



CITY OF SAVANNAH

HISTORIC PRESERVATION COMMISSION

REQUEST FOR CERTIFICATE OF APPROPRIATENESS

Petitioner: Your Exterior Pros, Tegan Cuyar

MPC File No.: 26-004375-COA

Address: 502-504 East Waldburg Street

PIN: 20043 11015

Zoning: TN-1

Staff Reviewer: Jodie Brown, AICP

Date: September 23, 2026

NATURE OF REQUEST:

The applicant is requesting approval to replace two (2) second-story porch columns.

CONTEXT/SURROUNDING AREA:

Located in the Lee Ward, the subject property is on the northeast corner of Price and East Waldburg Streets. Designed in the Colonial Revival style and constructed in 1914, the house is two-stories with wood lap siding on the exterior. The first-floor porch is full width with a shed roof supported by 4 columns. The second floor has a partial width porch supported by two columns covered by a gable roof. The remainder of the roof is hipped. The front façade (south) features a two-story bay window. Fenestration is generally 1/1 double hung windows with wood and glass doors that feature a transom.

The subject building is listed as a contributing resource within the National Register Victorian Historic District and the local Victorian Historic District.

FINDINGS:

The following standards from §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 applicant is proposing to replace two wood columns on the second-floor balcony that have deteriorated and are starting to collapse. The existing handrail will be maintained. The replacement columns will 10"x8' tapered wood columns. It is not clear that the existing columns are tapered, so the measurements should be verified.

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 existing columns have deteriorated at the base. It appears that previous repairs are no longer sufficient. The existing handrail will be maintained. The replacement columns will 10"x8' tapered wood columns. It is not clear that the existing column is tapered, so the measurements should be verified.

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.*

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 existing columns are wood and rounded and will be replaced in-kind. Absent information on the dimensions of the existing columns, the proposed materials appear to be consistent with this criterion.

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.

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.

The proposed materials are consistent with the current materials. The dimensions of the existing columns should be verified to ensure that the proposed columns are same configuration.

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

The applicant is proposing to use wood columns. They will not be using any prohibited material.

STAFF RECOMMENDATION:

APPROVE the second floor, balcony column replacement at 502-504 East Waldburg Street **WITH THE FOLLOWING CONDITION** because the work is otherwise visually compatible and meets the Standards.

1. Verify the dimensions of the existing columns to ensure that they match the proposed column.

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.