



CITY OF SAVANNAH

HISTORIC PRESERVATION COMMISSION

REQUEST FOR CERTIFICATE OF APPROPRIATENESS

Petitioner: WM Building Envelope Consultants, LLC, Max Morrill

MPC File No.: 26-000627-COA

Address: 1707 Bull Street

PIN: 20053 36001

Zoning: TC-1

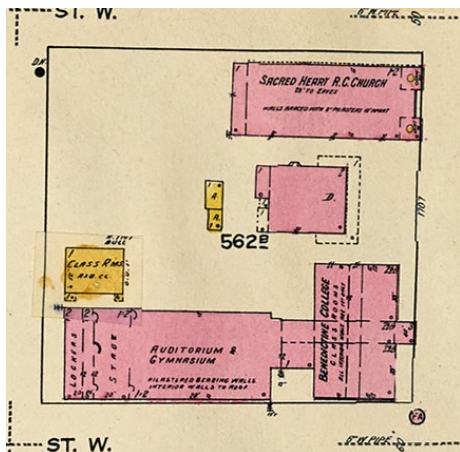
Staff Reviewer: Jodie Brown, AICP

Date: February 25, 2026

NATURE OF REQUEST:

The applicant is proposing to replace the roof and reuse any original tile that is not broken. Broken tile will be replaced with matching tile from Ludowici on both the Sacred Heart Catholic Church and the Susie King Taylor Community School building. The 14 dormers on the church roof will be repaired, as necessary.

CONTEXT/SURROUNDING AREA:



Constructed in 1902 in the Falligant Ward, the property is located on the west side of the street. The property is made up of three buildings that occupy the entire block. The northeast corner is the church and at the southeast corner is the school building. Located in between the two buildings is a single-family home that was originally used as the rectory and is now the parish office.

All three buildings are constructed of red brick. The church was designed in the Gothic Revival style while the school building along Bull Street was completed in the Neoclassical style.

The subject buildings are listed as contributing resources 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 applicant is proposing to replace the roof. The existing tile would be removed and stored for re-installation. Any broken tile would be replaced with Ludowici's French low profile interlocking clay tile to match the existing. The underlayment and some of the decking will require replacement. The dormers located on the church will also require repair. The wood will potentially need to be replaced, and the metal roofs will be repaired.

Once the roof is ready for the installation of the tile, the original tile should be installed in the most conspicuous spots while the new tile should be installed in the less visible areas consistent with the Secretary of the Interior's Standards. This method of installation should be noted in the plans.

Secretary of the Interior's Standards 5– Distinctive Features. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

The clay tile roof is a distinctive feature of these buildings and uncommon in Savannah. As part of the roof replacement the historic tile will be carefully removed and stored for reinstallation. The new tile was chosen to replicate the historic tile. The proposed work is consistent with Standard 5.

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.

Clay tile roofs are typically an element that lasts; however, when a tile breaks it exposes the underlayment and decking which leads to deterioration. Over the years broken tile has been replaced or repaired inappropriately. Removal of the all the tile will allow for proper repair of any deteriorated decking and underlayment. Unfortunately, during the removal there will likely be at least 20% breakage. New tile will replicate the existing tile.

Dormers on the church will also be repaired as part of this project. Wood will need to be replaced and the metal roofs will be repaired.

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 applicant is proposing new tile that matches the shape and color of the original tile. Additionally, wood for the dormers will match. The proposed work is consistent with this criterion.

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 existing roof and dormer shapes will be maintained. 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 proposed work will maintain much of the original fabric by reinstalling the original tile. The new tile will match the original tile in shape and color. The proposed work is consistent with the historic district design standards.

Roof, Configuration, Contributing Resources.

Original roof configuration shall be maintained.

The original roof configuration will be maintained. The proposed work is consistent with the historic district design standards.

STAFF RECOMMENDATION:

APPROVE the request to replace the tile roof on the church and the school and repair the dormers for the property at 1707 Bull Street **WITH THE FOLLOWING CONDITION** to be reviewed and approved by staff prior to starting the project, because the work is otherwise visually compatible and meets the Standards:

1. Clearly note that that the historic tile will be reinstalled on the street visible slopes (on the north, east and south sides) of the roof and any new tile will be installed on the inconspicuous areas.

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.