



CITY OF SAVANNAH

HISTORIC PRESERVATION COMMISSION

REQUEST FOR CERTIFICATE OF APPROPRIATENESS

Petitioner: Brandon Greene

MPC File No.: 26-001587-COA

Address: 110 West Duffy Street

PIN: 20044 30004

Zoning: TN-1

Staff Reviewer: Alexander Merced

Date: April 22, 2026

NATURE OF REQUEST:

The applicant would like to replace 19 deteriorated and mismatched windows on the east and west facades of the house and replace deteriorated siding on the east and west facades of the house.

CONTEXT/SURROUNDING AREA:

The building was constructed in 1890 and is a contributing resource within the National Register Victorian Historic District and the local Victorian Historic District. It sits on a block comprised fully of contributing structures.

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 historic character will be preserved and remain unchanged. 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.

The existing windows on the east and west facades appear to be mismatched, with some being 2 over 2, some being 6 over 6, one being 1 over 1, and one seeming to have no muntins at all. These various window patterns will be replaced with VictorBilt wood double-hung windows from Guerry Lumber in a 2 over 2 pattern in order to match the front façade.

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 siding and windows will all be wood and will be compatible with surrounding contributing structures. The standard is 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.

In addition to being deteriorated, the siding on the east and west facades is of a different exposure than the original on the front façade and therefore appears to be unoriginal. This work will bring it into harmony with the front façade and will be of the same material. 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).

The applicant has proposed using VictorBilt Historic Series wood double hung windows in a two over two pattern to match the front façade. This is an approved historic window type in the district. The standard is met.

STAFF RECOMMENDATION:

Approve the proposed siding and window replacements on the east and west elevations at 110 West Duffy Street as requested because they are visually compatible and meet the standards.

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.