



# CITY OF SAVANNAH

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## HISTORIC PRESERVATION COMMISSION

### REQUEST FOR CERTIFICATE OF APPROPRIATENESS

**Petitioner:** Ethos Preservation, Kim Campbell

**MPC File No.:** 26-003208-COA

**Address:** 214 West Bolton Street

**PIN:** 20044 09006

**Zoning:** TN-1

**Staff Reviewer:** Alexander Merced

**Date:** July 22, 2026

#### **NATURE OF REQUEST:**

The applicant would like to repair seven windows on the front façade of 214 West Bolton Street.

#### **CONTEXT/SURROUNDING AREA:**

The building was constructed in 1872 and is a contributing resource within the National Register Victorian Historic District and the local Victorian Historic District. It sits mid-block on the north side of West Bolton and is surrounded mostly by contributing structures.

#### **FINDINGS:**

The following standards from the Sec 7.9 - Victorian 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 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 deteriorated windows will be repaired, including the replacement of a few missing mullions, which will be replaced in-kind. 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 existing window material will not change. The standard is met.

**Victorian 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 Victorian Historic District. They are also intended to protect the historic integrity of contributing resources. Designs for new construction are to be consistent with contributing resources from the district's Period of Significance (1870-1923).*

*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.*

**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 windows will be repaired, including the replacement of a few missing mullions, which will be replaced in-kind. The standard is met.

**STAFF RECOMMENDATION:**

**Approve the window repairs at 214 West Bolton 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.**