



CITY OF SAVANNAH

HISTORIC PRESERVATION COMMISSION

REQUEST FOR CERTIFICATE OF APPROPRIATENESS

Petitioner: Glenn Burnsed

MPC File No.: 26-000466-COA

Address: 613 West 39th Street

PIN: 20073 16012

Zoning: TR-1

Staff Reviewer: Jodie Brown, AICP

Date: February 25, 2026

NATURE OF REQUEST:

The applicant is requesting to replace the damaged wood siding, approximately 100 SF, replace the non-historic T1-11 siding at the front porch support beam, repair the trim, sill and bottom sash of a rear window, scrape and paint the exterior.

CONTEXT/SURROUNDING AREA:

Located on the south side of the road mid-block, the house is in the Stiles Ward. Constructed in 1915, the house has Prairie influences. The building is 2-stories with a low-pitched hipped roof with exposed eaves and sheathed with wood lap siding. The full-width front porch is supported by tapered red brick columns. The entrance to the porch is via red brick stairs flanked with low pony walls on the western portion of the facade. Directly above the front door is balcony. Access to the balcony, through a single door, is off set from the front door below. Fenestration is symmetrically placed on the front façade and sporadically placed on the other facades. Windows are 2/2 double hung wood.

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 §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 bulk of the work involves the repair of existing materials. In-kind siding replacement will be limited to 100SF. There is also a window that requires repair and painting the exterior. 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 house has some deferred maintenance, and the applicant intends to address these issues. 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 intends to replace approximately 100SF in-kind and repair the rear window. The window requires attention at the sill, trim and bottom sash. They are also proposing to remove the non-historic T1-11 siding at the front porch and install recessed wood panels. 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.

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.

The applicant intends to replace approximately 100SF of siding in-kind. There are areas where the siding was removed at some point and spots where the siding is deteriorated. The new siding will match the existing. The proposed work is consistent with this historic district design standard.

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

At the front porch there is currently non-historic T1-11 siding. The applicant intends to remove this siding and install recessed wood panels. The proposed new panels are innocuous and do not negatively impact the historic character. Similar houses on the street have a flat panel/beam that is like what is proposed. The proposed work is consistent with the historic district design standard.

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.*

The applicant is not proposing to use any prohibited material. The work is consistent with this historic district design standard.

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 applicant is proposing to repair a rear window that has deteriorated trim, sill, and bottom sash. The proposed work is consistent with this historic district design standard.

Staff Report - Certificate of Appropriateness
MPC File No. 26-000466-COA
613 W 39th Street
February 25, 2026

STAFF RECOMMENDATION:

APPROVE the rehabilitation and alterations work for the historic house located at 613 West 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 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.