



IN-KIND REPAIR & REPLACEMENT

Savannah is a city of long history. Designed in 1733, Savannah is one of the oldest planned cities in the United States, with a wealth of historic buildings still standing on its historic squares, boulevards and streets.

Preserving the historic properties of our city is an important part of the development process, but it can also be perplexing. To help those wishing to repair buildings in Savannah, please read over the following FAQs:

What does in-kind repair & replacement mean?

When the need arises to repair or replace a portion of an historic building material, the preferred practice is to use the same material type, design, dimension, texture, detailing, and exterior appearance – this practice is commonly shortened to the phrase “in-kind repair and replacement.” The goal is to prevent as much loss of Savannah’s historic materials as possible.

What is the difference between routine maintenance, repairs, and replacement?

Routine maintenance generally involves the least amount of work needed to preserve the historic materials and features of a building. For example, maintenance of a wood-sided building would include scraping, caulking, and repainting.

Repairs to historic material, such as wood siding, generally involve patching and piecing-in with new material that matches the historic material in type, design, dimension, texture, detailing, and exterior appearance (in-kind).

Replacement of sound or repairable historic material is never recommended; however, if the historic material cannot be repaired because of the extent of deterioration or damage, the preferred treatment is always replacement with new material that matches the historic material in type, design, dimension, texture, detailing, and exterior appearance (in-kind).

But, aren’t modern materials better?

The implication is that modern replacement materials are an economical, durable, and long-lasting alternative to the retention of historic materials and, therefore, superior to the historic materials. In reality, historic building materials, when properly and routinely maintained, are generally

durable and serviceable materials. Their widespread existence on tens of thousands of old and historic buildings, after many decades in serviceable condition, is proof of this.

All materials can fall into disrepair if abused or neglected; however, the maintenance, repair, and retention of historic materials are always the most architecturally appropriate and usually the most economically sound measures to preserve the unique qualities of historic buildings.

What does NOT constitute routine maintenance, repairs, and replacement?

- Wholesale replacement of any exterior building materials;
- Replacement of ANY historic material with a different material, such as replacing true wood with fiber cement (Hardi) or vinyl products.
- Any window, door, or other fenestration replacement;
- Paint color changes.

Do I need a Certificate of Appropriateness?

Typically, all work that affects the exterior of buildings in a local historic district must receive a Certificate of Appropriateness before work can begin or a building permit can be obtained. However, there are exceptions. Contact the Historic Preservation Department of the Metropolitan Planning Commission (MPC) to find out if your planned work requires review.

Is my property in a local historic district?

There are several different local historic districts in Savannah with different regulations that apply within each district. Please see the attached map for district boundaries.

Questions? Please contact the Historic Preservation Department of the MPC:

912-651-1440

OR

historic@thempc.org



Routine Maintenance: Caulking and Painting



Repair: Pieced-In Wood Eave



Replacement: New Wood Pickets

CITY OF SAVANNAH

LOCAL HISTORIC DISTRICT MAP

