CITY OF SAVANNAH
HISTORIC PRESERVATION COMMISSION

REQUEST FOR CERTIFICATE OF APPROPRIATENESS

Petitioner:	**JW Roofing, Mitchell Edwards**
MPC File No.:	**26-004861-COA**
Address:	**406 East 35th Street**
PIN:	**20064 11009**
Zoning:	**TN2**
Staff Reviewer:	**Rohan Urs**
Date:	**October 28, 2026**

NATURE OF REQUEST:
The petitioner is requesting approval for roof replacement and associated roofing repairs at **406 East 35th Street** within the Streetcar Historic District.
The proposed work includes removal of the existing asphalt shingles down to the roof deck and installation of **GAF Timberline HDZ dimensional asphalt shingles**. Associated work includes installation of aluminum drip edge, ice and water shield at valleys, synthetic underlayment, starter shingles, hip and ridge shingles, a new ridge vent, and new pipe boots.
The contractor's scope also includes selective replacement of deteriorated roof decking, soffit, flashing, face board, and fascia where necessary.
The submitted scope identifies removal of one existing chimney; however, the applicant has subsequently confirmed that the chimney will be retained.

CONTEXT/SURROUNDING AREA:
The subject property is located on East 35th Street within the Streetcar Historic District and contains a **contributing residential building**.

The existing building features a prominent front-facing gable roof with a lower porch roof and asphalt-shingle roofing. The proposed roofing work does not alter the existing roof shape, pitch, or overall configuration.

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.*

The proposed replacement of the existing asphalt-shingle roofing does not alter the established roof form or overall architectural character of the contributing resource.

Although the submitted contractor scope identifies removal of an existing chimney, the applicant has confirmed that the chimney will be retained. Standard met with the condition that the existing chimney be retained.

> ***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 contractor proposes selective replacement of deteriorated soffit, fascia, face board, and flashing only where these components are found to be damaged or nonfunctional.

Any visible replacement components should match the existing dimensions, profile, configuration, and appearance.

Standard met with conditions.

> ***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 clad in asphalt shingles, and the proposal replaces the roofing with **GAF Timberline HDZ dimensional asphalt shingles**.

The proposed roofing material is visually compatible with the contributing building and surrounding residential development.

Standard 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 proposed work does not alter the existing roof pitch, configuration, or overall roof form. The existing front-facing gable and associated roof geometry will remain.

The applicant has confirmed that the existing chimney will also be retained.

Standard 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.

The proposal retains the existing roof configuration and replaces the existing asphalt-shingle roofing with new dimensional asphalt shingles.

The submitted scope also identifies selective repair or replacement of deteriorated soffit, fascia, face board, and flashing. Where visible historic components require replacement, the replacement should match the existing configuration and appearance.

The existing chimney shall be retained, consistent with the applicant's subsequent clarification.

Standard met with conditions.

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).

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

Roof, Configuration, Contributing Resources.

Original roof configuration shall be maintained.

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.

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

The proposed **GAF Timberline HDZ dimensional asphalt shingles** are compatible with the existing roofing type and are appropriate for the contributing residential building.

The proposed roofing system also includes aluminum drip edge, ridge shingles, and associated roofing components. Concealed roofing components such as underlayment and ice and water protection do not materially alter the exterior appearance of the building.

Standard met.

STAFF RECOMMENDATION:

Approve the roof replacement and associate repairs at 406 East 35th Street with the following conditions to be met, for otherwise the proposal is visually compatible and meets the standards:

1. **The existing chimney shall be retained.**
2. **Any visible soffit, fascia, face board, flashing, or other exterior roof components requiring replacement shall match the existing dimensions, profile, configuration, and appearance.**

MW: CC: RU

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.