

December 12, 2024

Metropolitan Planning Commission
ATTN: Jonathan Mellon
110 East State Street
Savannah, GA 31401

RE: 21 West Bay Street Renovation

Dear Jonathan,

This petition is seeking approval by the Savannah Historic District Board of Review for the renovation & alterations of 21 West Bay Street. The building is a contributing structure within Savannah Downtown Historic District.

Constructed as The City Hotel in 1821, the four-story building has seen various uses and alterations throughout the years including retail and office space. Recently, Moon River Brewing Company occupied the ground floor level and basement. The adjacent site, 2 Whitaker Street acting as a beer garden as part of this use, includes a one-story bar structure built in 2012. The upper floors of 21 West Bay Street have remained vacant for over thirty years.

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.

Detailed Description of Exterior Work

North Façade (At Bay Street)

Demolition scope. The existing upper floor windows are not historic and are proposed to be replaced with custom single pane wood windows. Additionally, (4) historic openings are currently infilled with brick, which is proposed to be removed and new windows are to be provided at historic openings. All existing signage and the entry canopy is to be removed.

New porch. A new wood framed porch is proposed on the Bay Street façade. Based the historic painting by Joesph Fermin Cerveau from 1837, the City Hotel had a second story porch with a double door from the hallway. The submittal includes drawings of the proposed porch extending over the Bay Street sidewalk. An encroachment petition will be required from the City of Savannah to construct the porch over the sidewalk right-of-way. See sheet G-002 for the historic painting.

Courtyard door. Within the courtyard at 2 Whitaker Street, an existing exterior door is proposed to be demolished the entry vestibule. A new door is proposed on the north side of the entry vestibule. The new door shall be constructed of aluminum, see elevations.

Courtyard fencing. New Brick and metal fencing is proposed within the courtyard to provide a new exterior corridor. The brick posts, walls and metal screen fencing are to match existing. See elevations.

West Façade (at Whitaker Street)

The only scope of work visible from Whitaker Street will be the new fencing described above within the courtyard of 2 Whitaker Street and the new front porch along Bay Street.

South Façade (at Bay Lane)

Demolition scope. The carriage house asphalt roofing and roof sheathing is proposed to be removed due to age and damage. New sheathing and asphalt roofing is proposed on the carriage house roof.

The existing upper floor windows of the carriage are not historic and are proposed to be replaced with custom single pane wood windows. Additionally, a new window opening is proposed on the second floor of the carriage house facing the lane, which will require the removal of brick.

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. None of these elements are visible from the street.

The interior facades of the main building and carriage house have been altered over time. Multiple window openings have been infilled. At some locations, the infill is proposed to be removed and new windows are planned at the historic openings.

New Elevator and elevator lobby. A new CMU block elevator shaft is proposed between the main building and the carriage house. The elevator shaft location allows for minimal loss of historic material, given that the new shaft extends through the basement and first floor only. Additionally, a new one-story addition to the “connector” structure is proposed. See wall sections for clarity of proposed scope.

Please let me know if further information is needed for your review of the petition.

Sincerely,

A handwritten signature in black ink that reads "Scott Cook". The signature is written in a cursive, flowing style.

Scott Cook, AIA
Principal

Attachments:

1. Application
2. Checklist
3. Drawings + Photos+ Specifications