



CITY OF SAVANNAH

HISTORIC PRESERVATION COMMISSION

REQUEST FOR CERTIFICATE OF APPROPRIATENESS

Petitioner: Your Exterior Pros, Teygan Cuyer

MPC File No.: 26-000452-COA

Address: 214 West Waldburg Street

PIN: 20044 17015

Zoning: TN-1

Staff Reviewer: Alexander Merced

Date: February 25, 2026

NATURE OF REQUEST:

Applicant wants to replace existing shingle roof in-kind (Owens Corning Duration Architectural Shingles – Quarry Gray), and the existing metal porch roof in-kind (26ga pre-painted 5V Metal Roof System – Old Town Gray).

CONTEXT/SURROUNDING AREA:

The building was constructed in 1892 and is a contributing resource within the National Register Victorian Historic District and the local Victorian Historic District. Now a duplex with 216 West Waldburg, the two were originally separate from one another and stood as neighbors three blocks north at 406 and 410 West Gwinnett street. They were moved and combined sometime in the late 1990's. The block it sits on has a mixture of contributing and non-contributing structures, while across the street has all contributing homes.

FINDINGS:

The following standards from the Sec 7.9 - Victorian 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 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.*

All replacement materials are in-kind. The standard is met.

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.*

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 roof shape will remain unchanged. The standard is met.

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 is being replaced in-kind with shingles that are common in the area, and the same goes for the metal porch roof. The standard is met.

Victorian 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 Victorian Historic District. They are also intended to protect the historic integrity of contributing resources. Designs for new construction are to be consistent with contributing resources from the district's Period of Significance (1870-1923).*

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.

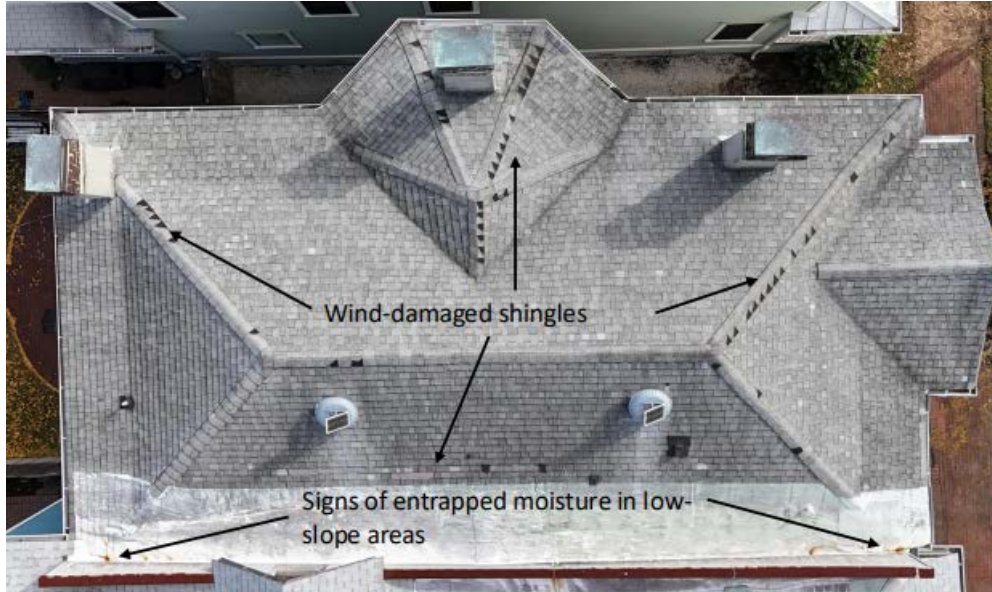
Roof, Contributing Resources.

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).

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As noted in the report done by Coastal Roof Works, LLC, the existing roof shows signs of wind damage, granule loss, and improperly installed materials at the low-slope valley on the west side of the roof, where an elastomeric coating was applied at some point. The report states that the coating was installed incorrectly in a manner that can lead to moisture entrapment.



On the porch roof, the hips are almost completely rusted and the top shows signs of deterioration.



Each will be replaced in-kind (shingles and metal respectively). The standard is met.

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STAFF RECOMMENDATION:

Approve the work proposed for 214 West Waldburg Street **as requested** because the work is visually compatible and meets the standards.

MW: CC: APM

Note: This recommendation could change subject to new information provided at the Historic District Board of Review meetings. Final decisions will be made by the Historic District Board of Review at the public hearing based on information provided at the meeting, as well as information submitted for the staff recommendation.