

114 W BAY ST RENOVATION & REHABILITATION PROJECT

114 W BAY ST, SAVANNAH, GA 31401

HISTORIC DISTRICT BOARD OF REVIEW SUBMITTAL

OCTOBER 14, 2026

REVISION NO. 2



Studio H
ARCHITECTS
Architecture :: Interiors :: Planning

PROJECT DESCRIPTION

HOS Management transformed a historic 1852 cotton warehouse along Savannah's Factor's Walk into The Cotton Sail Hotel, a landmark property preserving the city's rich heritage. During interior renovations, 200-year-old heart pine was salvaged and repurposed into hardwood flooring throughout the building. These meticulous efforts earned the property the Georgia Trust for Historic Preservation's Excellence in Rehabilitation Award in 2015, as well as the Historic Savannah Foundation's Historic Preservation Award. As a contributing resource to Savannah's Downtown Historic District, the hotel remains dedicated to maintaining the area's architectural integrity.

In 2018, The Cotton Sail Hotel initiated plans to expand its waterfront footprint by acquiring the adjacent building at 114 W Bay Street. By 2023, design work for the expansion was completed, securing a Certificate of Appropriateness (**23-003320-COA**) for the rehabilitation of the W Bay Street elevation and floors 3 through 5 on W River Street. Active construction on these upper levels is currently underway under Building Permit No. **24-00181-BC**. The Cotton Sail Hotel Expansion space is excluded from this project having obtained approval from the Historic District Review Board.

The scope of work focuses exclusively on floors 1 and 2 along W River Street. This project includes the rehabilitation and in-kind replacement of severely deteriorated historic and non-historic features:

- Stucco Restoration: Heavily damaged stucco will be replaced in kind with a historically accurate early 20th-century Portland cement mix, color-tinted light gray to closely match the original finish.
- Windows and Doors: Windows, doors, and window trim will be replaced with new Marvin Ultimate wood framed authentic divided lite product, custom built to match existing conditions as closely as possible
- Balcony Reconstruction: A non-historic, structurally compromised balcony on River Street will be replaced with a code-compliant structure using materials that honor the aesthetic of the existing feature.



HISTORIC IMAGES

112 - 130 W Bay Street, “Jones/Telfair Range” or “Jones’ Upper Range (Wharf Lots 4 & 5 W of Bull) completed by Sholl & Fay architects (Charles Sholl and Calvin Fay). Constructed in 1852, the historic building is a contributing resource within the National Historic Landmark District and the local Savannah Downtown Historic District.



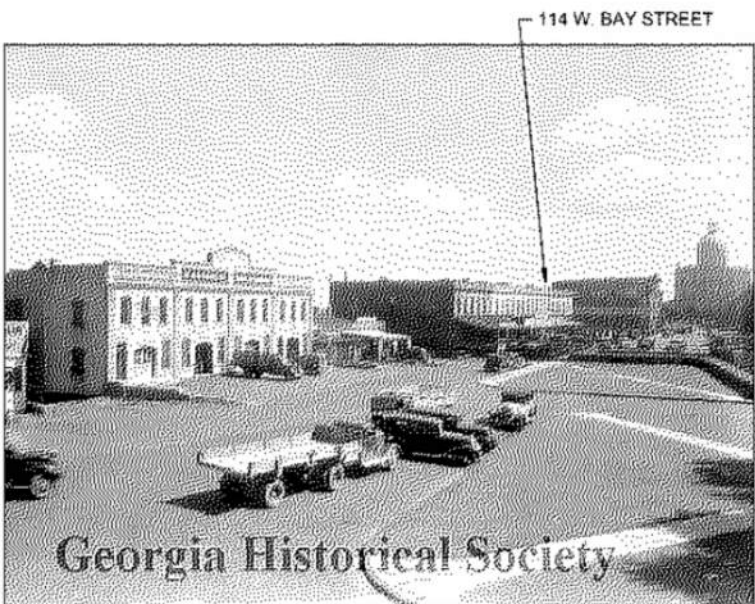
HISTORIC PHOTO, 1864



51 HISTORIC PHOTO CA 1936 114 W BAY STREET



HISTORIC PHOTO, Circa 1978



HISTORIC PHOTO, 1936



The City and Harbor of Savannah, Georgia, a wood engraving drawn by J.O. Davidson and published by Harper's Weekly November 1883

EXISTING CONDITIONS - RIVER ST

Replacement in Kind of Extensively Deteriorated Portions of the Historic Features as defined by The Secretary of the Interior's Standards for the Treatment of Historic Properties will be employed to rehabilitate the two lower floors of the building. The Savannah Downtown Historic District Design Standards will also be applied as intended to protect the historic integrity of the contributing resource.

Deteriorated Stucco will be removed and replaced in kind with new Early Twentieth Century Portland Cement Stucco Mix:

- 1 part Portland Cement Stucco Mix
- 2-1/2 parts Sand Hydrated Lime = to not more than 15% of the cements volume water to form a workable mix
- Color tint to match the existing Historical Color

Note: Existing Historical Color is unknown due to severe deterioration.

We are proposing a color that complements the historic character of the building (Sherwin Williams Mindful Gray SW 701)

Two single storefront doors with sidelites on the first floor will be replaced to closely match the existing with modifications to address accessibility. Openings on the second floor to the balcony will be infilled with new doors with sidelites to match those on the first floor. Existing windows will be replaced in-kind with new Marvin Ultimate wood framed windows with authentic divided lites (ADL) and muntin patterns to match the existing;; six-over-six double-hung sash windows on the second floor and fifteen lite fixed windows on the first floor.

An existing enclosed balcony has not acquired historic significance as defined under "Historic Changes". The existing structure is severely deteriorated and unsafe for building occupants and pedestrians below. A new open-air balcony will replace the existing consistent with the Savannah Downtown Historic District Design Standards.



EXISTING CONDITIONS - RIVER ST



Balcony W Side



Balcony Interior



First Floor Door



First Floor Window



First Floor Door



Typical Condition of existing Stucco

DEMOLITION PLANS - W RIVER ST



EXISTING BALCONY INTERIOR



EXISTING INTERIOR WINDOWS

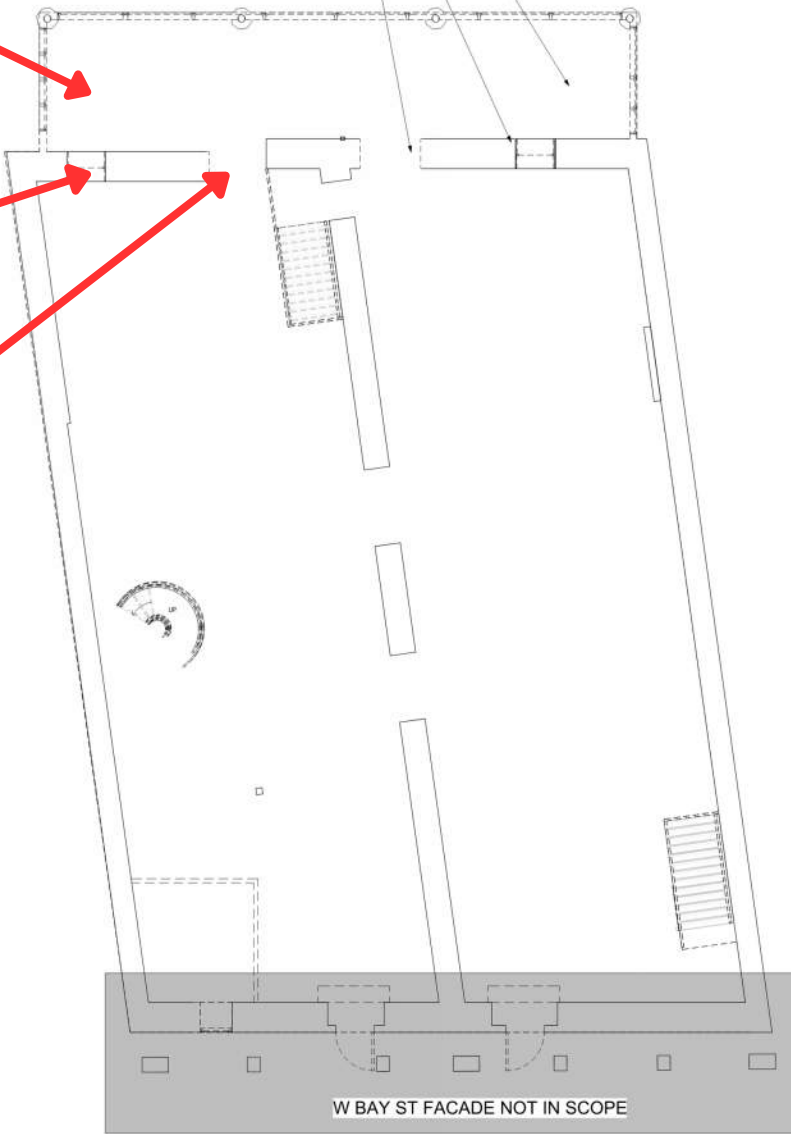


EXISTING INTERIOR OPENINGS

EXISTING ENCLOSED BALCONY STRUCTURE TO BE REMOVED AND REPLACED WITH NEW OPEN BALCONY STRUCTURE

EXISTING WINDOWS TO BE REPLACED WITH NEW TO MATCH EXISTING, TYPICAL

EXISTING OPENINGS TO BE INFILLED WITH NEW DOOR AND SIDELITE TO MATCH 1ST FLOOR, TYPICAL

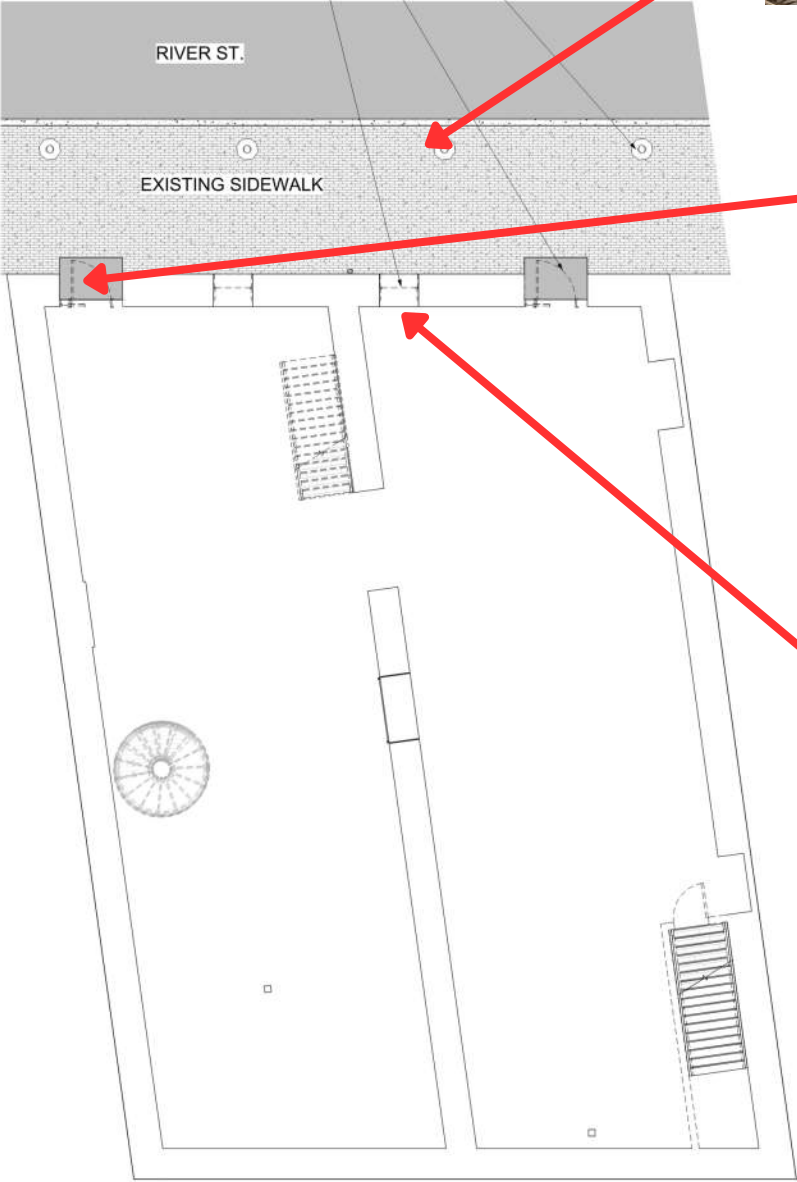


SECOND FLOOR

EXISTING STEEL COLUMNS AND CONCRETE BASE TO BE REPLACED IN KIND, TYPICAL

EXISTING DOOR AND SIDELITES TO BE REPLACED TO CLOSELY MATCH EXISTING UPGRADED FOR ACCESSIBILITY, TYPICAL

EXISTING WINDOWS TO BE REPLACED WITH NEW TO MATCH EXISTING, TYPICAL



FIRST FLOOR



EXISTING BALCONY EXTERIOR



EXISTING EXTERIOR DOOR

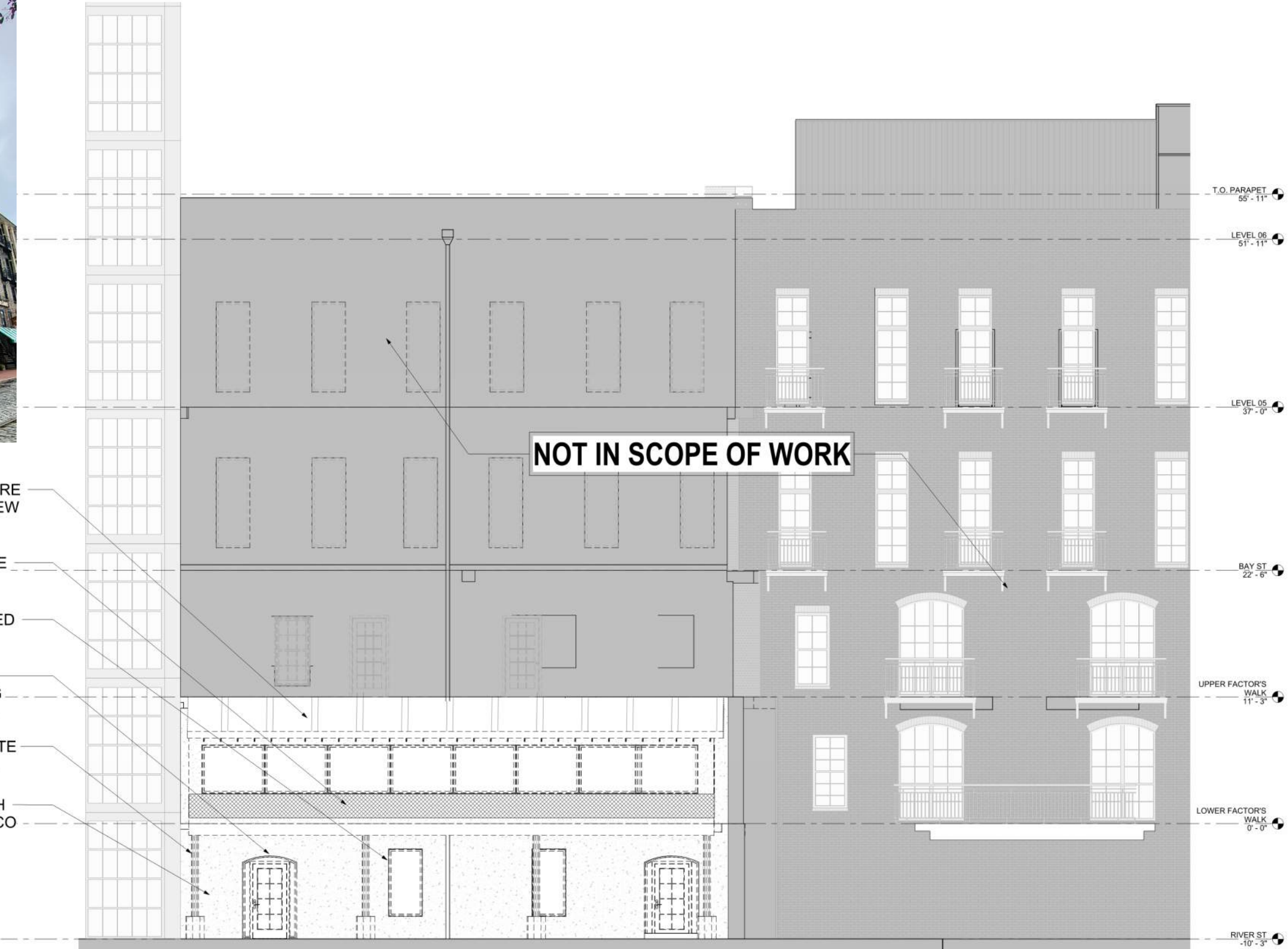


EXISTING EXTERIOR WINDOWS

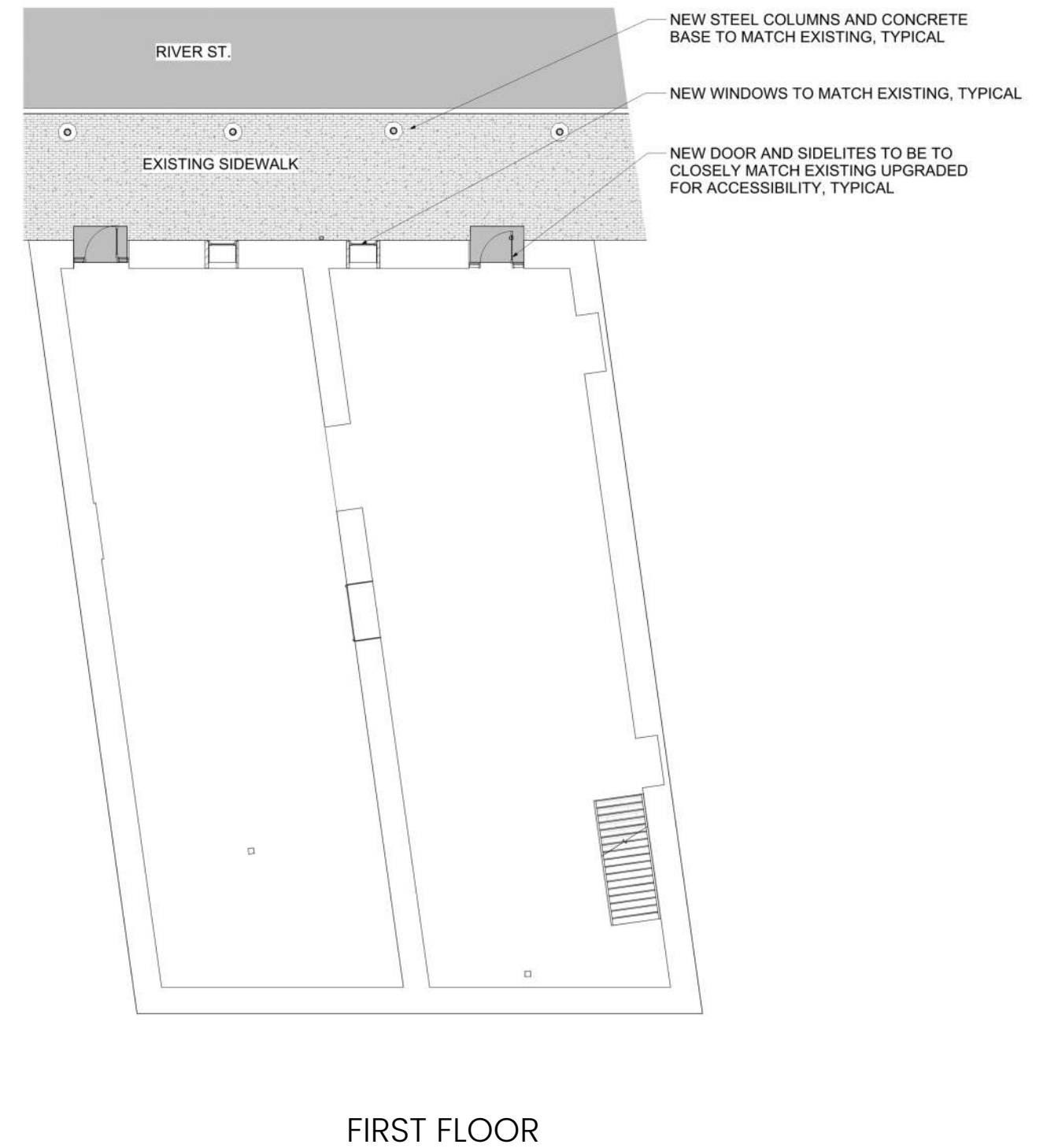
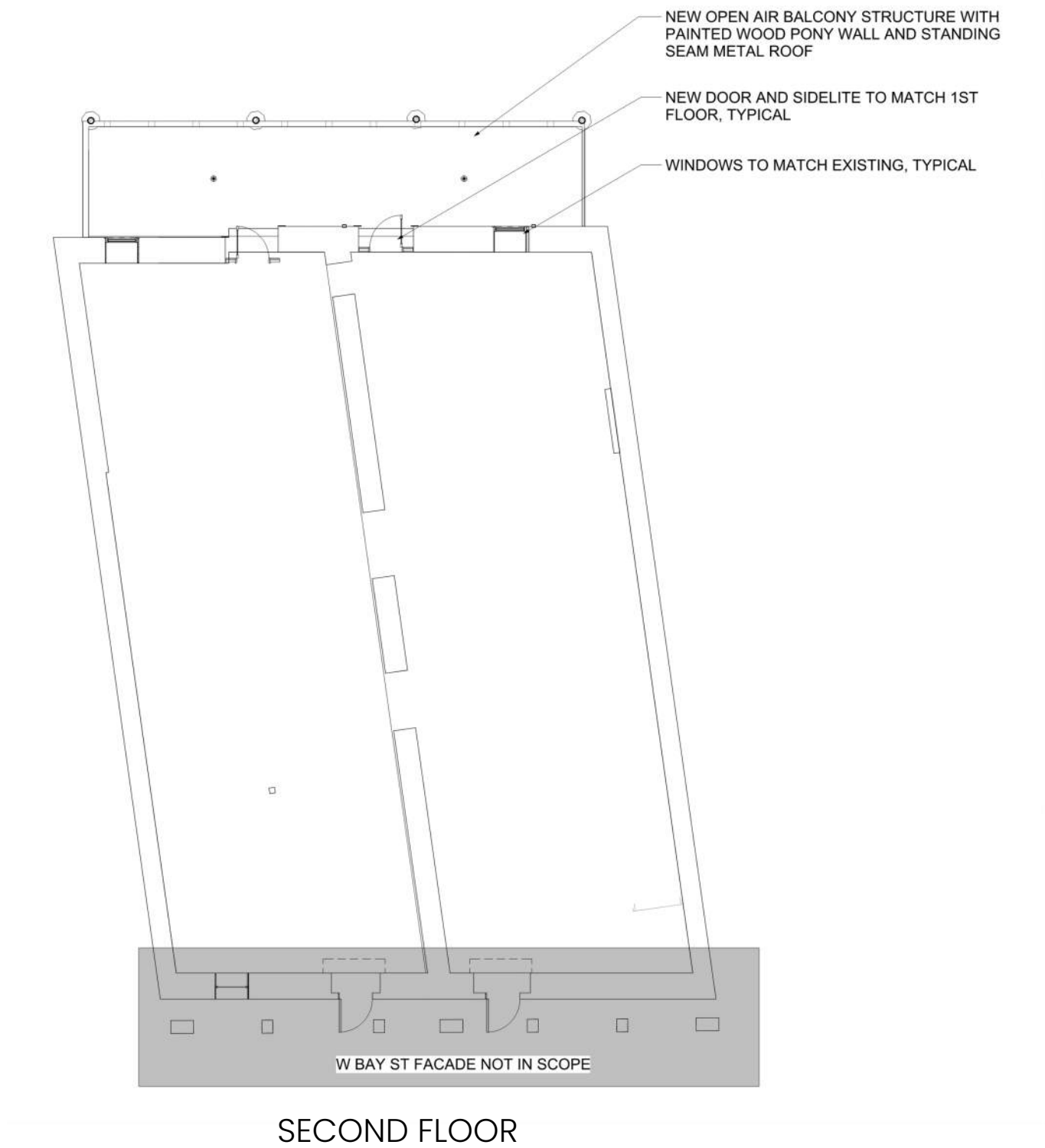
DEMOLITION ELEVATION - W RIVER ST



- EXISTING ENCLOSED BALCONY STRUCTURE TO BE REMOVED AND REPLACED WITH NEW OPEN BALCONY STRUCTURE
- EXISTING DECORATIVE METAL TRIM TO BE REMOVED AND REINSTALLED
- EXISTING DILAPIDATED FIFTEEN LITE FIXED WINDOW TO BE REPLACED, TYPICAL
- EXISTING DOOR AND SIDELITES TO BE REPLACED TO CLOSELY MATCH EXISTING UPGRADED FOR ACCESSIBILITY, TYPICAL
- EXISTING STEEL COLUMNS AND CONCRETE BASE TO BE REPLACED IN KIND, TYPICAL
- EXISTING STUCCO TO BE REPLACED WITH NEW EARLY-TWENTIETH CENTURY STUCCO PER PRESERVATION BRIEF 22



PROPOSED FLOOR PLANS - W RIVER ST



PROPOSED ELEVATION - W RIVER ST



- NEW DOOR AND SIDELITE TO MATCH 1ST FLOOR, TYPICAL
- REINSTALLED DECORATIVE METAL TRIM; CONFIRM EXTENT W/ DEMOLITION
- NEW SIX-OVER-SIX DOUBLE HUNG SASH WINDOWS TO MATCH EXISTING, TYPICAL
- NEW OPEN AIR BALCONY STRUCTURE WITH PAINTED WOOD PONY WALL AND STANDING SEAM METAL ROOF
- NEW FIFTEEN LITE FIXED WINDOW FINISHED TO MATCH EXISTING, TYPICAL
- NEW DOOR AND SIDELITES TO BE TO CLOSELY MATCH EXISTING UPGRADED FOR ACCESSIBILITY, TYPICAL
- NEW STEEL COLUMNS AND CONCRETE TO MATCH EXISTING, TYPICAL
- NEW EARLY-TWENTIETH CENTURY STUCCO PER PRESERVATION BRIEF 22



MATERIAL SPECIFICATIONS



Early-Twentieth Century Stucco
Color: Sherwin Williams Mindful Gray SW 7016

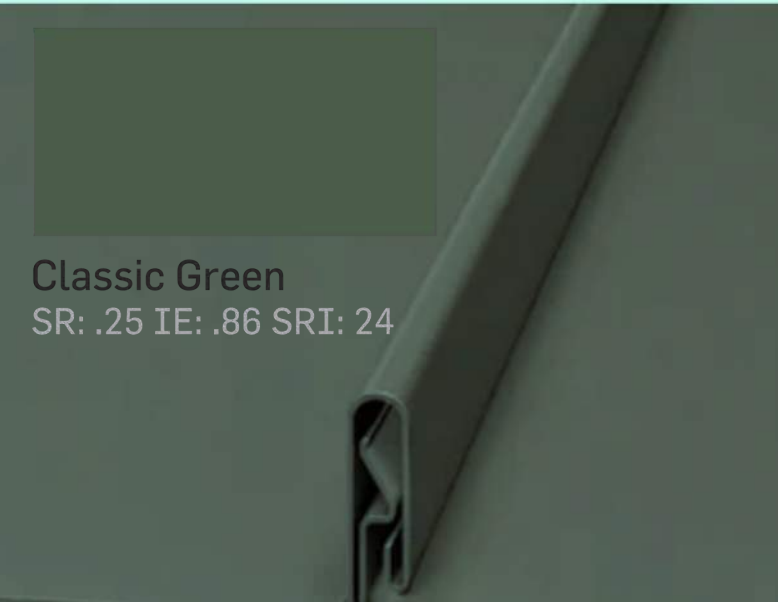
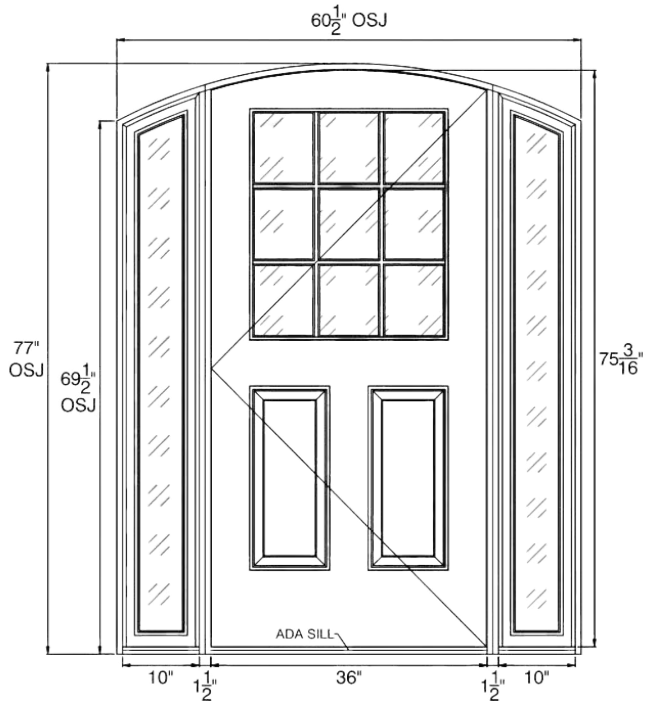


Marvin Ultimate Custom Wood Framed Authentic Divided Lite (ADL) Windows and doors with flat casing painted to match Sherwin Williams Greenblack SW 6994 – sizes to match existing verified in the field.



Authentic Divided Lite (ADL)

Separate panes of glass are glazed between muntin bars for historical accuracy. Available exclusively with wood exterior units.



Sentr clad Standing Seam Metal Roof
Color: Classic Green

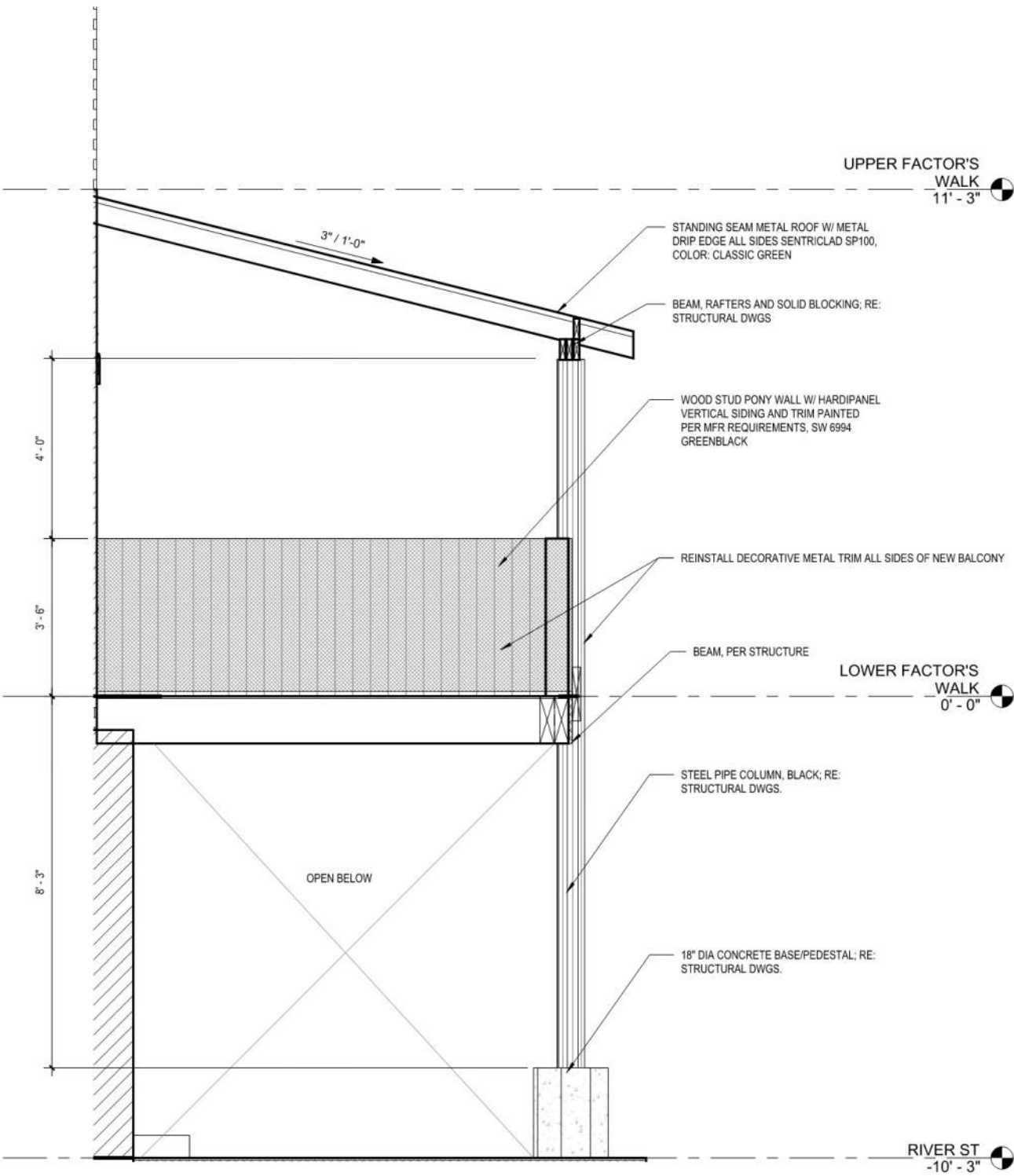


Door / Window Frames & Balcony Paint
Color: Sherwin Williams Greenblack SW 6994

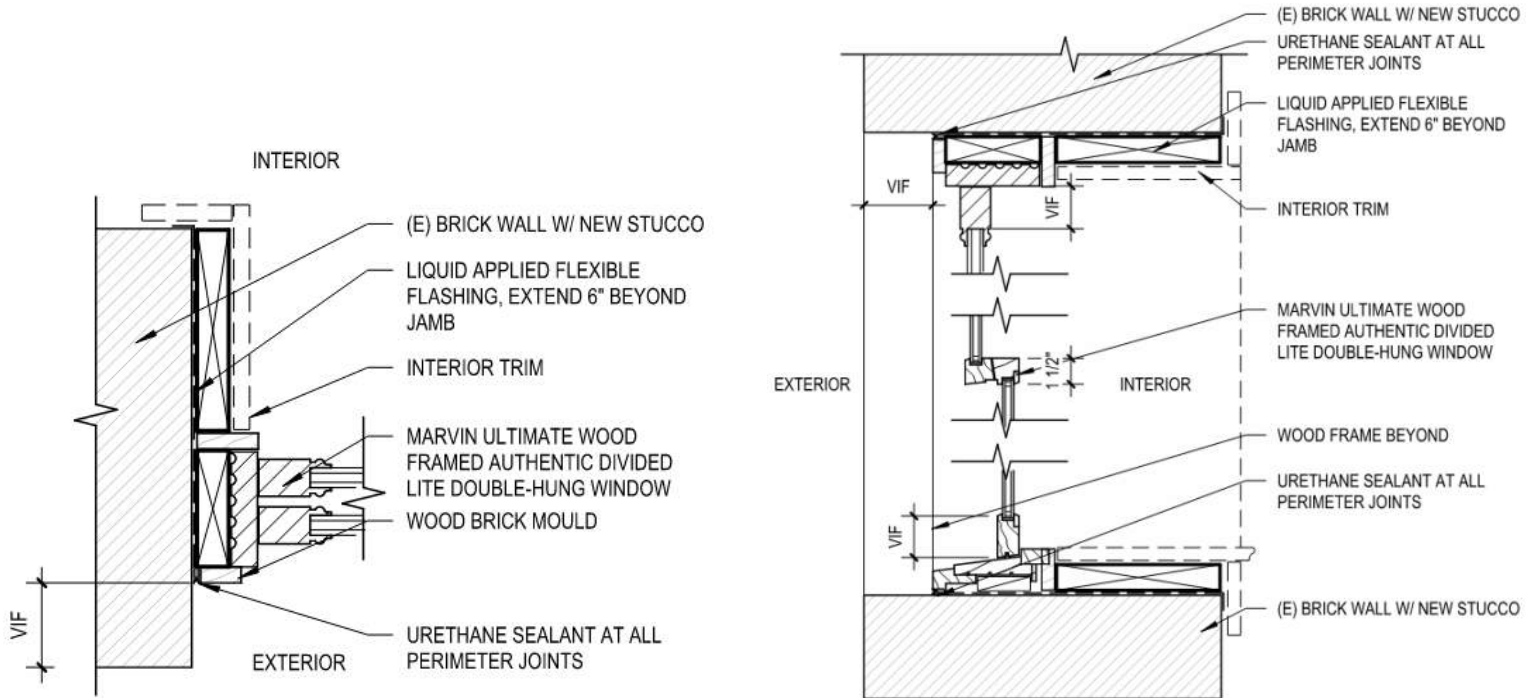


Balcony Siding – Hardipanel Vertical Siding Painted Sherwin Williams Greenblack SW 6994
Restored Decorative Metal Trim

SECTIONS AND DETAILS

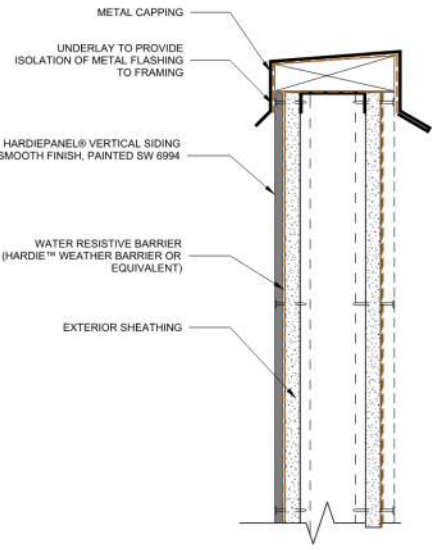


Section at Balcony

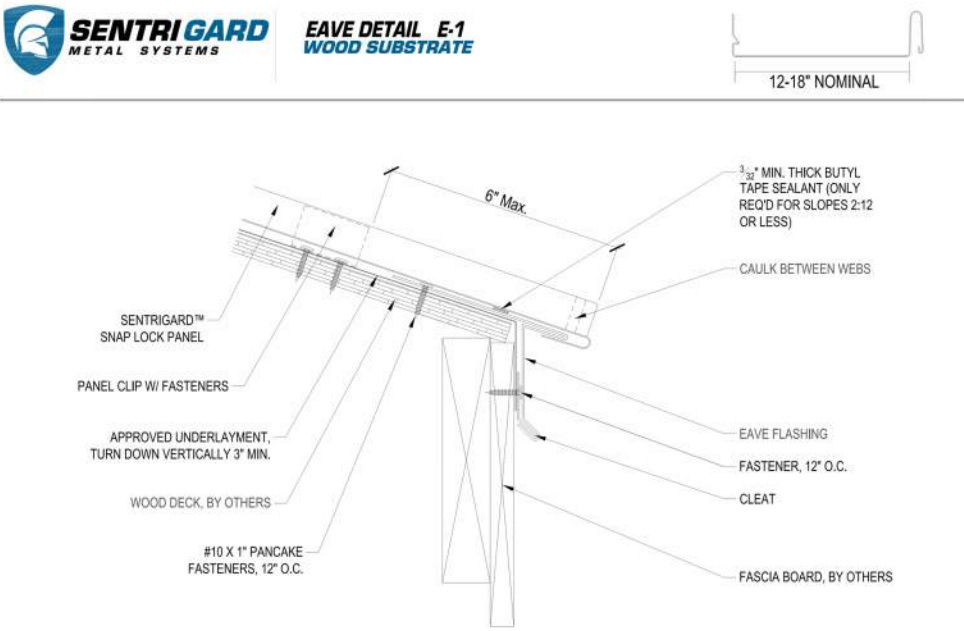


Window Jamb Detail

Window Sill / Head Detail



Balcony Wall Detail



Roof Eave Detail

RENDERING - W RIVER ST

