



CITY OF SAVANNAH

HISTORIC PRESERVATION COMMISSION

REQUEST FOR CERTIFICATE OF APPROPRIATENESS

Petitioner: Pride Restoration, Thalia Guzman

MPC File No.: 26-000931-COA

Address: 1612 Brownville Court

PIN: 20066 14032

Zoning: TR-1

Staff Reviewer: Caitlin Chamberlain

Date: March 25, 2026

NATURE OF REQUEST:

The applicant is requesting approval to replace the roof shingles at 1612 Brownville Court.

CONTEXT/SURROUNDING AREA:

1612 Brownville Court was built in 2003 and is a non-contributing resource within the National Register Cuyler-Brownville Historic District and the local Cuyler-Brownville Historic District. The house is situated on a block with all new construction from 2003 and 2004. Interestingly, one street sign has it listed as Brownsville Court while the street sign at the opposite end says Brownville Court.

FINDINGS:

The following standards from the Sec 7.10 - Cuyler-Brownville Historic District Ordinance apply:

***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 proposed shingles are architectural asphalt from GAF Timberline. The standard is met.

Roof Shapes. *The roof shape of the proposed building or structure shall be visually compatible with contributing buildings and structures to which it is visually related.*

The existing roof shape will be maintained.

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.

Roof, New construction, alterations to non-contributing resources and additions.

Roof, Materials, New construction, alterations to non-contributing resources and additions.

Roof coverings shall be standing seam metal, v-crimp, slate or equivalent synthetic, or architectural asphalt or similar shingles.

The standard is met with architectural asphalt shingles. The configuration will be maintained.

Staff Report - Certificate of Appropriateness
MPC File No. 26-000931-COA
1612 Brownville Ct.
March 25, 2026

STAFF RECOMMENDATION:

Approve the request to install new roof shingles at 1612 Brownville Court as requested because the work is visually compatible and meets the standards.

MW: CC

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