



CITY OF SAVANNAH

HISTORIC PRESERVATION COMMISSION

REQUEST FOR CERTIFICATE OF APPROPRIATENESS

Petitioner: Bill Glass

MPC File No.: 26-002720-COA

Address: 2300 Martin Luther King, Jr. Blvd.

PIN: 20073 14001

Zoning: TC-2

Staff Reviewer: Caitlin Chamberlain

Date: June 24, 2026

NATURE OF REQUEST:

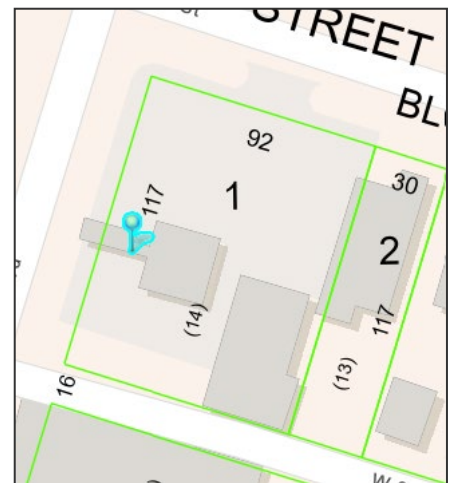
The applicant is requesting approval to demolish two non-contributing structures on the same parcel, located at 2300 Martin Luther King, Jr. Boulevard.

CONTEXT/SURROUNDING AREA:

The two buildings at 2300 MLK Jr. Boulevard were built in 1951 and are non-contributing resources within the Thomas Square-Streetcar National Register Historic District and the local Streetcar Historic District. The two buildings are on the same parcel, under the same pin number, as they functioned together as an auto shop. The image to the right is a screenshot from SAGIS which shows both buildings within the one property boundary.

This is within one of the City of Savannah's enterprise zones, which are designated areas targeted for economic revitalization. Within the enterprise zones, developers and business owners may qualify for a 10-year property tax abatement. There are strict qualifications under two incentives: job creation and land improvement. In this case it would be a land improvement where a developer must invest in either new residential construction, residential rehabilitation, or commercial rehabilitation.

The property is on the corner of MLK Jr. Boulevard and West 39th Street. The buildings are set back on the lot where they are closer to West 39th Lane. The intent is to demolish the 1951 buildings to allow for three residential duplexes to then be constructed on the site.





FINDINGS:

The following standards from the Sec 3.18.8 - HPC Criteria for Relocation or Demolition apply:

Criteria for Relocation or Demolition.

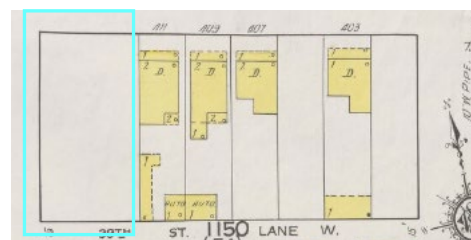
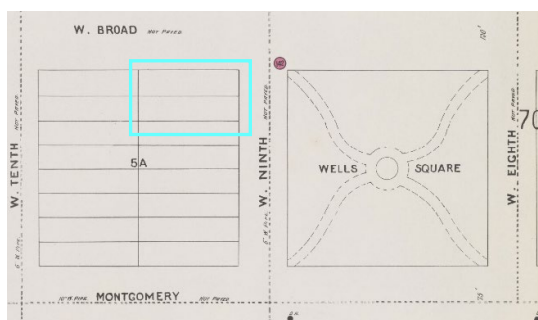
Evaluation Required. Any non-contributing resource must first be evaluated and considered for contributing status prior to issuance of a Certificate of Appropriateness for relocation or demolition (See Sec. 3.16.4.b.).

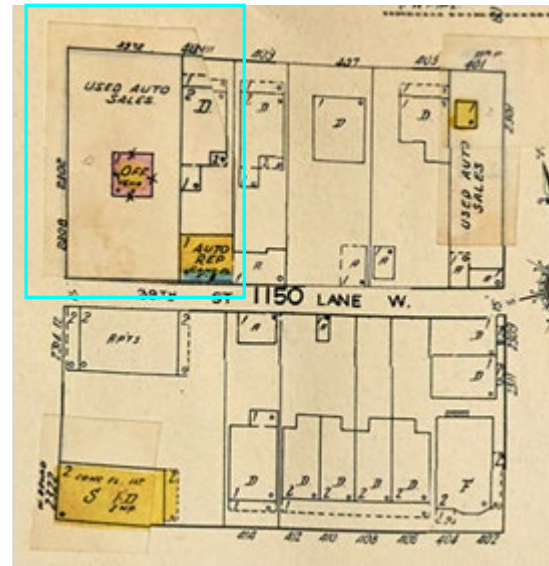
There are two non-contributing resources that will be evaluated for this project.

Sec. 3.16.4.b. Classification of Resources and Criteria for Resource Designation. All resources within the District shall be classified and designated on the District's "Historic District Contributing Resources Map." All resources shall be identified as contributing or non-contributing as follows:

Contributing. All resources identified on the "Historic District Contributing Resources Map" having historic significance shall be considered "contributing" and worthy of preservation and shall be classified as "historic" for purposes hereunder.

The buildings are listed as non-contributing and are outside of the period of significance for the Streetcar Historic District, which runs between 1799-1935. The lot where the current buildings sit was undeveloped until the 1950s. The Sanborn Maps from 1898, 1916, 1953 and 1955-1966 show the development of the area, while the corner lot is undeveloped until the 1955-1966 Sanborn.





Period of Significance. Contributing buildings include those within the current Period of Significance, possess integrity of location, design, setting, materials, workmanship, feeling, and association,

To evaluate the non-contributing buildings to determine whether they should be considered contributing, staff looked into the above criteria of which all seven must be met. The buildings are in their original location, and for this reason they possess some integrity of location and setting. However, this auto repair operation was constructed decades beyond the end of the period of significance and do not contribute to the integrity of the once largely residential area. The date of construction of the larger concrete block building that was connected to the smaller structure is unknown but clearly was after this was built. If the accessory buildings seen at the rear of the property on the 1953 Sanborn map were incorporated together to create the one larger building, the context of the earlier buildings was lost when it was covered with concrete block.

Much of the original fabric of this block has already been lost, with the exception of 409 West 39th Street. There is a city initiative to revitalize the MLK Corridor, where the demolition would open the space for the construction of residential units.

and meet one of more of the following criteria:

Are associated with events that have made a significant contribution to the broad patterns of our history; or

Are associated with the lives of significant persons in our past; or

Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

There are two vernacular commercial buildings on the lot that do not meet the above criteria. Staff research did not yield information to suggest that the above criteria have been met.

Have yielded, or may be likely to yield, information important in historic or prehistory.

This is unlikely to be the case.

Exceptional Importance. Contributing buildings include a select group of exceptional resources constructed outside the district's Period of Significance. These resources possess integrity of location, design, setting, materials, workmanship, feeling, and association, and meet one or more of the above criteria.

Non-Contributing. New construction and all resources identified as non-contributing on the "Historic District Contributing Resources Map" are classified as non-historic for zoning purposed hereunder.

Staff research finds that the two buildings should remain listed as non-contributing based on the above analysis. They do not meet the criteria of Exceptional Importance.

Conditions. *In granting a Certificate of Appropriateness for relocation or demolition, the Historic Preservation Commission may impose, in addition to those listed below, reasonable conditions as will mitigate the negative effects of the relocation or demolition.*

Staff recommends two conditions:

1. Determine the feasibility of deconstruction rather than pursuing traditional demolition to allow for salvaging historic building materials.
2. Document existing conditions of the building as per the City of Savannah's Policy for Documenting Buildings Prior to Demolition.

STAFF RECOMMENDATION:

Approve the request for the demolition of two non-contributing vacant buildings on the property located at 2300 Martin Luther King, Jr. Boulevard with the following conditions because the structures do not meet the criteria for exceptional importance and the non-contributing demolition criteria are met:

- 1. Determine the feasibility of deconstruction rather than pursuing traditional demolition to allow for salvaging historic building materials.**
- 2. Document existing conditions of the building as per the City of Savannah's Policy for Documenting Buildings Prior to Demolition.**

MW: CC:

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.