



Savannah Historic District Board of Review

June 8, 2022 Historic District Board of Review

Title

Petition of Hansen Architects, Patrick Phelps | 22-002279-COA | 220 East Bryan Street | New Construction Hotel, Part I: Height and Mass with Special Exception Requests

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". The existing building on the site, built in 1970, has already been approved for demolition (see PROJECT CONTEXT below).

The applicant is requesting Special Exception from the additional story criteria standard that states:

"... exterior building walls [shall] incorporate 100% modular masonry materials on all sides ..."

To allow thin brick on walls setback from the exterior face of the building (mechanical penthouse and sky deck).

The applicant is requesting Special Exception from the Large-Scale Development standard that states:

"Façades fronting streets shall incorporate windows and doors over the following minimum percentage of surface area: Ground level commercial uses: 55%"

To allow windows and doors over 50% of the ground floor surface area on Bryan Street, which is the street fronting façade.

Recommendation

Continue 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 to the July 13, 2022 HDBR Meeting in order for the project to be redesigned as follows:

- 1. Reduce the height of the building, including: remove the bonus story, reduce the first floor to a maximum of 14'-6", reduce the height above the 7th floor above the string course, and reduce the height of the access structure above the 7th story.**
- 2. Step the mass of the building back from the 3-story contributing building to the east and add fenestration to this façade where it steps back.**
- 3. Set the building back from the west and east property lines a minimum of 5 feet.**
- 4. Revise the parapeted flat roof shape to a shape that is compatible with visually related contributing building roof shapes.**
- 5. Redesign the rooflines to meet the roofline variation massing standard.**
- 6. Add architectural interest to the west and east façades.**
- 7. Remove the drop of lane.**
- 8. Revise the door and window insets to be a minimum of 4 inches.**

AND

Continue both Special Exception requests to the July 13, 2022 HDBR Meeting in order for the petitioner to redesign the project as described above.

Contact

Financial Impact

Review Comments

Attachments

- 🔗 [Staff Recommendation 22-002279-COA 220 E Bryan St.pdf](#)
- 🔗 [Submittal Packet.pdf](#)
- 🔗 [220 E Bryan St_22-002394-ZCL.pdf](#)
- 🔗 [1954 and 1973 Sanborn Maps.pdf](#)
- 🔗 [Previous Demolition Submittal Packet.pdf](#)
- 🔗 [MPC Policy- Documenting Prior to Demolition.pdf](#)
- 🔗 [Thin Brick Mock-Up.pdf](#)