



Savannah Historic District Board of Review

February 12, 2025 HISTORIC District Board of Review Meeting

Title

Petition of Andrew Lynch, AIA | 24-004958-COA | 20-24 East Oglethorpe Avenue | New Construction, Part I, Demolition, Recombination

Description

The applicant is seeking approval for the demolition of a non-contributing building, New Construction Part I, Height and Mass for the construction of a six-story mixed-use building, and the recombination of the two lots, for the property located at 20-24 East Oglethorpe Avenue.

Recommendation

Approve the demolition of the non-contributing structure at 20-24 East Oglethorpe Avenue with the following conditions because the building otherwise meets the criteria for non-contributing demolition.

- 1. The building must be documented per the MPC Policy for Documenting Buildings.**
- 2. Rather than traditional demolition, the building should be deconstructed, and the materials salvaged for reuse.**

And

Approve the New Construction, Part I Height and Mass for a five-story building with potential bonus sixth floor at 20-24 East Oglethorpe Avenue with the following conditions to be submitted to the Board for review with Part II, Design Details because the proposed work is otherwise visually compatible and meets the standards:

- 1. Further study of the proposed height of the building including the potential bonus sixth floor, to see how the visual compatibility standard could be strengthened potentially through having the sixth floor be more integrated with / less differentiated from the lower five floors with the main cornice line terminating at the top of the building / the sixth floor.**
- 2. Adjust the proposed location of the refuse storage area in order to meet the standards for Large-Scale Development by having it located within the building or alternatively request a Special Exception.**

and

Approve the recombination of the lots located at 20-24 East Oglethorpe Avenue because it meets the standards.

Contact

Financial Impact

Review Comments

Attachments

- 📎 [Submittal Packet - 20-24 East Oglethorpe Avenue - Project Narrative.pdf](#)
- 📎 [Submittal Packet - 20-24 East Oglethorpe Avenue - History.pdf](#)
- 📎 [Submittal Packet - 20-24 East Oglethorpe Avenue.pdf](#)
- 📎 [Staff Report - 24-004958-COA 20, 24 E Oglethorpe.pdf](#)
- 📎 [Public Comment - 1.pdf](#)

- ④ [Public Comment - 2.pdf](#)
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- ④ [Public Presentation - Jim Hundsrucker.pdf](#)
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