



# CITY OF SAVANNAH

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## HISTORIC PRESERVATION COMMISSION

### REQUEST FOR CERTIFICATE OF APPROPRIATENESS

**Petitioner:** Wells Anderson

**MPC File No.:** 26-000200-COA

**Address:** 217 East 41<sup>st</sup> Street

**PIN:** 200472 19004

**Zoning:** TC-1

**Staff Reviewer:** Caitlin Chamberlain

**Date:** February 25, 2026

#### **NATURE OF REQUEST:**

The applicant is requesting approval for an after-the-fact roof that was placed over the loading dock on the rear of the building. This work was done by a previous owner but had been cited recently by Code Compliance under the current ownership.

#### **CONTEXT/SURROUNDING AREA:**

217 East 41<sup>st</sup> Street was built in 1951 and is a non-contributing resource within the Thomas Square-Streetcar National Register Historic District and the local Streetcar Historic District. The one-story concrete block commercial building currently houses multiple businesses.

The work in question took place at the rear of the building, facing East 41<sup>st</sup> Lane. On the opposite side of the lane is a fenced parking lot and a non-contributing two-story brick building.





The above photos show the before (Google Street View – 2019) and after (present day). This roof was integrated into the existing recessed space of the loading dock area.

### **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.

***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.

***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.

***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 standard is met for the height, width, and scale of the roof. It is integrated into the existing recessed area where the loading dock is located. This does not negatively impact any surrounding historic buildings.

**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.*

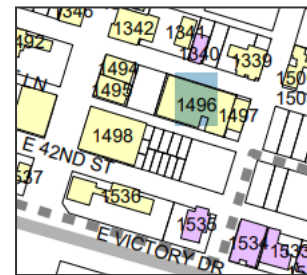
The opening of the recessed area still reads as such.

**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 standard is met. The roof is comprised of a wood frame and a metal surface.

**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.*

Although the building is not historic, it does have a flat roof. An additional, smaller flat roof is appropriate for the building which fits within the historic fabric of the neighborhood. There are very few contributing resources in the immediate vicinity of this building, as can be seen on the Contributing Resources Map for the Streetcar Historic Overlay District. Contributing resources are purple and non-contributing ones are yellow.



#### ***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, 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.*

This is a flat roof with a wood frame and a metal v crimp covering. The standard is met.

*Metal roofs shall have a metal drip edge covering all edges.*

The standard is not met. Staff spoke with the applicant, who is amenable to adding this.

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

*Where historically appropriate, flat roofs may be utilized.*

This building is listed as non-contributing but it was built in the 1950s and has a flat roof. The inclusion of this additional flat roof on this building is appropriate for this one-story commercial architectural style.

**STAFF RECOMMENDATION:**

**Approve the after-the-fact installation of a roof over the rear loading dock on the building located at 215 East 41<sup>ST</sup> Street with the following condition to be reviewed by staff because the work is otherwise visually compatible and meets the standards:**

- 1. Add a drip edge covering on all edges of the roof.**

**MW: CC**

**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.**