



CITY OF SAVANNAH

HISTORIC PRESERVATION COMMISSION

REQUEST FOR CERTIFICATE OF APPROPRIATENESS

Petitioner: Kenneth Sanders

MPC File No.: 26-004376-COA

Address: 836 West 39th Street

PIN: 20073 02041

Zoning: TR-3

Staff Reviewer: Alexander Merced

Date: September 23, 2026

NATURE OF REQUEST:

The applicant would like to rehabilitate the home at 836 West 39th Street. The scope of work includes roof replacement, shutter replacements, new porch columns, and window and door replacements. A total of 13 windows will be replaced, including 10 on the side and rear elevations and 3 on the front elevation.

CONTEXT/SURROUNDING AREA:

The building was constructed in 1950 and is a non-contributing resource within the National Register Cuyler-Brownville Historic District and the local Cuyler-Brownville Historic District. It sits on the north side of the block and is surrounded mostly by contributors.

The building suffered extensive fire damage in July of 2025 and has been vacant since.



1. Roof and column damage after fire

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2. Damage after fire



3. Damage after fire

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.

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 roof will be replaced in-kind, and the shutters and porch columns will both be made of wood. Additionally, the windows and doors will be made of wood as well. 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.

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 windows will be made of wood. The standards are met.

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

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.

The windows will be double hung and have a 3 over 3 lite pattern. The standards are met.

Shutters.

Exterior shutters shall consist of a durable wood species.

Shutters shall be sized to fit the window opening and operable (hinged and able to be closed over the window).

The placement of the horizontal rail(s) shall correspond to the location of the meeting rail(s) of the window.

Staff recommends that the horizontal rail(s) corresponds to the location of the meeting rail(s) of the windows. Otherwise, the 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 or half-moon inset.

The front and rear doors will be made of wood and will not have a diamond or half-moon inset. The 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.

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

Prohibited material: Vinyl.

The front porch columns will be made of wood. The above standards are met.

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

Wood portico posts shall have cap and base molding.

Front porches shall not be enclosed.

The above standards are 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.

The roof will be GAF architectural asphalt shingles. The standard is met

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STAFF RECOMMENDATION:

Approve the rehabilitation of 836 West 39th Street with the following condition because it is otherwise visually compatible and meets the standards:

- 1. Ensure that the horizontal shutter rails correspond to the location of the meeting rails of the windows.**

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.