CITY OF SAVANNAH
HISTORIC PRESERVATION COMMISSION

REQUEST FOR CERTIFICATE OF APPROPRIATENESS

Petitioner:	**Vardan Kasemyan**
MPC File No.:	**26-004808-COA**
Address:	**1023 West 36th Street**
PIN:	**20067 09013**
Zoning:	**TR-1**
Staff Reviewer:	**Jodie Brown, AICP**
Date:	**October 28, 2026**

NATURE OF REQUEST:
The applicant is requesting approval to construct a single-family home.

CONTEXT/SURROUNDING AREA:
Located mid-block on the east side of the street, the lots are located within the Battery Ward. Historically, there were two individual, one-story single-family homes at this location, but the lots are currently vacant. Extant homes on the street are all one-story. They are either single-family, duplexes or a rowhouse. Homes that front on the street have a fairly uniform setback and the street features a slight slope. Across the street from the proposed construction are vacant lots and a single-story church. Within the district, there are one- and two-story buildings predominantly on narrow lots.



FINDINGS:
The following standards from §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.*

As noted previously, homes in the neighborhood are predominantly one- and two-story buildings on narrow lots. The proposed mass and scale of the new construction replicates the historic context of the district. The exterior materials are also consistent with those used on the contributing properties. The proposed new construction will be compatible with the historic context. The work is consistent with Standard 2.

> ***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.*

Homes in the neighborhood are predominantly one- and two-story buildings on narrow lots. The proposed mass and scale of the new construction replicates the historic context of the district. The exterior materials are also consistent with those used on the contributing properties. The proposed new construction will be compatible with the historic context and will not negatively impact the historic district. The work is consistent with Standard 9.

> ***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.*

The proposed building is on its own individual lot and will not negatively impact the historic character of the district and could be removed in the future, if necessary. The proposed work is consistent with Standard 10.

> ***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.*

The overall height of the building is 26'2". This height is based on other district contributors which include 1019 W 37th St, 23'; 1025 W 38th St, 26'; and 2101 Ogeechee Rd, 25'. The height will be visually compatible. The proposed new construction is consistent with this criterion.

> > ***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.*

Lots within the district are typically narrow and this lot is limited to 24' making the houses rather close together. The proposed house will maintain a 3' setback on both sides replicating the look of surrounding homes. The proposed new construction is consistent with this criterion.

> ***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 district has a mix of one- and two-story homes. The homes on this portion of 36th Street are predominantly one-story. The overall height of the building is 26'2". This height is based on other district contributors which include 1019 W 37th St, 23'; 1025 W 38th St, 26'; and 2101 Ogeechee Rd, 25'. The proposed scale of the building will be consistent with the historic context.

> ***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.*

While it may appear that setbacks are uniform that does not apply to all of Cuyler-Brownsville. There are several streets where the setbacks vary. Along this portion of 36th Street, there are some houses that are directly behind the sidewalk while others appear to be further back. While not specifically called out, it appears that there is a 10' setback at the front of the house which is consistent with the historic context and this criterion.

> ***Rhythm of Building or Structure.*** *The relationship of a building or structure to the open space between it and adjacent buildings or structures shall be visually compatible with the open spaces between contributing buildings or structures to which it is visually related.*

The lots in Cuyler-Brownsville are typically narrow, so houses are close together. The proposed house will have a 3' setback on each side. While the surrounding lots are currently vacant, a second house is planned for the lot at 1021 which will have similar setbacks replicating the pattern found elsewhere. The proposed house is consistent with this criterion.

> ***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.*

Fenestration is on all facades of the house replicating historic solid void pattern. The proposed work is consistent with this criterion.

> ***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 majority of the proposed materials are consistent with what is allowable per the code. The applicant is proposing to use LP Engineered Wood Siding which is not an item listed as approved or prohibited material. A sample of the material was not provided and staff could not adequately evaluate it. A sample should be provided.

> ***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.*

The applicant is proposing a hipped roof on the main body of the house, a shed roof with a small gable over the entrance on the full width front porch and a small gable on the rear entrance. The proposed work is consistent with this criterion.

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 applicant provided heights for three contributing properties that are located nearby. At the top of the ridge this house will be 26’2” which is consistent with the other documented properties.

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.

This building is limited to two stories and reflects the traditional size of buildings. The proposed project is consistent with this historic district design standard.

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 finish is not called out on the plans. Plans should be revised to include this information.

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 applicant has not called out piers. Plans should be revised to include 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.*

It appears that there are only two contributing properties on the block, 1015 W 36th Street (1910) and 1006 West 36th Street (1920). The remaining buildings are non-contributors. The applicant did not have the foundation height for 1006 West 36th Street to provide an average. This information should be provided.

> *Front porches shall have expressed piers.*

The front porch does not have expressed piers and should be redesigned to show them.

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

It is not clear that the foundation is recessed beneath the wood framed building. This information should be provided.

> ***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 applicant is proposing to use LP Engineered Wood Siding which is not an item listed as approved or prohibited material. A sample should be provided.

> ***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, unpainted exposed concrete block.*

The applicant is not proposing to use prohibited materials.

> ***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.*

The applicant is proposing to Kolbe and Kolbe aluminum clad windows. The proposed project is consistent with this historic district design standard.

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.

The proposed project is consistent with this historic district design standard.

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 proposed project is consistent with this historic district design standard.

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

The proposed project is consistent with this historic district design standard.

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.

Muntin width is not noted on the plans. Revised plans should include this information.

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

The proposed project is consistent with this historic district design standard.

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

Proposed building is wood framed.

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

Plans indicate that 30% transparency is provided. The proposed project is consistent with this historic district design standard.

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).

The doors will be made of wood and glass. The proposed project is consistent with this historic district design standard.

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

The proposed project is consistent with this historic district design standard.

Doors/Entrances, Configuration, New construction, alterations to non-contributing resources and additions.

Entrances shall face the primary street on which the building is located (normally the street from which is takes its address).

The proposed project is consistent with this historic district design standard.

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.

Foundation materials are not called out. Revised plans should include this information.

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

The applicant will be using wood. The proposed project is consistent with this historic district design standard.

Prohibited material: Vinyl.

The proposed project is consistent with this historic district design standard.

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

On single-family detached, single-family attached and two-family attached dwellings, a front porch a minimum of six (6) feet in depth shall be required over a minimum of 50% of the front façade.

The proposed project is consistent with this historic district design standard.

Wood portico posts shall have cap and base molding.

Plans should be revised to include this information.

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.

Plans should be revised to include this information.

Front porches shall not be enclosed.

The proposed project is consistent with this historic district design standard.

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 proposed project is consistent with this historic district design standard.

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

Shed and porch roofs, subordinate and attached to the primary building, shall be pitched between 2:12 and 6:12.

Gable and hip roof shall be symmetrically pitched between 4:12 and 10:12.

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

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

The proposed project is consistent with the above historic district design standards.

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 proposed project is consistent with this historic district design standard.

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

A refuse/storage area will be located at the rear of the house. It will measure 6’2”x9’4” and be 6’ tall, constructed of concrete block.

Lighting. *The intent of these standards is to ensure that light fixtures have appropriate scale, are sited appropriately, are made of appropriate materials and complement the building on which they are located. In addition to the requirements set forth in Sec. 9.8, Lighting, lighting shall comply with the following:*

Materials: Light fixtures shall be constructed of metal and/or glass.

Configuration: Light fixtures shall be compatible with the scale of the subject property and with the character of the district.

Source Type: White light source only.

Lighting is not indicated on the plans. Plans should be revised to include this information.

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:*

New construction shall include a private sidewalk that connects the main entrance of the principal structure to the public sidewalk. Private sidewalks shall be constructed of brick, concrete, stone, or other materials as approved by the Planning Director.

Plans indicate a sidewalk from the front porch steps to the property line. They do not indicate the material. Plans should be revised to include this information.

> *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 proposed project is consistent with this historic district design standard.

STAFF RECOMMENDATION:

CONTINUE the request to construct a new single-family house at 1023 West 36th Street to a date not to exceed 90 days to allow the applicant time to address the following conditions:

1. **Provide information on the foundation finish.**
2. **Provide a physical sample of the proposed siding.**
3. **Provide the foundation height of 1006 W 36th Street to determine the average height for the proposed foundation (based on three contributing properties).**
4. **Redesign the porch to show expressed piers.**
5. **Indicate the muntin width of the windows.**
6. **Redesign the porch posts to have caps and base molding.**
7. **Indicate the spacing of the porch pickets.**
8. **Reduce the height of the balustrade to 36".**
9. **Clarify the material of the sidewalk from the house to the public ROW.**

MW: CC: JB

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.