



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: March 25, 2026

NATURE OF REQUEST:

The applicant would like to replace all existing windows and repair the existing wooden carport in-kind.

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 vinyl windows which are not compatible with visually related structures and is prohibited in the district. The standard is not 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 applicant has proposed using vinyl windows, which are not permitted in the district. Staff has reached out multiple times about this issue but has not yet heard back on whether the applicant would be amenable to changing the window material.

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.

All windows already exist on the building, and staff recommends that the applicant select a permitted window type and provide all product specifications for review.

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.

It appears that the existing carport has already been altered from its previous form, and the applicant has stated that most of it has been rebuilt but has never been fully demolished. This has the potential to be considered after-the-fact, but as of yet the applicant has not provided documentation showing how much is new versus how much still needs to be replaced.

STAFF RECOMMENDATION:

Continue the application of 809 West 42nd Street until the April 22nd HPC meeting in order to allow the applicant more time to provide the necessary information to properly evaluate the proposal, including an appropriate window material with product specifications, and details about the carport alterations.

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.