



CITY OF SAVANNAH

HISTORIC PRESERVATION COMMISSION

REQUEST FOR CERTIFICATE OF APPROPRIATENESS

Petitioner: Civis Savannah, Juan Uzcategui

MPC File No.: 25-005250-COA

Address: 1630 Ogeechee Road

PIN: 20066 49050

Zoning: TR-1

Staff Reviewer: Jodie Brown, AICP

Date: January 28, 2026

NATURE OF REQUEST:

The applicant is proposing to relocate a single-family house from the northern portion of the lot along Ogeechee Road to the southern portion of the lot along West 34th Street. A small rear yard 8' x 8' detached shed is also proposed to be constructed. The southern portion will be sub-divided into multiple lots.

CONTEXT/SURROUNDING AREA:

The subject building is located on the south side of the road across from the Laurel Grove Cemetery in the Law Ward. The subject building was constructed in Folk Victorian style in 1887. The house has had a number of modifications over the years, in its current configuration the house is one-story with an intersecting gable roof. At the northeast corner of the house is a shed roof addition. At the northwest corner is the front porch with a shed roof. The porch has simple fret work and decorative posts. The exterior of the house is sheathed with wood lap siding, and the fenestration is replacement 6/6 simulated divided light (SDL) windows. There are 3 windows (north, south, and east sides) that appear to be original to the house. They are 2/2 wood, double hung windows.

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

PROJECT HISTORY:

This project was originally heard at the November 19, 2025, hearing and continued to allow the applicant to:

1. Clarify the work on the exterior:
 - a. Work at the shed roof, kitchen area

- b. Specific work on the windows and siding-which will be repaired vs. replaced*
- c. Material of the front door*

The applicant provided revised plans that addressed these issues. The floor plan was modified to correctly show the footprint of the house. The plans now indicate the existing windows will be retained and repaired and approximately 40% of the siding will need to be replaced in-kind.

2. Submittal of missing information.

There were several required items that were missing from the original packet. The applicant has provided this information and the report has been revised to discuss those items.

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 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.

Since it is original construction, there have been a number of changes to the property which include overall reconfiguration, window replacement and reduction in size, porch modification and additions. The applicant is not proposing to make any significant changes to the building and those historic changes will be maintained and consistent with Standard 4.

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 address areas of deterioration such as the roof, siding and the porch. The applicant has indicated that all existing windows will be retained and repaired. The proposed work is consistent with Standard 6.

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.

Rhythm of Building or Structure. The relationship of a building or structure to the open space between it and adjacent buildings or structures shall be visually compatible with

the open spaces between contributing buildings or structures to which it is visually related.

Per the 1916 and 1950 Sanborn Maps, there were several houses in the immediate vicinity. By the 1970s, surrounding homes were removed. Currently, there are only a few houses left on the north side of the block. Relocation to 34th Street will be more consistent with the historic configuration surrounded by homes. The project 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 retaining and repairing the existing windows, reconstructing the rear and front porch and replacing approximately 40% of the wood siding in-kind. The repairs will be 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.

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

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.

The foundation is stuccoed piers. In the areas between the piers, there is wood lattice in some locations. It is appropriate to replicate the look at the new location. The project is consistent with the historic district design standards.

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.

Generally, the siding appears to be in good condition. There are several areas that will need to be possibly replaced. The siding will be replaced in-kind. 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 small 8' x 8' detached rear yard shed will have wood siding to match the historic house. The project is consistent with the historic district design standards.

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.

The majority of the windows were previously replaced, likely before 2019, prior to the enactment of the ordinance. The original windows were 2/2 TDL and the current windows are 6/6 SDL. There are three remaining wood 2/2 double hung windows on the house (south, north and east facades). The applicant has stated that all windows will be retained and repaired which includes the 3 original windows. The proposed work is consistent with the historic district standards.

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.

The current door is wood panel. The applicant is proposing a Jeld-Wen 6 Lite Craftsman Door. The applicant has clarified that the door will be wood. The proposed door is consistent with The rear shed will have a metal paneled door. The door proposed for the shed is appropriate.

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.

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.

The applicant is proposing to remove the porch and reconstruct it at the new site. As part of the reconstruction, the porch stairs are proposed with Trex treads with Hardie risers and stringer casing. In its current design the stairs are directly exposed to the elements. The porch supports and railing would be wood. Trex would be consistent with the historic district design standards.

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 existing roofing material is asphalt shingles. The building has had some interior leaks due to the condition of the roof. The applicant is proposing to replace the roof with asphalt shingles. The material is consistent with the historic district standards.

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.

Chain link may be permitted in the rear yard but not along any street.

Plastic or metal slats used in chain link shall not be permitted.

The applicant is proposing to install a 4' wood slatted fence along the street face and chain link along the remainder of the property. The fence will start at the corners of the house. A gate will be located on the right side of the property. The proposed work is consistent with the historic district standards.

Fencing and Walls, Prohibited Materials. Vinyl, PVC, and corrugated metal.

Fencing and Walls, Configuration.

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

No fence is proposed for the front yard.

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.

There are no fences proposed over 8'.

A minimum of five (5) feet must be provided between a fence and a building where they are parallel.

At the proposed new location, there will be 5' on the right side and 4' on the left side. While the left side is just shy of this requirement, there will still be an appearance of separation between houses. Houses along 34th Street have a wide variety of side yard setbacks, and the proposed location will be in line with the historic context. The proposed work has met the intent of the historic district standards.

The following standards from §3.18.8 - HPC Criteria for Relocation or Demolition apply:

Criteria for Relocation or Demolition.

Evaluation Required. Any non-contributing resource must first be evaluated and considered for contributing status prior to issuance of a Certificate of Appropriateness for relocation or demolition (See Sec. 3.16.4.b.).

Sec. 3.16.4.b. Classification of Resources and Criteria for Resource Designation. All resources within the District shall be classified and designated on the District's "Historic District Contributing Resources Map." All resources shall be identified as contributing or non-contributing as follows:

Contributing. All resources identified on the "Historic District Contributing Resources Map" having historic significance shall be considered "contributing" and worthy of preservation and shall be classified as "historic" for purposes hereunder.

The property is listed as a contributing resource to the Cuyler-Brownville Historic District.

Should the resource meet the criteria for contributing status, the criteria for relocating or demolishing a contributing resource shall apply.

Criteria. The Historic Preservation Commission shall determine that at least one of the criteria below has been satisfied when a contributing resource is proposed for relocation or demolition.

The relocation or demolition is required to alleviate an immediate threat to public health or public safety;

This does not apply.

The relocation is required to avoid demolition;

This does not apply.

The relocation or demolition is required to avoid exceptional practical difficulty or undue hardship upon the owner of the property if all the following conditions are also satisfied:

The applicant has provided evidence sufficient to demonstrate that the application of the standards of this Section deprives the applicant of reasonable economic return on the subject property; and

The property has been vacant for over a decade and allowed to deteriorate. The applicant is proposing to relocate the building, rehabilitate, and provide affordable housing to the public. Application of this section would deprive the owner of reasonable economic return.

The undue hardship is not of the property owner's own making.

The applicant recently acquired the property.

Conditions. *In granting a Certificate of Appropriateness for relocation or demolition, the Historic Preservation Commission may impose, in addition to those listed below, reasonable conditions as will mitigate the negative effects of the relocation or demolition.*

Relocation.

Contributing Resource.

A contributing resource shall be moved only to a site designated as historic property (Sec. 3.17, Local Historic Property Designation) or to a site within a designated local historic district (Sec. 3.16, Local Historic District Designation). The new location shall be in as close proximity as possible to the original location and should approximate the historic character and development of the original site.

The house is proposed for relocation around the corner which is still within the boundaries of the Cuyler-Brownville Historic District.

In addition to this sub-section, the resource proposed for relocation shall be reviewed as new construction (as provided in Article 7.0, Overlay Districts). The application for relocation and new construction shall be submitted concurrently.

In the case of relocation of a contributing principal building, a Certificate of Appropriateness must first be issued for the new construction of the replacement building prior to approval of the relocation.

The applicant did not provide any plans for the new construction. They include improvements for the church which do not require review.

Application Requirements. *Except where a resource or portion of a resource poses an immediate threat to public safety, all applications for relocation or demolition of a contributing or non-contributing resource shall include the following information:*

A detailed explanation for the relocation or demolition and why it cannot be avoided;

The applicant provided information on why the building was being relocated.

Information documenting the construction date, history and development of the property;

The applicant provided basic information on the construction and history of the property.

A report from a Georgia-licensed structural engineer with demonstrated experience in historic renovation, restoration, or rehabilitation, as to the structural soundness of the contributing resource. The report shall also identify and dangerous structural conditions;

This document was provided.

A fair market value appraisal of the property from a Georgia-licensed property appraiser. The appraisal shall include a full market sales report to include comparable sales;

This document was provided.

The amount paid for the property; the remaining balance on any mortgage or other financing secured by the property; and, the annual debt service for the previous two (2) years;

This information was provided.

If the property is income producing, the annual gross income from the property for the previous two (2) years; the itemized operating and maintenance expenses for the previous two (2) years; and depreciation deduction and annual cash flow before and after debt service for the previous two (2) years. The Historic Preservation Commission may require details of past rental history;

The property has been vacant for approximately 10 years.

The selling price asked and offers received within the previous two (2) years; the most recent assessed values of the property and real estate taxes (if applicable); and, evidence of listing for sale; and,

This information was provided.

Any economic incentives and/or funding available to the applicant through federal, state, local or private programs.

This information was provided.

Relocation only:

A development plan of the proposed location in accordance with Sec. 3.8, Development Plan Review.

The applicant provided a site plan and information on the proposed development of it.

Staff Report - Certificate of Appropriateness
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A report from a Georgia-licensed structural engineer with demonstrated experience in historic renovation, restoration, or rehabilitation, as to the capacity for relocation of the resource without irreparable damage to the resource.

This information was provided by the applicant.

STAFF RECOMMENDATION:

APPROVE the request to relocate and rehabilitate the subject property and construct a small rear shed for the property at 1630 Ogeechee Road 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.