



CITY OF SAVANNAH

HISTORIC PRESERVATION COMMISSION

REQUEST FOR CERTIFICATE OF APPROPRIATENESS

Petitioner: Frank Blackshear

MPC File No.: 26-000979-COA

Address: 809 West 42nd Street

PIN: 20073 39010

Zoning: TR-3

Staff Reviewer: Alexander Merced

Date: July 22, 2026

NATURE OF REQUEST:

The applicant would like to replace all existing windows and redo the existing after-the-fact carport to bring in back into line with what existed previously.

This project was first heard at the March 25, 2026 HPC meeting, and was continued in order to allow the applicant to conduct a design review of the carport and provide a window schedule.

CONTEXT/SURROUNDING AREA:

The residential building was constructed in 1945 and is a non-contributing resource within the National Register Cuyler-Brownville Historic District and the local Cuyler-Brownville Historic District. It sits on a block with a mixture of contributing and non-contributing resources.

FINDINGS:

The following standards from the Sec 7.10 - Cuyler-Brownville Historic District Ordinance apply:

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 carport is already standing, plus they are relatively common in Cuyler Brownville including two within the same block. The standard is met.

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 applicant has proposed wood windows which are compatible with visually related structures in the district. 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, 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 windows will be wood. The above standards are met.

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.

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

The window openings already exist on the building, and the applicant is proposing 2 over 1 wood windows. The above standards are met.

Accessory Structures. *(including garages, carports and accessory dwellings units). In addition to compliance with the Visual Compatibility Criteria and the Cuyler-Brownville Historic District Design Standards, accessory structures shall also comply with the requirements set forth in Sec. 8.7, Accessory Structures and Uses, and the following standards:*

New accessory structures shall be located in the rear yard.

New accessory structures shall be in scale with other contributing accessory structures on the lane.

The height and mass of the primary building shall not be exceeded by any new accessory structure on the same parcel.

New accessory structures shall not be more than two (2) stories tall.

New accessory structures may have up to a five (5) foot lane setback to allow a turning radius into the garage.

Side yard setbacks for new accessory structures shall be a minimum of three (3) feet.

The carport will be rebuilt with decorative iron posts and a shingle roof in order to match what was there before it was altered without a COA. This brings it back into alignment with the home as it was before and meets the standards.

Staff Report - Certificate of Appropriateness
MPC File No. 26-000979-COA
809 W. 42nd Street
July 22, 2026

STAFF RECOMMENDATION:

Approve the carport rehab and window replacements at 809 West 42nd 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 District Board of Review meetings. Final decisions will be made by the Historic District Board of Review at the public hearing based on information provided at the meeting, as well as information submitted for the staff recommendation.