



CITY OF SAVANNAH

HISTORIC PRESERVATION COMMISSION

REQUEST FOR CERTIFICATE OF APPROPRIATENESS

Petitioner: Anganette Young

MPC File No.: 26-003780-COA

Address: 216 West 35th Street

PIN: 20066 35008

Zoning: TN-2

Staff Reviewer: Jodie Brown, AICP

Date: August 26, 2026

NATURE OF REQUEST:

The applicant is requesting approval to replace the roofing material.

CONTEXT/SURROUNDING AREA:

Constructed mid-block between Barnard and Jefferson Streets, the property is located within the Flannery Ward. Designed as a duplex in the Greek Revival style ca. 1915, the building is 2-stories tall and sheathed with wood lap siding. The full-width front porch is accessed via brick stairs at the either side. The porch is supported by four square brick columns that flank the stairs. The second floor of the porch has a central, gable roofed, screened portion that is flanked by open balconies. Double hung windows are placed symmetrically on all facades and the two main entrances are single doors flanked by sidelights and a transom.

The subject building is listed as a contributing resource within the Thomas Square-Streetcar National Register Historic District and the local Streetcar Historic District.

FINDINGS:

The following standards from §7.11 - Streetcar 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.

The proposed work is limited to replacement of the roofing material. The roof has reached the end of its life and to ensure that the remainder of the house is protected it must be replaced. Neither the configuration nor the pitch of the roof will be altered. Maintaining the roof will help protect the historic character of the house. The proposed work is consistent with Standard 2.

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.*

The roof has reached the end of its life and will be replaced in-kind with asphalt shingles. Neither the configuration nor the pitch of the roof will be altered. The proposed work is consistent with Standard 6.

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 existing roof is asphalt shingles and will be replaced in-kind. The work is consistent with this criterion.

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.

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 roofing material has reached the end of its life and cannot be repaired. The proposed material will match the existing. The proposed work is consistent with this historic district design standard.

Roof, Configuration, Contributing Resources.

Original roof configuration shall be maintained.

The roof configuration will be maintained. The proposed work is consistent with this historic district design standard.

Staff Report - Certificate of Appropriateness
MPC File No. 26-003780-COA
216 W 35th Street
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STAFF RECOMMENDATION:

APPROVE the new roofing material for the building at 216 West 35th Street AS SUBMITTED, because the work is visually compatible and meets the Standards.

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.