

**SAVANNAH HISTORIC PRESERVATION COMMISSION  
VICTORIAN HISTORIC DISTRICT  
CERTIFICATE OF APPROPRIATENESS**

**STAFF RECOMMENDATION**

**PETITIONER:** Stanley Knowles  
**FILE NO.:** 20-005060-COA  
**PROPERTY ADDRESS:** 1308 MLK Jr. Blvd  
**PIN:** 20052 03011  
**ZONING:** TC-2  
**STAFF REVIEWER:** Ryan Jarles  
**DATE:** December 21, 2020

**NATURE OF REQUEST:**

The applicant is requesting approval for alterations and a second story addition to the property located at 1308 Martin Luther King Jr. Blvd. The alterations include the complete demolition of the existing second story, and construction of a new second story addition proposed to be the same footprint as the first story. The first story is to be heavily altered on the west facing façade to include alterations to all openings and new openings.

**CONTEXT:**

On May 28, 2020, the Zoning Board of Appeals approved a two-space parking variance in conjunction with the conversion of the existing structure at 1308 Martin Luther King Jr. Blvd. [20-001620-ZBA].

**FINDINGS:**

1308 Martin Luther King Jr. Blvd. was constructed in or before 1888, as it first appears in the 1888 Sanborn Map; the adjoining 1310 Martin Luther King Jr. Blvd. was constructed sometime around 1890 (information provided by Bridget Lidy in reference to the 1890 City Directory). Both structures at the time of their construction were 2-story frame structures. In the 1954 Sanborn Map, 1310 was shown as a restaurant, while 1308 was still being utilized as a residence; it is unknown when the alterations were undertaken merging the two structures into one. Due to immense alterations over time, 1308 Martin Luther King Jr. Blvd was deemed a non-contributing resource within the National Register Victorian Historic District and the local Victorian Historic District.

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

***Traditional Commercial Districts – Cuyler-Brownville, Streetcar, and Victorian.***

***TC- Development Standards for Permitted Uses. Development in any TC- district shall meet the development standards as set forth below.***

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*For TC-2-S Districts see Appendix A-3 of the City of Savannah Zoning ordinance for additional standards.*

*Monumental buildings in the Streetcar Overlay District are exempt from the maximum building footprint and maximum height standards provided that the visual compatibility criteria are met.*

*There is no minimum side yard (interior) setback for properties adjacent to any TC zoning district.*

**TC-2.** *For TC-2-S Districts see Appendix A-3 of the City of Savannah Zoning ordinance for additional standards.*

*Lot Dimensions (min).*

*Upper Story Residential.*

*Lot area per unit (sq. ft.): No min.*

*Lot width per unit (ft.): No min.*

*Nonresidential.*

*Lot area per unit (sq. ft.): None*

*Lot width per unit (ft.): 20*

*Building.*

*Building Coverage (max): None*

*Building frontage (min): 70%*

*Building footprint (max sq. ft.): 10,000*

*Building Setbacks (ft).*

*For blocks with contributing structures.*

*Front yard: average of block face*

*Side yard (interior): 10 (min)*

*Side yard (corner): average of block face*

*Rear yard: 10 (min)*

The building coverage, frontage, and footprint are all existing conditions and are proposed to remain unchanged. The building, in its existing condition, covers 100% of the lot; this 100% lot coverage is an existing condition and is not proposed to be altered.

*Height (max).*

*3 stories up to 45 ft.*

The standard is met. The proposed building height is to be 29'-1" and is to be 2 stories.

The following standards from the Sec 7.9 - Victorian Historic District Ordinance apply:

**Visual Compatibility Criteria.** *To maintain the special character of the Victorian Historic District as identified in the architectural survey and visual analysis, new construction and any material change in appearance shall be consistent with the standards, criteria and guidelines developed for the district. The applicable criteria below shall be used to assess new construction and material changes. These criteria shall not be the basis for appeal to any board, commission or administrator described in this Ordinance, or to the Mayor and Aldermen.*

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***Height.*** *The overall height and the height of individual components of the proposed building or structure shall be visually compatible with contributing buildings and structures to which it is visually related.*

The proposed building height is to be 29'-1" and is to be 2 stories. This height is visually compatible with the adjacent contributing buildings.

***Width.*** *The proportion of the overall width and the width of individual components of the proposed building or structure shall be visually compatible to the contributing buildings and structures to which it is visually related.*

The addition is proposed to be the full width and depth of the existing first story. The proposed width of the addition is visually compatible.

***Scale.*** *The overall scale and the scale of individual components of the proposed building or structure shall be visually compatible to the contributing buildings and structures to which it is visually related.*

The overall scale of the proposed building is visually compatible.

***Rhythm.*** *The relationship of a building or structure to the open space between it and adjacent buildings or structures shall be visually compatible with the open spaces between contributing buildings or structures to which it is visually related.*

The openings on the second story addition are visually compatible; however, the building is on the property line and therefore the openings on the north and east facades are not permitted by fire code. It is likely that, per code, if the windows are not permitted, the interior may also be required to be redesigned to meet code. Consult with the City of Savannah Development Services before submitting final COA drawings to Staff for review and approval.

***Setbacks.*** *The setbacks of the proposed building or structure shall be visually compatible with setbacks of contributing buildings and structures to which it is visually related.*

The setbacks for the building are proposed to remain unchanged and are visually compatible.

***Openings.*** *The rhythm and solid-to-void ratio of the proposed building or structure shall be visually compatible with contributing buildings and structures to which it is visually related.*

The proposed openings, to be created within the existing first story portion of the building, are all taller than they are wide and are compatible.

The proposed openings located on the second story addition are all taller than they are wide and are visually compatible.

All openings proposed on the north and east facades are located on a zero-lot line and must be removed from the design in their entirety. The interior may be required to be redesigned to meet all fire and building codes.

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***Materials.** The relationship of materials and textures of the proposed building or structure shall be visually compatible with the contributing buildings and structures to which it is visually related.*

For the second story addition:

- Windows: Jeld-Wen Sitrine Series (Single-Hung).
- Siding: Smooth fiber cement.
- Roof: GAF Asphalt Shingles.

For the first story alterations:

- Siding: Brick (North and West facades), CMU block (East and South facades).
- Yes 45 XT metal storefront material.
- West facade Mechanical Room Screening: Wood gate door screening.

These materials are all visually compatible; however, the windows proposed on the second story addition are all small and positioned towards the upper portion of the façade.

The door material specifications were not provided; provide Staff with the material specifications for all doors for review and approval.

Brick is proposed to be utilized as the exterior wall material for the first story; however, brick and mortar specifications were not provided. Provide Staff with brick and mortar specifications for review and approval.

There is a transom style “Make-up air grille” over two rear doors, located on the east façade. No material specification was provided for this item; provide Staff with the specification for review and approval.

Although the CMU is a compatible building material for commercial spaces, the petition did not include information on whether the CMU blocks were to be painted. Ensure that the CMU block is painted.

One singular Fire-tec (1hr) single hung window is proposed on the north façade and two are proposed on the east façade. This window type is not compatible; however, this window type is proposed on facades that are not permitted to have openings and therefore should be removed in their entirety.

***Roof Shapes.** The roof shape of the proposed building or structure shall be visually compatible with contributing buildings and structures to which it is visually related.*

The roof on the second story addition is proposed as a 4:12 pitched hip roof. This roof type is visually compatible.

***Victorian Historic District Design Standards.***

***New Construction, Additions, and Alterations.*** *The intent of these standards is to ensure appropriate new construction, additions, and alterations within the Victorian Historic District. They are also intended to protect the historic integrity of contributing resources. Designs for new construction are to be consistent with contributing resources from the district’s Period of Significance (1870-1923).*

*The following design standards shall apply to new construction, additions, alterations to contributing and non-contributing resources, and site alterations, unless otherwise specified. Though certain building materials are prescribed below, the Historic Preservation Commission may approve alternative materials that are not listed as prohibited upon a showing by the applicant that the material or product is visually compatible with historic building materials and has performed satisfactorily in the local climate.*

***Setbacks.***

*The front, rear, and side yard setbacks for the principal building shall be determined by the base zoning district.*

See Base Zoning.

***Height and Mass.*** *The intent of these standards is to ensure that the height and mass are in context with contributing buildings in the same or adjacent block faces.*

*The height and mass shall be subdivided both horizontally and vertically to convey human scale and visual interest that reflects the traditional size of buildings.*

*The maximum height, building coverage and building footprint shall be determined by the base zoning district.*

The standards are met. See Base Zoning.

***Floor-to-Floor Heights.***

*In single-family detached, single-family attached, two-family attached, three-family/four-family, and townhouse dwellings, the exterior expression of the height of the first story shall not be less than 11 feet and the height of the upper stories shall not be less than 10 feet.*

*In all other building types, the exterior expression of the height of the first story shall not be less than 13 feet and height of the upper stories shall not be less than nine (9) feet.*

The standards are met. The height of the first story is 13’-0” and the height of the second story is 9’-3”.

***Exterior walls.***

*The intent of these standards is to ensure that exterior building walls reflect and complement the traditional materials and construction techniques of the district’s architecture.*

*New construction, alterations to non-contributing resources, and additions.*

*Permitted Materials: Brick, stone, wood, true stucco, and smooth fiber cement horizontal lap siding.*

*Prohibited Materials: Vinyl siding, aluminum siding, rolled asphalt, precast concrete panels, EIFS, T-111, corrugated metal, unpainted exposed CMU blocks, fiber cement panels, and metal panels.*

The exterior walls of the building are proposed to include smooth fiber cement siding, brick, and CMU blocks. The smooth fiber cement siding is compatible. The applicant did not provide material specifications for the brick and mortar, provide Staff with brick and mortar specifications for review and approval. The applicant did not provide information on whether the CMU block is to be painted; ensure that the CMU block is to be painted in order to meet the ordinance.

***Windows, Shutters and Storefronts.***

*The intent of these standards is to ensure that windows, shutters, and storefronts reinforce a sense of rhythm and continuity in architecture and enhance pedestrian activity at the street level.*

***Windows.***

*New construction, alterations to non-contributing resources, and additions.*

***Materials.***

*Window casings and sashes shall be made of metal, wood or clad wood material.*

*Window glass shall be transparent with no dark tints or reflective effects (except for stained glass windows). This provision does not preclude the use of Low Emissivity or laminated glass.*

*Solid vinyl windows are prohibited.*

The standards are met. The applicant is proposing Jeld-Wen Sitrine Series (Single-Hung) and Jeld-Wen Sitrine Series (casement) windows which have previously been approved for use on non-contributing buildings and additions. The glass is to be transparent.

***Configuration.***

*Windows shall be taller than they are wide, except for accent windows, which may be round or other shapes.*

*Windows shall be single-hung, double-hung, triple hung, awning, or casement, except for accent windows which may also be fixed or hopper. Casement windows shall have light divisions.*

*Simulated divided light windows shall be permitted provided that the muntin is 7/8 inches or less, the muntin profile shall simulate traditional putty glazing, the lower sash rail shall be*

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*wider than the meeting and top rails, and there shall be a spacer bar in between double panes of glass. Between-the-glass, snap-in or applied muntins shall not be permitted.*

*Framing members shall be covered with appropriate trim; trim shall feature a header, surrounds, and pronounced sill where appropriate.*

*Window sashes shall be inset a minimum of three (3) inches from the façade of a building, except for wood frame*

Ensure the windows on the brick first story are inset

*All residential facades visible from a street shall incorporate transparent features (windows and doors) over a minimum of 30% of the ground floor façade.*

The standard is met. The north and east facades are not permitted to have window opening due to their location on a zero-lot line.

*Retail uses shall incorporate transparent features (windows and doors) over a minimum of 70% of the ground floor façade.*

*All other nonresidential facades shall incorporate transparent features (windows and doors) over a minimum of 50% of the ground floor façade.*

The standards are met.

*Storefronts.*

*New construction, alterations to non-contributing resources and additions.*

*Materials.*

*Storefronts shall be constructed of wood, cast iron, Carrera glass, aluminum, steel or copper as part of a glazed storefront system.*

*Storefront bases shall consist of wood, bronze, glazed brick or tile.*

*Exterior burglar bars, fixed or roll-down security devices or similar security devices shall not be permitted.*

*Configuration.*

*Storefront glazing in subdivided sashes shall be inset a minimum of four inches from the face of the building.*

*Storefront glazing shall extend from an 18-24 inch tall base of contrasting material or design.*

*Storefront glazing shall be transparent; provided, however, opaque glass may be used in the storefront window transoms.*

The storefront standards are all met.

***Doors/Entrances.***

*The intent of these standards is to ensure that the placement of doors and entrances provides a sense of rhythm and continuity in architecture. New construction, alterations to non-contributing resources and additions.*

*Materials.*

*Doors shall be made of glass, wood, clad wood or steel without wood grain simulation.*

*Doors shall not have a decorative diamond inset, half-moon inset, or other prefabricated ornamentation.*

*Sliding doors shall not be permitted.*

The door material specifications were not provided; provide Staff with the material specifications for all doors for review and approval.

*Configuration.*

*Entrances shall face the primary street on which the building is located (normally the street from which it takes its address).*

*Entrances on corner lots shall be oriented in the same direction as entrances of adjacent buildings, toward the corner of the intersection, or based on historic precedent. Angled entrances shall only be permitted at intersections of streets or lanes.*

*There shall be a primary entrance along the primary street at intervals no greater than 60 feet.*

The standards are met.

***Roof.***

*The intent of these standards is to ensure that roof forms are designed to provide visual interest and coherence in a manner that is consistent with contributing resources.*

*New construction, alterations to non-contributing resources and additions.*

*Materials.*

*Roof coverings shall be standing seam metal, v-crimp, slate or equivalent synthetic, or architectural asphalt or similar shingles.*

*Metal roofs shall have a metal drip edge covering all edges and a maximum seam height of one (1) inch.*

The standards are met.

*Configuration.*



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*Gable and hip roof shall be symmetrically pitched between 4:12 and 10:12.*

*Eaves shall extend no less than 12 inches beyond supporting walls.*

*Soffits shall be placed perpendicular to the building wall, not sloping in plane with the roof (except for gable end rakes).*

The roof configuration standards are met. The roof is proposed to be a hip roof with a 4:12 slope, the eaves extend 2'-4", and the soffits are perpendicular to the building wall.

***Mechanical Equipment and Refuse.***

*The intent of these standards is to ensure that mechanical equipment and refuse is appropriately sited to provide the least negative visual impact. In addition to the requirements set forth in Sec. 9.5, Screening and Buffers, mechanical equipment and refuse shall comply with the following:*

*Electrical vaults, meter boxes, communications devices, and satellite dishes shall be located on the secondary or rear façades and shall be minimally visible.*

*Roof mounted equipment and HVAC units shall be screened from view from the street.*

*Refuse storage areas for dumpsters and compactors shall be located within a building or to the side of rear of the building and screened from the public right-of-way.*

The building has 100% lot coverage; therefore, the mechanical and refuse has been designated to a mechanical room on the south facing façade within/on the building and will be screened.

***Lighting.***

*The intent of these standards is to ensure that light fixtures have appropriate scale, are sited appropriately, are made of appropriate materials and complement the building on which they are located. In addition to the requirements set forth in Sec. 9.8, Lighting, lighting shall comply with the following:*

*Materials: Light fixtures shall be constructed of metal and/or glass.*

*Configuration: Light fixtures shall be compatible with the scale of the subject property and with the character of the district.*

*Source Type: White light source only.*

No lighting is shown within the submittal. Ensure that if lighting is proposed that the material specification is provided to Staff for review and approval.

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**STAFF RECOMMENDATION:**

**Approval for alterations and a second story addition to the property located at 1308 Martin Luther King Jr. Blvd with the following conditions to be submitted to Staff for review and approval because otherwise the work is visually compatible and meets the standards:**

- 1. Remove all openings proposed on the north and east facades.**
- 2. Provide material specifications for all doors, brick, mortar, make-up air grille, and lighting.**
- 3. Ensure that the CMU block is painted.**
- 4. If Fire-tec (1hr) single hung windows are proposed to be utilized on the west or south façade revise the material specification to be Jeld-Wen Siteline Series (Single-Hung).**
- 5. Consult with the City of Savannah Development Services about redesigning the interior spaces to meet code after the north and east windows are removed prior to submitting final COA drawings to Staff to stamp for permit.**

**LGM: raj**

**Note: This recommendation could change subject to new information provided at the Historic Preservation Commission meeting. 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.**