



CITY OF SAVANNAH

HISTORIC PRESERVATION COMMISSION

REQUEST FOR CERTIFICATE OF APPROPRIATENESS

Petitioner: Carolyn Goodrich

MPC File No.: 26-002749-COA

Address: 623 West 41st Street

PIN: 20073 33010

Zoning: TR-1

Staff Reviewer: Alexander Merced

Date: June 24, 2026

NATURE OF REQUEST:

The applicant would like to install 10 new windows into the home at 623 West 41st Street.

CONTEXT/SURROUNDING AREA:

The building was constructed in 1915 and is a contributing resource within the National Register Cuyler-Brownville Historic District and the local Cuyler-Brownville Historic District. It sits mid-block on the south side of West 41st Street and the block is mostly comprised of contributing buildings. According to images from Google Street view, it appears that the home has been vacant and boarded up since either 2013 or 2014.

FINDINGS:

The following standards from the Sec 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.*

No historic material will be removed. The standard is 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.*

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 new windows will be visually compatible with surrounding contributing buildings. The standard is met.

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.

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.

Currently, most of the windows in the home are gone, and the two that still exist are non-conforming metal or vinyl windows. The new ones will be Victorbilt Historic Series double-hung windows in a 1 over 1 pattern, which are made of wood and are approved in the historic districts. The standard is met.

STAFF RECOMMENDATION:

Approve the request to install new windows at 623 West 41st 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.