



CITY OF SAVANNAH

HISTORIC PRESERVATION COMMISSION

REQUEST FOR CERTIFICATE OF APPROPRIATENESS

Petitioner: Shauna Kucera

MPC File No.: 26-000464-COA

Address: 625 W 36th Street

PIN: 20066 47018

Zoning: TR-1

Staff Reviewer: Jodie Brown, AICP

Date: February 25, 2026

NATURE OF REQUEST:

The applicant is proposing to remove the non-historic brick veneer and repair the wood siding, remove the dilapidated one-story portion at the rear and construct a new two-story addition, repair the window frames and trim, and replace the front porch balustrade.

CONTEXT/SURROUNDING AREA:

Constructed in 1909 in the Owens Ward, the single-family home is mid-block on the south side of the road. The house is two-stories and has Queen Anne influences. The house features a low hipped roof with a front facing gable sheathed with asphalt shingles. The exterior is sheathed with a non-historic brick veneer and fenestration are 2/2 double hung wood windows with a primary entrance that has a single door with sidelights and a 3-light transom. There is a full width porch supported by decorative spindles and a simple balustrade. A majority of the porch is screened. Access to the porch is at the northwest corner via concrete stairs with brick side walls. While the house generally has a rectangular floor plan there is a portion of the front façade, on both the first and second floor, that stands proud of the wall plane. Both floors feature a tripartite window.

The subject building is listed as a contributing resource within the National Register Cuyler-Brownville Historic District and the local Cuyler-Brownville Historic District.

FINDINGS:

The following standards from §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.*

The applicant is proposing to rehabilitate the subject house. The work includes repairing the fascia and cornice, windows, removing the non-historic brick and restoring the original lap siding, restoring the front porch balustrade and removing a dilapidated 1-story rear room. The proposed work will help restore the deteriorated features and the original character of the house. The proposed work is consistent with Standard 2.

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 will be repairing windows, fascia, cornice and removing the non-historic brick veneer to restore the original lap siding. The proposed work is consistent with Standard 6.

Secretary of the Interior's Standards 9– New Additions to not Damage. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.*

The applicant is proposing to remove a 1-story portion of the house at the rear. Based on an outline at the rear of the building, it appears that the original construction was possibly replaced with a smaller version. Additionally, based on the Sanborn Maps the small porch entrance at the southwest corner has been enclosed and enlarged. All original exterior materials and roofing has been previously removed and this portion of the building no longer conveys any of its original historic character. The proposed 2-story addition will be inset at each side with a lower ridge line to help distinguish from the historic portion. The proposed work is consistent with Standard 9.

Secretary of the Interior's Standards 10– New Additions Reversible. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The placement and design of the proposed addition will help distinguish the new construction from the historic portion of the building. The design calls for windows at the rear to be re-used as doors or infilled. If the addition is removed in the future, there will be evidence of the original rear wall and openings. The proposed work is consistent with Standard 10.

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.

Height. *The overall height and the height of individual components of the proposed building or structure shall be visually compatible with contributing buildings and structures to which it is visually related.*

The height of the proposed addition will be lower than the existing house. The proposed work is consistent with this criterion.

Width. *The proportion of the overall width and the width of individual components of the proposed building or structure shall be visually compatible to the contributing buildings and structures to which it is visually related.*

The proposed width of the addition will be less than the historic portion of the house. The addition will be set in approximately 6' on the east side and approximately 1' on the west side. Given the proximity of the neighboring houses, the addition will have limited visibility from 36th Street. The proposed work is consistent with this criterion.

Scale. *The overall scale and the scale of individual components of the proposed building or structure shall be visually compatible to the contributing buildings and structures to which it is visually related.*

The existing historic house is 2-stories and the house to the immediate east is 2-stories. There is a mix of one and 2-story houses on the street. The proposed work is consistent with this criterion.

Setbacks. *The setbacks of the proposed building or structure shall be visually compatible with setbacks of contributing buildings and structures to which it is visually related.*

The proposed setbacks for the addition are less than the main house and in keeping with the other surrounding contributing properties. The proposed work is consistent with this criterion.

Openings. *The rhythm and solid-to-void ratio of the proposed building or structure shall be visually compatible with contributing buildings and structures to which it is visually related.*

The existing house has windows sporadically placed at the east and west facades. The proposed addition replicates this pattern. The proposed work is consistent with this criterion.

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 applicant is proposing to use smooth Hardie Fiber Cement siding and clad windows on the addition. They will be repairing the wood siding on the historic house and replacing in-kind, as necessary. The proposed work is consistent with this criterion.

Roof Shapes. *The roof shape of the proposed building or structure shall be visually compatible with contributing buildings and structures to which it is visually related.*

The roof shape of the proposed addition will match the historic house with a hipped roof sheathed in asphalt shingles. The ridgeline of the proposed addition will step down from the historic house to make it subordinate. The proposed work is consistent with this criterion.

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.

Foundation, Alterations to contributing resources. *The intent of these standards is to ensure that foundations match the traditional pattern of construction in height and materials and complement the craftsmanship of contributing buildings.*

Foundations 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 foundation shall be of the same materials and configuration as the original foundation.

The existing foundation will be maintained and repaired as necessary. The proposed work is consistent with the historic district design standards.

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

The foundation for the addition is not specifically called out, but it appears to match the historic portion. It also appears that horizontal siding will be used between the brick piers. The proposed work is consistent with the historic district design standards, but the particulars should be clarified on the plans.

The space between piers may be filled with heavy gauge wood lattice with at least one-half (0.5) inch thick lattice boards, horizontal boards, brick or true stucco over concrete block. Infill material shall be recessed a minimum of three inches behind the front edge of the pier so that the piers are clearly visible and differentiated.

It appears that horizontal siding will be used between the brick piers. The proposed work is consistent with the historic district design standards, but the particulars should be clarified on the plans.

Foundation, New construction, alterations to non-contributing resources and additions.

Foundation Materials, New construction, alterations to non-contributing resources and additions.

Foundations shall be constructed of brick, stone, or true stucco over concrete block piers.

The applicant is proposing to use brick piers based on the elevations. This standard has been met.

The space between piers may be filled with heavy gauge wood lattice with at least one-half (0.5) inch thick lattice boards, horizontal boards, brick or true stucco over concrete block. Infill material shall be recessed a minimum of three inches behind the front edge of the pier so that the piers are clearly visible and differentiated.

Based on the elevations, it appears that horizontal boards will be used between the brick piers, but it is not called out. It is also not clear that the boards will be recessed behind the piers, this information should be clarified on the plans.

Foundation Configuration, New construction, alterations to non-contributing resources and additions.

In single-family detached, single-family attached, two-family attached, three-family/four-family, and townhouse dwellings, foundations shall be the average height of foundations on contributing buildings on the block face, or if no contributing buildings exist, shall have a minimum finished floor height of 30 inches above grade.

The foundation height will match the existing historic house. This standard has been met.

Beneath a wood frame building, the foundation shall be recessed and not project forward of the building plane.

The foundation piers and horizontal siding will be recessed behind the wall plane. This standard has been met.

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 sheathed with brick veneer which is not original to the house. There are several areas where the veneer has fallen off and the original siding is visible. The applicant intends to repair the siding when possible or replace in-kind as necessary. The proposed work is consistent with the historic district design standards.

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

The existing exterior walls are sheathed with brick veneer which is not original to the house. There are several areas where the veneer has fallen off and the original siding is visible. The applicant intends to repair the siding when possible or replace in-kind as necessary. On the addition, they plan to use fiber cement to replicate the original material. The siding on the addition should have a wider exposure to help differentiate the historic from the new. The proposed work is consistent with the historic district design standards.

Exterior walls, New construction, alterations to non-contributing resources, and additions.

Permitted materials, Exterior walls, New construction, alterations to non-contributing resources, and additions. Brick, stone, wood, true stucco, painted concrete block, precast concrete panels, metal shingles, and wood or fiber cement siding.

The applicant is proposing to use Hardie Fiber Cement with a smooth finish on the proposed addition. The standard has been met.

Prohibited materials, Exterior walls, New construction, alterations to non-contributing resources, and additions. Vinyl siding, aluminum siding, rolled asphalt, EIFS, one-part stucco over insulation and/or wood or metal framing, T-111, corrugated metal, unpainted exposed concrete block.

The proposed project will not be using any prohibited materials. This standard has been 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).

The applicant is proposing to repair the historic windows. The windows on the new addition will be similar to the historic window in appearance, but they will be metal clad. The proposed work is consistent with the historic district design standards.

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.

The applicant is proposing to use clad windows that match the 1/1 light pattern used on the historic portion of the house for the addition. The proposed windows are compatible with the historic windows. The proposed work is consistent with the historic district design standards.

Windows, New construction, alterations to non-contributing resources, and additions.

Materials, Windows, New construction, alterations to non-contributing resources, and additions.

Window casings and sashes shall be made of PVC, metal, wood or clad wood material.

The proposed windows on the addition will be aluminum-clad Sierra Pacific Westchester Series. This standard has been met.

Window glass shall be transparent with no dark tints or reflective effects (except for stained glass windows). This provision does not preclude the use of Low Emissivity or laminated glass.

This standard has been met.

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.

The doors at the front of the house will be repaired, as necessary. The proposed work is consistent with the historic district design standards.

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.

The new door on the addition at the southeast corner of the house will be Therma-Tru Smoothstar. The proposed work is consistent with the historic district design standards.

Doors/Entrances, New construction, alterations to non-contributing resources and additions.

Doors/Entrances, Materials, New construction, alterations to non-contributing resources and additions.

Doors shall be made of glass, wood, clad wood or steel (without wood grain simulation).

The rear door is proposed as Therma-Tru Smoothstar which has been neither approved nor prohibited. The proposed door is ready to paint fiberglass and feels like wood. This product should be approved as an appropriate door.

Doors shall not have a decorative diamond or half-moon inset.

The rear porch door is Therma-Tru Smoothstar with glass in the upper portion. The glass portion is rectangular. This standard has been met.

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.

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

The applicant intends to remove the non-historic screening material and railing at the front porch. They are proposing to reinstall a wood railing that is 32" above the decking. The new

railing design is visually consistent with the historic design. The proposed work is consistent with the historic district design standards.

Front porches shall not be enclosed. Side and rear porches may be enclosed with fine wire mesh, glass or shutters, provided the porch continues to read as a porch and character-defining features (including but not limited to columns, balustrades, entablature, etc.) are retained and not obscured or damaged.

A small side porch will be located at the east side. The porch will be accessed via the new addition and will have a small shed roof. The materials for the porch are stained wood. The proposed work is consistent with the historic district design standards.

Porches, Stoops, Balconies and Decks, New construction, alterations to non-contributing resources and additions. *Front porches or covered or uncovered stoops shall be required on all entrances for new ground floor residential construction.*

Materials, Porches, Stoops, Balconies and Decks, New construction, alterations to non-contributing resources and additions.

On porches and stoops, piers and base walls shall be of the same material as the foundation wall facing the street.

It is not clear that the foundation on the new rear porch will match the wall facing the street. This standard is not met.

Porch elements shall be constructed of brick, painted or stained wood, wood composite, precast stone, marble, sandstone, or slate.

Plans indicate that the rear porch will be stained wood deck, railing and stairs. This standard is met.

Configuration, Porches, Stoops, Balconies and Decks, New construction, alterations to non-contributing resources and additions.

Wood portico posts shall have cap and base molding.

The rear porch does not have caps or base molding. This standard is not met.

Balusters shall be placed between upper and lower rails, and the distances between balusters shall not exceed four (4) inches on center. The height of the railing shall not exceed 36 inches for single- and two-family dwelling units.

This standard is met.

Roof, Contributing Resources.

Roof, Materials, Contributing Resources.

Original roof material 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 roof shall be of the same material and configuration as the original (except wood or asbestos).

The proposed roofing material on the historic portion will be maintained and the new addition will match the existing. The proposed work is consistent with the historic district design standards.

Additions. *In addition to compliance with the Visual Compatibility Criteria and the Victorian Historic District Design Standards, additions to contributing resources shall also comply with the Secretary of the Interior's Standards and Guidelines for Rehabilitation and the following standards:*

Additions shall be subordinate in mass and height to the resource.

This standard is met.

Additions shall not obscure any character-defining features.

This standard is met.

Additions shall not be on the primary or front façade of the resource.

This standard is met.

Fencing and Walls. *The intent of these standards is to ensure that walls and fences define outdoor spaces appropriately, separate private and public realms and add architectural interest to a building's façade. In addition to compliance with the requirements set forth in Sec. 9.6, Fences and Walls, fences and walls shall also comply with the following standards:*

Fencing and Walls, Permitted Materials.

Wood, iron, brick, true stucco over concrete block, smooth fiber cement or extruded aluminum.

The applicant is proposing a wood fence along the property line. It is not clear where the fence will terminate on the west side of the house and it should be clarified. The proposed work is consistent with the historic district design standards.

Fencing and Walls, Configuration.

Fences or walls no more than 36 inches in height may be installed within the front yard.

The applicant is not proposing a fence in the front yard. The proposed work is consistent with the historic district design standards.

Fences or walls no more than eight (8) feet in height may be installed within the side or rear yards behind the front façade of the building.

The proposed fence is limited to 6'. The proposed work is consistent with the historic district design standards.

STAFF RECOMMENDATION:

APPROVE the request to rehabilitate the property at 625 W 36th Street **WITH THE FOLLOWING CONDITIONS**, to be reviewed by staff because the work is otherwise visually compatible and meets the Standards:

1. Clarify that the material for the rear addition foundation will utilize horizontal boards and brick piers.
2. Indicate where the fence will terminate at the sides of the house.
3. Increase the size of the exposure for the siding on the addition to be greater the siding exposure on the historic portion of the house.

MW: CC: JB

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.