

MLK 1 DEVELOPMENT LLC

Certificate of Appropriateness Application
Demolition of Non-Contributing Buildings

Property Address: 2300 Martin Luther King Jr. Blvd, Savannah, GA 31415
PIN: 2-0073-14-001
Map Nos.: 1135 & 1136 — Streetcar Historic District Contributing Resources Map
District: Streetcar Historic District
Request: Demolition of Non-Contributing Structures
Applicant: MLK 1 Development LLC

1. Non-Contributing Status

The structures at 2300 Martin Luther King Jr. Blvd are officially listed as non-contributing on the Streetcar Historic District Contributing Resources Map (Map Nos. 1135 and 1136, PIN 2-0073-14-001). Both structures were built in 1951, post-dating the Streetcar Historic District's period of significance. Structures constructed after the period of significance do not contribute to the historic character of the district and are therefore classified as non-contributing.

Map No.	Address	Contributing	Year Built	PIN
1135	2300 MLK Jr. Blvd	NO	1951	2-0073-14-001
1136	2300 MLK Jr. Blvd	NO	1951	2-0073-14-001

Source: Streetcar Historic District Contributing Resources Map Supplement, Updated 3-1-2022.

2. Property History and Development

The subject property comprises two parcels at 2300 Martin Luther King Jr. Blvd, located at the corner of MLK Jr. Blvd and W. 39th Street in the Streetcar Historic District. The existing structures were constructed in approximately 1951, as confirmed by the Streetcar Historic District Contributing Resources Map. The primary structure is a single-story concrete masonry unit (CMU) block building that operated as an automotive repair facility (Lewis Auto Repair). A secondary detached garage

structure with boarded bay doors is also present on the parcel.

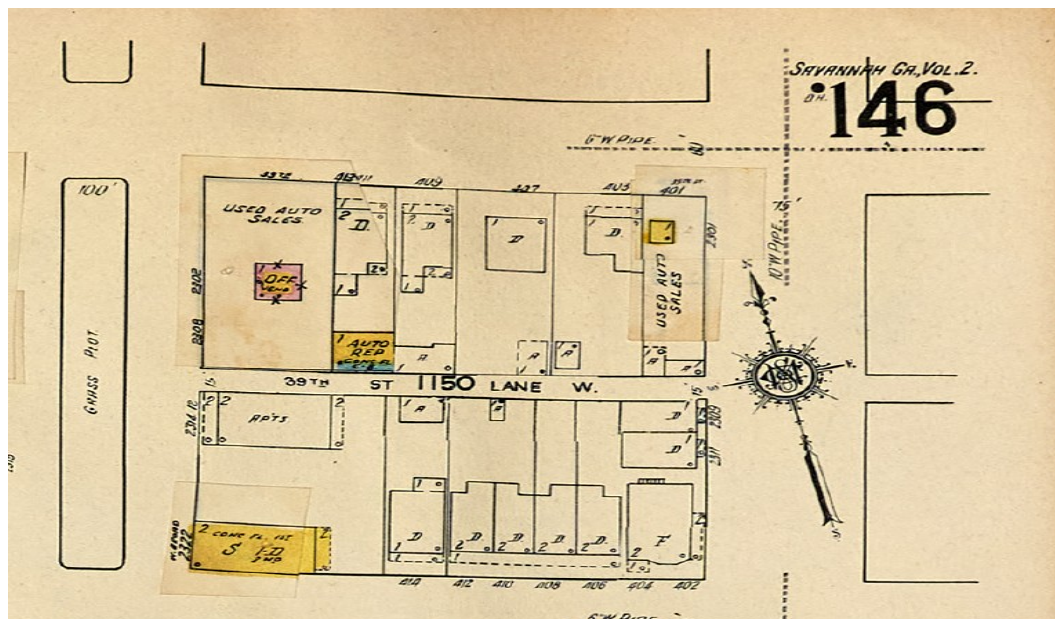
The structures reflect mid-twentieth century commercial construction typology: CMU block exterior walls, aluminum windows, flat and low-pitched rooflines, and utilitarian detailing inconsistent with the historic residential and streetcar-era commercial character of the district. Neither structure retains architectural features or historic fabric associated with the district's period of significance.

The property has been vacant and unused for an extended period. Both structures exhibit visible deterioration including overgrown vegetation, boarded openings, and deferred maintenance throughout.

3. Sanborn Fire Insurance Map Analysis

The Savannah, Georgia Sanborn Fire Insurance Map, Vol. 2, Sheet 146 (1955 base map) documents the condition of the subject block at W. 39th Street and West Broad Street (now MLK Jr. Blvd). The parcel at 2300 MLK Jr. Blvd (Block 1150, W. 39th St / Lane W.) is shown with a one-story auto repair structure ('AUTO REP') and adjacent 'USED AUTO SALES' operations. The large parcel to the west is labeled 'GRASS PLOT,' indicating the area was largely undeveloped. These uses are entirely commercial and industrial in character — inconsistent with the residential streetcar-era development pattern that defines the district's period of significance.

The Sanborn map evidence confirms that the structures on the subject parcels were built after the district's period of significance, reflect commercial auto-related use with no historic residential character, and do not contribute to the district's architectural or historical integrity.



Sanborn Fire Insurance Map, Savannah GA Vol. 2, Sheet 146 (1955 base map). Block 1150 — W. 39th St / Lane W. Subject parcel shown with 'AUTO REP' and 'USED AUTO SALES.' Large parcel to west labeled 'GRASS PLOT.'

4. Existing Conditions — Photographs



Photo 1: View of CMU block auto repair structure and detached garage (Lewis Auto Repair) — boarded bays, structural deterioration, and overgrown site conditions evident.



Photo 2: View of secondary brick structure on parcel — mid-century construction, aluminum windows, vacant and overgrown.

5. Post-Demolition Intent

Following demolition, the applicant proposes ground-up residential development consistent with the Streetcar Historic District's design standards and the surrounding neighborhood context. The development program contemplates new construction in keeping with the district's scale, massing, and residential character. Detailed new construction plans will be submitted under a separate COA application in accordance with MPC requirements.