



CITY OF SAVANNAH

HISTORIC PRESERVATION COMMISSION

REQUEST FOR CERTIFICATE OF APPROPRIATENESS

Petitioner: Gricelda Meza

MPC File No.: 26-003249-COA

Address: 223 West 38th Street

PIN: 20065 26001

Zoning: TN-2

Staff Reviewer: Jodie Brown

Date: September 23, 2026

NATURE OF REQUEST:

The applicant is requesting approval to replace the roofing material. They were previously approved to replace the roof as an emergency since there was an active leak. The property owner is requesting formal approval of the roof replacement.

PROJECT HISTORY:

The project was originally heard at the August 26, 2026, Historic Preservation Commission meeting and was continued to allow the applicant to resolve a couple of issues.

1. *Clarify if the original frieze beam configuration/material is present underneath the non-historic material.*

The applicant has decided to withdraw the request to modify the porch beam.

2. *Provide clarification and dimensions on how the frieze beam would be configured.*

The applicant has decided to withdraw the request to modify the porch beam.

CONTEXT/SURROUNDING AREA:

Located at the southeast corner of W. 38th and Jefferson Streets, the house is located in the Lovell Ward. Designed as a two-story Italianate style house with an irregular floor plan, the exterior is sheathed with a non-historic lap siding. The front façade has a one-story wrap-around porch. Windows have been replaced and reduced in size.

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.

While there have been a number of modifications to the exterior of the building, the proposed work is fairly innocuous. The roof had asphalt shingles and were replaced in-kind. The proposed 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 roofing materials had reached the end of its life span and were replaced in-kind with asphalt shingles. 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 asphalt shingles were replaced in-kind. The material is visually compatible with contributing buildings 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 roofing material had reached the end of its life and was actively leaking. The property owner received approval to do an emergency replacement. The roof was replaced in-kind with asphalt shingles. The proposed work is consistent with the historic district design guidelines.

Roof, Configuration, Contributing Resources.

Original roof configuration shall be maintained.

The roof configuration was maintained. The proposed work is consistent with the historic district design guidelines.

Staff Report - Certificate of Appropriateness
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STAFF RECOMMENDATION:

APPROVE the request to replace roofing material for the property at 223 W 38th 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.