



CITY OF SAVANNAH

HISTORIC PRESERVATION COMMISSION

REQUEST FOR CERTIFICATE OF APPROPRIATENESS

Petitioner: Beau Monde Builders, Michael Neal

MPC File No.: 26-002621-COA

Address: 2701 Bull Street

PIN: 20074 24004

Zoning: TC-2

Staff Reviewer: Jodie Brown, AICP

Date: July 22, 2026

NATURE OF REQUEST:

The applicant is requesting to modify the storefront and eliminate the mechanical screening at the roof top.

CONTEXT/SURROUNDING AREA:

Constructed ca. 1950 in the Norwood Ward, the building is designed in the Streamline Moderne style. Originally constructed as a gas station, the subject building was proposed and approved for adaptive reuse under 21-005551-COA. During an inspection for the completed work, staff noted that there had been some changes to the storefront that were not consistent with the approved COA.

The subject building is listed as a non-contributing within the Thomas Square-Streetcar National Register Historic District and the local Streetcar Historic District.

FINDINGS:

The following standards from the § 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 it is listed as a non-contributor to the district due to its age, the period of significance for Street Historic District is 1799-1935, the building is a good example of the Streamline Moderne

style. The previously approved modifications and the current changes to the front façade are within existing openings and do not detract from the historic character of the building. The absence of the mechanical screening that was previously approved maintains the visual of the lower height for the building. The proposed alterations are consistent with Standard 2.

Secretary of the Interior's Standards 9– New Additions to not Damage. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.*

As noted previously, the building is a non-contributor due to age, but the modifications to the approved COA are not detrimental to overall character of the building. The proposed work is consistent with Standard 9.

Secretary of the Interior's Standards 10– New Additions Reversible. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The proposed work was done within existing openings and is easily reversible. The proposed work is consistent with Standard 10.

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 project was previously approved for an anodized aluminum storefront system in the existing bays and habitable space. The bays were approved for inoperable glass and during construction a secondary door was added to one of the bays. The door is the same material as the previously approved storefront.

During construction, they also opted to not install the mechanical screening on the roof top. The mechanical equipment is set to the rear of the building, and it is not visible from the front façade. A hood located at the north end of the building has limited visibility. The absence of mechanical screening is not detrimental to the overall appearance. The proposed 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.

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 proposed door modification is constructed of anodized aluminum consistent with the previously approved storefront. The work is consistent with the historic district design standards.

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.

The door is inset in the wall opening. The work is consistent with the historic district design standards.

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

The glazing is transparent. The work is consistent with the historic district design standards.

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).

The proposed door modification is constructed of anodized aluminum consistent with the previously approved storefront. The work is consistent with the historic district design standards.

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

The door does not have any decorative elements. The proposed door modification is constructed of anodized aluminum consistent with the previously approved storefront. The work is consistent with the historic district design standards.

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).

The proposed door fronts on to Bull Street. The work is consistent with the historic district design standards.

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

The work is consistent with the historic district design standards.

Mechanical Equipment and Refuse. *The intent of these standards is to ensure that mechanical equipment and refuse is appropriately sited to provide the least negative visual impact. In addition to the requirements set forth in Sec. 9.5, Screening and Buffers, mechanical equipment and refuse shall comply with the following:*

Roof mounted equipment and HVAC units shall be screened from view from the street.

The project has three roof mounted units that are for the HVAC. They are located towards the middle of the building at the rear. Due to their location and the presence of an existing 12" parapet, there is no visibility from the front of the building. The hood that is visible on the north side is not covered in the code, therefore the absence of the mechanical screening is consistent with historic district design standards.

Staff Report - Certificate of Appropriateness
MPC File No. 26-002621-COA
2701 Bull Street
July 22, 2026

STAFF RECOMMENDATION:

APPROVE the request to modify the previously approved (25-005551-COA) project at 2701 Bull Street AS SUBMITTED because the work is otherwise 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.