



CITY OF SAVANNAH

HISTORIC PRESERVATION COMMISSION

REQUEST FOR CERTIFICATE OF APPROPRIATENESS

Petitioner: Naser Jaber

MPC File No.: 25-006135-COA

Address: 603 West 39th Street

PIN: 20073 16017

Zoning: TR-1

Staff Reviewer: Jodie Brown, AICP

Date: January 28, 2026

NATURE OF REQUEST:

The applicant is proposing to rehabilitate the exterior of this multifamily building.

CONTEXT/SURROUNDING AREA:

The subject building is located on the northwest corner of 39th Lane and Burroughs Street within the Stiles Ward. It is located at the rear of the lot and was originally behind another building that was at the corner. The building is two-stories with a hipped roof. The exterior is a mixture of stucco and asphalt siding. Fenestration is sporadically placed on each façade. Each opening is boarded, so it is not possible to identify the window types. You can tell that the general openings were taller than wider.

The subject building was constructed ca. 1950 and is a non-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 property is currently in a state of disrepair and has been in this condition for almost 20 years (per Google street view). Rehabilitation of the property will aid with the historic character of the surrounding properties and overall historic district. The work will not negatively impact the area or the subject property. 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 is proposing to restore the exterior of this building. Due to its advanced state of deterioration and a previous fire, nearly all of the exterior elements will need to be replaced. The proposed work is consistent with Standard 6.

Visual Compatibility Criteria. *To maintain the special character of the Savannah Downtown 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.*

Relationship of materials, texture and color. *The relationship of materials, texture and color of the facade of a building or structure shall be visually compatible with the predominate materials, textures, and colors used on contributing buildings and structures to which the structure is visually related.*

The applicant is proposing to install modern materials as part of the rehabilitation. If the windows can't be repaired, they will be replaced with Windsor Legend PVC Clad 1/1 windows. The 1st floor exterior will be sheathed with stucco and the second floor will have Hardie Board smooth lap siding. The doors will be 6-light Craftsman style fiberglass doors and the roof will be replaced with asphalt shingles. The proposed items are consistent with allowable materials for non-contributing buildings.

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, 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 re-stucco the first floor and install Hardie Board smooth fiber cement siding on the second floor. The proposed work is consistent with the historic district design standards.

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 applicant is not proposing to use any prohibited materials.

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.

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.

Solid vinyl windows are prohibited.

The applicant is proposing to use Windsor Legend PVC Clad 1/1 single hung windows if the extant windows cannot be repaired. The proposed windows will fit into the existing openings. The proposed work is consistent with the historic district design standard.

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

Windows shall be taller than they are wide, except for accent windows, which may be round or other shapes.

The proposed windows will fit into the existing openings that are taller than wider. The window openings appear to all have a uniform opening size. The proposed work is consistent with the historic district design standard.

Windows shall be single-hung, double-hung, triple hung, awning, or casement, except for accent windows which may also be fixed or hopper.

The proposed windows will be single hung and sized to fit into the existing opening. The proposed work is consistent with the historic district design standard.

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 proposed doors are Craftsman style smooth fiberglass. Fiberglass is not listed as prohibited material. The smooth, painted finish has a similar appearance to a wood door. The proposed material is consistent with the historic district design standard.

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

The applicant is proposing to install a Craftsman style door with a rectangular inset window. They are not proposing to install a decorative diamond or half-moon inset. The proposed work is consistent with the historic district design standard.

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

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

Roof coverings shall be standing seam metal, v-crimp, slate or equivalent synthetic, or architectural asphalt or similar shingles.

The applicant is proposing GAF Timberline HDZ architectural shingles in charcoal. The proposed work is consistent with the historic district design standard.

Staff Report - Certificate of Appropriateness
MPC File No. 25-006135-COA
603 W 39th Street
January 28, 2026

STAFF RECOMMENDATION:

APPROVE the request to rehabilitate the property at 603 W 39th Street AS REQUESTED, because the work is visually compatible and meets the Standards.

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.