



CITY OF SAVANNAH

HISTORIC PRESERVATION COMMISSION

REQUEST FOR CERTIFICATE OF APPROPRIATENESS

Petitioner: Russell Finland

MPC File No.: 26-001574-COA

Address: 511 East Waldburg Street

PIN: 20043 14032

Zoning: TN-1

Staff Reviewer: Rohan Urs

Date: May 27, 2026

NATURE OF REQUEST:

511 East Waldburg Street is requesting approval for replacement of three deteriorated wood windows on the right-side elevation and repair of three existing windows on the left side elevation through replacement of deteriorated bottom wood sashes. The proposed replacement windows are wood, single pane, 1-over-1 windows.

CONTEXT/SURROUNDING AREA:

The subject property is a contributing structure constructed circa 1914 and located within the Victorian Historic District. The surrounding area is characterized by contributing residential structures featuring vertically proportioned wood windows, traditional siding materials, and historic architectural detailing consistent with the district development pattern.

FINDINGS:

The Residential building was constructed in 1914 and is a Contributing resource within the National Register Victorian Historic District and the local Victorian Historic District.

The following standards from the Sec 7.9 - Victorian 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 proposal retains the historic character of the structure by maintaining the existing window openings, proportions, and traditional 1-over-1 configuration. The work preserves character-defining features associated with the building's historic residential appearance. Standard met.

Secretary of the Interior's Standards 5– Distinctive Features. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

Distinctive historic window proportions and configurations are retained. The proposal maintains traditional wood construction and historic window detailing consistent with the character of the contributing structure. Standard 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.*

The proposal repairs deteriorated historic window assemblies where feasible through selective bottom sash replacement and replaces only those window units identified as deteriorated beyond repair. Proposed replacement windows retain the historic 1-over-1 configuration, wood construction, and traditional proportions. Standard 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.*

Openings. *The rhythm and solid-to-void ratio of the proposed building or structure shall be visually compatible with contributing buildings and structures to which it is visually related.*

The proposed windows maintain the existing rhythm, proportions, and solid-to-void relationship of the structure. The historic window opening pattern remains intact. Standard met.

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 wood windows and replacement wood sash components are visually compatible with the historic materials and textures of the contributing structure and surrounding district context. Standard met.

Victorian 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 Victorian Historic District. They are also intended to protect the historic integrity of contributing resources. Designs for new construction are to be consistent with contributing resources from the district's Period of Significance (1870-1923).

The following design standards shall apply to new construction, additions, alterations to contributing and non-contributing resources, 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.

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 proposed windows are wood and include transparent single-pane glazing consistent with permitted materials within the district. Solid vinyl windows are not proposed. Standard met.

The proposed replacement windows retain the historic 1-over-1 configuration and vertically proportioned appearance of the existing windows. Existing window openings are maintained, and traditional window proportions are preserved. Standard met.

Staff Report - Certificate of Appropriateness
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STAFF RECOMMENDATION:

Approve the petition to repair and replace windows on 511 E Waldburg St, as requested, as the proposal is visually compatible and meets the applicable standards.

MW: CC: RU

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.