



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: Mantiques, Ronnie Hall

MPC File No.: 25-005597-COA

Address: 402, 408 Bull Street

PIN: 20032 15033, 15034

Zoning: DX

Staff Reviewer: Jodie Brown, AICP

Date: January 14, 2026

NATURE OF REQUEST:

The applicant is proposing to recombine the lots at the southeast corner of Bull and Jones Streets, 402 to 408 Bull Street.

CONTEXT/SURROUNDING AREA:

Constructed in 1915 and located within the Monterey Ward, the property is a one story, brick commercial building on the southeast corner of Bull and Jones Streets. There have been a number of changes to the lot over the years. In 1888, the double lot had a residential building with a rear stable. By 1898, the lot had split with the residential building on one parcel and the corner as one lot. At that time, the residential building was graced with living next door to an ice cream parlor. Going forward until after 1973, it would be maintained as one lot. By 1953, there were 2 stores with 5 addresses (402, 404, 406, 408 and 410 Bull Street). In 1973, the Sanborn map shows one building with a “2C” in the middle. In its current configuration, the parcel is broken into two lots, the northern lot is approximately 60’x60’ and the southern lot is approximately 40’x60.

The subject building is listed as a non-contributing resource within the National Historic Landmark District and the local Savannah Downtown Historic District.

PROJECT HISTORY:

On December 19, 2023, the Zoning Ordinance was revised resulting in the requirement for a Certificate of Appropriateness (COA) for any proposed subdivision or recombination requests located within the Savannah Downtown Historic Overlay District (this revision applies to the boundaries of the locally designated district – “*The boundaries of the historic district shall be the area bounded on the north by the Savannah River; on the east by Randolph Street between the Savannah River and Broughton Street and by East Broad Street between Broughton and Gwinnett*”).

Streets; on the south by Gwinnett Street; and on the west by West Boundary Street to Indian Street, Indian Street to McGuire Street, extended to the River”). As part of the revision, standards were approved in order to provide guidance to the Historic District Board of Review (HDBR) when considering these requests.

At the December 10, 2025, meeting, this item was continued to allow the applicant to be in attendance. There were some concerns raised by neighbors at the December meeting that could not be addressed by staff. As such, the board would like that applicant to address concerns raised by the neighbors. Staff corresponded with the applicant requesting their attendance.

FINDINGS:

The following standards from Article 5 - Base Zoning Districts apply:

(D) Downtown District Development Standards. *Development in any D- district shall meet the development standards as set forth below.*

D-CBD Development Standards for Permitted Uses.

D-CBD, Lot Dimensions. *Lot area per unit (min/max sq ft)*

Single-family Detached. No min/max

Single-family Attached. No min/max

Two-family. No min/max

Apartments. No min/max

Upper Story Residential. No min/max

All Other Housing Types. No min/max

Nonresidential. No min/max

The standard is met for the proposed lot which would be 6,102.42SF.

D-CBD Lot Width (min ft). *20*

The standard is met for the proposed lot which will be 60.60’x100.07’.

D-CBD Building Coverage (max). *100%*

The standard is met for the proposed lot; no changes to the existing conditions are proposed at this time.

D-CBD Building Setback (max ft).

Front yard. None

Side (street) yard. None

Side (interior) yard. None

Rear yard. None

The standards are met for the proposed new lot; no changes to the existing conditions are proposed at this time.

7.8.12 Subdivision and Recombination Standards

a. The subdivision or recombination of lots shall be consistent with the prevailing historic context and lot patterns within the visually related context including, but not limited to, lot size, lot shape, and lot configurations.

The standard is met. The proposed lot recombination would result in the creation of one lot that would be in-keeping with the historic context and lot patterns both within the visually related context and broader context of the Landmark Historic District. The lot would be oriented towards Bull Street which would serve to reinforce the historic character and built environment / streetscape.

b. Contributing resources on the same parcel shall not be subdivided or recombined unless the proposed results in the same parcel configuration that existed when one of the contributing resources was constructed.

The standard is met. The lot recombination will not impact any historic buildings. The extant building is non-contributing.

Staff Report - Certificate of Appropriateness
MPC File No. 25-005597-COA
402-408 Bull Street
January 14, 2026

STAFF RECOMMENDATION:

APPROVE the request to recombine the lots located at 402-408 Bull Street, AS REQUESTED, because the work is visually compatible and meets the Standards.

MW: CC: JB

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.