



CITY OF SAVANNAH

HISTORIC PRESERVATION COMMISSION

REQUEST FOR CERTIFICATE OF APPROPRIATENESS

Petitioner: Jerome Elder

MPC File No.: 26-000465-COA

Address: 2601 Bull Street

PIN: 20074 14002

Zoning: TC-1

Staff Reviewer: Caitlin Chamberlain

Date: February 25, 2026

NATURE OF REQUEST:

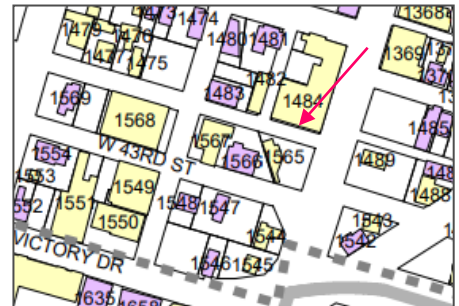
The applicant is requesting approval for alterations and two additions to the building located at 2601 Bull Street. Per the applicant, the new additions intend to complement the existing structure.

CONTEXT/SURROUNDING AREA:

2601 Bull Street was built in 1958 and is a non-contributing resource in the Thomas Square-Streetcar National Register Historic District and the local Streetcar Historic District. It is a one-story commercial building that most recently functioned as Trick's Barbecue. It is currently vacant.

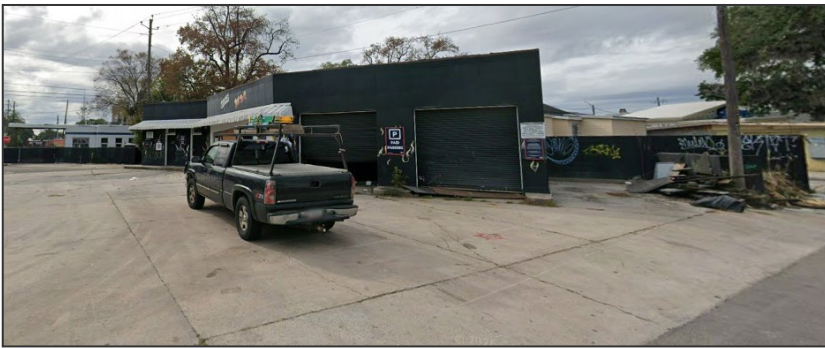
The building sits on a corner lot facing Bull Street surrounded mostly by non-contributing buildings, though there is a contributing one-story residential building at 12 West 43rd Street.

2601 Bull Street is situated on an uncommon lot configuration where the rear of the building is on the property line. This is the reason for the addition locations, as there is no space to expand behind, as can be seen in the photo to the right at the corner of Bull and West 43rd Streets.





View from Bull Street facing the front façade.



View from West 42nd Street corner



View from West 42nd Street facing rear elevation



View from West 43rd Street facing the rear elevation and showing the closest contributing building.

FINDINGS:

The following standards from the Article 5 - Base Zoning Districts apply:

(TN) Traditional Neighborhood District Development Standards. Development in any TN-district shall meet the development standards as set forth below.

(TC) Traditional Commercial District Development Standards. Development in any TC-district shall meet the development standards as set forth below.

TC-1 Development Standards for Permitted Uses.

TC-1 Maximum Building Coverage. None

While there is no maximum percentage, the additional building coverage would bring the total from 19% to 32%.

TC-1 Building footprint (max sq. ft.). 5,500

The new building footprint total would be 2,481 square feet.

The following standards from the Article 5 - Base Zoning Districts apply:

(TC) Traditional Commercial District Development Standards. Development in any TC-district shall meet the development standards as set forth below.

TC-1 Development Standards for Permitted Uses.

TC-1, Building Setbacks (ft), For blocks without contributing structures.

Front yard: 5 (max)

Side yard (corner): 5 (max)

Rear yard: 10 (min)

The proposed project is working within existing setback conditions. This is the only building in the 2600 block of Bull Street, on the side of the street where the building is. This is an unusual lot condition where the rear of the building is on the property line. Any new construction would need to meet the setback requirements. It appears that with the 5' maximum for the side yard (as both are corners) the additions could be built to the lot line. The rear setback of 10' minimum does not appear to be met for the new construction, which does not apply to the existing building being on the rear lot line. New construction would trigger the existing setback requirements. The front yard setbacks are likely not met but, in this case, there is also parking in front of the building.

Staff recommends that the applicant provides the setback information and make adjustments to the design in areas where they are not met. Alternately the applicant could apply for variances to allow for the setbacks to remain as presented, first returning to the HPC for a variance recommendation to the Zoning Board of Appeals.

TC-1, Height (max). 3 stories up to 45 ft.

Monumental buildings in the Streetcar Overlay District are exempt from the maximum building footprint and maximum height standards provided that the visual compatibility criteria are met.

The following standards from the Sec 7.11 - Streetcar Historic District Ordinance apply:

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.*

Height. *The overall height and the height of individual components of the proposed building or structure shall be visually compatible with contributing buildings and structures to which it is visually related.*

There are very few contributing buildings that this one is visually related to. However, the proposed additions are one-story to match the height of the existing building. The closest contributing building at 12 West 41ST Street is 1 ½ stories and another across the street from that is a two-story wood frame house. The height of the additions does not compete with the contributing resources thus is visually compatible.

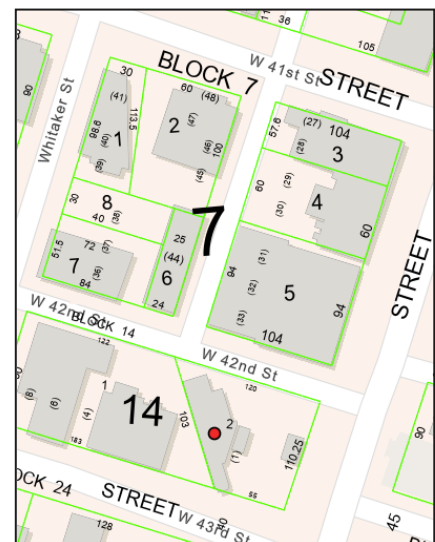
Width. *The proportion of the overall width and the width of individual components of the proposed building or structure shall be visually compatible to the contributing buildings and structures to which it is visually related.*

Scale. *The overall scale and the scale of individual components of the proposed building or structure shall be visually compatible to the contributing buildings and structures to which it is visually related.*

The width and scale of the existing building is not commonly seen in this area, so it is already a condition that is atypical. The width and scale of the additions maintain a continuous one-story commercial building type.

Setbacks. *The setbacks of the proposed building or structure shall be visually compatible with setbacks of contributing buildings and structures to which it is visually related.*

This condition is unique to the lot. As previously mentioned, the rear of the existing building is on the property line. The image to the right shows the property lines of other buildings in the vicinity. Multiple setback conditions exist where it would not be out of place to have the additions placed where they are proposed to go. But there is still a matter of ensuring the setbacks for TC-1 are met.



Rhythm of Building or Structure. *The relationship of a building or structure to the open space between it and adjacent buildings or structures shall be visually compatible with the open spaces between contributing buildings or structures to which it is visually related.*

2601 Bull Street is the only building on the 2600 block between West 42nd and 43rd Streets but it is most visually related to 12 West 43rd Street. The additions will not impact the open space between the two. This is a highly commercial area of Bull Street with various modern-day buildings of various types within the viewshed of this site.

Openings. *The rhythm and solid-to-void ratio of the proposed building or structure shall be visually compatible with contributing buildings and structures to which it is visually related.*

The standard is met.

Projections. *Entrances, porches, and other projections of the proposed building or structure shall be visually compatible with contributing buildings and structures to which it is visually related.*

A canopy/awning is proposed on Addition 1 (left side) that is integrated into the design.

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 proposed materials are visually compatible with the variety of building styles in view of 2601 Bull Street. They include the following:

- True stucco in a smooth finish for walls and borders
- Tiled mosaic for storefront base
- 24" x 48" tile façade
- 8" fiber cement vertical siding (Hardie)
- YKK Storefront including glazing
- Stack bond thin brick
- Bronze metal trim around material changes

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 existing building has a flat roof, and this is also proposed for the additions. The standard is 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.

Height and Mass. *The intent of these standards is to ensure that the height and mass are in context with contributing buildings in the same or adjacent block faces.*

The height and mass shall be subdivided both horizontally and vertically to convey human scale and visual interest that reflects the traditional size of buildings.

The height and mass are appropriate as additions to the existing building. As noted, there are few contributing resources which this is visually related to. They are already very different in the sense that the contributing buildings are residential whereas 2601 Bull Street is commercial.

Foundation, New construction, alterations to non-contributing resources and additions.

Foundation Materials, New construction, alterations to non-contributing resources and additions.

Slab-on-grade foundations shall be allowed where the slab has been built up to a minimum of 30 inches.

The foundation level will match that of the existing building.

Exterior walls, New construction, alterations to non-contributing resources, and additions.

Permitted materials, Exterior walls, New construction, alterations to non-contributing resources, and additions. *Brick, stone, wood, true stucco, and wood or fiber cement siding.*

The applicant proposes vertical Hardie board siding as well as an area of thin stacked brick and smooth, true stucco.

Windows, New construction, alterations to non-contributing resources, and additions.

Materials, Windows, New construction, alterations to non-contributing resources, and additions.

Window casings and sashes shall be made of PVC, metal, wood or clad wood material.

The window casings are metal and part of the storefront system.

Window glass shall be transparent with no dark tints or reflective effects (except for stained glass windows). This provision does not preclude the use of Low Emissivity or laminated glass.

The glass will be clear.

Storefront, New construction, alterations to non-contributing resources and additions.

Storefront materials, New construction, alterations to non-contributing resources and additions.

Storefronts shall be constructed of wood, cast iron, Carrera glass, aluminum, steel or copper as part of a glazed storefront system.

The YKK anodized aluminum storefront system meets the standard with glazing included.

Storefront bases shall consist of wood, bronze, glazed brick or tile.

The base will be tile. The standard is met.

Storefront Configuration, New construction, alterations to non-contributing resources and additions.

Storefront glazing in subdivided sashes shall be inset a minimum of four inches from the face of the building.

Wall section drawings confirm this to be the case.

Storefront glazing shall be transparent; provided, however, opaque glass may be used in the storefront window transoms.

The glazing will be transparent.

Doors/Entrances, New construction, alterations to non-contributing resources and additions.

Doors/Entrances, Materials, New construction, alterations to non-contributing resources and additions.

Doors shall be made of glass, wood, clad wood or steel (without wood grain simulation).

Doors are glass and part of the storefront system. The standard is met.

Doors shall not have a decorative diamond inset or half-moon inset.

Based on the drawings, this is not the case.

Doors/Entrances, Configuration, New construction, alterations to non-contributing resources and additions.

Entrances shall face the primary street on which the building is located (normally the street from which it takes its address).

Entrances on corner lots shall be oriented in the same direction as entrances of adjacent buildings, toward the corner of the intersection, or based on historic precedent.

The building is on a corner lot but is also the only building on the block on this side of the street. The entrances will face Bull Street.

There shall be a primary entrance along the primary street at intervals no greater than 60 feet.

The standard is met.

Roof, New construction, alterations to non-contributing resources and additions.

Roof, Materials, New construction, alterations to non-contributing resources and additions.

Roof coverings shall be standing seam metal, v-crimp, slate or equivalent synthetic, or architectural asphalt or similar shingles.

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

The flat roofs are not visible from the public right of way.

Roof, Configuration, New construction, alterations to non-contributing resources and additions.

Where historically appropriate, flat roofs may be utilized.

Although not listed as a contributing building, it is historically appropriate to have a flat roof on a one-story commercial building from the 1950s, and thus, the proposed additions also having flat roofs is appropriate.

Additions. *In addition to compliance with the Visual Compatibility Criteria and the Streetcar Historic District Design Standards, additions to contributing resources shall also comply with the Secretary of the Interior's Standards and Guidelines for Rehabilitation and the following standards:*

Additions shall be subordinate in mass and height to the resource.

Additions shall not obscure any character-defining features.

Additions shall not be on the primary or front façade of the resource.

These standards are typically intended for additions to contributing resources but regardless, the standards are met. The building is angled on a corner lot, where the rear is built along the rear property line. There would not be an opportunity to build at the rear façade. For Addition 1, it is connected via a hyphen to the left side of the front area on the building. It is the primary façade but the way it is situated on the lot does not allow for the addition to be placed on the side elevation. There is a slight amount of room for Addition 2 that is connected on the right side of the front elevation.

STAFF RECOMMENDATION:

Continue the request to rehabilitate the existing building and install two additions on the building located at 2601 Bull Street to the March 25, 2026, Historic Preservation Commission to allow the applicant time to address the following:

- 1. Revise the plans for both additions to meet the 5' maximum front setback or apply for a variance recommendation from the Historic Preservation Commission to the Zoning Board of Appeals to maintain the plans as submitted.**
- 2. Revise the plans for Addition 2 where it meets the 10' minimum rear yard setback or apply for a variance recommendation from the Historic Preservation Commission to the Zoning Board of Appeals to maintain the plans as submitted.**
- 3. Provide product specifications for the tile, thin brick, and stucco mixture.**

MW: CC

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.