



CITY OF SAVANNAH

HISTORIC PRESERVATION COMMISSION

REQUEST FOR CERTIFICATE OF APPROPRIATENESS

Petitioner: Old Savannah City Mission

MPC File No.: 26-002809-COA

Address: 13 Maupas Avenue (rear building)

PIN: 20074 04006

Zoning: TC-1

Staff Reviewer: Alexander Merced

Date: June 24, 2026

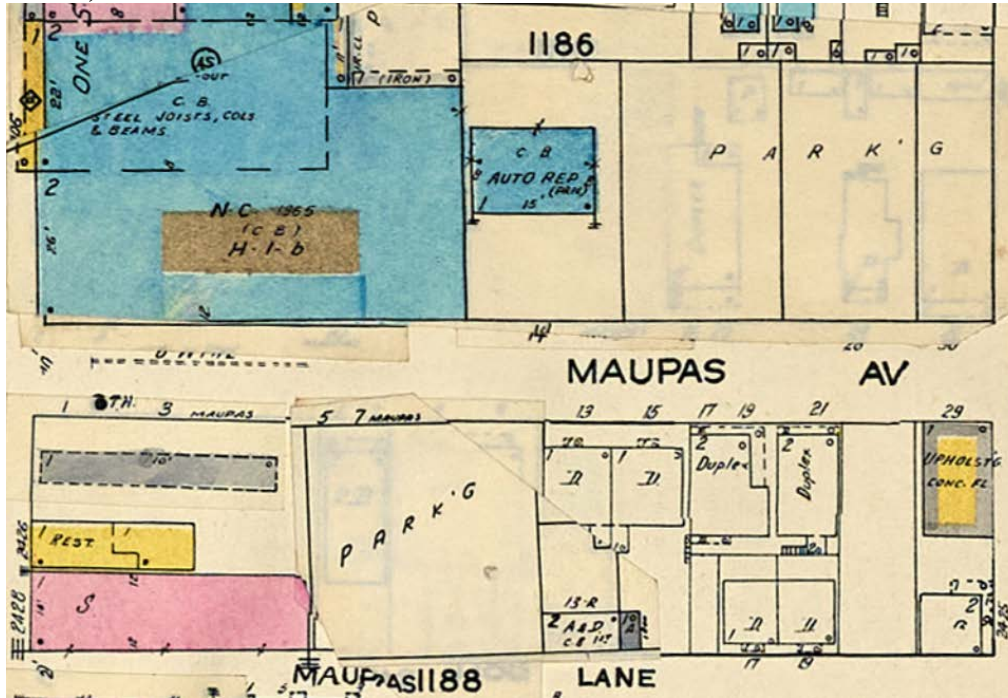
NATURE OF REQUEST:

The applicant demolished a non-contributing accessory structure behind the main building at 13 Maupas Avenue. This is an after-the-fact application.

On November 18, 2025, Code Compliance officers reached out to MPC staff to see if there was a COA for the demolition, which there had not been. Staff have been working with the applicant to submit a complete application.

CONTEXT/SURROUNDING AREA:

The building was constructed in 1930 and was a non-contributing resource within the Thomas Square-Streetcar National Register Historic District and the local Streetcar Historic District. The main structure on the lot, facing Maupas Avenue, is a single story contributing residential building that was built in 1920. There are no other contributing structures on the street, and it is surrounded by parking lots, an auto repair shop, and the Old Savannah City Mission homeless shelter and Food Distribution Center. The 1955 Sanborn Map shows that, save for the demolition of three neighboring homes, the block has mostly looked the same since 1955.



1. 1955 Sanborn Map showing the subject property 13 Maupas Avenue



2. Google Street View image from 2018



3. Another google Street View image from 2018

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 structure was 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.

Although the structure was built within the period of significance, it did not have any exceptional importance in development, architecture, or association. At the time of demolition and for many years prior, it was in poor condition, and it appears that it had undergone alterations during its lifetime, evidenced by the T-111 siding over plywood that was present.

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 purposed hereunder.

After evaluation of the former structure, staff has determined that this structure should remain listed as non-contributing, as it did not meet the criteria for exceptional importance.

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.*

The structure has already been demolished. No conditions are needed.

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.

Very little information exists about the structure because of its non-historic character.

Staff Report - Certificate of Appropriateness
MPC File No. 26-002809-COA
13 Maupas Avenue
June 24, 2026

STAFF RECOMMENDATION:

Approve the after the fact non-contributing demolition of the accessory structure at 13 Maupas Avenue because it did not meet the criteria for a contributing building and was not historically significant.

MW: CC: APM

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.