



CITY OF SAVANNAH

HISTORIC PRESERVATION COMMISSION

REQUEST FOR CERTIFICATE OF APPROPRIATENESS

Petitioner: Custom Building Developments, Deidrick Cody

MPC File No.: 26-002128-COA

Address: 937 West 38th Street

PIN: 20073 02007

Zoning: TR-3

Staff Reviewer: Caitlin Chamberlain

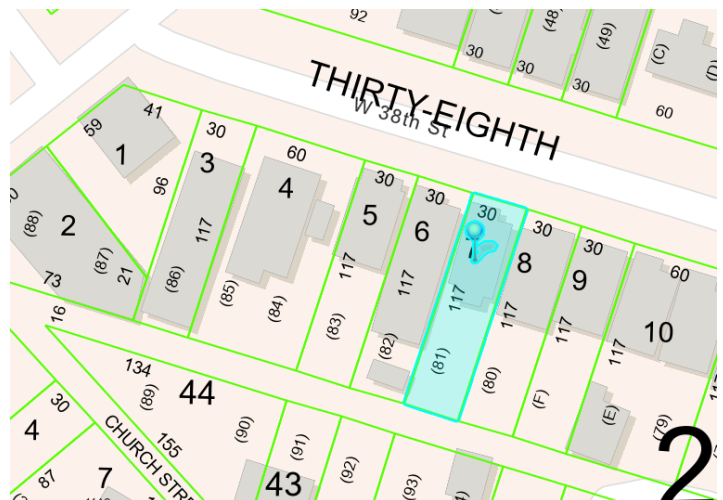
Date: May 27, 2026

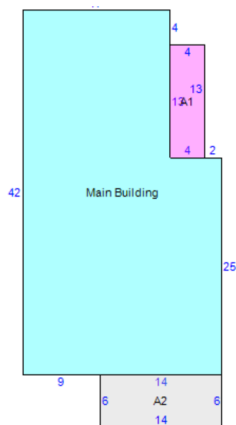
NATURE OF REQUEST:

The applicant is requesting approval to construct a rear addition to the property located at 937 West 38th Street.

CONTEXT/SURROUNDING AREA:

937 West 38th Street was built in 1925 and is a contributing resource within the National Register Cuyler-Brownville Historic District and the local Cuyler-Brownville Historic District. It is a one-story bungalow type house surrounded by contributing and non-contributing houses in similar styles. The houses are situated very closely together. Note that the 1950 Sanborn Map shows the house as 935 instead of 937 as it is seen today.





Item	Area
Main Building	864
A1 - 904:904-Slab Porch (SF) with Roof	52
A2 - 904:904-Slab Porch (SF) with Roof	84

FINDINGS:

The following standards from the Article 5 - Base Zoning Districts apply:

(TR) Traditional Residential District Development Standards. Development in any TR-district shall meet the development standards as set forth below.

TR-3 Development Standards for Permitted Uses.

TR-3, Building Coverage (max).

All housing types & uses (except Two-Family, Three & Four-Family): 50%

The applicant provided information stating there was 25% lot coverage, but staff requests further information on whether the provided 850 square feet is including the proposed addition. Also, from a visual perspective the site plan appears to cover more than 25% of the lot, thus more clarification is needed. Aerial views do not help in this case due to tree cover. There should be an existing and a proposed site plan showing the whole site, like the map view seen on SAGIS (page 1).

TR-3, Building Setbacks (ft), Single-family Detached.

Side (interior) yard: 3 (min)

Side (street) yard: 10 (max)

Rear yard: 20 (min)

The side setbacks follow those of the house and appear to be met. However, the rear yard setback is not met, as the site plan shows the addition going all the way to the fence line. Clarification is needed showing the entire lot on the site plan to ensure that the 20-foot setback is met.

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.*

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 5– Distinctive Features. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

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 above standards, there are design concerns including tying the roofline of the addition into the roofline of the historic house. Additions are to be subordinate to the historic house and this could potentially cause confusion that the addition is part of the original house due to little distinction. Additions inevitably cause some degree of damage, but it is on the rear wall and less visible from the street view. In theory, the addition could be removed in the future and the original rear wall restored. Clarification is also needed regarding whether the rear portion of the building (seen on page 7 of submittal packet) that is not flush with the house is being demolished or incorporated into the design. This appears to be part of the original house but more information, such as clearer photos of the entire rear elevation, would help determine this.

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.*

Height. *The overall height and the height of individual components of the proposed building or structure shall be visually compatible with contributing buildings and structures to which it is visually related.*

Width. *The proportion of the overall width and the width of individual components of the proposed building or structure shall be visually compatible to the contributing buildings and structures to which it is visually related.*

Scale. *The overall scale and the scale of individual components of the proposed building or structure shall be visually compatible to the contributing buildings and structures to which it is visually related.*

The height, width, and scale of the proposed addition is equal to the house, with the width potentially going beyond the width of the house. This is what is shown in the rendering but not what is shown on the site plan. Clarification is needed.

Setbacks. *The setbacks of the proposed building or structure shall be visually compatible with setbacks of contributing buildings and structures to which it is visually related.*

The setbacks follow the house and thus are visually compatible. A complete site plan that shows the whole lot will confirm this for the rear.

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.*

The placement of the window openings is not usually seen on historic buildings in the center of the elevation, not aligned with the door. This could potentially be a way to distinguish between the historic and the new construction, but the alignment of the windows should be reexamined.

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.*

Overall, the proposed materials are visually compatible, but their appropriateness will be discussed in the design standards section.

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.*

While the gable roof shape is appropriate, it is proposed to blend in with the roof of the house which is against the standards for additions to contributing structures. Staff requests that the applicant revisits this design and whether it can be slightly stepped down to differentiate between the two.

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

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.

Height and Mass. *The intent of these standards is to ensure that the height and mass are in context with contributing buildings in the same or adjacent block faces.*

The height and mass shall be subdivided both horizontally and vertically to convey human scale and visual interest that reflects the traditional size of buildings.

As mentioned, the height of the addition is matched exactly to the height of the historic house which needs to be differentiated.

Floor-to-Floor Heights.

In single-family detached, single-family attached, two-family attached, three-family/four-family, and townhouse dwellings, the exterior expression of the height of the first story shall not be less than 11 feet and the height of the upper stories shall not be less than nine (9) feet.

The height is based on the house that exists, and as mentioned should be slightly shortened to show where the historic house ends, and the addition begins.

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

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

Foundations shall be constructed of brick, stone, or true stucco over concrete block piers.

The foundation appears to be brick but this is not noted on the rendering. There should be elevation drawings with notations showing this information.

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

In single-family detached, single-family attached, two-family attached, three-family/four-family, and townhouse dwellings, foundations shall be the average height of foundations on contributing buildings on the block face, or if no contributing buildings exist, shall have a minimum finished floor height of 30 inches above grade.

Beneath a wood frame building, the foundation shall be recessed and not project forward of the building plane.

The standard looks like it is met but elevation drawings will be needed in order to confirm.

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, painted*

concrete block, precast concrete panels, metal shingles, and wood or fiber cement siding.

The siding is proposed to be 1x6 wood lap siding from Guerry Lumber. Staff recommends that the siding profile be adjusted to not be a perfect match to that of the historic house as a way to help differentiate the old and new.

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.

Vinyl windows are proposed which is a prohibited material. A compliant material should be selected.

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.

The standard is met.

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

Proposed windows are double hung. The standard is met.

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.

This information was not provided.

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

This will need to be wood trim to match an appropriate window type.

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

This is a wood frame building.

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

It is not clear whether the side elevation of the addition is visible from West 38th Street but if so, it should be confirmed that the 30% requirement is met.

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).

This information was not provided.

Doors shall not have a decorative diamond or half-moon inset.

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.

Architectural asphalt shingles are proposed.

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 roof is proposed to be 6:12.

Eaves shall extend no less than 12 inches beyond supporting walls.

The standard is met.

Gable end rakes shall overhang at least eight (8) inches.

The standard is met.

Mechanical Equipment and Refuse. *The intent of these standards is to ensure that mechanical equipment and refuse is appropriately sited to provide the least negative visual impact. In addition to the requirements set forth in Sec. 9.5, Screening and Buffers, mechanical equipment and refuse shall comply with the following:*

Electrical vaults, meter boxes, communications devices, and satellite dishes shall be located on the secondary or rear façades and shall be minimally visible.

The electrical meter box is on the rear of the house and when the addition is installed, Georgia Power makes the determination where it is placed, but it seems the most likely place would still be on the rear elevation.

***Additions.** In addition to compliance with the Visual Compatibility Criteria and the Victorian Historic District Design Standards, additions to contributing resources shall also comply with the Secretary of the Interior's Standards and Guidelines for Rehabilitation and the following standards:*

Additions shall be subordinate in mass and height to the resource.

Additions shall not obscure any character-defining features.

Additions shall not be on the primary or front façade of the resource.

The addition, as presented, is not subordinate in mass and height to the historic building. The rear elevation has the least visible amount of character defining features and would be the ideal location for its placement, provided the standards are met.

STAFF RECOMMENDATION:

Continue the request to install a rear addition to the property located at 937 West 38TH Street to the June 24, 2026, Historic Preservation Commission Meeting to allow the applicant time to address the following:

- 1. Clarify whether the rear elevation is proposed for demolition or will be incorporated into the addition.**
- 2. Provide clear photographs of the rear of the house showing the rear yard as well.**
- 3. Provide elevation drawings that note materials.**
- 4. Consider installing a different sized siding to help differentiate the old from the new construction.**
- 5. Lower the roofline so that the addition is subordinate to the historic house.**
- 6. Clarify whether the side elevation is visible from West 38th Street and if so, confirm on the drawings that the windows meet the 30% minimum for fenestration.**
- 7. Align windows and door on the rear elevation for visual compatibility compliance.**
- 8. Select an approved window type, as vinyl is prohibited.**
- 9. Provide material and product specifications for the door.**

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.