



CITY OF SAVANNAH

HISTORIC PRESERVATION COMMISSION

REQUEST FOR CERTIFICATE OF APPROPRIATENESS

Petitioner: Michal Zajicek

MPC File No.: 26-002680-COA

Address: 613 West 41st Street

PIN: 20073 33014

Zoning: TR-1

Staff Reviewer: Alexander Merced

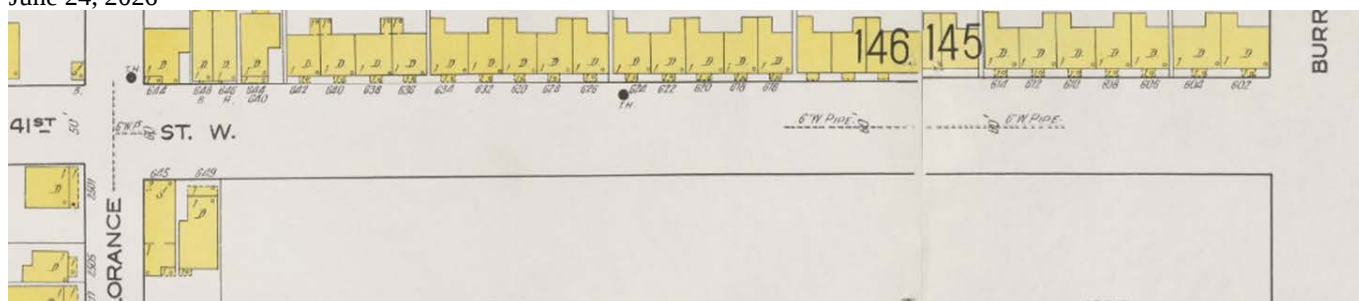
Date: June 24, 2026

NATURE OF REQUEST:

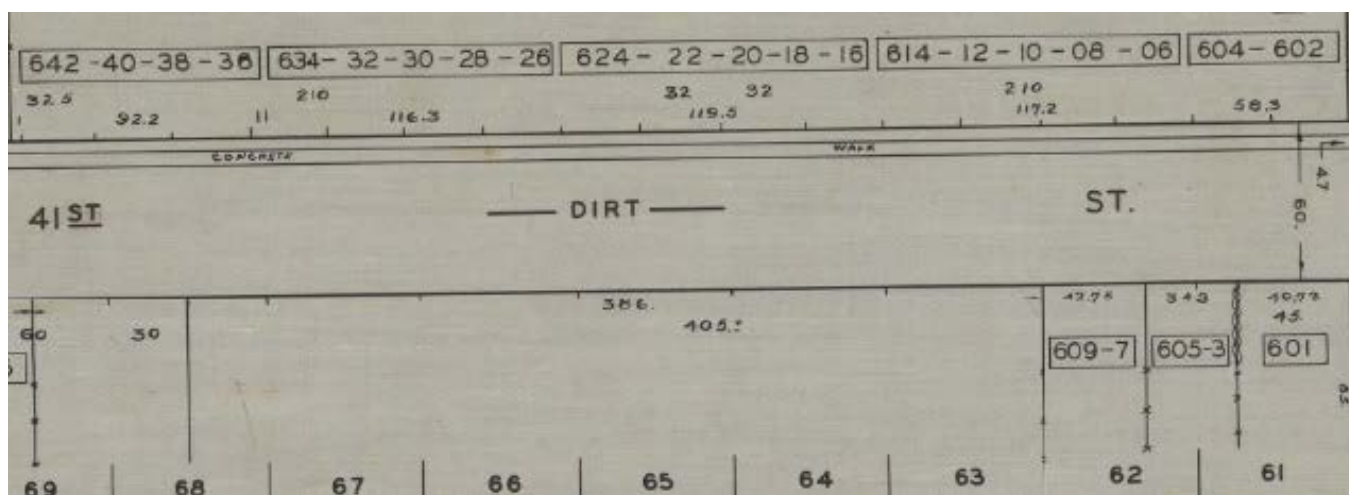
The applicant would like to rehabilitate two adjacent houses that share one single lot at 613 West 41st Street. The scope of work includes roof replacements, siding replacement, new doors, restoring existing windows and installing new ones, installing new front porch columns and railings, and restoring eaves and fascia where possible, replacing in-kind where needed.

CONTEXT/SURROUNDING AREA:

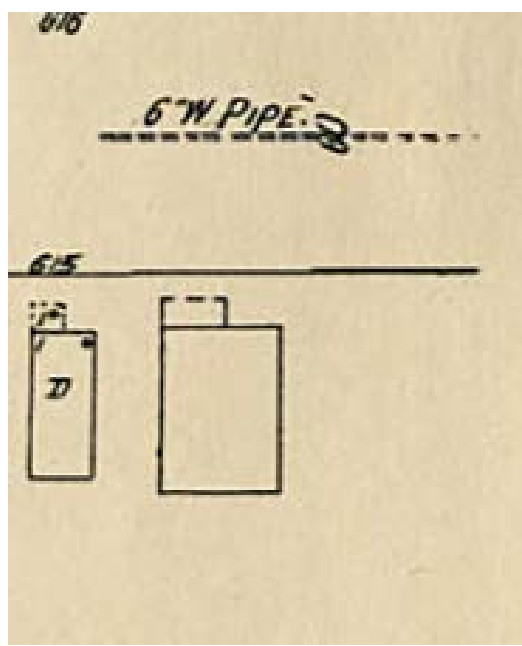
The Contributing Resources map for Cuyler-Brownville says that the buildings were constructed in 1915 and are contributing resources within the National Register Cuyler-Brownville Historic District and the local Cuyler-Brownville Historic District, however, they do not show up on either the 1916 Sanborn Map, or the 1939 Cadastral Survey. They are present by the 1955 Sanborn Map, which raises the possibility that the structures were relocated at some point before 1955 to their current location and could potentially explain why the two houses sit on one lot, although this is speculation. They sit mid-block on the south side of 41st Street and adjacent to a non-contributor, although nearly every other structure on the block is contributing. According to Google Street View images, the homes have been boarded up and vacant since sometime between 2007 and 2012.



1. 1916 Sanborn Map showing the south side of West 41st Street mostly empty, with neither of the two subject houses existing



2. 1939 Cadastral Survey showing the subject property still empty



3. 1955 Sanborn Map showing the houses

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.

Much of the historic fabric is already damaged or gone, but the applicant will keep what they can and replace in-kind what cannot be kept. The historic character of the houses will remain intact. The standard is met.

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 stated previously, many of the historic features of these houses are already gone, but the applicant will be using in-kind replacements. The standard is met.

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 materials will be visually compatible with contributing buildings and structures in the vicinity. The standard is met.

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.

Most of the original foundation still exists and will be kept. There is a small piece on the rear that will be filled in with horizontal wooden boards, but this is not visible from the public right of way, so it is not within the purview of this review.

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.

Although much of it is now missing, both houses have had asbestos siding since at least 1995 according to the Georgia Historic Resources survey. The applicant has indicated that they would be open to either Hardie board or wooden lap siding as a replacement. To comply with the ordinance requirements for contributing buildings, staff recommends that wooden lap siding be used.

Prohibited materials, Exterior walls, Alterations to contributing resources. *Vinyl siding, aluminum siding, rolled asphalt, precast concrete panels, fiber cement wood siding, EIFS, one-part stucco over insulation and/or wood or metal framing, and T-111.*

Hardie board is a fiber cement material, which is prohibited on contributing structures. This is why staff recommends using wood siding.

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.

Most of the historic windows still exist in the homes, and these will be repaired and kept. Only two of the openings will receive new windows, both of which will be wood windows made by Old Mill Woodworks in Savannah. Many of the existing windows are 6 over 6, and the two new windows will be as well. The standard is 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.

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.

Neither house currently has any doors. They will receive 6-lite wooden doors. The standard is 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 porches do not currently have railings and will receive new wooden railings that are 36 inches tall and 3 inches on center. The standard is met.

Prohibited materials, Porches, Stoops, Balconies and Decks, Alterations to contributing resources. Fiberglass (including Perma-Cast), vinyl and PVC.

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

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

Currently the roofs are covered in wrap to protect the houses. They previously had asphalt shingle roofs, and they will each receive new asphalt shingle roofs. The standard is met.

Roof, Configuration, Contributing Resources.

Original roof configuration shall be maintained.

The standard is met.

STAFF RECOMMENDATION:

Approve the rehabilitation of the houses at 613 West 41st Street as requested because the proposed work is visually compatible and meets the standards.

MW: CC: APM

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.