



CITY OF SAVANNAH

HISTORIC PRESERVATION COMMISSION

REQUEST FOR CERTIFICATE OF APPROPRIATENESS

Petitioner: Julius Mack

MPC File No.: 26-002108-COA

Address: 1706 Ogeechee Road

PIN: 20066 21011

Zoning: TR-1

Staff Reviewer: Caitlin Chamberlain

Date: May 27, 2026

NATURE OF REQUEST:

The applicant is requesting approval for rehabilitation and alterations to the property located at 1706 Ogeechee Road. Scope of work includes:

- Reinstalling 3 ½" wood lap siding on all elevations of the house to match what was removed.
- Restoring the front porch with replacement flooring, paneling, trim and stabilizing columns and decorative work. All replacement work is wood.
- Cleaning existing concrete porch steps

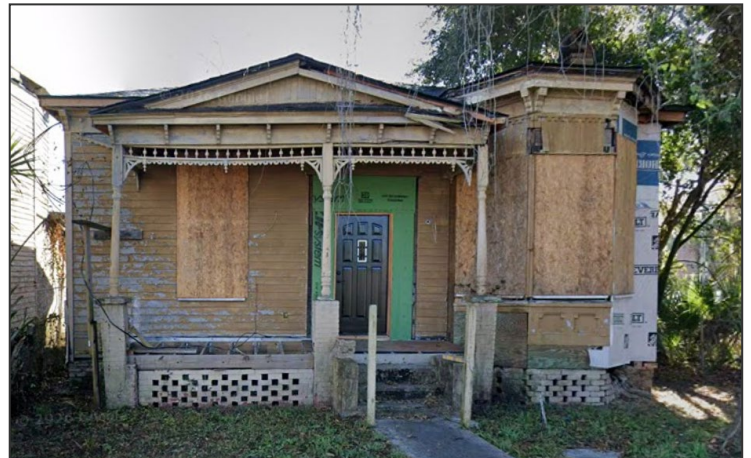
The windows are all still in place, just temporarily boarded for security reasons.

CONTEXT/SURROUNDING AREA:

1706 Ogeechee Road was built in 1912 and is a contributing resource within the National Register Cuyler-Brownville Historic District and the local Cuyler-Brownville Historic District. It is situated on a stretch of Ogeechee Road that consists mainly of other residential contributing structures. The house appears to have remained largely in its original condition but has deteriorated over years of vacancy.

Staff Report - Certificate of Appropriateness
MPC File No. 26-002108-COA
1706 Ogeechee Rd.
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The following images from Google Street View show an earlier condition of the building and what it should be restored to. The images are from October 2012, July 2019, March 2022, and November 2025.



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.

Secretary of the Interior's Standards 3– Physical Record. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

Secretary of the Interior's Standards 5– Distinctive Features. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

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 applicant is not proposing any work that would alter the historic character of the house and is not adding any conjectural features. At some point recently, the siding had been removed from the house. In this proposal the plan is to install 3 ½” horizontal lap siding to replace in kind. The same is true for the deteriorated and missing wood porch elements. Based on the older photos, staff requests information about whether this work includes reinstalling stairs and railings, and if they still exist and can be reinstalled or would be rebuilt. Staff also recommends that when the trim work is being done, to ensure that the corbels and decorative woodwork is protected.

Additionally, older photos show a transom and sidelights on the front door. At this time there is a different front door installed between 2022-2025 and the area around this current door is boarded up. Staff requests information regarding whether the transom and sidelights are still under the wood, and if not, that they be reinstalled as they were.

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 proposed materials are wood including 2x4, 2x6, and 1x2 treated lumber from Home Depot and 3 ½” horizontal wood lap siding from Guerry Lumber.

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.

All of the siding was removed. The plan is to reinstall the same wood that was there, in kind with wood. Staff requests information about the paneling beneath the bay window, as it appears that a panel is either missing or covered up. Staff requests more details about whether it can be reinstalled or if it is no longer extant, to have it recreated.

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.

Staff requests information about the transom and sidelights and whether they can be reinstalled or if they are missing, to replace in kind as they were based on earlier photos.

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 porch is in need of rehabilitation in various areas. The wood decking is gone and will be replaced in kind, there is also rotted trim that will be replaced in kind. This work meets the standard. Staff requests information about the porch railings and balusters as well as the handrails on the stairs, to confirm that they will be replaced as well.

STAFF RECOMMENDATION:

Approve the rehabilitation and alterations request for the property located at 1706 Ogeechee Road with the following conditions to be reviewed and approved by staff prior to starting the project, because the work is otherwise visually compatible and meets the standards:

- 1. Confirm that the railings and handrails will be reinstalled and will be done in an identical condition to what was removed.**
- 2. Ensure that the corbels and decorative woodwork are not disturbed in the restoration work.**
- 3. Provide details regarding the wood panels beneath the bay window and whether the missing ones can be reinstalled or recreated.**
- 4. Provide details about the transom and sidelights surrounding the front door and restore to its original condition.**

MW: CC

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.