CITY OF SAVANNAH
HISTORIC PRESERVATION COMMISSION

REQUEST FOR CERTIFICATE OF APPROPRIATENESS

Petitioner:	**Heathwood South, Chris Reardon**
MPC File No.:	**26-004475-COA**
Address:	**611 West 35th Street**
PIN:	**20066 41028**
Zoning:	**TR-1**
Staff Reviewer:	**Rohan Urs**
Date:	**October 28, 2026**

NATURE OF REQUEST:
The petitioner is requesting approval for the **demolition of the existing non-contributing detached outbuilding/garage** located at the rear of **611 West 35th Street** within the Cuyler-Brownville Historic District.
The structure is located along 35th Lane and is proposed for complete demolition and removal. No demolition, alteration, or modification to the principal residence is included in the request.
No replacement structure is proposed as part of the present application. Following demolition, the area will remain open and maintained. Any future construction at this location will require a separate review and approval.

CONTEXT/SURROUNDING AREA:
The subject property is located at **611 West 35th Street** within the Cuyler-Brownville Historic District and is zoned TR-1.
The detached accessory structure is located at the rear of the property adjacent to 35th Lane. The applicant states that the building was constructed approximately **1941**, after construction of the principal residence which was built circa 1914.
The structure consists primarily of concrete masonry construction and contains a large garage opening facing the lane, exterior concrete stairs, upper and lower story openings, and a low-pitched roof. Several openings are presently boarded, and the submitted photographs document weathering and deterioration at portions of the roof, exterior walls, and openings.

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:

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.

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.

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.

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.

Should the resource meet the criteria for contributing status, the criteria for relocating or demolishing a contributing resource shall apply.

The detached garage/outbuilding is identified as a **non-contributing resource on the City of Savannah Historic District Contributing Resources Map**.

The applicant identifies the structure as having been constructed approximately 1941, subsequent to the development of the principal residence. The building is a utilitarian concrete masonry accessory structure located along the rear lane.

Based upon its existing classification, construction history, architectural character, and the information submitted with the application, Staff finds that the structure does not warrant reclassification as a contributing resource.

The building should remain classified as **non-contributing**.

Standard met.

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.*

Although the structure is non-contributing, reusable building materials should be salvaged where practical rather than unnecessarily disposed of as part of demolition.
Existing conditions of the building shall also be documented prior to demolition in accordance with the City of Savannah's established documentation policy.
Staff recommends the following conditions:

1. Salvage reusable building materials where practical.
2. Document existing conditions of the building 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.

The applicant provided information identifying the detached outbuilding/garage as having been constructed approximately 1941, subsequent to the principal residence, and identified its present use and development as a detached accessory structure located at the rear of the property along 35th Lane.

The submitted photographs further document the existing configuration and physical condition of the structure.
Standard met.

STAFF RECOMMENDATION:

Approve the request for the demolition of the non-contributing detached outbuilding/garage located at 611 West 35th Street with the following conditions, because the non-contributing demolition criteria are otherwise met:

1. **Salvage reusable building materials where practical.**

2. **Document existing conditions of the building as per the City of Savannah's Policy for Documenting Buildings Prior to Demolition.**

MW: CC: RU

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.