



## Savannah Historic District Board of Review

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### August 10, 2022 Historic District Board of Review

#### **Title**

Petition of Hansen Architects | 22-002279-COA | 220 East Bryan Street | New Construction: Part I, Height and Mass

#### **Description**

The applicant is requesting approval for the petition of New Construction: Part I, Height and Mass to construct a 7-story hotel on the property located at 220 East Bryan Street. The project qualifies as Large-Scale Development, and the applicant has requested an additional story above the Height Map; they propose to utilize Criterion B which requires "multiple ground floor active uses" and "exterior building walls incorporate 100% modular masonry materials on all sides with the use of granite, marble, or other natural quarried stone over a minimum of 30 percent of all street fronting facades".

#### **Recommendation**

**Approve** the petition of New Construction: Part I, Height and Mass to construct a 7-story hotel on the property located at 220 East Bryan Street **with the following conditions** to be submitted to the HDBR for review with Part II, Design Details because the proposed work is otherwise visually compatible and meets the standards:

- 1. Further reduce the visual expression of the height of the 5-stories abutting the 3-story contributing building (Abe's on Lincoln) to the east.**
- 2. Add architectural articulation/interest on the east facade to further soften the transition (and show deference to the contributing building) from 5-stories to the 3-story contributing building.**
- 3. Provide clarification regarding fire-rating requirements and/or required changes to the contributing buildings to accommodate the new construction's proposed zero setbacks.**
- 4. Provide engineering reports regarding as-is condition reports, proposed proactive measures to ensure the integrity of the surrounding buildings with regard to soil testing and foundation systems, foundation and building stabilizations measures for adjacent contributing buildings, vibration monitoring and pile driving during demolition and foundation construction.**

#### **Contact**

#### **Financial Impact**

#### **Review Comments**

#### **Attachments**

- 🔗 [Staff Recommendation - 22-002279-COA 220 E Bryan St.pdf](#)
- 🔗 [Submittal Packet - Drawings, Photos, Renderings.pdf](#)
- 🔗 [Submittal Packet - Structural Information.pdf](#)
- 🔗 [1954 and 1973 Sanborn Maps.pdf](#)
- 🔗 [Previous New Construction Submittal Packet.pdf](#)
- 🔗 [220 E Bryan St\\_22-002394-ZCL.pdf](#)

🔗 [Petitioner's Presentation - 1.pdf](#)

🔗 [Petitioner's Presentation - 2.pdf](#)