



CITY OF SAVANNAH

HISTORIC PRESERVATION COMMISSION

REQUEST FOR CERTIFICATE OF APPROPRIATENESS

Petitioner: CIVIS, Juan Uzcategui

MPC File No.: 26-001611-COA

Address: 1622 Ogeechee Road, Lot 1A-5

PIN: 20066 49048

Zoning: TR-1

Staff Reviewer: Jodie Brown, AICP

Date: May 27, 2026

NATURE OF REQUEST:

The applicant is proposing to construct a one-story, single-family residence. This is a Part 1 and 2 review.

The applicant is also requesting a recommendation from the HPC for two variances for two items. The variance request will be heard at the May 28, 2026, Savannah Zoning Board of Appeals (SZBA) meeting.

- §7.10.10.v.1.b.ii.vii “All residential facades visible from a street shall incorporate transparent features (windows and doors) on at least 30% of the ground floor façade.”
To allow for less than 30% on the east façade of the building.
- §7.10.10.a.ii.3.a “In single-family detached, single-family attached, two-family attached, three-family/four family, and townhouse dwellings, the exterior expression of the height of the first story shall not be less than 11 feet and the height of the upper stories shall not be less than nine (9) feet.”
To allow for a first story height of nine (9) feet.

CONTEXT/SURROUNDING AREA:

The proposed project is located on the north side of West 34th Street on a vacant lot within the Law Ward. Historically, the area had a number of homes in this location, but by 2005 several houses had been removed. Currently, there are only a few houses left on the north portion of the road. The applicant is relocating the house at 1630 Ogeechee Road (25-005250 COA) to this stretch of the road, rehabilitating the previously relocated house (26-001615



COA) and constructing two other residences (26-001607 COA and 26-001596 COA).

This is a vacant parcel within the National Register Cuyler-Brownville Historic District and the local Cuyler-Brownville Historic District.

FINDINGS:

The following standards from the Sec 3.21.10 Variance Criteria apply:

Variance Criteria.

Criteria for Approval. *The responsible review authority shall make a finding that the variance criteria does comply or does not comply with each individual criterion provided below. The Zoning Board of Appeals shall consider the criteria below when determining whether a variance shall be provided:*

General Consistency. The variance shall be consistent with the intent of this Ordinance and the Comprehensive Plan and shall not be injurious to the neighborhood or otherwise detrimental to the public health, safety or welfare.

The proposed project is intended to introduce affordable housing to Savannah. To keep costs reasonable, the applicant is limiting the number of windows and the height of the first story. The proposed modifications are not injurious to the neighborhood or otherwise detrimental to the public health, safety, or welfare. This standard is met.

Special Conditions.

Special conditions and/or circumstances exist which are peculiar to the land, buildings or structures involved and which are not applicable to other lands, buildings or structures in the same zoning district.

There are no circumstances which are peculiar to the land, however, the proposed buildings are being constructed for affordable housing. The design of the building is consistent with surrounding homes, but the code calls for 30% transparency on street visible facades and the expression of height on the first floor. A variance from these items will not negatively impact the district or the immediately surrounding homes. This standard is met.

The special conditions and/or circumstances do not result from the actions of the applicant.

There are several other properties that have been constructed within the near vicinity that match the design of the proposed. This standard is met.

The special conditions and/or circumstances are not purely financial in nature so as to allow the applicant to use the land, buildings or structures involved more profitably or to save money.

The house was designed for affordable housing which calls for limiting expenses, but not to increase profit. Any savings would be passed on to potential owners in need of affordable housing options. This standard is met.

Literal Interpretation. Literal interpretation of the provisions of the regulations would deprive the applicant of rights commonly enjoyed by other properties in the same

zoning district under the terms of the Ordinance and would result in unreasonable hardship on the applicant.

There are several other affordable housing residences that have been constructed in the immediate vicinity with a similar design. This standard is met.

Minimum Variance. The variance, if granted, shall be the minimum variance necessary to make possible the reasonable use of land, buildings, or structures.

The applicant is utilizing the existing space and will work within the existing lot. A minimum variance will suffice. This standard is met.

Special Privilege Not Granted. The variance shall not confer on the applicant's property any special privilege that is denied by this Ordinance to other lands, buildings or structures in the same zoning district.

As noted, there are other residences with similar conditions, conferring the variance will not grant any special privilege. This standard is met.

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 proposed property will be located on the north side of 34th Street, which is currently mostly vacant. Historically, the north side of the road had a number of homes that had been in place since at least 1888. By 2005, several of the homes had been removed. Re-introducing residences to the north side of the road will recreate the streetscape and historic character. The proposed work is consistent with Standard 2.

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.

Height. The overall height and the height of individual components of the proposed building or structure shall be visually compatible with contributing buildings and structures to which it is visually related.

The overall height of the proposed building is slightly over 20'. The surrounding one-story houses have a similar ridge height to the proposed building. There is some variation, but generally they

all appear to be within a few feet of each other. The proposed building is consistent with this criterion.

Width. *The proportion of the overall width and the width of individual components of the proposed building or structure shall be visually compatible to the contributing buildings and structures to which it is visually related.*

The overall width appears to be approximately 24' which is consistent with the smaller scale of surrounding homes. The proposed work is consistent with this criterion.

Scale. *The overall scale and the scale of individual components of the proposed building or structure shall be visually compatible to the contributing buildings and structures to which it is visually related.*

Predominantly the existing homes along the street are one-story with the exception of the vacant 2-story commercial building located at the corner of 34th Street and Ogeechee Road. The proposed one-story building will be consistent with the scale of the immediate vicinity. The proposed work is consistent with this criterion.

Setbacks. *The setbacks of the proposed building or structure shall be visually compatible with setbacks of contributing buildings and structures to which it is visually related.*

Based on aerials, the homes in the immediately surrounding area have varying setbacks. The proposed setback of 10' would not be out of place. The proposed work is consistent with this criterion.

Rhythm of Building or Structure. *The relationship of a building or structure to the open space between it and adjacent buildings or structures shall be visually compatible with the open spaces between contributing buildings or structures to which it is visually related.*

Spacing between the homes also varies widely. This property will be 6' on the east and 10' on the west. The rhythm of the proposed building would not be out of place. The proposed work is consistent with this criterion.

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 design has a number of windows on each façade with the exception of the east (right) façade which only has one window. The applicant has applied for a variance to address this issue, §7.10.10.v.1.b.ii.vii "All residential facades visible from a street shall incorporate transparent features (windows and doors) on at least 30% of the ground floor façade." The variance request will be heard by the Savannah Zoning Board of Appeals (SZBA) on May 28, 2026.

Projections. *Entrances, porches, and other projections of the proposed building or structure shall be visually compatible with contributing buildings and structures to which it is visually related.*

The porch is approximately 6' deep and 12' wide. It stands proud of the wall plane of the front façade. A small gable roof over the porch distinguishes it from the body of the house. The rear porch is also 12' x 6' and stands proud of the wall plane. The rear porch is a simplified version of the front porch with smaller columns and lap siding on the gable end. As with other elements of

the house, there are a variety of porch types in the immediate area some that are integrated into the overall roof and others that stand proud. The proposed work is consistent with this criterion.

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 to use the following materials.

- Roof-Asphalt shingles
- Gable End- Hardie Shake Siding
- Siding-Hardie lap siding, smooth finish
- Windows-Windsor Legend Series Double Hung
- Doors-Jeldwen 6-light Craftsman
- Porch-Fiberon or Trex board stairs
- Foundation-Stucco over block and horizontal siding

The proposed materials are consistent with and visually compatible with surrounding properties. The proposed work is consistent with this criterion.

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 roof is primarily a gable. The front façade is a gable with an intersecting hip on the body of the house with a small gable over the porch. The rear of the house is a gable. The proposed work is 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.

Height and Mass. *The intent of these standards is to ensure that the height and mass are in context with contributing buildings in the same or adjacent block faces.*

The height and mass shall be subdivided both horizontally and vertically to convey human scale and visual interest that reflects the traditional size of buildings.

The height and mass of the proposed residence is consistent with surrounding homes. The proposed work is consistent with the historic district design standards.

Floor-to-Floor Heights.

In single-family detached, single-family attached, two-family attached, three-family/four-family, and townhouse dwellings, the exterior expression of the height of the first story shall not be less than 11 feet and the height of the upper stories shall not be less than nine (9) feet.

The height of the first floor (above the foundation) is 9'. The applicant will be applying for a variance to address the lack of required height on the 1st floor. Specifically, the variance will be for §7.10.10.a.ii.3.a "In single-family detached, single-family attached, two-family attached, three-family/four family, and townhouse dwellings, the exterior expression of the height of the first story shall not be less than 11 feet and the height of the upper stories shall not be less than nine (9) feet." The variance will be heard on May 28, 2026 by the SZBA.

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

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

Foundations shall be constructed of brick, stone, or true stucco over concrete block piers.

The proposed foundation will be constructed of concrete block with a stucco finish. The proposed work is consistent with the historic district design standards.

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 proposed foundation is constructed of concrete block with a stucco finish. The proposed work is consistent with the historic district design standards.

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

In single-family detached, single-family attached, two-family attached, three-family/four-family, and townhouse dwellings, foundations shall be the average height of foundations on contributing buildings on the block face, or if no contributing buildings exist, shall have a minimum finished floor height of 30 inches above grade.

The applicant did not provide this information. Revised plans should include the heights of at least three contributing buildings and their average foundation height.

Front porches shall have expressed piers.

The front porch has expressed piers and recessed horizontal boards. The proposed work is consistent with the historic district design standards.

Beneath a wood frame building, the foundation shall be recessed and not project forward of the building plane.

The foundation will be recessed under the building plane. The proposed work is consistent with the historic district design standards.

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

Permitted materials, Exterior walls, New construction, alterations to non-contributing resources, and additions. Brick, stone, wood, true stucco, painted concrete block, precast concrete panels, metal shingles, and wood or fiber cement siding.

The applicant is proposing to use Hardie board with a smooth finish and a 5" exposure. The proposed work is consistent with the historic district design standards.

Prohibited materials, Exterior walls, New construction, alterations to non-contributing resources, and additions. Vinyl siding, aluminum siding, rolled asphalt, EIFS, one-part stucco over insulation and/or wood or metal framing, T-111, corrugated metal, unpainted exposed concrete block.

The applicant is not proposing to use any prohibited materials. The proposed work is consistent with the historic district design standards.

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

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

Window casings and sashes shall be made of PVC, metal, wood or clad wood material.

This material is not called out on the plans. The applicant will need to revise the plans to include this information.

Window glass shall be transparent with no dark tints or reflective effects (except for stained glass windows). This provision does not preclude the use of Low Emissivity or laminated glass.

No tints or reflective effects are indicated on the plans. The proposed work is consistent with the historic district design standards.

Solid vinyl windows are prohibited.

The windows are not solid vinyl. The proposed work is consistent with the historic district design standards.

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

Windows shall be taller than they are wide, except for accent windows, which may be round or other shapes.

The proposed work is consistent with the historic district design standards.

Windows shall be single-hung, double-hung, triple hung, awning, or casement, except for accent windows which may also be fixed or hopper.

The proposed work is consistent with the historic district design standards.

Simulated divided light windows shall be permitted provided that the muntin is 7/8 inches or less, the muntin profile shall simulate traditional putty glazing, the lower sash rail shall be wider than the meeting and top rails, and there shall be a spacer bar in between double panes of glass. Between-the-glass, snap-in or applied muntins shall not be permitted.

Proposed windows will be 1/1 double hung. The proposed work is consistent with the historic district design standards.

Framing members shall be covered with appropriate trim; trim shall feature a header, surrounds, and pronounced sill where appropriate.

The plans do not provide a section detail to determine the presence or absence of sills or trim work. The applicant should revise the plans to include a section detail.

Window sashes shall be inset a minimum of three (3) inches from the façade of a building, except for wood frame buildings.

This is a wood frame building. The proposed work is consistent with the historic district design standards.

All residential facades visible from a street shall incorporate transparent features (windows and doors) over a minimum of 30% of the ground floor façade.

The applicant has applied for a variance to address this issue, §7.10.10.v.1.b.ii.vii “All residential facades visible from a street shall incorporate transparent features (windows and doors) on at least 30% of the ground floor façade.” The variance request will be heard by the Savannah Zoning Board of Appeals (SZBA) on May 28, 2026.

Doors/Entrances, New construction, alterations to non-contributing resources and additions.

Doors/Entrances, Materials, New construction, alterations to non-contributing resources and additions.

Doors shall be made of glass, wood, clad wood or steel (without wood grain simulation).

The plans indicate that the window will be a Jeldwen Craftsman style door. The door schedule on page 18 indicates that the doors will be fiberglass or metal. The applicant needs to clarify the material of the door.

Doors shall not have a decorative diamond or half-moon inset.

The proposed work is consistent with the historic district design standards.

Doors/Entrances, Configuration, New construction, alterations to non-contributing resources and additions.

Entrances shall face the primary street on which the building is located (normally the street from which it takes its address).

The main entrance fronts West 34th Street. The proposed work is consistent with the historic district design standards.

Porches, Stoops, Balconies and Decks, New construction, alterations to non-contributing resources and additions. *Front porches or covered or uncovered stoops shall be required on all entrances for new ground floor residential construction.*

Materials, Porches, Stoops, Balconies and Decks, New construction, alterations to non-contributing resources and additions.

On porches and stoops, piers and base walls shall be of the same material as the foundation wall facing the street.

The piers at the front porch are the same as the stem wall, concreted block with stucco. The proposed work is consistent with the historic district design standards.

Porch elements shall be constructed of brick, painted or stained wood, wood composite, precast stone, marble, sandstone, or slate.

The applicant is proposing to use fiberglass columns to support the porch roof, a fiberon/Trex top rail with Hardie board rails and pressure treated wood pickets with a Fiberon/Trex decking. The fiberglass and Fiberon/Trex elements are neither prohibited or explicitly approved. The proposed material replicates wood and will endure in this climate.

Prohibited material: Vinyl.

The applicant is not proposing to use vinyl. The proposed work is consistent with the historic district design standards.

Configuration, Porches, Stoops, Balconies and Decks, New construction, alterations to non-contributing resources and additions.

On single-family detached, single-family attached and two-family attached dwellings, a front porch a minimum of six (6) feet in depth shall be required over a minimum of 50% of the front façade.

The porch is 6' deep and 50% of the front façade. The proposed work is consistent with the historic district design standards.

Wood portico posts shall have cap and base molding.

The porch columns are designed with a cap and base molding. The proposed work is consistent with the historic district design standards.

Balusters shall be placed between upper and lower rails, and the distances between balusters shall not exceed four (4) inches on center. The height of the railing shall not exceed 36 inches for single- and two-family dwelling units.

The proposed work is consistent with the historic district design standards.

Front porches shall not be enclosed.

The proposed work is consistent with the historic district design standards.

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 roof will have asphalt shingles. The proposed work is consistent with the historic district design standards.

Metal roofs shall have a metal drip edge covering all edges and a maximum seam height of one (1) inch.

The proposed work is consistent with the historic district design standards.

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

Shed and porch roofs, subordinate and attached to the primary building, shall be pitched between 2:12 and 6:12.

The pitch of the porch roof is not noted on the plans. The applicant should revise the plans to include this information.

Gable and hip roof shall be symmetrically pitched between 4:12 and 10:12.

The gable roof of the main body of the house will be 7:12. The proposed work is consistent with the historic district design standards.

Eaves shall extend no less than 12 inches beyond supporting walls.

Eaves will be 1'. The proposed work is consistent with the historic district design standards.

Gable end rakes shall overhang at least eight (8) inches.

The gable end will have a 1' overhang. The proposed work is consistent with the historic district design standards.

Mechanical Equipment and Refuse. *The intent of these standards is to ensure that mechanical equipment and refuse is appropriately sited to provide the least negative visual impact. In addition to the requirements set forth in Sec. 9.5, Screening and Buffers, mechanical equipment and refuse shall comply with the following:*

Roof mounted equipment and HVAC units shall be screened from view from the street.

The HVAC condenser unit will be located at the rear of the house and not visible from the street. The proposed work is consistent with the historic district design standards.

Refuse storage areas for dumpsters and compactors shall be located within a building or to the side of rear of the building and screened from the public right-of-way.

The refuse storage area will be located behind the shed. The proposed work is consistent with the historic district design standards.

Lighting. *The intent of these standards is to ensure that light fixtures have appropriate scale, are sited appropriately, are made of appropriate materials and complement the building on which they are located. In addition to the requirements set forth in Sec. 9.8, Lighting, lighting shall comply with the following:*

Materials: Light fixtures shall be constructed of metal and/or glass.

A light fixture is noted for the front porch, but no specifications are provided. The applicant will need to provide information on the revised plans.

Accessory Structures. *(including garages, carports and accessory dwellings units). In addition to compliance with the Visual Compatibility Criteria and the Victorian Historic District Design Standards, accessory structures shall also comply with the requirements set forth in Sec. 8.7, Accessory Structures and Uses, and the following standards:*

New accessory structures shall be located in the rear yard.

The applicant is proposing a small 8' x 8' shed in the rear yard. Sheds under 120 SF do not typically require review. The proposed work is consistent with the historic district design standards.

The height and mass of the primary building shall not be exceeded by any new accessory structure on the same parcel.

The proposed work is consistent with the historic district design standards.

New accessory structures shall not be more than two (2) stories tall.

The shed will only be 1-story. The proposed work is consistent with the historic district design standards.

New accessory structures may have up to a five (5) foot lane setback to allow a turning radius into the garage.

The shed will be setback 6' from the lane. The proposed work is consistent with the historic district design standards.

Side yard setbacks for new accessory structures shall be a minimum of three (3) feet.

The side yard setback will be 6'. The proposed work is consistent with the historic district design standards.

Fencing and Walls. *The intent of these standards is to ensure that walls and fences define outdoor spaces appropriately, separate private and public realms and add architectural interest to a building's façade. In addition to compliance with the requirements set forth in Sec. 9.6, Fences and Walls, fences and walls shall also comply with the following standards:*

Fencing and Walls, Permitted Materials.

Wood, iron, brick, true stucco over concrete block, smooth fiber cement or extruded aluminum.

The applicant is proposing a 3'6" wood picket fence at the corners of the house with a gate next to the front porch. The remainder of the yard will be fenced with a 4' chain link fence with an 18' wide gate at the rear. The proposed work is consistent with the historic district design standards.

Chain link may be permitted in the rear yard but not along any street.

The chain link will be located at the sides and the rear of the lot. The proposed work is consistent with the historic district design standards.

Plastic or metal slats used in chain link shall not be permitted.

The applicant is not proposing to use any prohibited materials. The proposed work is consistent with the historic district design standards.

Fencing and Walls, Prohibited Materials. *Vinyl, PVC, and corrugated metal.*

The applicant is not proposing to use any prohibited materials. The proposed work is consistent with the historic district design standards.

Fencing and Walls, Configuration.

Fences or walls no more than 36 inches in height may be installed within the front yard.

The applicant is not proposing any fencing in the front yard. The proposed work is consistent with the historic district design standards.

A minimum of five (5) feet must be provided between a fence and a building where they are parallel.

The side yard setbacks are 6' and 10". The proposed work is consistent with the historic district design standards.

STAFF RECOMMENDATION:

APPROVE the request to construct the property at 1622 Ogeechee Road, Lot 1A-5 **WITH THE FOLLOWING CONDITIONS**, to be reviewed by staff because the work is otherwise visually compatible and meets the Standards:

1. Provide foundation heights of three (3) contributing resources in the immediate vicinity to determine the height of the proposed construction.
2. Indicate the material and dimensions of the casing material for the windows.
3. Provide a section detail to show the window details.
4. Clarify the material of the main entrance door.
5. Indicate the pitch of the porch roof on the plans.
6. Indicate the location of the electrical panel on the plans.
7. Provide spec sheets for the front porch light.

AND

Staff recommends that the Savannah Historic Preservation Commission recommends **approval** to the Savannah Zoning Board of Appeals for the two variance requests for 1622 Ogeechee Road, Lot 1A-5 as noted below, because the variance criteria are met:

1. §7.10.10.v.1.b.ii.vii “All residential facades visible from a street shall incorporate transparent features (windows and doors) on at least 30% of the ground floor façade.”
To allow for less than 30% on the east façade of the building.
2. §7.10.10.a.ii.3.a “In single-family detached, single-family attached, two-family attached, three-family/four family, and townhouse dwellings, the exterior expression of the height of the first story shall not be less than 11 feet and the height of the upper stories shall not be less than nine (9) feet.”
To allow for a first story height of nine (9) feet.

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.