



S A V A N N A H   H I S T O R I C   D I S T R I C T  
B O A R D   O F   R E V I E W

**REQUEST FOR CERTIFICATE OF APPROPRIATENESS**

**Petitioner:** J. Elder Studio  
**MPC File No.:** 24-000902-COA  
**Address:** 3 Martin Luther King Jr., Blvd. / 512 Indian Street  
**PIN:** 20003 07001A  
**Zoning:** D-CBD  
**Staff Reviewer:** Jonathan Mellon  
**Date:** April 10, 2024

**NATURE OF REQUEST:**

The applicant is requesting approval for the following proposed scope of work:

- The demolition of 512 Indian Street, a one-story brick and metal industrial building that is listed as a Non-Historic Structure.
- Alterations to the fenestration of 3 Martin Luther King Jr., Boulevard, a two-story brick commercial building that is listed as a Historic Structure.
- The construction (Part I) of a multi-story addition on top of a portion of 3 Martin Luther King, Jr., Boulevard.
- The construction (Part I) of a new building on the lot that presently is the location of the one-story industrial building at 512 Indian Street.
- The applicant is not at this time proposing the combination of the two lots.

Per the applicant (see Project Narrative):

“3 MLK Jr. Hotel is a proposed transformative development situated at 3 Martin Luther King Jr. Blvd and 512 Indian Street, within the MLK Jr./Indian Street Corridor. The area's evolution has been punctuated by significant architectural milestones, including the rehabilitation and reuse of the old power station into the Plant Riverside District, the establishment of new hotels, and construction of large scale multi-story residential complexes such as the Olmstead and the Baxley, alongside the new contemporary SCAD Tower. The proposed 3 MLK Jr. Hotel, spanning two parcels totaling 0.4 acres within the Savannah Downtown Local Historic District will serve as the gateway to the western end of River Street and Indian Street, connecting the area to the downtown core and marking the area's transition from an industrial to a dynamic mixed-use urban landscape.

The form of the new building along Indian Street embodies innovation, sustainability, and functionality while also drawing inspiration from the history of the site's industrial past and proximity to the shipping industry. It is comprised of a new 5-story structure integrated with a two-story rooftop addition to the existing building at 3 Martin Luther King Jr. Blvd. The façade of the new 5-story structure along Indian Street is delineated into base, middle, and top sections, in keeping with the surrounding larger developments while taking a more contemporary design language. The topmost story has a deep setback from the main Indian street facade. A deep side yard setback from the neighboring 522 Indian St (SCAD's Hamilton Hall) is integrated into the design in order to provide a landscaped side courtyard and intentionally reveal the historic buildings exquisite brick detailing that is currently obscured from view. The setback of the addition over the existing contributing structure at 3 Martin Luther King Jr. Blvd. creates a differentiation from the existing historic facade and a distinct a visual separation between the two and combined they anchor the corner of the block.

The prevailing expression which gives the design its strong identity, its sawtooth roof form and its associated projections and recesses in plan, nods to Savannah and the immediate site's history while looking towards the future. It mirrors both the form of roofs in industrial buildings in Savannah associated with the city's role in the rail industry as well as the rhythmic pattern of passing ships heading to port. The form also symbolizes our commitment to sustainability as an expression of both active and passive design. The sloped portions of the roof are oriented towards the south with integrated solar panels. The northern facing portions of the roof will allow northern light to filter into the building's interior. The projections and recesses in the plan act as fins that shield the large windows from southern and western light and heat gain while also allowing northern light to reflect into the interior. The resulting form provides a strong rhythm to the longer building facades, uniting form and function.

The intricate contours of the parcel have significantly shaped the hotel's layout and circulation. Embracing this complexity, our development prioritizes inclusivity and accessibility, exemplified by the introduction of a public sidewalk at the southwest intersection of MLK Jr. Blvd. and River Street creating an active streetscape and better connection between the east and west ends of the intersection.

Aligned with the Historic District Design Manual and Zoning Ordinances, the hotel creates captivating street-level experiences that blend with Historic Savannah's tapestry, fostering growth for the western riverfront. Commercial vibrancy thrives on both levels, featuring a proposed coffee bistro on Indian Street and a full-service restaurant and hotel lobby above River Street. Hotel guestrooms occupy non-street level floors, with a 2-story addition offering an open-air rooftop amenity area, inviting guests to indulge in vistas of the Savannah River and River Street.

Following multiple consultations with MPC staff and local organizations, the architectural design has evolved to a contemporary homage to Savannah's maritime and trade legacy while also embodying its renowned hospitality, reflecting the city's resilient spirit.”

**CONTEXT/SURROUNDING AREA:**



Staff Site Visit Photos – 3 Martin Luther King, Jr. Boulevard – Confirmation of Posting; views of front and side elevations



3 Martin Luther King Jr., Boulevard (please see attached Staff Research by Kelli Mitchell, Senior Planner) was constructed in 1939 on a corner lot on the west side of Martin Luther King, Jr. Boulevard and south side of West River Street, in the North Oglethorpe Ward and is a contributing resource within the local Savannah Downtown Historic District (the building falls outside the boundaries of the National Historic Landmark District – (Orange Line in map below). 3 Martin Luther King, Jr. Boulevard is a two-story masonry (brick) building with punched openings, concrete lintels and sills, and a parapet wall with brick details. The building has seen the replacement of all the windows and doors as well as on the rear elevation the installation of numerous conduits and electrical boxes.

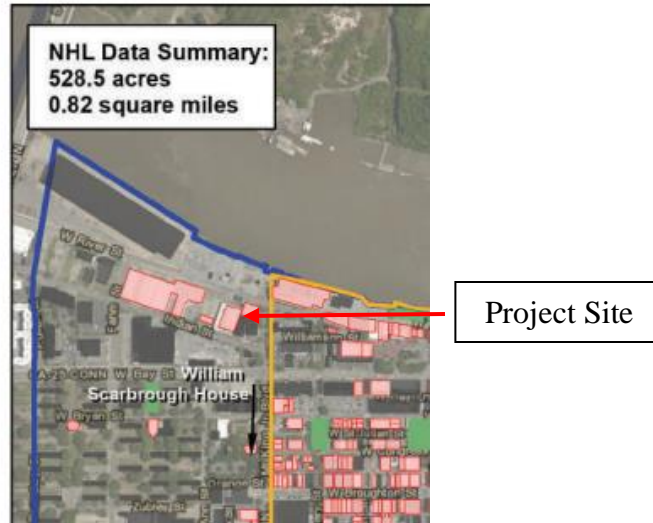


Figure 1 – Integrity and Condition Assessment, National Park Service, 2018.



Staff Site Visit Photos – 512 Indian Street – Confirmation of Posting; views of front and side elevations

512 Indian Street (please see attached Staff Research by Kelli Mitchell, Senior Planner) was constructed in c.1940 on an interior lot on the north side of Indian Street between Martin Luther King, Jr. Boulevard and Fahm Street, in the North Oglethorpe Ward and is a non-contributing resource within the local Savannah Downtown Historic District (the building falls outside the boundaries of the National Historic Landmark District). 512 Indian Street is a one-story masonry (brick) and metal building with steel casement windows, vertical metal siding, and central front gable roof.

The surrounding context for both buildings include both contributing and non-contributing resources, with the most notable structure being the one located directly to the side (west) of 512 Indian Street at 522 Indian Street which is known as Hamilton Hall and was constructed in 1894. Hamilton Hall is characterized by its expansive use of brick in its façade, with the exceptional brick detailing that serves to break up the massing of the building and wraps around to the side elevations.

**Historic Building Map Background** (From Research by Caitlin Chamberlain, Principal Planner)

The Savannah National Historic Landmark District was originally surveyed in 1966. In 1973, Section 8-3029 (Historic District) of the Savannah Zoning Ordinance was adopted. This section established the Historic District Board of Review and created the Historic Buildings Map. All structures within the Historic District were divided into two classes, “historic” and “non-rated.” Historic structures included all those buildings listed in Historic Savannah; the architectural survey book published by Historic Savannah Foundation in 1968.

In 1985 an MPC staff study was adopted, and the Historic Buildings Map was amended to include all those buildings listed in the 1979 second edition of Historic Savannah, as well as those buildings identified by a consultant working on behalf of the National Park Service. The Park Service had extended the period of significance for contributing buildings in the National Historic Landmark District to 1935.

Demolition of a non-rated historic structure in the 500 block of Martin Luther King, Jr. Boulevard, and the attempted demolition of a non-rated historic cottage in the Beach Institute Neighborhood spurred the updating of the Historic Buildings Map. In April 2000 and September 2000, the Mayor and Aldermen approved the addition of a number of buildings previously omitted from the map in the eastern and western neighborhoods of the Historic District.

On April 20, 2000, the Building Map was amended to include buildings on MLK Boulevard and Montgomery Street, and the period of significance was extended locally to 1950 [File No. 00-103-S]. City Council Minutes from the April 20, 2000, meeting provide details of every building that was proposed to be added. The buildings recommended for listing cover categories of significance such as 20<sup>th</sup> century commerce, local commerce, architecture, neighborhood business with living quarters above, early commerce on MLK, early 20<sup>th</sup> century business development of MLK, overall business development of the historic district, structures built by African American developers, and Black Heritage.

The Building Map was also amended on September 7, 2000, to include buildings in the Beach Institute [File No. Z-000524-55903]; on July 12, 2001 to include the Yamacraw Village Administration Building [File No. Z-10425-87171-2]; on September 5, 2002 to include carriage houses [File No. Z-010824-39270-2].

In 2010 the Historic Building Map was updated to include 112 new structures through a staff study. Buildings included carriage houses, commercial structures, residential buildings, mid-century modernism, and two buildings of exceptional importance [File No. Z-121213-36582-2].

During the updates to the Historic Building Map in 2000, 3 Martin Luther King, Jr. Boulevard was added as a contributing resource, however, at no point was 512 Indian Street noted to be added as a contributing resource. Georgia Historic Resource Survey sheets from 2000 exist for 512 Indian Street and have the notation “Not Historic”.

**FINDINGS:**

**I. Proposed Demolition of 512 Indian Street:**

The following standards from the 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 is a non-contributing resource which will be evaluated.

*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." All resources shall be identified as contributing or non-contributing as follows:*

*Contributing. All resources identified on the "Historic District Contributing Resources Map" having historic significance shall be considered "contributing" and worthy of preservation and shall be classified as "historic" for purposes hereunder.*

*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:*

The Period of Significance for the Savannah Downtown Historic District is 1733-1960. According to staff research, 512 Indian Street was constructed within the Period of Significance – with the existing core section of the building having been constructed in c.1940. A definitive reason has not been uncovered for this modestly detailed / utilitarian building not being included as a contributing resource, but the building has been surveyed previously and at no point was there an effort to add it as a contributing resource. MPC records indicate that 512 Indian Street was surveyed in 2000.

Staff is not aware at this time of the completion of a structural report for 512 Indian Street.

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

While the history of the site that is presently occupied by the building identified as 512 Indian Street is reflective of the evolution and growth of industrial uses in the City of Savannah, there are no significant events related to the site that have been found to have made a significant contribution to the broad patterns of our history. In addition, although numerous buildings have been added to the Historic Building Map, including in this block, 512 Indian Street was not.

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

There is local significance to the long-time occupancy by the Dixie Machine Company, but beyond that association there are no associations with significant persons that have been found.

*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*

512 Indian Steet has served as the site for industrial uses over the past eighty or so years, and its uses are reflected in the construction of the building. The largely metal with some brick building is devoid of any notable / distinctive architectural details / characteristics and reflects a more utilitarian design as would be expected for a building intended for industrial uses. In addition,

the front façade looks to have seen alterations and additions over the years, although the original massing and fenestration pattern looks to have been retained.

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

It is unclear whether or not this would be the case, however, given that the site has seen a number of uses both during the period since the construction of the existing building in 1945 and beforehand, the resulting disturbance would likely result in a low chance of recovering archaeological information in history or prehistory. The historic information has been noted about this property, but it must still meet each criterion for exceptional importance.

*Exceptional Importance.* *Contributing buildings include a select group of exceptional resources constructed outside the district's Period of Significance. These resources possess integrity of:*

- *Location*

The integrity of the location has been partially compromised with the demolition of all the historic buildings to the south / across Indian Street, however, it is still part of a block with one notable contributing resource at 522 Indian Street (Hamilton Hall).

- *Design*

The integrity of the design is by and large intact with notable alterations including a later on-story side (east) addition and replacement of the main entrance doors.

- *Setting*

The setting of 512 Indian Street is partially intact with the aforementioned adjacent contributing resource at 522 Indian Street; however, the overall context has been compromised with the demolition of all of the historic buildings to the south / across Indian Street.

- *Materials*

The utilitarian nature of the design included the use of a small amount of brick and larger expanses of vertical metal siding and steel casement windows. Although, as noted, alterations have occurred over the years, the overall historic integrity of the 1945 building has been retained.

- *Workmanship*

The workmanship of the original building has been by and large retained.

- *Feeling, and*

The original feeling of the building has been by and large retained.

- *Association,*

The building is associated with 20<sup>th</sup> century industrial uses in the City of Savannah and the overall commercial character of the area between Bay and River Streets. The transformation of this area into one catering to commercial, residential, and institutional uses has served to make the association partially less apparent.

- *And meet one or more of the above criteria.*

Though a number of the criteria are clearly met, all the criteria must be met to be considered exceptionally important. As mentioned above, 512 Indian Street cannot be considered an

exceptional resource that possesses integrity of design, location, setting, materials, workmanship, feeling, and association.

*Non-Contributing. New construction and all resources identified as non-contributing on the “Historic District Contributing Resources Map” are classified as non-historic for zoning purposed hereunder.*

512 Indian Street is classified as non-contributing on the Historic District Contributing Resources Map.

*Should the resource meet the criteria for contributing status, the criteria for relocating or demolishing a contributing resource shall apply.*

For the reasons mentioned above, 512 Indian Street does not meet all the required criteria for contributing status.

**Conditions.** *In granting a Certificate of Appropriateness for relocation or demolition, the Historic District Board of Review may impose, in addition to those listed below,*

*reasonable conditions as will mitigate the negative effects of the relocation or demolition.*

Staff recommends the following conditions:

1. 512 Indian Street must be documented per the MPC Policy for Documenting Buildings.
2. Rather than traditional demolition, 512 Indian Street should be deconstructed, and the materials salvaged for reuse.

**Demolition.** *In the case of the demolition of a contributing principal building, a Certificate of Appropriateness must first be issued for the new construction of the replacement building prior to approval of the demolition.*

512 Indian Street is considered non-contributing; thus, the standard for new construction does not apply.

## II. Proposed Alterations and Addition to 3 Martin Luther King Jr., Boulevard:

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

**(D) Downtown District Development Standards.** *Development in any D- district shall meet the development standards as set forth below.*

### **D-CBD Development Standards for Permitted Uses.**

**D-CBD, Lot Dimensions.** *Lot area per unit (min/max sq ft)*

*Single-family Detached. No min/max*

*Single-family Attached. No min/max*

*Two-family. No min/max*

*Apartments. No min/max*

*Upper Story Residential. No min/max*

*All Other Housing Types. No min/max*

*Nonresidential. No min/max*



The standard is met. The proposed hotel use would not require a minimum or maximum lot dimension.

***D-CBD Lot Width (min ft). 20***

The standard is met. The existing lot width is 91 feet +.

***D-CBD Building Coverage (max). 100%***

The standard is met. The proposed lot coverage would remain unchanged at 100%.

***D-CBD Building Setback (max ft).***

*Front yard. None*

*Side (street) yard. None*

*Side (interior) yard. None*

*Rear yard. None*

The standards are met. The proposed setbacks would remain unchanged with none at the front, sides, or rear yards.

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

***Secretary of the Interior's Standards and Guidelines for Rehabilitation.*** *Material changes to contributing resources and resources that are eligible for listing as contributing shall be evaluated by use of the current edition of the Secretary of the Interior's Standards and Guidelines for Rehabilitation as published by the U.S. Department of the Interior. In considering proposals for alterations to contributing resources, the documented original design of the resource may be considered.*

***Secretary of the Interior's Standards 2– Historic Character.*** *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

The standard is partially met. The proposed scope of work would include the replacement of the non-original windows and doors within several existing openings on the front - East (Martin Luther King Jr., Boulevard) and side - North (River Street) elevations.

However, the proposed scope of work also includes alterations to the two smaller window openings on the front – East (Martin Luther King Jr., Boulevard) elevation that look to be original to the building. As proposed, this would not meet the standard and the applicant should look at a revised design that would allow for their retention.

In addition, the proposed scope of work also includes alterations to the side – North (River Street) elevation including all of the first-floor openings. As this elevation reads as a rear elevation presently and is proposed to now be the front elevation, the proposed lowering and reopening of the bricked-in opening are compatible alterations that would meet the standard as they would not result in the loss of character-defining features of the building. As well, the proposed scope of work for this elevation also includes alterations to the existing freight elevator enclosure which is a character-defining feature, with the introduction of new window openings,

which as with the proposed first floor alterations is a compatible alteration as it would allow for the preservation of the overall form of the freight elevator.

***Secretary of the Interior's Standards 3– Physical Record.*** Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

The standard is met. The proposed scope of work would not include the addition of any architectural features or details that would result in a false sense of history as the proposed alterations and addition would be clearly recognizable as being new to the building and site.

***Secretary of the Interior's Standards 4– Historic Changes.*** Most properties change over time; those changes to a property that have acquired historic significance in their own right shall be retained and preserved.

The standard is met. The proposed scope of work would not result in the removal of historically significant features that have occurred since the building was constructed in 1939.

***Secretary of the Interior's Standards 5– Distinctive Features.*** Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

The standard is partially met. The proposed alterations to the side – North (River Street) elevation would allow for the preservation of the distinctive features, however, the proposed removal of the two smaller windows on the front – East (Martin Luther King Jr., Boulevard) elevation would result in the loss of a distinctive feature which is the varied fenestration pattern, and as such the applicant should look at a revised design that would allow for their retention.

***Secretary of the Interior's Standards 6– Deteriorated Features.*** Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

The standard is met. The proposed scope of work includes the preservation / restoration of the brick façade.

***Secretary of the Interior's Standards 7– Chemical or Physical Treatments.*** Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

The standard is met. The proposed scope of work does not include the use of any chemical or physical treatments, with the existing brick façade proposed to be preserved / restored.

***Secretary of the Interior's Standards 9– New Additions to not Damage.*** *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.*

The standard is met. The proposed multi-story rooftop addition would not result in the loss of historic or character-defining features of the building with the removal of the flat roof. In addition, the addition would be clearly differentiated from the historic character of the building.

In addition, the proposed alterations to the freight elevator as part of the exterior alterations would allow for the preservation of the character-defining feature. In addition, the proposed scale of the multi-story addition would be compatible with the historic two-story building as it would not visually overwhelm it through the series of setbacks that are proposed.

***Secretary of the Interior's Standards 10– New Additions Reversible.*** *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The standard is met. The proposed multi-story rooftop addition could be removed at a future date without compromising the form and historic integrity of the building.

***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 standard is met. The proposed height would be visually compatible with the varied streetscape found along this end of Martin Luther King Jr., Boulevard and West River Street, and broken-down through the use of the varied roof forms and change in grade on the site. The site sits at three stories above Bay Street as measured at City Hall, with the building having one story below Bay Street and four stories above Bay Street where the fourth story above Bay Street is the bonus story.

***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 standard is met. The proportions of the front façade, which would now be on the north elevation facing West River Street, as opposed to the historic front façade on the east facing Martin Luther King, Jr. Boulevard, would be visually compatible with the varied streetscape along West River Street.

***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.*

The standard is met. The proposed fenestration patterns on both the historic 1939 two-story building and new addition would be visually compatible with the contributing buildings along both Martin Luther King Jr., Boulevard and West River Street.

***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.*

The standard is met. The proposed solid to void relationship on both the historic 1939 two-story building and new addition would be visually compatible with the contributing buildings along both Martin Luther King Jr., Boulevard and West River Street.

***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 standard is met. The proposed footprint of the historic 1939 building would remain unchanged and would be visually compatible with the historic pattern of development along both Martin Luther King Jr., Boulevard and West River Street and with the contributing buildings. In addition, the proposed setbacks of the multi-story rooftop addition would allow for it to also be visually compatible with the rhythm of the buildings.

***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 standard is met. The proposed scope of work would include the alterations to the public spaces along both Martin Luther King Jr., Boulevard and West River Street, with the primary alteration being the introduction of a new raised entrance space accessed via stairs along West River Street, all of which would be visually compatible.

***Relationship of materials, texture and color.*** *The relationship of materials, texture and color of the facade of a building or structure shall be visually compatible with the predominate materials, textures, and colors used on contributing buildings and structures to which the structure is visually related.*

The standard is met. The final material and color palette will be reviewed in the Part II: Design Details, however, the preliminary plans would include the use of visually compatible materials

and colors that would be in-keeping with the varied context found along this end of Martin Luther King Jr., Boulevard and stretch of West River Street.

***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.*

The standard is met. The proposed scope of work would include the use of both flat and sawtooth roofs for the multi-story rooftop addition that would serve to both break-up the massing and be visually compatible with the varied context found along this end of Martin Luther King Jr., Boulevard and stretch of West River Street. The proposed flat roof section of the multi-story rooftop addition would allow for a transition from the historic 1939 building to the contemporary addition.

***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 standard is met. The proposed multi-story rooftop addition would result in the introduction of a visually compatible façade that would both relate and be differentiated from the varied streetscape of contributing and non-contributing buildings.

***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.*

The standard is met. The proposed scope of work, including the alterations to the historic 1939 building and multi-story rooftop addition, would result in a visually compatible overall scale that would allow for it to relate and be part of the conversation with the varied collection of both contributing and non-contributing buildings found in the surrounding area.

***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 standard is met. The proposed scope of work would result in the front elevation now being located on the north (West River Street) side of the historic 1939 building. Given the recent revitalization of West River Street with the restoration of historic buildings and construction of new in-fill, this component of the plan would be visually compatible and would be enhanced by the proposed addition of the new raised entrance space.

***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.*

***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 standard does not apply. The project location is outside of the Oglethorpe Plan Area.

***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.*

The standards are met. The site sits at three stories above Bay Street as measured at City Hall, with the building having one story below Bay Street and four stories above Bay Street where the fourth story above Bay Street is the bonus story.

***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 building which front a lane.*

The standards are met. The existing building is two stories in height.

***Height, 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 height of the second story shall be not less than 12 feet.*

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

The standards are met. The first and second floors are existing and will remain unchanged, and the proposed addition which will encompass floor three through five will all have an exterior expression of the height of 10 feet 8 inches.

***For commercial buildings, stories shall be configured as provided below.***

*The first story shall be designed as a storefront.*

*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.

***Building Form.*** *Building form is based on the height, mass and envelope of a building.*

*The proposed building form for new construction shall comply with the following:*

*A proposed building on an east-west connecting street shall utilize a contributing building form located within the existing block front or on an immediately adjacent tithing or trust block.*

*A proposed building located on an east-west through street shall utilize a contributing building form fronting the same street within the same ward or in an adjacent ward.*

*A proposed building located on a trust block which fronts into a tithing block shall utilize a contributing building form within such trust block. If, however, no contributing buildings exist on such trust block, a contributing building form from the tithing block across the street shall be utilized.*

*A proposed building located on a trust block which fronts another trust block shall utilize a contributing building form from the same trust block. If, however, no contributing building exists on the trust block, a contributing building form from the trust block across the street shall be utilized. If, however, no contributing building exists on such trust block, a contributing building form from the tithing block across the street shall be utilized.*

The standard does not apply. The building not located within the Oglethorpe Plan Area and as such the standard street types are not applicable.

***Setbacks, 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.*

The standards are met. The existing building does not have any front yard setback and that will remain unchanged.

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

The standard is met. The existing building does not have any side and rear yards setbacks and that will remain unchanged.

***Foundations, Alterations to contributing resources.***

*Foundations shall be repaired with in-kind materials rather than replaced, provided however, if the degree of degradation does not allow repair, the degradation shall be photographically documented and verified by the Planning Director and the new foundation shall be of the same materials and configuration as the original foundation.*

*If the original foundation material and/or configuration is unknown, the new foundation material and configuration shall be based on historic context.*

*The space between piers may be filled with heavy gauge wood lattice with at least one-half (0.5) inch thick lattice boards, horizontal boards, brick, or true stucco over concrete block. Infill material shall be recessed a minimum of three (3) inches behind the front edge of the pier so that the piers are clearly visible and differentiated.*

The standard is met. The proposed scope of work would not include any proposed alterations to the foundation.

***Exterior walls, Alterations to contributing resources.***

***Exterior Walls, Materials.***

*Exterior walls shall be repaired with in-kind materials rather than replaced, provided however, if the degree of degradation does not allow repair, the degradation shall be photographically documented and verified by the Planning Director and the replacement materials and configuration shall be of the same materials and configuration as the original wall.*

The standard is met. The proposed scope of work would include selective brick work related to the proposed alterations to the fenestration.

***Exterior Walls, Prohibited Materials.***

*Materials that cause damage, obscure, or change the appearance to the underlying historic fabric are prohibited.*

*Vinyl siding, aluminum siding, rolled asphalt, precast concrete panels, fiber cement wood simulated horizontal lap siding, fiber cement panels, EIFS, T-111, ceramic-based coatings and sealers on siding.*

The standard is met as none of the prohibited materials are proposed to be use as part of the material palette.

***Exterior Walls, Finishes and Treatments.***

*Color changes to contributing resources shall be historically appropriate.*

*Ceramic based-coatings and sealers on wood siding shall not be permitted.*



*Cleaning, when undertaken, shall be so as not to damage historic fabric. Sandblasting and disc sanding shall not be permitted.*

The standard is met.

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

***Exterior Walls, 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.*

The standard does not apply. The lot is 91 feet + in width.

***Exterior Walls, Permitted Materials.***

*Residential exterior walls shall be finished in brick, wood, or fiber cement siding with a smooth finish or true stucco. Commercial exterior walls shall be finished in brick, true stucco, concrete formed or assembled as stone, precast concrete panels with finish to simulate stucco texture, polished stone and glazed brick or tile where similar historic examples exist along the same block front.*

*Wood or fiber cement siding shall be permitted on townhouses only in wards where wood-sided townhouses already exist or where more than 75% of the lot frontage in the ward contains wood-sided buildings. Where wood siding has been determined to be appropriate, smooth finish fiber cement siding may be used.*

The proposed material palette will be reviewed as part of Part II: Design Details submission.

***Exterior Walls, Prohibited materials.*** *Vinyl siding, aluminum siding, rolled asphalt, EIFS, one-part stucco over insulation and/or wood or metal-framing, T-111, corrugated metal, unpainted exposed CMU blocks, fiber cement panels, ceramic-based coatings and sealers on siding.*

The proposed material palette will be reviewed as part of Part II: Design Details submission.

***Exterior Walls, Finishes and Treatments.***

*Colors, stains, and finishes shall be visually compatible with contributing resources within the block. If none exist, the color shall be compatible with contributing resources within the ward.*

The proposed material palette will be reviewed as part of Part II: Design Details submission.

***Entrances and Doors, Alterations to contributing resources.***

*Doors shall be repaired with in-kind materials rather than replaced, provided however, if the degree of degradation does not allow repair, the degradation of the door shall be photographically documented and verified by the Planning Director and the new door shall be of the same materials and configuration as the original.*

*If the original door material and/or configuration is unknown, or if a new door is proposed in an unoriginal opening, the new door material and configuration shall be based on historic context.*

The standards are met. The existing doors on the building are not original and the proposed replacement doors will be reviewed as part of Part II: Design Details submission.

***Windows, Alterations to contributing resources.***

*Windows shall be repaired rather than replaced, provided however, if the degree of degradation does not allow repair, the degradation of each window shall be photographically documented and verified by the Planning Director, and the new window shall be of the same materials and configuration as the original (including single-glazed and true-divided lights, when appropriate).*

*If the original window material and/or configuration is unknown, or if a new window is proposed in an unoriginal opening, the new window material and configuration shall be based on historic context.*

*The boarding of windows and/or window openings shall not be permitted. Windows and frames shall be weather-tight and free from cracks. Openings shall contain windows, doors, or storefronts.*

The standards are met. The existing windows on the building are not original and the proposed replacement windows will be reviewed as part of Part II: Design Details submission.

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

***Windows, 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.*

*Windows facing a street shall be double or triple hung, awning, casement or Palladian.*

*The boarding of windows and/or window openings shall not be permitted; however, exceptions may be made for emergency situations as provided in Sec. 3.19, Certificate of Appropriateness for the Savannah Downtown Historic District. Windows and frames shall be weather-tight and free from cracks. Openings shall contain windows, doors, or storefronts.*

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

*Double glazed, simulated divided light, windows shall be permitted provided that the following are met: The muntin is 7/8 inches or less; The muntin profile shall simulate traditional putty glazing; The lower sash rail shall be wider than the meeting and top rails; There shall be a spacer bar in between double panes of glass, and Extrusions shall be covered with appropriate molding.*

*Between-the-glass, snap-in or applied muntins shall not be permitted.*

*Framing members shall be covered with appropriate trim; trim shall feature a header, surrounds, and pronounced sill where appropriate.*

*Window sashes shall be inset a minimum of three (3) inches from the façade of a building, excluding exterior surfaces with wood siding.*

*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. Bay windows shall extend to the ground unless they are oriel, beveled or are supported by brackets.*

The proposed windows will be reviewed as part of Part II: Design Details submission. A preliminary analysis would indicate the applicant would need to request a special exception for some of the design details of the proposed windows for the multi-story rooftop addition.

***Windows, Materials.***

*Window casings and sashes shall be made of metal, wood or clad wood material. Window glass shall be transparent with no dark tints or reflective effects (except for stained glass windows). This provision does not preclude the use of Low Emissivity glass. Solid vinyl windows shall be prohibited.*

The proposed windows will be reviewed as part of Part II: Design Details submission.

***Porches, Stoops, Balconies, Porticos, Exterior Stairs and Decks - Alterations to contributing resources.***

*Porches shall be repaired rather than replaced, provided however, if the degree of degradation does not allow repair, the degradation shall be photographically documented and verified by the Planning Director, and the new porch materials and configuration shall be of the same materials and configuration as the original. If the original porch material and/or configuration is unknown, the new porch material and configuration shall be based on historic context. Front porches shall not be enclosed. Historic side and rear porches may be screened with fine wire mesh, lattice or shutters, provided the porch continues to read as a porch and character-defining features (including but not limited to columns, balustrades, entablature, etc.) are retained and not obscured or damaged. Historic rear porches may also be enclosed with glazing. Prohibited materials: Fiberglass (including Perma-Cast), vinyl and PVC. Wrought iron brackets shall not be used with wood balcony railings.*

The standards are met. The proposed scope of work would include alterations to the public spaces along both Martin Luther King Jr., Boulevard and West River Street, with the primary alteration being the introduction of a new raised entrance space accessed via stairs along West River Street.

***Porches, Stoops, Balconies, Porticos, Exterior Stairs and Decks - Configuration.***

*Stoop heights shall be visually comparable to other historic stoops to which they are visually related and shall not exceed nine (9) feet, six (6) inches.*

The standard is met.

***Porches, Stoops, Balconies, Porticos, Exterior Stairs and Decks - Materials.***

*On porches, porticos, and stoops, if proposed, piers and base walls shall be the same material as the foundation wall facing the street.*

The standard looks to be met. The proposed material palette will be reviewed as part of Part II: Design Details submission.

***Porches, Stoops, Balconies, Porticos, Exterior Stairs and Decks - Prohibited material.*** *Vinyl and wrought iron brackets shall not be used with wood balcony railings.*

The standard looks to be met. The proposed material palette will be reviewed as part of Part II: Design Details submission.

***Awnings, Canopies, and Shade Structures.*** *Awnings, canopies and shade structures 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:*

***Awnings, Canopies, and Shade Structures, Configuration.***

*Installations extending above the public right-of-way shall have a minimum vertical clearance of eight (8) feet above the sidewalk.*

*Awnings and canopies shall be integrated structurally and architecturally into the design of the façade.*

*Installations shall not obscure the character-defining features of historic façades.*

*Back-lit (internally lit) awnings shall be prohibited.*

*Awnings shall not connect two (2) facades.*

*Prefabricated shade structures not specifically custom designed for a particular site or building shall be located to the rear of the property, minimally visible, or screened from view. The maximum height shall be 11 feet and the maximum area shall be 100 square feet on any property, unless specifically required by state law for playground equipment. Colors shall be neutral.*

The standards look to be met. The design details for the proposed entrance canopy will be reviewed as part of Part II: Design Details submission.

***Awnings, Canopies, and Shade Structures, Materials.***

*Installations shall be constructed of canvas, other equivalent cloth, metal, or glass.*

*Supports shall consist of metal or wood. PVC shall not be permitted.*

The design details for the proposed entrance canopy will be reviewed as part of Part II: Design Details submission.

***Roofs, Contributing Resources.***

***Roofs, Configuration.***

*Original roof configuration shall be maintained.*

*Skylights, roof decks, pergolas and roof vents shall be permitted only on the roof plane opposite the street, or when screened from public view and shall not damage or obscure character-defining features.*

*Dormers shall not damage or obscure character-defining features and shall reinforce the existing historic window pattern.*

The standards are met. The configuration of the flat roof on the existing two-story building will be maintained.

***Roofs, Materials.***

*Original roof material shall be repaired rather than replaced, provided however, if the degree of degradation does not allow repair, the degradation shall be photographically documented and verified by the Planning Director, and the new roof shall be of the same material and configuration as the original (except wood or asbestos).*

*Metal roofs shall have a metal drip edge covering all edges.*

The standards are met. The existing flat roof is not a character-defining feature of the existing two-story building in terms of its materiality.

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

***Roofs, Configuration.***

*Gable and hip roof pitches shall be between 4:12 and 8:12. Gable and hip roofs in excess of 8:12 pitch shall be permitted only where a similar contributing building roof pitch exists within the same block front.*

*Pitched roofs parallel to the street with less than 4:12 pitch shall have an overhang and be bracketed or have a similar projecting eave detail, or be screened from the street by a parapet wall.*

*Shed roof, and porch roofs, subordinate and attached to the primary building, shall be pitched between 2:12 and 6:12. Where historically appropriate, flat roofs may be utilized.*

*Parapets shall have a stringcourse and a coping.*

*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.*

*Skylights and roof vents may be permitted if integrated into roof design.*

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

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

*Gable end rakes shall overhang at least eight (8) inches.*

*Eaves and rakes on accessory buildings and dormers shall overhang at least eight (8) inches.*

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

*Applied mansard roofs shall not be permitted.*

The standards look to be met. The applicant should provide the board with a thorough review of the proposed roof forms for the multi-story rooftop addition.

***Roofs, Materials.***

*Roof coverings shall be standing seam metal, v-crimp, slate or equivalent synthetic, tile, or architectural asphalt or similar shingles.*

*Metal roofs shall have a metal drip edge covering all edges.  
Rooftop gardens or green roofs, as defined by City Code Part 8 (Planning and Regulation of Development), Article F (Green Roofs) shall be permitted.*

The proposed material palette will be reviewed as part of Part II: Design Details submission.

***Additions to Contributing Resources.*** *Additions shall comply with the above standards and the following standards:  
Additions shall not be on the primary or front façade of the resource, and shall be located to the rear of the resource or the most inconspicuous façade.  
Additions shall be subordinate in mass and height to the resource.  
Additions shall not obscure or damage any character-defining features.  
Additions to roofs shall not be visible from the front elevation.  
An addition shall be sited such that it is clearly an appendage and distinguishable from the contributing building.  
Additions shall be reversible with minimal damage to the contributing building.*

The standards are partially met. The proposed multi-story rooftop addition would be able to be removed without resulting in significant impact to the historic 1939 two-story building and would not obscure or result in damage to any of the character-defining features. In addition, the addition would be clearly identifiable as not being part of the original building.

In addition, the intent of the standards are met with the proposed multi-story rooftop addition being setback from the two primary elevations and the tallest section being located to the rear.

The proposed multi-story rooftop addition would be visible from the front elevation and as such the applicant should request a special exception as it would be nearly impossible to add a rooftop addition that would not be visible.

***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.  
Roof mounted equipment and HVAC units shall be screened from view from the public right-of-way.  
Through-the-wall air conditioners may be installed in new construction when they are incorporated into the design and screened by a decorative grate.  
Refuse storage areas for shall be located within a building or to the side or rear of the building and screened from the public right-of-way.  
Alternative energy source devices may be permitted on new construction and non-contributing resources. Such devices may be permitted on contributing resources provided they are not visible from a street fronting elevation and do not damage or obscure any character-defining features.*

The standards look to be met. The rooftop mechanical equipment would be screened, the refuse would be handled internally, and the alternative energy – solar panels would only be minimally visible and would not result in any damage to the historic 1939 two-story building.

**Lighting.** *In addition to the requirements set forth in Sec. 9.8, Lighting, the following standards apply:*

*Configuration: Light fixtures shall be compatible with the scale of the subject property and with the character of the district.*

*Materials: Light fixtures shall be constructed of metal and/or glass.*

*Source Type: White light source only.*

The design details for the any proposed exterior lighting will be reviewed as part of Part II: Design Details submission.

**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. Properties on Trust Lots or with double street frontage are exempt from this provision.*

*Vehicular access shall be from lanes or north-south service streets. When a property does not front a lane or north-south service street, parking may be accessed from east-west connecting streets or trust streets.*

*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). This standard does not apply to structured parking on the same lot as single family and two family residential dwellings that are either on a corner lot with lane access or on a parcel that does not have access to a lane.*

*Curb cuts shall not exceed 20 feet in width. Loading areas for commercial development are exempt from this provision and shall be the minimum required.*

*Loose paving materials, such as crushed shell or gravel, may be permitted provided that it is no closer than 18 inches of the public-right-of-way.*

*Vehicle and pedestrian drop-off areas shall not be accommodated within the footprint of the building on the primary façade, unless the Board determines that there are site-specific constraints which require it.*

The standard is met. The property is located within the Downtown Parking Reduction Zone and will have 24 hour valet parking services.

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

***Fences, Trellises and Walls, 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 minimum of five (5) feet must be provided between a fence and a building where they are parallel.*

The standard does not apply. The proposed scope of work does not include any fences, trellises or walls.

***Fences, Trellises and Walls, Materials.***

*Fences and walls facing a public street shall be constructed of the material and color of the primary building; provided however, iron or extruded aluminum fencing may be used with a masonry structure.*

*Wood fences shall be painted or stained.*

*Trellises shall be wood, metal or wire.*

*A masonry base shall be used with iron or extruded aluminum fencing.*

*Prohibited: Chain-link, vinyl, PVC, corrugated metal, barbed wire, razor wire.*

The standard does not apply. The proposed scope of work does not include any fences, trellises or walls.

***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.*

***Large-Scale Development, Footprint.***

*Building footprints shall not exceed 13,500 square feet within the National Historic Landmark District boundaries. Building footprints shall not exceed 40,500 square feet outside the National Historic Landmark District boundaries. Multiple buildings, as defined by Building Code, with building footprints equal to or less than the maximum permitted may be constructed for shared use(s).*

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

The standard is met. The proposed building footprint would remain unchanged, with the total footprint for the entire project being 15,726 sf.

***Large-Scale Development, Mass.*** *A minimum of two (2) of the following devices shall be incorporated into the design:*

***Subdivide Horizontally (for residential buildings only).*** *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 stringcourse (i.e., a projecting horizontal band) or change in material. Such architectural feature 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.*

***Multiple Volumes.*** *Use multiple detached volumes made up of two (2) or more separate forms to break up the building into two (2) or more structures.*



***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.

***Setback Standard.*** Incorporate setbacks within the façade. Setbacks between street fronting walls shall be at least 24 feet wide and eight (8) feet deep and contain windows in the walls perpendicular to the street. Setbacks shall extend to the ground or begin immediately above the ground floor.

***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 standard is met. The proposed design would include the use of multiple volumes, variations in the roofline, setbacks, and recesses.

***Large-Scale Development, 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.*

The standards are met. The site sits at three stories above Bay Street as measured at City Hall, with the building having one story below Bay Street and four stories above Bay Street where the fourth story above Bay Street is the bonus story.

***Large-Scale Development, Height - 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.*

*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.*

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

The standards are met.

***Large-Scale Development, 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 look to be met. The applicant should provide the Board with a thorough review of these standards which will also be reviewed in Part II: Design Details submission.

***Large-Scale Development, Exterior Walls - Materials.***

*Required. Building walls on street fronting façades shall incorporate modular masonry materials in the form of brick, cast stone, stone, concrete formed or assembled as stone to achieve a human scale over a minimum of 75% of surface area (excluding windows, doors, and curtain walls). The remainder of wall surface may incorporate other materials.*

*Prohibited: EIFS (Exterior Insulation Finishing System) shall be prohibited on wall surfaces and exterior details including, but not limited to, cornices, sills, lintels, window hoods, string courses and brackets.*

The proposed material palette will be reviewed as part of Part II: Design Details submission.

***Large-Scale Development, 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:*

*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. On Trust Blocks, a minimum of one primary entrance shall be provided for every 100 feet of street frontage.*

*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 standards are met.

***Large-Scale Development, 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%.*

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

The standards look to be met. The design details for the proposed windows and doors will be reviewed as part of Part II: Design Details submission.

***Large-Scale Development, Windows and Doors - Materials.***

*Permitted: Wood, clad wood, and metal windows.*

*Prohibited: Solid vinyl windows.*

The proposed windows will be reviewed as part of Part II: Design Details submission.

***Large-Scale Development, Refuse Storage Areas.*** *The refuse storage area shall be located within the building.*

The standard is met.

### III. Proposed New Construction at 512 Indian Street:

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

***(D) Downtown District Development Standards.*** *Development in any D- district shall meet the development standards as set forth below.*

***D-CBD Development Standards for Permitted Uses.***

***D-CBD, Lot Dimensions.*** *Lot area per unit (min/max sq ft)*

*Single-family Detached. No min/max*

*Single-family Attached. No min/max*

*Two-family. No min/max*

*Apartments. No min/max*

*Upper Story Residential. No min/max*

*All Other Housing Types. No min/max*

*Nonresidential. No min/max*

The standard is met. The proposed hotel use would not require a minimum or maximum lot dimension.

***D-CBD Lot Width (min ft).*** 20

The standard is met. The existing lot width is 63 feet.

***D-CBD Building Coverage (max).*** 100%

The standard is met. The proposed lot coverage would be 83.3%.

***D-CBD Building Setback (max ft).***

*Front yard. None*

The standard is met. No front yard setback is proposed.

*Side (interior) yard. None*

The standard is met. The side (west) setback is proposed to be 8 feet 6 inches and the side (east) setback is proposed to be 1 foot 8 inches.

*Rear yard. None*

The standard is met. No rear yard setback is proposed.

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 standard is met. The proposed height would be visually compatible with the varied streetscape found along Indian Street and this end of Martin Luther King Jr., Boulevard, and broken-down through the use of the varied roof forms. The site sits at three stories above Bay Street as measured at City Hall, with the building having one story below Bay Street and four stories above Bay Street where the fourth story above Bay Street is the bonus story.

***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 standard is met. The proportions of the front façade would be visually compatible with the varied streetscape along Indian Street which includes both contributing and non-contributing buildings as well as a number of surface parking lots.

***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.*

The standard is met. The proposed fenestration patterns would be visually compatible while at the same time being clearly differentiated from the contributing buildings along both Indian Street and Martin Luther King Jr., Boulevard.

***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.*

The standard is met. The proposed solid to void relationship would be visually compatible with the contributing buildings along Indian Street and both Martin Luther King Jr., Boulevard.

***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 standard is met. The proposed footprint of the building would be visually compatible with the historic pattern of development along both Indian Street and Martin Luther King Jr., Boulevard and with the contributing buildings. In addition, the proposed setbacks would allow for it to also be visually compatible with the rhythm of the buildings. Notably the side (west) addition would allow for the first time in decades for the side elevation of 522 Indian Street to be fully exposed / seen from Indian Street. 522 Indian Street (Hamilton Hall) has particularly distinctive original brickwork on all of its elevations.

***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 standard is met. The proposed scope of work would include the recessed main entrance on Indian Street which would be visually compatible and serve as a strong base for the building, followed by middle and top sections.

***Relationship of materials, texture and color.*** *The relationship of materials, texture and color of the facade of a building or structure shall be visually compatible with the predominate materials, textures, and colors used on contributing buildings and structures to which the structure is visually related.*

The standard is met. The final material and color palette will be reviewed in the Part II: Design Details, however, the preliminary plans would include the use of visually compatible materials and colors that would be in-keeping with the varied context found along Indian Street and this end of Martin Luther King Jr., Boulevard.

***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.*

The standard is met. The proposed scope of work would include the use of both flat and sawtooth roofs that would serve to both break-up the massing and be visually compatible with the varied context found along Indian Street and this end of Martin Luther King Jr., Boulevard.

***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 standard is met. The proposed building would result in the introduction of a visually compatible façade that would both relate and be differentiated from the varied streetscape of contributing and non-contributing buildings.

***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.*

The standard is met. The proposed scope of work would result in a visually compatible overall scale that would allow for it to relate and be part of the conversation with the varied collection of both contributing and non-contributing buildings found in the surrounding area including the large Plant Riverside District which is located directly to the north.

***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 standard is met. The proposed scope of work would include a strong presence for the building along the varied streetscape of Indian Street, with a classical composition of a base, middle and top, in a modern design.

***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.*

***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 standard does not apply. The project location is outside of the Oglethorpe Plan Area.

**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.*

The standards are met. The site sits at three stories above Bay Street as measured at City Hall, with the building having one story below Bay Street and four stories above Bay Street where the fourth story above Bay Street is the bonus story.

**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 building which front a lane.*

The standard is met. The proposed building would be five stories in height.

**Height, 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 height of the second story shall be not less than 12 feet.*

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

The standards are partially met. The first floor would have an exterior expression of the height 13 feet 4 inches and the upper floors an exterior expression of the height of 10 feet 8 inches. The applicant should either adjust the height of the first floor to meet the standard or request a special exception.

**For commercial buildings, stories shall be configured as provided below.**

*The first story shall be designed as a storefront.*

*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.

**Building Form.** *Building form is based on the height, mass and envelope of a building. The proposed building form for new construction shall comply with the following:*

*A proposed building on an east-west connecting street shall utilize a contributing building form located within the existing block front or on an immediately adjacent tithing or trust block.*

*A proposed building located on an east-west through street shall utilize a contributing building form fronting the same street within the same ward or in an adjacent ward.*

*A proposed building located on a trust block which fronts into a tithing block shall utilize a contributing building form within such trust block. If, however, no contributing buildings exist on such trust block, a contributing building form from the tithing block across the street shall be utilized.*

*A proposed building located on a trust block which fronts another trust block shall utilize a contributing building form from the same trust block. If, however, no contributing building exists on the trust block, a contributing building form from the trust block across the street shall be utilized. If, however, no contributing building exists on such trust block, a contributing building form from the tithing block across the street shall be utilized.*

The standard does not apply. The proposed building is not located within the Oglethorpe Plan Area and as such the standard street types are not applicable.

***Setbacks, 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.*

The standards are met. The proposed building would not have any front yard setback.

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

The standard is met. The proposed building would have a side (west) setback of 8 feet 6 inches and the side (east) setback of 1 foot 8 inches.

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

***Exterior Walls, 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.*

The standard does not apply. The lot is 63 feet in width.

***Exterior Walls, Permitted Materials.***

*Residential exterior walls shall be finished in brick, wood, or fiber cement siding with a smith finish or true stucco. Commercial exterior walls shall be finished in brick, true stucco, concrete formed or assembled as stone, precast concrete panels with finish to simulate stucco texture, polished stone and glazed brick or tile where similar historic examples exist along the same block front.*



*Wood or fiber cement siding shall be permitted on townhouses only in wards where wood-sided townhouses already exist or where more than 75% of the lot frontage in the ward contains wood-sided buildings. Where wood siding has been determined to be appropriate, smooth finish fiber cement siding may be used.*

The proposed material palette will be reviewed as part of Part II: Design Details submission.

***Exterior Walls, Prohibited materials.*** *Vinyl siding, aluminum siding, rolled asphalt, EIFS, one-part stucco over insulation and/or wood or metal-framing, T-111, corrugated metal, unpainted exposed CMU blocks, fiber cement panels, ceramic-based coatings and sealers on siding.*

The proposed material palette will be reviewed as part of Part II: Design Details submission.

***Exterior Walls, Finishes and Treatments.*** *Colors, stains, and finishes shall be visually compatible with contributing resources within the block. If none exist, the color shall be compatible with contributing resources within the ward.*

The proposed material palette will be reviewed as part of Part II: Design Details submission.

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

***Location, None of the above.*** *If none of the above conditions apply, the building entrance shall be consistent with contributing buildings within the context.*

***Doors, Configuration.*** *Door frames shall be inset not less than three (3) inches from the exterior surface of the façade of a building, excluding façades with wood siding.*

***Doors, Permitted Materials.*** *Doors shall be made of glass, wood, clad wood or steel (without wood grain simulation).*

***Doors, Prohibited Materials.*** *Vinyl; sliding glass doors visible from a street; steel-pressed doors simulating wood grain, half-moon, semi-circular, diamond or similar light insets; boarded-up doors or entrances.*

The proposed doors will be reviewed as part of Part II: Design Details submission.

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

***Windows, 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. Windows facing a street shall be double or triple hung, awning, casement or Palladian.*

*The boarding of windows and/or window openings shall not be permitted; however, exceptions may be made for emergency situations as provided in Sec. 3.19, Certificate of Appropriateness for the Savannah Downtown Historic District. Windows and frames shall be weather-tight and free from cracks. Openings shall contain windows, doors, or storefronts.*

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

*Double glazed, simulated divided light, windows shall be permitted provided that the following are met: The muntin is 7/8 inches or less; The muntin profile shall simulate traditional putty glazing; The lower sash rail shall be wider than the meeting and top rails; There shall be a spacer bar in between double panes of glass, and Extrusions shall be covered with appropriate molding.*

*Between-the-glass, snap-in or applied muntins shall not be permitted.*

*Framing members shall be covered with appropriate trim; trim shall feature a header, surrounds, and pronounced sill where appropriate.*

*Window sashes shall be inset a minimum of three (3) inches from the façade of a building, excluding exterior surfaces with wood siding.*

*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.*

*Bay windows shall extend to the ground unless they are oriel, beveled or are supported by brackets.*

The proposed windows will be reviewed as part of Part II: Design Details submission. A preliminary analysis would indicate the applicant would need to request a special exception for some of the design details of the proposed windows.

***Windows, Materials.***

*Window casings and sashes shall be made of metal, wood or clad wood material.*

*Window glass shall be transparent with no dark tints or reflective effects (except for stained glass windows). This provision does not preclude the use of Low Emissivity glass.*

*Solid vinyl windows shall be prohibited.*

The proposed windows will be reviewed as part of Part II: Design Details submission.

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

***Commercial Storefronts, Configuration.***

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

*Storefront area glazing shall be not less than 55% of surface area. Such glazing shall be transparent; provided, however, opaque glass may be used in the*

*storefront window transoms. Storefront glazing shall extend from the sill or from an 18-24 inch base of contrasting design or material to the lintel.  
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.  
Entrances fronting Broughton Street shall be recessed and centered within the storefront.*

The standards look to be met and the design details for the proposed storefront will be reviewed as part of Part II: Design Details submission.

***Commercial Storefront, Materials.***

*Storefronts shall be constructed of wood, cast iron, Carrera glass, aluminum, steel or copper as part of a glazed storefront system.  
Storefront bases shall consist of wood, bronze, masonry, glazed brick or tile.  
Exterior burglar bars, fixed "riot" shutters, roll-down shutters, or similar security devices shall not be permitted.*

The proposed storefront will be reviewed as part of Part II: Design Details submission.

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

***Roofs, Configuration.***

*Gable and hip roof pitches shall be between 4:12 and 8:12. Gable and hip roofs in excess of 8:12 pitch shall be permitted only where a similar contributing building roof pitch exists within the same block front.*

*Pitched roofs parallel to the street with less than 4:12 pitch shall have an overhang and be bracketed or have a similar projecting eave detail, or be screened from the street by a parapet wall.*

*Shed roof, and porch roofs, subordinate and attached to the primary building, shall be pitched between 2:12 and 6:12. Where historically appropriate, flat roofs may be utilized.*

*Parapets shall have a stringcourse and a coping.*

*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.*

*Skylights and roof vents may be permitted if integrated into roof design.*

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

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

*Gable end rakes shall overhang at least eight (8) inches.*

*Eaves and rakes on accessory buildings and dormers shall overhang at least eight (8) inches.*

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

*Applied mansard roofs shall not be permitted.*

The standards look to be met. The applicant should provide the board with a thorough review of the proposed roof forms for proposed building.

***Roofs, Materials.***

*Roof coverings shall be standing seam metal, v-crimp, slate or equivalent synthetic, tile, or architectural asphalt or similar shingles.*

*Metal roofs shall have a metal drip edge covering all edges.*

*Rooftop gardens or green roofs, as defined by City Code Part 8 (Planning and Regulation of Development), Article F (Green Roofs) shall be permitted.*

The proposed material palette will be reviewed as part of Part II: Design Details submission.

***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.*

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

*Through-the-wall air conditioners may be installed in new construction when they are incorporated into the design and screened by a decorative grate.*

*Refuse storage areas shall be located within a building or to the side or rear of the building and screened from the public right-of-way.*

*Alternative energy source devices may be permitted on new construction and non-contributing resources. Such devices may be permitted on contributing resources provided they are not visible from a street fronting elevation and do not damage or obscure any character-defining features.*

The standards look to be met. The rooftop mechanical equipment would be screened, the refuse would be handled internally, and the alternative energy – solar panels would only be minimally visible.

***Lighting.*** *In addition to the requirements set forth in Sec. 9.8, Lighting, the following standards apply:*

*Configuration: Light fixtures shall be compatible with the scale of the subject property and with the character of the district.*

*Materials: Light fixtures shall be constructed of metal and/or glass.*

*Source Type: White light source only.*

The design details for the any proposed exterior lighting will be reviewed as part of Part II: Design Details submission.

***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. Properties on Trust Lots or with double street frontage are exempt from this provision.*

*Vehicular access shall be from lanes or north-south service streets. When a property does not front a lane or north-south service street, parking may be accessed from east-west connecting streets or trust streets.*

*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). This*

*standard does not apply to structured parking on the same lot as single family and two family residential dwellings that are either on a corner lot with lane access or on a parcel that does not have access to a lane.*

*Curb cuts shall not exceed 20 feet in width. Loading areas for commercial development are exempt from this provision and shall be the minimum required.*

*Loose paving materials, such as crushed shell or gravel, may be permitted provided that it is no closer than 18 inches of the public-right-of-way.*

*Vehicle and pedestrian drop-off areas shall not be accommodated within the footprint of the building on the primary façade, unless the Board determines that there are site-specific constraints which require it.*

The standard is met. The property is located within the Downtown Parking Reduction Zone and will have 24 hour valet parking services.

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

***Fences, Trellises and Walls, 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 minimum of five (5) feet must be provided between a fence and a building where they are parallel.*

The standard looks to be met. The proposed fences and walls will be reviewed as part of Part II: Design Details submission.

***Fences, Trellises and Walls, Materials.***

*Fences and walls facing a public street shall be constructed of the material and color of the primary building; provided however, iron or extruded aluminum fencing may be used with a masonry structure.*

*Wood fences shall be painted or stained.*

*Trellises shall be wood, metal or wire.*

*A masonry base shall be used with iron or extruded aluminum fencing.*

*Prohibited: Chain-link, vinyl, PVC, corrugated metal, barbed wire, razor wire.*

The proposed fences and walls will be reviewed as part of Part II: Design Details submission.

***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.*

***Large-Scale Development, Footprint.***

*Building footprints shall not exceed 13,500 square feet within the National Historic Landmark District boundaries. Building footprints shall not exceed 40,500 square feet outside the National Historic Landmark District boundaries. Multiple buildings, as defined by Building Code, with building footprints equal to or less than the maximum permitted may be constructed for shared use(s).*

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

The standard is met. The proposed total footprint for the entire project would be 15,726 sf.

***Large-Scale Development, Mass.*** *A minimum of two (2) of the following devices shall be incorporated into the design:*

***Subdivide Horizontally (for residential buildings only).*** *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 stringcourse (i.e., a projecting horizontal band) or change in material. Such architectural feature 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.*

***Multiple Volumes.*** *Use multiple detached volumes made up of two (2) or more separate forms to break up the building into two (2) or more structures.*

***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.*

***Setback Standard.*** *Incorporate setbacks within the façade. Setbacks between street fronting walls shall be at least 24 feet wide and eight (8) feet deep and contain windows in the walls perpendicular to the street. Setbacks shall extend to the ground or begin immediately above the ground floor.*

***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 standard is met. The proposed design would include the use of multiple volumes, variations in the roofline, setbacks, and recesses.

***Large-Scale Development, 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.*

The standards are met. The site sits at three stories above Bay Street as measured at City Hall, with the building having one story below Bay Street and four stories above Bay Street where the fourth story above Bay Street is the bonus story.

***Large-Scale Development, Height - 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.*

*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.*

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

The standards are met.

***Large-Scale Development, 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 look to be met. The applicant should provide the Board with a thorough review of these standards which will also be reviewed in Part II: Design Details submission.

***Large-Scale Development, Exterior Walls - Materials.***

*Required. Building walls on street fronting façades shall incorporate modular masonry materials in the form of brick, cast stone, stone, concrete formed or assembled as stone to achieve a human scale over a minimum of 75% of surface area (excluding windows, doors, and curtain walls). The remainder of wall surface may incorporate other materials.*

*Prohibited: EIFS (Exterior Insulation Finishing System) shall be prohibited on wall surfaces and exterior details including, but not limited to, cornices, sills, lintels, window hoods, string courses and brackets.*

The proposed material palette will be reviewed as part of Part II: Design Details submission.

***Large-Scale Development, 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:

*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. On Trust Blocks, a minimum of one primary entrance shall be provided for every 100 feet of street frontage.*

*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 standards are met.

***Large-Scale Development, 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%.*

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

The standards look to be met. The design details for the proposed windows and doors will be reviewed as part of Part II: Design Details submission.

***Large-Scale Development, Windows and Doors - Materials.***

*Permitted: Wood, clad wood, and metal windows.*

*Prohibited: Solid vinyl windows.*

The proposed windows will be reviewed as part of Part II: Design Details submission.

***Large-Scale Development, Refuse Storage Areas.*** *The refuse storage area shall be located within the building.*

The standard is met.



**STAFF RECOMMENDATION:**

**Approval** for the request for the demolition of the non-contributing resource at 512 Indian Street, alterations to the contributing resource at 3 Martin King Luther Jr., Boulevard, and the New Construction: Part I, Height and Mass for a new addition that would be located on top of a portion of 3 Martin Luther King, Jr. Boulevard and the lot that presently contains 512 Indian Street with the following conditions to be submitted with Part II: Design Details because 512 Indian Street meets the criteria for non-contributing demolition, and otherwise the work is visually compatible and meets the standards:

**Demolition of 512 Indian Street:**

1. 512 Indian Street must be documented per the MPC Policy for Documenting Buildings.
2. Rather than traditional demolition, 512 Indian Street should be deconstructed, and the materials salvaged for reuse.

**Alterations & Addition to 3 Martin Luther King, Jr., Boulevard:**

3. Restudy the proposed alterations to the two smaller window openings on the front – East (Martin Luther King Jr., Boulevard) elevation in order to allow for their preservation and meet the Secretary of the Interior’s Standards.
4. Request a Special Exception for the requirement that a rooftop addition not be visible from the front elevation.

**New Construction at 512 Indian Street**

5. Request a Special Exception or adjust the height of the exterior expression of the first floor to meet the standards.

**MW: JM**

**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.