CITY OF SAVANNAH
HISTORIC PRESERVATION COMMISSION

REQUEST FOR CERTIFICATE OF APPROPRIATENESS

Petitioner:	**Esteen Williams**
MPC File No.:	**26-004685-COA**
Address:	**2101 Ogeechee Road**
PIN:	**20067 12001**
Zoning:	**TR-1**
Staff Reviewer:	**Caitlin Chamberlain**
Date:	**October 28, 2026**

NATURE OF REQUEST:
The applicant is requesting approval to continue the rehabilitation and alterations work on an expired COA, for the property located at 2101 Ogeechee Road.

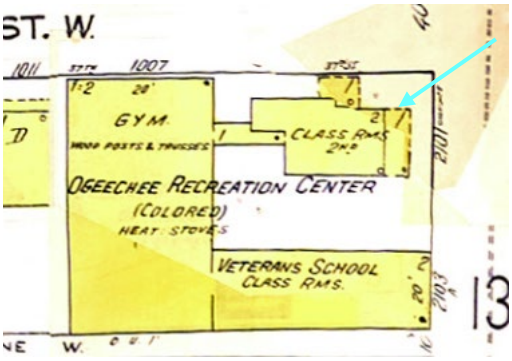
Approved work that has been completed includes:
- Wood siding replacement (partially completed)
- Porch repairs including railings, concrete and brick steps reconstructed
- Standing seam metal roof installed
- Rear yard deck construction (partial)
- Rear and side door installation
- Some window repair/replacement
- Replace rotted wood around fascia and soffit

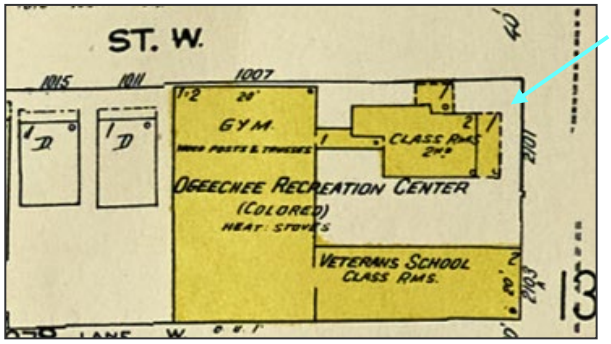
The scope of work to still be completed includes:
- Finish siding installation, subsequent painting
- Finish rear deck construction
- Window repairs/replacements where missing

CONTEXT/SURROUNDING AREA:
2101 Ogeechee Road was constructed in 1920 and is a contributing resource within the National Register Cuyler-Brownville Historic District and the local Cuyler-Brownville Historic District.

The 1916 Base Sanborn Map, with paste-ins through 1953, note the building as being associated with the *Ogeechee Recreation Center.* It was constructed as a two-story frame building, with a full-width, one-story front porch. There was also a small, one-story side porch that was located along the West 37th Street frontage. The second story housed classrooms for the recreation

center. An enclosed corridor connected the building to the gymnasium located (at the time) at 1007 West 37th Street. There are no changes visible on the 1955 Base Sanborn Map, with paste-ins through 1966. Staff has determined that the configuration and footprint of the building's rear has been altered from what was noted during the 1966 Sanborn Map update. The gymnasium, and all other supplementary recreational center structures, have since been demolished.





2101 Ogeechee Road is a two-story frame building with a hipped roof, a covered front porch with brick foundation, piers and stairs, wood clapboard siding, and punched openings with double-hung wood windows. Work has been undertaken to date on the building as noted above.

The surrounding context includes contributing and non-contributing one-story buildings along both Ogeechee Road and West 37th Street.

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.*



The standard is met for much of the ongoing project. Clarification is needed regarding the windows on the Wet 37th Street elevation as all of the windows on the second

floor are missing and the first-floor windows are boarded up. Since this has been a work in progress staff requests information on whether there are windows ready to be installed, whether there are existing windows being repaired to be placed back in their openings. Staff also requests clarification on the window headers, as they appear to have been changed. There is an image from Google Street view in 2022 showing the detail of some of the window headers being in place where others had been altered at an earlier time. The current photos show that there is now a flat header above each of the windows. Also, the window openings on the rightmost portion of this elevation were changed. It does not appear that this change was approved in the earlier COA.





> ***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.*

In some cases, with the project, the standard is met. Where it is not met, however, is with the West 37th Street elevation. The windows have already been mentioned where the historic pattern has been altered as well as the window headers, but it appears that the roofline was altered away from the distinctive lower variation along the rightmost portion of this elevation. It now appears that the lower roofline was tied into the roof or the middle portion. This is also the case on the rear elevation. The historic chimneys were also removed. Clarification is requested.









> ***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.*

As noted previously, information is requested regarding the windows that are still in need of repair/replacement. Also, the front door was replaced but based on older photos, there was a non-historic door with a fanlight in the front. The applicant should work with staff to identify an appropriate replacement that matches the style of the house as well as the transom and sidelights.

> ***Secretary of the Interior's Standards 9– New Additions to not Damage.*** *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.*
>
> ***Secretary of the Interior's Standards 10– New Additions Reversible.*** *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Regarding the rear deck, the platform has been constructed and though it is attached to the house it looks as though it could be removed without any permanent damage to the house and is thus reversible.

> ***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.*
>
> > ***Projections.*** *Entrances, porches, and other projections of the proposed building or structure shall be visually compatible with contributing buildings and structures to which it is visually related.*

The changing of the window opening shapes is not visually compatible. The standard is not met in that regard. For the projection of the rear deck, the scale is appropriate and does not overpower the historic resource.

> > ***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 horizontal wood lap siding has been approved and remains appropriate for the completion of the project. The application states that where windows are to be replaced, they will be in kind double hung wood 1-over-1 to match what exists on the rest of the house.

> ***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.

The horizontal wood lap siding has been previously approved, and staff finds this is still appropriate for the continuation of the siding. At this point, there are only some areas with no siding at all that require installation. The walls should be painted to align with the historic configuration of formerly painted wood siding. The color does not need to be reviewed.

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.

For the remaining windows that have not been addressed, staff recommends that the applicant confirms the status of the missing and boarded up windows still in need of attention.

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 side door with the fan light is not appropriate for a historic building. The newer front door is also not an ideal door for the front of the house and how it fits into the transom and sidelights. Staff can work with the applicant to identify appropriate styles based on historic context.

> ***Porches, Stoops, Balconies and Decks, New construction, alterations to non-contributing resources and additions.*** *Front porches or covered or uncovered stoops shall be required on all entrances for new ground floor residential construction.*
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> ***Materials, Porches, Stoops, Balconies and Decks, New construction, alterations to non-contributing resources and additions.***
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> *Porch elements shall be constructed of brick, painted or stained wood, wood composite, precast stone, marble, sandstone, or slate.*

The deck platform is composed of wood. The standard is met.

> ***Configuration, Porches, Stoops, Balconies and Decks, New construction, alterations to non-contributing resources and additions.***
>
> *Uncovered decks shall be at the rear of the building or screened from view from the public right-of-way.*

The uncovered deck is at the rear of the building. Staff requests confirmation that the deck will remain uncovered, or if there is still work to be done, a drawing should be provided to show the full scope of the work. The wood should be painted or stained when completed.

> ***Roof, Contributing Resources.***
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> ***Roof, Configuration, Contributing Resources.***
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> *Original roof configuration shall be maintained.*

The standard is not met. The roof configuration was altered.

STAFF RECOMMENDATION:

Continue the rehabilitation and alterations request to a meeting date not to exceed ninety (90) days from the date of this meeting, to allow the applicant time to address the following:

1. **Provide clarification about the openings with missing or boarded up windows, as well as the alteration of the headers and opening sizes.**
2. **Work with staff to select appropriate front and side door types based on historic context for a 1920s era house.**
3. **Provide clarification regarding the tying in of the varied rooflines on the West 37th Street and rear elevations of the house.**
4. **Clarify whether the rear deck work is completed or what the remaining scope is.**
5. **Rebuild the removed historic chimneys.**
6. **Provide a set of drawings that shows the proposed final scope of the project for clarification purposes.**

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.