



CITY OF SAVANNAH

HISTORIC PRESERVATION COMMISSION

REQUEST FOR CERTIFICATE OF APPROPRIATENESS

Petitioner: Ethos Preservation, Kim Campbell

MPC File No.: 26-001303-COA

Address: 1211 Bull Street

PIN: 20044 36002

Zoning: TC-2

Staff Reviewer: Alexander Merced

Date: April 22, 2026

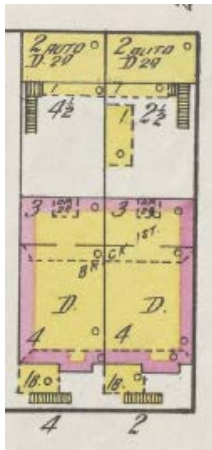
NATURE OF REQUEST:

The applicant would like to demolish the non-contributing structure at 1211 Bull Street.

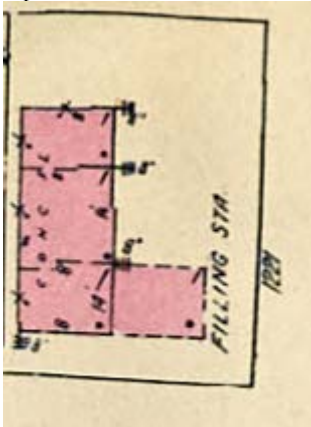
CONTEXT/SURROUNDING AREA:

The building was constructed in 1934 and is a non-contributing resource within the National Register Victorian Historic District and the local Victorian Historic District. It is surrounded by non-contributing structures and was most recently used as offices for The Huffman Law Firm LLC, and for Tucker Business Machines Inc.

The building was initially built as a gas station and had a period distinctive and character defining L-shape. The 1955 Sanborn Fire Insurance map denotes the structure as having a brick or tile exterior, however much of the original façade material was removed or covered up in renovations over the following decades.



1. 1916 Sanborn Map showing a previous dwelling on the site



2. 1955 Sanborn Map showing the structure in its initial gas station form

Finally in 2006, the building was altered significantly into its current state, filling in the L-shape in order to make a rectangular footprint, adding a second story, and completely covering the exterior façade with cement panels.



3. State of the building in 2006 before final renovation



4. State of the building in 2006 before final renovation



5. Current state

FINDINGS:

The following standards from the Sec 3.18.8 - HPC Criteria for Relocation or Demolition apply:

Criteria for Relocation or Demolition.

Evaluation Required. Any non-contributing resource must first be evaluated and considered for contributing status prior to issuance of a Certificate of Appropriateness for relocation or demolition (See Sec. 3.16.4.b.).

Sec. 3.16.4.b. Classification of Resources and Criteria for Resource Designation. All resources within the District shall be classified and designated on the District's "Historic District Contributing Resources Map." All resources shall be identified as contributing or non-contributing as follows:

The building is listed as "non-contributing".

Period of Significance. Contributing buildings include those within the current Period of Significance, possess integrity of location, design, setting, materials, workmanship, feeling, and association, and meet one of more of the following criteria:

Are associated with events that have made a significant contribution to the broad patterns of our history; or

Are associated with the lives of significant persons in our past; or

Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

Have yielded, or may be likely to yield, information important in historic or prehistory.

This building was built in 1934, which is outside of the Period of Significance in the Victorian district, 1870 to 1923. There are no specifically important events or people associated with it. It is possible that the building as initially constructed may have had distinctive characteristics that would now be considered significant, but the numerous renovations and changes over the years, including an exterior finish (likely stucco) being added in 1974 and the final renovation in 2006, have eliminated any trace of the original design characteristics and layout. According to the applicant, the few tiles on the exterior façade that were thought to possibly be historic are modern machine-made tiles.



6. The potentially historic tiles on the exterior were actually modern upon further inspection

Non-Contributing. New construction and all resources identified as non-contributing on the “Historic District Contributing Resources Map” are classified as non-historic for zoning purposes hereunder.

Conditions. In granting a Certificate of Appropriateness for relocation or demolition, the Historic Preservation Commission may impose, in addition to those listed below, reasonable conditions as will mitigate the negative effects of the relocation or demolition.

Staff recommends the following conditions:

1. Determine whether the building can be deconstructed rather than traditional demolition, and the materials salvaged for reuse where possible.
2. Document the building as per the City of Savannah’s Policy for Documenting Buildings Prior to Demolition.

Application Requirements. Except where a resource or portion of a resource poses an immediate threat to public safety, all applications for relocation or demolition of a contributing or non-contributing resource shall include the following information:

Non-Contributing Resource.

Information documenting the construction date, history and development of the property.

As described above, the requested information has been provided. The standard is met.

STAFF RECOMMENDATION:

Approve the demolition of the building at 1211 Bull Street with the following conditions because it meets the criteria for non-contributing demolition, and was not found to have exceptional importance:

- 1. Determine whether the building can be deconstructed rather than traditional demolition, and the materials salvaged for reuse where possible.**
- 2. Document the building as per the City of Savannah's Policy for Documenting Buildings Prior to Demolition.**

MW: CC: APM

Note: This recommendation could change subject to new information provided at the Historic District Board of Review meetings. Final decisions will be made by the Historic District Board of Review at the public hearing based on information provided at the meeting, as well as information submitted for the staff recommendation.