



CITY OF SAVANNAH

HISTORIC PRESERVATION COMMISSION

REQUEST FOR CERTIFICATE OF APPROPRIATENESS

Petitioner: All Fix Services, Allan Stevens

MPC File No.: 26-004115-COA

Address: 634 West 42nd Street

PIN: 20073 33034

Zoning: TR-1

Staff Reviewer: Jodie Brown, AICP

Date: September 23, 2026

NATURE OF REQUEST:

The applicant is requesting to restore the exterior of this residence.

CONTEXT/SURROUNDING AREA:

Located mid-block on the north side of the road in between Burroughs and Florance Streets, the house is in the Stiles Ward. Designed as a shotgun style house, it was constructed in 1915. The house features a gable roof with a shed roof over the front porch. The porch roof is supported by three Tuscan columns. The columns rest upon brick piers with a concrete cap. In between the columns/piers is a low brick pony wall with a hit or miss pattern with a concrete top. The porch is accessed via concrete steps at the southwest corner which leads directly to the front door which is currently boarded. Directly to the east of the front door is a window opening. The exterior is sheathed with lap siding while the gable end has wood shingles. A brick chimney is located on the west side of the house.

This project was previously approved under 22-005695-COA in January 2023 with a different applicant who was working with the Historic Savannah Foundation (HSF). The current applicant is proposing to continue the work in coordination with HSF.

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 §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 applicant is proposing to restore the historic materials and install new materials, where necessary. Under the previous owner and approval, the majority of the siding and framing were completed. The current owner will be completing the siding, replacing the roof, repairing the windows, doors and trim, or replacing in-kind, as necessary and spot repointing. 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.*

Based on Google Street View, it appears that the house has been vacant since 2014. During that time, the house has deteriorated. The roof leaked, the wood siding and the windows deteriorated. The applicant is proposing to restore the exterior materials in-kind. 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.*

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.*

Per the plans, there were two openings on the east side of the building that were going to be restored. Evidence of the openings was shown through the mismatched siding. Restoration of the opening creates a symmetrical solid void pattern that was originally present. All other openings will remain. 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.*

If the historic materials cannot be repaired, they will be replaced in-kind. 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.

Windows, Alterations to contributing resources.

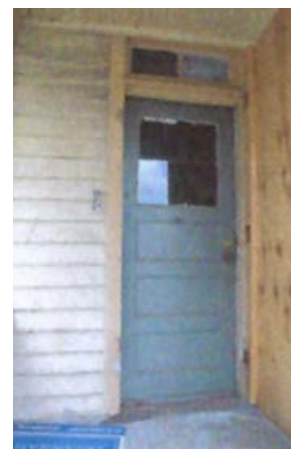
Windows shall be repaired rather than replaced, provided however, if the degree of degradation does not allow repair, the degradation of each window shall be photographically documented and verified by the Planning Director, and the new window shall be of the same materials and configuration as the original (including single-glazed and true-divided lights, when appropriate).

The applicant is proposing to reconstruct two windows that were previously covered with siding. All other windows will be repaired. The proposed work is consistent with the historic district design standards.

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.

There appear to be three doors on the house, one at the front and one on each side. The door shown on the elevations on the front façade is different than the photo that was provided by the applicant. The door that is being proposed appears to be primarily glass with a wide bottom rail while the door that was in the house had a smaller amount of glass and was 2/3s wood. It is not clear if the pictured door is still present. Photos show a side door that is Neo-Colonial and not original which is different than what is shown on the plans. The front door should be either repaired or replicated to match the photo submittal. Side doors should replicate the plans.



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.

The side doors shown on the plans appear to replicate the plans which are based on historic context. The non-historic Neo-Colonial side door appears to have been added recently and should be replaced with a historically appropriate door.

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).

The roofing material had reached the end of its life and was actively leaking. The applicant was approved for an emergency roof replacement. The existing asphalt shingle roof was replaced in-kind. The proposed work is consistent with the historic district design standards.

Roof, Configuration, Contributing Resources.

Original roof configuration shall be maintained.

The roof configuration was maintained as a gable over the main body of the house, a shed over the front porch and a hip over a rear addition. The proposed work is consistent with the historic district design standards.

Skylights, roof decks, pergolas and roof vents shall be permitted only on the roof plane opposite the street, or when screened from public view and shall not damage or obscure character-defining features.

The applicant is not proposing any roof additions. The proposed work is consistent with the historic district design standards.

Dormers shall not damage or obscure character-defining features and shall reinforce the existing historic window pattern.

The applicant is not proposing any dormers. The proposed work is consistent with the historic district design standards.

STAFF RECOMMENDATION:

APPROVE the request to rehabilitate the existing building at 634 West 42nd Street **WITH THE FOLLOWING CONDITION** to be reviewed and approved by staff prior to starting the project because the work is otherwise visually compatible and meets the Standards:

1. **Revise the plans to reflect the front entrance shown in previous photos. If the front door is still present, it should be repaired.**

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.