



CITY OF SAVANNAH

HISTORIC PRESERVATION COMMISSION

REQUEST FOR CERTIFICATE OF APPROPRIATENESS

Petitioner: Keli'I Arbuckle

MPC File No.: 26-003511-COA

Address: 202 West 36th Street

PIN: 20066 45003

Zoning: TN -2

Staff Reviewer: Alexander Merced

Date: August 26, 2026

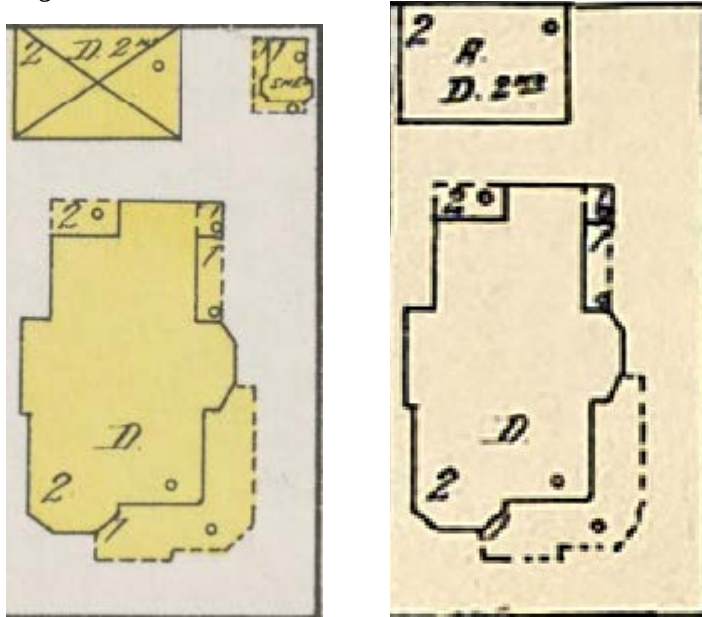
NATURE OF REQUEST:

The applicant would like to rehabilitate the building after it was damaged by a fire. They would like to restore the building to its previous condition, with the scope of work including in-kind roof replacement, in-kind siding replacement, rebuilding the rear exterior staircase, and door and window replacements.

CONTEXT/SURROUNDING AREA:

The building was constructed in 1900 and is a non-contributing resource within the Thomas Square-Streetcar National Register Historic District and the local Streetcar Historic District. It sits on the northwest corner of 36th Street and Barnard with a parking lot to the west. There are two non-contributors on the other side of the parking lot, but it is otherwise surrounded by contributing structures.

Although the contributing structures survey lists it as being built in 1900, the structure has undergone such major changes over the years that it is difficult to tell if it is actually still the same structure when compared to historic Sanborn Map layouts. It was changed to its current configuration sometime after 1955, although staff was unable to determine exactly when.



1. 1916 and 1955 Sanborn Maps showing original layout



2. The current building before the fire

FINDINGS:

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

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.*

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 materials will all be replaced in-kind with what was there previously.

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, 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.*

The structure is a half and half mix of stucco and lap siding, with stucco on the first floor and lap siding on the second floor. The front, left, and rear elevations will receive new hardboard lap siding with 6-inch exposure, and the stucco on the rear will be cleaned and painted.

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 standard is met.

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 new windows will be Victorbilt Historic series wood windows, which are approved in the district. The above standards are 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).

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

The exterior doors will be made of wood without diamond or half-moon insets. The above standards are met.

Porches, Stoops, Balconies and Decks, New construction, alterations to non-contributing resources and additions. *Front porches or covered or uncovered stoops shall be required on all entrances for new ground floor residential construction.*

Materials, Porches, Stoops, Balconies and Decks, New construction, alterations to non-contributing resources and additions.

On porches and stoops, piers and base walls shall be of the same material as the foundation wall facing the street.

Porch elements shall be constructed of brick, painted or stained wood, wood composite, precast stone, marble, sandstone, or slate.

Prohibited material: Vinyl.

The back exterior staircase will be rebuilt in-kind with wood.

Configuration, Porches, Stoops, Balconies and Decks, New construction, alterations to non-contributing resources and additions.

Wood portico posts shall have cap and base molding.

Balusters shall be placed between upper and lower rails, and the distances between balusters shall not exceed four (4) inches on center. The height of the railing shall not exceed 36 inches for single- and two-family dwelling units.

Front porches shall not be enclosed.

Uncovered decks shall be at the rear of the building or screened from view from the public right-of-way.

The rear staircase will be rebuilt in the exact same configuration as before.

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 roof will be replaced in-kind with architectural shingles. The standard is met.

Staff Report - Certificate of Appropriateness
MPC File No. 26-003511-COA
202 W. 36th St.
August 26, 2026

STAFF RECOMMENDATION:

Approve the rehabilitation of 202 West 36th Street as requested because it is visually compatible and meets 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.