



CITY OF SAVANNAH

HISTORIC PRESERVATION COMMISSION

REQUEST FOR CERTIFICATE OF APPROPRIATENESS

Petitioner: Ward Architecture, Josh Ward

MPC File No.: 26-002699-COA

Address: 612 West 36th Street

PIN: 20066 41007

Zoning: TR-1

Staff Reviewer: Alexander Merced

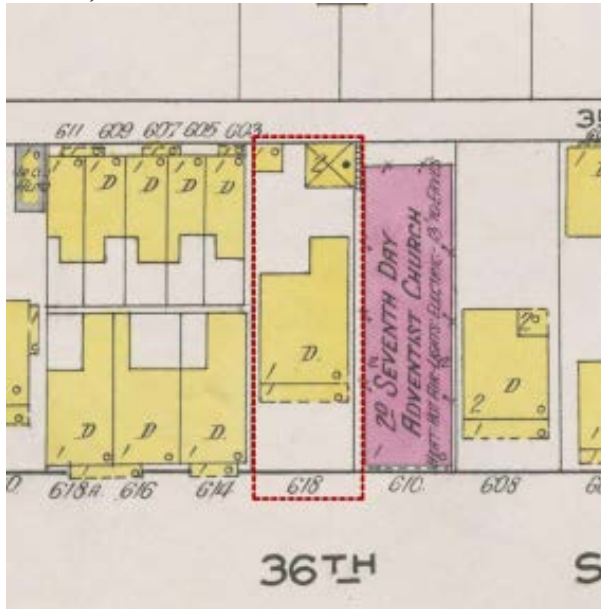
Date: June 24, 2026

NATURE OF REQUEST:

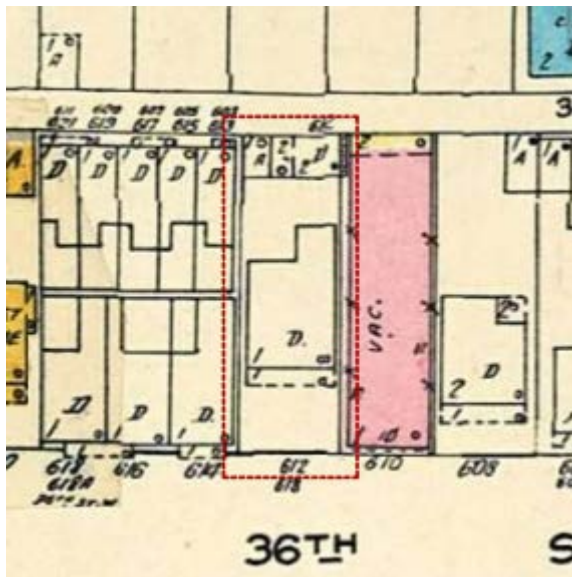
The applicant would like to rehabilitate the vacant home at 612 West 36th Street. Scope of work includes foundation repointing and filling, in-kind siding and trim repair and replacement as necessary, replacing the non-historic front door and missing rear door, in-kind roof replacement, installation of metal handrails on the front porch and new wooden stairs on the back porch, the installation of a new 8x8 wood storage shed and a new 18x18 concrete parking slab in the rear yard, and installation of a 5' tall chain link fence to enclose the rear yard.

CONTEXT/SURROUNDING AREA:

The building was constructed in 1915 and is a contributing resource within the National Register Cuyler-Brownville Historic District and the local Cuyler-Brownville Historic District. It sits between two non-contributing structures, but otherwise, the block is comprised mostly of contributing structures. Based on Google Street View, it appears that the home has been vacant and boarded up since 2013 or 2014. According to historic Sanborn Maps, the general footprint of the house has not changed since initial construction in 1915.



1. 1916 Sanborn Map



2. 1955 Sanborn Map

FINDINGS:

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.*

All replacement that is needed will be done in-kind and the historic character of the home will remain unchanged. The standard is met.

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.*

Deteriorated features will be repaired where possible and will be replaced in-kind where not. 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.

Foundation, Alterations to contributing resources. *The intent of these standards is to ensure that foundations match the traditional pattern of construction in height and materials and complement the craftsmanship of contributing buildings.*

Foundations shall be repaired rather than replaced, provided however, if the degree of degradation does not allow repair, the degradation shall be photographically documented and verified by the Planning Director and the new foundation shall be of the same materials and configuration as the original foundation.

If the original foundation material and/or configuration is unknown, the new foundation material and configuration shall be based on historic context.

The space between piers may be filled with heavy gauge wood lattice with at least one-half (0.5) inch thick lattice boards, horizontal boards, brick or true stucco over concrete block. Infill material shall be recessed a minimum of three inches behind the front edge of the pier so that the piers are clearly visible and differentiated.

The brick foundation piers will be repointed only where necessary and will be infilled with horizontal boards recessed at least 3 inches from the pier face. A soft lime-based mortar that is compatible with brick will be used where repointing is deemed necessary. The applicant will have a better idea of how much needs to be repointed once given permission to begin work on

the building, therefore staff requests that the applicant provide further detail of the exact scope of the work as it is being done, to be verified by staff. Because the work will be done in-kind, the standard is met.

Exterior walls, Alterations to contributing resources. *The intent of these standards is to ensure that exterior building walls reflect and complement the traditional materials and construction techniques of the district's architecture.*

Exterior walls shall be repaired rather than replaced, provided however, if the degree of degradation does not allow repair, the degradation shall be photographically documented and verified by the Planning Director and the replacement wall shall be of the same materials and configuration as the original wall.

If the original wall material and/or configuration is unknown, the new wall material and configuration shall be based on historic context.

The wood siding will be spot repaired, and spot replaced in-kind only where necessary. As with the foundation work stated previously, the applicant will have a better idea of how much needs to be repaired once given permission to begin work on the building, therefore staff requests that the applicant provide further detail of the exact scope of the work as it is being done, to be verified by staff. Because the repair and replacement will all be in-kind, the standard is met.

Prohibited materials, Exterior walls, Alterations to contributing resources. *Vinyl siding, aluminum siding, rolled asphalt, precast concrete panels, fiber cement wood siding, EIFS, one-part stucco over insulation and/or wood or metal framing, and T-111.*

The standard is met.

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 historic windows are still present and will remain. There is one single historic window on the rear façade that will be removed but will be saved on-site to be reused in the future. The standard is met.

Doors/Entrances, Alterations to contributing resources.

Doors shall be repaired rather than replaced, provided however, if the degree of degradation does not allow repair, the degradation of the door shall be photographically documented and verified by the Planning Director and the new door shall be of the same material and configuration as the original.

If the original door material and/or configuration is unknown, or if a new door is proposed in an unoriginal opening, the new door material and configuration shall be based on historic context.

The front door is non-historic and will be replaced with a wood paneled door. The rear door is absent and will receive the same door as the front.

Porches, Stoops, Balconies and Decks, Alterations to contributing resources.

Porches shall be repaired rather than replaced, provided however, if the degree of degradation does not allow repair, the degradation shall be photographically documented and verified by the Planning Director, and the new porch materials and configuration shall be of the same material and configuration as the original.

If the original porch material and/or configuration is unknown, the new porch material and configuration shall be based on historic context.

The front porch will have 1.5-inch metal handrails installed which will be 34 inches tall. The rear porch will have new wood stairs installed to replace the existing non-historic concrete stairs along with 2-inch wood railings which will be 4 inches on center and 36 inches tall. The standard is met.

Front porches shall not be enclosed. Side and rear porches may be enclosed with fine wire mesh, glass or shutters, provided the porch continues to read as a porch and character-defining features (including but not limited to columns, balustrades, entablature, etc.) are retained and not obscured or damaged.

The rear porch will be enclosed with a fine wire mesh to act as an insect shield. The porch will still read as a porch and no character-defining features will be damaged or obscured. The standard is met.

Prohibited materials, Porches, Stoops, Balconies and Decks, Alterations to contributing resources. Fiberglass (including Perma-Cast), vinyl and PVC.

The standard is met.

Roof, Contributing Resources.

Roof, Materials, Contributing Resources.

Original roof material shall be repaired rather than replaced, provided however, if the degree of degradation does not allow repair, the degradation shall be photographically documented and verified by the Planning Director, and the new roof shall be of the same material and configuration as the original (except wood or asbestos).

The existing asphalt shingle roof will be replaced in-kind. The standard is met.

Roof, Configuration, Contributing Resources.

Original roof configuration shall be maintained.

The roof configuration will remain unchanged. 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.

Refuse storage areas for dumpsters and compactors shall be located within a building or to the side or rear of the building and screened from the public right-of-way.

The home will have a tankless water heater to the rear of the east (side) façade and will have a refuse/HVAC area in the rear yard which will be screened by a wood fence made of horizontal wood boards. 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 Victorian 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.

The applicant will be installing an 8x8 shed in the rear yard. Because it is below 120 square feet in area, it does not require a permit but still must meet the above standards, which it does as a small shed.

Parking and Paving. *The intent of these standards is to create and protect contiguous, active pedestrian street fronts. In addition to the requirements set forth in Sec. 9.3, Off-Street Parking and Loading, parking and paving shall comply with the following:*

Parking areas shall be located in the rear yard except for single- and two-family dwelling units which may also provide parking in the side yard behind the face of the front façade.

The parking area will be located in the rear yard. The standard is met.

Fencing and Walls. *The intent of these standards is to ensure that walls and fences define outdoor spaces appropriately, separate private and public realms and add architectural interest to a building's façade. In addition to compliance with the requirements set forth in Sec. 9.6, Fences and Walls, fences and walls shall also comply with the following standards:*

Fencing and Walls, Permitted Materials.

Wood, iron, brick, true stucco over concrete block, smooth fiber cement or extruded aluminum.

Chain link may be permitted in the rear yard but not along any street.

Plastic or metal slats used in chain link shall not be permitted.

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There will be a chain link fence enclosing the rear yard. The standard is met.

Fencing and Walls, Prohibited Materials. Vinyl, PVC, and corrugated metal.

Fencing and Walls, Configuration.

Fences or walls no more than eight (8) feet in height may be installed within the side or rear yards behind the front façade of the building.

A minimum of five (5) feet must be provided between a fence and a building where they are parallel.

The fence will be in the rear yard and will be five feet tall. The above standards are met.

STAFF RECOMMENDATION:

Approve the rehabilitation of 612 West 36th Street with the following condition because it is otherwise visually compatible and meets the standards.

- 1. Update staff on the scope of both the foundation and siding work.**

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.