



CITY OF SAVANNAH

HISTORIC PRESERVATION COMMISSION

REQUEST FOR CERTIFICATE OF APPROPRIATENESS

Petitioner: Sophia Fiske

MPC File No.: 26-002113-COA

Address: 414 West 42nd Street

PIN: 20073 31008

Zoning: TC-1

Staff Reviewer: Alexander Merced

Date: May 27, 2026

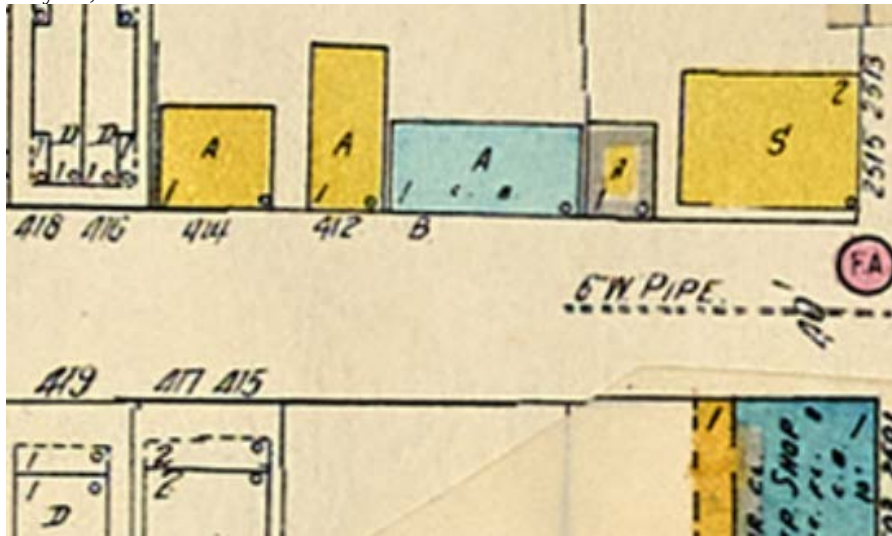
NATURE OF REQUEST:

The applicant is requesting to demolish two adjacent non-contributing structures at 414 West 42nd Street.

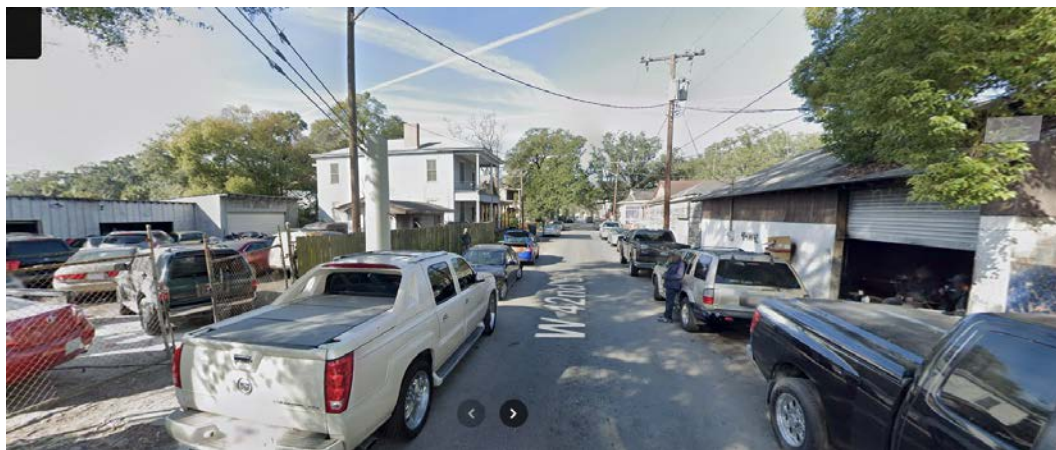
CONTEXT/SURROUNDING AREA:

The CMU block structure was constructed around 1950 and is a non-contributing resource within the Thomas Square-Streetcar National Register Historic District and the local Streetcar Historic District. The wooden structure was constructed later (1985 according to the applicant) and is a non-contributing resource within the district. The structures are in a state of abandonment and disrepair, and they sit on a block with a mixture of contributing and non-contributing structures, including a newly built apartment building across the street.

The CMU structure was originally used as an auto garage, and it appears the wooden structure next door was used for the same purpose. Based on Google Street View, they were most likely used by the auto shop across the street, which subsequently closed post-2019 and has now been replaced by the new apartment building.



1. 1955 Sanborn Map showing the CMU block garage (light blue) and a different building where the wooden structure would later be built



2. Street view from 2019 showing the former auto lot on the left and the subject structures on the right

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.

The CMU structure was built around 1950, and the wooden structure was built later, meaning both are outside of the Period of Significance in the Streetcar district, 1799 to 1935. There are no specifically important events or people associated with either.

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.

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 buildings can be deconstructed rather than traditional demolition, and the materials salvaged for reuse where possible.
2. Document the buildings 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.

Very little information exists about the structures because of their utilitarian use and non-historic character. Staff finds that what has been provided is sufficient.

STAFF RECOMMENDATION:

Approve the request to demolish the structures at 414 West 42nd Street with the following conditions because they meet the criteria for non-contributing demolition and were not found to have exceptional importance:

- 1. Determine whether the buildings can be deconstructed rather than traditional demolition, and the materials be salvaged for reuse where possible.**
- 2. Document the buildings 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 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.