



CITY OF SAVANNAH

HISTORIC PRESERVATION COMMISSION

REQUEST FOR CERTIFICATE OF APPROPRIATENESS

Petitioner: Michael Blakemore

MPC File No.: 25-006155-COA

Address: 218 West 37th Street

PIN: 20065 09011

Zoning: TN-2

Staff Reviewer: Caitlin Chamberlain

Date: January 28, 2026

NATURE OF REQUEST:

The applicant is requesting approval of rehabilitation and alterations to the main house, two-story carriage house, and one-story garage, located at 218 West 37th Street. This project received a COA in 2022 [21-006436-COA] for this work, which has since expired. There are some updates to the previously approved scope of work as well. Only the historic house is listed as a contributing resource, whereas the carriage house and garage are not.

The scope of work is noted below. The items in red are those which are newly being proposed with this project.

Per the applicant:

MAIN RESIDENCE:

1. REPAIR/RESTORE ALL EXISTING SIDING AND TRIM
2. REPAINT METAL ROOFING
3. REPAIR/RESTORE ALL ORIGINAL WINDOWS AND DOORS U.O.N
4. REMOVE ALL EXISTING "MODERN" VINYL WINDOW(S)
5. REPAIR/RESTORE REAR FAÇADE MATERIALS
6. NEW WINDOWS AND REPLACEMENT DOOR AT REAR FAÇADE AT KITCHEN
7. REPAIR/RESTORE EXISTING PANTRY WINDOWS
8. NEW REPLACEMENT DOOR AT UPSTAIRS PORCH
9. REPAIR/RESTORE EXISTING PORCH(S)
10. REPLACE EXISTING ELECTRICAL SYSTEM AND SUBPANELS
11. REPLACE EXISTING MECHANICAL SYSTEMS
12. REPLACE EXISTING PLUMBING SYSTEM TO PROPERTY LINE/METER

CARRIAGE HOUSE:

1. REPAIR/RESTORE ALL EXISTING SIDING AND TRIM AT ORIGINAL CARRIAGE HOUSE
2. DEMOLISH FRAMING AT PRIOR ADDITIONS
3. NEW FRAMING PER PLAN
4. NEW EXTERIOR FINISHES AT NEW WORK
5. REPLACE ROOFING
6. **INSTALL NEW WINDOWS AND DOORS**
7. RECONFIGURE FRONT AND REAR FAÇADE
8. REPLACE EXISTING EXTERIOR STAIR AND PORCH
9. NEW WINDOWS AND DOORS
10. NEW CARRIGE DOORS AT GARAGE ENTRANCES FROM THE LANE
11. REPLACE EXISTING ELECTRICAL SYSTEM AND SUBPANELS
12. REPLACE EXISTING MECHANICAL SYSTEM
13. REPLACE EXISTING PLUMBING SYSTEM

GARAGE:

1. REPAIR/RESTORE ALL EXISTING SIDING AND TRIM
2. **FRAME NEW HIPPED ROOF**
3. **INSTALL NEW WINDOWS AND DOORS**
4. NEW CARRIGE DOORS AT GARAGE ENTRANCES FROM THE LANE
5. NEW ELECTRICAL SYSTEM AND SUBPANEL

SITE:

1. DEMO ALL EXISTING CONCRETE SLABS PER PLAN
2. NEW BRICK PATIOS AND WALKWAYS PER PLAN
3. UNDERGROUND POWER TO GARAGE SUBPANEL FROM MAIN RESIDENCE
4. NEW LANDSCAPE IN A FORMAL GARDEN STYLE
5. NEW PROPERTY LINE FENCING PER SITE PLAN, SHEET CS

CONTEXT/SURROUNDING AREA:

The historic main building was constructed in 1919 and is a contributing resource within the Thomas Square-Streetcar National Register Historic District and the local Streetcar Historic District. The carriage house and garage dates of construction are unknown and have had several modifications and additions and are listed as non-contributing buildings on the Contributing Resources Map. Both buildings appear on the 1955 and 1966 Sanborn Maps; the modifications occurred sometime after 1966.

PROJECT HISTORY:

On February 23, 2022, the Historic District Board of Review's decision was as follows:

“Approval for rehabilitation of and alterations to the main residence, the two-story carriage house, and the one-story garage for the property located at 218 West 37th Street with the following condition to be submitted to staff for final review and approval because otherwise the project is visually compatible and meets the standards:

1. *Redesign the bank of four (4) windows on the rear façade to retain more of the historic wall and existing window opening(s). ”*

FINDINGS:

The following standards from the Sec 7.11 - Streetcar 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.*

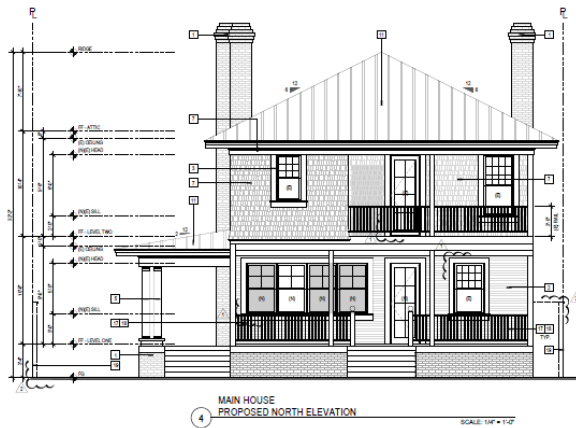
Secretary of the Interior’s Standards 3– Physical Record. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be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

Secretary of the Interior’s Standards 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.*

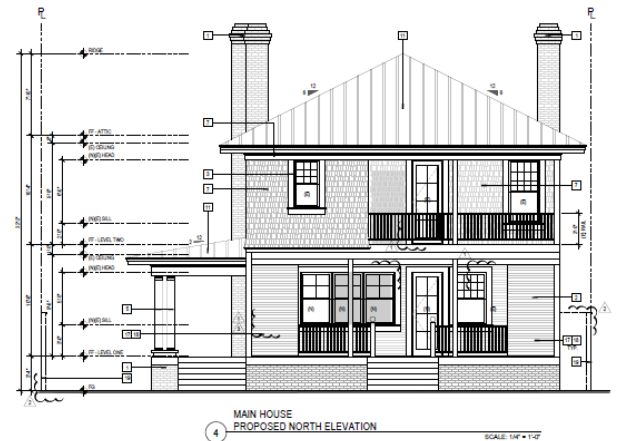
Secretary of the Interior’s Standards 4– Historic Changes. *Most properties change over time; those changes to a property that have acquired historic significance in their own right shall be retained and preserved.*

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.*

The standards are met. Much of the previously approved work remains the same and will retain the historic character of the property. The biggest difference is that the rear façade has undergone multiple alterations over time, some of which are not historically sensitive to the structure. The applicant seeks to restore a more appropriate condition to the rear. With the initial approval the condition was to remove less of the historic material and reduce the proposed four windows. In the current application this has been addressed with only three windows and retaining a portion of the wall that was initially proposed to be demolished.



Previously proposed



Currently proposed

Other work includes removing non-historic vinyl bay window on the side elevation and replacing with wood siding to match the rest of the house. In-kind repair work to siding and other wood elements will be evaluated on an as-needed basis and meets the above standards.

Visual Compatibility Criteria. *To maintain the special character of the Streetcar 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.*

Openings. *The rhythm and solid-to-void ratio of the proposed building or structure shall be visually compatible with contributing buildings and structures to which it is visually related.*

With the proposed work to the altered rear addition, the proportion of openings remains balanced. It is visually compatible with the contributing resources on the block. Closing the non-historic opening that currently is occupied with a vinyl bay window also meets the standard and restores the side elevation to its original configuration.

For the non-contributing carriage house, fenestration will be more appropriate to what had originally existed before the heavy modifications took place, as will also be the case for the non-contributing garage.

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 standard is met. The proposed rear work will not affect the historic character or visual compatibility of the porch in relation to other surrounding contributing buildings.

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 new windows on the rear elevation of the main house are visually compatible with contributing buildings to which it is visually related. Other proposed materials are also visually compatible and include the following:

- Timberlane Shutters with metal hinges
- Anderson 400 series Woodwright clad full divided light doors (garage & carriage house)
- In-kind wood replacement doors where needed (main house)
- GAF Royal Sovereign 3-tab shingles
- Cedar fence
- 4" tongue and groove horizontal shiplap siding with 3" exposure
- 8" cedar shingles with 5" exposure
- Wood trim- in-kind solid wood replacement as needed- size and profiles vary

Roof Shapes. The roof shape of the proposed building or structure shall be visually compatible with contributing buildings and structures to which it is visually related.

The roof on the existing carriage house will be replaced but the shape will not change thus, the standard is met. For the garage the slanted flat roof will be removed, and the roof will be reframed as a hipped roof. The hipped roof is more aligned with the primary contributing resource which also has a hipped roof. The change to this non-contributing building is appropriate.

The following standards from the Sec 7.11 - Streetcar Historic District Ordinance apply:

Streetcar 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 Streetcar 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 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.

The standard is met. The in-kind replacement materials will only be utilized on an as-needed basis on minor portions of the building. The non-historic bay window opening will be closed off and replaced with matching wood siding. The standard is met.

Exterior walls, New construction, alterations to non-contributing resources, and additions.

Permitted materials, Exterior walls, New construction, alterations to non-contributing resources, and additions. Brick, stone, wood, true stucco, and wood or fiber cement siding.

Prohibited materials, Exterior walls, New construction, alterations to non-contributing resources, and additions. Vinyl siding, aluminum siding, rolled asphalt, EIFS, one-part stucco over insulation and/or wood or metal framing, T-111, corrugated metal, and unpainted exposed CMU blocks.

The siding and trim on the carriage house and garage will be replaced with wood where needed. 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).

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 standard is met. Proposed replacements of any vinyl windows will be the Victobilt Historic Series, as well as the new windows on the rear elevation.

Windows, New construction, alterations to non-contributing resources, and additions.

Materials, Windows, New construction, alterations to non-contributing resources, and additions.

Window casings and sashes shall be made of PVC, metal, wood or clad wood material.

Window glass shall be transparent with no dark tints or reflective effects (except for stained glass windows). This provision does not preclude the use of Low Emissivity or laminated glass.

Solid vinyl windows are prohibited.

The same Victorbilt Windows are proposed for the non-contributing buildings. This is a previously approved type that meets the window standards.

Configuration, Windows, New construction, alterations to non-contributing resources, and additions.

Windows shall be taller than they are wide, except for accent windows, which may be round or other shapes.

Windows shall be single-hung, double-hung, triple hung, awning, or casement, except for accent windows which may also be fixed or hopper.

Simulated divided light windows shall be permitted provided that the muntin is 7/8 inches or less, the muntin profile shall simulate traditional putty glazing, the lower sash rail shall be wider than the meeting and top rails, and there shall be a spacer bar in between double panes of glass. Between-the-glass, snap-in or applied muntins shall not be permitted.

Framing members shall be covered with appropriate trim; trim shall feature a header, surrounds, and pronounced sill where appropriate.

Window sashes shall be inset a minimum of three (3) inches from the façade of a building, except for wood frame buildings.

Bay windows shall extend to the ground unless they are oriel, beveled or are supported by brackets.

All residential facades visible from a street shall incorporate transparent features (windows and doors) over a minimum of 30% of the ground floor façade.

Retail uses shall incorporate transparent features (windows and doors) over a minimum of 70% of the ground floor façade.

All other nonresidential facades shall incorporate transparent features (windows and doors) over a minimum of 50% of the ground floor façade.

The standards are met.

Shutters.

Exterior shutters shall consist of a durable wood species.

Shutters shall be sized to fit the window opening and operable (hinged and able to be closed over the window).

The placement of the horizontal rail(s) shall correspond to the location of the meeting rail(s) of the window.

The shutters will be Timberlane Premium Wood. They will be sized to fit the window openings and will correspond to the location of the meeting rails of the windows. The shutter standards are met.

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 plan is to restore the historic doors where possible and replace when needed. Staff confirmed with the applicant that they will use in-kind wood custom replacement doors on the main house.

Doors/Entrances, New construction, alterations to non-contributing resources and additions.

Doors/Entrances, Materials, New construction, alterations to non-contributing resources and additions.

Doors shall be made of glass, wood, clad wood or steel (without wood grain simulation).

The proposed doors for the non-contributing buildings are Andersen Woodwright clad wood and the garage door is from Timberlane and is made of steel.

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.

The plan for the metal roof on the main house is simply to color match and repaint. The standard is met.

Roof, Configuration, Contributing Resources.

Original roof configuration shall be maintained.

The standard is met.

Roof, New construction, alterations to non-contributing resources and additions.

Roof, Materials, New construction, alterations to non-contributing resources and additions.

Roof coverings shall be standing seam metal, v-crimp, slate or equivalent synthetic, or architectural asphalt or similar shingles.

The carriage house and garage will have asphalt shingles. The standard is met.

Roof, Configuration, New construction, alterations to non-contributing resources and additions.

Gable and hip roof shall be symmetrically pitched between 4:12 and 10:12.

The carriage house and garage roofs will be 6:12. The standard is met.

Eaves and rakes on accessory buildings and dormers shall overhang at least eight (8) inches.

The standard is met.

Soffits shall be placed perpendicular to the building wall, not sloping in plane with the roof (except for gable end rakes).

The standard is met.

Fencing and Walls. *The intent of these standards is to ensure that walls and fences define outdoor spaces appropriately, separate private and public realms and add architectural interest to a building's façade. In addition to compliance with the requirements set forth in Sec. 9.6, Fences and Walls, fences and walls shall also comply with the following standards:*

Fencing and Walls, Permitted Materials. *Wood, iron, brick, true stucco over concrete block, smooth fiber cement, and extruded aluminum.*

Staff Report - Certificate of Appropriateness
MPC File No. 25-006155-COA
218 W. 37th St.
January 28, 2026

Chain link may be permitted in the rear yard but not along any street. Plastic or metal slats use in chain link shall not be permitted.

The proposed replacement fence will be wood- naturally weathering cedar, with a semi-natural transparent stain.

Fencing and Walls, Configuration.

Fences or walls no more than eight (8) feet in height may be installed within the side or rear yards behind the front façade of the building.

A minimum of five (5) feet must be provided between a fence and a building where they are parallel.

The fence will be 8' in height and is not parallel to any buildings.

STAFF RECOMMENDATION:

Approve the restoration work proposed for the contributing main house, non-contributing garage and non-contributing carriage house for the property located at 218 West 37th Street as requested because the work is visually compatible and meets the standards.

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.