

The Noble Hardee House

3 West Gordon Street
Savannah, Georgia 31401

September 9, 2026

26-000712-COA

Exterior Stabilization and Repair - Amendment*Written Project Description*

This application is submitted as an amendment to a previously reviewed and approved submission for the exterior stabilization and repair of the Noble Hardee House (built 1860-1869), located at 3 West Gordon Street in Savannah's National Landmark Historic District.

This amendment is for additional alterations to the rear porch of the house, which faces West Gordon Lane.

The original open rear porch of the house was enclosed sometime prior to 1940. The earliest historic image of the rear elevation that could be found in the archives of the Georgia Historical Society dates from 1940 (*see image below*), and shows the enclosed porch.



1940

The rear facade with the enclosed porch is visible in this photograph with the curved loggia of the Armstrong Mansion in the foreground. Note the vertical paneled wall sections between the louvers on level 2, and the paneled knee wall sections below the windows on level 3. *Georgia Historical Society, Floltz Photography Studio Collection, 1360-03-24-01.*

During the 1990's, the rear porch was modified to return it to an open porch configuration. The solid, paneled vertical wall sections between the louvers appear to have been retained for structural support, and the paneled knee wall sections below the windows may have been retained and modified for use as guardrails for the new open porch, though this cannot be positively verified. Review of paint samples under the microscope in our lab found that the interior face of the columns, column moldings, and panels all have the same finish stratigraphy, which contains far fewer layers than the beam enclosure at the top of the third floor porch. These elements all appear to date from the same campaign.

These retained vertical structural elements, which were destabilized by the removal of the porch enclosure in the 1990's, are in poor condition, with visible decay and rot. Additionally, they have shifted out of position over time and have deflected due to their slenderness ratio (the un-braced vertical wall sections are 12-1/2" wide, but only 4" thick, and have a vertical span of 15'-0"). Likewise the existing paneled railings are in a state of active decay, are insufficient for safe vertical loading, and are too short to meet the minimal code requirements for guardrails under the International Residential Code by two inches.

The proposed porch alterations retain the basic configuration that exists today, due to the lack of evidence to indicate the original appearance; however, the panelized porch piers will be increased in their cross section from (11-1/2" x 4") to (11-1/2" x 11-1/2"). The width facing the public lane will be retained, while the side depth will be increased to create a square pier cross-section. Square porch piers are more in keeping with the period of the house and will solve the currently compromised structural condition resulting from the slender posts. The panelized railings will likewise be re-constructed out of solid wood millwork, but slightly thicker than the existing panels to resist lateral forces and deflection over time. They will be 2 inches taller to meet minimum modern safety standards. All new work will be constructed of high grade natural wood millwork. No artificial or synthetic materials are proposed.

Vertical section drawing of the building showing floor levels and heights. The drawing is oriented vertically with a central vertical line. On the left side, height measurements are given in feet and inches: 8'-2", 5'-11", 7'-11", 13'-7", 15'-0", and 8'-6". On the right side, floor levels and heights are labeled: Building Height, Cupola Ceiling Height, Cupola Floor Elevation, Attic Ceiling Height, Attic Floor Elevation, Third Floor Ceiling Height, Third Floor F.F. Elevation, Second Floor Ceiling Height, Second Floor F.F. Elevation, Parlor Floor Ceiling Height, Parlor Floor F.F. Elevation, Garden Level Ceiling Height, and Garden Level F.F. Elevation. Circled numbers 2, 5, 8, 7, 9, and 12 are placed next to the vertical line, corresponding to specific levels.

Rear Porch

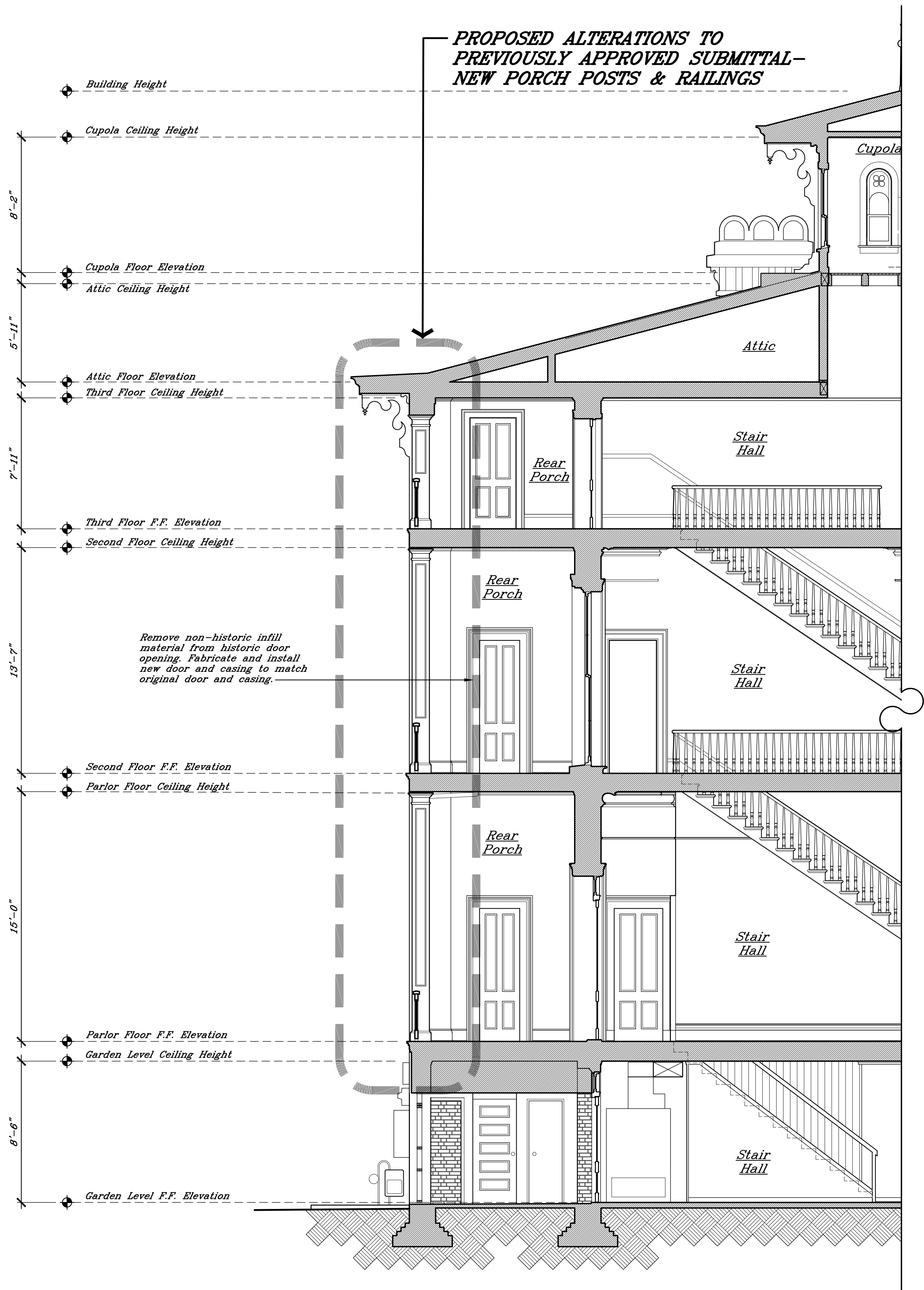
2 • SECOND FLOOR PORCH • WEST ELEVATION •
HR303 SCALE: 1/4" = 1'-0"

1 • SOUTHERN ELEVATION •
HR303 SCALE: 1/4" = 1'-0"

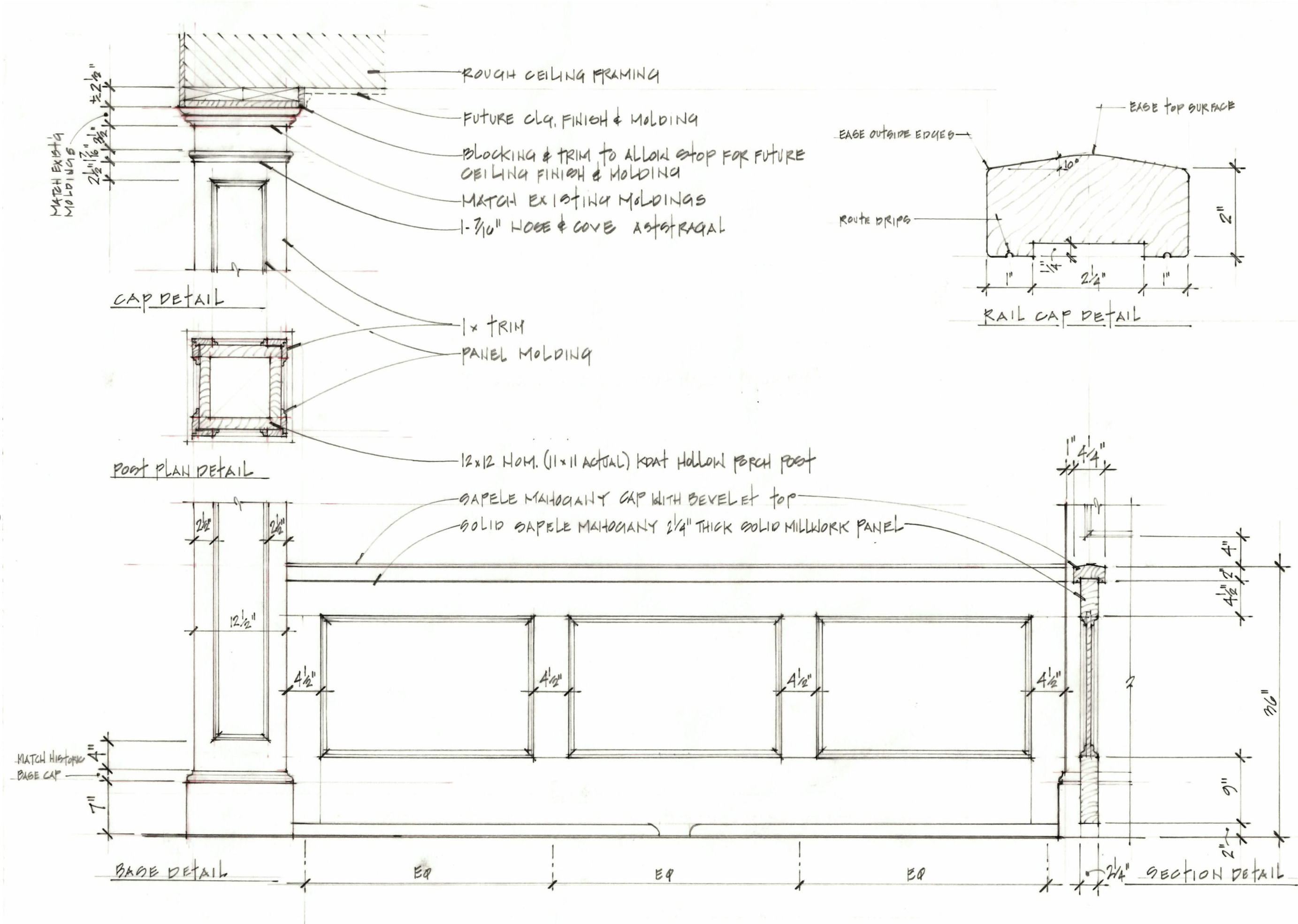
1. **Roof:** Remove existing temporary roof membrane and any remaining non-historic substrates down to existing historic roof deck. Install new standing seam zinc-coated copper roof with traditional crimped-seam ridges. Replace existing non-historic downspouts with new zinc coated copper downspouts. Reference NPS Preservation Brief # 4, "Roofing for Historic Buildings".
2. **Cornices and Brackets:** Identify and repair all damage to existing wooden cornices, brackets and running trim. Material badly damaged beyond repair is to be replaced in-kind with new material matching existing original material, configuration and millwork profiles as necessary. Succeeding repair lightly damaged material in-situ. Prime and paint to match existing.
3. **Cupola Siding:** Identify and repair all damage to existing wood cupola siding and running trim. Material damaged beyond repair is to be replaced in-kind with new material matching existing original siding in material, profile, and configuration. Stabilize and repair lightly damaged material in-situ to the greatest extent possible. Prime and paint to match existing.
4. **Cast Iron Enframements:** Repair and restore existing cast iron window enframements in-situ. Apply rust converter and matte clear coat finish. No color changes are currently proposed. Reference NPS Preservation Brief #27, "The Maintenance and Repair of Architectural Cast Iron".
5. **Windows:** Repair and restore all historic windows. Material damaged beyond repair to be removed and replaced using in-kind materials, profiles and configuration. If any existing sashes are damaged beyond reasonable repair, replacement sashes are to be fabricated, matching the historic sashes in profile, material, and configuration. Non-historic glass is to be removed and replaced with new to match existing. Reference NPS Preservation Brief #9, "The Repair of Historic Wooden Windows".
6. **Portico and Porches:** Repair and restore historic porches and portico. Material damaged beyond repair is to be replaced in-kind, matching existing original materials, profiles and configurations. Stabilize and repair lightly damaged material in situ to the greatest extent possible. Material that requires structural or structural repairs shall be replaced in-kind to match original. Prime and paint to match existing.
7. **Miscellaneous Metals:** Remove all corrosion from metal surfaces, prime and paint with appropriate rust inhibiting coating. Non-historic security grills are to be removed and replaced with new to match existing historic iron grills.
8. **Brick masonry and Exterior Plaster:** Repair/re-point all damaged brick masonry on exterior walls and chimneys. Any new brick or shall match existing historic brick in materiality, dimensions, and material properties. All new mortar shall be formulated to match existing historic mortar in composition, based upon a careful analysis of existing historic material. Repair existing stucco in damaged areas. Final finish shall match existing exposed finish in texture, appearance and color, with composition and properties compatible with historic material. Reference Preservation Briefs #2, "Repointing Mortar Joints in Historic Masonry Buildings" and #22, "The Preservation and Repair of Historic Stucco."
9. **Fire Escape:** Remove all corrosion from metal surfaces, prime and paint with appropriate rust inhibiting coating.
10. **Iron Balconies and Ornamental Railings:** Remove and store balconies and railings as required for exterior masonry repairs. Repair any severely corroded areas using in-kind materials and methods. Prepare metal surface, prime and paint with appropriate rust inhibiting coating and re-install in original configuration. Reference NPS Preservation Brief #27, "The Maintenance and Repair of Architectural Cast Iron."
11. **Front Garden Railings:** Remove and store historic iron railings to allow for repair of brownstone copings. Repair any severely corroded areas using in-kind material and methods. Prepare metal surface, prime and paint with appropriate rust inhibiting coating. Re-install restored railings in their original configuration. Reference NPS Preservation Brief #27, "The Maintenance and Repair of Architectural Cast Iron."
12. **Garden Walls:** Repair/re-point all damaged brick masonry on exterior garden walls. Any new brick shall match existing historic brick in materiality, dimensions, and material properties. All new mortar shall be formulated to match existing historic mortar in composition, based upon a careful analysis of existing historic material. Repair existing exterior plaster in damaged areas. New exterior plaster shall match existing historic material based upon a careful analysis of existing plaster. Final finish shall match historic material in texture, appearance, composition and color. Reference Preservation Briefs #2, "Repointing Mortar Joints in Historic Masonry Buildings" and #22, "The Preservation and Repair of Historic Stucco."
13. **West Elevation Third Floor Window:** Remove existing non-historic fire escape door and replace with new window matching the existing original double hung windows in materiality, profiles, and appearance.
14. **Third Floor Balcony Door:** Remove and store existing double hung window and frame. Enlarge masonry opening to accommodate new door in the same location. New door and casing shall match existing adjacent historic wood doors on third floor rear balcony. Prime and paint to match. Repair all brick surfaces and exterior plaster with new material to match existing. Reference Preservation Briefs #2, "Repointing Mortar Joints in Historic Masonry Buildings" and #22, "The Preservation and Repair of Historic Stucco".
15. **Brownstone Steps Coping and Banding:** Repair and restore historic brownstone steps, banding and wall coping. Material damaged beyond repair is to be replaced with new material to match existing.
16. **Historic Doors and Transoms:** Repair and restore historic wood doors and transoms. Any new material is to match existing in material properties, profiles and configurations. Prime and paint to match existing.

SAVANNAH, GEORGIA

HR303



1 BUILDING SECTION LOOKING WEST
SCALE: 1/4" = 1'-0"



2 PORCH • COLUMN • AND • RAILING • DETAILS
SCALE: 1/4" = 1'-0"