



CITY OF SAVANNAH

HISTORIC PRESERVATION COMMISSION

REQUEST FOR CERTIFICATE OF APPROPRIATENESS

Petitioner: Precision Roofing

MPC File No.: 26-002623-COA

Address: 1702 Habersham Street

PIN: 20064 09001

Zoning: TN-2

Staff Reviewer: Jodie Brown

Date: June 24, 2026

NATURE OF REQUEST:

The applicant is requesting an in-kind roof replacement.

CONTEXT/SURROUNDING AREA:

Constructed in 1901 at the southeast corner of Habersham and East 33rd Streets, the subject property is located within the Barry Ward. Designed in a simplified Italianate style, the building is two stories with a hipped roof. The roof has overhanging eaves with decorative brackets. Fenestration features symmetrically placed 2/2 double hung windows. The main entrance is located on the north side of the front façade. It has a simple hipped roof supported by decorative columns and railings. On the north façade, at the opposite corner, is a simple, single door entrance with a small gable roof that stands proud of the wall plane.

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 the §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 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 existing roof has reached the end of its life and needs to be replaced prior to significant damage taking place. The applicant is proposing to replace the roof in-kind. 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 3-tab asphalt shingle. They are proposing to replace the roof with Atlas Pinnacle Pristine asphalt shingles in Black Shadow (dark grey). The proposed 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 existing roof has reached the end of its life and needs to be replaced prior to significant damage taking place. The applicant is proposing to replace the roof in-kind. The proposed project is consistent with this historic district design standard.

Roof, Configuration, Contributing Resources.

Original roof configuration shall be maintained.

The proposed project is consistent with this historic district design standard.

Staff Report - Certificate of Appropriateness
MPC File No. 26-00-COA
1702 Habersham Street
June 24, 2026

STAFF RECOMMENDATION:

APPROVE the request to replace the roofing material in-kind for the property at 1702 Habersham 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.