



CITY OF SAVANNAH

HISTORIC PRESERVATION COMMISSION

REQUEST FOR CERTIFICATE OF APPROPRIATENESS

Petitioner: JCB Roofing, Allie Morgan

MPC File No.: 26-000995-COA

Address: 208 West 39th Street

PIN: 20065 26016

Zoning: TN-2

Staff Reviewer: Jodie Brown, AICP

Date: March 25, 2026

NATURE OF REQUEST:

The applicant is proposing to replace the roofing material.

CONTEXT/SURROUNDING AREA:

Constructed mid-block on the north side of the road, the house is located in the Lovell Ward. Built in 1896 in the Italianate style, the house is 2 stories with a hipped roof and a boxed eave with decorative brackets. The exterior is sheathed with lap siding. The front façade features a 2-story bay window on the southeast side of the house. The full width covered porch is accessed from the southwest corner. The porch is supported by three Tuscan columns. The single front door is located west of the bay window on the porch and has a transom and sidelights. Directly above the front door is a single window. Fenestration on the house is 2/2 double hung wood windows which are symmetrically placed.

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 § 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 existing deteriorated asphalt roof with a new asphalt shingle roof that will continue to protect the building. The configuration and pitch of the roof will be maintained. The work is consistent with Standard 2.

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 applicant is proposing to replace the existing deteriorated asphalt roof with a new asphalt shingle roof by Timberline HDZ in Pewter Gray that will continue to protect the building. The existing asphalt shingles are similar to the proposed shingles. The configuration and pitch of the roof will be maintained. The 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 proposed materials are consistent with what is currently on the house and a number of houses in the immediate vicinity. 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 existing asphalt shingles are not original to the house and were a later replacement. At this time, the shingles have deteriorated and need to be replaced. The proposed roofing material is an in-kind replacement. The proposed work is consistent with the historic district design standards.

Staff Report - Certificate of Appropriateness
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STAFF RECOMMENDATION:

APPROVE the request to replace the roofing material in-kind for the property at 208 West 39th Street **AS REQUESTED** 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.