CITY OF SAVANNAH
SAVANNAH DOWNTOWN HISTORIC DISTRICT BOARD OF REVIEW
REQUEST FOR CERTIFICATE OF APPROPRIATENESS

BOARD DECISION

PETITIONER:	**Lynch Associates Architects** **409 East Liberty Street** **Savannah, Ga 31401**
FILE NO.:	**19-005937-COA**
ADDRESS:	**30 and 32 MARTIN LUTHER KING, JR. BLVD**
PIN:	**20016 09003 and 20016 09004**
ZONING:	**BC-1**
STAFF REVIEWER:	**Alyson Smith**
DATE:	**November 13, 2019**

NATURE OF REQUEST:

The applicant is requesting approval to rehabilitate, including alterations and additions, the property at 30 and 32 MLK Jr. Blvd. and construct a one-story addition at the south portion of the lot. A fenced-in courtyard with a canopy and trellis is also proposed.

New windows are proposed at the building's south elevation. Non-historic storefronts facing MLK Jr. Blvd. and W. St. Julian Street are proposed to be replaced with new windows and doors, while maintaining the existing masonry openings. Existing fabric awnings at these openings are proposed to be replaced with a continuous metal awning. Wood cladding is proposed to wrap the corner. At the east (rear) façade of the historic building, a non-historic porch structure and roof canopy is proposed to be removed and replaced with a metal and wood canopy and trellis structure, constructed in a similar configuration to the existing porch.

The addition that is proposed at the south portion of the property consists of an outdoor dining and bar area that is surrounded by a fence constructed of stuccoed walls and pilasters, infilled with horizontal cedar fencing over a steel frame. The courtyard is covered with a steel framed roof canopy with a wood trellis. A small, one story covered structure at the southeast corner of the property houses restrooms, storage, and a refuse enclosure. This area also includes a metal stair and rail that connects to the second floor porch of the historic building.

The development of these properties involves a recombination into a single lot: 30 Martin Luther King Jr. Blvd. Eight (8) existing non-historic windows at the second floor and eight (8) non-historic windows at the third floor will remain.

SITE HISTORY:

The properties at 30 and 32 Martin Luther King, Jr. Blvd. are located on a narrow block between West Congress Street and West St. Julian Street, facing Martin Luther King, Jr. Blvd. Formerly a restaurant, 30 MLK Jr. Blvd. is a three story historic structure whose presence can be traced to the 1884 Sanborn Map. The adjacent property at 32 MLK Jr. Blvd. also housed an historic property that suffered a partial collapse in 2013. Reconstruction of the building left little of the historic building fabric intact, and the building was fully demolished in 2018.

A 4-story mixed-use building was approved by the Board at the July 12, 2017 HDBR Meeting [File No. 17-002110-COA] to be located at 32 Martin Luther King Jr. Blvd. The applicant received approval for amendments from the HDBR on February 13, 2018 [File No. 18-00845-COA]. However, this building will not be constructed (same owner/developer).

Surrounding historic context consists of one to four-story masonry buildings. The immediately adjacent buildings are simple building forms with very little decoration and detail; they also have small punched openings. Other historic context is more elaborate and taller, such as the Ships of the Sea Museum and 101 Martin Luther King Jr. Blvd. which is now a SCAD building. These buildings harken back to when this street was known as West Broad Street; it had many more historic buildings that were more elaborate than the modest ones now remaining.

30 Martin Luther King Jr. Blvd. was constructed in 1883 and is a contributing structure within the Savannah National Historic Landmark District and the Savannah Local Historic District.

FINDINGS:

NewZO includes a provision allowing the flexibility for developments to fall under the previous zoning code or NewZO. Between September 1, 2019 and February 28, 2020, a developer shall have the option to elect which ordinance their development is governed by. Pre-NewZo is used in this report to align with how it was previously reviewed. The applicant has requested to use the previous zoning ordinance.

The following standards from the Historic District Section (8-3030) of the City of Savannah Zoning Ordinance apply:

> ***Preservation of historic structures within the historic district.*** *An historic structure, portion of a structure, additions, outbuildings, or any appurtenance related thereto which meet the historic criteria defined in Section 8-3030(d)(f)(1), visible from a public street or lane, including but not limited to walls, fences, light fixtures, steps, paving, sidewalks, and signs, shall only be moved, reconstructed, altered, or maintained in a manner that will preserve the historical and exterior architectural features of the historic structure or appurtenance thereto and are consistent with the current edition of the Secretary of the Interior's Standards and Guidelines for Rehabilitation published by the U.S. Department of the Interior. The visual compatibility factors [Section (m)] and the design standards [Section (n)] shall apply.*
>
> *For the purposes of this section, exterior architectural features shall include but not be limited to the architectural style, scale, general design, and general arrangement of the*

exterior of the structure, including the kind and texture of the building material, the type and style of all roofs, windows, doors and signs. In considering proposals for the exterior alterations of historic structures in the historic district the documented original design of the structure 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.*

Two portions of wall at the ground floor, three sections of wall at the second floor, and three portions of wall are proposed to be removed for new window openings along the building's south elevation. This elevation was previously connected to another historic building. The proposed openings are appropriate because the material loss is limited to structure that originally abutted another building.

> ***Secretary of the Interior's Standards 3– Physical Record.*** *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

The proposed addition and alterations do not evoke a false sense of history.

> ***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.*

> ***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.*

The existing cornice will be cleaned and repaired.

> ***Secretary of the Interior's Standards 7– Chemical Treatments.*** *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

Ensure the gentlest means possible are used when removing the remnants of the existing party wall from the demolished building at 32 Martin Luther King Jr. Blvd. The stucco is proposed to be repaired to match the mix and texture of the existing stucco.

> ***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.*

> ***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 standards are met. The proposed additions and alterations are reversible and will induce the least amount of damage to the historic building.

Development Standards, Section 3-2025.

> *100% lot coverage is permitted in the BC-1 Zoning District.*

The standard is met.

> ***Visual compatibility factors.*** *New construction and existing buildings and structures and appurtenances thereof in the historic district which are moved, reconstructed, materially altered, repaired or changed in color shall be visually compatible with structures, squares and places to which they are visually related. The following factors shall be considered in determining the visual compatibility of such a building, structure or appurtenance. These factors shall not be the basis for appeal of an adverse decision. Greater weight shall be given to adjacent historic structures.*
>
> > ***Height.*** *New construction shall be permitted to build to the number of stories as shown on the Historic District Height Map [see Height (n)(2)] and the Height of a building and the height of individual components of a building shall be visually compatible to the contributing structures to which it is Visually Related.*

The height of the addition and walls are visually compatible.

> > ***Proportion of structure's front facade.*** *The relationship of the width of a structure to the height of its front facade shall be visually compatible to the contributing structures to which it is Visually Related.*

The proportion of the addition is visually compatible.

> > ***Proportion of openings.*** *The relationship of the width of the windows to height of windows within a structure shall be visually compatible to the contributing structures to which the structure is Visually Related.*

The proportion of the proposed openings are visually compatible.

> > ***Rhythm of solids to voids in front facades.*** *The relationship of solids to voids in the facades visible from the public right-of-way of a structure shall be visually compatible with the contributing structures to which the structure is Visually Related.*

The standard is met.

> > ***Rhythm of structures on streets.*** *The relationship of a structure to the open space between it and adjacent structures shall be visually compatible with the open spaces between contributing structures to which it is Visually Related.*

The rhythm of the structure on the street is visually compatible.

Rhythm of entrance and/or porch projection. *The relationship of entrances, porch projections, and walkways to structures shall be visually compatible with the contributing structures to which they are Visually Related.*

The rhythm of entrances and porch projections are visually compatible.

Relationship of materials, texture and color. *The relationship of materials, texture and color of the facade of a structure shall be visually compatible with the predominate materials, textures, and colors used on contributing structures to which the structure is Visually Related.*

The following materials are proposed:

- Storefront (located at the first floor): Marvin Ultimate – fixed picture window
- New windows (south elevation): Marvin Ultimate: Double hung SDL
- Aluminum cladding: McElroy Metals – Coping – color to be selected.
- Handrail: custom painted steel
- Canopy: "Skyscape" hanger supported canopy
- Mechanical Screen: SoundGuard Acoustic Panel System Roof Screen with angled louver – "Bone White"

The simulated divided lite double hung window specification must be revised to a single pane window type because the building is historic; otherwise, materials are visually compatible.

Roof shapes. *The roof shape of a structure shall be visually compatible with the contributing structures to which it is Visually Related.*

The flat roof shape of the addition is visually compatible.

Walls of continuity. *Appurtenances of a structure such as walls, wrought iron, fences shall form consistent walls of enclosure along a street.*

The walls surrounding the courtyard create a consistent wall of enclosure.

Scale of a building. *The mass of a structure and size of windows, door openings, porches column spacing, stairs, balconies and additions shall be visually compatible with the contributing structures to which the structure is Visually Related.*

Directional expression of front elevation. *A structure shall be visually compatible with the structures to which it is visually related in its directional character, whether this be vertical character, horizontal character, or nondirectional character.*

The scale and directional expression of the addition is visually compatible.

Design standards. *The following design standards shall apply to new construction, additions, and alterations to historic and non-historic buildings and structures unless otherwise described herein. Though certain building materials are prescribed herein, the Board 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. *Setbacks shall comply with the following:*

Front yards. *There shall be no front yard setbacks except as follows:*

On tithing lots where there is a historic setback along a particular block front, such setback shall be provided.

On a trust lot fronting a square, proposed buildings may establish a front yard setback not to exceed 20 feet.

Side yards. *A side yard setback shall not be required.*

The standards do not apply.

Entrances. *Building entrance locations shall comply with the following:*

Location.

A building on a trust lot not facing a square shall locate its primary entrance so that it fronts the same street as the other historic buildings on the same block.

North of Broughton Street a corner building located adjacent to a north-south service street shall have an entrance on the service street. A building along an east-west connecting street fronting a square shall have entrances at intervals not to exceed 50 feet.

The standards are met.

Exterior walls. *Exterior walls of new construction shall comply with the following:*

Commercial exterior walls shall be finished in brick, concrete formed or assembled as stone, precast concrete panels with finish to simulate stucco texture, polished stone and glazed brick or tile where similar historic examples exist along the same block front.

The standard is met. The addition is proposed to be finished with true stucco.

Windows, Shutters, and Commercial Storefronts. *The following standards shall apply to all development.*

Windows.

Windows facing a street shall be double or triple hung, awning, casement or Palladian.

The standard is met. The new windows will be double hung.

Historic windows, frames, sashes and glazing shall not be replaced unless it is documented and verified by the Preservation Officer that they have deteriorated

beyond repair. Replacement windows on historic buildings shall replicate the original historic windows in composition, design, and material.

The standard is met. Existing non-historic windows will not be altered or removed.

Double glazed (simulated divided light) windows are permitted on nonhistoric facades and on new construction, provided, however, that the windows meet the following standards: the muntin shall be no wider than 7/8 inch; the muntin profile shall simulate traditional putty glazing; the lower sash shall be wider than the meeting and top rails; extrusions shall be covered with appropriate molding.

The standard is not met. Revise the Marvin Ultimate Double Hung SDL window specification to a single pane window type.

"Snap-in" or between-the-glass muntins shall not be used.

Window sashes shall be inset not less than three inches from the exterior facade of a building, excluding exterior surfaces with wood siding.

In new construction windows shall be constructed of wood or wood clad or metal. Solid vinyl windows shall be prohibited.

Ensure the standards are met.

Commercial Storefronts.

Storefront windows and doors

Storefront area glazing shall be not less than 55 percent of surface area. Such glazing shall be transparent; provided, however, opaque glass may be used in the storefront window transoms. Storefront glazing shall extend from the sill, or from an 18 to 24 inch tall base of contrasting design or material, to the lintel.

The standard is met. Glazing area is an existing condition. Base will consist of cedar wall cladding.

Storefront glazing in subdivided sashes shall be inset a minimum of four inches from the face of the building; provided, however, that continuously glazed storefronts may be flush with the face of the building.

Ensure the standard is met.

Materials

Storefronts shall be constructed of wood, cast iron, Carrera glass, aluminum, steel or copper as part of a glazed storefront system; bronze, wood, masonry, glazed brick or tile as a base for the storefront.

Storefront will be aluminum clad.

Awnings, Canopies, and Shade Structures. *Awnings, canopies and shade structures shall be subject to the following criteria:*

Installations extending above the public right-of-way shall have a minimum vertical clearance of eight feet (8') above the sidewalk.

The standard is met. Canopies extend about 10 feet above the sidewalk.

Installations shall be constructed of canvas, other equivalent cloth, metal, or glass.

The standard is met. The canopy will be metal.

Awnings and canopies shall be integrated structurally and architecturally into the design of the façade.

The standard is met.

Installations shall not obscure the character-defining features of historic façades.

The following shall be prohibited:

A single continuous awning that connects two buildings.

Back-lit or internally lit awnings.

The standard is met.

Installations within the public right-of-way shall be required to obtain an encroachment license from the City of Savannah.

Ensure the standard is met.

Roofs. *Roofs shall comply with the following:*

Pitched roofs parallel to the street with less than 4:12 pitch shall have an overhang or otherwise projecting eave detail and be bracketed, or be screened from the street by a parapet wall.

Parapets shall have a string course and a coping.

On historic buildings, roof decks and pergolas shall not be visible from the front elevation.

The standard is met. MLK is the front elevation; the deck and trellis on the rear façade will not be visible from the front elevation.

Roofs shall be covered with standing seam metal, slate, tile or asphalt shingles.

The roof of the addition is flat.

Balconies, stairs, stoops, porticos, and porches. *Balconies, stairs, stoops, porticos, and porches shall be subject to the following criteria:*

Balusters shall be placed between upper and lower rails, and the distances between balusters shall not exceed four inches. For one and two family dwellings the height of the railing shall not exceed 36".

Decks shall be screened from areas visible from the street.

Decks shall be stained or painted to blend with the colors of the main building.

The standards are met.

> ***Additions.*** *Additions shall comply with the following:*
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> *Additions on the front of historic buildings shall not be permitted.*
>
> *Additions to historic buildings shall be located to the rear of the structure or the most inconspicuous side of the building. Additions to roofs shall not be visible from the front elevation. The addition shall be sited such that it is clearly an appendage and distinguishable from the existing main building.*
>
> *Additions shall be constructed with the least possible loss of historic building material and without damaging or obscuring character-defining features of the building, including, but not limited to, rooflines, cornices, eaves, brackets. Additions shall be designed to be reversible with the least amount of damage to the historic building.*
>
> *Additions, including multiple additions to structures, shall be subordinate in mass and height to the main structure.*
>
> *Designs for additions may be either contemporary or reference design motifs of the historic building. However, the addition shall be clearly differentiated from the historic building and be compatible as set forth in the visual compatibility factors.*

The standards are met. The addition is subordinate in mass and height to the main structure. The materials and design of the addition is simple and differentiated while being compatible with the historic building. The addition is located at the rear of the building and will be inset from the historic building's east elevation. The addition will impose the least possible loss of historic material.

> ***Fences, Trellises and Walls.*** *Fences, trellises and walls shall comply with the following:*
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> *Fences, trellises and walls shall not extend beyond the facade of the front elevation except in the following cases:*
>
> > *A building set back on a trust lot with a front garden;*
> >
> > *A building set back on an east-west street with a front garden.*

The standard is met.

> *The height of any fence, trellis, or wall shall not exceed 11 feet or the maximum permitted in Section 8-3051. Rooftop trellises may exceed 11 feet in height, provided they are visually compatible.*

The standards are met. The maximum height of the fence will be 6'-8". The trellis will be 11 feet tall.

> *Walls and fences facing a public street shall be constructed of the material and color of the primary building; provided, however, iron fencing may be used with a masonry structure.*

The standard is met.

Wood fences shall be painted or stained.

Ensure the standard is met.

Trellises shall be wood, metal or wire.

The standard is met. Trellis is wood.

Service Areas, Utilities and Mechanical Systems. *Service Areas, Utilities and Mechanical Systems shall comply with the following:*

Electrical vaults, meter boxes, communications devices, and similar equipment shall be located on secondary and rear facades and shall be minimally visible from view.

Existing utility meter and panel along the building's north elevation will remain.

HVAC units shall be screened from the public right-of-way.

HVAC units will be located on the third story roof. If visible units will require screening.

Refuse storage areas shall be located within a building or shall be screened from the public right-of-way.

The standard is met. Refuse storage will be screened.

DECISION:

The Savannah Downtown Historic District Board of Review does hereby approve the petition for rehabilitation including an addition and alterations at 30 and 32 Martin Luther King Jr. Blvd. with the following conditions to be submitted to staff for review and approval:

1. **Revise the Marvin Ultimate Double Hung SDL window specification to a single pane window type.**
2. **Ensure the windows are inset not less than three inches and the storefront is inset not less than four inches.**
3. **Ensure an encroachment license from the City of Savannah is obtained.**
4. **Wood fences shall be painted or stained.**
5. **Ensure storefront glazing is transparent.**
6. **If visible, HVAC units will require screening.**

Rebecca P. Lynch, AIA, Chairman — **Date** 11/13/19

Melanie Wilson, Executive Director
Chatham County-Savannah Metropolitan Planning Commission — **Date** 11/13/19

Leah G. Michalak, Director of Historic Preservation
Chatham County-Savannah Metropolitan Planning Commission — **Date** 11/13/19

This decision will expire on November 13, 2021.

****Petitioner may be required to obtain a building permit and/or encroachment agreement in addition to the Certificate of Appropriateness. (Note: Prior to the issuance of the building permit, all plans submitted for the permit must display the Certificate of Appropriateness stamp certifying that they are consistent with the plans approved by the Historic District Board of Review. It is the Petitioner's responsibility to submit plans for a permit to the Preservation Officer for the Certificate of Appropriateness stamp.)**

****The Certificate of Appropriateness approval card must be posted at all times during construction in a location next to the building permit card and clearly visible to the public.**

LGM: ahs

CERTIFICATE OF APPROPRIATENESS

Historic District: **Downtown**

File #: **19-005937-COA** Approval Date: **11/13/19**

Address: **30-32 Martin Luther King Jr. Blvd.**

Work Approved:

Rehabilitation

Note: This should be posted in a conspicuous location next to the building permit & visible to the public. Remove this sign once the work has been completed.

CHATHAM COUNTY - SAVANNAH METROPOLITAN PLANNING COMMISSION

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NEXT STEPS

You have received a Certificate of Appropriateness for exterior work within an Historic District …
what are the next steps?

You may need a building permit.

Contact the City of Savannah Development Services Department at 912-651-6530 to determine if a building permit is required. If a building permit is required, we will need to stamp your permit plans.

Please submit three sets of permit plans to the Historic Preservation Department of the MPC for a stamp. Two sets of plans will be returned to the applicant to include with the building permit application; the third set will be retained for MPC records.

You may also need an encroachment permit.

If your project encroaches into the public right-of-way, you will also need an encroachment permit. Contact the City of Savannah Real Property Department at 912-651-6524 to determine if an encroachment permit is required.

Please contact the Historic Preservation Department at 912.651.1440 or historic@thempc.org to schedule an appointment to review and stamp your plans.