LS3P ENGAGE DESIGN TRANSFORM

May 9, 2024

Metropolitan Planning Commission
Attn: Caitlin Chamberlain/Jonthan Melon
110 East State Street
Savannah, Georgia 31401

RE: 200 East St. Julian Street – Part 2 Submittal

ARCHITECTURE
INTERIORS
PLANNING

Dear Caitlin/Jonathan:

This petition is seeking approval for Part Two: Design Details, Alterations and New Construction for the property of **200 East St. Julian Street** within the Downtown Savannah Historic District. The property is known currently as the Hunter McLean Building. The building was originally a non-descript four-story concrete structure, erected in the 1950's for the US Army Corps of Engineers. This building was built on the original location of the Savannah Filature, which burned down sometime in 1789. Notably also the location of the home of Governor of Georgia, John Reynolds, the trust lot would later become the Cassel Row Townhomes, dating back as early as 1884, according to Sanborn Map documentation.

Project Description

The building's current use is class-a office space and is proposed to change to a Westin Vacation Club, which is part of Starwood's portfolio of hotel types, providing loyal customers with access to multiple properties in multiple locations. The current building was built for the Army Core of Engineers, with two floors added to the original structure sometime in the late 1970s/early 1980s. The stucco on the exterior of the building was also an addition to the original building, added sometime in the late 1970s/early 1980s. The building is not a contributing historic structure.

The program includes front-of-house and back-of-house spaces on the ground level along the Bryan Street façade that support the hotel, including engineering and housekeeping, laundry and trash facilities, and utility spaces. Check-in, food and beverage and lounge spaces are located along the Primary Entrance at St. Julian Street. The upper floors include a total of 73 keys (studio and one-bedroom) and amenities include guest laundry and fitness.

Neil A. Dawson, Architect
Georgia Registration No. RA009731
(Savannah Office Leader)

For a complete list of our Georgia architects please visit LS3P.com/GA

Exterior improvements aim to soften the overall building presence and bring a familiar sense of scale with new operable windows and Juliet balconies throughout. A new building parapet completes the nod to a traditional expression of base, middle, and top façade composition, and additional contemporary detailing at the primary entrances playing off of the existing exterior stucco offer an elegant transition between the City of Savannah's historic fabric and the tranquil interiors that the Marriott brand is known for. The following proposed exterior changes outlined include:

Window + French Doors Replacement

The current windows and storefronts on the ground floor of the building are aluminum frame windows with tinted glass and not original or of historic contribution to the structure. We are proposing to replace these windows with double-casement windows with a center mull at existing openings of the same length and height in order to reuse the fenestration openings. Windows in the front of house amenity locations will utilize the existing openings at Abercorn and East St. Julian Streets, but extend the sill down to slab to provide additional lighting for the public areas as well as meet the required 55% glazing calculation as outlined in the ordinance. The Storefront sill sits approximately 1-6" above grade.

An additional storefront entry is proposed along East. St. Julian Street 3 bays from the corner of Abercorn and St. Julian that will serve as an additional entry for the food and beverage programmatic component of this hotel.

For the upper floor windows, the existing fenestrations will be reused to provide double casement windows with a center mull. With the proposed typical unit Layouts for floors 2-6, some window fenestrations are proposed to have an extended sill to accommodate a dbl. in swing French door with a transom and mull at the French door header per unit.

Board-form stucco headers with center key details are proposed to be placed over all existing fenestration openings. Stucco will be a 3-coat stucco system over metal lath and insulation to provide 1" depth from the existing masonry wall.

Storefront Window and Door Basis of Design: Arcadia AR450 Series

Casement Window/In-swing French Door Basis of Design: Marvin Signature Collection, Ultimate Series

Juliet Balconies

Juliet Balconies are proposed along all building exterior walls where In-swing French doors are located in hotel rooms to optimize exterior views outward. Juliet balconies are at standard guardrail height and will be face mounted to the existing walls through mortar locations as to avoid deterioration of brick. Juliet Balconies at stucco finish locations will be mounted thru wall with minimal disruption to the brick finish beneath the additional stucco extrusion applied.

Parapet Extension

The existing cornice of the building sits directly above the window headers of the 6th floor. As a result, the existing building does not have a parapet, and drainage from the roof has been integrated into a gutter system within the cornice and downspouts extending to the public right-of-way and underground, connecting to the city drainage system.

A new parapet design is proposed that removes the existing cornice and drainage system to reveal the underlying brick finish beneath. Removing the existing roofing and previous layers of roofing membrane that have been built over down to substrate to provide a new TPO roofing membrane is included in this scope of work.

A parapet wall 4'-0" in height and expression is proposed to align structurally to the existing exterior walls and have a metal cornice that visually expressed the distinct parapet from the upper floor. The cornice will extend approximately 6" beyond the exterior brick to provide depth and dimensionality to the roofline and emphasize the "top" of the building. New Metal downspouts and overflow scuppers are integrated into the cornice.

Additional Stucco Detailing at Main Entries

The existing stucco finish on the first floors and upper floors along Abercorn and East St. Julian Street is proposed to receive a new finish coat with a similar finish color to its current appearance. The top band of the stucco that delineates the first and second floors is proposed to be finished with a finish coat of a stucco accent color.

The upper floor stucco areas were designed with a post-modern style, embracing arched tops and adding features to the original elevation that go against the character of the mid-century design originally intended. We are proposing removing the arched features and the arched balconies at the second and third floors of the primary entries.

As a transitional element and to distinguish the primary entries into the building on Abercorn and East St. Julian, Stucco Pilasters and a series of extended hears and cornices are proposed as additional buildouts over the existing stucco finish. The additional depth of the façade along the ground level would provide a sense of threshold and differentiation for guests and pedestrians.

Back of House Elevation – Bryan Street

Primary Entrances for the building have been established as Abercorn Street and East St. Julian Street for pedestrian entry and vehicular check-in. The back of house operations have been laid out to sit along Bryan Street, where services like trash, fire pump room, hotel receiving and electrical is located to streamline operations. Existing opening are being utilized to provide door entries where required for exterior access and the residual openings are proposed to be

Thank you for reviewing this submittal and please reach out if you have any particular questions or require additional information.

Sincerely,

Michael Garcia, Assoc. AIA
Senior Associate | Project Designer
LS3P

Attachments: HDBR Application for COA
HDBR Checklist for Part Two: Design Details
Drawing Submission + Renderings
Material Specifications
Material Samples