

**CITY OF SAVANNAH  
HISTORIC DISTRICT BOARD OF REVIEW  
REQUEST FOR CERTIFICATE OF APPROPRIATENESS**

**STAFF DECISION:**

**PETITIONER:**                 **Danny Johnson  
Ace Roofing  
103 Holly Circle  
Guyton, GA 31312**

**FILE NO.:**                    **14-005167-COA**

**ADDRESS:**                   **414 Martin Luther King Jr. Boulevard**

**PIN:**                           **2-0031-36-013**

**ZONING:**                      **B-C**

**STAFF REVIEWER:**         **Sara Farr**

**DATE:**                         **October 22, 2014**



**NATURE OF REQUEST:**

The applicant is requesting an approval to remove the existing shingles at 414 Martin Luther King Jr. Boulevard and install new Oakridge architectural shingles. The shingles will be Onyx Black.

**FINDINGS:**

414 Martin Luther King Jr. Boulevard was constructed in 1900 and is not a contributing structure within the Savannah National Historic Landmark District and the Savannah Local Historic District. The following standards from the Historic District Section (8-3030) of the City of Savannah Zoning Ordinance apply:

*Visual compatibility factors. New construction and existing buildings and structures and appurtenances thereof in the historic district which are moved, reconstructed, materially altered, repaired or changed in color shall be visually compatible with structures, squares and places to which they are visually related. The following factors shall be considered in determining the visual compatibility of such a building, structure or appurtenance. These factors shall not be the basis for appeal of an adverse decision. Greater weight shall be given to adjacent historic structures.*

*Relationship of materials, texture and color. The relationship of materials, texture and color of the facade of a structure shall be visually compatible with the predominate materials, textures, and colors used on contributing structures to which the structure is Visually Related.*

The standard is met.

***Design standards.** The following design standards shall apply to new construction, additions, and alterations to historic and non-historic buildings and structures. Though certain building materials are prescribed herein, the Board 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.*

***Roofs.** Roofs shall comply with the following:*

*Gable roof pitches shall be between 4:12 and 8:12. Gable and hip roofs in excess of 8:12 pitch are permitted only where a similar historic building roof pitch exists within the same block front.*

*Pitched roofs parallel to the street with less than 4:12 pitch shall have an overhang or otherwise projecting eave detail and be bracketed, or be screened from the street by a parapet wall.*

*Parapets shall have a string course and a coping.*

*Skylights on historic buildings shall only be visible from a lane.*

*On historic buildings, roof decks and pergolas shall not be visible from the front elevation.*


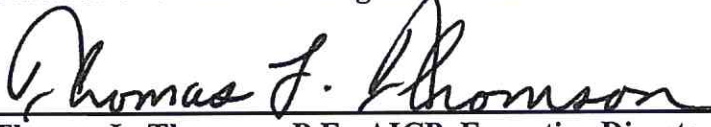
*Mansard roofs shall slope from all detached sides to a flat or low hipped plane, shall have a molded cornice both above and below the lower roof slope, and shall be used only in conjunction with a habitable story.*

*Roofs shall be covered with standing seam metal, slate, tile or asphalt shingles.*

The standard is met. Asphalt shingles will be used on the roof.

**DECISION:**

Upon the provision of the Savannah Zoning Ordinance, Section 8-3030(g)(3), the Preservation Officer does hereby approve the removal of the existing shingles at 414 Martin Luther King Jr. Blvd and the installation of Oakridge architectural shingles in Onyx Black:

 _____ Ellen I. Harris, AICP, LEED AP Director of Urban Planning and Historic Preservation	<u>10/22/14</u> _____ Date
 _____ Thomas L. Thomson, P.E., AICP, Executive Director Chatham-Savannah Metropolitan Planning Commission	<u>10/22/14</u> _____ Date

This decision will expire on October 22, 2015.

**\*\*Decisions of the Preservation Officer may be appealed to the Savannah Historic District Board of Review at its next scheduled meeting.**

**\*\*Petitioner may be required to obtain a building permit and/or encroachment agreement in addition to the Certificate of Appropriateness. (Note: Prior to the issuance of the building permit, both sets of plans submitted for the permit must display the Certificate of Appropriateness stamp certifying that they are consistent with the plans approved by the Savannah Historic District Board of Review. It is the Petitioner's responsibility to submit plans for a permit to the Preservation Officer for the Certificate of Appropriateness stamp.)**

**\*\*The Certificate of Appropriateness approval card must be posted at all times during construction in a location next to the building permit card and clearly visible to the public.**

EIH: sef