



CITY OF SAVANNAH

HISTORIC PRESERVATION COMMISSION

REQUEST FOR CERTIFICATE OF APPROPRIATENESS

Petitioner: Your Exterior Pros, Christine Hansen

MPC File No.: 26-004373-COA

Address: 9 East 41st Street

PIN: 20074 08002

Zoning: TC-1

Staff Reviewer: Rohan Urs

Date: September 23, 2026

NATURE OF REQUEST:

The petitioner is requesting approval to replace the existing shingle roof on the contributing building located at 9 East 41st Street within the Streetcar Historic District.

The proposed work includes removal of the existing shingle roofing and installation of new Owens Corning Duration architectural asphalt shingles in the Harbor Blue color. Visible associated roof components include new pre-painted edge metal, hip and ridge shingles, pipe boots and vents, and a shingle-over ridge ventilation system. The applicant has stated that the existing roof is approximately 21 years old and has developed leaks, prompting the proposed replacement.

CONTEXT/SURROUNDING AREA:

The Residential building was constructed in **1900** and is a Contributing resource within the Thomas Square-Streetcar National Register Historic District and the local Streetcar Historic District.

The principal roof is presently clad in asphalt shingles and consists of multiple intersecting hip roof forms.

The proposed work does not alter the existing roof shape, pitch, eave configuration, or overall building massing. The request is limited to replacement of the visible roofing material and associated exterior roof components.

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 work does not alter the established roof form, pitch, or overall configuration of the contributing building. The replacement is limited to the roofing material and related visible roof components. The historic form and architectural character of the building will remain unchanged.

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 has indicated that the existing roof is approximately 21 years old and has developed leaks. The proposed replacement maintains the existing roofing type through the use of architectural asphalt shingles and does not modify the established roof configuration. The proposed Harbor Blue shingles are visually compatible with the existing building and surrounding historic context.

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 proposed replacement utilizes architectural asphalt shingles. The submitted Owens Corning Duration shingle in Harbor Blue presents a muted gray-blue appearance and is visually compatible with the contributing building.

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.*

No change to the existing roof shape, pitch, or configuration is proposed. The existing intersecting hip roof forms will remain.

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.

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.

The existing asphalt shingle roof is proposed for replacement due to age and reported leaks. The replacement roof will remain asphalt shingle and will retain the existing roof form and configuration. No alteration to the historic roof geometry is proposed.

The proposed roofing consists of **Owens Corning Duration architectural asphalt shingles in Harbor Blue**. New hip and ridge shingles, pre-painted edge metal, pipe boots and vents, and a shingle-over ridge ventilation system are also proposed. These elements are associated with the roof replacement and will not substantially alter the established visual character of the roof.

Standard met.

STAFF RECOMMENDATION:

Approve the roof rehabilitation on the house located at 9 East 41st Street as requested as the proposal is visually compatible and meets the applicable standards.

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.