height and the height of individual components of the proposed building or structure shall be visually compatible with the contributing buildings and structures to which it is visually related.

The proposed addition has an approximate height of 24'-5", which remains subordinate to the existing contributing structure at approximately 29' in height.

a. Width:

The proportion of the overall width and the width of individual components of the proposed building or structure shall be visually compatible with contributing buildings and structures to which it is visually related.

The proposal maintains the width of the existing non-contributing courtyard and structure.

a. Scale:

The overall scale and the scale of individual components of the proposed building or structure shall be visually compatible with contributing buildings and structures to which it is visually related.

The addition remains subordinate in mass and height to the contributing structure and adjacent block faces by utilizing stepped-back massing consistent with the residential scale of the surrounding area.

Streetcar Historic District Design Guidelines for Visual Compatibility:

Height and Mass:

The intent of these standards is to ensure that the height and mass are in context with contributing buildings in the same or adjacent block faces.

1. The height and mass shall be subdivided both horizontally and vertically to convey human scale and visual interest that reflects the traditional size of buildings.

The proposed low-slope roof with a new eave height at 21' will not appear as tall from eye level and will create differentiation between the historic structure and new construction.

Per recommendation of the HPC, the proposed roof has been lowered and overall mass has been reduced.

A glass connector steps back from the existing building on the front and rear facades differentiating the addition from the contributing structure and maintaining a subordinate horizontal scale.

2. The maximum height, building coverage and building footprint shall be determined by the base zoning district.

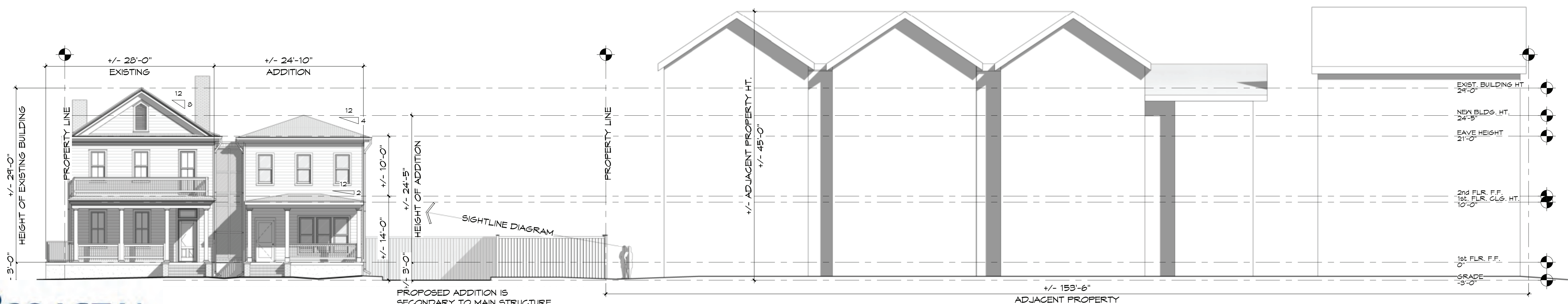
The proposal occupies the footprint of an existing non-contributing courtyard structure and maintains the visual prominence of the historic building.

3. Floor to Floor Heights

a. In single-family detached, single-family attached, two-family attached, three-family/four-family and townhouse dwellings, the exterior expression of the height of the first story shall not be less than 11 feet and the height of the upper stories shall not be less than nine (9) feet.

b. In all other building types, the exterior expression of the height of the first story shall not be less than 13 feet and the height of the upper stories shall not be less than nine (9) feet.

The first floor is expressed at approximately 14' and the second floor is expressed at 10' consistent with the residential and commercial development patterns of the district.



MASSING DIAGRAM - 43rd STREET



HPC SUBMISSION - HEIGHT & MASS
422 WEST 43rd STREET

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SOUND AND FURY
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THE FOLLOWING DRAWINGS ARE NOT TO SCALE.

FULL SIZE DRAWINGS ARE SCALED TO BE PRINTED AT 24"x36".



MARTIN LUTHER KING JR BOULEVARD 100' R/W

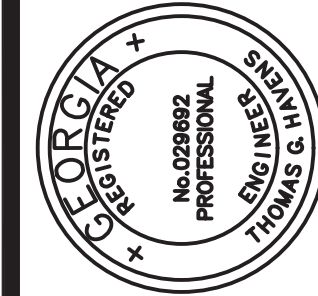
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IE(E)=29.67
IE(S)=32.48
IE(W)=28.53

LOT 1
0.06 ACRES
ZONING TC-1

LOT 2
0.06 ACRES
ZONING TC-1

LOTS 3 & 4
0.12 ACRES
ZONING TC-1

CONCEPT
6/2/26

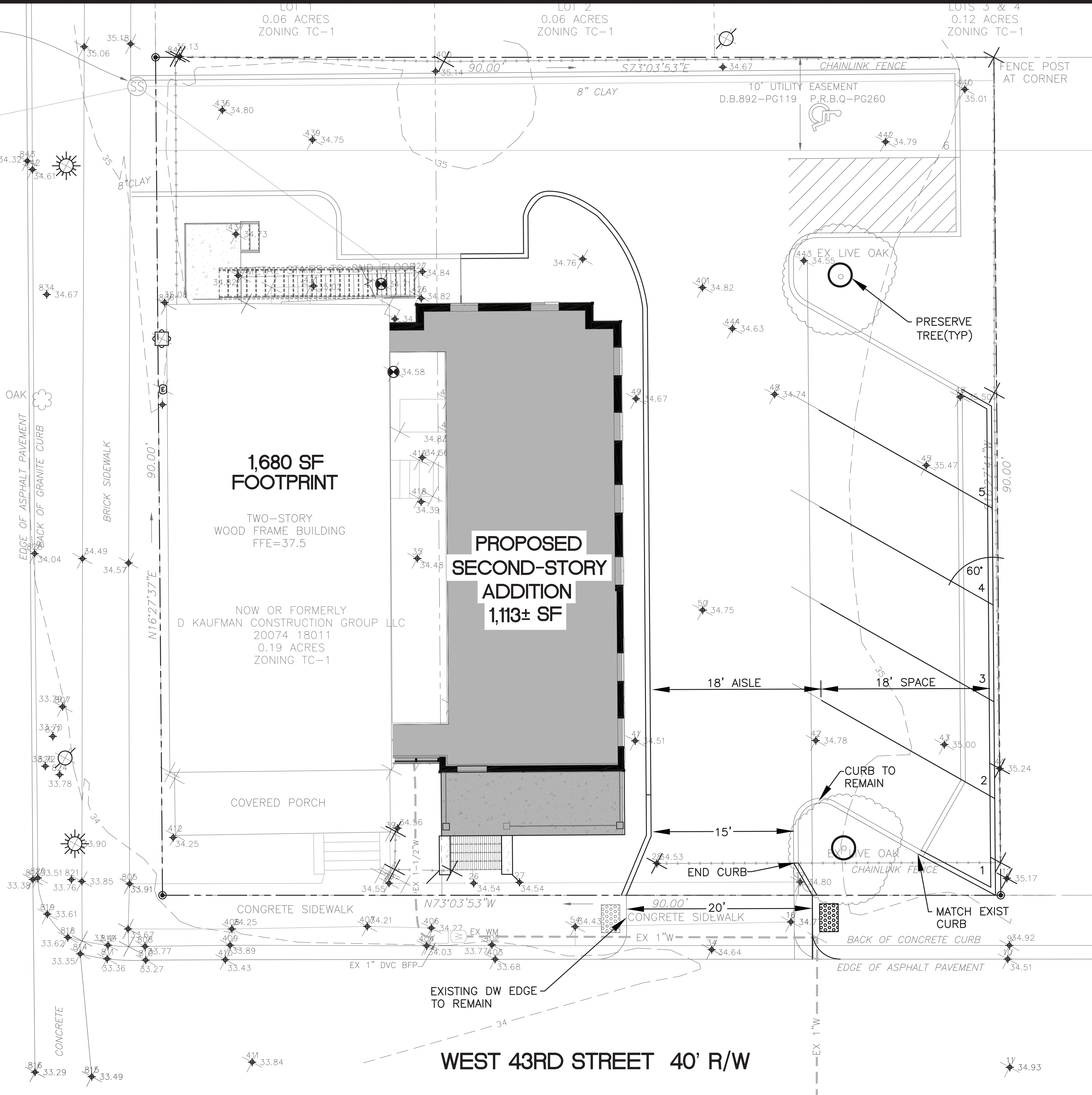


GEORGIA
SAVANNAH
SOUND & FURY RECORDING STUDIO
422 W 43RD STREET

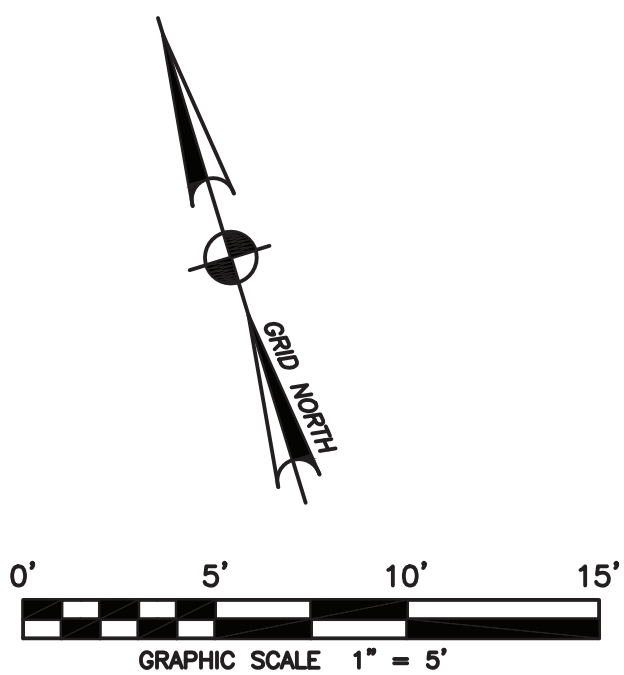
SITE LAYOUT PLAN

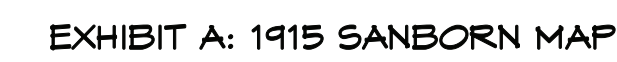


DATE XX/XX/XX
DRAWN BY JH CHECKED TH
DRAWING NUMBER CX OF CX



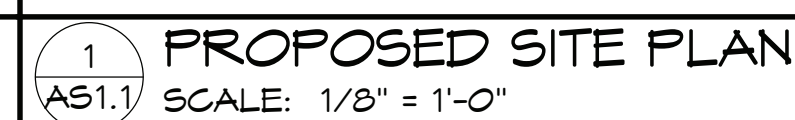
NOW OR FORMERLY
INGRAM FAMILY LLC
20074 18008
0.12 ACRES
ZONING TC-1





SITE LEGEND

	PERVIOUS PAVERS		EXISTING STRUCTURE FOOTPRINT
	GRASS		EXISTING COVERED COURTYARD
	CONCRETE		NEW CONSTRUCTION
	CONCRETE SIDEWALK		
	EXISTING HERRINGBONE SIDEWALK		



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SUITE 200
SAVANNAH, GA 31401
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422 WEST 43rd STREET

REVISIONS		DESCRIPTION
ADD	DATE	
CONCEPTUAL SITE PLAN		

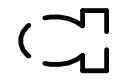
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JUNE 24, 2026

JOB NO:	25.035
ISSUE DATE:	06.24.26
DRAWN:	CAT

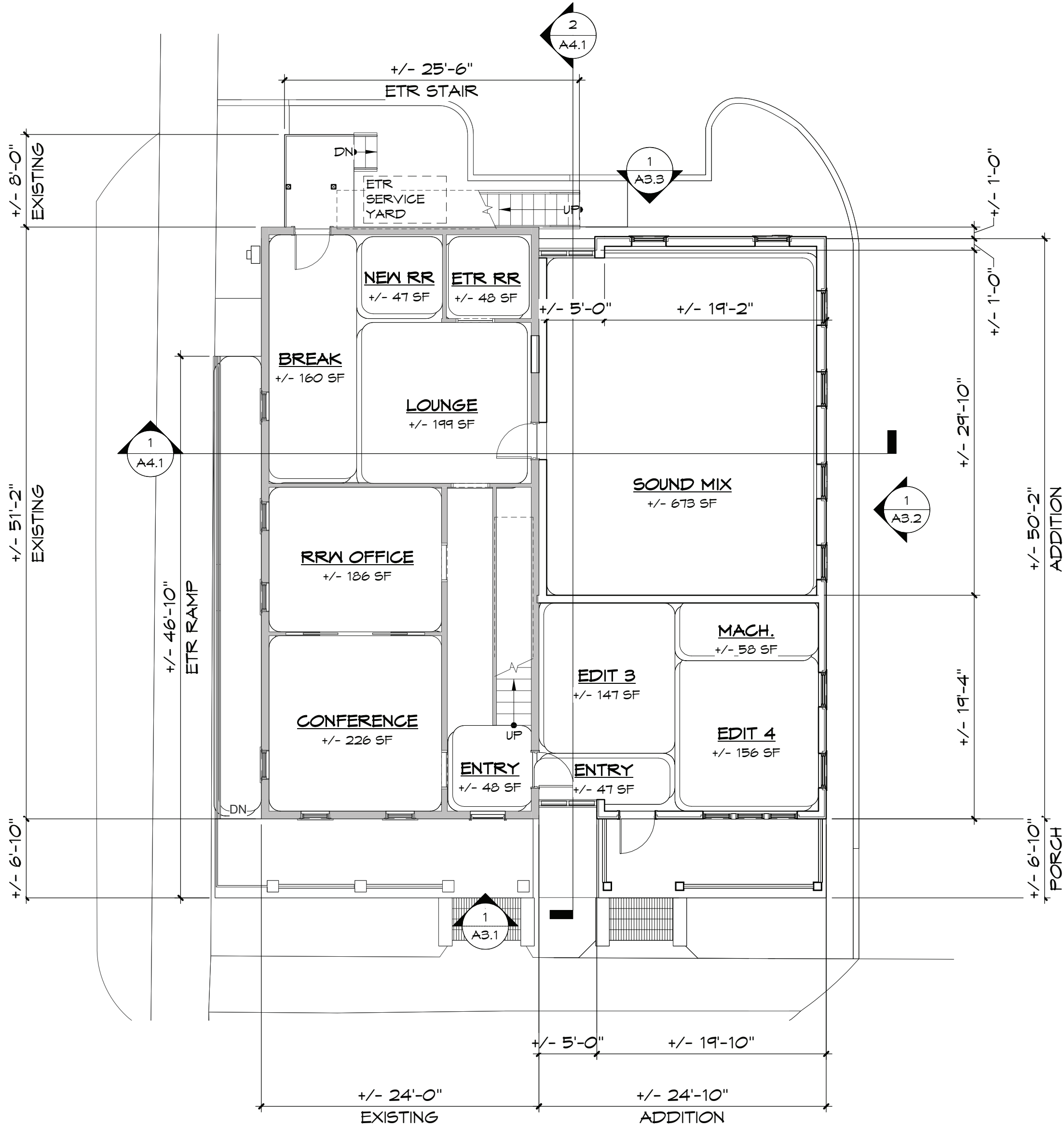
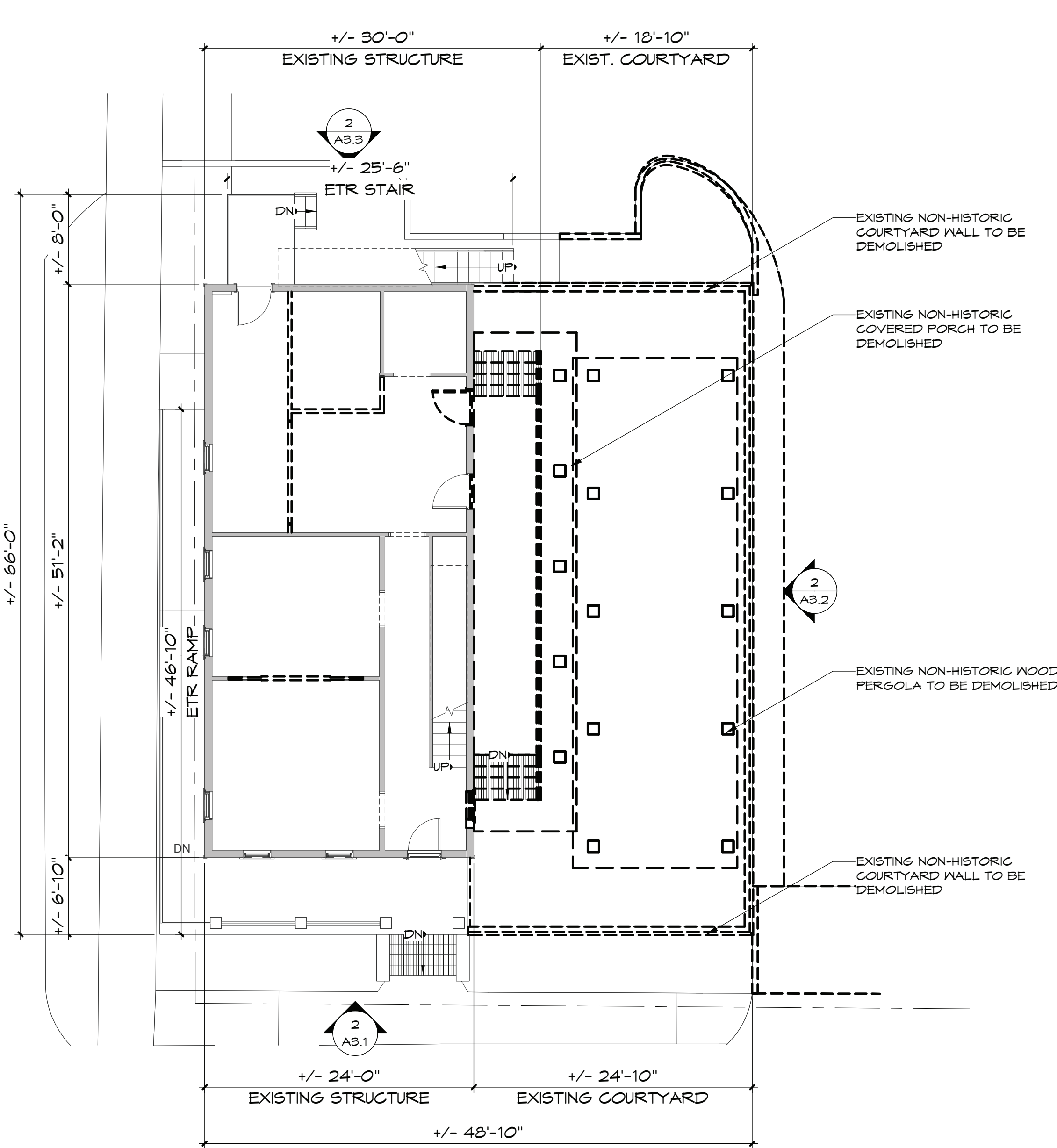
AS1.1

SF CALCULATION	
EXISTING CONDITIONED SPACE:	
1st FL.:	+/- 1,228 SF
2nd FL.:	+/- 1,152 SF
	= +/- 2,380 SF
NEW CONDITIONED SPACE:	
1st FL.:	+/- 1,228 SF
2nd FL.:	+/- 534 SF
	= +/- 1,762 SF
TOTAL CONDITIONED SPACE: = +/- 4,142 SF	

GENERAL DEMOLITION NOTES	
1. AS WITH ALL RENOVATION PROJECTS, DIMENSIONS ARE TAKEN FROM AS-BUILT DRAWINGS. THE GREATEST CARE HAS BEEN TAKEN IN MAKING THOSE AS-BUILT DRAWINGS AS ACCURATE AS POSSIBLE. THE GENERAL CONTRACTOR AND ALL TRADES WILL TAKE THE GREATEST CARE TO VERIFY EXISTING CONDITIONS PRIOR TO CUTTING AND DEMOLISHING OR INSTALLING NEW MATERIALS. IF DISCREPANCIES ARE FOUND, HALT WORK ON SITE AND NOTIFY ARCHITECT IMMEDIATELY.	
2. PRESERVE & PROTECT ALL ADJACENT WALLS, FLOORS, CEILINGS, WINDOWS & DOORS WHERE DEMOLITION IS NOT INTENDED. USE DUST CONTAINMENT MEASURES.	

DEMOLITION LEGEND	
	ALL DASHED ITEMS TO BE REMOVED
	NO WORK IN THIS AREA

WALL LEGEND	
	EXISTING WALLS TO REMAIN
	EXISTING WALLS TO BE REMOVED
	NEW WALL CONSTRUCTION



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DATE	

CONSTRUCTION PLAN - FIRST FLOOR	
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A1.1



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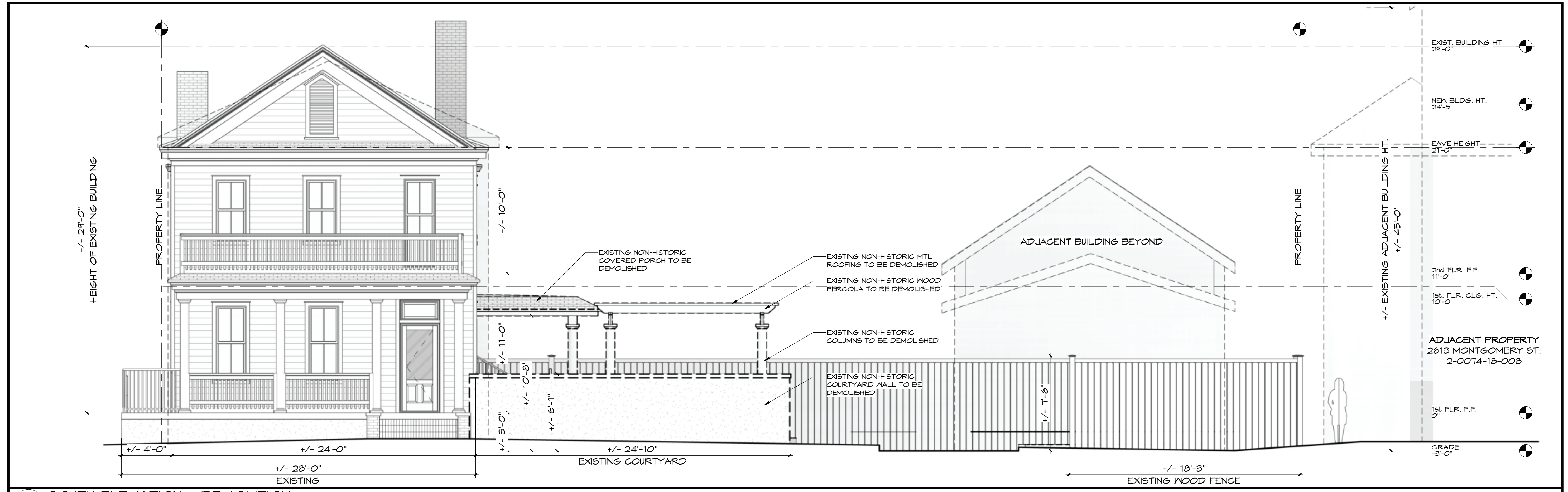
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EXTERIOR
ELEVATIONS

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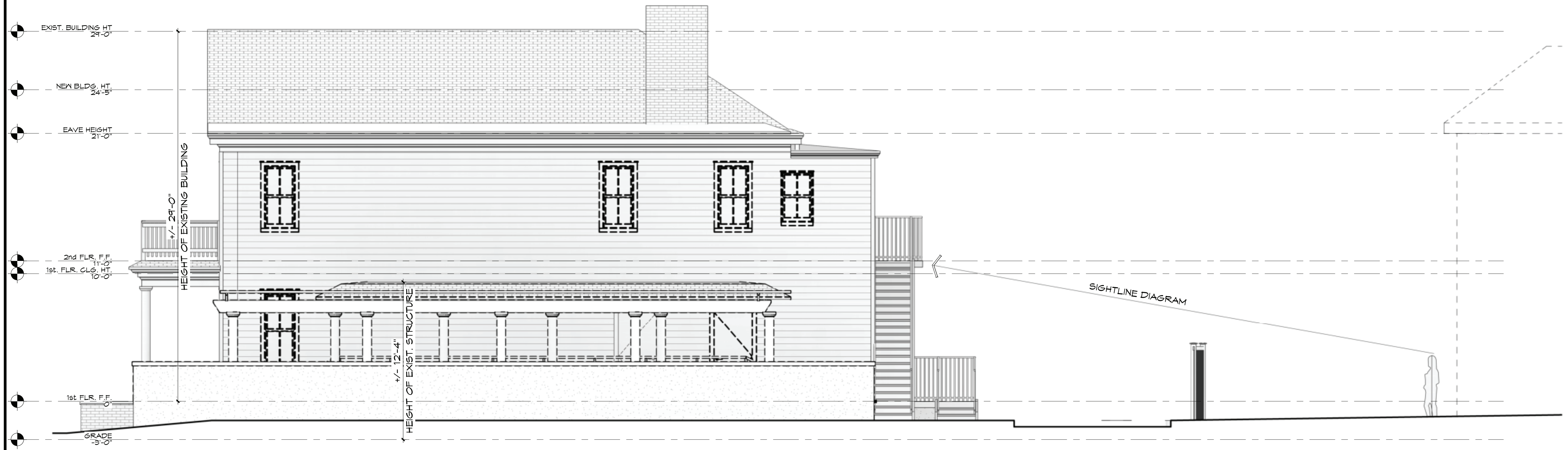
A3.1



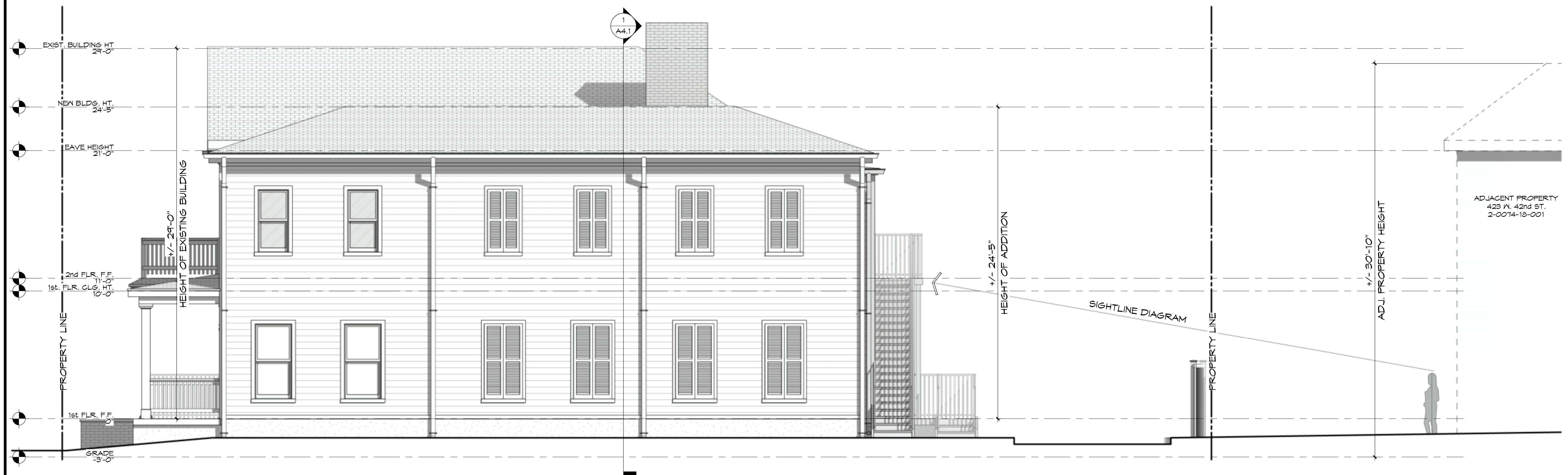
2 SOUTH ELEVATION - DEMOLITION
SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION - DEMOLITION
SCALE: 1/4" = 1'-0"



1 EAST ELEVATION - PROPOSED
SCALE: 1/4" = 1'-0"



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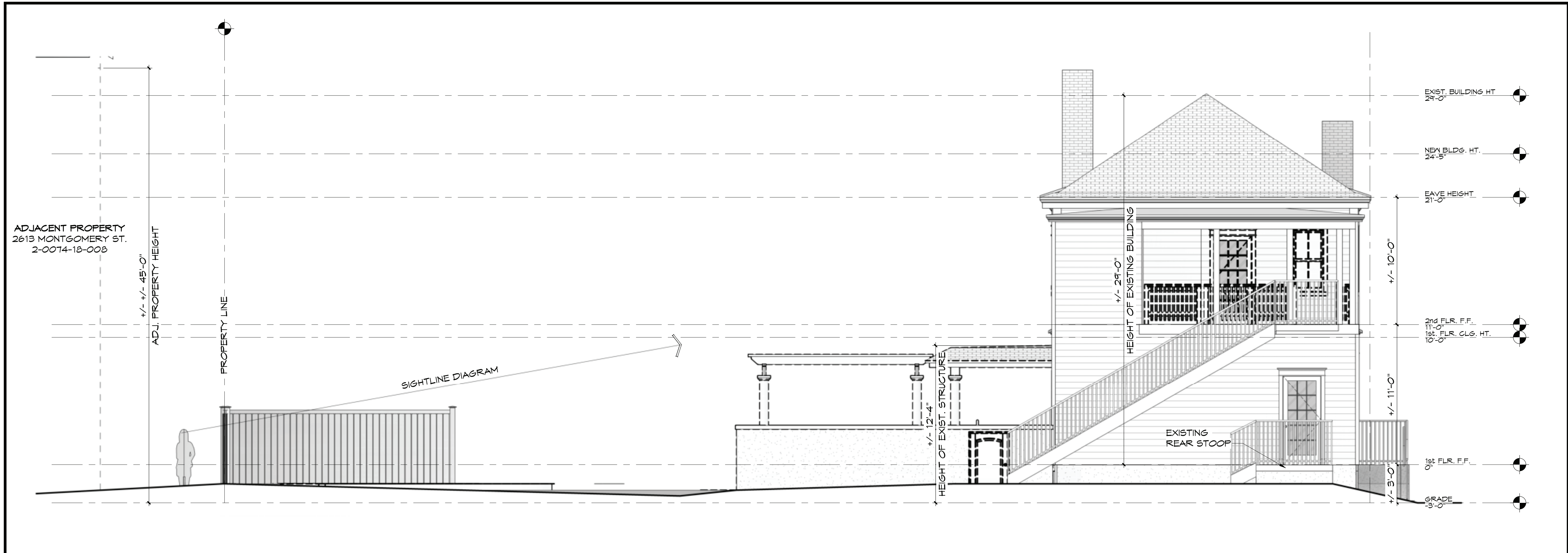
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ADD	DATE	ADD	DATE

EXTERIOR
ELEVATIONS

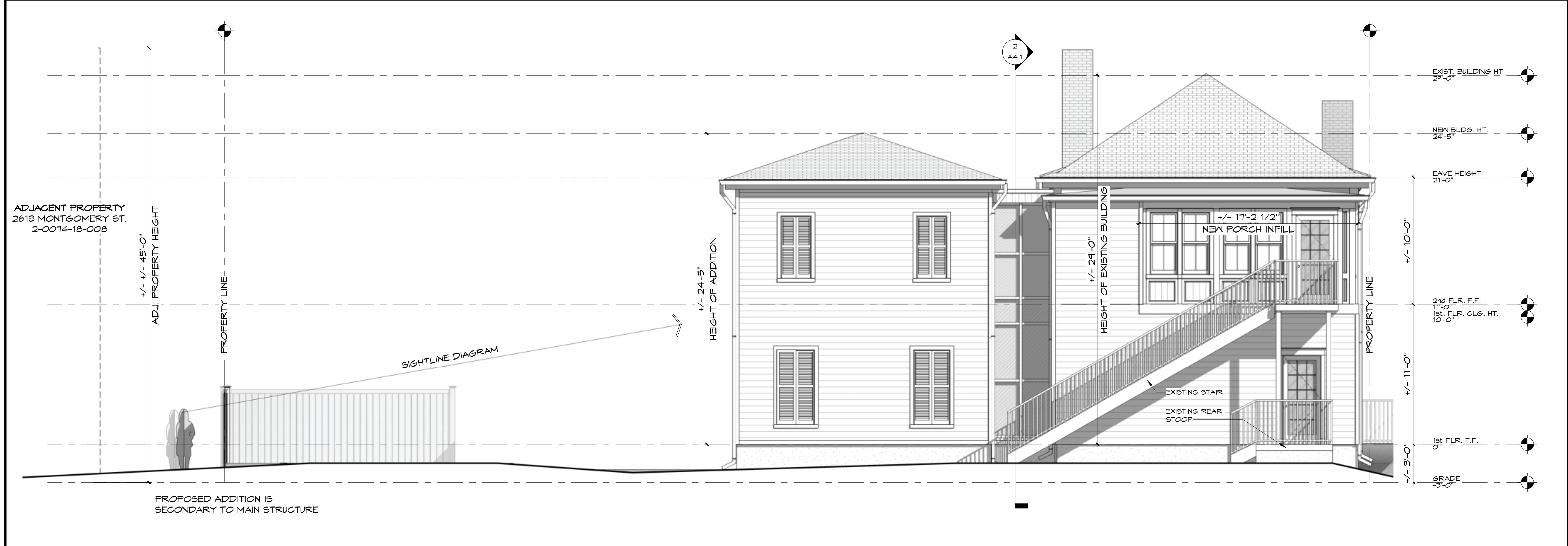
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A3.2



2 NORTH ELEVATION - DEMOLITION
A3.3 SCALE: 1/4" = 1'-0"



1 NORTH ELEVATION - PROPOSED
A3.3 SCALE: 1/4" = 1'-0"



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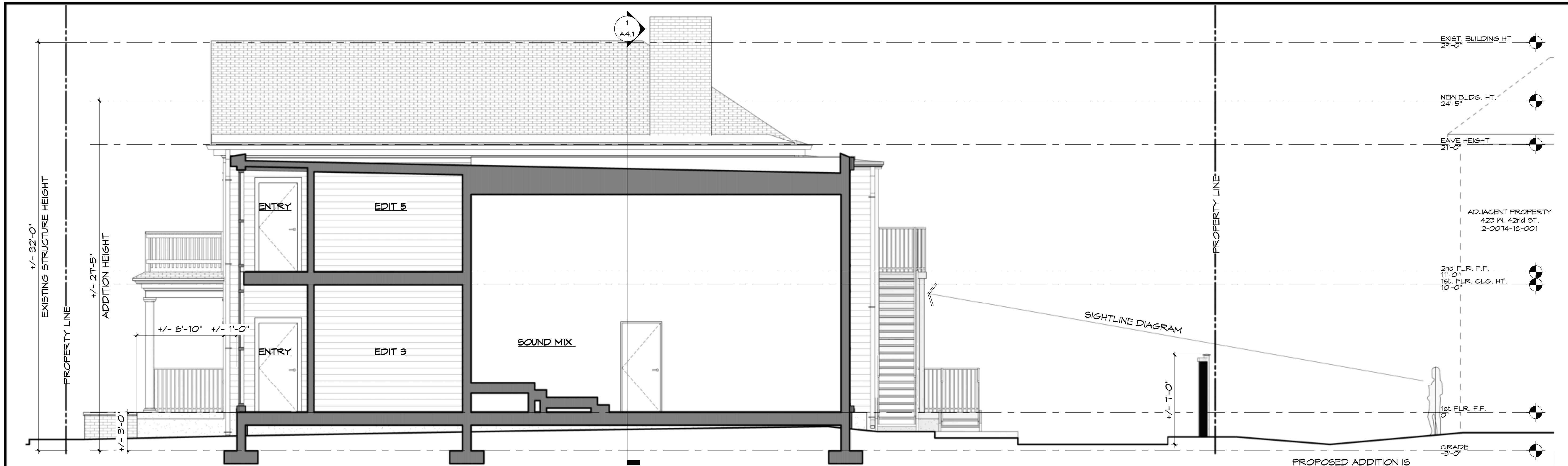
REVISIONS		DESCRIPTION	
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EXTERIOR
ELEVATIONS

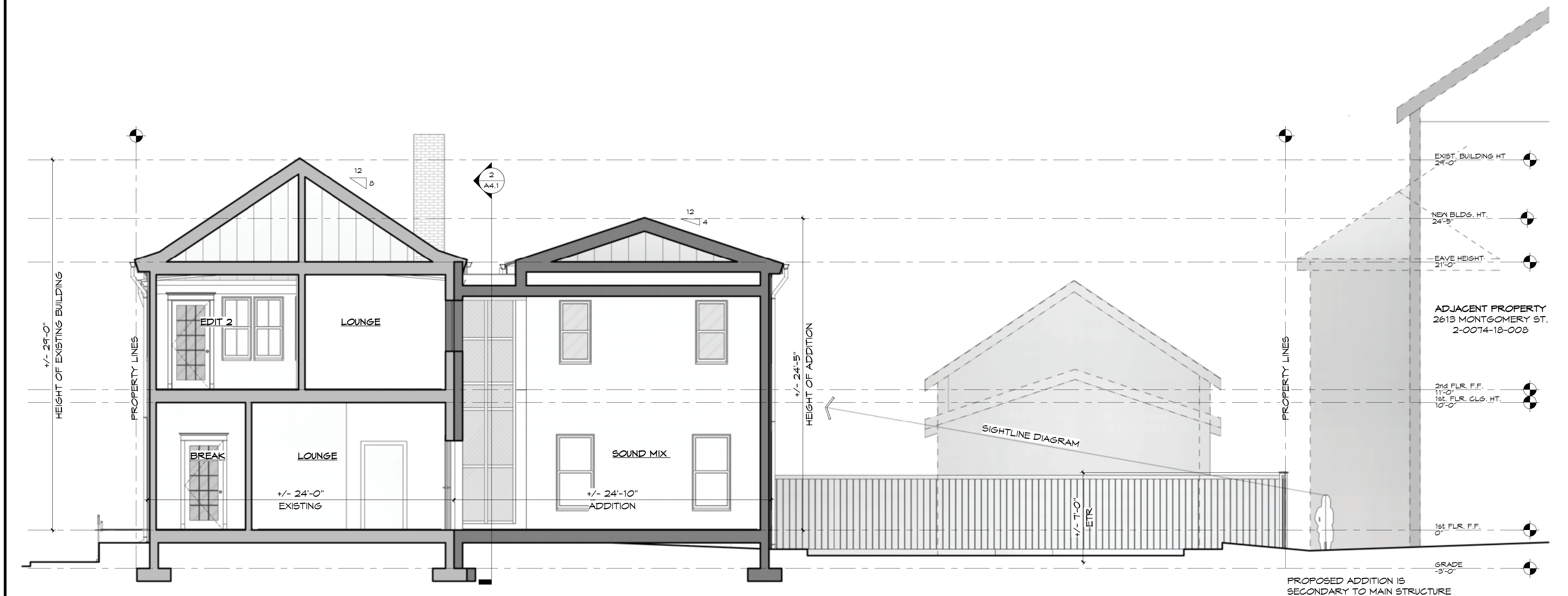
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A3.3



2 BUILDING SECTION - LONGITUDINAL
SCALE: 1/4" = 1'-0"



1 BUILDING SECTION - TRANSVERSE
SCALE: 1/4" = 1'-0"



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A4.1



VIEW OF SOUTH WEST CORNER FROM MLK JR. BLVD. & W. 43rd



EXISTING STRUCTURE

ADDITION

EXTERIOR PERSPECTIVE - SOUTH WEST



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EXTERIOR
PERSPECTIVES

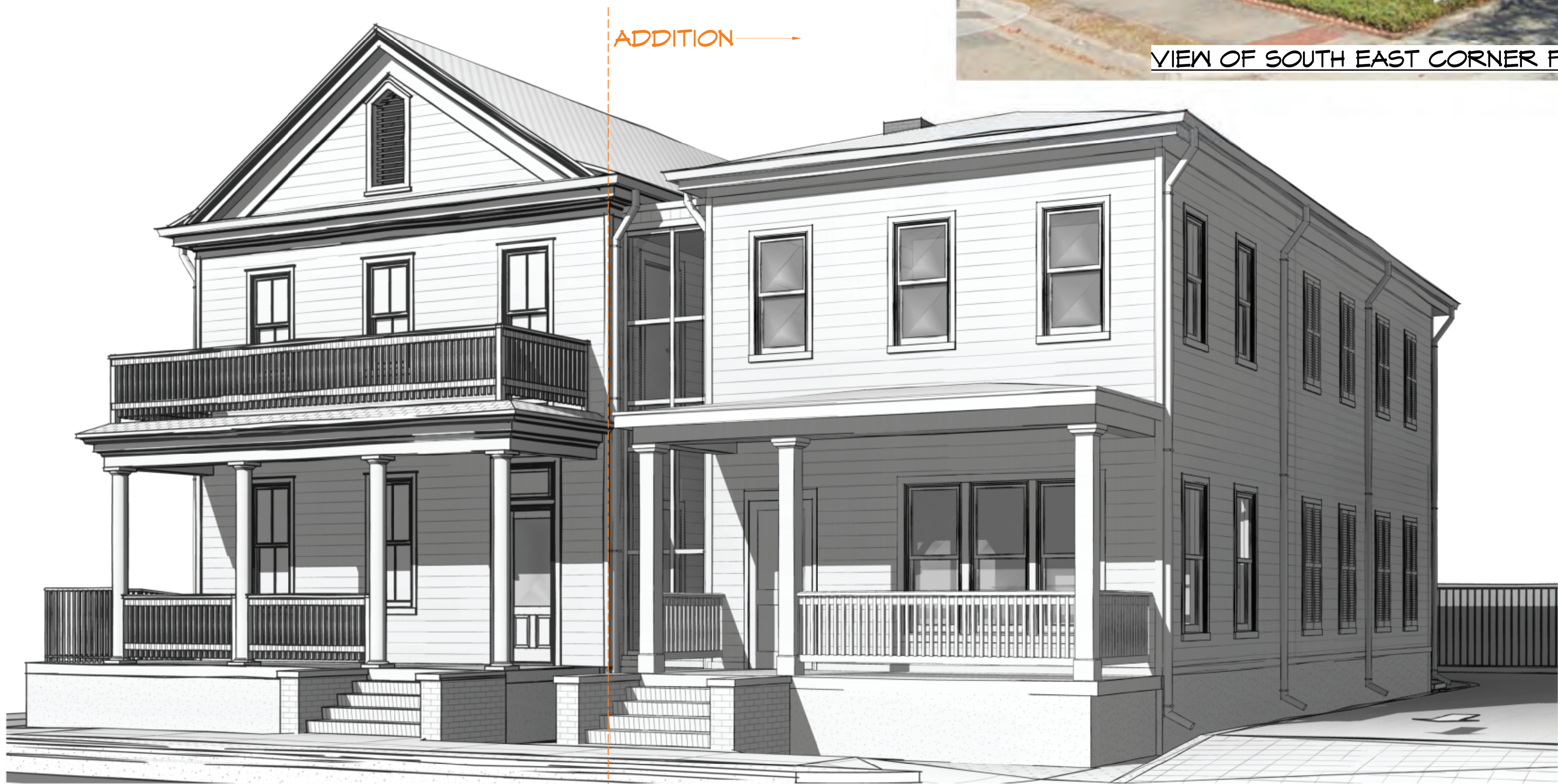
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A9.1



VIEW OF SOUTH EAST CORNER FROM W. 43rd



ADDITION

EXISTING STRUCTURE

EXTERIOR PERSPECTIVE - SE



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EXTERIOR
PERSPECTIVES

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AERIAL VIEW OF ADJACENT PROPERTIES



ADDITION

EXISTING STRUCTURE

EXTERIOR PERSPECTIVE - SE AERIAL



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A9.3



VIEW OF NORTH WEST CORNER FROM MLK JR. BLVD.



EXTERIOR PERSPECTIVE - NORTH WEST



1020 DRAYTON ST.
SUITE 200
SAVANNAH, GA 31401
912.777.3979

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