



Savannah Historic District Board of Review

June 14, 2023 Historic District Board of Review

Title

Petition of Kevin Rose, Rose Architects | 23-002530-COA | 301 Alice Street | Demolition and New Construction, Part I: Height and Mass

Description

The applicant is requesting approval to demolish a non-contributing building and for New Construction: Part I, Height and Mass for a single-family residence with a four-car carriage house for the property located at 301 Alice Street.

Recommendation

Denial to demolish a non-contributing building at 301 Alice Street because the building is eligible for contributing status. If the HDBR approves the demolition, staff recommends the following conditions:

- 1. The building shall be deconstructed, rather than demolished, and the historic materials salvaged.**
- 2. A Certificate of Appropriateness must first be issued for the new construction of the replacement building prior to approval of the demolition.**

Continue New Construction: Part I, Height and Mass for a single-family residence with a four-car carriage house for the property located at 301 Alice Street until a decision is rendered by the HDBR for the demolition of the non-contributing building. The petitioner is also to address the following:

- 1. Door frames and window sashes shall not be inset less than 3 inches from the exterior surface of the façade of the building.**
- 2. Eaves on the primary building shall extend no less than 12 inches beyond supporting walls.**
- 3. Eaves and rakes on accessory buildings and dormers shall overhang at least eight (8) inches.**
- 4. The driveway apron shall not be erected on the public right-of-way.**
- 5. Curb cuts shall not exceed 20 feet in width.**
- 6. The footprint of the accessory dwelling unit shall be a maximum of 40% of the habitable floor area of the principal dwelling. Provide the calculation and ensure the standard is met.**

Contact

Financial Impact

Review Comments

Attachments

- 📎 [Staff Report - 23-002530-COA - 301 Alice St.pdf](#)
- 📎 [Submittal Packet - Research - 301 Alice Street.pdf](#)
- 📎 [Submittal Packet - 301 Alice Street.pdf](#)
- 📎 [Staff Site Photos.pdf](#)
- 📎 [Public Comment - Andrew Jones - 301 Alice Street.pdf](#)

