



CITY OF SAVANNAH

HISTORIC PRESERVATION COMMISSION

REQUEST FOR CERTIFICATE OF APPROPRIATENESS

Petitioner: Eco Construction, Andre Gadsen

MPC File No.: 26-001619-COA

Address: 526 West 39th Street

PIN: 20073 09018

Zoning: TR-1

Staff Reviewer: Alexander Merced

Date: April 22, 2026

NATURE OF REQUEST:

The applicant would like to replace the deteriorated siding, install all new wood windows, and install all new wood doors on the vacant building located at 526 West 39th Street.

CONTEXT/SURROUNDING AREA:

The building was constructed in 1912 and is a contributing resource within the National Register Cuyler-Brownville Historic District and the local Cuyler-Brownville Historic District. The property has sat vacant for at least three years. The Google Street View images show that in 2022, the bottom level windows were partially boarded up but at present, the house has progressed into a worse condition where the windows and doors have been removed and this has also caused disruption to the siding, where it has started to fall off and deteriorate. The house is on a corner lot on West 39th and Burroughs Streets where there are several other contributing resources along this block.

The images below are from Google Street view showing the progression from 2019 when it may have still been occupied, to the boarded-up windows seen in 2022, and lastly to the current status. The ground floor stucco and a chimney were removed sometime between 2022 and 2025.



FINDINGS:

The following standards from the Sec 7.10 - Cuyler-Brownville 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.

All deteriorated siding will go back in-kind and there are no windows or doors present, but new ones will be made of wood. The historic character will be maintained. The standard is met.

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.

The deteriorated siding will be replaced in-kind and will match the old in all applicable categories. The standard is met.

Visual Compatibility Criteria. To maintain the special character of the Victorian 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.

Materials. The relationship of materials and textures of the proposed building or structure shall be visually compatible with the contributing buildings and structures to which it is visually related.

All new material will be visually compatible wood. The standard is met.

Cuyler-Brownville Historic District Design Standards.

New Construction, Additions, and Alterations. The intent of these standards is to ensure appropriate new construction, additions, and alterations within the Cuyler-Brownville 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 resource.

The following design standards shall apply to new construction, additions, alterations to contributing and non-contributing buildings and structures, and site alterations, unless

otherwise specified. Though certain building materials are prescribed below, the Historic Preservation Commission 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.

Exterior walls, Alterations to contributing resources. *The intent of these standards is to ensure that exterior building walls reflect and complement the traditional materials and construction techniques of the district's architecture.*

Exterior walls 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 replacement wall shall be of the same materials and configuration as the original wall.

The existing exterior walls are highly deteriorated, as it appears that the structure has been vacant for many years. As noted above, it will be replaced in-kind in both materials and configuration. The standard is met.

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).

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.

As noted above, no windows currently remain in the building. Staff confirmed with the applicant that the windows that were removed were not found onsite. Victorbilt Historic Series double-hung wood windows will be used. Google Streetview shows that the house previously had a mixture of 2-over-2 windows on the second floor and 1-over-1 on the ground floor. Staff recommends that the applicant confirms the lite patterns of the windows will be the same as what had been there previously. Since the window openings on the ground level are smaller, staff finds it appropriate to return the same style to this level, but that the second floor should have the 2-over-2 pattern.

Doors/Entrances, Alterations to contributing resources.

Doors shall be repaired 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 material 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.

As noted above, no doors currently remain in the building. Wooden 4-lite exterior doors will be used and are appropriate for this building. The standard is met.

STAFF RECOMMENDATION:

Approve the in-kind siding, window, and door replacements for 526 W 39th Street with the following condition because the work is otherwise visually compatible and meets the standards:

- 1. Specify a window pattern for the upstairs and downstairs levels, to ensure that they match what was there previously.**

MW: CC: APM

Note: This recommendation could change subject to new information provided at the Historic Preservation Commission meetings. Final decisions will be made by the Historic Preservation Commission at the public hearing based on information provided at the meeting, as well as information submitted for the staff recommendation.