



CITY OF SAVANNAH

HISTORIC PRESERVATION COMMISSION

REQUEST FOR CERTIFICATE OF APPROPRIATENESS

Petitioner: Brandy Small

MPC File No.: 26-002078-COA

Address: 1012 Terrace Street

PIN: 20067 14008

Zoning: TR-1

Staff Reviewer: Jodie Brown, AICP

Date: May 27, 2026

NATURE OF REQUEST:

The applicant is proposing to demolish a non-contributing property located at 1012 Terrace Street.

CONTEXT/SURROUNDING AREA:

Constructed in 1965, the property is located mid-block on the northeast side of Terrace Street between Ogeechee Road and Kollock Street within the Battery Ward. The building is a 1-story building designed in the Minimal Traditional style. It features a low-pitched hipped roof with asphalt shingles and a small overhanging eave. The exterior is sheathed with a wide lap siding. The front façade has a small front porch that stands proud of the wall plane. Staff could not determine fenestration, but the openings generally have a taller than wider presentation.

Earlier this year, the property was destroyed by fire making it uninhabitable. Per the inspection report, the property experienced extensive damage that included collapsing walls and roof.

The subject building is listed as a non-contributing resource within the National Register Cuyler-Brownville Historic District and the local Cuyler-Brownville Historic District.

FINDINGS:

The following standards from §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.).

The subject building was constructed in 1965. The period of significance for Cuyler-Brownville is 1897 to 1937, so the subject property is outside this time period. Based on the significance and design of the site, staff finds that property is not individually eligible.

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:

Contributing. All resources identified on the "Historic District Contributing Resources Map" having historic significance shall be considered "contributing" and worthy of preservation and shall be classified as "historic" for purposes hereunder.

This property is listed as a non-contributing resource to the Cuyler-Brownville Historic District.

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

There is no indication that the property is associated with events that have made a significant contribution to the broad patterns of history. This property is not significant under National Register Criterion A.

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

There is no indication that the property is associated with the lives of significant persons. The property is not significant under National Register Criterion B.

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

The property was constructed in the Minimal Traditional style which is a common design and materials. It is not a distinct property type, nor is it associated with a noted architect. The property is not eligible under National Register Criterion C.

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

The property has not been surveyed for archeological purposes; however, based on the amount of development and disturbance that has taken place the property is not eligible under National Register Criterion D.

Exceptional Importance. Contributing buildings include a select group of exceptional resources constructed outside the district's Period of Significance. These resources possess integrity of location, design, setting, materials, workmanship, feeling, and association, and meet one of more of the above criteria.

There are no indications that the property is of exceptional significance.

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.

The property is currently listed as a non-contributor to Cuyler-Brownville. It is not eligible as an individually listed property.

Non-Contributing Resource.

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

The applicant provided some information regarding the property.

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.*

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.

STAFF RECOMMENDATION:

APPROVE the demolition of the building at 1012 Terrace 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: 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.