



CITY OF SAVANNAH

HISTORIC PRESERVATION COMMISSION

REQUEST FOR CERTIFICATE OF APPROPRIATENESS

Petitioner: Naser Jaber

MPC File No.: 25-006134-COA

Address: 2203 Harden Street

PIN: 20073 04004

Zoning: TR-1

Staff Reviewer: Jodie Brown, AICP

Date: January 28, 2026

NATURE OF REQUEST:

The applicant is proposing to rehabilitate the exterior of this duplex. The work will include repair and re-installation of siding, roofing, windows, and doors. They will be reconstructing the front porch to match the current configuration and cleaning/painting the brick.

After the initial application was submitted, the property owner began working on the interior. The interior was separately permitted and not under the purview of the HDBR. Damage to the building was more extensive than anticipated and the scope of work has expanded to include rebuilding the roof and associated structure, reconstructing the rear wall, and removing the brick veneer wainscoting.

CONTEXT/SURROUNDING AREA:

The subject property is located at the southwest corner of Harden and 38th Streets in the Brownsville Ward. The building has a rectangular footprint and a medium pitched gable roof sheathed with 3-Tab asphalt shingles. The exterior is sheathed with a mixture of brick veneer, wood lap siding and plywood. The brick veneer is located on the lower half of the house on the north and east sides. Wood lap siding is located on the west façade, and it appears to be visible under the plywood where it has deteriorated. The fenestration is symmetrically placed on each façade. The east elevation has two entrances that are flanked by 1/1 single hung windows. The entrances are single doors that access a small front porch with a low sloped shed roof. The porch roof is supported by simple square wood posts with a wood railing. Stairs to access the porch are parallel to the house. The stem wall of the porch is brick. The north and south sides also feature two symmetrically placed windows. At the rear of the house is a small, shed roof addition.

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 exterior of the building. It is currently in a deteriorated state with dilapidated siding and a collapsed roof structure. Removal of the plywood siding to expose the original lap siding on the house and reconstruction of the roof would help protect and restore the condition of the house. Existing windows will be repaired or replaced with Victorbilt windows to match. Due to severe deterioration, the brick veneer was pulling away from the wall. It appears that the veneer was added at a later date as siding is visible underneath it. Removal of the brick veneer would be appropriate. 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.

It is currently in a deteriorated state with dilapidated siding and a collapsed roof. Removal of the plywood siding and the brick veneer to expose the original lap siding on the house and reconstruction of the roof would help protect and restore the condition of the house. Any deteriorated siding or windows would be replaced in-kind. Additionally, the porch and the roof structure would be reconstructed to match the existing design. The proposed work is consistent with Standard 6.

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 applicant is proposing to remove the brick veneer on the lower portion of the house. The remainder of the house will be repaired or reconstructed. The areas that are slated for repair will be cleaned with the gentlest means possible. The proposed work is consistent with Standard 7.

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 materials that the applicant proposes to use are consistent with what is currently and historically present on the house. The immediately surrounding homes use similar materials, i.e. wood siding, brick, wood windows. 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.

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.

A large portion of the wood lap siding has been covered with plywood. The siding is visible in areas where the plywood has deteriorated. The applicant is proposing to remove the plywood and repair the siding or replace the siding in-kind where it is too damaged. The applicant is also proposing to remove the brick veneer. It appears that the veneer was placed over the siding at some point. Restoration of the siding will aid in returning this property to good repair. The proposed work is consistent with the historic district design standards.

Prohibited materials, Exterior walls, Alterations to contributing resources. *Vinyl siding, aluminum siding, rolled asphalt, precast concrete panels, fiber cement wood siding, EIFS, one-part stucco over insulation and/or wood or metal framing, and T-111.*

The applicant will not be using any prohibited materials.

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.

The applicant is proposing to repair the existing windows. If the windows cannot be repaired, they will be replaced with Victorbilt wood windows which have been previously approved by the commission. The 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.

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 subject property has two front doors. The applicant believes that one of doors which is Masonite can be repaired and the other door which is wood will need to be replaced. They are requesting to replace the door with a Masonite door which is not consistent with the historic district design guidelines. If the door cannot be repaired, it should be replaced with wood door.

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, etc.) are retained and not obscured or damaged.

The existing porches are in disrepair with a number of missing elements. The brick stoops for the porches will be repaired and the wood elements will be reconstructed. This work is consistent with the historic district design guidelines.

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).

Metal roofs shall have a metal drip edge covering all edges.

Prior to the demolition of the existing roof, the material was 3-Tab asphalt shingle which was significantly deteriorated. There are several areas where it was previously patched and there was a large hole on the north side of the front elevation. The hole had been in place for several years based on Google street view. The applicant will be reconstructing the roof and installing GAF Timberline HDZ dimensional shingles. The proposed work is consistent with the historic district design standards.

Roof, Configuration, Contributing Resources.

Original roof configuration shall be maintained.

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.

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

As noted, the damage to the house was more extensive than originally anticipated. While working on the interior the roof structure collapsed and had to be removed. The applicant is proposing to reconstruct the same pitch roof and configuration. The proposed work is consistent with the historic district design standards.

STAFF RECOMMENDATION:

APPROVE the request to rehabilitate the property at 2203 Harden Street **WITH THE FOLLOWING CONDITIONS**, to be reviewed by staff because the work is otherwise visually compatible and meets the Standards.

1. Clarify the work proposed for the shed roof addition at the rear.
2. Provide scaled elevations showing the roof structure and gable ends.
3. Include specification on a wood replacement door for the front façade.
4. Provide a scaled elevation of the proposed front porch.

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.