

September 14, 2023

Metropolitan Planning Commission Attn: Leah Michalak 110 East State Street Savannah, Georgia 31401

Re: The Ritz-Carlton Hotel and Residences - Savannah, GA

Dear Leah:

This petition is requesting approval for the rehabilitation and alterations for the two adjacent buildings within the Downtown Savannah Historic District, one historic/Contributing building located on 2 EAST BRYAN STREET and one, non-contributing building on 14 EAST BRYAN STREET.

This proposed Adaptive Reuse of the two structures are intended to connect and function as a single destination for the Ritz-Carlton as both a hotel and residences. Currently, the ground floors on both buildings have been privatized. The proposed project will open up the ground levels to the public and activate both Bull and Bryan Streets.

This petition proposes to preserve and restore the exterior of the existing historic structure and proposes alterations to the non-contributing building. The alteration addresses modification required for the Adaptive Reuse of proposed new hotel use and residential use as well as updates the buildings to current code-compliance.

The Modifications and Additions to both structures are as follows:

2 EAST BRYAN STREET Originally known as the Savannah Bank & Trust, was built in 1915 and designed by Mowbray & Uffinger Architects from New York City. Its footprint is 5,455 S.F. and scope includes the following:

- Existing Front door to be replaced with new to match original
- New Awnings along Bull and Bryan Street inspired by Historic photo
- > Exterior signage and building plaques (by separate approval)
- Existing stone façade to be restored and repaired as needed
- Existing windows to remain, frames to be painted black
- Modify the ground floor to include a hotel reception area, lobby and bar
- ➤ Hotel guestrooms located on levels 3-15

- ➤ New openings in east façade to allow for connection to 14 East Bryan. (Connections currently exist on the lower levels)
- New Mechanical Equipment at the rooftop to replace equipment that previously was in place.

14 EAST BRYAN STREET

Structure is a 10-STORY stone clad façade of post-modern style, constructed and designed by Thomas E. Stanley & Assoc. from Hilton head Island, S.C. Instead of seeking an approval to demolish the non-contributing structure, this application proposes an addition of an 11th and 12th floor for Residences, within a 12-story height map location, along with a limited bonus floor (level 13) to allow for a small kitchen to service the proposed pool deck.

Scope of work includes the following:

- ➤ Add a Food and Beverage location to the spanning the length of the façade of ground floor to allow for activation along Bryan street and Johnson Square.
- ➤ Restaurant "outdoor" seating within the building footprint, but covered with terrace above facing Bryan St.
- > Exterior Balcony with metal rail at level two
- > Addition of a service elevator and separate Residential Elevators
- ➤ Hotel levels 2-5, residential levels 5-12
- ➤ Convert exiting roof (11th floor) in a residential floor. 11th floor is partially built out with a large mechanical room.
- ➤ Add residential floor (12th floor)
- ➤ Add a partial bonus floor with service spaces and Rooftop pool (13th floor)
- ➤ New metal cladding on 12th floor addition
- > New mechanical equipment to be screened
- New balcony doors on the north south facades on the residential portion of the building along with limited new doorways on the east side. New balconies are proposed along the south side facing the park and small "Juliet" balconies are proposed on the east and north sides.
- New rooftop planters
- ightharpoonup New Sconces and lighting fixtures on the façade and balconies
- > Storefront on floors 1 and 2 and Windows above to be replaced with new insulated glazing with black frames

Variances Requested:

None.

See Attachments:

- 1. HDBR Application for COA
- 2. HDBR Checklist
- 3. Drawing Submission
- 4. Material Narrative and Specifications

Sincerely,

Jennifer McConney-Gayoso, AIA Studio Mc+G Architecture, Inc



EXTERIOR ARCHITECTURAL FINISHES LEGEND + SPECIFICATIONS

MT-01

Item: Exterior Marble Stone

Finish: White Marble Stone to match historic building

MT-02

Item: Metal Canopy

Finish: BRONZE ANODIZED ALUMINUM, RAL 9011

MT-03

Item: Exterior Marble Stone

Finish: White Marble Stone to match historic building

MT-04

Item: Eglass Metal & Glass Railing Finish: Bronze/ Clear Glass

Reference: https://www.eglassrailing.com/glass-railing-systems/

MT-05

Item: Stone Cornice

Finish: White Marble Stone to match historic building

MT-06

Item: Alucobond Metal Cladding

Finish: BRONZE ANODIZED ALUMINUM, RAL 901 I Reference: https://www.alucobondusa.com/products.html

MT-07

Item: Stone Cladding

Finish: White Marble Stone to match historic building

MT-08

Item: Metal Canopy

Finish: BRONZE ANODIZED ALUMINUM, RAL 9011 **Reference:** https://www.alucobondusa.com/products.html

MT-09

Item: Exterior Marble Stone

Finish: White Marble Stone to match historic building

MT-10

Item: Master Wall, White Finish

Reference: https://masterwall.com/superior-finishes/

AW-01

Item: Awning Fabric

Spec: Sunbrella SKU 4982-000 Beaufort Classic

Reference: https://www.sunbrella.com/sunbrella-mayfield-beaufort-classic-4982-0000

W-7

Item: Commercial Storefront Systems **Finish:** Bronze Finish / Clear Glass

Reference: https://www.ykkap.com/commercial/products/storefronts/

W-8

Item: Commercial Storefront Systems
Finish: Bronze Finish / Clear Glass

Reference: https://www.ykkap.com/commercial/products/storefronts/

D-I

Item: Commercial Storefront Systems **Finish:** Bronze Finish / Clear Glass

Reference: https://www.ykkap.com/commercial/products/storefronts/

D-2

Item: 4 panel Sliding Door

Finish: Bronze Finish / Clear Glass

Reference: https://www.ykkap.com/commercial/products/storefronts/

ST-01

Item: Commercial Storefront Systems **Finish:** Bronze Finish / Clear Glass

Reference: https://www.ykkap.com/commercial/products/storefronts/

ST-02

Item: Commercial Storefront Systems **Finish:** Bronze Finish / Clear Glass

Reference: https://www.ykkap.com/commercial/products/storefronts/

ST-03

Item: Commercial Storefront Systems **Finish:** Bronze Finish / Clear Glass

Reference: https://www.ykkap.com/commercial/products/storefronts/

ST-04

Item: Commercial Storefront Systems **Finish:** Bronze Finish / Clear Glass

Reference: https://www.ykkap.com/commercial/products/storefronts/

LT-01

Item: Exterior Sconce

Designer: Ralph Lauren #RL 2086NM Allen Large Linear Sconce

Color: Natural Brass

Reference: https://iconltg.media/files/vc/TS_RL2086NB.pdf

PL-01

Item: PlanterCraft - Aluminum Rectangular Planter

Finish: Bronze Finish

Reference: https://www.plantercraft.com/product/aluminum-rectangular-planter-42/

PL-02

Item: Custom made Marble Planter

Finish: White Marble Stone to match historic building

SC-I

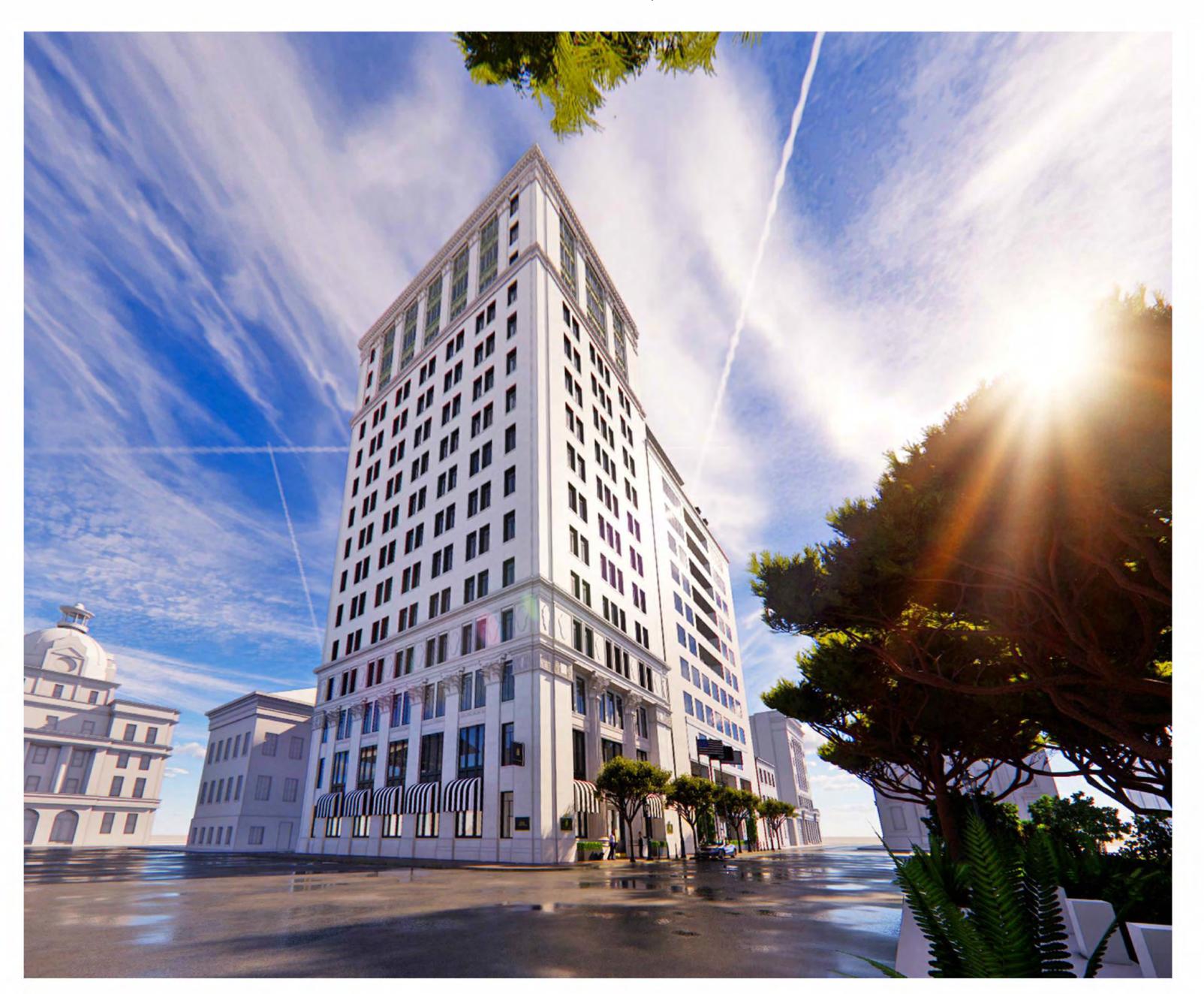
Item: Envisor Vertical louver Panel – Horizontal Louvers, Finish: BRONZE ANODIZED ALUMINUM, RAL 9011 Reference: https://cityscapesinc.com/products/envisor

The Ritz Carlton Hotel and Residences

2 & 14 EAST BRYAN STREET, SAVANNAH, GA, 31401

HISTORIC DISTRICT BOARD OF REVIEW PETITION REHABILITATION & ALTERATION

SEPTEMBER 14, 2023



PROJECT TEAM

OWNER:

TMGOC VENTURES CHARLESTON, SOUTH CAROLINA & BOCA RATON, FLORIDA ARCHITECT:

STUDIO MC+G ARCHITECTURE 7500 NE 4TH COURT, STUDIO 102 MIAMI, FLORIDA, 33138 TEL. +(305) 573-2728 **INTERIOR DESIGN:**

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PROJECT TEAM

PROJECT NUMBER

2202

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PROJECT NAME

THE RITZ - CARLTON HOTEL & RESIDENCES

2 E. Bryan St. # 1150 Savannah, GA 31401

DRAWING

PROJECT ADDRESS

COVER SHEET

PHASE SCHEMATIC

DESIGN

JENNIFER L.
McCONNEY

REVISIONS

REV# DATE DESCRIPTION

SCALE:

DRAWN:

CHECK:

N: MWR K: JMcG 07/27/2023

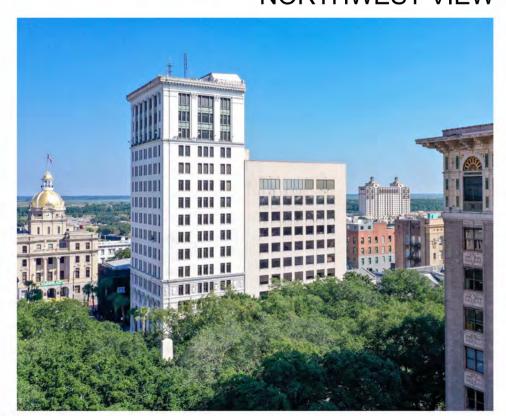
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SAVANNAH RIVER



NORTHWEST VIEW

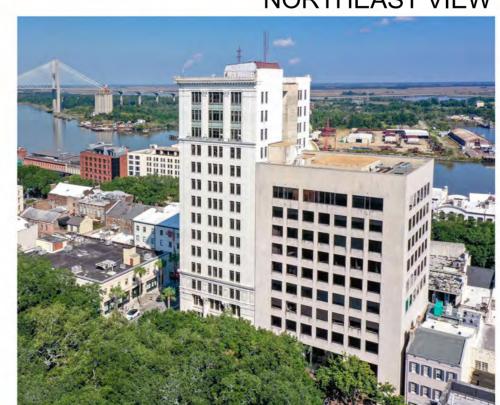


SOUTHWEST VIEW

LOCATION PLAN



NORTHEAST VIEW



SITE LOCATION

SOUTHEAST VIEW

INDEX OF DRAWINGS

SHEET#	DESCRIPTION
A0.00	COVER SHEET
	INDEX OF DRAWINGS & LOCATION PLAN
A0.01 A0.02	
	PROJECT INFO & ZONING DATA STREET CONTEXT PHOTOS
A0.03	
A0.04	STREET CONTEXT PHOTOS
A0.05	BUILDING INDEX
A0.06	CONTEXT SECTIONS
A0.07	CONTEXT SECTIONS
A0.08	1910 BUILDING PHOTOS
A0.09	1910 BUILDING PLANS & INTERIORS
A0.10	1970 BUILDING PHOTOS
A0.11	1970 BUILDING PLANS & INTERIORS
A0.12	HISTORIC ARCHITECTURAL VOCABULARY
A0.13	RENDERED VIEWS
A0.14	RENDERED VIEWS
A0.15	RENDERED VIEWS
A0.16	RENDERED VIEWS
A0.17	RENDERED VIEWS
A0.18	RENDERED VIEWS
A0.19	SITE PLAN
V0.00	SURVEY
A1.00	BASEMENT - PROPOSED PLAN
A1.01	LEVEL 1 - PROPOSED PLAN
A1.02	LEVEL 2 - PROPOSED PLAN
A1.03	LEVEL 3 - PROPOSED PLAN
A1.04	LEVEL 4 - PROPOSED PLAN
A1.05	LEVEL 5 - PROPOSED PLAN
A1.06	LEVEL 6-10 -PROPOSED PLAN
A1.07	LEVEL 11 - PROPOSED PLAN
A1.08	LEVEL 12 - PROPOSED PLAN
A1.09	LEVEL 13 - PROPOSED PLAN
A1.10	LEVEL 14 - PROPOSED PLAN
A1.11	LEVEL 15 & ROOF - PROPOSED PLAN
A1.12	ROOF PLAN - PROPOSED
A2.00	PROPOSED ELEVATIONS
A2.01	PROPOSED ELEVATIONS
A2.02	ENLARGED ELEVATIONS
A2.03	ENLARGED ELEVATIONS
A2.04	ENLARGED ELEVATIONS
A2.05	PROPOSED STREET ELEVATIONS
A2.06	PROPOSED STREET ELEVATIONS
A3.00	BUILDING SECTIONS
A3.01	BUILDING SECTIONS
A3.02	BUILDING SECTIONS
A4.00	WALL SECTIONS
A5.00	DOOR, WINDOWS & STOREFRONT
D1.00	BASEMENT - DEMO PLAN
D1.00 D1.01	LEVEL 1 - DEMO PLAN
D1.02	LEVEL 2- DEMO PLAN
D1.03	LEVEL 3-10 -DEMO PLAN
D1.04	LEVEL 11-14 - DEMO PLAN
D1.05	LEVEL 15 & ROOF - DEMO PLAN
D1.07	ELEVATIONS - DEMO
D1.08	ELEVATIONS - DEMO
D1.09	BUILDING SECTION - DEMO



1887 SANBORN MAP

1916 SANBORN MAP



Miami, FL 33138 (305) 573-2728 PROJECT NUMBER 2202

PROJECT TEAM

TMGOC VENTURES CHARLESTON, SOUTH CAROLINA & BOCA RATON, FLORIDA

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PROJECT NAME

THE RITZ - CARLTON HOTEL & RESIDENCES

PROJECT ADDRESS

2 E. Bryan St. # 1150 Savannah, GA 31401

DRAWING

INDEX OF DRAWINGS & LOCATION PLAN

SCHEMATIC DESIGN

SEAL

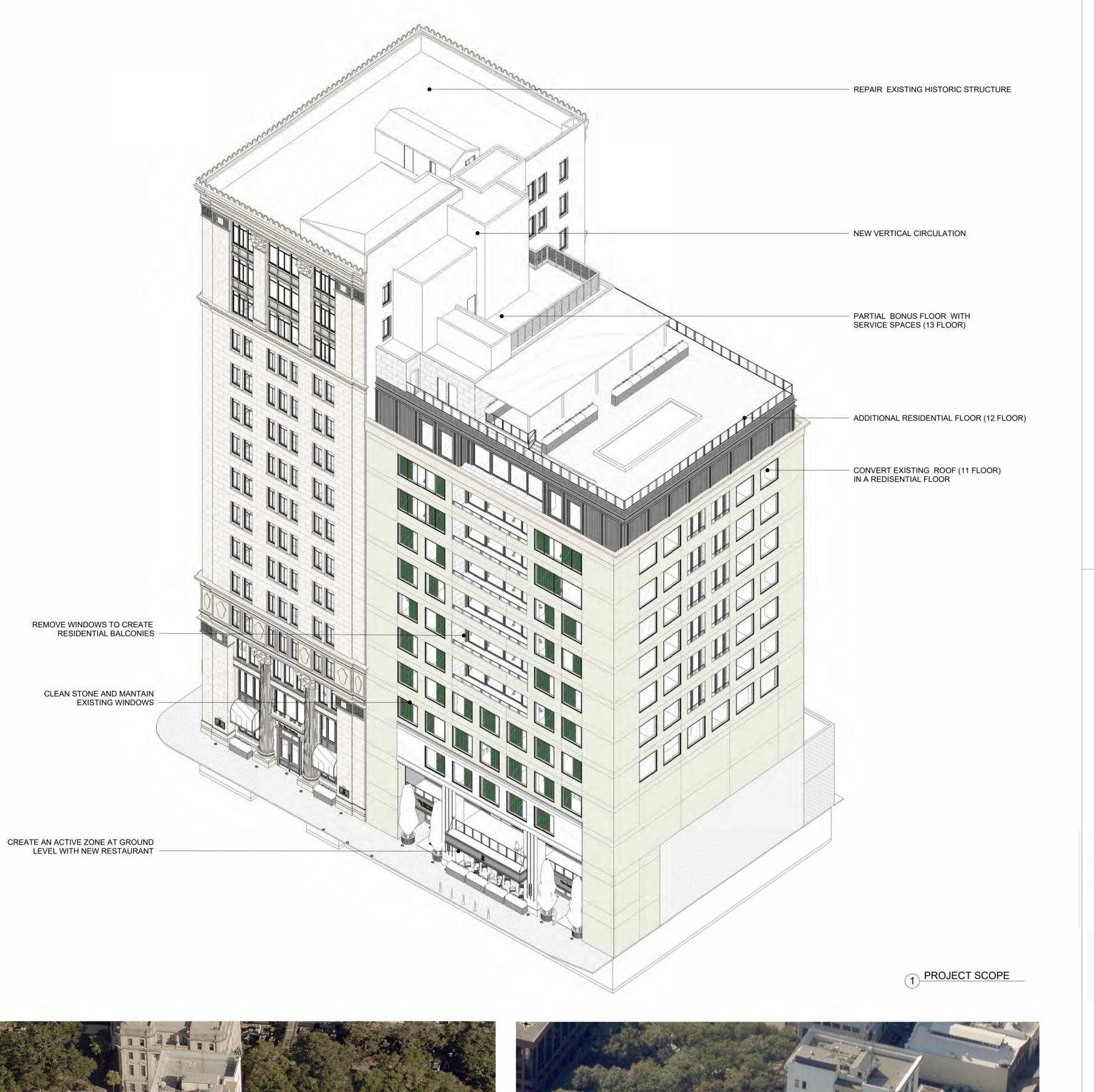


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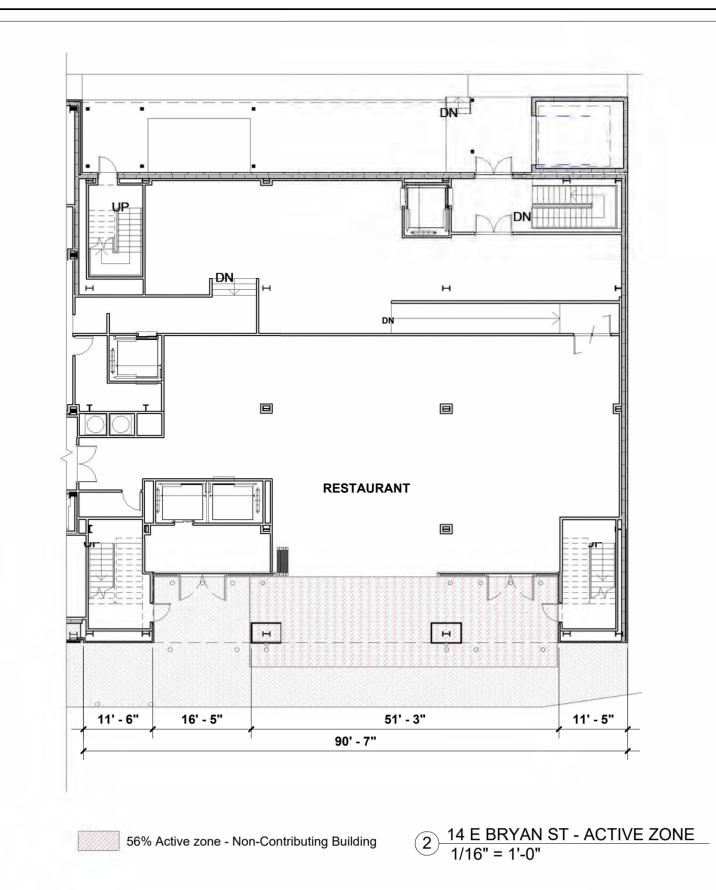


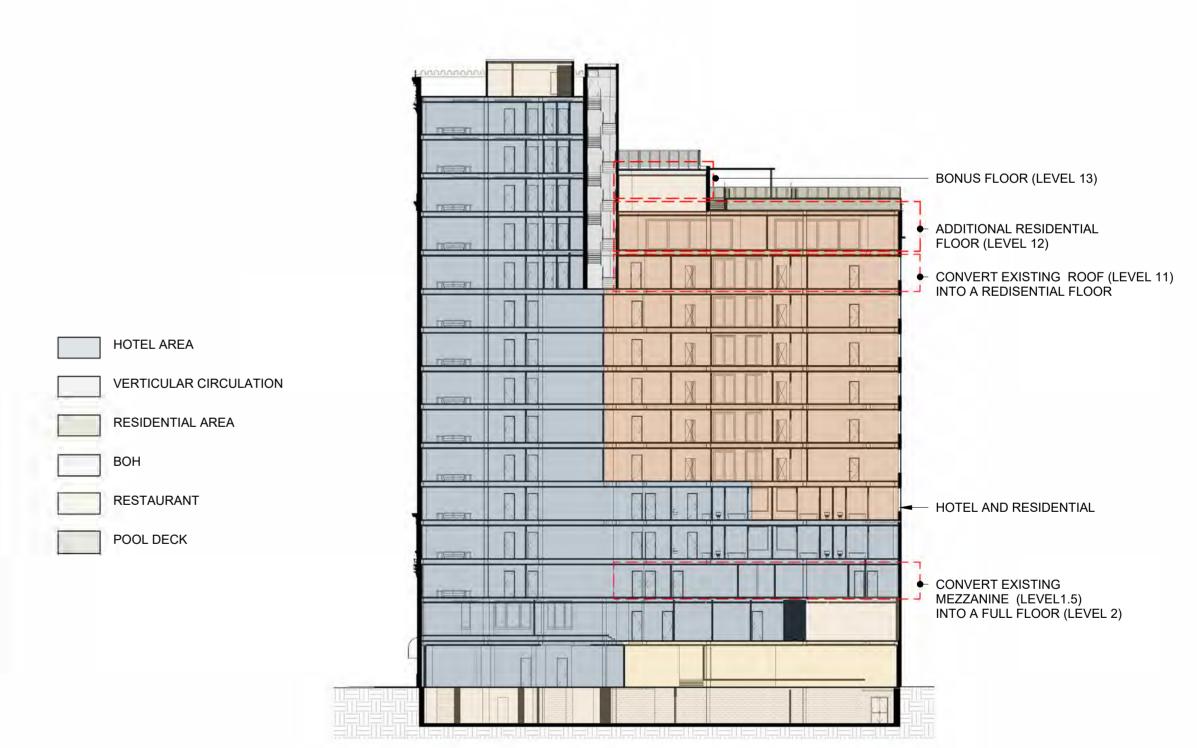




EXISTING CONDITION SOUTHEAST

EXISTING CONDITION NORTHEAST





3 DIAGRAM SECTION 1" = 30'-0"

2 E BRYANT ST. (HOTEL) - CONTRIBUTING BUILDING	14 E BRYANT ST. (HOTEL & RESIDENTIAL) - NON-CONTRIBUTING BUILDING
88 GUESTROOMS (3RD - 15TH FLOORS)	12 GUESTROOMS (5TH & 6TH FLOORS) 20 RESIDENTIAL UNITS (6TH - 12TH FLOORS)

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PROJECT TEAM
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THE RITZ - CARLTON HOTEL & RESIDENCES

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2 E. Bryan St. # 1150 Savannah, GA 31401

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PROJECT INFO & ZONING DATA

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1. East view along Bryan St.



2. Southwest corner Bull & E Bryan St.



3. West view along Bull St.



4. Johnson Square across from south Facade Bryan St.



5. South view along E Bryan St.





7. Southeast view along E Bryan St.



8. Building across southeast corner E Bryan St.



Key Plan



2 E. Bryan St. # 1150 Savannah, GA 31401

PROJECT ADDRESS

PROJECT NAME

THE RITZ - CARLTON HOTEL & RESIDENCES

STREET CONTEXT **PHOTOS**

SCHEMATIC

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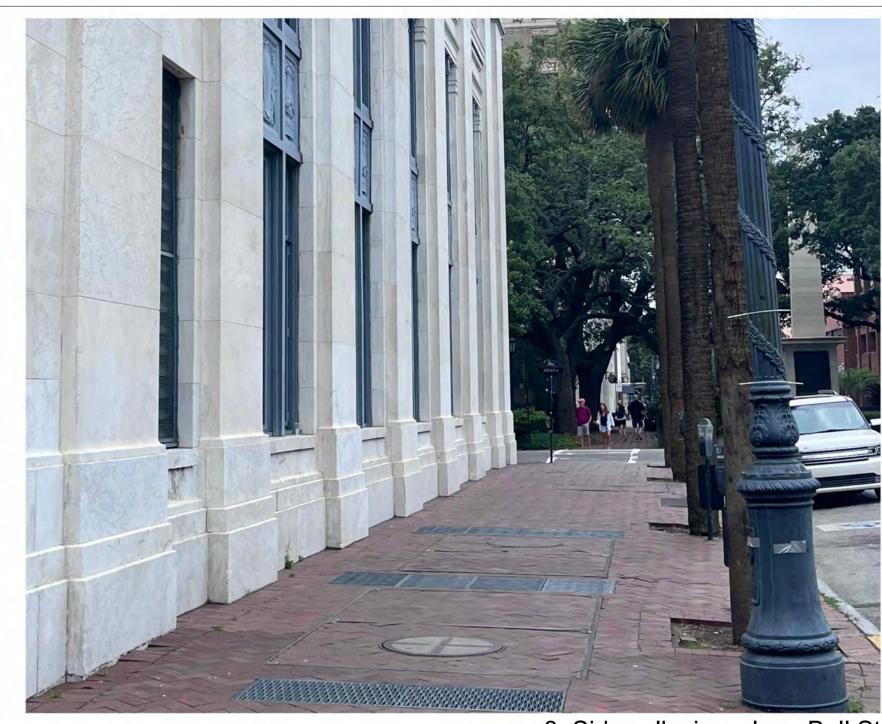
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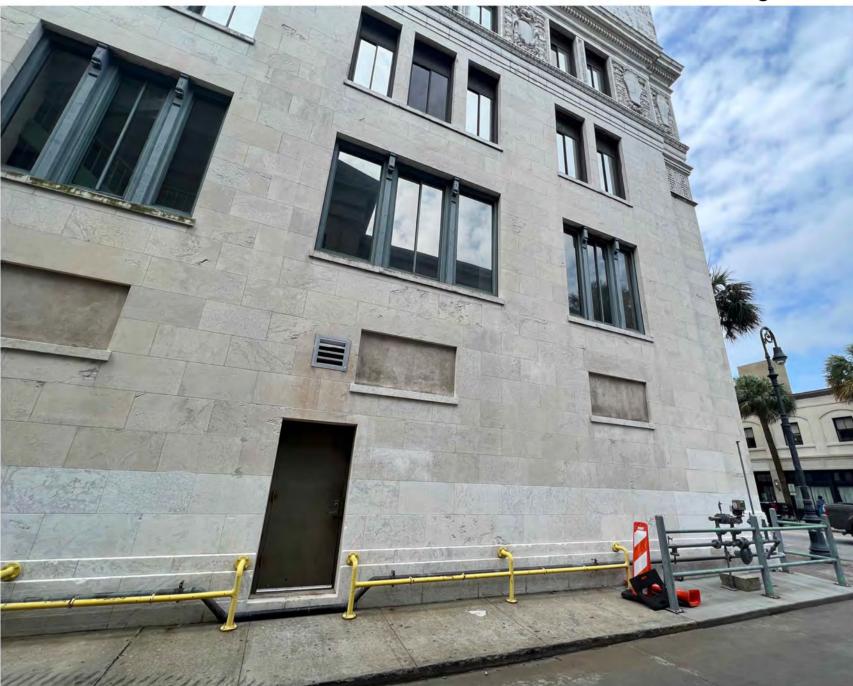


1. West view along Bull St.

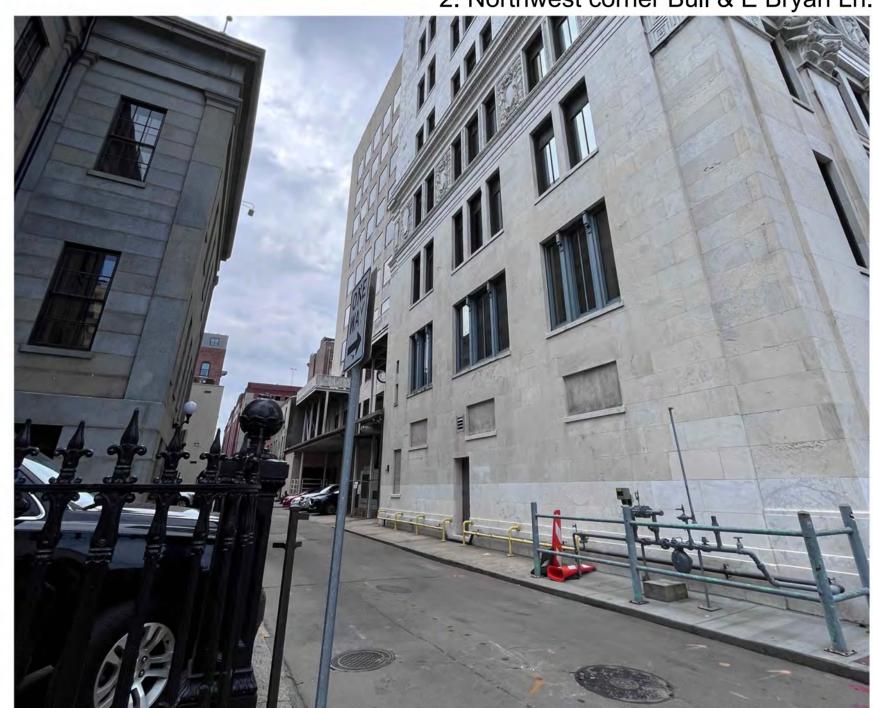


2. Northwest corner Bull & E Bryan Ln.



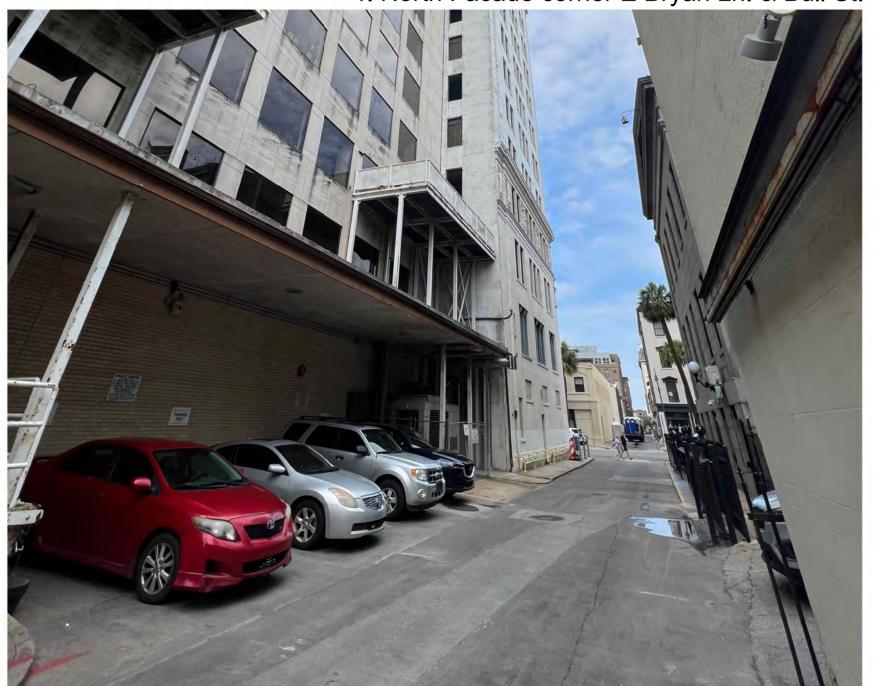


4. North Facade corner E Bryan Ln. & Bull St.



5. North view along E Bryan Ln.

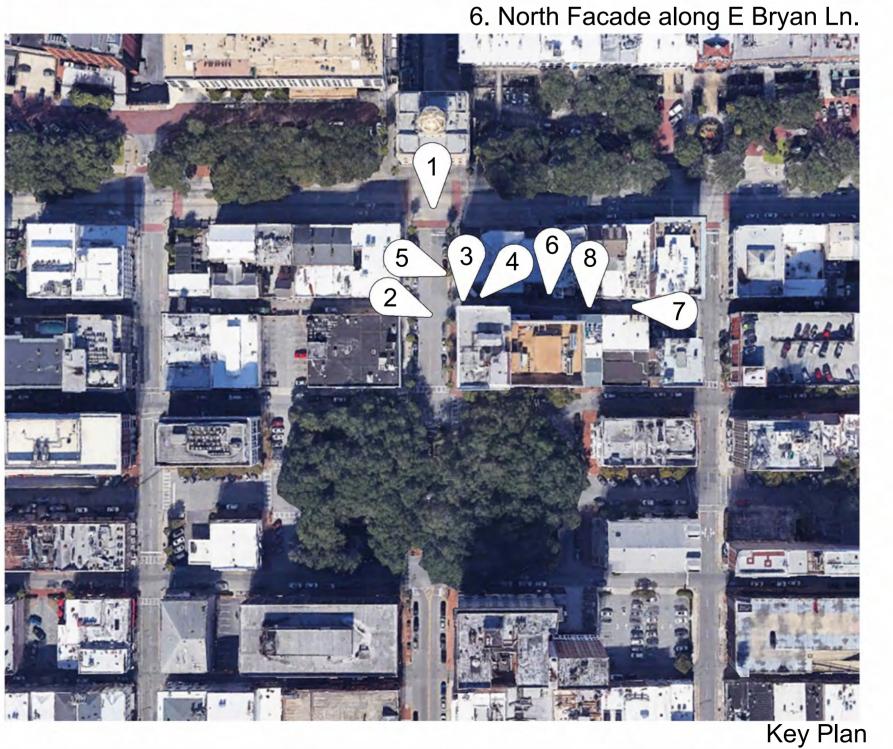




7. Northwest view along E Bryan Ln.



8. Northeast corner E Bryan Ln.



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PROJECT NAME

THE RITZ - CARLTON HOTEL & RESIDENCES

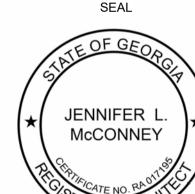
PROJECT ADDRESS

2 E. Bryan St. # 1150 Savannah, GA 31401

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STREET CONTEXT **PHOTOS**

SCHEMATIC DESIGN

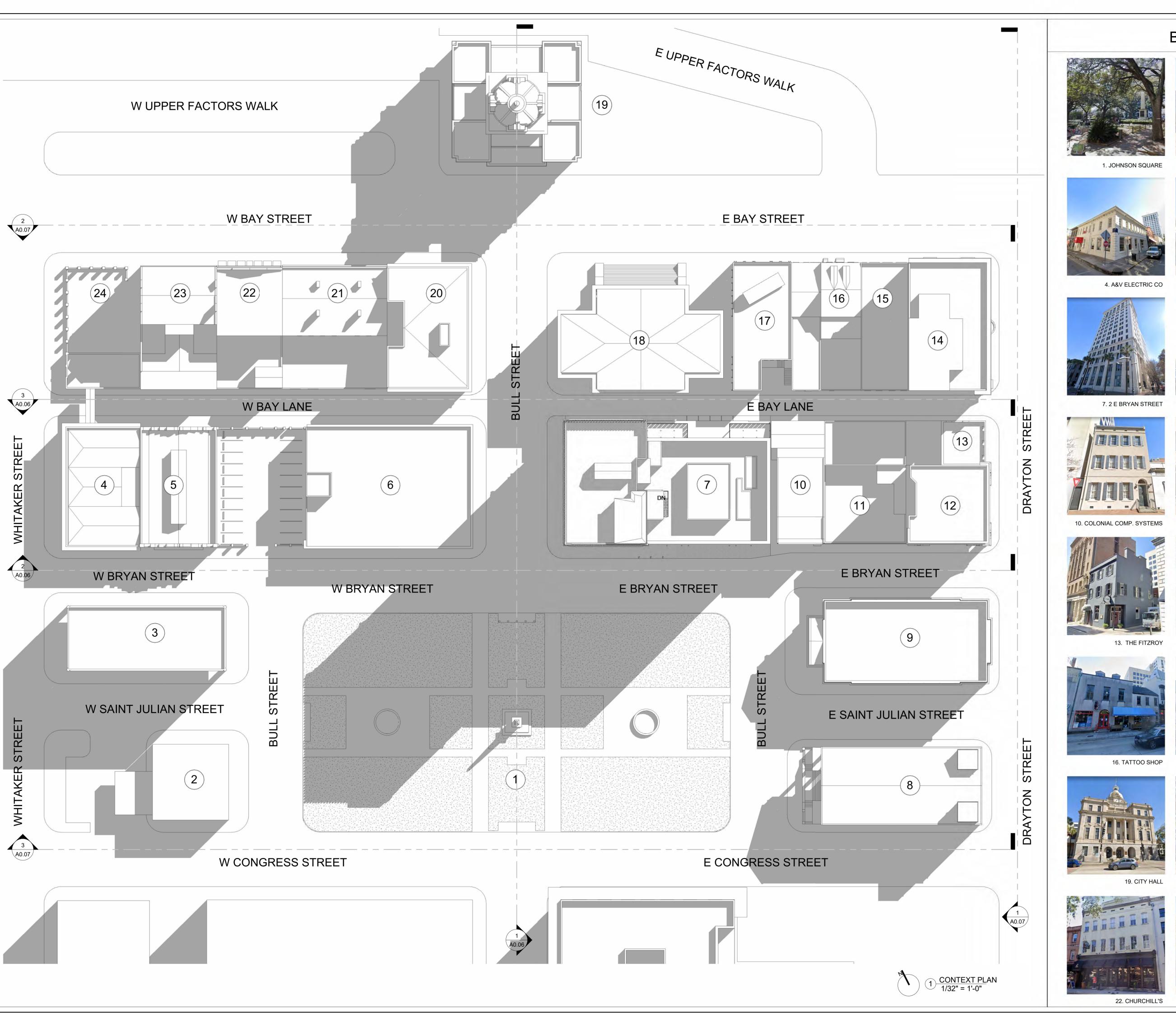


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BUILDING INDEX





2. UNITED COMMUNITY BANK



3. SOUTHSTATE BANK



5. BANKSOUTH MORTGAGE 6. REGIONS BANK







9. BANK OF AMERICA





11. SAVANNAH GALLERIES



12. SCAD PROPES HALL











17. CHEESECAKE MARKET



18. CUSTOM HOUSE







20. SAVANNAH CLOTHING

24. 2 WHITAKER STREET

7500 NE 4th Court Suite 103 Miami, FL 33138 (305) 573-2728 PROJECT NUMBER 2202

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PROJECT NAME

THE RITZ - CARLTON **HOTEL & RESIDENCES**

PROJECT ADDRESS 2 E. Bryan St. # 1150

Savannah, GA 31401

DRAWING **BUILDING INDEX**

PHASE

SCHEMATIC DESIGN

> SEAL JENNIFER L. McCONNEY

REVISIONS REV# DATE DESCRIPTION

As indicated

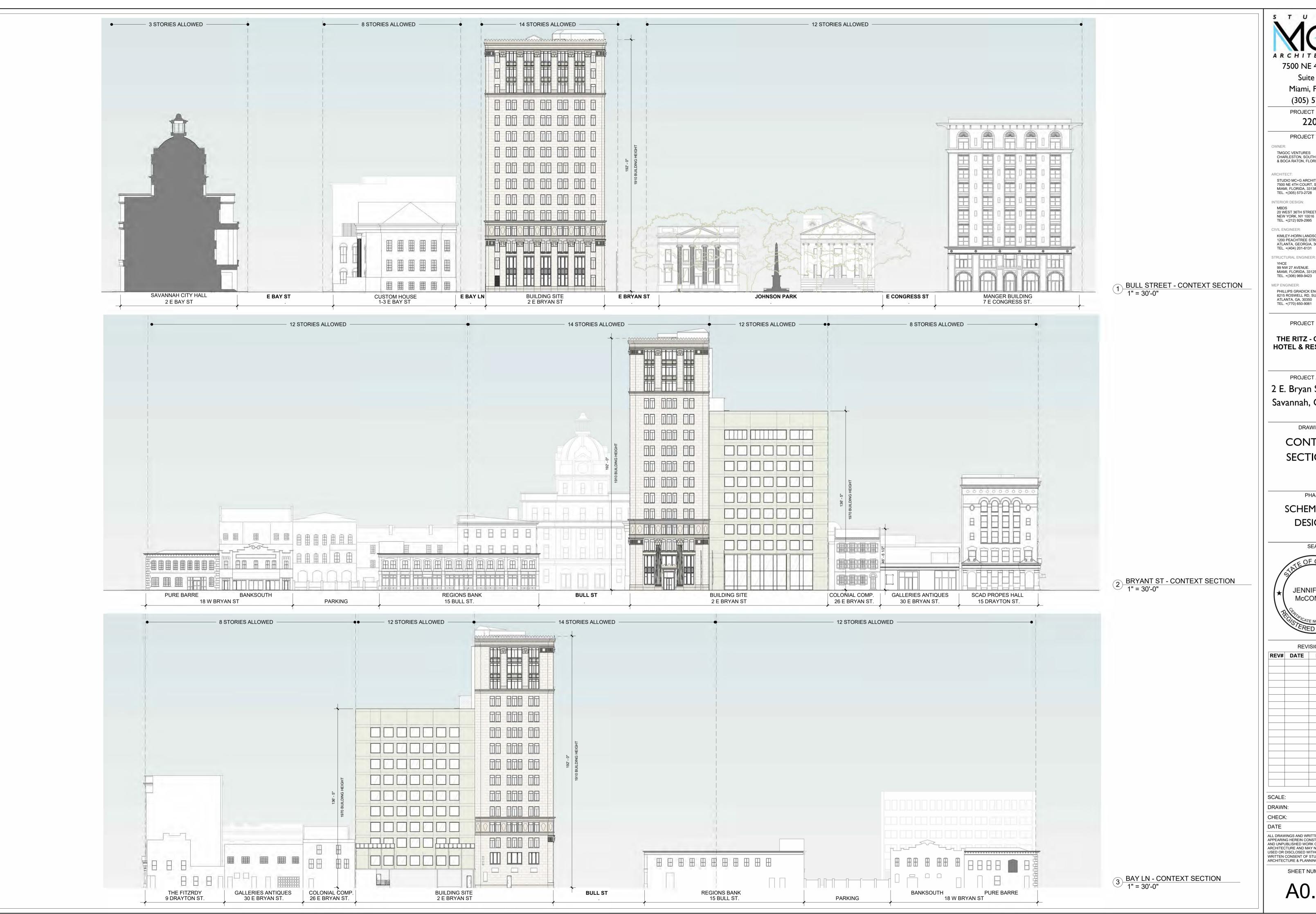
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21. PS TAVERN



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CONTEXT **SECTIONS**

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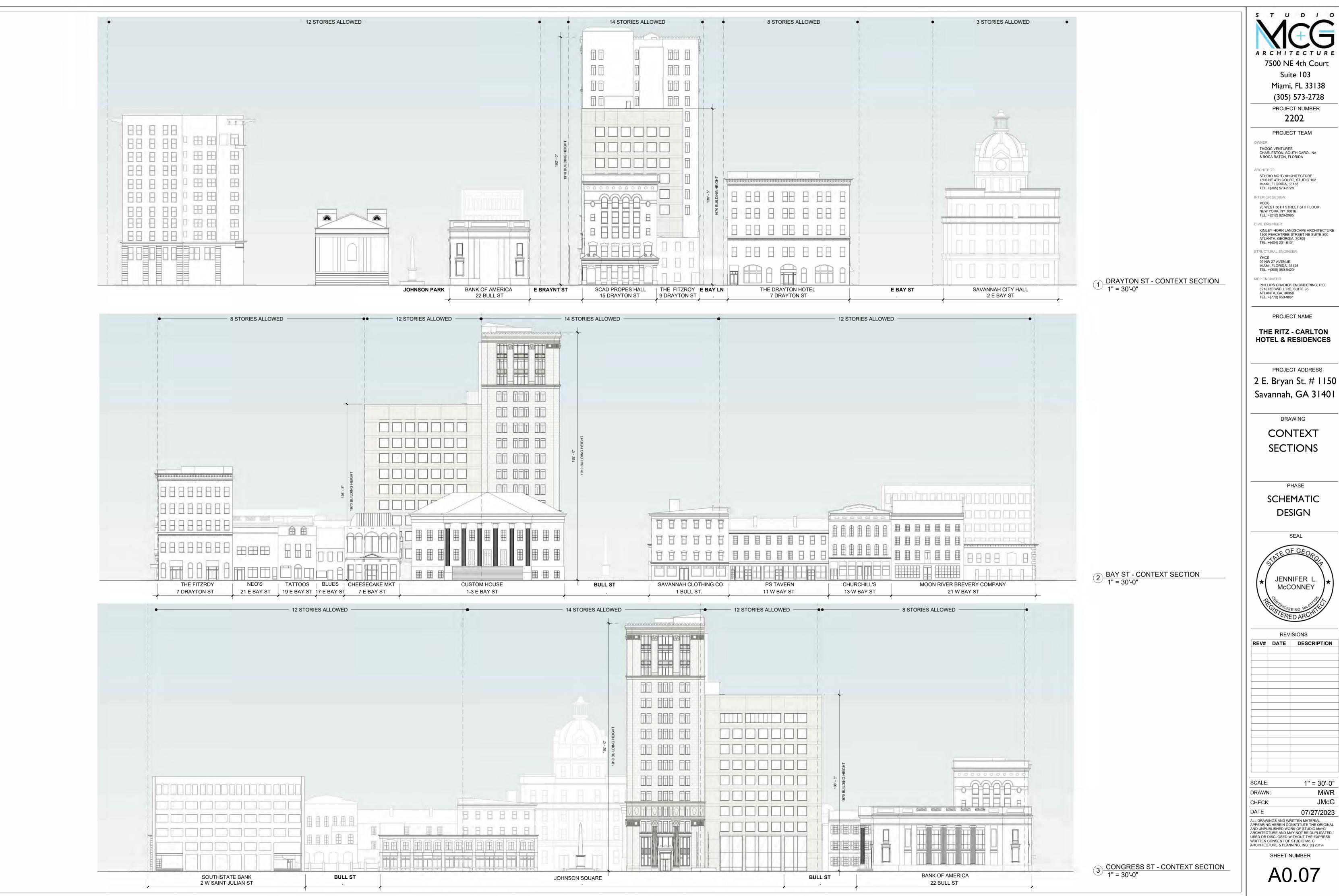
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SHEET NUMBER



7500 NE 4th Court Suite 103 Miami, FL 33138 (305) 573-2728 PROJECT NUMBER

DIO

PROJECT TEAM

2202

TMGOC VENTURES CHARLESTON, SOUTH CAROLINA & BOCA RATON, FLORIDA

STUDIO MC+G ARCHITECTURE 7500 NE 4TH COURT, STUDIO 102 MIAMI, FLORIDA, 33138 TEL. +(305) 573-2728

INTERIOR DESIGN: MBDS 20 WEST 36TH STREET 6TH FLOOR NEW YORK, NY 10016

TEL. +(212) 929-2995 CIVIL ENGINEER: KIMLEY-HORN LANDSCAPE ARCHITECTURE

1200 PEACHTREE STREET NE SUITE 800 ATLANTA, GEORGIA, 30309 STRUCTURAL ENGINEER:

PHILLIPS GRADICK ENGINEERING, P.C. 8215 ROSWELL RD, SUITE 95 ATLANTA, GA, 30350

PROJECT NAME

THE RITZ - CARLTON **HOTEL & RESIDENCES**

PROJECT ADDRESS

Savannah, GA 31401

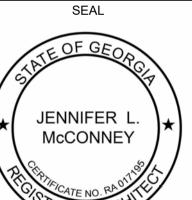
DRAWING

CONTEXT **SECTIONS**

PHASE **SCHEMATIC**

DESIGN

SEAL



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EV#	DATE	DESCRIPTION

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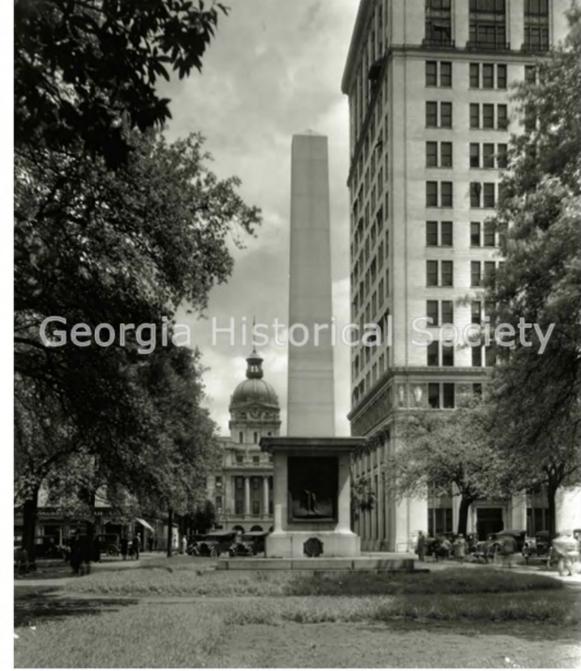
North View Before Construction -1905



Southwest View Postcard -1910



Southwest View -1910



South View -1910



North View -1910



West Facade -1950



South Facade -1950



Southwest View Postcard -1915

West View -1915



SoutheastView -1915



Northwest View -1915



South View - 1915



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PROJECT NUMBER 2202

PROJECT TEAM

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PHILLIPS GRADICK ENGINEERING, P.C. 8215 ROSWELL RD, SUITE 95 ATLANTA, GA, 30350 TEL. +(770) 650-9061

PROJECT NAME

THE RITZ - CARLTON **HOTEL & RESIDENCES**

PROJECT ADDRESS

2 E. Bryan St. # 1150 Savannah, GA 31401

DRAWING

1910 BUILDING **PHOTOS**

PHASE

SCHEMATIC DESIGN

> SEAL JENNIFER L McCONNEY

	REV	ISIONS
REV#	DATE	DESCRIPTION

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80.0A

TRUNK STORAGE. VAULT CONGRETE PROOF. PLASTERED CENTER 3 E CEILING ORIGINAL VAULT (NOT EXISTING) BASEMENT VAULT (PARTIALLY EXIST) Approximate position of lead water plant VESTIBULE (NOT EXISTING) STAIRS STAIRS (NOT EXISTING) (NOT EXISTING) **BASEMENT PLAN** FIRST FLOOR PLAN OFFICE + 10 OFFICE * 08 WINDOWS Top of Lavatory roof Finished Eucreta Top of voult Funished concrete (NOT ORIGINAL) CLOCK CHICK TE 16 OFFICE # 11 OFFICE* 07 3 E Ceiling 3E Ceiling DOUBLE HEIGHT OFFICE* 12 OFFICE * 06 3 E Ceiling 3 E Cerling (NOT EXISTING) ORIGINAL OFFICE LAYOUT OFFICE * OF OFFICE # 13 (NOT EXISTING) For plan showing ladies lavatory etc. on the 5th 9th x 13th floors, see Waste ORIGINAL OFFICE + 04 **CORINTHIAN COLUMNS** (NOT EXISTING) CORRIDOR Giling OFFICE * 03 STAIRS OFFICE * 02 3 E Ceiling (NOT EXISTING) OFFICE ... **MEZZANINE PLAN** TYP. FLOOR PLAN

HISTORIC INTERIORS



1. MAIN DOUBLE HEIGHT SPACE





3. VESTIBULE



4. OFFICE SPACE



5. PRESIDENT'S ROOM

7500 NE 4th Court Suite 103 Miami, FL 33138 (305) 573-2728 PROJECT NUMBER 2202

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PROJECT ADDRESS

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1910 BUILDING PLANS & **INTERIORS**

PHASE

SCHEMATIC DESIGN

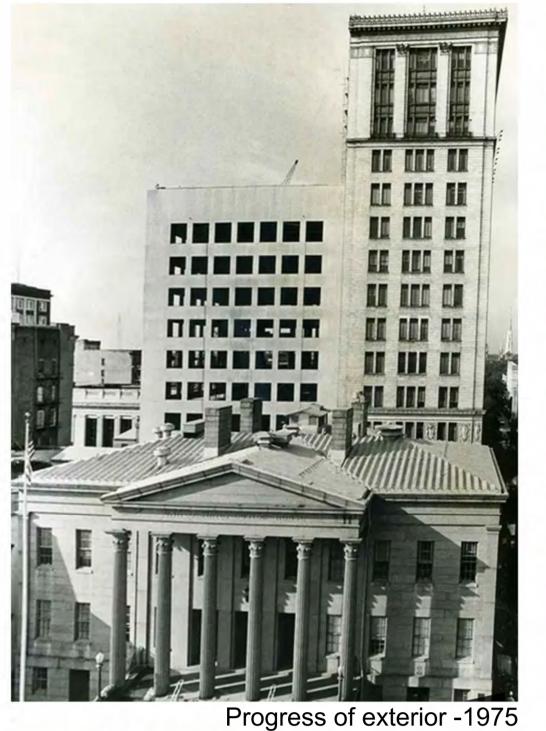
> SEAL JENNIFER L

McCONNEY

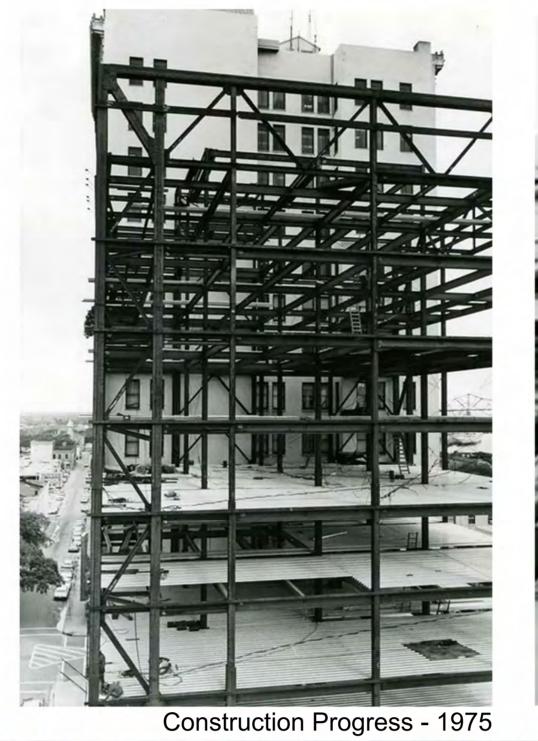
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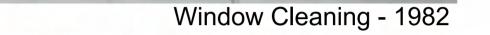
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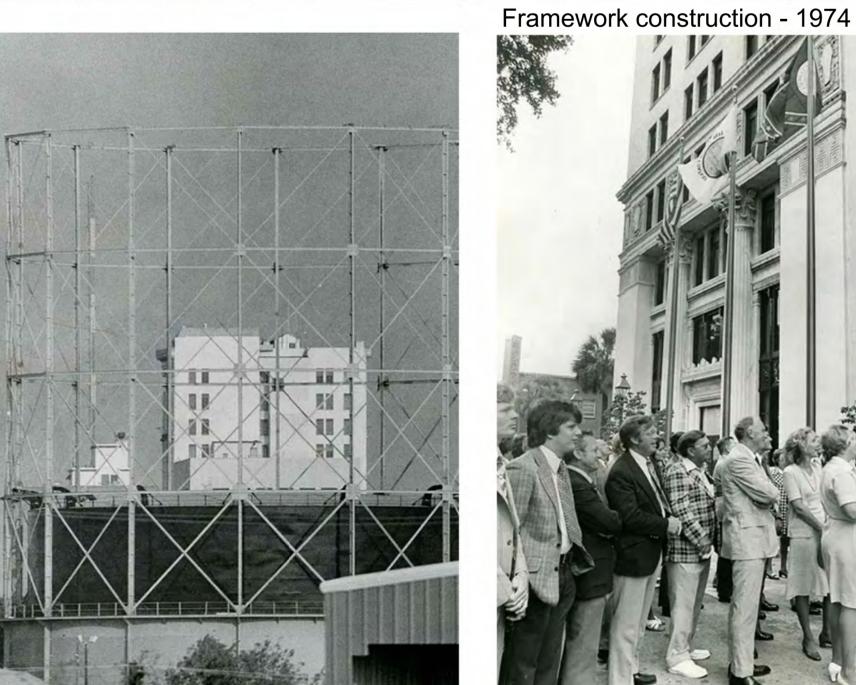












View from Savannah Gas Co -1975





Inauguration Day - 1976

View from River -2000

Aerial View -1995

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PROJECT NAME

THE RITZ - CARLTON HOTEL & RESIDENCES

PROJECT ADDRESS

2 E. Bryan St. # 1150 Savannah, GA 31401

DRAWING

1970 BUILDING **PHOTOS**

SCHEMATIC DESIGN

SEAL **McCONNEY**

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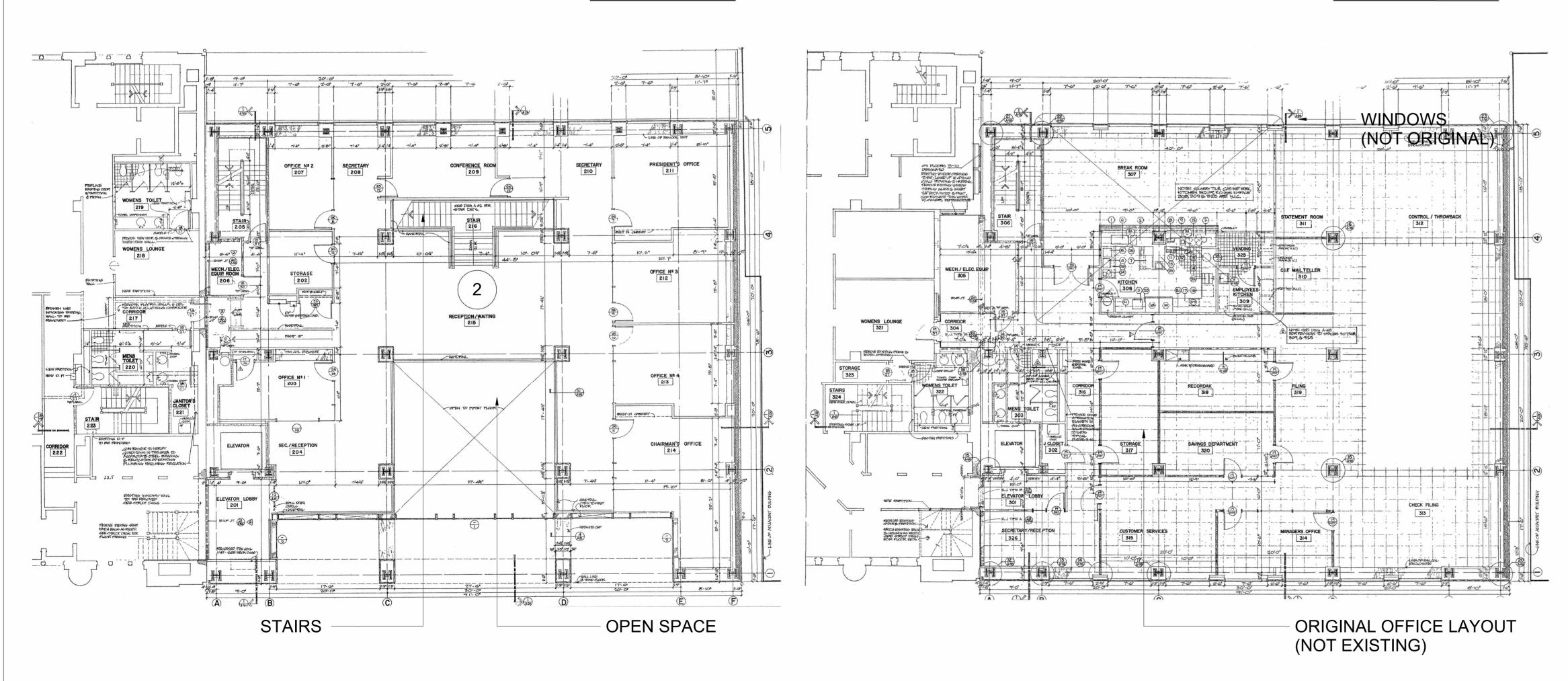
SHEET NUMBER

ORIGINAL VAULT MECHANICAL EQUIP ROOM "NOT EXISTING) LINE OF FIRRED AIP BO CEIL, 9'0' ABOVE FIN HOOK ALGN NEW C.M.U WALL WITH EXPENSE OFFICERS PLATFORM VAULT (EXISTING) DOUBLE HEIGHT

BASEMENT PLAN

MEZZANINE PLAN

FIRST FLOOR PLAN



TYP. FLOOR PLAN

INTERIORS







3. VAULT

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PROJECT TEAM

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PROJECT NAME

THE RITZ - CARLTON **HOTEL & RESIDENCES**

PROJECT ADDRESS 2 E. Bryan St. # 1150

Savannah, GA 31401

DRAWING

1970 BUILDING PLANS & **INTERIORS**

PHASE

SCHEMATIC DESIGN

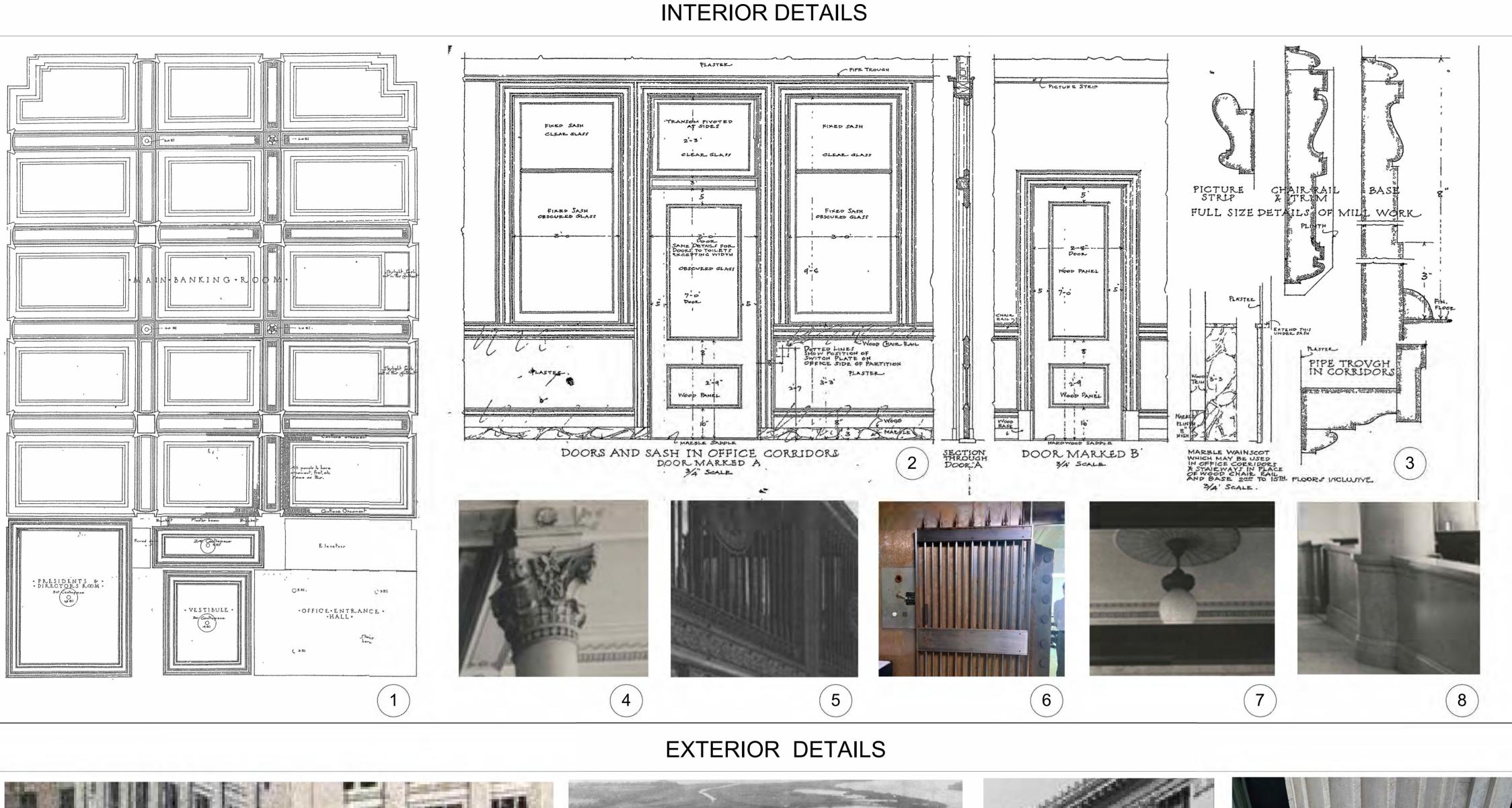
> SEAL JENNIFER L **McCONNEY**

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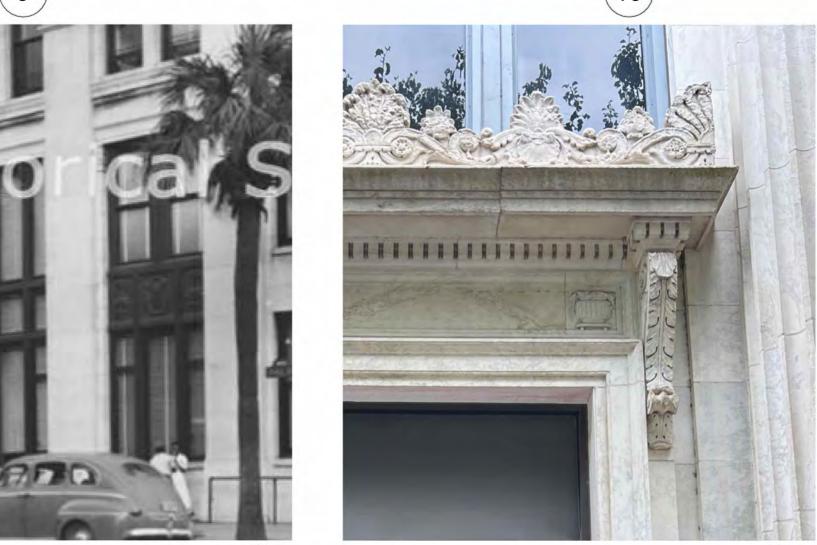
SHEET NUMBER











(15)

(16)



HISTORIC VOCABULARY

- MAIN BANKING ROOM CEILING
- DOOR AND SASH IN OFFICE CORRIDOR
- MILL WORK DETAILS
- MARBLE CORINTHIAN CAPITAL
- **ELEVATOR DOORS DETAIL**
- **VAULT IRON GATE**
- LIGHTING FIXTURE
- MARBLE LOW WALL
- ORIGINAL STREET AWNINGS
- PARAPET DETAIL
- ORIGINAL SINGLE HUNG WINDOWS
- COLUMN BASE AND PEDESTAL
- MARBLE MOULDING AND EMBEDDED COLUMN
- MARBLE DETAILS
- ORIGINAL DARK PAINTED METAL WINDOWS
- DOOR ENTRY DETAIL
- UPPER FLOOR CORNICE AND RAILING

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HISTORIC ARCHITECTURAL VOCABULARY

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