



S A V A N N A H H I S T O R I C D I S T R I C T
B O A R D O F R E V I E W

REQUEST FOR CERTIFICATE OF APPROPRIATENESS

Petitioner: Teygan Cuyar
MPC File No.: 26-000220-COA
Address: 314-322 West Hall Street
PIN: 200145 26004
Zoning: D-C
Staff Reviewer: Alexander Merced
Date: February 11, 2026

NATURE OF REQUEST:

The applicant would like to clean and make repairs to wood siding (approx. 600 linear feet), paint entire exterior, replace rear fence, and replace the front steps, deck boards, lower back deck step stringers, stair handrail system, and front porch handrail system.

CONTEXT/SURROUNDING AREA:

The building was constructed in 1915 and is a contributing resource within the National Historic Landmark District and the local Savannah Downtown Historic District. It is a row house with five (5) units, each of which has wooden steps in the rear that lead to a landing and a second-floor entrance. The rear yard is enclosed by a wooden fence. The building sits on the corner of Hall and Montgomery Streets and is surrounded by a mix of contributing and non-contributing structures.

FINDINGS:

The following standards from the Sec 7.8 - Savannah Downtown 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 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 deteriorated porch materials front and back will be replaced in-kind and pictures have been provided. The standard is met.

Secretary of the Interior's Standards 7– Chemical or Physical Treatments. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

The wood siding will be power washed with a solution of water and bleach to remove mold and mildew spores. This is acceptable *only* on the condition that the power washer is kept below full power in order to prevent damage.

Visual Compatibility Criteria. *To maintain the special character of the Savannah Downtown 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.*

Rhythm of entrance and/or porch projection. *The relationship of entrances, porch projections, and walkways to buildings or structures shall be visually compatible with the contributing buildings and structures to which they are visually related.*

The porches are being replaced in kind with no change to their previous form or mass. They will remain visually compatible with other contributing porches they are visually related to. The criterion is met.

Relationship of materials, texture and color. *The relationship of materials, texture and color of the facade of a building or structure shall be visually compatible with the predominate materials, textures, and colors used on contributing buildings and structures to which the structure is visually related.*

All materials will be replaced in-kind, and the new paint will be all color matched to what is currently there. The criterion is met.

Savannah Downtown Historic District Design Standards. *The intent of these standards is to ensure appropriate new construction, additions, and alterations within the Savannah Downtown 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 resources.*

The following design standards shall apply to new construction, additions, alterations to contributing and non-contributing buildings and structures, unless otherwise specified. Though certain building materials are prescribed herein, the Board 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.

For the purposes of evaluating the visual compatibility and design standards of exterior fenestration, where voids (windows, doors, and storefronts) in the exterior façade are substantially blocked by interior walls or built-in furniture, these may be considered part of the exterior wall if they are built within three feet of the exterior wall. For example, if an interior wall is built abutting the storefront, that interior wall is impacting the exterior design of the fenestration and may be subject to review by the Historic Board of Review.

Exterior walls, Alterations to contributing resources.

Exterior Walls, Materials.

Exterior walls shall be repaired with in-kind materials 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 materials and configuration shall be of the same materials and configuration as the original wall.

Rotted wood siding is being spot repaired in-kind. The standard is met.

Exterior Walls, Finishes and Treatments.

Color changes to contributing resources shall be historically appropriate.

Cleaning, when undertaken, shall be so as not to damage historic fabric. Sandblasting and disc sanding shall not be permitted.

All materials are being color matched, and cleaning will be done with water and bleach. The standards are met.

Porches, Stoops, Balconies, Porticos, Exterior Stairs 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 materials 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 form and mass of the porches, stairs, and decks will not change, and all material is being replaced in-kind. The standard is met.

Fences, Trellises and Walls. *Fences and walls shall comply with Sec. 9.6, Fences and Walls except as provided below:*

Fences, Trellises and Walls, Configuration.

Fences, trellises or walls shall not exceed 11 feet in height; however, where adjoining walls exceed 11 feet, any new wall may be constructed to the height of the existing wall. Rooftop trellises may exceed 11 feet in height, provided they are visually compatible.

Fence will be 8ft in height. The standard is met.

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Fences, Trellises and Walls, Materials.

Fences and walls facing a public street shall be constructed of the material and color of the primary building; provided however, iron or extruded aluminum fencing may be used with a masonry structure.

Wood fences shall be painted or stained.

Because it is a pressure-treated fence, it will need time, typically several weeks, to dry after installation. The homeowner has been notified that the fence will need to be painted or stained once it is dry, and staff will need to be notified to review and approve color selection.

STAFF RECOMMENDATION:

Approve the proposed work at 314-322 West Hall Street with the following condition to be reviewed and approved by staff, because the work is otherwise visually compatible and meets the standard:

- 1. Upon drying, the rear fence must be painted or stained, and staff must be notified to review and approve color selection.**

MW: CC: APM

Note: This recommendation could change subject to new information provided at the Historic District Board of Review meetings. Final decisions will be made by the Historic District Board of Review at the public hearing based on information provided at the meeting, as well as information submitted for the staff recommendation.