



COTTON SAIL EXPANSION & REHABILITATION PROJECT

114 & 126 W BAY ST, SAVANNAH, GA 31401

HISTORIC DISTRICT BOARD OF REVIEW SUBMITTAL

AUGUST 4, 2026

REVISION NO. 1



Studio H
ARCHITECTS
Architecture ::: Interiors ::: Planning

PROJECT DESCRIPTION

In 2014, HOS Management transformed the historic 1852 cotton warehouse spanning Savannah’s historic Factor’s Walk into a landmark hotel. Interior renovations for the hotel included salvaging 200-year-old heart pine repurposing it throughout the hotel as hardwood flooring. The Georgia Trust for Historic Preservation awarded the hotel its Excellence in Rehabilitation award in 2015. Also receiving the Historic Preservation Award from the Historic Savannah Foundation. As a contributing resource, The Cotton Sail Hotel proudly preserves the city’s historic character and integrity of Savannah’s Downtown Historic District.

The scope of this project includes repair, preservation and limited replacement in kind of extensively deteriorated building components including metal coping, stucco, doors, windows and window trim. The area of work is primarily focused on the expansion area of the hotel. A previously approved Certificate of Appropriateness (23-003320-COA) has unfortunately expired due to unforeseen delays with commencement of construction. An active Certificate of Appropriateness (25-005607-COA) addresses the replacement of windows and treating the deteriorated mortar at the existing Cotton Sail Hotel.

Existing stucco is extensively deteriorated and will be replaced in kind with new historically accurate early-twentieth century portland cement stucco mix. The color tint will be a light color as close as possible to the original.

There are several openings where windows have been removed entirely. New windows will be installed to match those at the existing Cotton Sail Hotel. The muntin pattern has been confirmed to be Historically accurate as noted by Historic Preservation staff from a 1960's photo in the Ward Notebook.

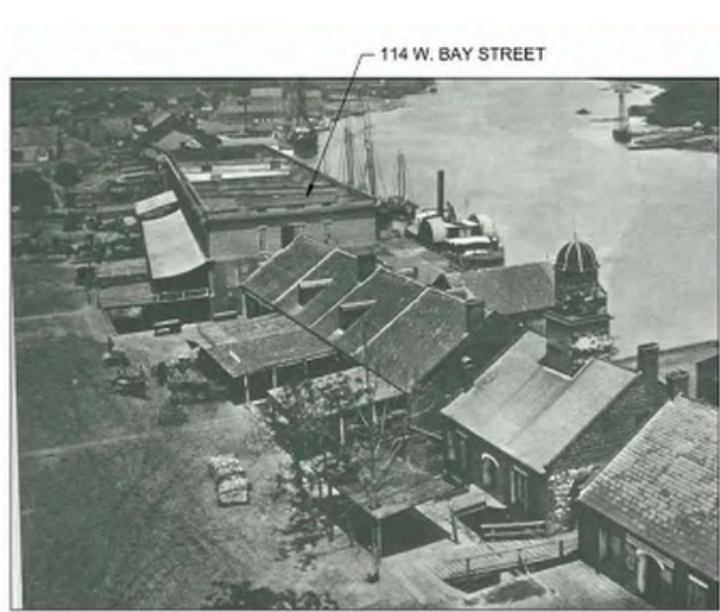
Existing columns on Bay St. with a decorative gold painted motif will be preserved and refinished to match the existing condition.

A non-historic and structurally unsound balcony on River St. will be rebuilt with a new code compliant structure and materials reminiscent of the existing balcony, of which date of construction is unknown.

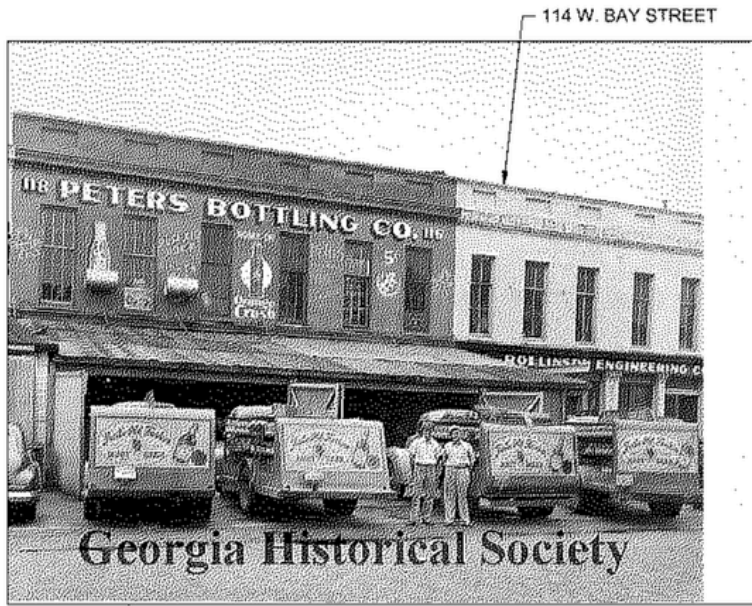


HISTORIC IMAGES

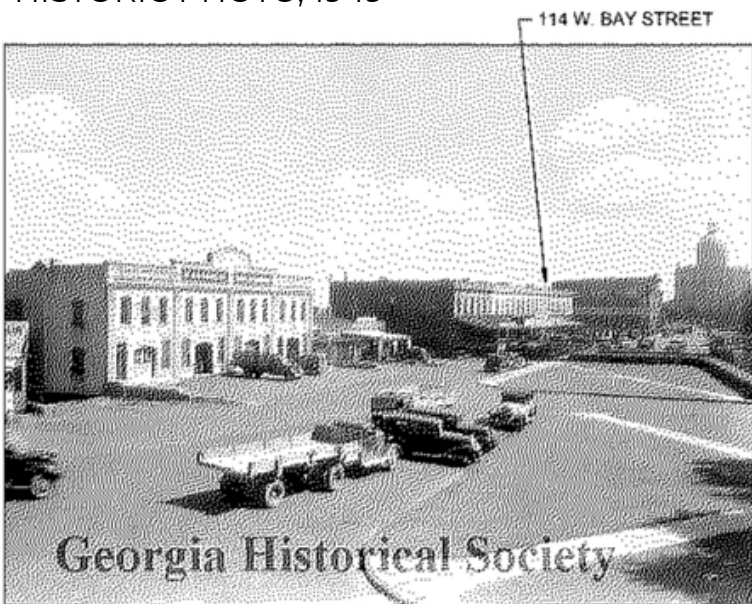
112 - 130 West Bay Street, “Jones/Telfair Range” or “Jones’ Upper Range” (Wharf Lots 4 & 5 West of Bull) completed by Sholl & Fay architects (Charles Sholl and Calvin Fay). Constructed in 1852, the historic building is a contributing resource within the National Historic Landmark District and the local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



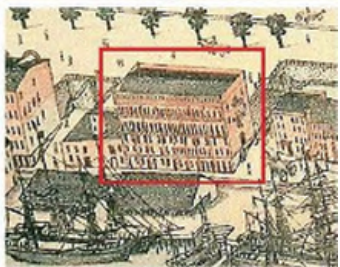
HISTORIC PHOTO, 1864



HISTORIC PHOTO, 1949



HISTORIC PHOTO, 1936



Current: Bay St Side (Top Left); River St Side (bottom left); Historic: 1871 (Top Right erroneously depicted occupying full block), 1891 (Bottom Right)



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 - BAY ST

A combination of Repair and Limited 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 buildings. The Savannah Downtown Historic District Design Standards will also be applied as intended to protect the historic integrity of the contributing resources.

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 (refer to materials on page 11.)

The original historic windows and storefront at the previous Finnegan's Package Shop have been removed and replaced with non-historic storefront. Windows on the upper floors no longer exist and are planned to be infilled with new wood framed windows to match those at the Cotton Sail Hotel. New storefront will be installed to match those constructed during the rehabilitation of the hotel.

Existing decorative columns will be refinished with protective coatings, preserving the gold decorative accents, a distinctive feature displaying exemplary craftsmanship and character to the facade.



EXISTING CONDITIONS - RIVER ST

Similar to Bay St, a combination of Repair and Limited 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 buildings. The Savannah Downtown Historic District Design Standards will also be applied as intended to protect the historic integrity of the contributing resources.

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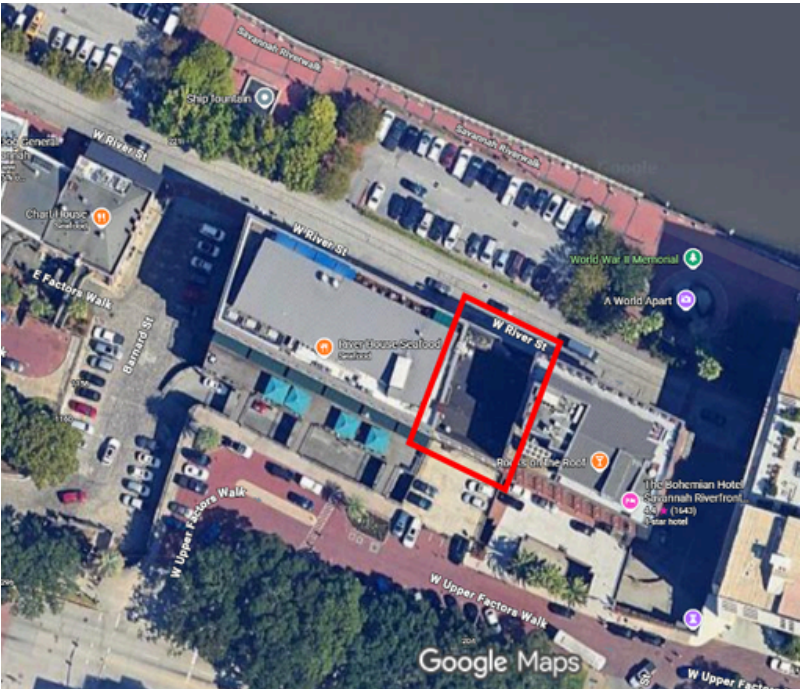
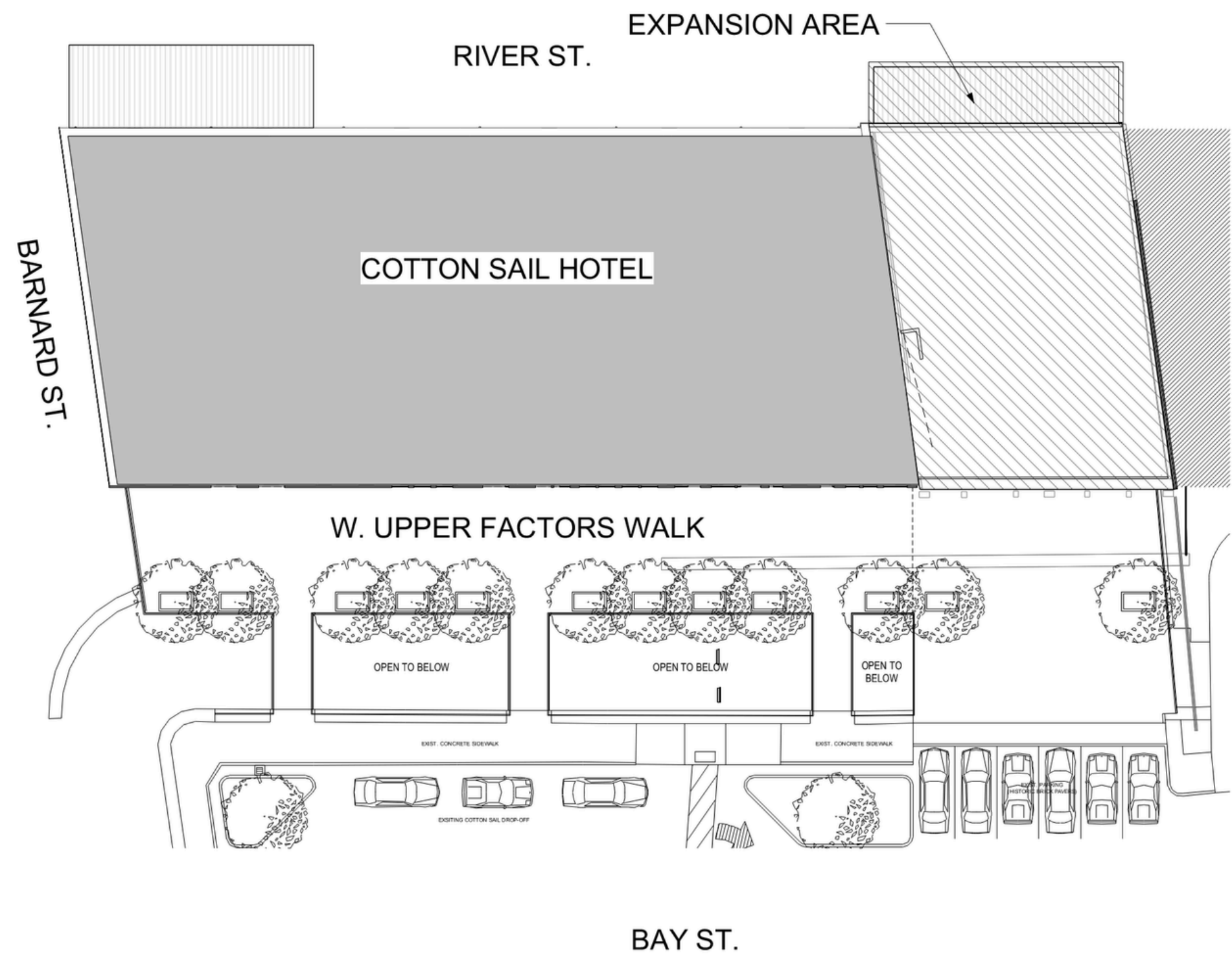
Note: Existing Historical Color is unknown due to severe deterioration. We are proposing a color that complements the historic character of the building (refer to materials on page 11.)

Two single storefront doors on the first floor will be replaced with new to match the Cotton Sail Hotel. Existing windows will be replaced and openings currently boarded are planned to be infilled with new wood framed windows to match those at the Cotton Sail Hotel.

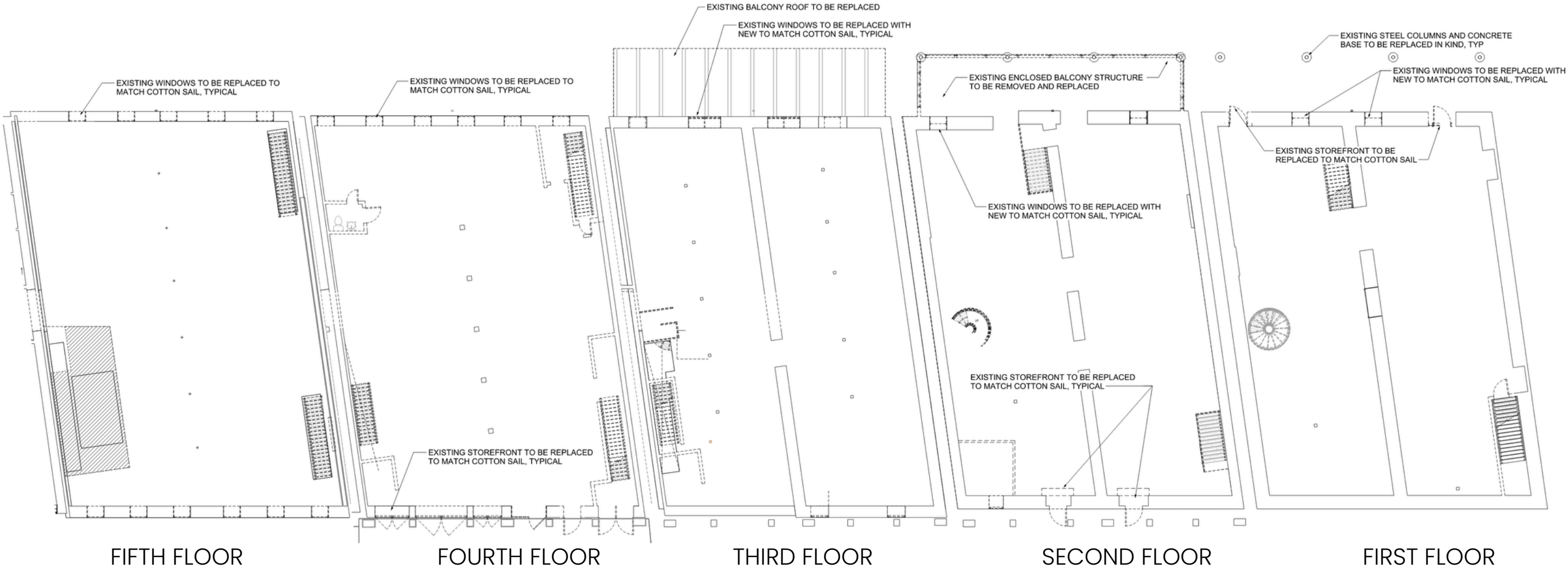
An existing enclosed balcony has not acquired historic significance as defined under "Historic Changes". The existing structure is severely deteriorated and unsafe for building occupants and pedestrians below. A new open-air balcony will replace the existing consistent with the Savannah Downtown Historic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



ARCHITECTURAL SITE PLAN



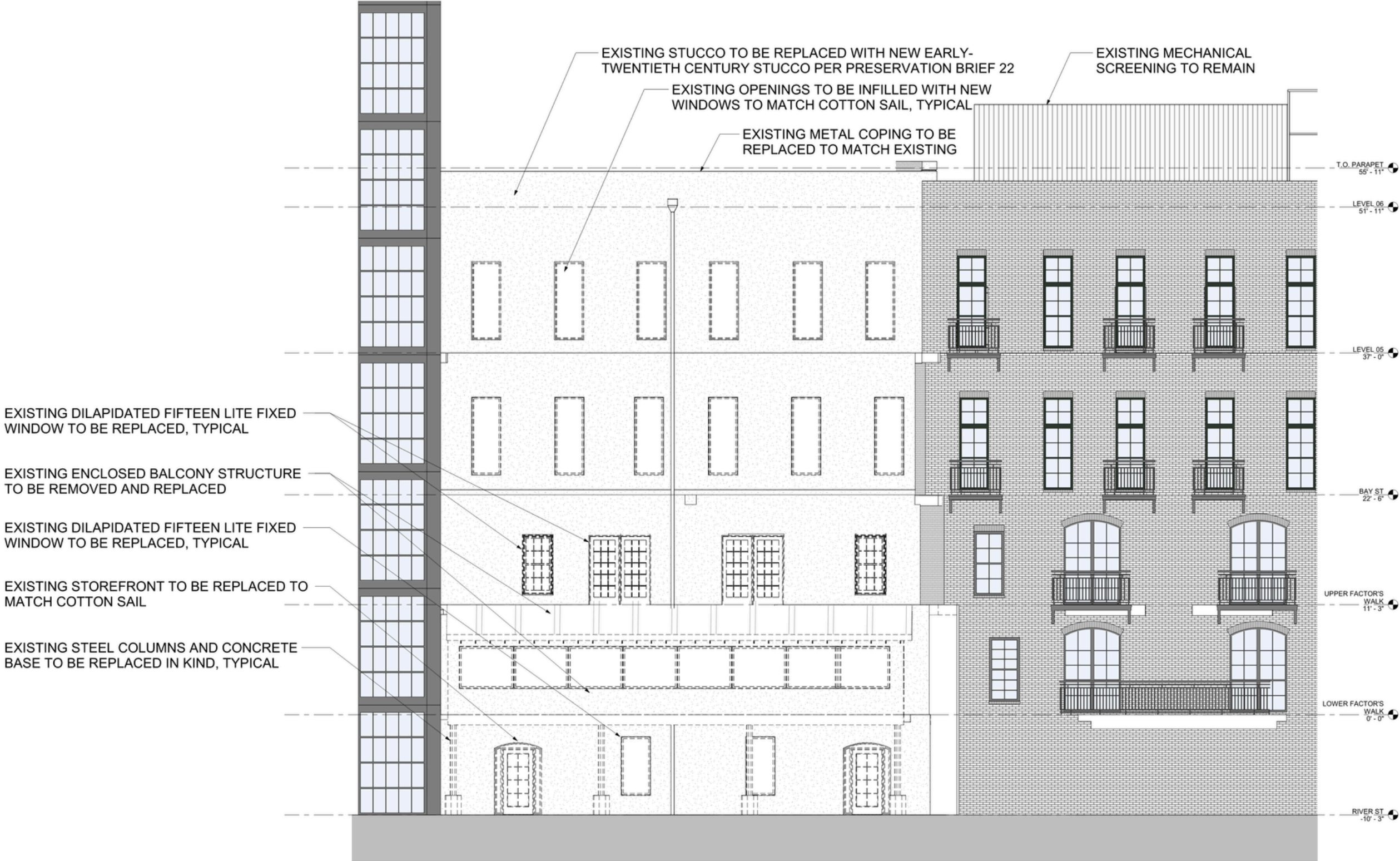
DEMOLITION PLANS



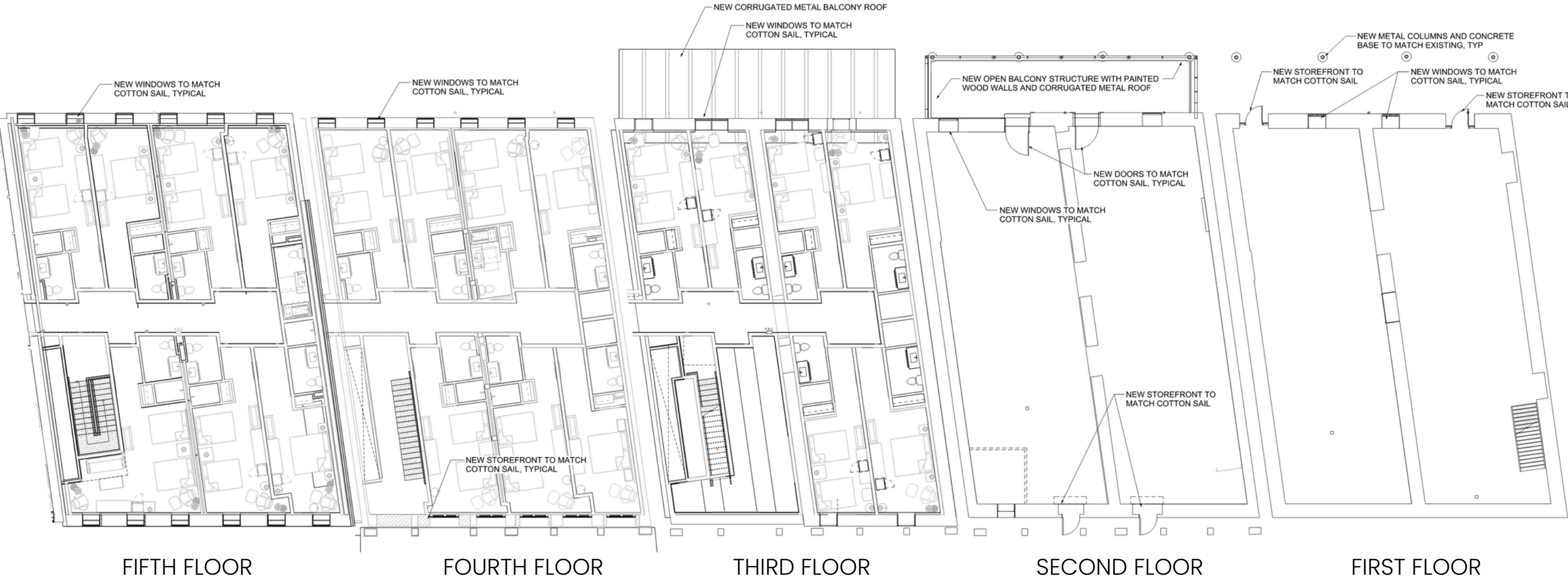
DEMOLITION ELEVATION - BAY ST



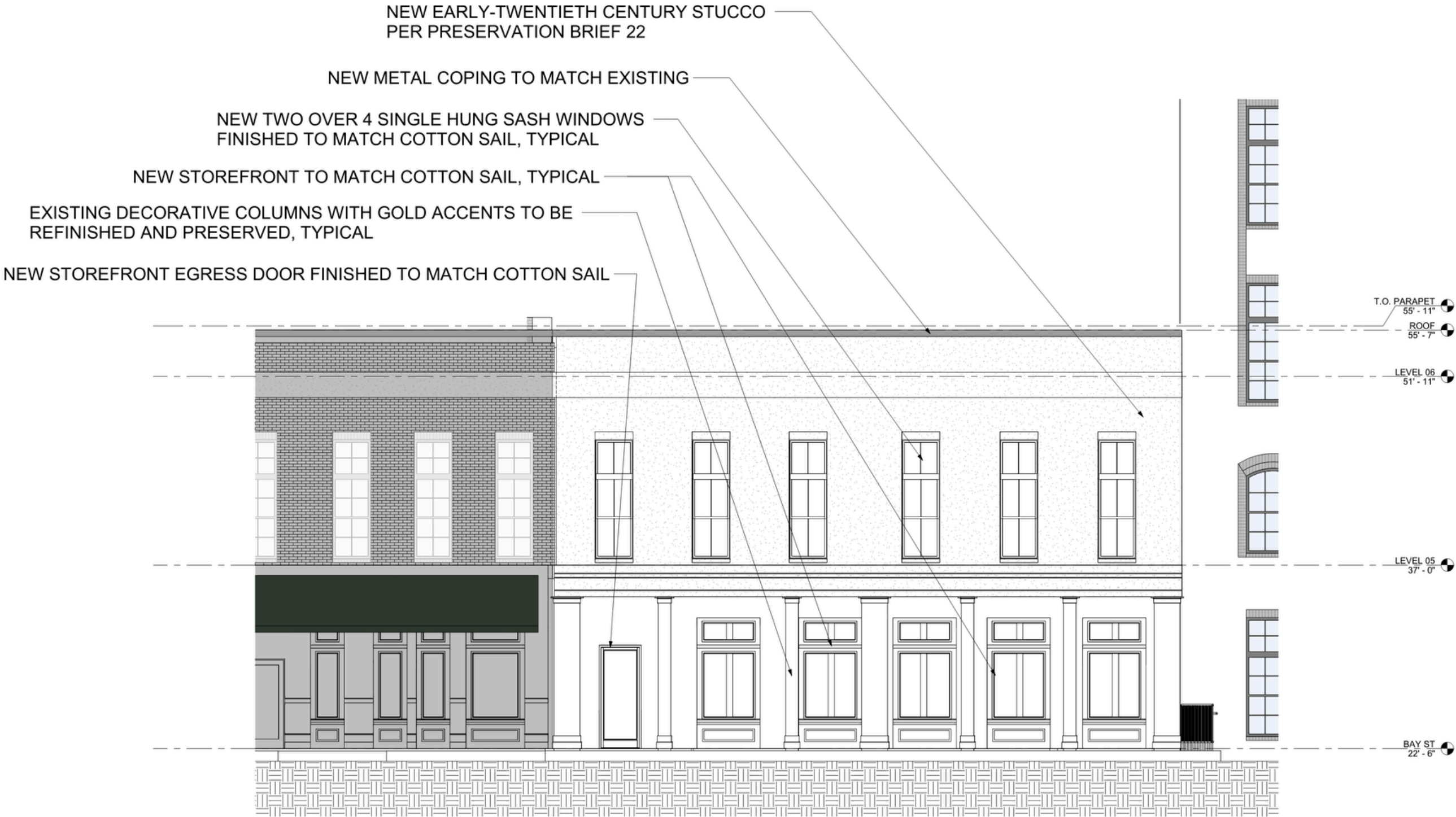
DEMOLITION ELEVATION - RIVER ST



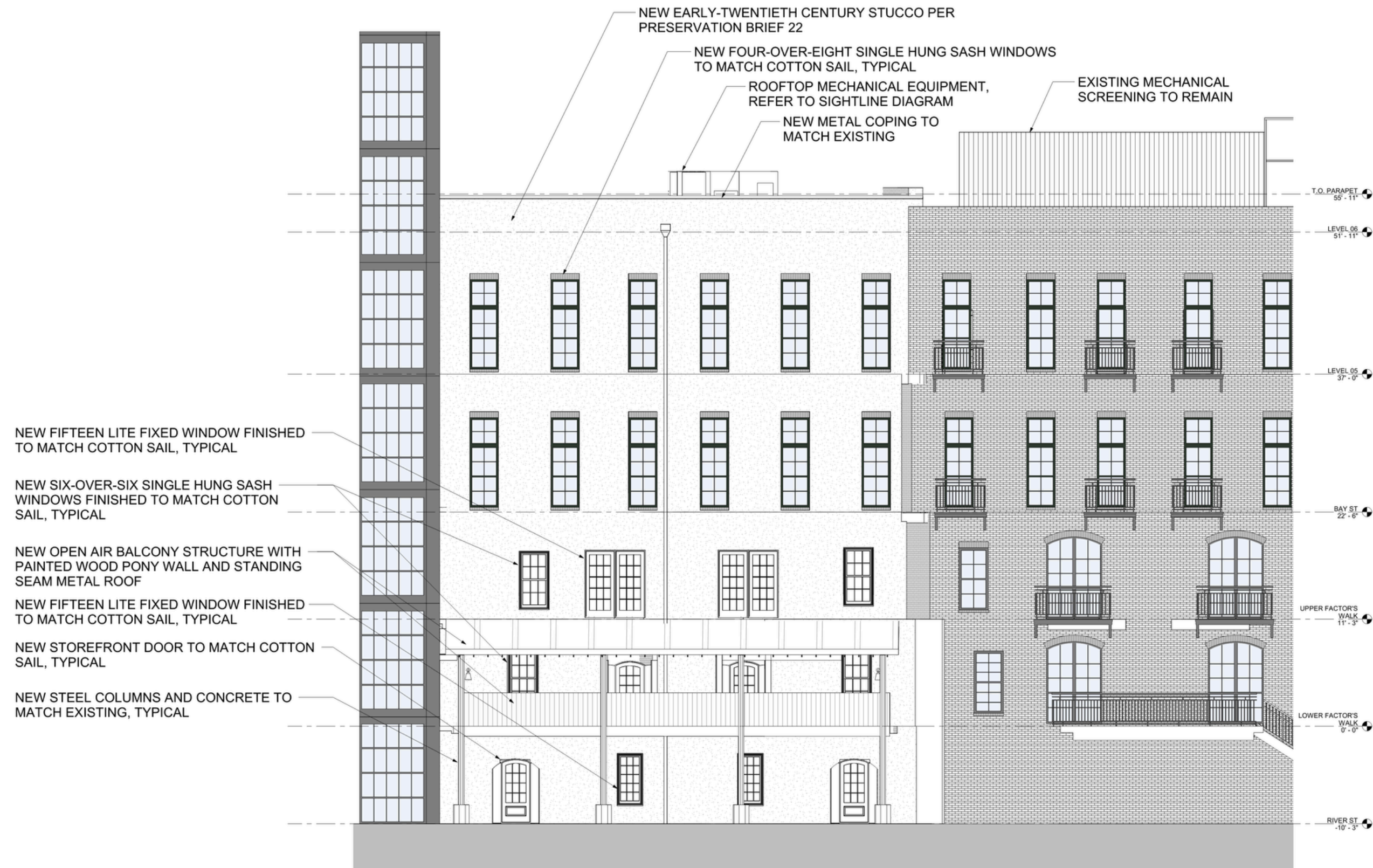
FLOOR PLANS



EXTERIOR ELEVATION - BAY ST

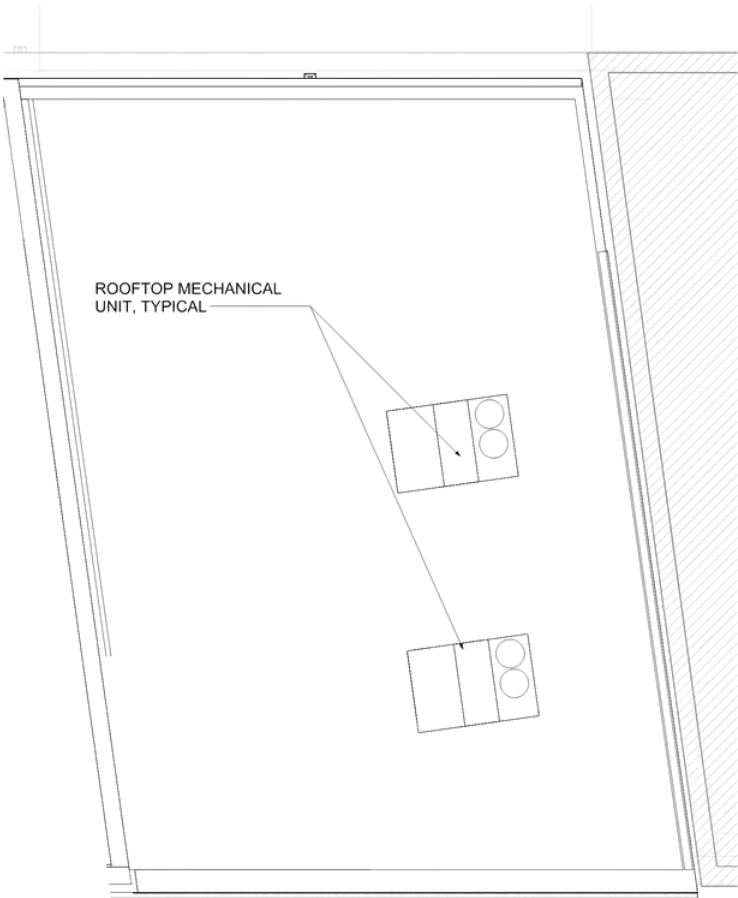


EXTERIOR ELEVATION - RIVER ST

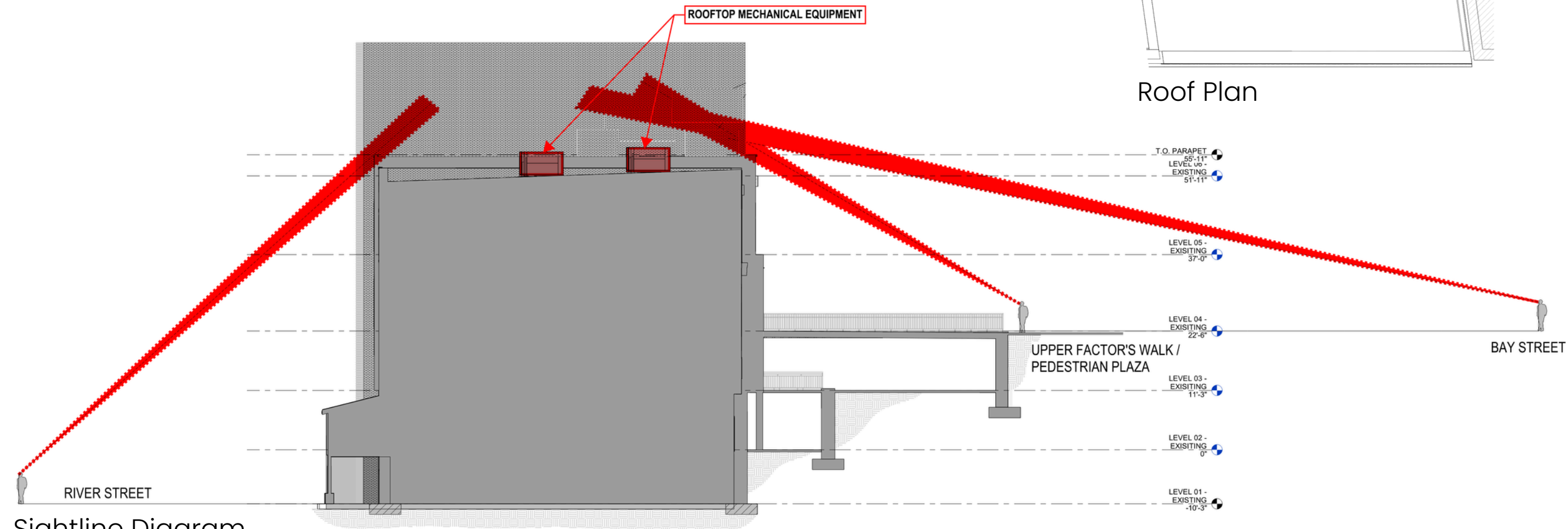


ROOF PLAN AND SIGHTLINE DIAGRAM

New rooftop mechanical equipment will be placed in a manner to not be visible from any public right-of way. As demonstrated by the Sightline Diagram below, screening is not required per Section 9.5.3.e.



Roof Plan

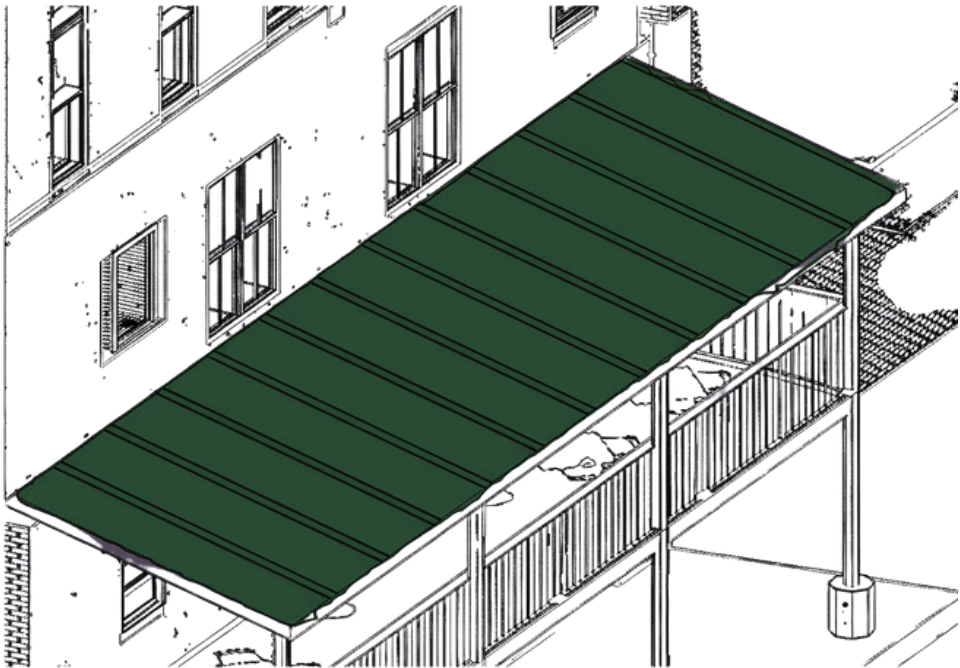


Sightline Diagram

MATERIAL SPECIFICATIONS



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



Sentriclad Standing Seam Metal Roof
Color: Classic Green



Approved Aluminum Clad Windows (25-005607-COA)
to match Cotton Sail; Match Sherwin Williams
Greenblack SW 6994



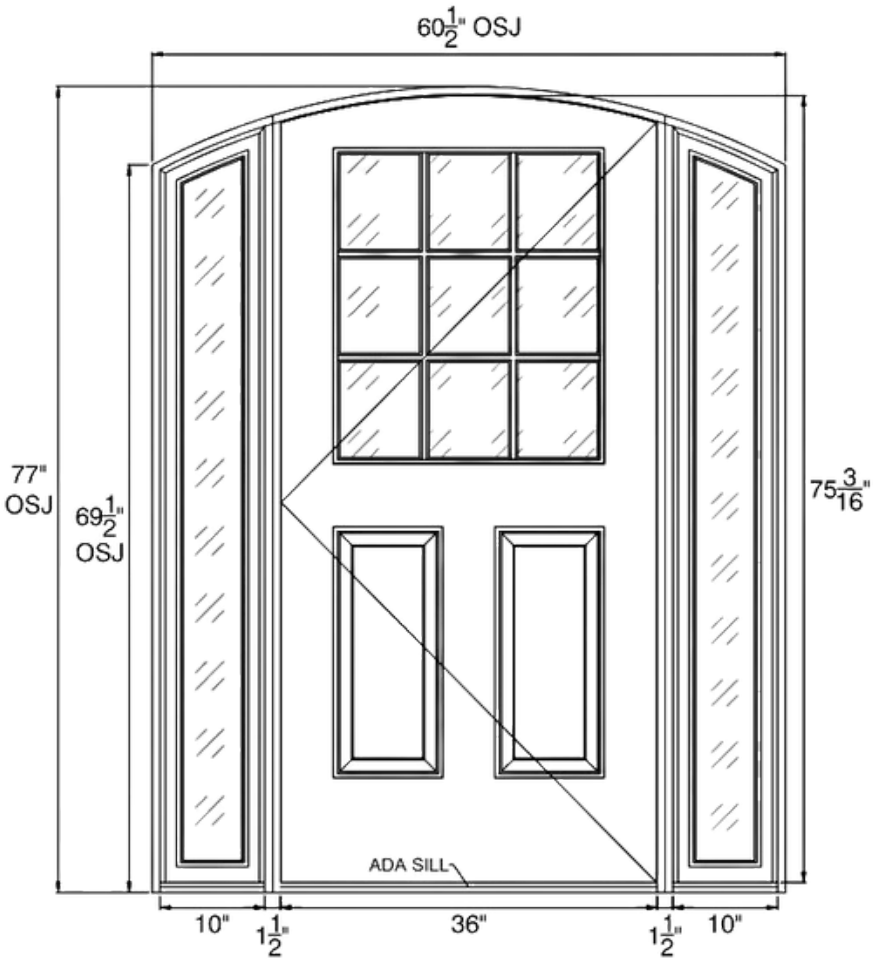
Classic Green
SR: .25 IE: .86 SRI: 24



Balcony Wood Pony Wall Paint
Color: Sherwin Williams Greenblack SW 6994



Reference Image - Cotton Sail Hotel



Approved Aluminum Clad Doors and Storefront
(25-005607-COA) to match Cotton Sail; Match
Sherwin Williams Greenblack SW 6994

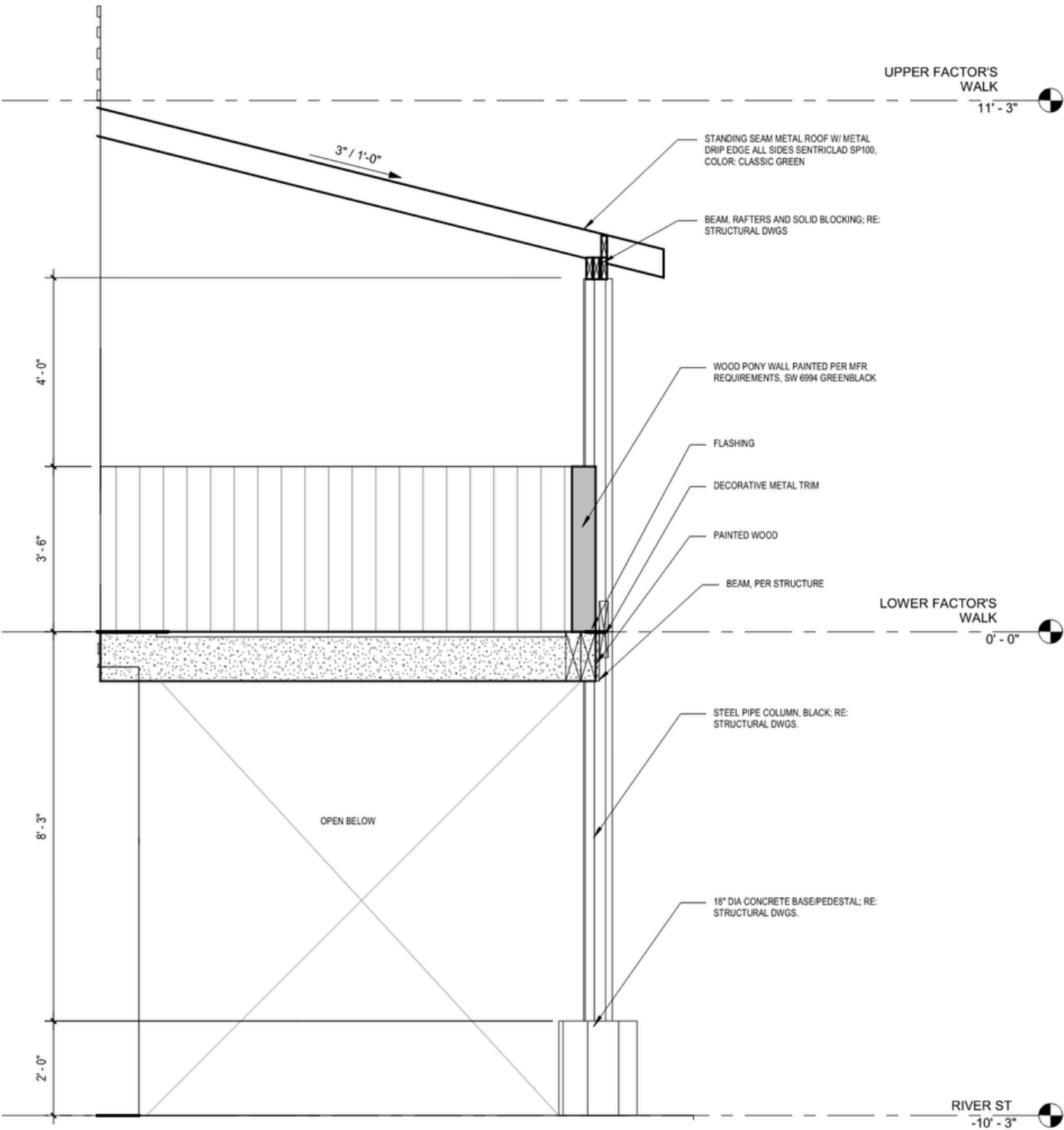
RENDERING - BAY ST



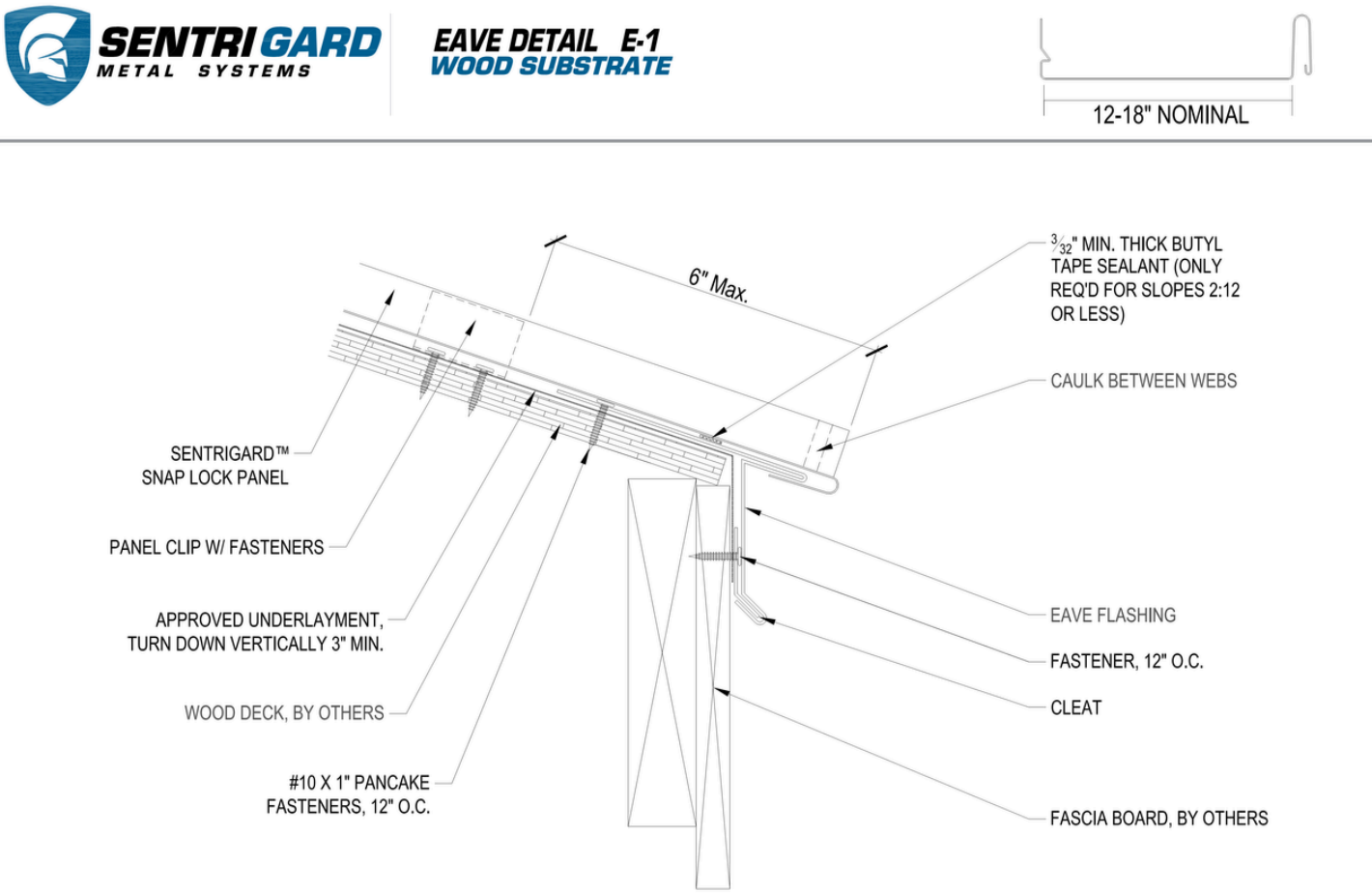
RENDERING - RIVER ST



SUPPLEMENTAL INFORMATION



Section at Balcony



Roof Eave Detail