



S A V A N N A H H I S T O R I C D I S T R I C T
B O A R D O F R E V I E W

REQUEST FOR CERTIFICATE OF APPROPRIATENESS

Petitioner: Christian Sottile

MPC File No.: 26-003446-COA

Address: 15 Bull Street

PIN: 20004 14002

Zoning: D-CBD

Staff Reviewer: Caitlin Chamberlain

Date: August 12, 2026

NATURE OF REQUEST:

The applicant is requesting approval for the demolition of the non-contributing building located at 15 Bull Street.

CONTEXT/SURROUNDING AREA:

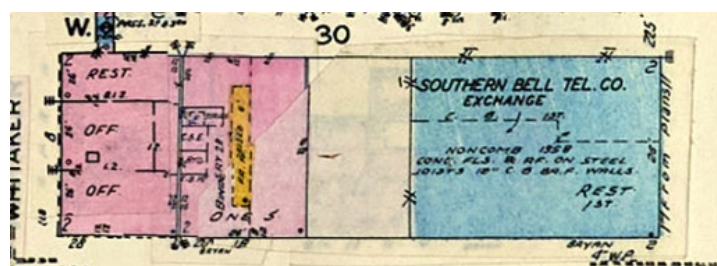
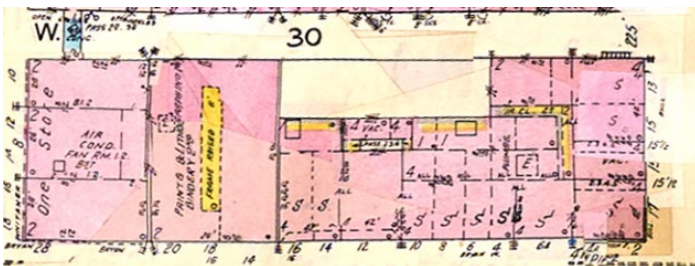
15 Bull Street was built circa 1958 and is a non-contributing resource within the National Historic Landmark District and the local Savannah Downtown Historic District. It is within the Derby Ward, facing Johnson Square on the site of the former Pulaski House Hotel. The Georgia Historic Resources Survey for this site notes that renovations were done in 1978 and 1987. There may have been another renovation in the early 2000s as well. It currently serves as a Regions Bank and is surrounded by contributing and non-contributing buildings of various styles.



The following images show perspectives of the building and its surrounding environment from different elevations.



The Sanborn Fire Insurance Maps from 1953 and 1973 show how the site changed, where in 1953 the Pulaski House Hotel was still present but by 1973 the current building was there:



FINDINGS:

The following standards from the Sec 3.19.9 - HBR 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.



15 Bull Street was identified as a non-contributing resource. The existing building was initially a Morrison's Cafeteria. By 1973, Southern Bell occupied the offices to the rear of the building and today it functions as a Regions Bank.

In 2011, a group of 112 buildings in the Downtown Historic District was added to the Contributing Resources map [Z-101012-36582-2]. The survey began in 2009 and included buildings constructed between 1842-1964 that had been previously overlooked. 15 Bull Street was not one of them, so even in a more recent timeframe when the building had achieved the baseline 50-year age status, there was not enough other supporting criteria to suggest that this should have been one of the 112.

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

Staff research did not uncover events that made a significant contribution to the broad patterns of our history associated with this site.

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

Staff research did not uncover such an association.

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

None of the above characteristics are met, and the building has undergone a series of exterior renovations, as seen in the submittal packet. The current design is somewhat of a generic one not distinguishable to a particular era.

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

This is not likely to be the case. The Pulaski House Hotel, which was on the site previously, is well documented over the course of its existence, from 1837-1948. The building was demolished in 1956. This demolition and new construction work has already caused ground disturbance.

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 or more of the above criteria.

As previously mentioned, though this building was constructed towards the end of the local period of significance, when an effort to survey buildings Downtown that may have previously been overlooked was undertaken in 2009-2010, even though other commercial buildings from the 1950s were included, this one was not because it was not found to have the integrity as outlined above.

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.

Staff research found that the building does not meet the criteria for contributing status.

Conditions. *In granting a Certificate of Appropriateness for relocation or demolition, the Historic District Board of Review may impose, in addition to those listed below, reasonable conditions as will mitigate the negative effects of the relocation or demolition.*

Staff recommends two conditions:

1. Determine the feasibility of deconstruction rather than pursuing traditional demolition to allow for salvaging historic building materials.
2. Document existing conditions of the building as per the City of Savannah's Policy for Documenting Buildings Prior to Demolition.

STAFF RECOMMENDATION:

Approve the request for the demolition of the non-contributing building located at 15 Bull Street with the following conditions because the structure does not meet the criteria for contributing status and the non-contributing demolition criteria are met:

- 1. Determine the feasibility of deconstruction rather than pursuing traditional demolition to allow for salvaging historic building materials.**
- 2. Document existing conditions of the building as per the City of Savannah's Policy for Documenting Buildings Prior to Demolition.**

MW: CC

Note: This recommendation could change subject to new information provided at the Historic District Board of Review meetings. Final decisions will be made by the Historic District Board of Review at the public hearing based on information provided at the meeting, as well as information submitted for the staff recommendation.