



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: Craig Clements

MPC File No.: 26-000712-COA

Address: 3 West Gordon Street

PIN: 20032 43007

Zoning: D-R

Staff Reviewer: Caitlin Chamberlain

Date: March 11, 2026

NATURE OF REQUEST:

The applicant requests approval for rehabilitation and alterations for the historic property located at 3 West Gordon Street. Scope of work includes:

- Roof replacement
 - Inclusion of skylights not visible from public right of way
- Repairs to brick masonry and stucco
- Repairs to historic ironwork
- Window and door repair/replacement
 - Restoration of a historic window on west elevation, 3rd floor
 - Converting an existing window to a door on third story rear porch
 - Restoring a door that existed historically on second story rear porch
- Repairs to historic garden wall and fences
- Remove corrosion and repaint fire escape

CONTEXT/SURROUNDING AREA:

3 West Gordon Street, The Noble Hardee Mansion, was built in 1860/1884 and is a contributing resource within the National Historic Landmark District and the local Savannah Downtown Historic District. The house sits on the corner of Bull and Gordon Streets and faces Monterey Square. Construction of the house began in 1860 by Noble Hardee, but he did not live to see its completion in 1869. Originally designed as a double house in the Italianate style, the structure underwent a large-scale renovation in 1884.

FINDINGS:

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.

The project seeks to preserve and maintain the historic character of the building. The alterations proposed, such as the skylights and the alteration of a rear third story porch window to a door, will not be visible and thus will retain the historic character of the building.

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.

There will be no visible alterations that could be seen as conjectural features. The standard is met.

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.

The standard is met, as evidenced by the detailed plans submitted.

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.

Only in cases where repair is not possible, will replacement be implemented. In such cases, materials will be matched to the existing. The roof is an example where a full replacement is proposed, in which case it will be a metal roof to replace the failing existing metal roof.

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.

windows within a building or structure shall be visually compatible to the contributing buildings and structures to which the structure is visually related.

The scope of work includes changing an existing window to a door on the rear third story elevation, which is obscured due to the height and the balcony railings. The opening will be enlarged to accommodate the door, but the proportion remains the same.

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.*

The standard is met. The proposed materials are to match the existing including any stucco or mortar work. These will be analyzed to ensure a proper match. No color changes are proposed.

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.*

The roof replacement and non-visible skylights will not change the shape of the roof thus the visible portions of the roof will remain visually compatible to the historic building itself, and others in the immediate vicinity.

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.

The standard is met. The applicant proposes to analyze the condition of the stucco walls on all sides, to determine how much may need to be repaired.

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.*

The standard is met. No color changes are proposed.

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.

A new door is proposed in an existing window opening. As mentioned earlier in this report, this will be mostly obscured from view due to the height and the balcony in front of it. The door will be custom made to match doors that exist on the building. Elsewhere, historic doors and transoms will be repaired with replacement materials only when necessary.

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).

Windows will be repaired and restored, with replacement material only proposed in cases where repair is not feasible. Non historic glass is to be removed and replaced to match existing historic window glass.

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.

No boarding of windows is proposed. Windows and frames will be weather tight and free from cracks. All openings will contain windows and doors.

Porches, Stoops, Balconies, Porticos, Exterior Stairs and Decks - Alterations to contributing resources.

Porches 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 porch materials and configuration shall be of the same materials and configuration as the original.

The standard is met. The metal porch railings will be removed when repair work is ongoing, and then replaced upon a historically sensitive restoration.

Wrought iron brackets shall not be used with wood balcony railings.

The standard is met.

Roofs, Contributing Resources.

Roofs, Configuration.

Original roof configuration shall be maintained.

The standard is met.

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.

The proposed skylights will not be visible.

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.

The metal roof will be replaced in-kind and will have metal drip edges.

Staff Report - Certificate of Appropriateness
MPC File No. 26-000712-COA
3 W. Gordon St.
March 11, 2026

STAFF RECOMMENDATION:

Approve the proposed rehabilitation and alterations for the property located at 3 West Perry Street as requested because the work is visually compatible and meets the standards.

MW: CC

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.