



CITY OF SAVANNAH

HISTORIC PRESERVATION COMMISSION

REQUEST FOR CERTIFICATE OF APPROPRIATENESS

Petitioner: Your Exterior Pros, Teygan Cuyar

MPC File No.: 26-004374-COA

Address: 1114-1116 Lincoln Street

PIN: 20053 02024

Zoning: TN-1

Staff Reviewer: Rohan Urs

Date: September 23, 2026

NATURE OF REQUEST:

The petitioner is requesting approval for exterior repairs and maintenance to the contributing building located at **1114-1116 Lincoln Street** within the Victorian Historic District.

The proposed work includes repairs to the front porches at both units, localized replacement of deteriorated wood siding and trim, replacement of two deteriorated first-floor windowsills at Unit 1114, replacement of a deteriorated lower band board along the Duffy Street elevation, reglazing of failing window glazing, exterior cleaning, preparation, and repainting.

At Unit 1114, the work also includes replacement of the existing front porch steps and one deteriorated 6-by-6-inch wood post, replacement of missing or deteriorated 2-by-2-inch balusters, reattachment of loose handrails, and replacement of an existing black post cap. At Unit 1116, missing or deteriorated balusters will be replaced, loose handrails reattached, and the existing black post cap replaced.

CONTEXT/SURROUNDING AREA:

The residential building was constructed in 1898 and is a contributing resource within the National Register Victorian Historic District and the local Victorian Historic District.

The building is a two-story wood-frame residential structure with wood lap siding, double-hung windows, and individual front porches serving the two units. The submitted photographs document localized deterioration of exterior siding, windowsills, lower trim and band boards, porch steps, railing components, and other exposed wood elements.

The proposed work is primarily repair and maintenance in nature and does not alter the overall form, massing, fenestration pattern, roof configuration, or principal architectural character of the contributing resource.

FINDINGS:

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 proposed work retains the overall form and character-defining features of the contributing building. Existing wood siding, porch components, windows, trim, and other historic exterior elements are proposed to remain except where localized deterioration necessitates repair or replacement. No alteration to the building's overall architectural configuration is proposed.

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.*

The proposed work retains the established wood siding, porch configuration, railing pattern, window openings, and other character-defining exterior features. Replacement work is limited to deteriorated components and is intended to maintain the existing appearance and detailing of the building.

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 submitted photographs document localized deterioration of siding, porch steps, balusters, windowsills, lower band boards, and other wood elements. The proposal emphasizes repair and retention of existing material, with replacement limited to missing or deteriorated components.

Replacement siding is proposed as **#119 1x6 pine lap siding**, and replacement porch and trim components are proposed in compatible wood materials. Existing loose handrails will be reattached, failing window glazing will be reglazed, and localized surface deterioration will be repaired rather than replaced wholesale.

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.*

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 existing front porches are retained. Proposed work is limited to repair and replacement of deteriorated steps, posts, balusters, handrails, and associated components. The applicant has clarified that replacement porch elements will maintain the existing compatible configuration and detailing.

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 repairs utilize wood materials compatible with the existing historic building, including pine lap siding and dimensional wood members for deteriorated porch and exterior components. The repair work maintains the established material character of the contributing resource.

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.

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.

If the original wall material and/or configuration is unknown, the new wall material and configuration shall be based on historic context.

Existing historic wood siding is proposed to remain wherever serviceable. Localized deteriorated sections will be replaced with **#119 1x6 pine lap siding** compatible with the existing siding profile. A deteriorated 1x10 lower band board along the Duffy Street elevation will also be replaced in compatible wood.

The submitted photographs demonstrate that replacement is limited to areas exhibiting visible deterioration rather than wholesale removal of historic siding.

Standard 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.

Existing historic windows are proposed to remain. Work is limited to replacement of two deteriorated first-floor wood windowsills at Unit 1114 and reglazing of failing window glazing.

The proposal retains the existing window openings, sash configuration, and historic window assemblies while repairing deteriorated components.

Standard met.

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.

Front porches shall not be enclosed. Side and rear porches may be enclosed with fine wire mesh, glass or shutters, provided the porch continues to read as a porch and character-defining features (including but not limited to columns, balustrades, entablature and similar features) are retained and not obscured or damaged.

The existing front porches will remain in their current configuration. At Unit 1114, deteriorated front steps and one 6-by-6-inch wood post will be replaced. At both units, missing or deteriorated 2-by-2-inch balusters will be replaced and loose handrails reattached.

The applicant has clarified that replacement porch components will maintain the existing compatible dimensions and configuration. The proposed black post caps are replacements of existing black post caps rather than newly introduced architectural features.

The work constitutes localized repair of deteriorated porch components and does not alter the established porch form or character.

Standard met.

Note: The applicant proposes exterior cleaning, preparation, priming, and repainting of existing wood siding, trim, windows, and porch elements. The applicant has clarified that cleaning will be undertaken using a **historic-wood-sensitive soft-wash method**.

Staff notes that cleaning methods should be undertaken carefully to avoid damaging historic wood siding, trim, window components, or other character-defining materials.

The work does not alter the building's architectural character.

STAFF RECOMMENDATION:

Approve the roof rehabilitation on the house located at 1114-1116 Lincoln Street 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.