



CITY OF SAVANNAH

HISTORIC PRESERVATION COMMISSION

REQUEST FOR CERTIFICATE OF APPROPRIATENESS

Petitioner: Your Exterior Pros, Tegan Cuyar

MPC File No.: 26-003207-COA

Address: 310 East Waldburg Street

PIN: 20044 22007

Zoning: TN-1

Staff Reviewer: Caitlin Chamberlain

Date: August 26, 2026

NATURE OF REQUEST:

The applicant is requesting approval for a rehabilitation & alterations project for the property located at 310 East Waldburg Street. The scope of work includes:

- Front lower porch repair
- Fascia and soffit repair
- Replace 24 linear feet of rotten fascia on the front eave of the building
- Remove and replace the rotten pieces of siding around the property with new #119 1x6 pine lap siding, to be primed and painted to match existing siding

CONTEXT/SURROUNDING AREA:

310 East Waldburg Street was built in 1888 and is a contributing resource within the National Register Victorian Historic District and the local Victorian Historic District. The building is a quadplex consisting of 310-316 East Waldburg Street and is the bottom left unit if looking at the building from the front.

FINDINGS:

The following standards from the Sec 7.9 - Victorian 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.*

The intent of the rehabilitation work is to maintain the historic character of the building, with a proposal to repair or replace rotted wood in select areas.

Secretary of the Interior's Standards 3– Physical Record. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

No changes are proposed that would create a false sense of historical development, nor will conjectural features be added.

Secretary of the Interior's Standards 5– Distinctive Features. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

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 applicant provided photos showing the areas of proposed replacement due to the condition of the wood. The only area where a full replacement of the wood is proposed, is the porch flooring, to address wood rot issues and to reframe the porch to help stabilize it. This work is isolated to the lower porch floor only.

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.*

The proposed materials are various wood types to replace in-kind, including:

- Pressure treated 2x8's for porch framing
- 1x3.25" primed tongue & groove floorboards for porch

- 1x10 pine common board and a 2x4 KDAT pine board for fascia boards on bottom band (approximately 65 linear feet)
- In-kind replacement of 8' of wood handrail to right of front steps
- One wood baluster on the right side
- New pieces of 3/8" BC sanded plywood and 1x10 fascia common board to replace a rotten section of fascia and soffit on the front left side of the building
- 24 linear feet of rotten fascia replacement on front eave of building
- #119 1x6 pine lap siding

Victorian 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 Victorian Historic District. They are also intended to protect the historic integrity of contributing resources. Designs for new construction are to be consistent with contributing resources from the district's Period of Significance (1870-1923).

The following design standards shall apply to new construction, additions, alterations to contributing and non-contributing resources, 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.

Selective siding replacement is proposed which will be of the same materials and configuration as the existing. As per the application, the lap siding amount to be replaced is shown in photos and documented as such:

- Right side: 400 linear feet
- Left side: 160 linear feet
- Back side: 400 linear feet

Porches, Stoops, Balconies and Decks, Alterations to contributing resources.

Porches 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 new porch materials and configuration shall be of the same material and configuration as the original.

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If the original porch material and/or configuration is unknown, the new porch material and configuration shall be based on historic context.

The floorboards of the lower level of the porch are experiencing deterioration and will be replaced with the same type of tongue and groove boards that are existing. The porch will also be reframed underneath for stabilizing purposes.

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STAFF RECOMMENDATION:

Approve the proposed rehabilitation and alterations for the property located at 310 East Waldburg Street as requested because the work is visually compatible and meets the standards.

MW: CC:

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.