



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:** Scott Cook  
**MPC File No.:** 24-006552-COA  
**Address:** 21 West Bay Street  
**PIN:** 20004 14006  
**Zoning:** D-CBD  
**Staff Reviewer:** Kelli Mitchell  
**Date:** January 8, 2025

**NATURE OF REQUEST:**

The applicant is requesting approval to carry out alteration and rehabilitation work on 21 West Bay Street.

Per the project narrative:

Summary of the proposed scope work at 21 West Bay Street:

- Interior renovations of the ground floor & basement restaurant spaces for a new tenant.
- Interior buildout of the upper floors (second through fourth) for apartment use.
- Addition of elevator shaft & lobby between the main structure and carriage house at 21 W Bay Street.
- New asphalt roofing is proposed on the carriage house roof.
- New wood windows on all facades (the existing windows are not historic).
- New wood shutters on the North façade.
- New porch on the Bay Street façade to match historic drawing from 1837.
- New exterior wood doors on the Bay Street and Bay Lane facades within historic openings on the second floor.
- The Owner is applying for tax credits for the work proposed in the submittal packet. It has been determined that the period of significance for the structure falls between 1817 and 1865.

Any interior work will not be reviewed by this board.

### **CONTEXT/SURROUNDING AREA:**

The building was constructed in 1821 and is a contributing resource within the National Historic Landmark District and the local Savannah Downtown Historic District.

### **BUILDING HISTORY:**

According to the "Ease and Elegance, Madeira and Murder: The Social Life of Savannah's City Hotel" by Malcolm Bell Jr:

It was in that auspicious year that Eleazer and Jane Early began construction of what was to become one of antebellum Savannah's most prominent and lively landmarks, the City Hotel. Situated on the southern side of Bay Street, between Bull and Whitaker streets (where it still stands today) on property Jane Early had purchased two years earlier, the construction faced various setbacks, major and minor. In June 1819, Eleazer was fined for obstructing Bay Street with building materials. The uncompleted structure was damaged by the great fire that struck the city in January 1820, at which point Jane transferred the property into her husband's name.

A venturesome entrepreneur, Early continued the project undaunted while actively engaged in negotiations for its use. He leased temporary space in his building to the Bank of the United States, of which he was to be the first cashier. That position put him in regular contact with William Jay, the bank's architect, an indication that Jay also had a hand in the design of Early's hotel. Early leased the hotel itself to Orran Byrd of Charleston, who agreed to pay an annual rental fee of \$4,000, and rented space just inside the hotel's entrance to the federal government for a post office that he himself would manage as postmaster....While the Bay Street facade of the City Hotel does not exhibit any distinctive William Jay features, his influence is very much in evidence on the interior, from the marble mantels, so similar to those of his Telfair house, to the fine woodwork, particularly the curved doors and doorways like those in the Richardson house. Door panels are typically Jay, but the more impressive feature and that most indicative of his handiwork is the rather grand staircase "entrapped" within the building's curved walls, and graced with delicate mahogany railings and a distinctive ornamental motif at the end of each stair tread, comparable to those in the Richardson and Scarbrough houses. Even today, in its shabby state, the building reflects great style and justifies the Daily Georgian's description of the hotel on the occasion of its March 1821 opening as "magnificent and spacious." Further substantiation of Jay's involvement is an 1822 petition from Eleazer Early to connect the hotel by an elevated bridge across Bay Lane to a building facing Bryan Street, an idea very much in keeping with the young Englishman's architectural imagination. [As described later, this was not constructed.]

The book *William Jay: Itinerant English Architect, 1792-1837* by Hannah Hryniewiecka Lerski provides similar information as well as additional details about the building's early history. According to the book:

In 1817 the lot belonged to Robert and John Bolton. The lot must have been developed since its assessment jumped from \$12,000 in 1816 to \$20,000 in 1817. In March, 1817, the trustees of Jane M. (Patterson) Early, wife of Eleazer Early, bought the property from

the Boltons; she transferred it to her husband in October, 1820. On it Eleazer Early, postmaster and first cashier of the Bank of the United States, Savannah Branch, developed the City Hotel. In June, 1819, Early was fined for obstructing the street. He must have been building or rebuilding a structure already on the lot. The building on the lot was damaged during the fire of January 11, 1820....During 1820 the value of the lot jumped again to \$23,000. Early utilized his property profitability, skillfully playing his official positions.

Along with renting out the property as a hotel and a post office, as mentioned in the section from Bell's article, a portion of the building was also used for the Savannah Branch of the U.S. Bank. Works such as Bell's and Lerski's provide detailed information on tenants as well as events and meetings that took place during the building's time as a hotel. Staff will not go into detail about all of this at this time.

Work was carried out on the building in 1822. According to *William Jay: Itinerant English Architect, 1792-1837*:

In 1822, Amos and Isaac Scudder, local builders whose names reappear in practically every major construction at that time, undertook to supply labor and supplies of plaster of Paris, tar and bricks from work on City Hotel. Early was reluctant to reimburse the Scudders and they were forced to take court proceedings on May 26, 1825. On May 13, 1822, The Georgian reported the alterations: "This establishment, well-known for time past, having been thoroughly repaired and many extensive additions made to it, is again opened for the accommodation of boarders." This indicates that Scudder did some remodeling with the plaster of Paris, while bickers which he ordered suggest extensive enlargement.

There were hopes to connect the City Hotel with the Marine and Fire Insurance Company, which had been purchased by Eleazer Early. The connector would have been placed over Bay Lane. This proposal never came to fruition as it was rejected by City Council.

Within *William Jay: Itinerant English Architect, 1792-1837*, it is mentioned that in the 1830s Captain Wiltenberger "added one or two stories to the part of the building adjoining Mrs. Battey's boarding house, extending the improvements to Bull Street and the Lane. He renamed the whole Pulaski House." It is worth noting that there was another hotel with the name Pulaski House (established in the 1830s). So, it is unclear if the City Hotel was named Pulaski House for a period of time or if the book is referencing the other hotel.

The following work was noted as taking place on the building, though it's unclear how much of this was interior work versus exterior work. (Photos from *William Jay: Itinerant English Architect, 1792-1837*.)

24 December 1830	To marbling Hotel	\$ 357.00
	To Jon F. Herb	
	Iron Work	28.92
	To marbling part	
	Hotel	45.00

Figure 1. Information on work carried out on the building in the 1830s

9 June 1831	A. Scudder for New roof to Hotel	1,000.00
	To do payment at Mrs. Battey's	10.56 $\frac{1}{2}$
(Receipt)		
3 June 1831	From Mrs. Battey	195.00
23 January 1832	To G. S. Wilbur for painting Hotel	200.00
23 February 1832	To do J. Thompson Carpenters Work	221.57
23 February 1832	To do A. Scudder Mason Work	111.13
16 March 1833	To do J. R. Thompson repairs at Hotel	51.57
14 June 1833	To do A. Scudder mason work Hotel	32.39
20 February 1834	To J. Robinson for copperwork at Hotel	7.00
7 April 1834	To J. R. Thompson for building Privy	416.14
1 August 1834	To do Jon Robinson blacksmith work at Hotel	22.87 $\frac{1}{2}$
	To Scudder repairs Hotel	112.41
July 1835	Hotel sold to O'Byrn and receipt shows in part City Hotel	\$11,000.00

Clearly those lovely roofs on Cerveaux's painting date from 1831.

Figure 2. Information on work carried out on the building in the 1830s.

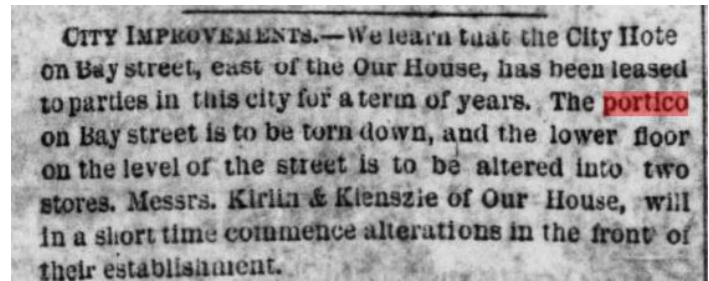
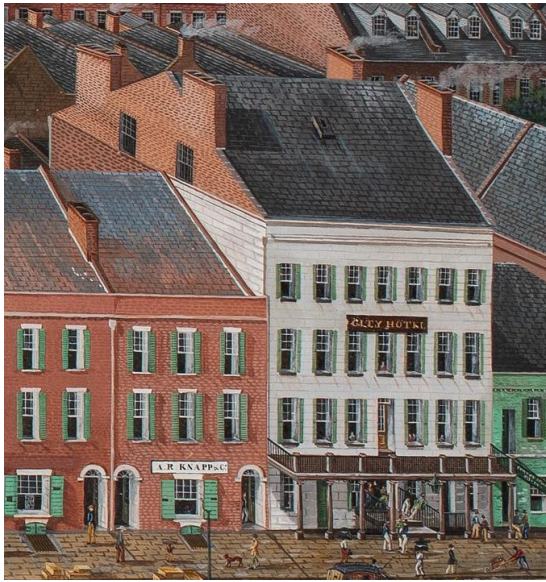


Figure 3 (Top). The newspaper excerpt is from the October 25, 1865, issue of the Savannah Daily Herald. (From Georgia Historic Newspapers)

Figure 4 (Left). Joseph Louis Fermin Cerveau's 1837 panoramic view (Photo from the Georgia Historical Society)

According to "Ease and Elegance, Madeira and Murder: The Social Life of Savannah's City Hotel,"

The best indication of the City Hotel's appearance during its prime comes from Joseph Louis Fermin Cerveau's 1837 panoramic view of Savannah as seen from the church-like clock tower of the City Exchange. In that remarkable painting, the most accurate feature is the row of buildings facing Bay Street, those closest to Cerveau's vantage point.

A portion of this drawing is shown above. The white building is the City Hotel

According to Bell, the building underwent renovation in the 1850s, though staff was unable to determine what work took place.

The building continued to be used as a hotel until 1864, according to "Ease and Elegance, Madeira and Murder: The Social Life of Savannah's City Hotel." In October of that year, the building went up for rent, and "on December 9, suspended 'furnishing meals to anyone'". In October of 1865, the building was "leased to parties in this this for a term of years." At this time, the portico was also removed, and the first floor was altered into two storefronts. The storefronts were later replaced with the building's current configuration.

Lerski's book provides slightly different information with regards to when the hotel was closed. She states:

From 1861 to 1865 the hotel was run by Mr. Bonaud as a "first class house" where a room costs two dollars a day or ten dollars per week. After 1863, the City Hotel no longer appears among the advertisers in the compiled Annals of the Savannah Morning News. The City Directory does not list the hotel after 1848....The Annals of Savannah (published by Savannah Morning News), Volume 21, shows that the hotel became a boarding house in 1870.

In the 1884 Sanborn map, the porch was replaced by a set of stairs, which likely went up to the second story given that a door opening is still seen on the second story façade. By 1898, the

stairs had been removed. Lerski mentions that “A photograph from 1892 still shows the small balcony on the main floor. Some windows were blocked, and large windows replaced on the downstairs walls.” Staff did find photos that show a small balcony on the front façade. One of these photos, which is shown below, is from the “Savannah duels and duellists, 1733-1877.”

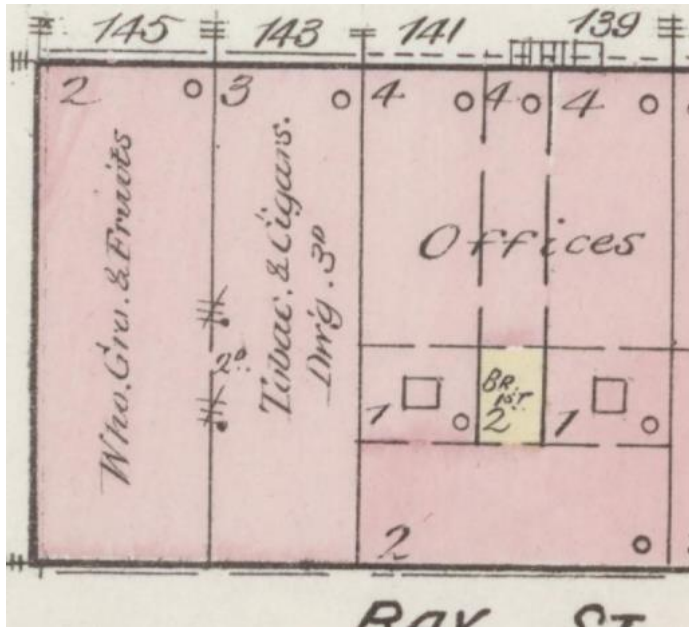
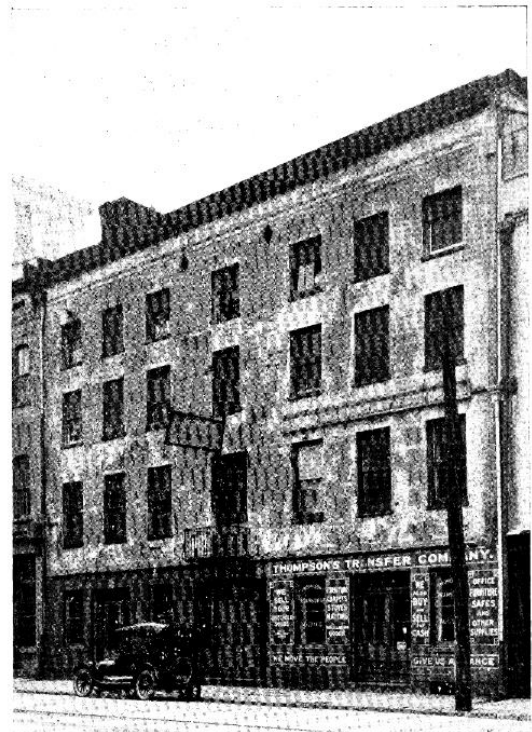


Figure 5 (Top). 1884 Sanborn Map



Old City Hotel on Bay Street  
Famous For Its Wines and Whiskies Eighty Odd Years Ago; Here Several Duels Had Their Origin in Quarrels

Figure 6 (Right). The photograph of the building is from “Savannah duels and duellists, 1733-1877.” The document was possibly published in 1923.

The building changed hands multiple times and saw a number of tenants between the 1860s and the 1990s. According to Bell,

Ownership since the 1860s has been vested in several Savannah families, the O'Byrnes, the Gilberts, the Osbornes, and in 1917 John C. Coleman of Effingham”. The property was purchased by Thomas W. Gamble in 1951 for his Review Company. Gamble occupied the building for 44 years and utilized it for storage for "an amazing assortment of odds and ends.

Similarly, Lerski provides the following information with regards to the tenants and owners of the building,

After 1866 the City Hotel, 163 Bay Street, was the listed address of a number of commercial firms and professional people, including a United States district attorney, attorneys, advertising agents, commissioner of deeds, commission merchants for the sale of manufactures tobacco, whiskey, cotton, and flour.”

The building gained some recognition in the 1980s. According to Bell,

In 1984 the significance of the building was recognized by the Historic American Buildings Survey. A team of architectural historians made a series of ten detailed drawings that show the merit and beauty of the original design. In that year architecture students of the Savannah College of Art and Design determined that William Jay was, indeed, the building's architect; and in 1985, Herbert Brito, who had been the SCAD professor who conducted their study, made a series of drawings when his architectural firm, Brito & Stembridge, Inc. represented a South Carolina company that intended to purchase the property from its...owners, Corim, Inc. of Savannah, and to convert what had been the old City Hotel to an elegant twenty-one room inn and restaurant called the "Eighteen 21 City Hotel." That project never came to fruition.

Staff was unable to find any documentation related to the Historic American Building Survey at the time of writing the report.

The image below is a set of drawings found within "Ease and Elegance, Madeira and Murder: The Social Life of Savannah's City Hotel." It is unclear if these drawings are based on historic information or were going to be used for the proposed work. Much of the exterior elevations do appear to be based on historic precedence, though the rear façade of the accessory building shows openings that are not present today. There is also no physical evidence of such openings existing.



These recent architectural drawings of the still-standing City Hotel building indicate the differences in its four-story Bay Street facade (left below) and its three-story rear which faces Bay Lane (right below). Drawings by Brito & Stembridge, Inc., Savannah, reproduced with permission of Corim, Inc.



Figure 7. Drawings from Bells' article.

In 2004, a one-story porch was approved by HDBR board for this building, but the work was never completed. The property has most recently been home to the Moon River Brewing Company.

Additional photos and the Sanborn maps are found in the supplemental packet.

**FINDINGS:**



Figures 8 and 9. Bay and Whitaker Street Elevations



Figure 10. Rear of the Accessory Building.

**Note:** The applicant is proposing selective demolition. Per the application, “The 2 story walls, floors and roof structure that connects the main building to the carriage house are proposed to be demolished due to water/structural damage. Over time, this “connector” that connects the second & third floors between buildings has been neglected. Additionally, the one-story low slope roofs between the carriage house and main building are proposed to be demolished due to water damage and new elevator shaft location.”

Based on a site visit conducted by staff, the connector piece, the interior side of the accessory building, and much of the rear façade of the primary building are not visible from the public right of way. Any demolition or related work will not be reviewed at this time. A portion of the proposed elevator shaft will be visible and will be reviewed.

Also, the mechanicals that are shown on the plans will be obscured by existing materials as well as new design materials. The mechanicals will not be reviewed at this time.

The existing front awning and signage will also be removed. Replacement signage, if proposed in the future, will need to be reviewed.



Figures 11 and 12. View of Addition from Right of Way

**Secretary of Interior Standards:** Two of the more prominent alterations that will be made to the building are the reopening of window openings on the primary building and on the accessory unit as well as the construction of a front porch, which was historically called a portico.

Based on a site visit, there is evidence that several windows on the front facade were previously enclosed. Reopening these windows will be appropriate in this case. The applicant also proposes creating a new window opening on the rear façade of the accessory building. Based on a site visit, it does not appear that such an opening was present in the proposed location historically as there is no scarring or a mismatch of the bricks as is typically seen when a window is enclosed. Staff finds that adding such a window meets the standards, however, as it will be on the rear of the structure.

The second prominent element that will be added is the porch on the front of the building. This will greatly influence the appearance of the front facade. While such a feature would typically not be approved given the high visibility of such a facade, there is documentary evidence that such a porch with a similar configuration existed historically and early in the building's history. It is worth noting that this element was removed 1865 according to various sources, and while other elements have been installed such as balconies, staff could not find evidence that something similar to a porch has been installed since the previous was removed.

Along with the above-mentioned work, the applicant proposes to install an elevator shaft and a lobby on the rear of the building. While the elevations give the impression that this addition is abutting the historic side wall, the perspective drawings reflect that the addition will be minimally visible from the public right of way. Along with the visibility, the addition will be minimally attached to both buildings, will be located in the rear of the primary building, and will be subordinate to the primary structure. Staff finds that it meets the standards.

Staff finds that the remainder of the work to include window replacement, roof material replacement on the accessory building, and selective door replacement to meet the standards.

**Proportion of Openings:** The majority of the "new" window openings are going into known historic locations and will be the same size and shape as the previous openings. As previously mentioned, there will be one new window installed on the alley facing side of the accessory building. Based on the drawings, the new opening will be the same size and configuration as the existing windows on that elevation.

The work is visually compatible.

**Rhythm of Solids to Voids on Front Façades:** As previously mentioned, new window openings are being established on the front facade but are being placed within known historic openings. This will allow the front facade to revert back to a historic opening pattern. The work is visually compatible.

**Rhythm of entrance and/or porch projection:** The proposed front porch will be unique on this section of Bay Street. Buildings on Factors Walk have balconies and bridges while there are large scale porches with roofs on City Hall, the Customs House, and the Savannah Area Commerce Building. There were no features similar to what is being proposed on contributing buildings within this area, however. While staff would typically recommend that such a feature be removed given that there no similar features in the immediate context, staff finds that such element is appropriate in this case given that there is historic precedent for the element on this particular building.

**Roof Shapes:** The applicant is proposing a flat roof for the elevator and lobby addition. Flat and low sloped roofs are found throughout the district. The proposed roof is visually compatible.

**Relationship of materials, texture and color:**

Windows: Wood,

Shutters: Wood Louver W/ Iron Shutterdogs

Door - Within Beer Garden Fence: Aluminum Storefront Frame and Door

Door – Accessory Building: Wood

Porch - Columns: Wood

Porch - Balustrade: Wood

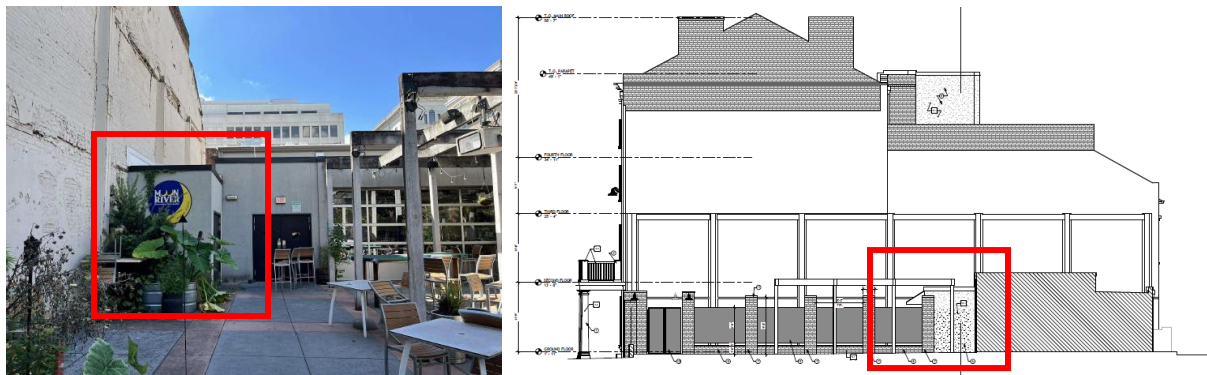
- Fence - Pier and Knee Wall: CMU w/ Brick Veneer and Cast Stone Cap
- Fence - Material Between Piers: Metal Grate/Fencing
- Fence - Gate: Custom Tube Steel Gate w. Steel Grating - Match Existing
- Roofing - Accessory Building and Main Building: Asphalt shingle
- Roofing - Elevator and Lobby: TPO\*
- Exterior Wall Material (Elevator/Lobby): Stucco Over CMU
- Exterior Wall Material (Beer Garden): Infill Framing w/ Stucco Veneer
- Awning: Fabric, Black
- Other Materials: Black Aluminum Coping

\*TPO is neither an approved nor denied material. This material has been approved on flats roof in this district, however.

Staff finds that the proposed materials, as presented, meet the standards.

The proposed colors are laid out in the plans. While staff finds that the majority of the proposed colors to meet the standards, staff has concerns about the use of a silver color for the stucco on the elevator/lobby addition. This is not a common color for stucco in the area. Staff finds that another more traditional color should be used.

**Additions:** The proposed addition, which is an elevator shaft and a lobby, will be on the rear of the primary structure and will be subordinate to the primary structure. The addition will be covering some rear windows and the decorative dental work. Based on a site visit, the elements that are being covered are not visible from the public right of way. Also, typically, there is more flexibility with what can be done on the rear of a structure.



Figures 13 and 14. The Portion of the Building in the Square in the Left Photo is the Same Portion of the Building Seen in the Right Image

The elevation drawings give the impression that a small addition will be added to the one-story portion of the building. (See Figures 13 and 14.) This is not the case. The applicant is proposing

to relocate a door within the beer garden. Staff finds this to meet the standards as this section of the building is relatively new and not historic.

**Exterior Walls:** The applicant is not proposing to alter or repair the existing historic walls.

For the rear addition and for the small amount of alteration work on the area shown in Figures 13 and 14, the applicant is proposing stucco over CMU. Staff finds that this to meet the standards.

**Entrances and Doors:** The only new visible door is in the section of the building highlighted in Figures 11 and 12. The applicant is proposing an aluminum storefront door. Staff finds this to meet the standards as this section of the building is of newer construction.

**Windows:** The applicant is proposing double hung windows constructed of wood. All but one window will be placed in a historic opening. The single new window will mimic the others in design. Based on the provided specs, the windows meet the standards.

**Shutters:** The proposed shutters meet the standards.

**Porches, Stoops, Balconies, Porticos, Exterior Stairs and Decks:** Based on available information, the proposed front porch element meets the standards. The applicant did indicate that they are working on receiving an encroachment permit from the city for the porch. This should be approved prior to work beginning.

**Roof - Primary Building and Accessory Building:** The applicant is not proposing to alter the historic roof form but will be replacing existing roofing material with asphalt shingles. Staff finds that the standards are met.

**Roof - Elevator and Lobby:** The applicant is proposing a flat roof. Flat roofs are common in the downtown district, especially on commercial buildings. Staff finds that the standards are met.

**Fences, Trellises and Walls:** The proposed gate, fence, and fence piers will be nine-feet, eight inches tall (9' 8") to the bottom of the cap. The height meets the standards.

While the drawings make it seem that the sections between the piers are solid, the spec provided on the materials page show the proposed fencing to be similar to what is existing. Staff finds the standards to be met.

**STAFF RECOMMENDATION:**

**Approve the alteration and rehabilitation work on 21 West Bay Street with the following conditions to be met prior to work taking place because the work is otherwise visually compatible and meets the standards.**

- 1. Select a more visually compatible color for the stucco.**
- 2. Receive an encroachment permit from the City of Savannah for the front porch.**

**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.

**RELATED STANDARDS:**

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.*

***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.*

***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.*

***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.*

***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.*

***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.*

***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.*

***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.*

***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.*

***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.*

***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.*

***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.*

***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.*

***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.*

***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.*

***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.*

***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.*

***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.*

***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.*

***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.*

***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.*

***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.*

***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.*

***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.*

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

***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.*

***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.*

***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.*

**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.*

**Shutters.**

*Exterior shutters shall consist of a durable wood. Shutters shall be hinged and operable and sized to fit the window opening. The placement of the horizontal rail(s) shall correspond to the location of the meeting rail(s) of the window.*

**Porches, Stoops, Balconies, Porticos, Exterior Stairs and Decks - New construction, alterations to non-contributing resources and additions.** *Porches, stoops, balconies, porticos, and exterior stairs 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:*

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

*Wood portico posts shall have cap and base molding. The column capital shall extend outward of the porch architrave. Balusters shall be placed between upper and lower rails, and the distances between balusters shall not exceed four (4) inches on center. The height of the railing shall not exceed 36 inches for single- and two-family dwelling units. 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. Infill between foundation piers shall be recessed so that the piers are distinguishable.*

**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. Porch elements shall be constructed of brick, painted or stained wood, wood composite, precast stone, marble, sandstone or slate. Supported front porticos shall be constructed of wood unless the proposed material matches other facade details on the same building, such as terra cotta, marble, or metal.*

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

**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.*

***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.*

***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.*

***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.*

**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.*

**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.*

***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.*