



CITY OF SAVANNAH

HISTORIC PRESERVATION COMMISSION

REQUEST FOR CERTIFICATE OF APPROPRIATENESS

Petitioner: From the Ground Up Construction, Allan Stevens

MPC File No.: 26-002707-COA

Address: 606 West 42nd Street

PIN: 20073 33022

Zoning: TR-1

Staff Reviewer: Jodie Brown, AICP

Date: June 24, 2026

NATURE OF REQUEST:

The applicant is requesting to restore this residence.

CONTEXT/SURROUNDING AREA:

Located mid-block on the north side of the road in between Burroughs and Florance Streets, the house is in the Stiles Ward. Designed as a shotgun style house, it was constructed in 1915. The house features a gable roof with a flat/low hipped roof over the front porch. The porch roof is supported by three red brick piers with concrete caps and with decorative iron work on top. Two brick columns extend to the ground and are surrounded by the raised concrete porch. The porch is accessed via concrete steps at the southeast corner which lead directly to the front door. The door is currently a flush door with a transom. Directly to the west of the front door is a 2/2 double hung window. The east façade features windows that are placed to the latter half of the building. The west façade features four evenly spaced windows. At the rear is a small portion of the building that juts out.

This project was previously approved under 22-005694-COA in January 2023 with a different applicant who was working with the Historic Savannah Foundation (HSF). The siding was completed during this earlier phase but little else. The current applicant is proposing to continue the work in coordination with HSF.

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 intends to restore the exterior and interior of this property. The historic character will be maintained. 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.*

As noted, the work on this property was started by a previous owner but halted and has been in a state of limbo for a couple of years. The applicant intends to install a new roof, repair the windows, repair the porch supports and install an appropriate door. 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.*

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 the following work items:

- Repair the existing windows.
- Repair and install missing wood brackets in-kind.
- Install wood and glass historic door at front entrance.
- Repoint extant chimneys.
- Install dimensional asphalt shingles.
- Repair and paint decorative metal porch supports.

The proposed materials are 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 applicant intends to repair and repoint the brick supports for the foundation. Information on the mortar, color and tooling was not provided. The revised plans should include this information.

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 applicant does not intend to install anything in between the brick piers.

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 windows are extant and will be repaired. The proposed work is consistent with this historic district design standard.

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 main entrance currently has a flush non-historic door. The applicant is proposing to install a wood 3-panel door with glass on the upper portion. The proposed work is consistent with this historic district design standard.

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 original door is no longer present and a number of the homes on the street are in disrepair with boarded openings. However, 631 W 42nd Street has a similar style door to the proposed one. The wood and glass door design is consistent with this historic district design standard.

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 roof will be dimensional asphalt shingles which is consistent with many of the other surrounding properties. The proposed work is consistent with this historic district design standard.

Roof, Configuration, Contributing Resources.

Original roof configuration shall be maintained.

The proposed work is consistent with this historic district design standard.

STAFF RECOMMENDATION:

APPROVE the request to rehabilitate the existing building at 606 West 42nd Street WITH THE FOLLOWING CONDITION to be reviewed and approved by staff prior to starting the project because the work is otherwise visually compatible and meets the Standards:

- 1. Revise the plans to include information on any replacement brick, mortar, tooling, and color proposed to use for repointing.**

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.