



CITY OF SAVANNAH

HISTORIC PRESERVATION COMMISSION

REQUEST FOR CERTIFICATE OF APPROPRIATENESS

Petitioner: CIVIS, Juan Uzcategui

MPC File No.: 26-001615-COA

Address: Northwest corner of West 34th Street and Florance Street, Lot 1A-6

PIN: 20066 49049

Zoning: TR-1

Staff Reviewer: Alexander Merced

Date: May 27, 2026

NATURE OF REQUEST:

The applicant would like to rehabilitate and add an addition and a side porch to the currently derelict home at the northwest corner of West 34th Street and Florance Street. They would also like to construct a new fence around the property and a small shed in the rear yard. The property does not have a given street address on SAGIS and is listed on Google Maps as 1 Abyssinia Lane.

CONTEXT/SURROUNDING AREA:

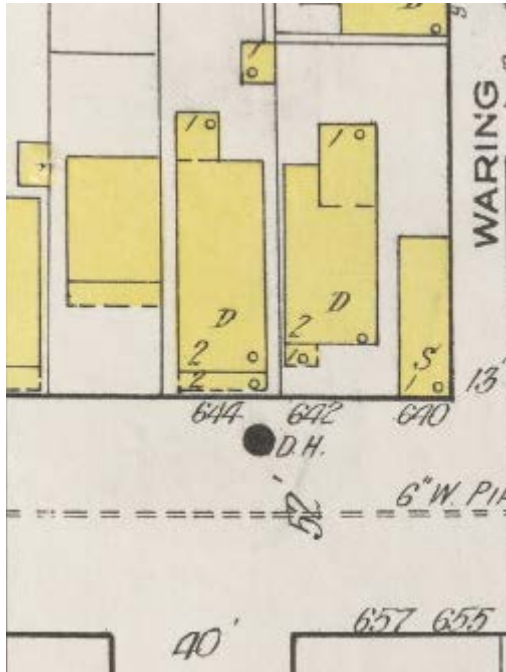
The building was constructed around 1898 and is a contributing resource within the National Register Cuyler-Brownville Historic District and the local Cuyler-Brownville Historic District.

The rehabilitation project of this house is planned as a part of an affordable housing development on the north side of the 600 block of West 34th Street. It borders a lane to the east and sits next to multiple vacant lots to the west, one of which will receive a contributing structure that is being moved from 1630 Ogeechee Road and the rest of which are currently being proposed for new residences as part of the development. A new lane will be created behind the property once the development is approved.

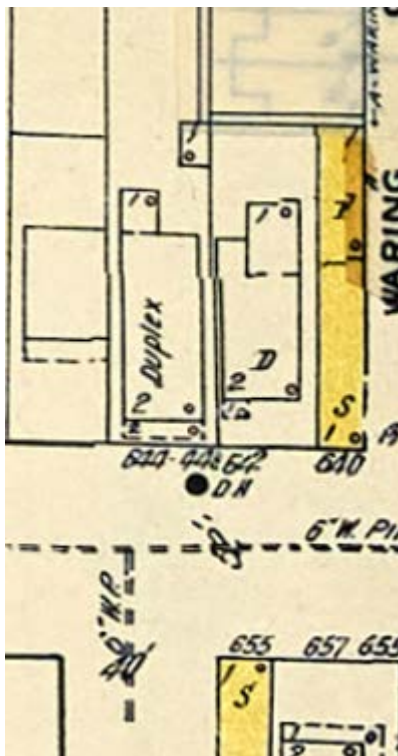
It is difficult to pinpoint the exact house on historic Sanborn Fire Insurance maps, as there are no structures that perfectly align with its current location and the layout and dimensions of this block, and the adjacent lane have all changed since these maps were made. This combined with the 2007 Google Street view showing stabilization work being done, introduces the possibility that the structure was moved slightly from its original location on the block and even that it could have been used as a store at one point. It appears that the building has been vacant for several years, as the

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same Google street view from 2007 shows it in the same condition, and both the interior and exterior show heavy degradation.



1. 1916 map with the only potential match for the current structure being the store on the right



2. 1955 map showing the same

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.

Although the property will be altered, the historic character will remain. Much of the original material is badly deteriorated or has already been lost. The form of the shotgun house will remain, with the alterations serving to make this late 19th century structure livable in modern times while retaining its historic character. The standard is met.

Secretary of the Interior's Standards 3– Physical Record. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

The additions will read clearly as such, and it is not a conjectural feature from a different building, nor will it create a false sense of history. The standard is 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.

No distinctive features or examples of craftsmanship will be removed. 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.

Much of the exterior is deteriorated but the applicant states that 30% of the siding can be repaired and what must be replaced will be replaced in-kind with the same materials as were there historically. The standard is met.

Secretary of the Interior's Standards 9– New Additions to not Damage. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.

The additions will not damage any historic materials or features, and the fact that the shotgun house design is so unique, the differentiation will be evident. The standard is met.

Secretary of the Interior's Standards 10– New Additions Reversible. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The essential form and integrity of the historic property and its environment will remain unimpaired, and the additions will merely make the house livable for current and future residents. Additionally, both could be removed in the future without destroying the original building. 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.*

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 width of the building will be expanded slightly but will remain visually compatible with the area. The addition is also set back from the front elevation. The standard is met.

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.*

The standard is met.

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 addition on the east façade will maintain a visually compatible solid-to-void ratio with the neighborhood, and the side porch on the west façade will do the same. However, towards the rear of the west façade the applicant proposes to close two original window openings that currently exist. This does not meet the standard, and staff recommends that these windows be maintained.

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.*

There are multiple examples of a similar side porch in the surrounding area, therefore the porch is visually compatible. The standard is 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 materials will be visually compatible with surrounding resources. 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.*

There are multiple examples of hipped and gabled roofs in the surrounding area. 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.

The foundation for much of the existing house is still intact, and the open space in the front that is currently covered with lattice boards will be covered with true stucco over concrete block. The standard is met.

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 addition will have a foundation made of true stucco over concrete block. The standard is met.

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.

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

The addition will have a foundation that matches the height and configuration of the original house.

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.

According to the applicant, roughly 30% of the existing siding is salvageable, and will be reused. The rest will be replaced with wood siding. The standard is met.

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 standard is met.

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 addition will have Hardie fiber cement siding. This will also help differentiate between the old and the new. The standard is met.

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.

Many of the windows in the house no longer exist with the exception of the front window next to the door, which will be salvaged and reglazed, and some that are on the floor inside the house, seen in the provided photos. Staff recommends evaluating these windows for possible repair. Those that are unable to be repaired will be replaced by Windsor Legend Series double hung windows which are approved for use in the historic districts. The applicant has proposed a 1 over 1 pattern, but staff recommends a window pattern that most closely resembles any salvageable windows from the interior.

One new window opening is proposed on the rear of the house in what was formerly a door opening. Staff feels that the proposed window is a reasonable change because it makes the shotgun layout more livable for the modern day maintains a good solid to void pattern, and overall meets the standard because the opening is not disappearing completely, but will now be represented by the window.

Finally, as stated earlier, the applicant is proposing to close two original window openings to the rear of the west façade. This is inconsistent with the standards and staff recommends that these two window openings be kept.

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.

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.

Solid vinyl windows are prohibited.

As noted previously, Windsor Legend Series double hung windows will be used, which are approved for use in the historic district. The standard is met.

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.

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

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

All windows will be double hung and meet the dimension requirements. All above standards are 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.

There are no doors remaining on the property and all new doors will be made of wood. There will be one new door opening on the west façade, and the former back door on the rear façade will be changed to a window opening. These changes will help make the shotgun house a far more livable structure for the modern day, allowing occupants and guests to move in and out of the house without walking through the rear bedroom. Additionally, many houses in the area have similar side doors, making this compatible with the surrounding neighborhood. Because of this, staff finds this to be a reasonable change.

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).

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

The doors will be made of wood and will not have a decorative diamond or half-moon inset. The standard is met.

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 original entrance will remain unchanged, but, as stated previously, staff finds the proposed side door to be a reasonable addition because it is compatible with the rest of the neighborhood and still maintains the balance between the new and the historic integrity of the building.

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 existing front porch is just a few years old and not historic. However, it is made of conforming materials and is in good condition, so it will be kept.

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

The existing front porch is made of wood. The standard is met.

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.

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

Prohibited material: Vinyl.

The proposed new porch foundations will be made of the same 10-inch hardie band board and smooth thin coat stucco over concrete block as the rest of the home and the addition, and the column and railing will be made of wood. The standard is met.

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

Wood portico posts shall have cap and base molding.

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.

All above standards are met.

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

Metal roofs shall have a metal drip edge covering all edges.

The existing metal roof has been derelict for many years and will be replaced in-kind. The standard is met.

Roof, Configuration, Contributing Resources.

Original roof configuration shall be maintained.

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.

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

The addition roof will be standing seam metal with a drip edge covering. The standard is met.

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.

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

The addition roof will be pitched at 4:12. The standard is met.

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

The addition eaves will extend 12 inches. The standard is met.

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

Soffits shall be placed perpendicular to the building wall, not sloping in plane with the roof (except for gable end rakes).

The standard is met.

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 system will be screened from view from the street by the proposed wooden fence in the side yard. The standard is met.

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 area will be in the rear yard and will not be visible from the public right-of-way. The standard is met.

Additions. *In addition to compliance with the Visual Compatibility Criteria and the Victorian Historic District Design Standards, additions to contributing resources shall also comply with the Secretary of the Interior's Standards and Guidelines for Rehabilitation and the following standards:*

Additions shall be subordinate in mass and height to the resource.

Although the addition slopes down from the same roof ridge, it does not run all the way to the front of the house, and it still reads as subordinate.

Additions shall not obscure any character-defining features.

Additions shall not be on the primary or front façade of the resource.

Each of the above standards are met.

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.

New accessory structures shall be in scale with other contributing accessory structures on the lane.

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

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

Garage openings shall not exceed 12 feet in width.

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

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

The accessory structure will be an 8'x8' shed which meets the standards.

Parking and Paving. *The intent of these standards is to create and protect contiguous, active pedestrian street fronts. In addition to the requirements set forth in Sec. 9.3, Off-Street Parking and Loading, parking and paving shall comply with the following:*

Parking areas shall be located in the rear yard except for single- and two-family dwelling units which may also provide parking in the side yard behind the face of the front façade.

The parking area will be in the rear yard. The standard is met.

Vehicular Access.

For single- and two-family dwellings, where a site has access to a lane, the lane shall be the sole means of vehicular access to the site. Where lane access is not available, a driveway shall be permitted from the street provided that it is a ribbon strip design. The driveway shall be no wider than 12 feet and the area between the strips shall be planted with grass or plants that grow or are maintained to no taller than one-half foot.

Vehicular access will be from the lane. The standard is met.

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.

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

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

The fence will be wood in the side yard and chain link in the rear yard. The standard is met.

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

The standard is met.

Fencing and Walls, Configuration.

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

Fences or walls no more than eight (8) feet in height may be installed within the side or rear yards behind the front façade of the building.

The fence begins in the side yard and does not exceed 4 feet in height anywhere around the structure. The standard is met.

STAFF RECOMMENDATION:

Approve the rehabilitation project of the structure at the northwest corner of West 34th Street and Florance Street, Lot 1A-6, with the following conditions because it is otherwise visually compatible and meets the standards.

- 1. Maintain the two original window openings on the rear of the west façade.**
- 2. Evaluate the remaining windows onsite for possibility of repair and reuse.**
- 3. Utilize a window pattern that most closely resembles that of the salvageable windows.**

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.