



## Savannah Historic District Board of Review

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

#### **Title**

Petition of J. Elder Studio | 22-001843-COA | 302 East Oglethorpe Avenue | New Construction: Part I, Height and Mass

#### **Description**

The applicant is requesting approval for demolition of a non-contributing building and for New Construction: Part I, Height and Mass for a 4-story building for the property located at 302 East Oglethorpe Avenue. The west side of the building has the exterior visual expression of 5-stories; however, it contains a mezzanine within the mansard roof and not a 5th floor.

Because this building is 4-stories (or greater) in a D-R zoning district, it qualifies as Large-Scale Development.

#### **Recommendation**

**Approval for demolition of a non-contributing building and for New Construction: Part I, Height and Mass for a 4 and 5-story building for the property located at 302 East Oglethorpe Avenue with the following conditions to be submitted for review by the HDBR with Part II, Design Details because the proposed project is otherwise visually compatible and meets the standards:**

- 1. The existing building must be documented per the *MPC Policy for Documenting Buildings Prior to Demolition or Relocation* and that the building be deconstructed, and all materials salvaged for resale or for use in the new construction (rather than traditional demolition and materials landfilled).**
- 2. Railing balusters shall be placed between upper and lower rails, and the distances between balusters shall not exceed four (4) inches on center.**
- 3. The balconies shall not extend more than three (3) feet in depth from the face of a building and shall be supported by brackets or other types of architectural support.**
- 4. Provide screening for the rooftop HVAC equipment or provide information indicating that the equipment is not visible from a right-of-way without additional screening.**

#### **Contact**

#### **Financial Impact**

#### **Review Comments**

#### **Attachments**

- 📎 [Staff Recommendation - 22-001843-COA 302 E Oglethorpe Ave.pdf](#)
- 📎 [Submittal Packet - Photos, Drawings, and Renderings.pdf](#)
- 📎 [Staff Research.pdf](#)
- 📎 [Previous Submittal Packet - Photos, Drawings, Renderings.pdf](#)
- 📎 [MPC Policy for Documenting Buildings Prior to Demolition or Relocation.pdf](#)
- 📎 [5-9-2022 Public Comment #1.pdf](#)
- 📎 [1812 Wesley Chapel Historical Marker.pdf](#)
- 📎 [H-197601-371-2.pdf](#)

