CITY OF SAVANNAH
HISTORIC PRESERVATION COMMISSION

REQUEST FOR CERTIFICATE OF APPROPRIATENESS

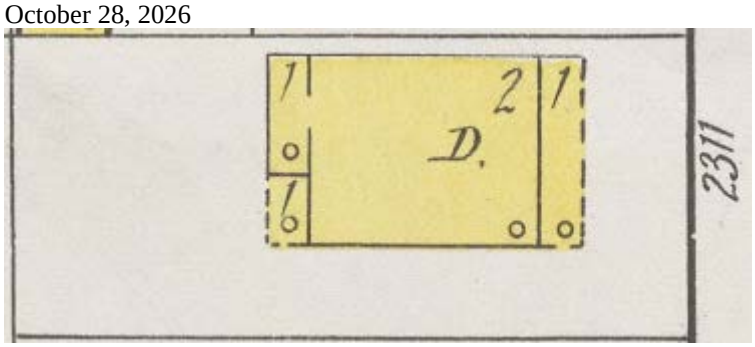
Petitioner:	**The Allen Real Estate Group, Larry Allen**
MPC File No.:	**26-003167-COA**
Address:	**2311 Martin Luther King, Jr. Boulevard**
PIN:	**20073 15010**
Zoning:	**TC-2**
Staff Reviewer:	**Alexander Merced**
Date:	**October 28, 2026**

NATURE OF REQUEST:
The applicant would like to rehabilitate and alter the existing home at 2311 MLK Boulevard. Scope of work includes:

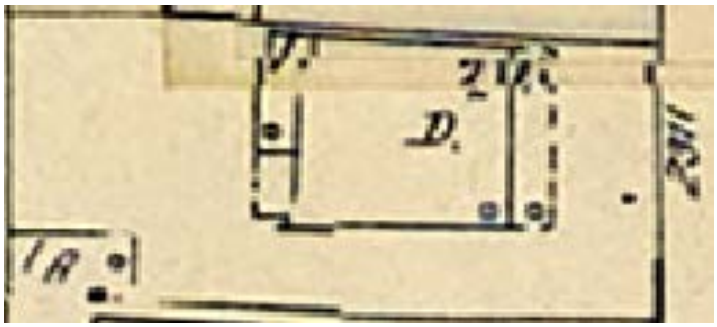
- Replacement of the siding, trim, windows, and roof
- Installation of a new driveway and rear parking area
- Enclosure of the existing rear porch
- Construction of a rear addition and staircase above the rear porch providing access to the upper dwelling unit
- Demolition of the existing shed in the rear yard

CONTEXT/SURROUNDING AREA:
The building was constructed in 1911 and is a contributing resource within the Thomas Square-Streetcar National Register Historic District and the local Streetcar Historic District. It sits midblock on the west side of MLK Boulevard and is in between a contributing home to the south and a non-contributing auto shop and parking lot to the north.

Sanborn Maps show that the footprint of the home has remained essentially the same since its original construction, and that the rear porch has been in the same configuration as well. The rear shed is not present in the 1916 map, but is by the time of the 1955 map. Google Street View images show that the building has been vacant for a number of years, and it is heavily deteriorated.



1. 1916 Sanborn Map



2. 1955 Sanborn Map showing the shed/garage

FINDINGS:

The following standards from the Sec 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.*

More information must be submitted in order to properly evaluate this standard.

> > ***Secretary of the Interior's Standards 5– Distinctive Features.*** *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

No distinctive features or craftsmanship will be removed. The standard is met.

> > ***Secretary of the Interior's Standards 6– Deteriorated Features.*** *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials.*

Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

More information must be submitted in order to properly evaluate this standard.

Secretary of the Interior's Standards 9– New Additions to not Damage. *New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.*

The proposed new addition to the rear will not destroy any character defining materials and will be differentiated from the original building. More information must be provided in order to assess the massing, size, and scale.

Secretary of the Interior's Standards 10– New Additions Reversible. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The proposed new addition could be removed in the future if necessary. The standard is met.

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.*

The applicant has proposed in-kind materials for all work, but further details must be provided.

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 existing structure will remain unchanged but it is unclear exactly what the proposed addition roof will look like. The applicant should clarify and provide illustrations

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.

Foundation, Alterations to contributing resources. *The intent of these standards is to ensure that foundations match the traditional pattern of construction in height and materials and complement the craftsmanship of contributing buildings.*

Foundations 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 new foundation shall be of the same materials and configuration as the original foundation.

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

The space between piers may be filled with heavy gauge wood lattice with at least one-half (0.5) inch thick lattice boards, horizontal boards, brick or true stucco over concrete block. Infill material shall be recessed a minimum of three inches behind the front edge of the pier so that the piers are clearly visible and differentiated.

The existing foundation is heavily deteriorated, and the material is inconsistent, as the front foundation is made of brick, and the rest of the home has heavily damaged either wood or other material foundation. Much of the foundation is missing altogether. The applicant provided photos showing the deteriorated state of the foundation but did not specify how it would be repaired or what material would be used.

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.

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 existing wood siding and window trim is heavily deteriorated and will be replaced in-kind with wood siding and wood window trim. The above standards are met.

Windows, Alterations to contributing resources.

Windows shall be repaired rather than replaced, provided however, if the degree of degradation does not allow repair, the degradation of each window shall be photographically documented and verified by the Planning Director, and the new window shall be of the same materials and configuration as the original (including single-glazed and true-divided lights, when appropriate).

If the original window material and/or configuration is unknown, or if a new window is proposed in an unoriginal opening, the new window material and configuration shall be based on historic context.

Many of the existing windows are heavily damaged, and some are mismatched. Many, especially on the first floor, are boarded up and it is unclear if these windows are still present or what condition they may be in. The applicant has proposed replacing every window with wood 6/6 windows to match the pattern on the front façade, but the applicant should provide photos showing whether the boarded windows are still present or not, and their condition.

Porches, Stoops, Balconies and Decks, Alterations to contributing resources.

Porches 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 new porch materials and configuration shall be of the same material and configuration as the original.

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

The wood elements of the front porch are heavily deteriorated including the base of the porch columns and the ceiling material underneath the porch itself. The applicant has proposed replacing the damaged elements in-kind with wood, although it should be clarified whether the columns are able to be repaired instead of replaced.

Front porches shall not be enclosed. Side and rear porches may be enclosed with fine wire mesh, glass or shutters, provided the porch continues to read as a porch and character-defining features (including but not limited to columns, balustrades, entablature, etc.) are retained and not obscured or damaged.

The applicant is proposing to fully enclose the rear porch with walls and siding in order to incorporate it as part of the first floor. Upon further review by staff, a large enough portion of the existing rear porch is visible from the public right-of-way to make this proposal incompatible with the ordinance, and staff recommends that the porch either be left open or enclosed in the manner prescribed above.

Prohibited materials, Porches, Stoops, Balconies and Decks, Alterations to contributing resources. *Fiberglass (including Perma-Cast), vinyl and PVC.*

The standard is met.

Roof, Contributing Resources.

Roof, Materials, Contributing Resources.

Original roof material 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 new roof shall be of the same material and configuration as the original (except wood or asbestos).

Metal roofs shall have a metal drip edge covering all edges.

The roof is heavily damaged and has plant life growing through it. The applicant should go back with architectural asphalt shingles to match the current material.

Roof, Configuration, Contributing Resources.

Original roof configuration shall be maintained.

The existing roof configuration will be maintained, although the proposed rear addition roof shape and how it will be integrated into the existing roof must be specified.

Additions. *In addition to compliance with the Visual Compatibility Criteria and the Victorian Historic District Design Standards, additions to contributing resources shall also comply with the Secretary of the Interior's Standards and Guidelines for Rehabilitation and the following standards:*

Additions shall be subordinate in mass and height to the resource.

The proposed rear addition is scheduled to be raised directly above the existing footprint of the rear porch and single-story room extending off the rear of the home. Although much of the proposed addition would not be visible from any public right-of-way, the overall mass and height would be visible from MLK Boulevard. The applicant states that it will be subordinate to the existing structure, but no dimensions or scaled drawings have been provided.

Additions shall not obscure any character-defining features.

Additions shall not be on the primary or front façade of the resource.

The proposed rear addition will be on the rear façade and will not obscure any character-defining features. The above standards are met.

Parking and Paving. *The intent of these standards is to create and protect contiguous, active pedestrian street fronts. In addition to the requirements set forth in Sec. 9.3, Off-Street Parking and Loading, parking and paving shall comply with the following:*

Parking areas shall be located in the rear yard except for single- and two-family dwelling units which may also provide parking in the side yard behind the face of the front façade.

The proposed parking area will be in the rear yard. The standard is met.

Vehicular Access.

For single- and two-family dwellings, where a site has access to a lane, the lane shall be the sole means of vehicular access to the site. Where lane access is not available, a driveway shall be permitted from the street provided that it is a ribbon strip design. The driveway shall be no wider than 12 feet and the area between the strips shall be planted with grass or plants that grow or are maintained to no taller than one-half foot.

This home has no access to a lane, and the proposed driveway will be in the same location that has been used as a driveway previously, as evidenced by the existing curb cut and the former dirt driveway that is still somewhat visible. The applicant should confirm that the driveway will conform to this standard.

STAFF RECOMMENDATION:

Continue the proposal to rehabilitate and alter 2311 MLK Boulevard to the January 27, 2027, meeting of the Historic Preservation Commission to allow the applicant time to address the following:

1. **Provide photos confirming whether the boarded windows are still present and their condition.**
2. **Provide material specs for the roof and foundation.**
3. **Confirm whether the front porch columns can be repaired and provide dimensions for the new ones if they cannot.**
4. **Either leave the rear porch open or enclose it with an acceptable material as prescribed in the ordinance.**
5. **Provide dimensions and scaled drawings of the proposed rear addition.**
6. **Confirm that the driveway will meet the standards as prescribed in the ordinance.**

MW: CC: APM

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.