

3 Martin Luther King Blvd – Staff Research

3 Martin Luther King Blvd was constructed in 1939, though it may have been built earlier than this given that it was surveyed on July 8, 1937, based on the Cadastral Survey. It was originally built for the South Atlantic Paper Company and later occupied by a wholesale laundry company and was known as 513 River Street.

The structure first appears on the 1950 Sanborn Map as a two-story structure. No alterations were made to the footprint between 1950 and 1973. Photographs of the structure were provided at the end of this document.

In 2007, a COA was issued for the following work:

On the River Street (North elevation) Remove brick infill from existing opening and install aluminum storefront door and window; Replace 2 existing aluminum roll-up doors with new aluminum storefront windows; replace existing wood pedestrian door and steps with steel door and new stairs and railing; on second floor remove existing louver and plywood and install new aluminum storefront window.

On the MLK (East elevation) replace existing southern pedestrian door with aluminum storefront door; remove small existing window and louver and replace with aluminum storefront window; remove existing plywood infill and replace with new aluminum storefront window; remove existing glass block and door and replace with new aluminum storefront double doors.

On the south elevation replace existing wood pedestrian door with a steel door; reglaze windows removing two window air conditioners.

In August 2020, proposed alteration and rehabilitation work was heard by the board [File No. 20-003379-COA]. Proposed work included:

- All security bars will be removed.
- Replace non-historic windows and doors, and new windows and doors in previously infilled openings.
- Increase the masonry opening size (height only) of one existing loading dock door opening on the north façade to create an ADA accessible entrance door into the building from River Street.
- Install multiple metal awnings on the building.
- An existing loading dock, facing River Street, will receive a new glass overhead door.
- At the exterior of the existing freight elevator, on River Street, a perforated metal cladding material will be added to the façade and will wrap around the elevator shaft.
- Existing electrical conduits, meters, and panels, on the River Street façade, will be relocated and centralized.
- The existing wood loading dock, on River Street, will be removed and replaced with a new landing and stair.
- The brick facades will be repointed and cleaned.

The board voted to:

Approve the petition for rehabilitation and alterations for the property located at 3 Martin Luther King, Jr. Blvd. with the following conditions to be submitted to staff for review and approval because the proposed work is otherwise visually compatible and meets the standards:

1. Create a 4'x4' repointing test patch. Schedule with staff to review the test patch prior to full execution of the work.
2. Utilize a water cleaning method (as described in Preservation Brief 1) to clean the masonry.
3. Ensure that the historic painted signs (one on east façade and one on north façade) from the original building occupant are not damaged and remain intact.
4. Revise the pattern for the perforated metal cladding to allow even more transparency through the cladding so as not to visually obscure the underlying historic fabric.
5. Redesign the awning that wraps the corner of the building to have a transparent roof (similar to the examples provided in the submittal packet) in order to lessen the visual impact on the historic facades.
6. Ensure that the refuse storage area is located within the building or to the side of rear of the building and screened from the public right-of-way.
7. Ensure that the light fixtures meet the standards and provide the specifications.

The plans for this project can be found [here](#).

Two years later in February 2022, the board heard another application [File No. 22-000171-COA] related to this site. The full extent of proposed work is listed below.

Exterior Walls: Considerable amounts of vegetation on the River Street façade] will be removed and the bricks will be cleaned and repointed as necessary...with mortar type “N”, color to match existing, and a water cleaning method will be used. There are also several areas with incongruous brick infill added when revisions were made to the original window openings. The majority of this will be removed with the replacement of the current windows and doors. Additional exterior wall repair may need to occur at areas being disturbed by other improvements. A trellis is proposed to be installed on the exterior wall of the existing freight elevator tower.

Windows, Louvers, and Exterior Stairs: The existing storefront windows on the upper floors are proposed to remain, with the louver at a bricked-in window location on the River St. façade to be replaced with a matching unit. We are proposing the replacement of the two larger existing, non-historic windows at the River St. façade with folding glass partitions, bringing the openings down to the first floor level, but retaining the existing height, width, and window headers, and the replacement of the central existing overhead door with a storefront window to match, again retaining the opening size and header. The iron bars on the first floor windows are to be removed. We are also proposing the replacement of the existing, deteriorating stone exterior stair on the building corner and the

addition of code-compliant handrails. Along the River St. façade, the existing wooden ramp and stoop at the entrance door will be replaced with a new ADA-compliant ramp and stoop.

Doors/Entrances: The lower entry door along MLK Blvd. is proposed to be removed and replaced with a storefront window to match the existing opening, retaining the existing opening sign, header, and historic signage above. We are proposing the replacement of the existing righthand overhead door and bricked in historic opening with a storefront door and window (respectively), the replacement of the existing hollow metal egress door with a full glass aluminum door, and the replacement in-kind of the existing storefront entrances on MLK Blvd., all to match the existing storefront windows and retain the opening dimensions and headers.

Roof: A rooftop bar is proposed to be constructed. The new structures for the bar, kitchen, restrooms, and egress components will be set back towards the southwest sides of the building, ensuring that they remain hidden from the public right-of-way. Existing rooftop equipment will be reconfigured and screened, and a glass railing will be added at the existing opening between the west and east parapets.

Mechanical Equipment and Refuse: Existing electrical conduits, meters, and panels on the River St. façade will be relocated and centralized, with service moved to the south façade of the building, if possible. Rooftop units will be consolidated and relocated to provide space for the rooftop bar, remaining hidden from the public right-of-way. While access to the rear of building for documentation was not possible due to adjacent construction, refuse storage is proposed to be located on the south façade of the building, screened from the public right-of-way, with refuse disposal via the service door on River Street.

Awnings: Fabric canopies are proposed to be installed over the openings on River Street, approx. 10'-4" above the floor level and 13'-8" above the public right-of-way. These will have a minimal impact on the masonry wall, and no awnings are proposed along MLK Jr. Blvd., ensuring that the historic signage on that façade is unobstructed.

Parking and Paving: The existing parking along MLK Jr. Blvd. will remain. Angled parking along River Street is proposed to be shifted north, remaining alongside the new stoop and sidewalk.

The staff report notes that "With the exception of the rooftop addition, much of the work proposed under this application are similar to that proposed under the previous COA [File No. 20-003379-COA]. Additionally, several of the conditions of the previous approval have been addressed in the work proposed by this petition."

The board made the following ruling:

The Savannah Downtown Historic District Board of Review does hereby approve the petition for the rehabilitation and alterations to the building located at 3 Martin Luther King Jr. Boulevard with the following conditions to be submitted to staff for final review and approval because the work is otherwise visually compatible and meets the standards:

1. Create a four by four test patch of the proposed repointing be created and schedule a time with staff to review the test patch prior to full execution of the work.
2. Ensure the proper encroachment permits for the exterior stair along River Street are received, if needed, prior to commencement of work.

AND

Continue the one-story rooftop addition for the property located at 3 Martin Luther King Jr. Boulevard, for a maximum of 90 days, in order for the petitioner to provide information regarding the visibility and materiality of the addition.

The plans for the proposed project can be found [here](#).

Finally, in May, 2023, the board heard an amendment to the previous Certificates of Appropriateness. The applicant was making the following requests:

- Expanded terrace along the north façade of the building.
- Windows have changed to multi-lite configurations and one window sill on the north façade lowered to become a door opening for ADA access into the building.
- The fabric awnings have been changed to a metal canopy that wraps the corner of the building.

According to the staff report, the conditions placed on the previous two approvals were addressed in this application. The applicant also decided to eliminate the rooftop addition.

The board voted to:

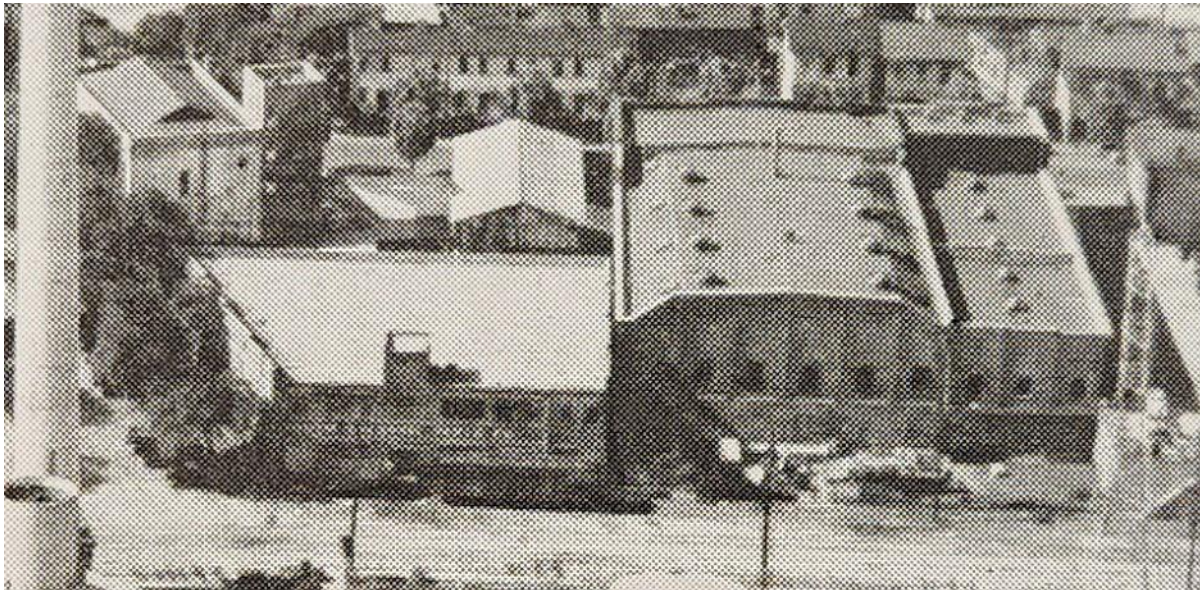
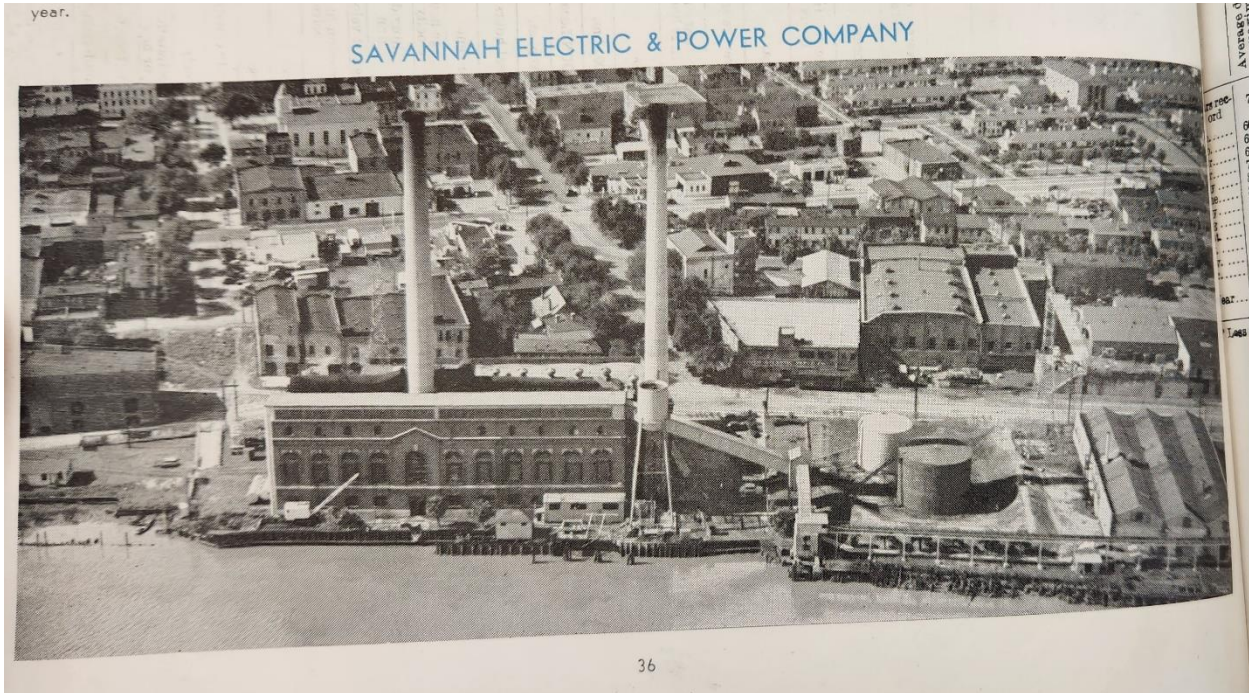
Approve to amend a previously approved Certificate of Appropriateness [File No. 22-000171-COA] for rehabilitation and alterations to the property located at 3 Martin Luther King, Jr. Blvd. with the following conditions because the proposed work is otherwise visually compatible and meets the standards:

1. The historic painted signs (one on east façade and one on north façade) shall not be damaged and shall remain intact.
2. Ensure the proper encroachment permits for the terrace along River Street are received prior to commencement of work.

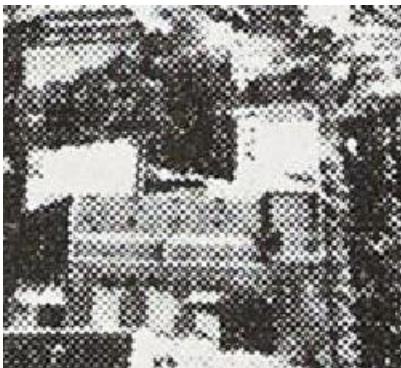
The plans for this project can be found [here](#).

Photographs

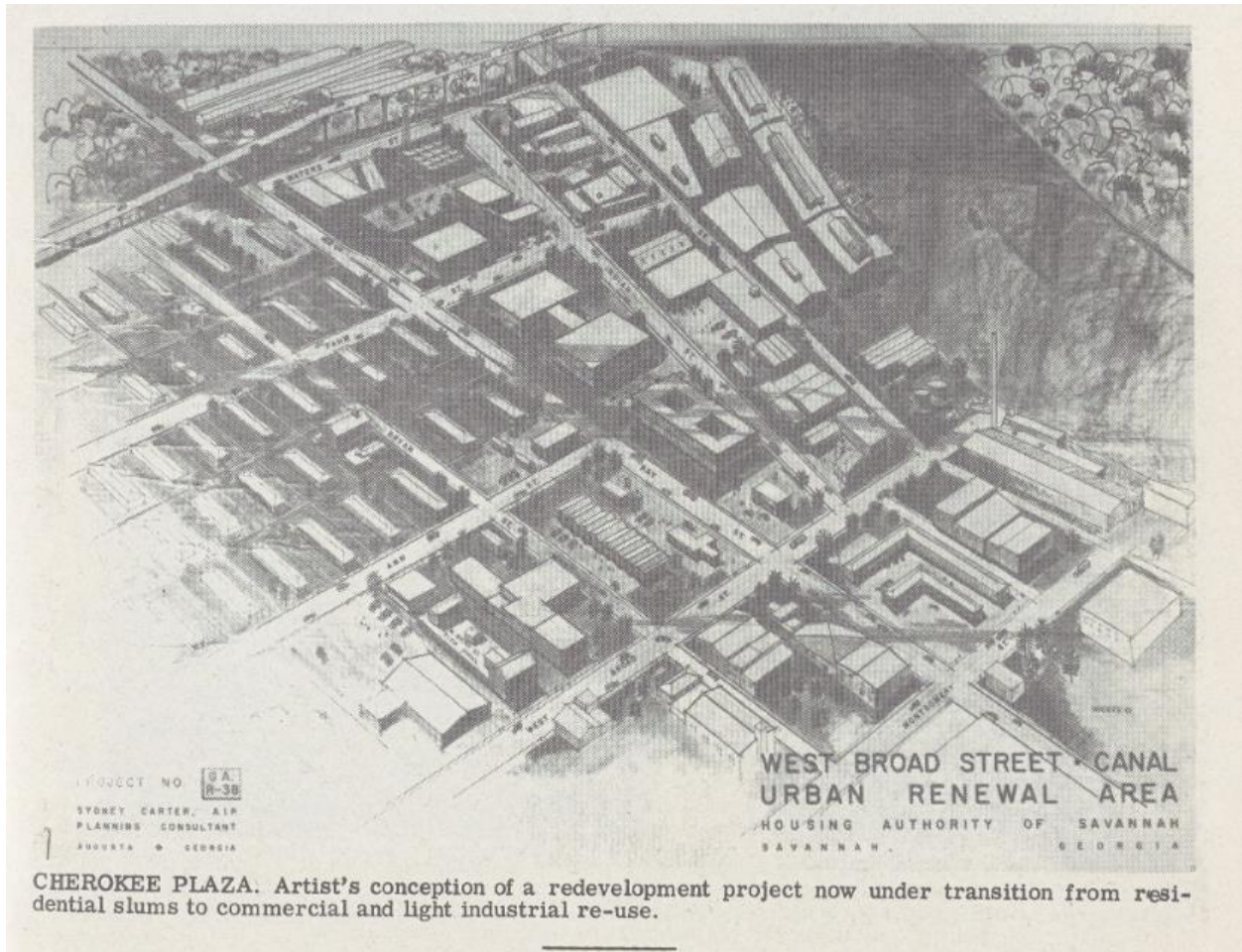
From Savannah Now, Published August 1947



From the 1950, 1952, 1955, 1957, and 1958 Directories



From the 1963-1964 City Directory



Date Unknown. From Plant Riverside's Website.



Date Unknown.



mi-K and River STREET



Cadastral Survey

ORIGINAL PROPERTY OF
CLERK OF SUPERIOR COURT,
CHATHAM COUNTY GA.

BOARD OF TAX ASSESSORS
CHATHAM COUNTY, GA.

WARD Wharf Lots- Yamacraw

LOT N/E COR - RIVER LOT - 1

STR # S/W Cor. West Broad & Rivers
ASSESSMENT Sts.

OWNER		YEAR	LAND	IMPROVEMENTS	TOTAL
1	Marie T. Salas		\$	\$	\$
2	T. M. Cunningham 92-20-37-182° 3905	40			15,000
3	Ray Distributing Co. 26-29-54				
4	C. O. Johnson & M. P. Crawford 12-3-38 8502		88' ON RIVER SF.		
5	C. O. Johnson & M. P. Crawford 12-3-38 810519		92' ON WEST BROAD SF.		
6					
7					
8					

REMARKS

71-B-193

SAVANNAH CADASTRAL SURVEY

WARD North Oglethorpe SURVEYED BY F. N. Davis

LOT No. 122 HOUSE No. 122 DATE 7-8-37

ADDRESS West Broad & River Sts. CHATHAM COUNTY GA. CHECKED BY XAI

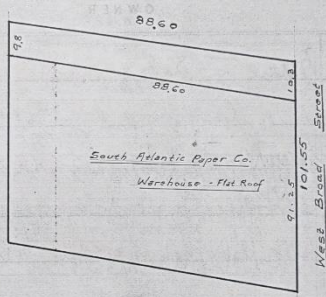
Block 4

Warehouse		TYPE		STORIES <u>2</u>		CONDITION <u>Good</u>		USE <u>Base</u>	
OCCUPANTS: <u>W</u> <u>X</u> <u>C</u> <u>O</u>		1st		2nd		3rd		4th	

FOUNDATION	Stone	Unpainted	Wd. Frame
	Conc.	Painted <u>X</u>	Met. Frame
	Conc. Blk.	Plain	Ord. Glass
	Brick <u>X</u>	Ornamental	Plate Glass
Wood	Wood <u>X</u>	Casement	
Piers	Brick		
Walls	Stone		
BASE	None <u>X</u>	Gable	ATTIC
	Part	Hip	
	Full	Mansard	
	Conc. Floor	Flat <u>X</u>	
EXT. WALLS	Frame	Gambrel	INTERIOR
	Com. Brick <u>X</u>	Shed	
	Com. Br. Ven.	Segment	
	Face Br. Ven. <u>X</u>		
Stucco Wd.	Tin <u>X</u>	Plumbing	
Stucco Met.		Lighting	
Kellastone		Heating	
Cut Stone		Rooms	
Field Stone			
Iron Sheet			
Cor. Iron			
Sheathing			

FIELD SKETCH

Improvements

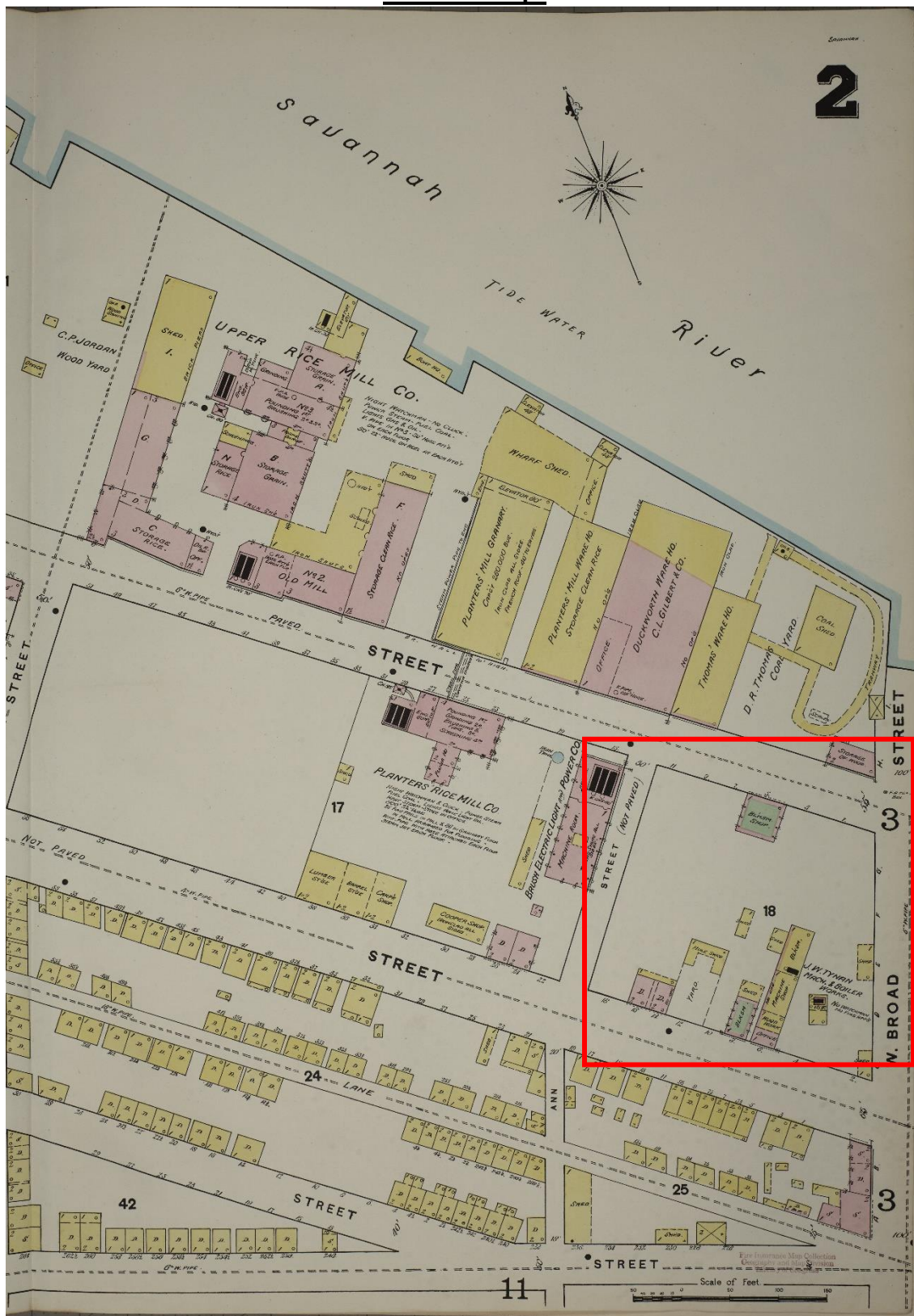


NOTE: North end of lot to top.

Description of Out Buildings: None

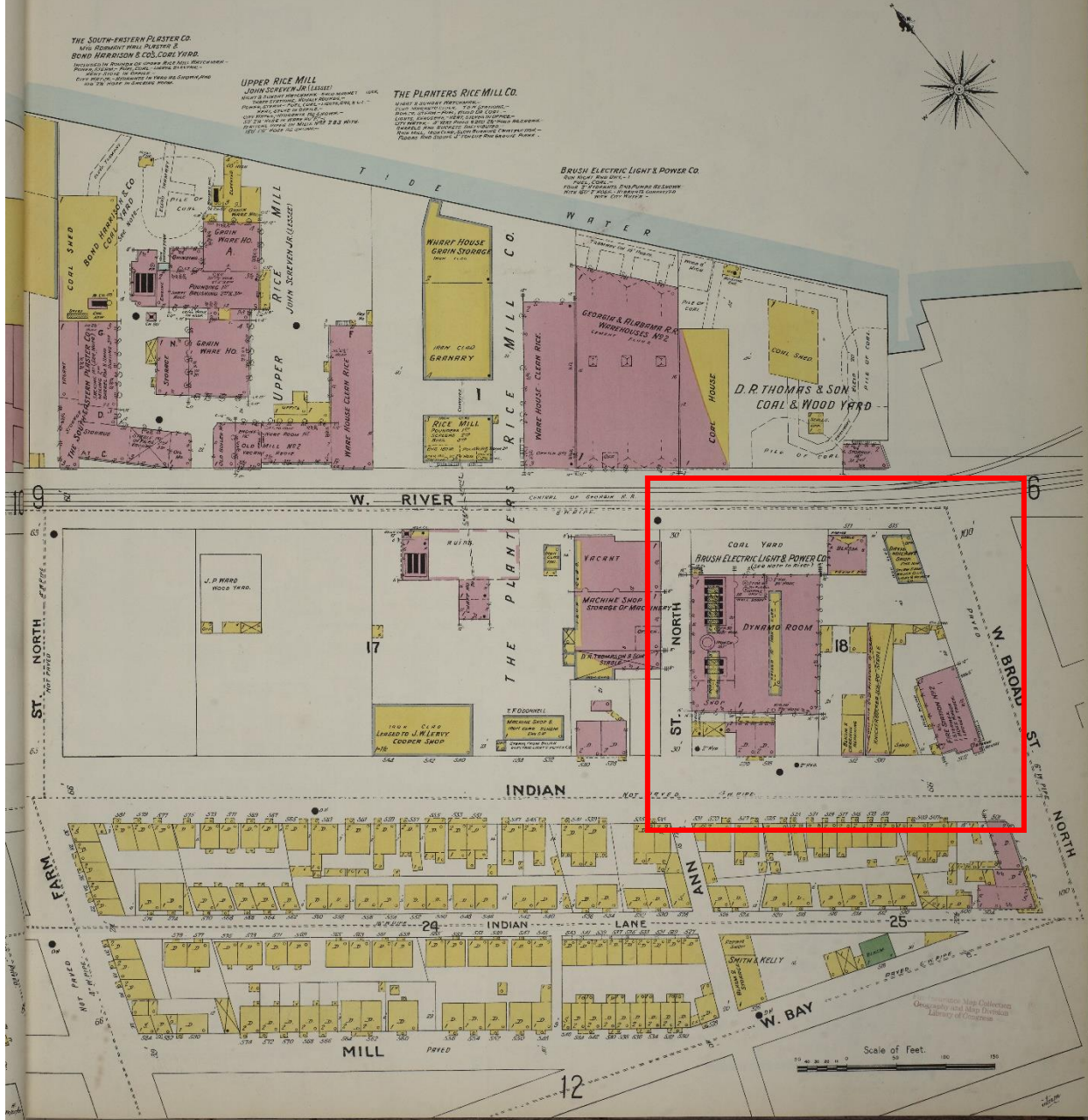
Remarks: Height 26.0 Found. 1.0

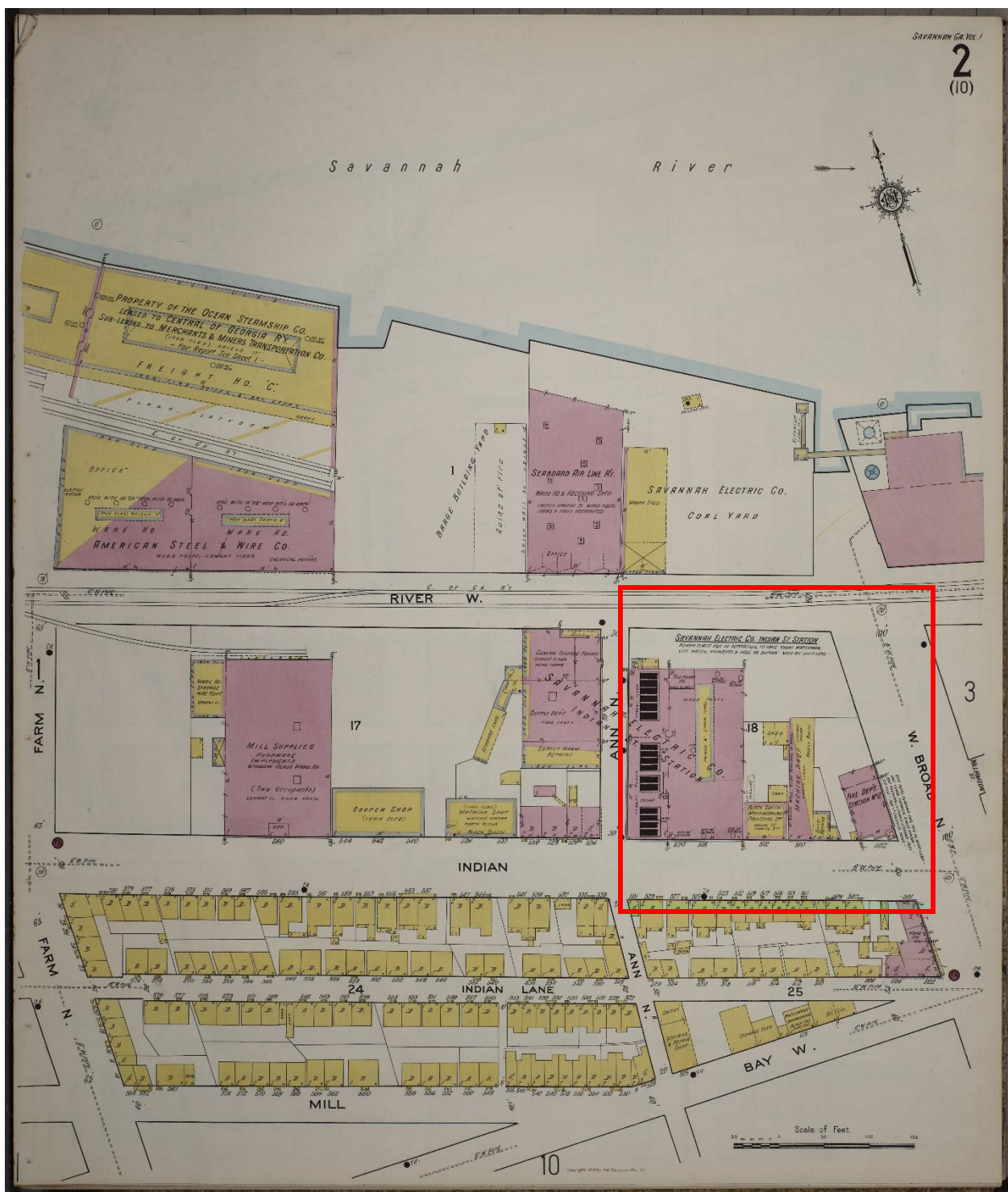
Sanborn Maps



1888

S a v a n n a h R i v e r



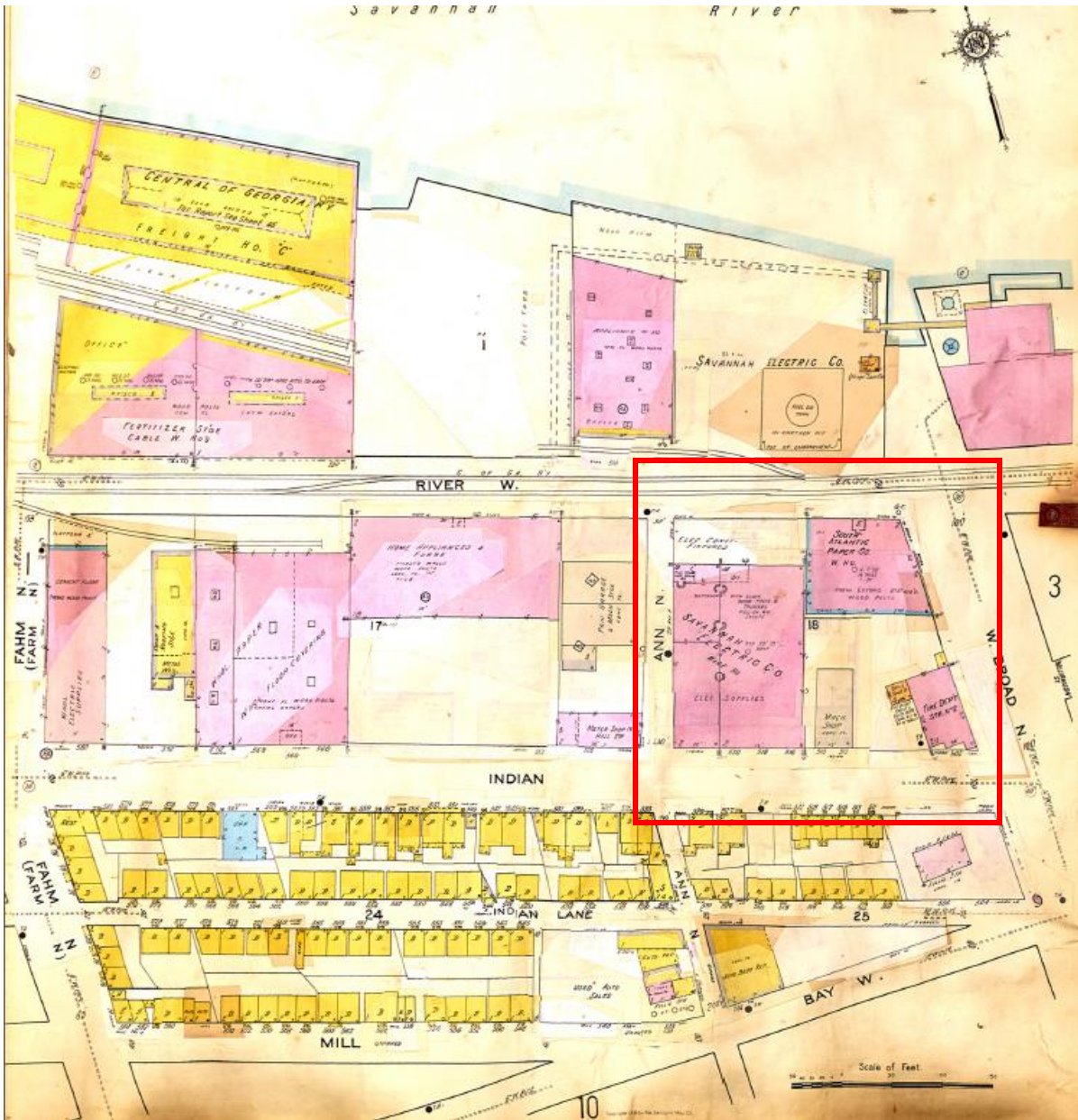


1916

Savannah River

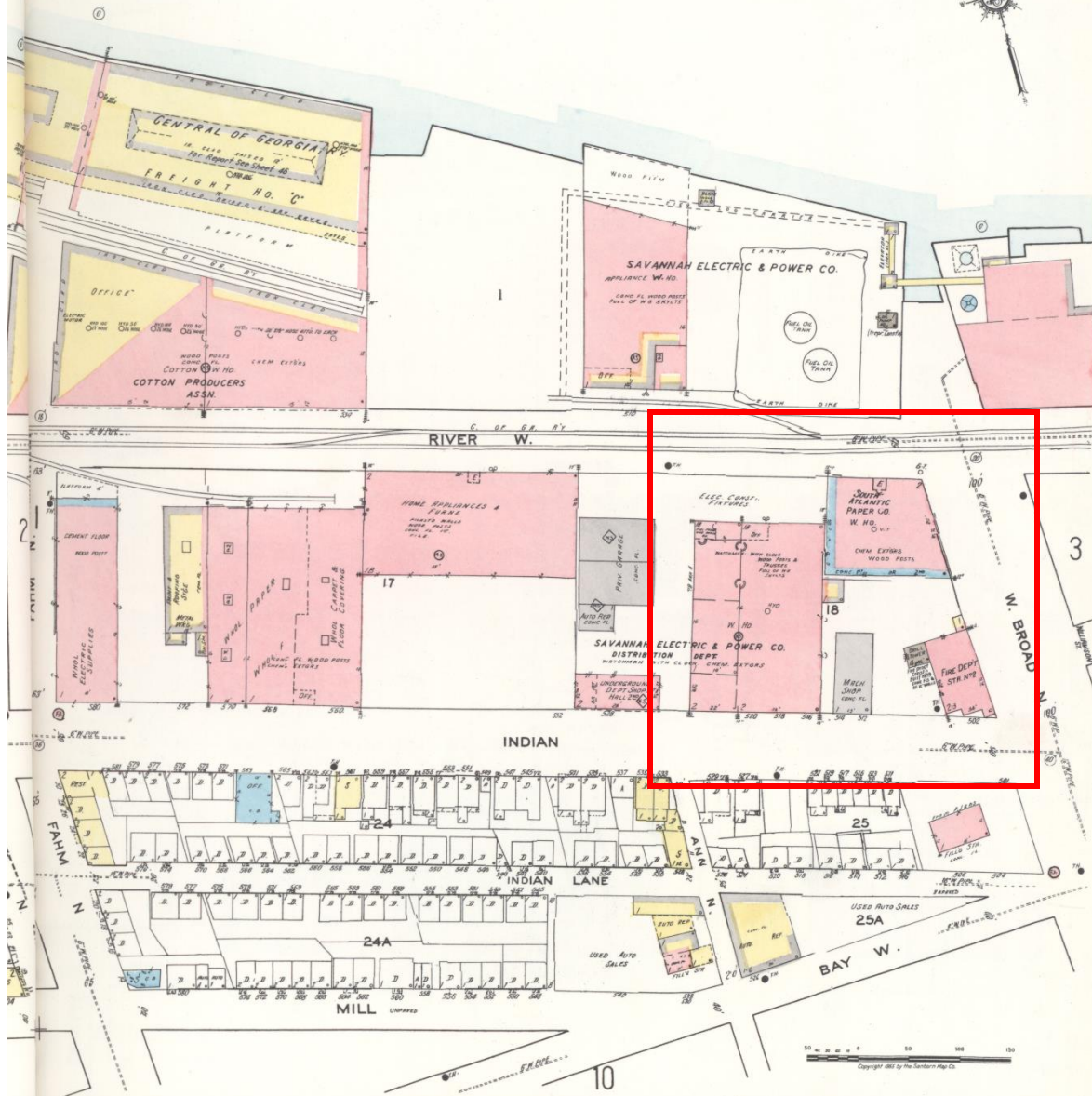


1950

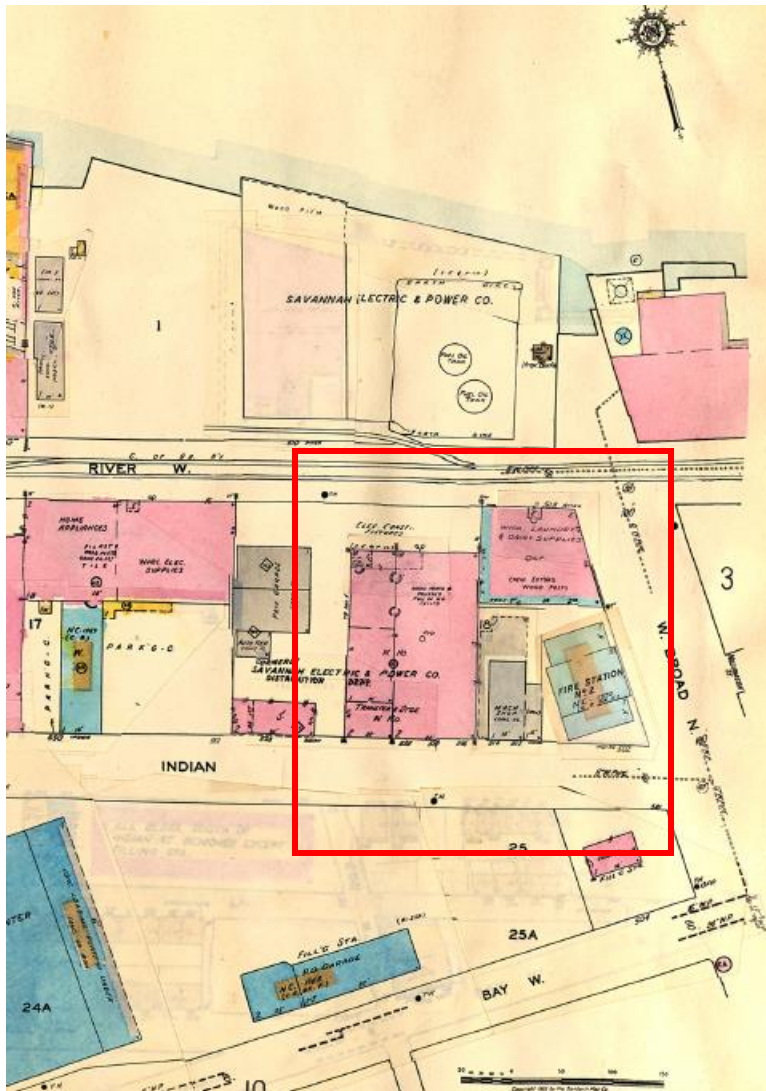


1953

Savannah River



1955



1973