



## Savannah Historic District Board of Review

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### September 14, 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". The existing building on the site, built in 1970, has already been approved for demolition.

#### **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 (within a maximum of 90 days) because the proposed work is otherwise visually compatible and meets the standards:**

- 1. Remove the "amenity roof" in its entirety as it is not permitted above the bonus story and provide a roof plan which indicates that only one point of access (excluding hatch access) will be above the bonus story.**
- 2. Revise the front-gable (between the overhang roof form) be changed to flat.**
- 3. 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.pdf](#)
- ☞ [1 - September 14, 2022 - Submittal Packet.pdf](#)
- ☞ [2 - September 14, 2022 - Submittal Packet.pdf](#)
- ☞ [Submittal Packet - ADA Parking Concept Plan.pdf](#)
- ☞ [Submittal Packet - Structural Information.pdf](#)
- ☞ [June 8, 2022 - Submittal Packet.pdf](#)
- ☞ [August 10, 2022 - Submittal Packet.pdf](#)
- ☞ [220 E Bryan St\\_22-002394-ZCL.pdf](#)
- ☞ [1954 and 1973 Sanborn Maps.pdf](#)

[Petitioner's Presentation.pdf](#)