



CITY OF SAVANNAH

HISTORIC PRESERVATION COMMISSION

REQUEST FOR CERTIFICATE OF APPROPRIATENESS

Petitioner: South Shore Roofing, Kyle Patrick

MPC File No.: 24-003230-COA

Address: 111 East 31st Street

PIN: 20053 24012

Zoning: TN-2

Staff Reviewer: Caitlin Chamberlain

Date: July 22, 2026

NATURE OF REQUEST:

The applicant is requesting approval to change the shingle porch roofs to standing seam metal.

CONTEXT/SURROUNDING AREA:

111 East 31st Street was built in 1902 and is a contributing resource within the Thomas Square-Streetcar National Register Historic District and the local Streetcar Historic District. The project is focused on the porch roof on the front of the house and a small, shed roof on the side of the house, where modern day architectural asphalt shingles are currently in place.

FINDINGS:

The following standards from the Sec 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.*

***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.*

***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 above standards are met. The areas in question, which is the top of porch roofs, are not a highly distinctive feature in comparison to other elements on the building more readily visible. The roofs would not have originally been asphalt shingle, though that is fairly common to see on historic buildings with later replacements. A return to a metal roof is appropriate to the time period of the house.

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 proposed metal roof material is from Sentriclad Architectural Metals. The standard is met.

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 shapes will not be changing. The standard is met.

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

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roof shall be of the same material and configuration as the original (except wood or asbestos).

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

The standards are met.

Roof, Configuration, Contributing Resources.

Original roof configuration shall be maintained.

This will be the case.

STAFF RECOMMENDATION:

Approve the proposed roof replacements on the front and side porches for the property located at 111 East 31st Street as requested because the work is visually compatible and meets the standards.

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.