

**CITY OF SAVANNAH
SAVANNAH DOWNTOWN HISTORIC DISTRICT BOARD OF REVIEW
REQUEST FOR CERTIFICATE OF APPROPRIATENESS**

STAFF RECOMMENDATION

PETITIONER: J. ELDER STUDIO, Jerome Elder

FILE NO.: 22-001843-COA

ADDRESS: 302 EAST OGLETHORPE AVENUE

PIN: 20015 05013

ZONING: D-R

STAFF REVIEWER: Leah G. Michalak

DATE: July 13, 2022

NATURE OF REQUEST:

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.

The applicant is also requesting approval of Special Exceptions from Large-Scale Development standards that state:

Recess Standard. Incorporate recesses within the wall plane. Building frontage shall be limited to 30 feet with recesses of at least 12 feet in width and four (4) feet in depth (Fig. 7.8-10). Recesses shall extend to the ground or begin immediately above the ground floor.

Maximum height shall not exceed two (2) stories within 20 feet of a lane

In order to allow for the recesses to be 9'-4" wide and 2'-8" deep and for the building to be 4-stories within 18 feet of the lane.

The applicant is also requesting a recommendation to the Zoning Board of Appeals for an increase of 5% to the *maximum permitted building coverage of 75% in the D-R zoning district* to allow for 80% building coverage.

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

CONTEXT:

The building is a non-contributing structure within the Savannah National Historic Landmark District and the Savannah Local Historic District. The building was severely altered with an approved COA in 1976 [File No. H-197601-371-2]. Per the COA, "... *interior and exterior renovation of an existing concrete block and steel frame building which was erected sometime in the early 1960's. It was used as an automobile glass and sliding-glass-door shop and sales office. Exterior renovation will consist of covering exterior walls on Lincoln and Oglethorpe with stucco finish ... New arched windows will be added ...*" Photographs of the building prior to

Staff Recommendation: J. ELDER STUDIO, Jerome Elder
Address **302 EAST OGLETHORPE AVENUE**
File No. 22-001843-COA
Date July 13, 2022
Page 2

this work could not be located. Prior to the current building, the site contained the 1812 Wesley Chapel: Savannah Methodism's first church building. This church is commemorated near the site with a Georgia Historical Society marker (see attached).

SPECIAL EXCEPTION REQUEST FINDINGS:

The following standards from Sec 3.12 Special Exceptions apply:

Special Exceptions.

Review by Savannah Downtown Historic District Board of Review. *Special Exceptions (as listed below) for the Savannah Downtown Historic Overlay District shall be considered by the Savannah Downtown Historic Board of Review.*

Applicable Special Exceptions.

To adjust Design Standards for local historic districts as follows:

Secs. 7.8.10 Design Standards.

The requested design standards are eligible to receive Special Exceptions.

Review Criteria for Special Exceptions. *When reviewing a special exception request, a finding shall be made by the Savannah Downtown Historic District Board of Review for each of the criteria listed below.*

Whether the use for which the special exception is being considered would be located, operated and maintained in a manner in conformance with the goals, policies, and objectives of the Comprehensive Plan and the provisions of this Ordinance.

Whether the special exception would not be detrimental to the public interest, health, safety, welfare, function, and appearance of the adjacent uses or general vicinity.

The applicant is requesting approval of Special Exceptions from Large-Scale Development standards that state:

Recess Standard. Incorporate recesses within the wall plane. Building frontage shall be limited to 30 feet with recesses of at least 12 feet in width and four (4) feet in depth (Fig. 7.8-10). Recesses shall extend to the ground or begin immediately above the ground floor.

Maximum height shall not exceed two (2) stories within 20 feet of a lane

In order to allow for the recesses to be 9'-4" wide and 2'-8" deep and for the building to be 4-stories within 18 feet of the lane.

Staff recommends approval of the Special Exceptions; this parcel is significantly smaller (in footprint) than is typical for Large-Scale Development projects within the district. Furthermore, the use of recesses has not been excluded; they have been used in a way that is more in scale with the building than they would be if they met the standard. The distance from the building to the lane (18 feet) is the same as the current condition and allows for parking at the rear of the building which meets the intent of the ordinance.

Staff Recommendation: J. ELDER STUDIO, Jerome Elder
Address **302 EAST OGLETHORPE AVENUE**
File No. 22-001843-COA
Date July 13, 2022
Page 3

The Special Exception requests are in conformance with the goals of this ordinance and are not detrimental to the appearance of the district.

***Additional Conditions, Restrictions and Safeguards.** The Savannah Downtown Historic District Board of Review may include conditions, restrictions or limitations as part of the approval in order to protect public health, safety, and welfare. When a special exception is approved with conditions, those conditions shall run with the land and shall be binding on the original applicant as well as any successor.*

Staff does not recommend any additional conditions, restrictions, or safeguards.

***Time Limitations for Approved Special Conditions.** Approval of a special exception pursuant to the provisions of this Ordinance shall become null and void unless the following is completed in the time period specified:*

For any special exception that would not require a building permit, the special exception shall be acted upon within one (1) year from when the special exception was granted; or

For any special exception that would require a building permit, the related building permit shall have been issued and have remained continuously valid thereafter within two (2) years from the date the special exception was granted.

VARIANCE RECOMMENDATION FINDINGS:

The following standards from Sec 3.21.10 Variance Criteria apply:

Variance Criteria.

***Criteria for Approval.** The responsible review authority shall make a finding that the variance criteria does comply or does not comply with each individual criterion provided below. The Zoning Board of Appeals shall consider the criteria below when determining whether a variance shall be provided:*

General Consistency. The variance shall be consistent with the intent of this Ordinance and the Comprehensive Plan, and shall not be injurious to the neighborhood or otherwise detrimental to the public health, safety or welfare.

Special Conditions.

Special conditions and/or circumstances exist which are peculiar to the land, buildings or structures involved and which are not applicable to other lands, buildings or structures in the same zoning district.

The special conditions and/or circumstances do not result from the actions of the applicant.

The special conditions and/or circumstances are not purely financial in nature so as to allow the applicant to use the land, buildings or structures involved more profitably or to save money.

Staff Recommendation: J. ELDER STUDIO, Jerome Elder
Address **302 EAST OGLETHORPE AVENUE**
File No. 22-001843-COA
Date July 13, 2022
Page 4

Literal Interpretation. Literal interpretation of the provisions of the regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of the Ordinance and would result in unreasonable hardship on the applicant.

Minimum Variance. The variance, if granted, shall be the minimum variance necessary to make possible the reasonable use of land, buildings, or structures.

Special Privilege Not Granted. The variance shall not confer on the applicant's property any special privilege that is denied by this Ordinance to other lands, buildings or structures in the same zoning district.

The proposed building covers the same lot percentage as the existing non-contributing building; therefore, staff recommends approval for the variance; however, a Large-Scale Development standard states: *Maximum height shall not exceed two (2) stories within 20 feet of a lane.* The applicant has requested a Special Exception from this standard. Staff recommends that this request be resolved prior to the applicant applying for the variance to the Zoning Board of Appeals.

DEMOLITION FINDINGS:

The following standards from Sec 3.19.9 - HBR Criteria for Relocation or Demolition apply:

Criteria for Relocation or Demolition.

Evaluation Required. Any non-contributing resource must first be evaluated and considered for contributing status prior to issuance of a Certificate of Appropriateness for relocation or demolition (See Sec. 3.16.4.b.).

This building is listed as non-contributing and is evaluated for contributing status below.

Sec. 3.16.4.b. Classification of Resources and Criteria for Resource Designation. All resources within the District shall be classified and designated on the District's "Historic District Contributing Resources Map."

Period of Significance. Contributing buildings include those within the current Period of Significance, possess integrity of location, design, setting, materials, workmanship, feeling, and association, and meet one of more of the following criteria:

Are associated with events that have made a significant contribution to the broad patterns of our history; or

Are associated with the lives of significant persons in our past; or

Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

Have yielded, or may be likely to yield, information important in historic or prehistory.

Staff Recommendation: J. ELDER STUDIO, Jerome Elder
Address **302 EAST OGLETHORPE AVENUE**
File No. 22-001843-COA
Date July 13, 2022
Page 5

The district's Period of Significance is from 1733-1960. Information obtained indicates that the building was constructed in the 1960s which, likely, indicates the building was constructed after 1960. Additionally, the building was significantly altered in 1976. In addition to lacking integrity, its one-story scale (later 2nd story addition is set back) and lack of fenestration and, therefore, pedestrian level interaction do not make it eligible for contributing status. Staff recommends approval of the demolition with the conditions that the building 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).

NEW CONSTRUCTION, PART I FINDINGS:

The following standards from Article 5 - Base Zoning Districts apply:

Downtown Districts – Savannah Downtown Historic District.

Development Standards for Permitted Uses. *Development in any D- district shall meet the development standards as set forth below.*

D-R. *If a historic precedent exists within Troup and Wesley Wards and the visual compatibility criteria have been met, lower lot width and area may be permitted. See Sec. 3.21 and Sec. 7.8 for specific standards.*

Lot Dimensions. Lot area per unit (min/max sq ft)

Nonresidential. No min/max

Lot Width (min ft).20

The lot dimensions are an existing condition.

Building Coverage (max).75%

The proposed building coverage is 80% which matches the coverage for the existing building. The applicant has requested a recommendation for a variance to the Zoning Board of Appeals.

Building Setback (max ft).

Front yard. None

Side (street) yard. None

Side (interior) yard. None

Rear yard. None

No setbacks as required. A lane setback is proposed to accommodate required off-street parking.

The following standards from the Sec 7.8 - Savannah Downtown Historic District Ordinance apply:

Visual Compatibility Criteria. *To maintain the special character of the Savannah Downtown Historic District as identified in the architectural survey and visual analysis, new construction and any material change in appearance shall be consistent with the standards,*

criteria and guidelines developed for the district. The applicable criteria below shall be used to assess new construction and material changes. These criteria shall not be the basis for appeal to any board, commission or administrator described in this Ordinance, or to the Mayor and Aldermen.

Height. *New construction shall be permitted to build to the number of stories as shown on the “Savannah Downtown Historic District Height Map,” referred to herein as “Height Map,” and the overall height of a building and the height of individual components of a building or structure shall be visually compatible to the contributing buildings and structures to which it is visually related.*

The Height Map permits 5-stories and staff finds the height visually compatible. Although taller than the adjacent contributing buildings, this is a corner lot facing a major, wider street which can support taller buildings.

Proportion of front façade. *The relationship of the width of a building or structure to the height of its front facade shall be visually compatible to the contributing buildings and structures to which it is visually related.*

The building is taller than it is wide which is visually compatible.

Proportion of openings. *The relationship of the width of the windows to height of windows within a building or structure shall be visually compatible to the contributing buildings and structures to which the structure is visually related.*

Rhythm of solids to voids in front façades. *The relationship of solids to voids in the façades visible from the public right-of-way shall be visually compatible with the contributing buildings and structures to which the structure is visually related.*

Openings are taller than they are wide with a regular rhythm of punched openings on the upper floors. The ground floor also has a regular rhythm of larger storefront openings which is typical of and visually compatible with mixed use buildings.

Rhythm of structures on streets. *The relationship of a building or structure to the open space between it and adjacent buildings or structures shall be visually compatible with the open spaces between contributing buildings and structures to which it is visually related.*

The proposed building is attached to the contributing building to the east and spans the full width of the lot which is typical along Oglethorpe Avenue.

Rhythm of entrance and/or porch projection. *The relationship of entrances, porch projections, and walkways to buildings or structures shall be visually compatible with the contributing buildings and structures to which they are visually related.*

The ground floor entrances are at grade level without porches which is typical for a mixed-use building.

Roof shapes. *The roof shape of a building or structure shall be visually compatible with the contributing buildings and structures to which it is visually related.*

Staff Recommendation: J. ELDER STUDIO, Jerome Elder
Address **302 EAST OGLETHORPE AVENUE**
File No. 22-001843-COA
Date July 13, 2022
Page 7

The east half of the building is proposed to have a flat/parapeted roof and the west half is proposed to have a mansard roof. Mansard roofs, within the district, are not plentiful but they do exist and are visually compatible particularly along major streets and on corner lots such as the grand Second Empire building at Liberty and Bull Streets (see staff research). The proposed building has a more modern interpretation of a mansard roof where it does not have overhanging eaves that are supported by brackets. The roof sits atop a parapet-type wall with straighter mansard lines (see staff research).

***Walls of continuity.** Brick walls, wrought iron fences, landscape masses, building facades, or combinations of these shall be visually compatible with the contributing buildings, structures and objects to which they are visually related and shall form continuous walls of enclosure along the street.*

The building forms a wall of continuity.

***Scale of a building.** The mass of a building or structure and size of windows, door openings, porches column spacing, stairs, balconies and additions shall be visually compatible with the contributing buildings and structures to which the structure is visually related.*

See comments under design standards for recommended revisions.

***Directional expression of front elevation.** A building or structure shall be visually compatible with the buildings and structures to which it is visually related in its directional character, including vertical character, horizontal character, or nondirectional character.*

The vertical directional expression of the front elevation is visually compatible.

***Savannah Downtown Historic District Design Standards.** The intent of these standards is to ensure appropriate new construction, additions, and alterations within the Savannah Downtown Historic District. They are not intended to promote copies of the architectural designs of the past, but to encourage contemporary designs that protect and complement existing contributing resources. They are further intended to protect the historic integrity of the contributing resources.*

The following design standards shall apply to new construction, additions, alterations to contributing and non-contributing buildings and structures, unless otherwise specified. Though certain building materials are prescribed herein, the Board may approve alternative materials that are not listed as prohibited upon a showing by the applicant that the material or product is visually compatible with historic building materials and has performed satisfactorily in the local climate.

For the purposes of evaluating the visual compatibility and design standards of exterior fenestration, where voids (windows, doors, and storefronts) in the exterior façade are substantially blocked by interior walls or built-in furniture, these may be considered part of the exterior wall if they are built within three feet of the exterior wall. For example, if an interior wall is built abutting the storefront, that interior wall is impacting the exterior design of the fenestration and may be subject to review by the Historic Board of Review.

Staff Recommendation: J. ELDER STUDIO, Jerome Elder
Address **302 EAST OGLETHORPE AVENUE**
File No. 22-001843-COA
Date July 13, 2022
Page 8

Streets and Lanes.

Development shall preserve or reconstruct the historic ward pattern of streets and lanes within the Oglethorpe Plan Area.

Streets and lanes shall not be bridged by development, except on Factors Walk. Such bridges shall be for pedestrian use only. Factors Walk bridges shall not be covered by a roof, awning, or any other type of extension from a building.

The standards are met.

Height. *The number of stories as shown on the Height Map shall be permitted. Variances from the Height Map shall not be permitted. Additionally, the following standards shall apply:*

Large-Scale Development shall also be subject to the provisions of Sec. 7.8.10.t., Large-Scale Development.

This project, due to its height within the D-R zoning district, qualifies as Large-Scale Development.

Stories are further classified as follows:

Buildings throughout the Savannah Downtown Historic District, which front a street, shall be at least two (2) stories, except in the Beach Institute Character Area or for accessory buildings which front a lane.

A mezzanine shall not count as a story.

The building exceeds 2-stories and the mezzanine (above the 4th floor on the west side of the building) does not constitute a story.

In calculating the dimensions of a story, the following provisions shall apply, except in cases where the floor-to-floor heights can be shown to be historically predominately lower, such as in the Beach Institute Character Area.

Commercial buildings.

The exterior expression of the height of the ground floor shall be not less than 14 feet, six (6) inches.

The exterior expression of the ground floor is 14'-8".

The exterior expression of the height of the second story shall be not less than 12 feet.

The exterior expression of the second floor is 13'-4".

The exterior expression of the height of each story above the second shall be not less than 10 feet.

The exterior expression of the 3rd and 4th floors is 10 feet.

For commercial buildings, stories shall be configured as provided below:

The first story shall be designed as a storefront.

The intent of the standard is met. The first floor is designed as a storefront where an “amenity” area is proposed.

Subdivide the façade horizontally into base, middle, and top. The first story shall be separated from the upper stories by an architectural feature such as a string course (i.e. projecting horizontal band) or change in material. Such features may be placed at the top of the second story when the first and second stories have the visual appearance of a unified exterior expression.

The height of the first story shall not be less than the exterior visual expression of the height of any single story above the first story.

The exterior visual expression of the top story of buildings over three (3) stories shall be distinctive from the stories below the top story.

The standards are met.

Setbacks. *Setbacks shall comply with the following:*

Front yards. *There shall be no front yard setbacks except as follows:*

On tithing lots where there is a historic setback along a particular block face, such setback shall be provided. For the purpose of this Section, a historic setback is the average of the contributing buildings along a block face.

On a trust lot fronting a square, proposed buildings may establish a front yard setback not to exceed 20 feet.

Side and rear yards. *Side and rear yard setbacks shall not be required.*

No setbacks are required. A lane setback is proposed to accommodate required off-street parking.

Foundations.

New construction, alterations to non-contributing resources and additions.

Configuration. *Beneath a wood frame building, the foundation shall be recessed and not project forward of the building plane.*

The standard does not apply.

Exterior walls.

New construction, alterations to non-contributing resources and additions.

Configuration. *On lots less than 60 feet in width the front face shall be constructed so as to form a continuous plane parallel to the street. Bays and porches attached to such elevation may project streetward of the plane.*

Staff Recommendation: J. ELDER STUDIO, Jerome Elder
Address **302 EAST OGLETHORPE AVENUE**
File No. 22-001843-COA
Date July 13, 2022
Page 10

The building fronts two streets: Oglethorpe to the south and Lincoln to the west; both widths exceed 60 feet; however, the Large-Scale Development Standards require wall recesses.

Entrances and Doors.

New construction, alterations to non-contributing resources and additions.

Location.

Tything Blocks. A building on a tithing block shall locate its primary entrance to front the east-west street.

The standard is met. This building is located on a tything block, and its primary entrance (into the building's lobby) faces the east-west street (Oglethorpe).

Windows and Commercial Storefronts.

Windows.

New construction, alterations to non-contributing resources and additions.

Configuration.

All windows facing a street, exclusive of storefronts, basement and top story windows, shall be rectangular and shall have a vertical to horizontal ratio of not less than 5:3; provided, however, nothing in this section precludes an arched window being used. Accent windows may be round or other shapes.

The centerline of window and door openings shall align vertically on the primary façade.

The distance between windows shall be not less than for adjacent contributing buildings, nor more than two (2) times the width of the windows on primary facades. The Board may waive strict compliance with this standard where historic precedent exists within the visually-related context and is visually compatible.

Paired or grouped windows shall be permitted, provided the individual sashes have a vertical to horizontal ratio of not less than 5:3.

The standards are met.

Commercial Storefronts.

New construction, alterations to non-contributing resources and additions.

Configuration.

The first story of a commercial building (except buildings with offices on the ground floor) shall be designed as storefront.

Staff Recommendation: J. ELDER STUDIO, Jerome Elder
Address **302 EAST OGLETHORPE AVENUE**
File No. 22-001843-COA
Date July 13, 2022
Page 11

Storefront area glazing shall be not less than 55% of surface area.

The intent of the standards is met. The first floor is designed as a storefront where residential units are not proposed. Where an “amenity” area is located, storefront is proposed.

Storefront glazing shall extend from the sill or from an 18-24 inch base of contrasting design or material to the lintel.

The based is proposed to be 16” inches; increase the height of the storefront base to a minimum of 18 inches high and submit the design and/or material with Part II, Design Details.

Storefront glazing in subdivided sashes shall be inset a minimum of four (4) inches from the face of the building; provided, however, that continuously glazed storefronts may be flush with the face of the building.

The inset is proposed to be 8 inches; the standard is met.

Balconies.

New construction, alterations to non-contributing resources and additions. Porches, stoops, balconies, porticos, and exterior stairs within the public right-of-way may be permitted with the approval of the encroachment by the Mayor and Aldermen and provided that the following criteria are met:

Balusters shall be placed between upper and lower rails, and the distances between balusters shall not exceed four (4) inches on center.

Provide this information was Part II, Design Details.

The height of the railing shall not exceed 36 inches for single- and two-family dwelling units.

The standard does not apply.

Residential 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.

Provide this information was Part II, Design Details.

Roofs.

New construction, alterations to non-contributing resources and additions.

Configuration.

Mansard roofs shall slope from all four sides to a flat or low hipped plane, shall have a molded cornice both above and below the lower roof slope, and shall be used only in conjunction with a habitable story.

Staff Recommendation: J. ELDER STUDIO, Jerome Elder
Address **302 EAST OGLETHORPE AVENUE**
File No. 22-001843-COA
Date July 13, 2022
Page 12

Staff recommends revisions. Lower the height of the flat roof that is attached to the mansard roof in order to revise the mansard roof to slope from all four sides; remove the cornice from the flat roof to distinguish the mansard roof. The mansard roof contains the habitable mezzanine for the top floor residential units.

Applied mansard roofs shall not be permitted.

The standard is met.

Parapets shall have a stringcourse and a coping.

The intent of the standard is met. The flat roof section attached to the mansard roof does not have a stringcourse; however, staff is recommending that portion of the roof be minimized even further and will be minimally visible. Other parapets have a stringcourse and coping.

Pergolas and roof decks shall not be permitted on the street façade.

The roof deck is on top of the 4th floor and will not be visible. The intent of the standard is met.

Eaves shall extend no less than 12 inches beyond supporting walls.

Soffits shall be placed perpendicular to the building wall, not sloping in plane with the roof (except for gable end rakes).

These standards do not apply to this type of mansard roof.

Mechanical Equipment and Refuse. *Mechanical equipment and refuse shall comply with Sec. 9.5.3, Screening of Service Areas, except as provided below.*

Electrical vaults, meter boxes, communications devices, and similar equipment shall be located on the secondary and/or rear façades and shall be minimally visible from view.

Electrical meters are indicated at the rear of the building on the site plan.

Roof mounted equipment and HVAC units shall be screened from view from the public right-of-way.

The equipment is indicated on the roof plan to be on top of the mansard roof which does not have a parapet to screen the equipment. 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.

Parking and Paving. *In addition to the requirements set forth in Sec. 9.3, Off-Street Parking and Loading, parking and paving shall comply with the following:*

Parking areas shall be located in the rear yard.

Some of the parking is located in the rear yard; the remainder is inside the building.

Vehicular access shall be from lanes or north-south service streets.

Vehicular access is from the lane.

Staff Recommendation: J. ELDER STUDIO, Jerome Elder
Address **302 EAST OGLETHORPE AVENUE**
File No. 22-001843-COA
Date July 13, 2022
Page 13

Structured parking within the first floor of a building shall be setback a minimum of 30 feet from property lines along all public rights-of-way (not including lanes).

The standard appears to be met; however, dimensions are not provided. An amenity space and residential units on the ground floor are set back from the streets.

Fences, Trellises and Walls. *Fences and walls shall comply with Sec. 9.6, Fences and Walls except as provided below:*

Configuration.

Fences, trellises or walls shall not exceed 11 feet in height; however, where adjoining walls exceed 11 feet, any new wall may be constructed to the height of the existing wall. Rooftop trellises may exceed 11 feet in height, provided they are visually compatible.

Fences, trellises and walls shall not extend beyond the facade of a building except in the following cases:

A building set back on a trust lot with a front garden;

A building set back on an east-west street with a front garden.

Where permitted, fences or walls shall not exceed 48 inches within the front yard.

A fence/wall is proposed, along Lincoln Street, aligning with the façade to screen the parking in the lane. The height of the fence/wall was not provided.

A minimum of five (5) feet must be provided between a fence and a building where they are parallel.

The standard is met.

Large-Scale Development Standards. *Large-Scale Development shall comply with the following standards. New construction monumental buildings shall be exempt from Large-Scale Development Standards.*

Visual Compatibility Criteria.

Design Standards. *Should there be a conflict, the Large-Scale Development Standards shall take precedence.*

See above.

Footprint.

Building footprints shall not exceed 13,500 square feet within the National Historic Landmark District boundaries.

The footprint is 72' deep and 75'-4" wide for 5,423.76 sf. The standard is met.

In D-C and D-R zoning districts, the building footprint shall occupy a minimum of 50% of the lot width along the lane.

Staff Recommendation: J. ELDER STUDIO, Jerome Elder
Address **302 EAST OGLETHORPE AVENUE**
File No. 22-001843-COA
Date July 13, 2022
Page 14

The intent of the standard is met. The building spans with full width of the lot.

Mass. A minimum of two (2) of the following devices shall be incorporated into the design:

Roofline Variation. *Frontage may be continuous, provided that the roofline shall be varied through the use of volumetric forms and roof shapes of varying heights. The roofline shall provide a minimum one-half story height variation within the street fronting façade.*

The standard is met. A one-story height change is provided.

Recess Standard. *Incorporate recesses within the wall plane. Building frontage shall be limited to 30 feet with recesses of at least 12 feet in width and four (4) feet in depth. Recesses shall extend to the ground or begin immediately above the ground floor.*

The applicant has requested a Special Exception from this standard in order to allow for building frontages to span greater than 30 feet and for the recesses to be 5'-4" wide and 9'-4" wide and 2'-8" deep.

- Along Lincoln Street, the building is 72' wide. From south to north, the building frontage is 28' wide, the recess is 5'-4" wide (2'-8" deep), and the frontage is 26'-8".
- Along Oglethorpe Avenue, the building is 75'-4" wide. From west to east, the building frontage is 28' wide, the recess is 9'-4" wide (2'-8" deep), and the frontage is 36'-0".

Height.

Large-scale development shall be subject to the Height standards in Sec. 7.8.9.b. and the provisions of Table 7.8-1.

For the purposes of this Section, large-scale development is any development whose combined ground floor footprint is equal to or greater than 9,000 square feet within a single parcel; or is four- (4) stories or greater in D-C and D-R zoning districts; or is five- (5) stories or greater in all other zoning districts within the Savannah Downtown Historic District. In the case of an addition to an existing building, the combined footprint and height of both the existing building and the addition located on the same parcel apply.

This project qualifies as Large-Scale Development because it is 4-stories (and greater) within a D-R zoning district.

All D-C and D-R Zoning Districts.

Historic Building: Maximum height shall not exceed one (1) story greater than a principal contributing building (excluding non-contributing additions and appendages; see Contributing Resources Map) on same or abutting lot, for a minimum distance of 30 feet, provided that the height does not exceed limit on the Height Map.

Staff Recommendation: J. ELDER STUDIO, Jerome Elder
Address **302 EAST OGLETHORPE AVENUE**
File No. 22-001843-COA
Date July 13, 2022
Page 15

The standard is met. The contributing building adjacent to the east of this site is 3-stories and the proposed building is 4-stories; however, it appears to be less than 30 feet to the access stair on top of the 4th story. Staff has determined that the access stair does not apply because it is not visible. The dimension far exceeds 30 feet to the mansard roof.

Roofline Variation: Maximum frontage of 60 linear feet of continuous height shall be permitted before a minimum one-half story variation is required. This variation shall be expressed in the roofline.

The standard is met.

Lane: Maximum height shall not exceed two (2) stories within 20 feet of a lane.

The applicant has requested a Special Exception from this standard in order to allow for 18 feet from the building to the rear property line at the lane.

Additional stories above the Height Map for non-contributing Large-Scale Development.

The following properties are eligible for an additional story on the area of the building that is unaffected by the standards in Table 7.8-1.

D-C and D-R Zoning Districts: A maximum of one (1) story above the Height Map may be permitted for properties located on Oglethorpe Avenue, Liberty Street, Trust Lots, and outside the National Historic Landmark District boundaries.

The property is eligible for an additional story; however, one is not being sought.

Exterior Walls.

Configuration.

The frontage of buildings shall be divided into architecturally distinct sections no more than 60 feet in width with each section taller than it is wide.

Exterior building walls shall use window groupings (including curtain walls), columns, and/or pilasters to create multiple bays not less than 15 feet nor more than 20 feet in width. The Board may vary this spacing requirement if historic precedent exists within the visually-related context and it is visually compatible.

The standards are met.

Entrances. *Entrances for large-scale development shall comply with Sec 7.8.10.g., Entrances and Doors. When those conditions do not apply, the following standards shall be met:*

Staff Recommendation: J. ELDER STUDIO, Jerome Elder
Address **302 EAST OGLETHORPE AVENUE**
File No. 22-001843-COA
Date July 13, 2022
Page 16

A minimum of one (1) primary entrance shall be provided for every 60 feet of street frontage, excluding lanes. Intervals between entrances shall not be less than 15 feet nor exceed 90 feet.

The standard is met.

Buildings greater than four (4) stories and less than 60 feet wide located on a corner tithing lot abutting a north-south connecting street shall locate primary entrances on both the east-west and north-south streets unless a corner entrance is utilized. Buildings greater than 60 feet in width shall have an entrance located on an east-west street regardless of the location of any other entrances.

The standard does not apply.

Windows and Doors.

Configuration.

Façades fronting streets shall incorporate windows and doors over the following minimum percentage of surface area:

Ground level commercial uses: 55%;

Ground level residential uses: 25%;

Ground level all other uses: 35%; and

Upper levels all uses: 20%.

The ground floor qualifies as “all other uses”; however, the window and door percentages were not provided. The building appears to meet the standards; however, provide the windows and door percentages from the ground floor and upper floors; ensure that the standards are met.

Window sashes and door frames shall be inset not less than four (4) inches from all façade surfaces.

8” insets are proposed. The standard is met.

Refuse Storage Areas. *The refuse storage area shall be located within the building.*

The standard is met.

STAFF 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. Increase the storefront base (from 16” high) to a minimum of 18” high and submit the design and/or material.
3. Railing balusters shall be placed between upper and lower rails, and the distances between balusters shall not exceed four (4) inches on center.
4. 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.
5. Reduce the height of the flat roof that is attached to the mansard roof in order to revise the mansard roof to slope from all four sides; remove the cornice from the flat roof to distinguish the mansard roof.
6. 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.
7. Provide dimensions indicating that the structured parking is setback a minimum of 30 feet from both Lincoln and Oglethorpe.
8. Provide the height of the fence/wall.
9. Provide the window and door opening percentages for the ground floor (minimum 55% at amenity area and minimum 25% at the residential areas) and the upper floors (minimum 20%).

AND

Approval of Special Exceptions from Large-Scale Development standards that state:

Recess Standard. Incorporate recesses within the wall plane. Building frontage shall be limited to 30 feet with recesses of at least 12 feet in width and four (4) feet in depth (Fig. 7.8-10). Recesses shall extend to the ground or begin immediately above the ground floor.

Maximum height shall not exceed two (2) stories within 20 feet of a lane

In order to allow for the recesses to be 9’-4” wide and 2’-8” deep and for the building to be 5 and 4-stories within 18 feet of the lane because the Special Exception criteria are met.

AND

Recommend **approval** to the Zoning Board of Appeals for an increase of 5% to the maximum permitted building coverage of 75% in the D-R zoning district to allow for 80% building coverage because the variance criteria are met **with the following condition:**

1. The request for the Special Exception standard which reads: *Maximum height shall not exceed two (2) stories within 20 feet of a lane* must be resolved prior to the applicant applying for the variance to the Zoning Board of Appeals.

MW: LGM

Note: This recommendation could change subject to new information provided at the Historic District Board of Review meetings. Final decisions will be made by the Historic District Board of Review at the public hearing based on information provided at the meeting, as well as information submitted for the staff recommendation.