



CITY OF SAVANNAH

HISTORIC PRESERVATION COMMISSION

REQUEST FOR CERTIFICATE OF APPROPRIATENESS

Petitioner: Eco Construction & Consulting

MPC File No.: 25-006153-COA

Address: 2313 Florance Street

PIN: 20073 17007

Zoning: TR-1

Staff Reviewer: Caitlin Chamberlain

Date: January 28, 2026

NATURE OF REQUEST:

The applicant is requesting approval for a rehabilitation project at 2313 Florance Street. The scope of work includes:

- Rebuilding dilapidated rear porch and staircase
- Removing existing metal siding, exposing wood siding
- Recoating metal roof
- Exterior painting (not reviewed)
- Wood repair as needed
- Replace deteriorated porch railings in-kind

CONTEXT/SURROUNDING AREA:

2313 Florance Street was built in 1920 and is a contributing resource within the National Register Cuyler-Brownville Historic District and the local Cuyler-Brownville Historic District. The house has sat vacant for several years, which contributed to the current state in need of rehabilitation work. The house sits on a block with all residential buildings, most of which are also contributing resources. 2313 Harden Street has undergone phases of inappropriate work, the most noticeable being the metal siding that was installed over the original wood siding. The rear two-story porch has also experienced alterations. The rear of the house can be seen from West 40th Street.

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.*

The project seeks to restore the historic character of the building by making in-kind repairs and removing inappropriate materials such as the metal siding and non-historic rear porch and stairs.

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.*

The project seeks to restore the house to its historic standards, there will not be conjectural features that would create a false sense of history.

Secretary of the Interior's Standards 4– Historic Changes. *Most properties change over time; those changes to a property that have acquired historic significance in their own right shall be retained and preserved.*

The changes like the aluminum siding and rear staircase have not acquired historic significance in their own right.

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 goal of the project is to preserve the distinctive features of this building.

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.*

Deteriorated features will be repaired where possible and replaced where that is necessary. The porch railings do not appear to be the originals, but the proposed replacements will be an in-kind match. This is also the case for the rear porch and stairs.

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.*

Projections. *Entrances, porches, and other projections of the proposed building or structure shall be visually compatible with contributing buildings and structures to which it is visually related.*

It is likely that the second story rear porch is part of the original configuration of the house, but that the wood and metal staircase leading up to it is not. The proposed work removes the rotted wood causing a slight collapse of the porch. The work is visually compatible with the surrounding similar historic two-story houses, and even for the house itself based on what is currently there.

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 standard is met. The proposed new materials are wood, which is appropriate on the historic house and is by its very nature visually compatible on this block. The other item would be the recoating material for the metal roof. These materials are appropriate for a historic building and visually compatible for the historic buildings in the vicinity.

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.

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

The exterior walls were covered with metal siding at some point and the applicant intends to remove this and expose the original wood siding, which will then be painted. The project includes in-kind replacement if minor amounts of siding underneath the existing is found to be in a deteriorated state. Staff requests that upon removing the inappropriate siding, that the applicant notifies staff if the condition warrants a larger scale of replacement that would affect the scope of this project.

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

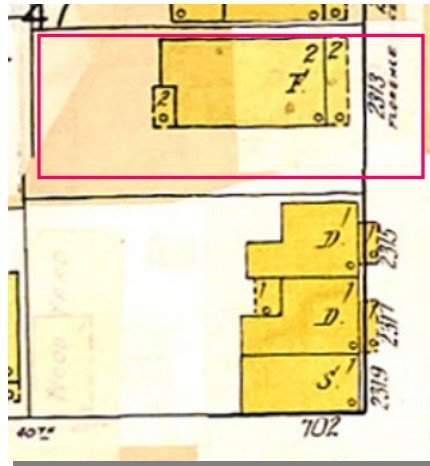
Porches shall be repaired rather than replaced, provided however, if the degree of degradation does not allow repair, the degradation shall be photographically documented and verified by the Planning Director, and the new porch materials and configuration shall be of the same material and configuration 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 rear second- story porch is dilapidated with rotted wood that needs to be replaced. The work will allow for the porch to be restored, as well as the stairs. The rear porch was altered, because the 1953 Sanborn Map shows a small two-story rear porch in this location, however, it appears the ground level may have been partially enclosed because the first story porch area is not aligned with the second story existing porch.



View from West 40th Street and the current condition of the rear porch and stairs.



1953 Sanborn Map

The proposed rebuilding of the porch is appropriate as it will be done sensitively, and the stair rebuild will also be acceptable as an egress point. The materials will be wood, and the railings will be 3' in height with 4" spacing on center for the pickets.

As for the front porch railings, they are in poor condition and based on Google Street View imagery from 2012, it appears that at least portions of the railings were replaced. The proposed replacement is in-kind wood with appropriate height and spacing. Further, the applicant intends to keep the existing first story brick columns and second story rounded Doric columns in place. The standards are 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).

Metal roofs shall have a metal drip edge covering all edges.

The proposed work includes recoating the metal roof. This will also maintain the existing roof configuration. Staff requests product specs for the roof coating material.

STAFF RECOMMENDATION:

Approve the requested rehabilitation work for the property located at 2313 Harden Street with the following conditions because the work is otherwise visually compatible and meets the standards:

- 1. Notify staff if the condition of the wood siding beneath the metal siding is badly deteriorated to determine next steps.**
- 2. Provide product specifications for the metal roof coating material.**

MW: CC

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