WRITTEN PROJECT DESCRIPTION

2311 Martin Luther King Jr. Boulevard
Savannah, Georgia

Property Information

The subject property is located at 2311 Martin Luther King Jr. Boulevard in Savannah, Georgia, within the Cuyler-Brownville Local Historic District. The property is currently improved with a two-story residential structure constructed circa 1900 and is presently configured as a single-family residence. The structure contains approximately 1,636 square feet of heated living space and is situated on a lot containing approximately 3,598 square feet. The existing structure includes an open rear porch and a detached accessory structure located within the rear yard.

Existing Conditions

The structure contains deteriorated exterior materials requiring rehabilitation and replacement. Existing siding, windows, roofing materials, and other exterior components exhibit signs of age and deterioration. The rear yard currently contains a detached accessory shed and an existing tree located in close proximity to the structure.

Proposed Rehabilitation and Alterations

The proposed project consists of the rehabilitation, alteration, and rear addition to the existing structure with the intent of improving the long-term functionality, safety, and usability of the property while maintaining compatibility with the historic character of the structure and surrounding district. Change of Use The property is proposed to be converted from a single-family residence into a duplex configuration consisting of one dwelling unit on the first floor and one dwelling unit on the second floor. Rear Addition and Porch Enclosure The existing rear porch will be enclosed and incorporated into the first-floor living area. A second-story rear addition will be constructed above the enclosed porch area to expand the upper-level dwelling unit. The addition will be located at the rear of the structure and is intended to remain subordinate in scale, massing, and height to the original historic structure. Exterior Improvements Existing siding will be repaired and replaced as necessary with materials that are historically appropriate and compatible with the character of the structure, subject to HPC approval. All existing windows are proposed to be replaced with historically appropriate and compatible window systems while maintaining the overall rhythm, proportions, and general opening sizes of the existing structure. The roof will be replaced with materials compatible with the historic character of the structure. The front elevation of the structure will remain substantially unchanged, with repairs and minor exterior improvements intended to preserve the existing character of the building. Existing exterior trim and architectural details will be repaired and maintained where feasible. Site Improvements The existing detached accessory structure located within the rear yard is in deteriorated condition and is proposed to be demolished and removed. The rear yard area will be reconfigured to provide off-street parking for the proposed dwelling units, with final layout and access subject to applicable zoning requirements. An existing tree located within the rear yard is proposed to be removed due to its proximity to the structure and the potential risk it poses to the subject property and adjacent properties.

Historic Compatibility and Design Intent

The proposed rehabilitation and addition have been designed to preserve the overall historic character of the structure while allowing for functional modernization and adaptive residential reuse. The front elevation will remain substantially intact, and exterior improvements will utilize materials and design elements compatible with the historic character of the structure and surrounding district. The overall intent of the project is to improve the structural integrity and long-term usability of the property while ensuring that all exterior modifications remain compatible with the standards and character of the Cuyler-Brownville Local Historic District.

SELECTIVE DEMOLITION DESCRIPTION

2311 Martin Luther King Jr. Boulevard
Savannah, Georgia

The proposed demolition work associated with this project consists of selective demolition necessary to complete the proposed rehabilitation, rear porch enclosure, and rear addition to the existing historic structure. The existing primary structure will remain and is not proposed for demolition. The following demolition and removal work is proposed: • Selective removal and modification of portions of the existing rear porch structure to accommodate the proposed porch enclosure and second-story rear addition.

• Removal of existing exterior siding materials and replacement with historically appropriate and compatible siding materials, subject to HPC approval. Due to the deteriorated condition of the majority of the existing siding, replacement is proposed to restore and preserve the long-term integrity and appearance of the structure.

• Removal and replacement of existing roofing materials with roofing materials compatible with the historic character of the structure, subject to HPC approval.

• Removal and replacement of existing window systems with historically appropriate and compatible window systems while maintaining the existing opening sizes and proportions, subject to HPC approval.

• Selective removal and modification of limited exterior wall areas necessary to accommodate the proposed rear addition and porch enclosure.

• Demolition and removal of the existing detached accessory structure located within the rear yard.

• Site clearing and removal of an existing tree located within the rear yard due to its proximity to the structure and the potential risk it poses to the subject property and adjacent properties.

All demolition activities shall be limited to the minimum extent necessary to complete the proposed rehabilitation and addition while maintaining the historic character and integrity of the existing structure.

SITE PLAN DESCRIPTION

2311 Martin Luther King Jr. Boulevard
Savannah, Georgia

The proposed site improvements consist of modifications to the rear portion of the property associated with the rehabilitation, adaptive reuse, and rear addition to the existing structure.

The existing primary structure will remain in place. The proposed rear porch enclosure and second-story rear addition will extend from the rear elevation of the existing structure within the existing rear yard area.

The existing detached accessory structure located within the rear yard is proposed to be demolished and removed.

A new driveway is proposed along the left side of the structure as viewed from the front elevation, providing access from Martin Luther King Jr. Boulevard to the rear yard area.

The rear yard will be reconfigured to provide off-street parking and vehicle maneuvering space intended to serve the proposed duplex dwelling units. Final parking layout and access configuration shall remain subject to applicable zoning and development review requirements.

An existing tree located within the rear yard is proposed to be removed due to its proximity to the structure and the potential risk posed to the subject property and adjacent properties.

The proposed site improvements are intended to support the long-term residential use of the property while maintaining compatibility with the surrounding historic district context.

MATERIALS AND FINISHES DESCRIPTION

2311 Martin Luther King Jr. Boulevard
Savannah, Georgia

Exterior Siding
Due to the deteriorated condition of the existing exterior materials, replacement siding is proposed. New siding materials shall be historically appropriate and compatible with the character of the structure and surrounding district, subject to HPC approval.

Windows
Existing window systems are proposed to be replaced with historically appropriate and compatible window systems while maintaining the existing opening sizes, proportions, and rhythm of the structure, subject to HPC approval.

Roofing Materials
Roofing materials are proposed to be replaced with materials compatible with the historic character of the structure and surrounding district, subject to HPC approval.

Exterior Trim and Architectural Details
Existing trim and architectural details will be repaired and preserved where feasible. Replacement materials and details shall be compatible with the historic character of the structure.

ROOF DESCRIPTION

2311 Martin Luther King Jr. Boulevard
Savannah, Georgia

The existing roof structure and overall roof character of the historic portion of the building are proposed to remain substantially unchanged. Roofing materials will be replaced with materials compatible with the historic character of the structure, subject to HPC approval.

The proposed rear addition roof will be designed to remain subordinate and compatible with the existing structure while generally maintaining the character and pitch of the original roof.

Minor variations in roof form, pitch, or detailing may be incorporated where appropriate to provide a visual distinction between the original historic structure and the new addition in accordance with accepted preservation practices.

The overall intent of the roof design is to preserve the historic character of the existing structure while allowing the new addition to remain compatible, identifiable, and subordinate to the original building.

SUPPLEMENTAL RESPONSE TO STAFF COMMENTS

2311 Martin Luther King Jr. Boulevard
Savannah, Georgia

Certificate of Appropriateness - Historic Preservation Commission

This supplemental package responds to the additional information requested by Historic Planning staff regarding the proposed rehabilitation, rear porch enclosure, second-floor rear addition, window replacement, materials, and deteriorated rear structural wood. The project continues to preserve the original historic building while concentrating new work at the rear.

Project intent: Convert the existing building to two dwelling units, enclose the existing first-floor rear porch, construct a second-floor addition directly above that porch footprint, retain the original chimney in its existing location, rehabilitate deteriorated exterior materials, and maintain the historic character and proportions of the house.

Staff Requests Addressed

1	Existing windows	Condition documentation; all windows proposed for replacement; 6-over-6 wood sash standard.
2	Rear addition	Proposed rear rendering included showing enclosure, second floor, stacked doors and stair.
3	Replacement materials	In-kind approach confirmed; wood replaced with wood.
4	Rear porch enclosure	Framed enclosure with wood siding/trim compatible with the historic house.
5	Rear structural area	Missing/deteriorated wood members to be repaired/replaced in kind with wood structural members.

1. Window Replacement

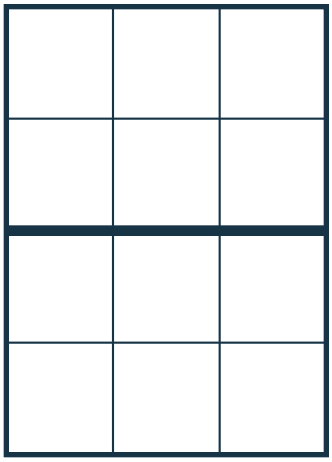
The existing window systems exhibit extensive deterioration and damage. Based on the condition of the surviving windows documented in the accompanying photo packet, the applicant proposes replacement of all existing windows rather than repair.

Surviving historic window fabric on the building documents a traditional multi-light wood sash configuration, including a 6-over-6 configuration visible on the front elevation. To provide a consistent treatment that reflects the historic character of the structure, replacement windows are proposed as **6-over-6 wood sash windows throughout the building**.

Replacement windows will maintain the existing window openings, dimensions, proportions, and general placement. No existing window opening is proposed to be enlarged or reduced.

Product selection: A specific manufacturer and model have not yet been selected. Comparable wood window products meeting the approved material, 6-over-6 configuration, dimensions, and historic appearance will be evaluated for availability and cost. Product information for the selected window can be provided to staff prior to installation if required.

Proposed Window Standard



6-over-6 wood sash: 6 panes above and 6 panes below (3 columns x 2 rows per sash).

2. Proposed Rear Addition and Rear Elevation

The existing first-floor rear porch will be enclosed and incorporated into the first-floor dwelling unit. The second-floor rear addition will be constructed directly above the existing porch footprint so that the finished rear facade establishes a consistent rear wall plane.

The original first-floor section on the left side of the rear elevation will remain identifiable as historic fabric. The porch enclosure and second-floor construction will use compatible wood siding and trim while maintaining a discernible transition between original and new work.

The existing chimney will **remain in its current location and depth**. It is not proposed to be relocated or reconstructed as part of the addition. The second-floor work will be constructed around the existing chimney.

Rear exit doors will be stacked vertically in the existing stair/porch access area. A new exterior stair with a landing and switchback/wrapping configuration will descend toward the left side of the rear yard, preserving the driveway on the right side and retaining usable rear-yard area for parking.



Proposed rear elevation - conceptual rendering for HPC review. Final construction dimensions and details subject to permitting and field verification.

3. Replacement Materials / In-Kind Rehabilitation

Where existing historic exterior materials require replacement, the intent is to replace them **in kind**. Existing wood elements will be replaced with wood elements. The rear porch enclosure and second-floor rear addition will use **wood exterior siding and wood trim** compatible with the existing historic siding in profile, exposure, scale, and appearance.

This approach is intended to preserve the material character of the historic structure while allowing the new rear work to be recognized as compatible new construction.

4. Rear Porch Enclosure

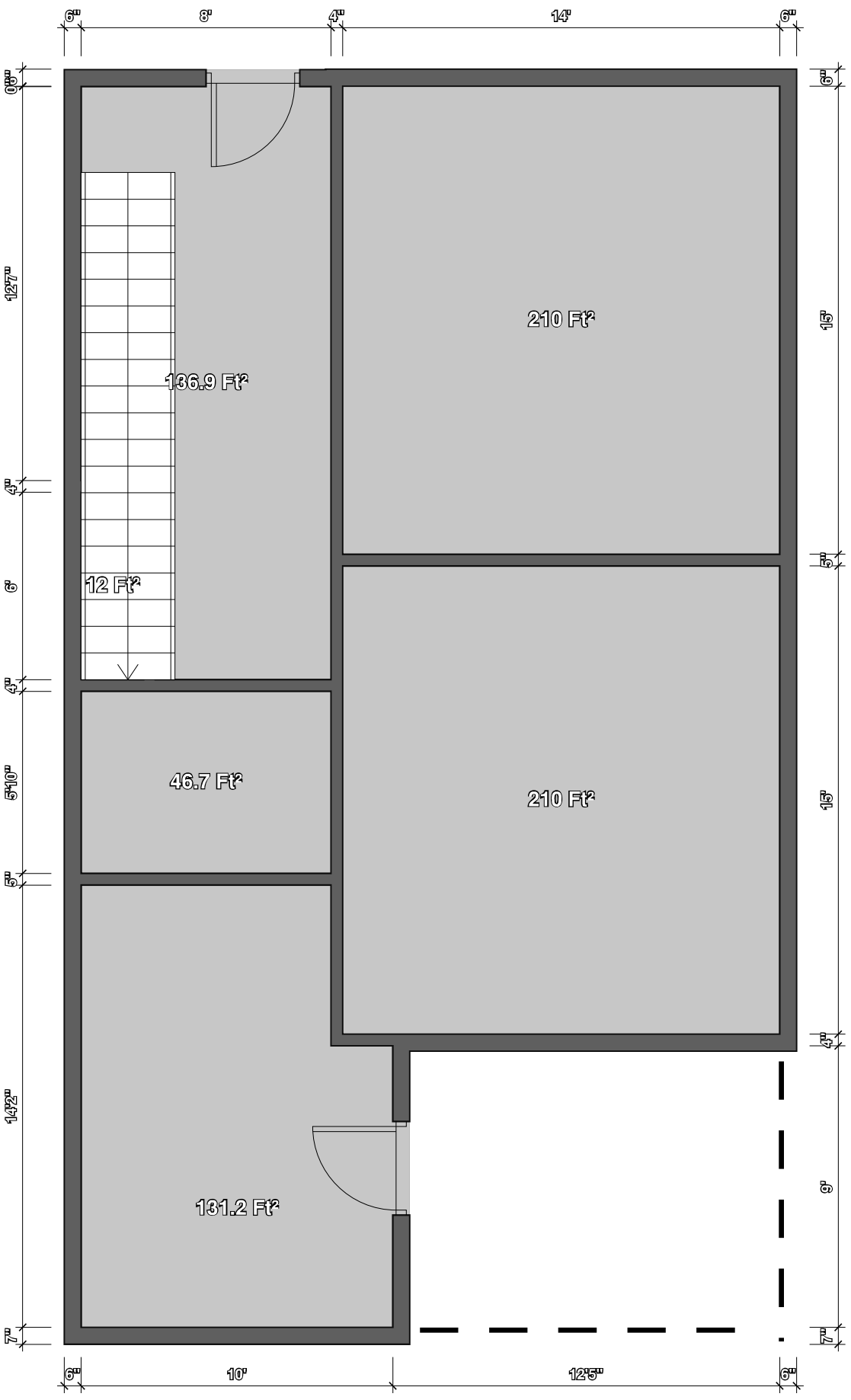
The existing first-floor rear porch will be framed and fully enclosed to incorporate the porch footprint into the first-floor dwelling unit. The new exterior wall will align with the existing rear wall plane. The existing stair/porch access location will become the first-floor rear exit door, with a corresponding rear exit directly above it serving the second-floor unit.

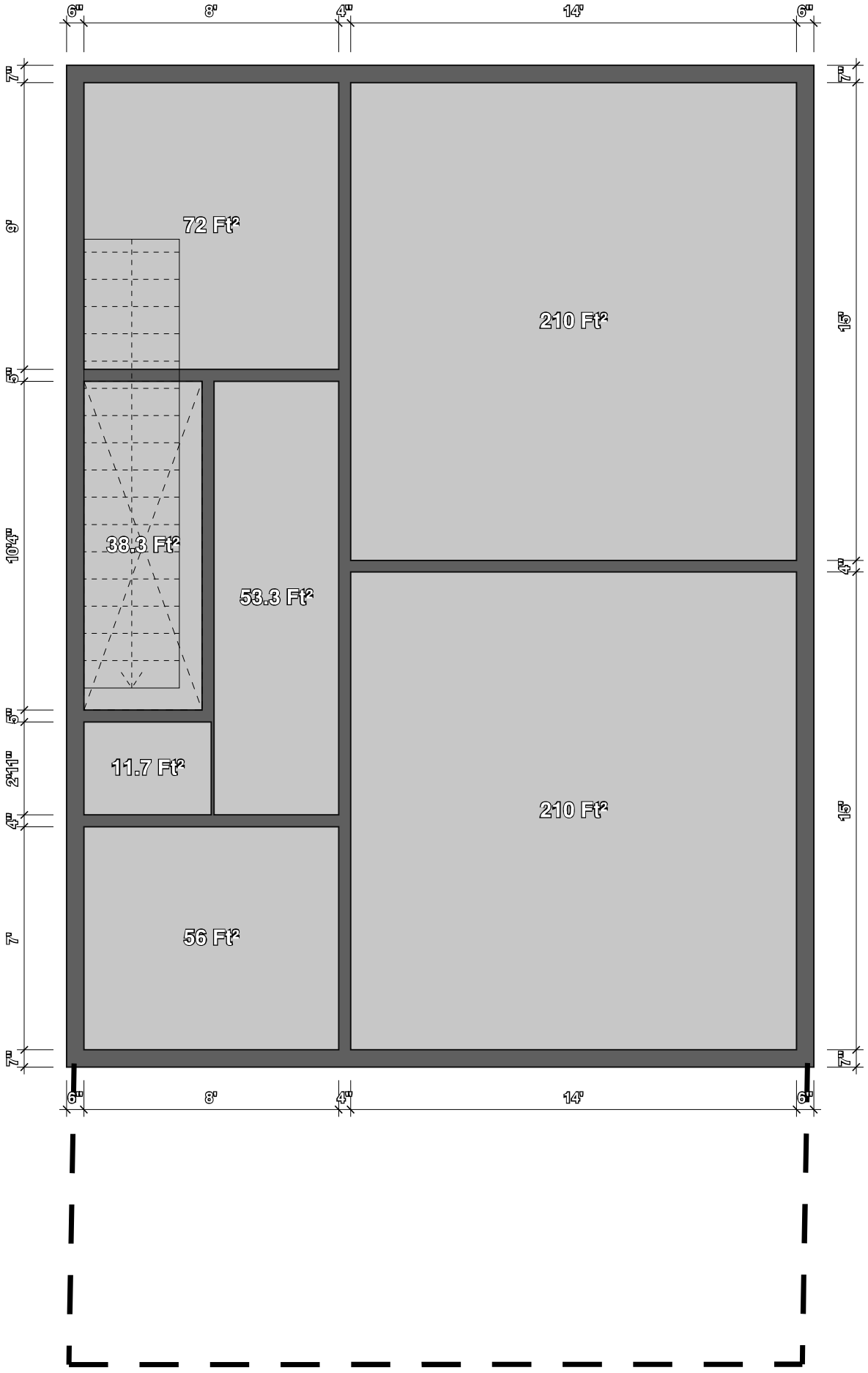
New rear windows will follow the same 6-over-6 wood sash treatment proposed throughout the structure. Wood siding and trim will be used at the enclosure and addition. The original first-floor left portion will remain visually identifiable through the transition between historic fabric and new work.

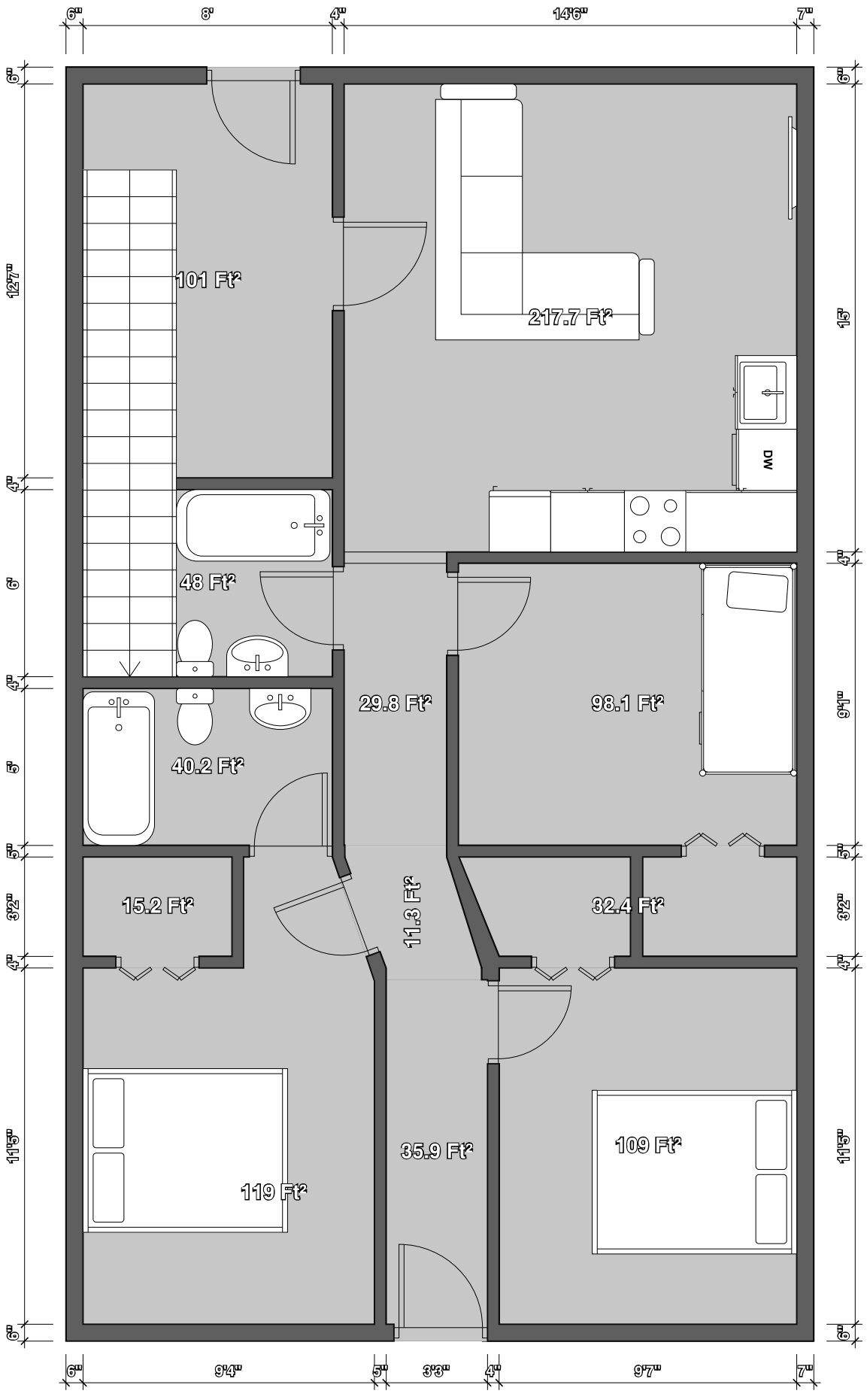
5. Rear Structural Wood / Missing Members

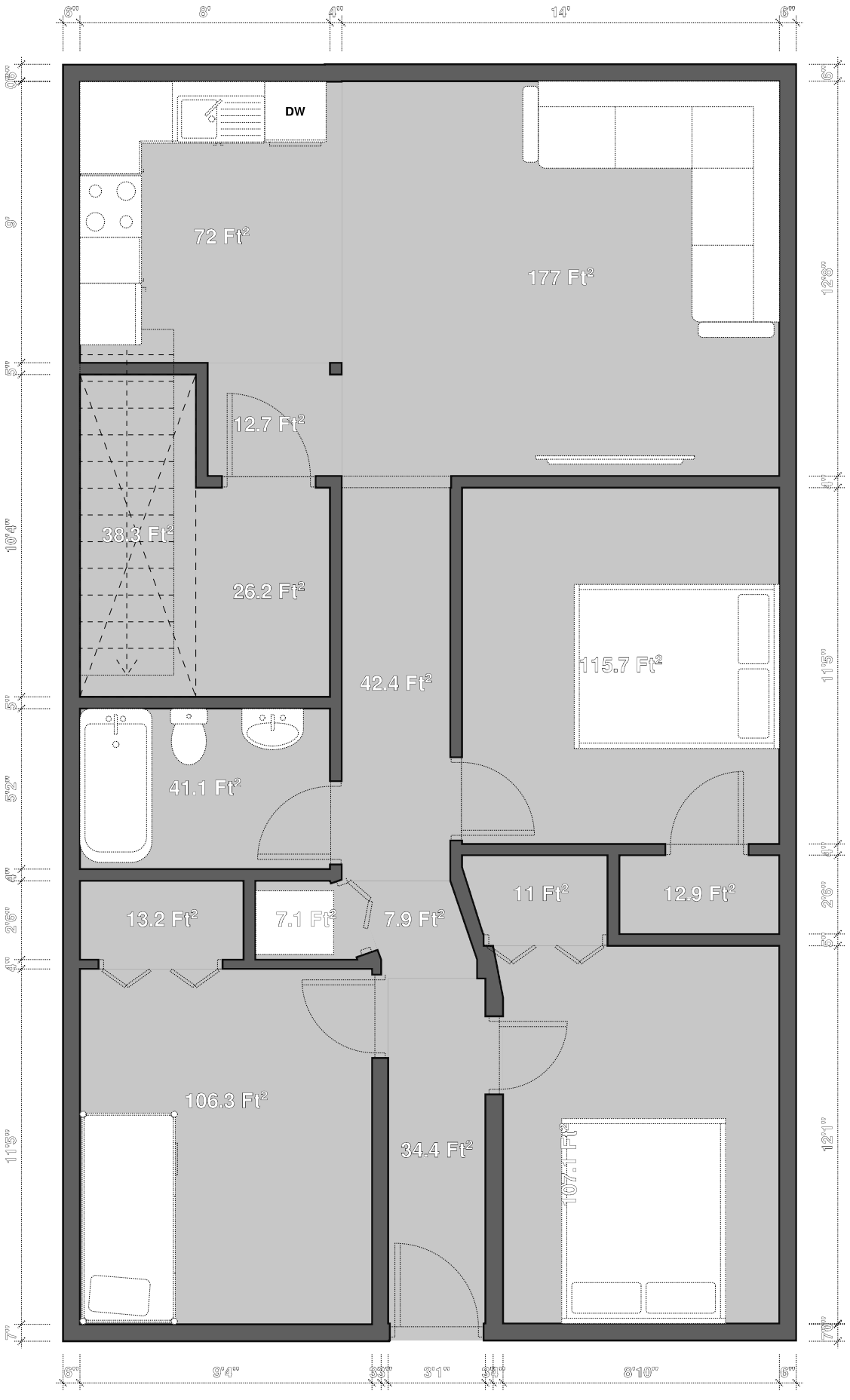
The areas of missing and deteriorated material visible near the first-floor line at the rear are existing **wood structural members/beams**. These deteriorated or missing wood components will be repaired or replaced in kind with wood structural members, maintaining the existing construction method and configuration. Sound existing material will remain where feasible, with replacement limited to deteriorated or missing components necessary to restore the rear structure.

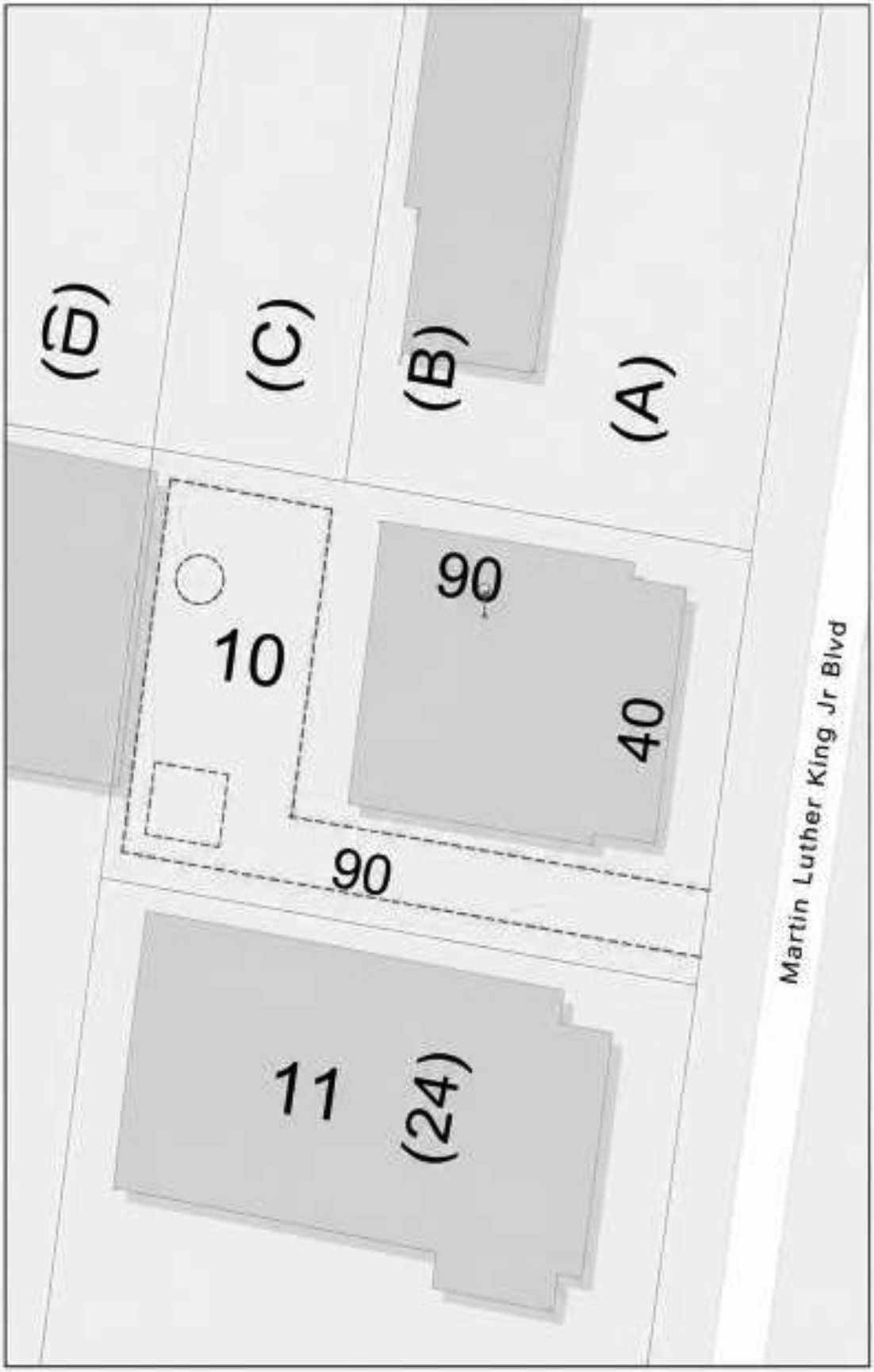
Clarification: This response describes the deteriorated/missing wood structural area visible at the rear; it is not intended to characterize the entire building foundation as wood.


6"
8'
4"
14'
6"
6"
10"
127"
4"
6'
4"
5'10"
5"
142"
7"
6"
15'
3"
15'
4"
9'
7"
6"
10'
125"
6"
210 Ft²
136.9 Ft²
12 Ft²
46.7 Ft²
210 Ft²
131.2 Ft²


6"
8'
4"
14'
6"
7"
9'
5"
10'4"
5"
2'11"
4"
7'
7"
72 Ft²
210 Ft²
38.3 Ft²
53.3 Ft²
11.7 Ft²
210 Ft²
56 Ft²
15'
4"
15'
7"


6"
8"
4"
14'6"
7"
6"
12'7"
4"
6"
4"
5"
3'2"
4"
11'5"
6"
101 Ft²
217.7 Ft²
DW
48 Ft²
29.8 Ft²
98.1 Ft²
40.2 Ft²
15.2 Ft²
11.3 Ft²
32.4 Ft²
119 Ft²
35.9 Ft²
109 Ft²
6"
9'4"
5"
3'3"
4"
9'7"
7"
6"
13'
4"
9'1"
5"
3'2"
4"
11'5"
6"


6"
8'
4"
14'
6"
DW
72 Ft²
177 Ft²
12.7 Ft²
38.3 Ft²
26.2 Ft²
42.4 Ft²
115.7 Ft²
41.1 Ft²
11 Ft²
12.9 Ft²
13.2 Ft²
7.1 Ft²
7.9 Ft²
106.3 Ft²
34.4 Ft²
107.1 Ft²
9'4"
3'1"
8'10"



SITE PLAN

2311 MARTIN LUTHER KING JR. BOULEVARD
SAVANNAH, GEORGIA

2311 MARTIN LUTHER KING JR. BOULEVARD

SAVANNAH, GEORGIA

PROPOSED SITE PLAN

LEGEND

- EXISTING TREE TO BE REMOVED
- EXISTING SHED TO BE REMOVED
- PROPOSED DRIVEWAY / PARKING AREA
- EXISTING STRUCTURES TO REMAIN
- PROPERTY LINE

NOTES:

1. EXISTING DETACHED ACCESSORY STRUCTURE (SHED) TO BE REMOVED.
2. EXISTING TREE TO BE REMOVED.
3. PROPOSED DRIVEWAY TO RUN ALONG LEFT SIDE OF PROPERTY TO REAR PARKING AREA.
4. EXISTING PRIMARY STRUCTURE TO REMAIN.
5. DRAWING IS BASED ON INFORMATION PROVIDED. NOT A SURVEY.

N

SCALE: 1" = 20'-0"

0 10 20 40

FRONT ELEVATION CONCEPT

2311 Martin Luther King Jr. Boulevard
Savannah, Georgia

The proposed front elevation rehabilitation is intended to preserve the existing architectural character and appearance of the historic structure while addressing deteriorated materials and improving the long-term integrity of the building.

The existing front elevation will remain substantially unchanged. Existing porch configuration, columns, stairs, and overall façade proportions will be preserved and rehabilitated as necessary.

Exterior improvements are proposed to include:

• Repair and replacement of deteriorated siding materials with historically appropriate and compatible materials, subject to HPC approval.

• Replacement of existing window systems with historically appropriate and compatible window systems while maintaining the existing opening sizes, proportions, and rhythm of the façade.

• Replacement of roofing materials with materials compatible with the historic character of the structure, subject to HPC approval.

• Repair and preservation of existing exterior trim and architectural details where feasible.

• Minor exterior repairs and rehabilitation improvements necessary to restore the appearance and integrity of the structure.

The overall intent of the front elevation improvements is to preserve the recognizable historic character of the building while allowing for appropriate rehabilitation and modernization.

REAR ELEVATION CONCEPT

2311 Martin Luther King Jr. Boulevard
Savannah, Georgia

The proposed rear elevation improvements consist of the enclosure of the existing rear porch and the construction of a second-story rear addition designed to remain subordinate to the original historic structure.

The existing rear porch will be enclosed and incorporated into the first-floor living area. A second-story rear addition constructed above the enclosed first-floor addition footprint will create a vertically aligned rear expansion while maintaining compatibility with the scale and character of the existing structure.

The rear elevation improvements are proposed to include:

• Enclosure of the existing rear porch area.

• Construction of a second-story rear addition above the enclosed first-floor addition footprint.

• Installation of historically appropriate and compatible rear windows and doors, subject to HPC approval.

• Repair and replacement of deteriorated siding materials with historically appropriate and compatible materials, subject to HPC approval.

• Replacement of roofing materials with materials compatible with the historic character of the structure.

• Construction of a rear staircase providing access to both upper and lower dwelling units.

• Rear parking and maneuvering space located behind the structure.

The rear addition has been designed to remain subordinate in scale and massing to the original historic structure while providing functional improvements necessary for the adaptive reuse of the property.

The overall intent of the rear elevation improvements is to preserve the historic character of the structure while accommodating modern residential use in a manner compatible with the Cuyler-Brownville Local Historic District.

LEFT SIDE ELEVATION CONCEPT

2311 Martin Luther King Jr. Boulevard
Savannah, Georgia

The proposed improvements to the left side elevation are limited primarily to rehabilitation and repair activities necessary to restore the long-term integrity of the structure. The existing side elevation will remain substantially unchanged in appearance, proportions, and overall character. Proposed improvements include: • Repair and replacement of deteriorated siding materials with historically appropriate and compatible materials, subject to HPC approval. • Replacement of existing window systems with historically appropriate and compatible window systems while maintaining existing opening sizes and proportions, subject to HPC approval. • Replacement of roofing materials with materials compatible with the historic character of the structure. • Repair and preservation of existing exterior trim and architectural details where feasible. The overall intent of the proposed improvements is to preserve the historic character of the structure while addressing deteriorated materials and ensuring the long-term viability of the building.

RIGHT SIDE ELEVATION CONCEPT

2311 Martin Luther King Jr. Boulevard
Savannah, Georgia

The proposed improvements to the left side elevation are limited primarily to rehabilitation and repair activities necessary to restore the long-term integrity of the structure. The existing side elevation will remain substantially unchanged in appearance, proportions, and overall character. Proposed improvements include: • Repair and replacement of deteriorated siding materials with historically appropriate and compatible materials, subject to HPC approval. • Replacement of existing window systems with historically appropriate and compatible window systems while maintaining existing opening sizes and proportions, subject to HPC approval. • Replacement of roofing materials with materials compatible with the historic character of the structure. • Repair and preservation of existing exterior trim and architectural details where feasible. The overall intent of the proposed improvements is to preserve the historic character of the structure while addressing deteriorated materials and ensuring the long-term viability of the building.

EXISTING ELEVATIONS PHOTO PACKET

2311 Martin Luther King Jr. Boulevard
Savannah, Georgia

Existing exterior elevation photographs for the proposed Certificate of Appropriateness application.

Existing Front Elevation

2311 Martin Luther King Jr. Boulevard



Existing Elevation Photo 1 of 4

Existing Left Side Elevation





Existing Left Side Elevation – Rear Perspective / Tree Encroachment Reference

Existing Right Side Elevation

2311 Martin Luther King Jr. Boulevard



Existing Elevation Photo 4 of 4



Existing Right Side Elevation – Supplemental Reference

EXISTING CONDITIONS & DETERIORATION PHOTO PACKET

2311 Martin Luther King Jr. Boulevard
Savannah, Georgia

Photographic documentation of masonry, porch, siding, trim, window, soffit, and wiring deterioration.

Foundation and Masonry Conditions



Photo Set 2 - Photo 3
Deteriorated brick/masonry



Photo Set 2 - Photo 6
Deteriorated brick/masonry



Photo Set 2 - Photo 7
Deteriorated brick/masonry

Porch Conditions



Photo Set 2 - Photo 4
Deteriorated front porch components



Photo Set 2 - Photo 5
Additional front porch deterioration



Photo Set 2 - Photo 21
Deteriorated rear porch wood



Photo Set 2 - Photo 26
Deteriorated rear porch wood

Porch Conditions



Photo Set 2 - Photo 45
Deteriorated front porch column



Photo Set 2 - Photo 8
Deteriorated exterior siding



Photo Set 2 - Photo 9
Deteriorated exterior siding



Photo Set 2 - Photo 10
Deteriorated exterior siding



Photo Set 2 - Photo 11
Deteriorated siding and wood trim



Photo Set 2 - Photo 12
Deteriorated exterior siding



Photo Set 2 - Photo 13
Deteriorated siding and window trim



Photo Set 2 - Photo 14
Deteriorated siding and trim



Photo Set 2 - Photo 15
Deteriorated siding and trim

Exterior Siding, Trim and Framing Conditions



Photo Set 2 - Photo 16
Deteriorated siding and trim

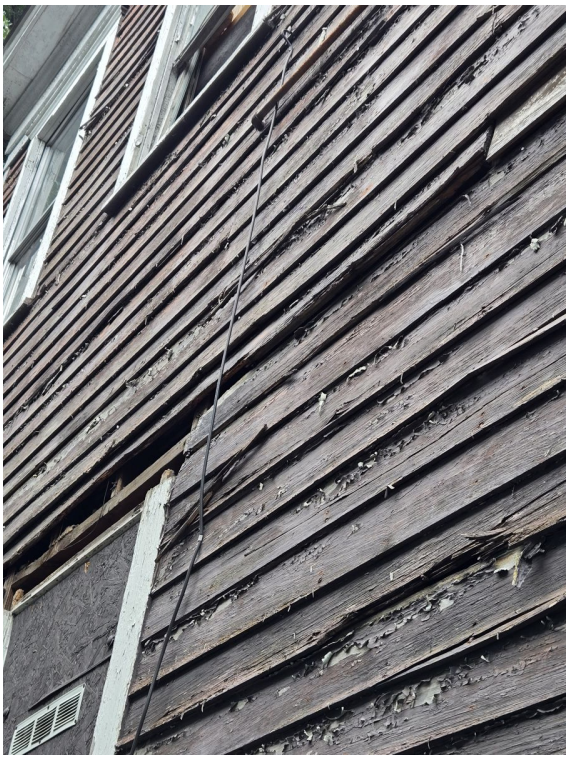


Photo Set 2 - Photo 17
Deteriorated siding and trim



Photo Set 2 - Photo 18
Deteriorated siding and trim



Photo Set 2 - Photo 29
Deteriorated siding and exposed wall framing

Exterior Siding, Trim and Framing Conditions



Photo Set 2 - Photo 30
Deteriorated siding and wood studs



Photo Set 2 - Photo 31
Deteriorated siding, trim, and wall framing



Photo Set 2 - Photo 32
Deteriorated siding and trim



Photo Set 2 - Photo 34
Deteriorated exterior siding



Photo Set 2 - Photo 41
Deteriorated exterior siding



Photo Set 2 - Photo 42
Deteriorated exterior siding



Photo Set 2 - Photo 43
Deteriorated trim/soffit area



Photo Set 2 - Photo 44
Additional deterioration at roof trim/soffit



Photo Set 2 - Photo 46
Deteriorated exterior siding



Photo Set 2 - Photo 47
Deteriorated exterior siding



Photo Set 2 - Photo 48
Deteriorated exterior siding



Photo Set 2 - Photo 49
Deteriorated exterior siding

Window Conditions

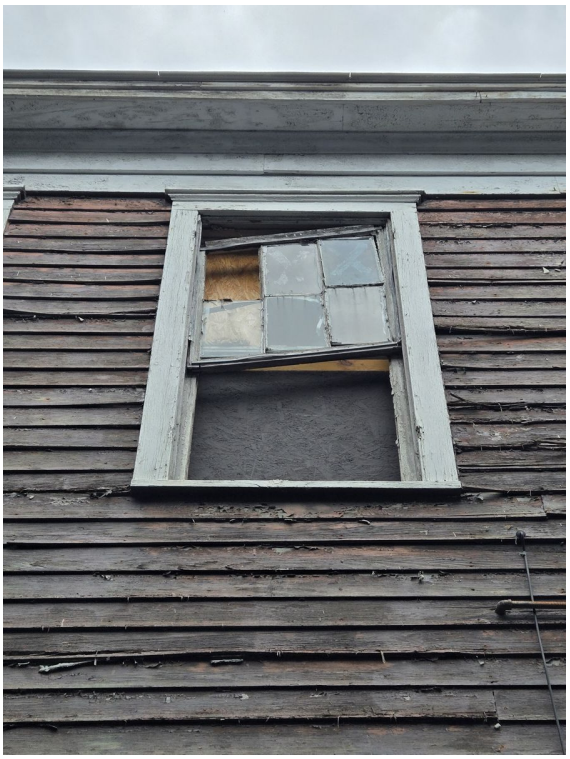


Photo Set 2 - Photo 19
Deteriorated siding and window



Photo Set 2 - Photo 20
Deteriorated siding and window trim

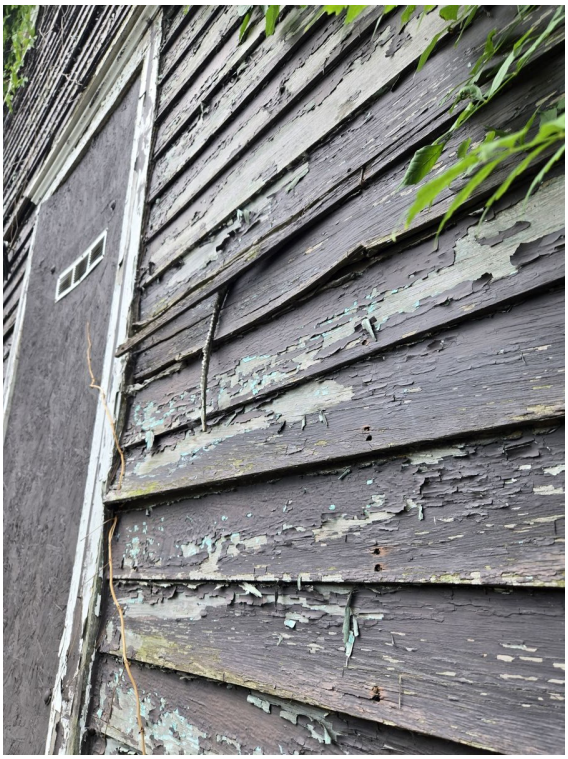


Photo Set 2 - Photo 35
Deteriorated siding and window trim

Electrical / Exterior Wall Condition



Photo Set 2 - Photo 33
Deteriorated siding with exposed/affected wiring

SITE CONDITIONS & PROPOSED DEMOLITION PHOTO PACKET

2311 Martin Luther King Jr. Boulevard
Savannah, Georgia

Photographic documentation supporting the proposed porch enclosure, rear addition, tree removal, shed removal, and driveway/parking improvements.

Rear Addition / Site Context

2311 Martin Luther King Jr. Boulevard



Set 2 - Photo 37

Existing rear elevation and area proposed for the second-story rear addition above the porch footprint.

Rear Porch Enclosure Area

2311 Martin Luther King Jr. Boulevard



Set 1 - Photo 2

Existing rear porch proposed to be enclosed and incorporated into the first-floor living area.

Rear Porch Enclosure - Driveway Side



Set 1 - Photo 6

Driveway-side view of the existing rear porch proposed for enclosure.



Current rear porch and tree proximity to structure

Rear Yard Context



Set 2 - Photo 36

Rear yard context showing the house/porch, tree proposed for removal, and accessory shed proposed for removal.

Tree Proposed for Removal



Set 2 - Photo 22

Existing rear-yard tree proposed for removal due to proximity to the house and proposed work area.

Tree Encroachment at House

2311 Martin Luther King Jr. Boulevard



Set 2 - Photo 39

Existing tree encroaching toward the house and proposed rear addition area.

Accessory Shed Proposed for Removal

2311 Martin Luther King Jr. Boulevard



Set 2 - Photo 23

Existing rear accessory shed proposed for demolition and removal.



Damaged siding on shed proposed for removal



Damaged trim on shed proposed for removal

Accessory Shed - Side Condition

2311 Martin Luther King Jr. Boulevard



Set 2 - Photo 27

Additional view of the accessory shed proposed for removal, documenting its existing condition.

Existing Driveway / Proposed Parking Access

2311 Martin Luther King Jr. Boulevard



Set 2 - Photo 50

Existing driveway area along the left side of the house, proposed to provide access toward rear-yard parking.