



CITY OF SAVANNAH

HISTORIC PRESERVATION COMMISSION

REQUEST FOR CERTIFICATE OF APPROPRIATENESS

Petitioner: Jerome Elder of Jelder Studio

MPC File No.: 26-003257-COA

Address: 2001 Martin Luther King Jr. Blvd.

PIN: 20066 48001

Zoning: TC-1

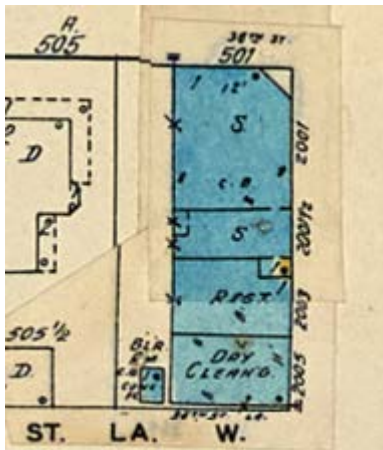
Staff Reviewer: Jodie Brown, AICP

Date: July 22, 2026

NATURE OF REQUEST:

This project was previously reviewed and approved under 24-002996-COA which included this building and the larger Kiah Museum at 505 West 36th Street. This amendment addresses the awnings, tile below the storefront windows and along the west façade.

CONTEXT/SURROUNDING AREA:



Constructed at the southwest corner of Martin Luther King Jr. Blvd. and West 36th Street, the commercial building is located in the Duncan Ward. The building is one-story and located at the property line along both streets. Designed as a One-Part Commercial Block in the Spanish Eclectic style, the building was constructed in 1930. It features a stucco exterior with a varied parapet and sporadically placed openings. The northeast corner of the building is angled with a pair of wood and glass doors.

The subject building is listed as a contributing resource within the National Register Cuyler-Brownville Historic District and the local Cuyler-Brownville Historic District.

FINDINGS:

The following standards from § 7.10 - Cuyler-Brownville Historic District Ordinance apply:

Secretary of the Interior's Standards and Guidelines for Rehabilitation. Material changes to contributing resources and resources that are eligible for listing as contributing shall be evaluated by use of the current edition of the Secretary of the Interior's Standards and Guidelines for Rehabilitation as published by the U.S. Department of the Interior. In considering proposals for alterations to contributing resources, the documented original design of the resource may be considered.

Secretary of the Interior's Standards 2– Historic Character. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The applicant has changed the design of the approved awnings. In the previous iteration, they were installing a steel plate canopy directly over the window. They are now requesting an asymmetrical bronze awning that wraps around the top and the north side of the window. As the awning descends down the wall plane, it angles closer to the building. They are also proposing to change the tile. In the previous version, they were using a zinc diamond tile. They are now proposing to use a 2"x16" long narrow tile in Glossy Honey which will be vertically stacked. This same tile will be added to the west façade as panels inserted into the previously approved glass wall and over perpendicular panels along the same façade. A color change is proposed for the existing awning over the angled entry and associated doors. The proposed modifications are minor and do not negatively impact the historic character of the building. The work is consistent with Standard 2.

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.

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.

While the design, color and shape of the materials are altered from what was previously approved, they are essentially the same-metal and tile. The materials are compatible and consistent with this criterion.

Cuyler-Brownville 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 Cuyler-Brownville Historic District. They are not intended to promote copies of the architectural designs of the past, but to encourage contemporary designs that protect and complement existing contributing resources. They are further intended to protect the historic integrity of the contributing resource.

The following design standards shall apply to new construction, additions, alterations to contributing and non-contributing buildings and structures, 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.

Exterior walls, Alterations to contributing resources. *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.*

Exterior walls shall be repaired rather than replaced, provided however, if the degree of degradation does not allow repair, the degradation shall be photographically documented and verified by the Planning Director and the replacement wall shall be of the same materials and configuration as the original wall.

If the original wall material and/or configuration is unknown, the new wall material and configuration shall be based on historic context.

The applicant is proposing to install tile in several areas where it was previously approved. Specifically, the tile would go below the storefront windows. Historically, tile was commonly used under storefront windows. Tile would also be applied along the rear wall where it was originally approved as a solid window wall and on two walls that are perpendicular to the building. The proposed work is consistent with this historic district design standard.

Prohibited materials, Exterior walls, Alterations to contributing resources. *Vinyl siding, aluminum siding, rolled asphalt, precast concrete panels, fiber cement wood siding, EIFS, one-part stucco over insulation and/or wood or metal framing, and T-111.*

The applicant is not proposing to use any prohibited materials. The proposed work is consistent with this historic district design standard.

Awnings. *The intent of these standards is to ensure that awnings provide cover for pedestrians and reinforce the rhythm of bays and primary entrances within facades.*

Awnings, Materials. *Awnings shall be constructed of canvas, cloth or equivalent, metal (though not corrugated), or glass.*

The applicant is proposing to use metal for the awnings. The proposed work is consistent with this historic district design standard.

Awnings, Configuration.

A minimum of eight (8) feet vertical clearance shall be maintained above the public right-of-way.

The awnings will have 8' of clearance. The proposed work is consistent with this historic district design standard.

Awnings shall be structurally and architecturally integrated into the façade and shall not obscure character-defining features.

The awnings will be integrated into the façade and they will not obscure any character-defining features. The proposed work is consistent with this historic district design standard.

Back-lit (internally lit) awnings shall be prohibited.

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The awnings will not be back-lit. The proposed work is consistent with this historic district design standard.

Awnings shall not connect two (2) facades.

The awning will be independent of each other. The proposed work is consistent with this historic district design standard.

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STAFF RECOMMENDATION:

APPROVE the request to amend the project at 2001 Martin Luther King Jr. Blvd., to modify the awnings, replace the type of tile and install tile along the west façade, AS SUBMITTED because the work is otherwise visually compatible and meets the standards.

MW: CC: JB

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.