



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: **Renovia and Leah Barton**

MPC File No.: **26-001845-COA**

Address: **500 West Charlton Street**

PIN: **20031 18020**

Zoning: **D-X**

Staff Reviewer: **Rohan Urs**

Date: **May 13, 2026**

NATURE OF REQUEST:

The petitioner requests approval for exterior repairs and maintenance work to the Residence Inn by Marriott building, including localized masonry reconstruction, sealant replacement, stucco repair and recoating, flashing and waterproofing improvements, repainting of select exterior elements, and associated exterior maintenance activities.

CONTEXT/SURROUNDING AREA:

The subject property is a non-contributing building located within the Savannah Downtown Historic District. The surrounding context includes a mix of contributing and non-contributing commercial, institutional, and hospitality structures. The proposed work is limited to exterior repair and maintenance activities intended to address deterioration, waterproofing, and material performance conditions while maintaining the overall appearance of the building.

FINDINGS:

The building and is a non-contributing resource within the National Historic Landmark District and the local Savannah Downtown Historic District.

The following standards from the Sec 7.8 - Savannah Downtown Historic District Ordinance apply:

***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.*

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.*

The proposed work does not substantially alter the existing façade openings, storefront rhythm, or established window and wall patterns of the building.

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 proposed repair materials, mortar, stucco finish, sealants, and coating systems are compatible with the existing building materials and overall appearance of the structure. The submitted finish palette remains subdued and appropriate within the surrounding district context.

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

Exterior Walls, Permitted Materials.

Residential exterior walls shall be finished in brick, wood, or fiber cement siding with a smith 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.

The proposal includes localized masonry removal and reconstruction associated with flashing and waterproofing repairs. Reconstructed masonry areas are proposed to match the existing brick and mortar appearance as closely as possible.

The proposal includes repair and recoating of stucco surfaces utilizing a smooth finish consistent with the existing appearance of the building.

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.

The proposed exterior coating and paint colors are compatible with the existing structure and surrounding district context.

Roofs, New construction, alterations to non-contributing resources and additions.

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.

The proposed work includes flashing replacement, waterproofing improvements, and sealant repairs intended to address moisture intrusion and material deterioration conditions. Does not reconfigure the roof. The proposal includes repair and resealing work around existing penetrations and utility components without introducing substantial new visual impacts to the building exterior.

The repairs shall include removal and reinstallation of the existing roof panels. Standards met.

Staff Report - Certificate of Appropriateness
MPC File No. 26-001845-COA
500 W. Charlton St.
May 13, 2026

STAFF RECOMMENDATION:

Approve the petition for repair and maintenance work at 500 West Charlton Street, as requested, as the proposed work is visually compatible and meets the standards.

MW: CC: RU

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.