



CITY OF SAVANNAH

HISTORIC PRESERVATION COMMISSION

REQUEST FOR CERTIFICATE OF APPROPRIATENESS

Petitioner: Jennifer Paulk

MPC File No.: 26-001999-COA

Address: 217 East 33rd Street

PIN: 20053 39015

Zoning: TN-2

Staff Reviewer: Jodie Brown, AICP

Date: May 27, 2026

NATURE OF REQUEST:

The applicant is requesting to replace their asphalt shingle roof in-kind on the building located at 217 East 33rd Street.

CONTEXT/SURROUNDING AREA:

Constructed in 1903, the subject property is located mid-block on the south side of the road between Abercorn Street to the west and Lincoln Street to the east in the Cumming Ward. Designed in the Italianate style with Queen Anne influences, the building is two-stories with a low hipped roof. The exterior is sheathed with wood lap siding, and the front façade features a full-width two-story porch. Fenestration on the front has evenly spaced openings with 1/1 double hung windows with wood and glass doors. Windows are sporadically placed on the remaining elevations.

The subject building is 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 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 indicated that after a recent storm there was evidence that the roof was leaking. The roof has reached the end of its life and needs to be replaced. The non-historic asphalt shingles will be replaced with similar materials. Replacing the roofing material 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 roofing material will be replaced in-kind to match the type of shingle and the color. 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 applicant is not proposing to change the roof shape. 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 applicant indicated that after a recent storm there was evidence that the roof was leaking. The roof has reached the end of its life and needs to be replaced. The non historic asphalt shingles will be replaced with similar materials. The proposed work is consistent with the historic district design standard.

Roof, Configuration, Contributing Resources.

Original roof configuration shall be maintained.

The applicant is not proposing to change the roof shape. The proposed work is consistent with this historic district design standard.

Skylights, roof decks, pergolas and roof vents shall be permitted only on the roof plane opposite the street, or when screened from public view and shall not damage or obscure character-defining features.

The applicant is not proposing any new elements for the roof. The proposed work is consistent with this historic district design standard.

Dormers shall not damage or obscure character-defining features and shall reinforce the existing historic window pattern.

The applicant is not proposing any dormers. The proposed work is consistent with this historic district design standard.

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STAFF RECOMMENDATION:

APPROVE the request to replace the roofing material at 217 East 33rd 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.