

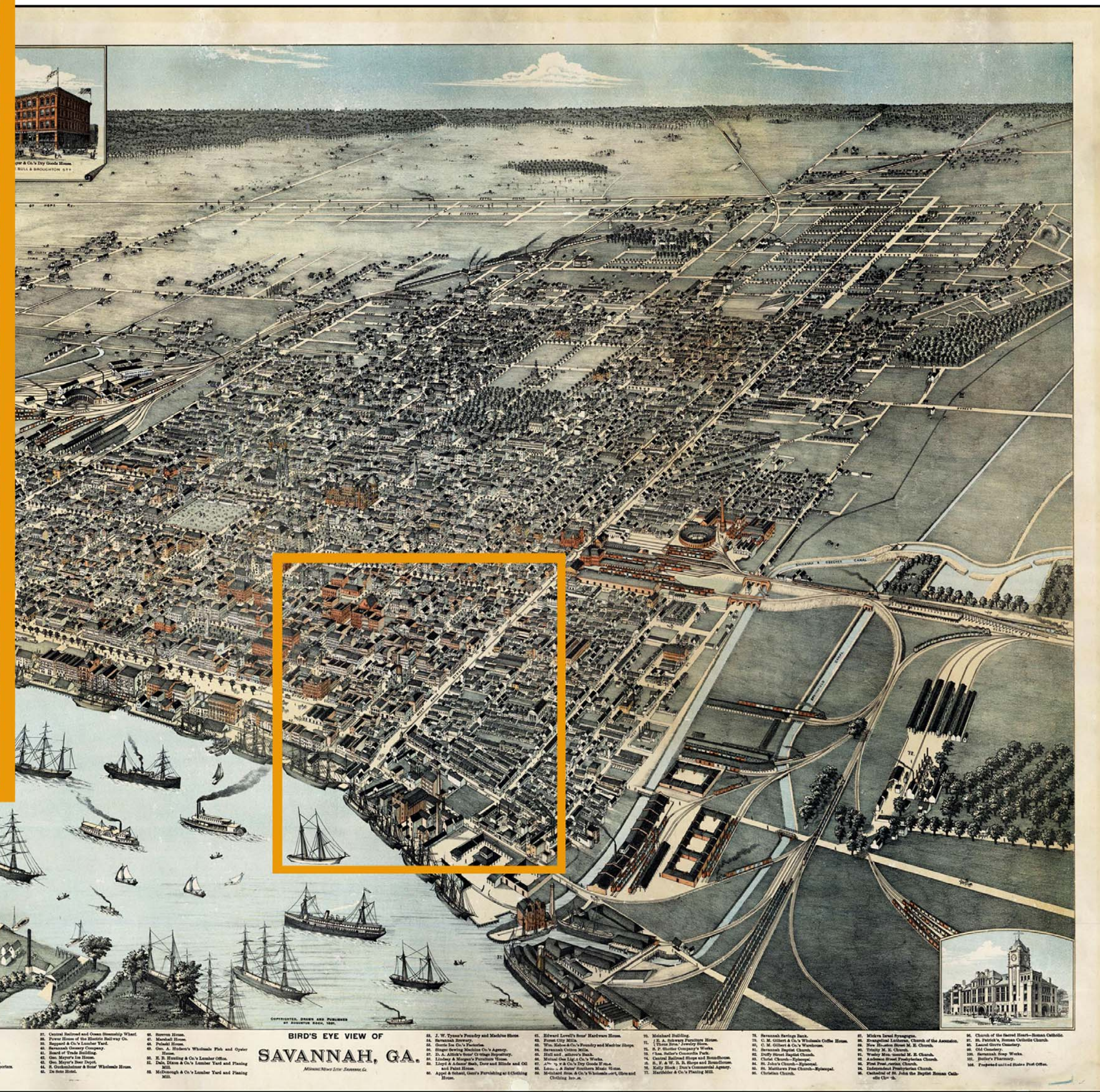
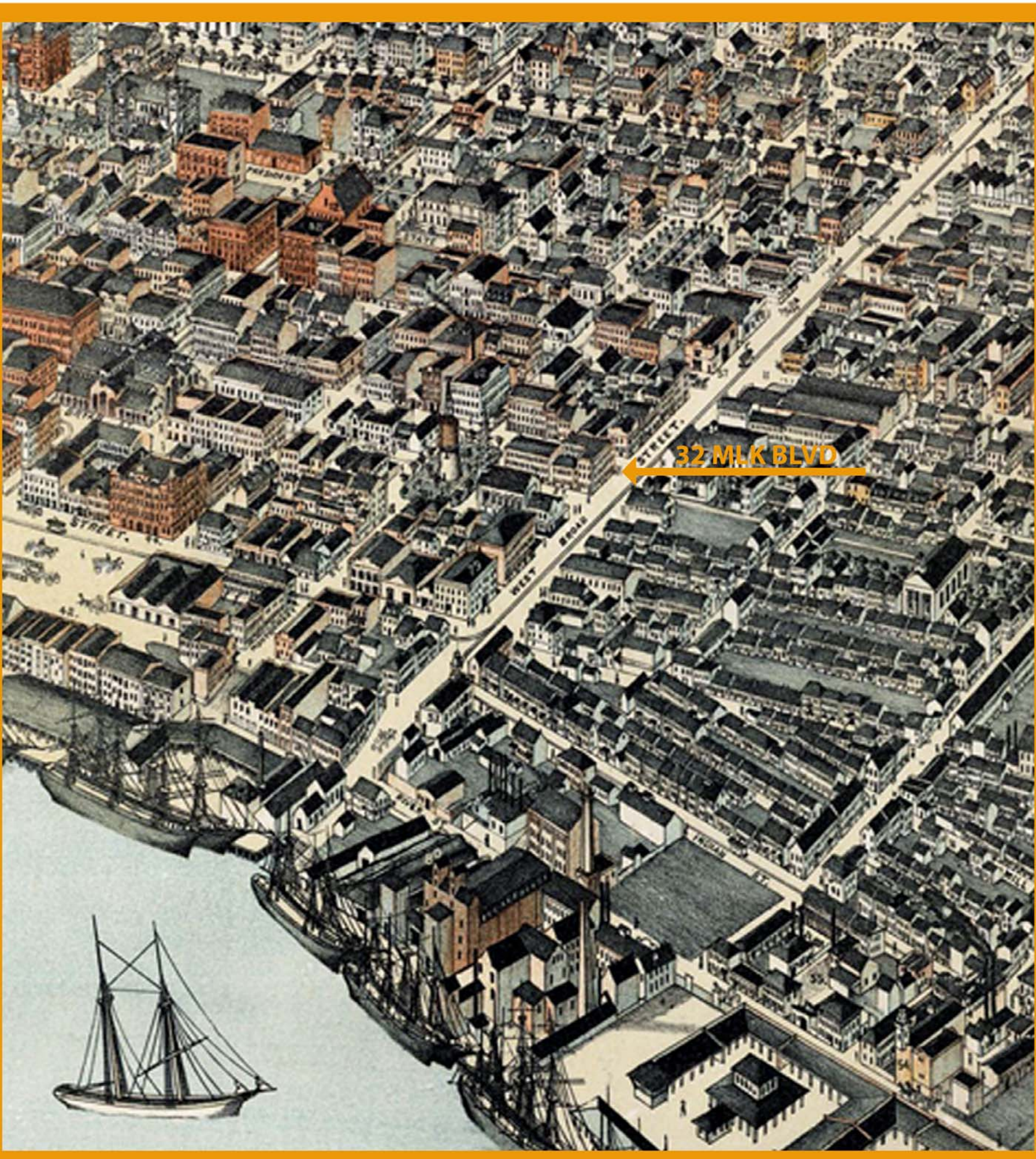
DEMOLITION OF 32 MLK JR BLVD.

PIN # 2-0016-09-004

32 MLK JR Boulevard

Savannah, Georgia

SAVANNAH HISTORIC DISTRICT REVIEW



BIRD'S EYE VIEW OF SAVANNAH, GA.

Legend	Legend	Legend	Legend	Legend	Legend	Legend	Legend	Legend	Legend
Water	Wharves	Warehouses	Churches	Public Buildings	Private Buildings	Streets	Alleys	Plazas	Parks
...

PROJECT NARRATIVE:

LOCATED AT 32 MARTIN LUTHER KING BLVD, THE EARLIEST RECORD OF A BUILDING LOCATED ON THIS SITE DATES BACK TO 1860.

CURRENTLY, A TWO STORY STRUCTURE EXISTS ON SITE, HOWEVER, HISTORICAL RECORDS INDICATE A 3 STORY STRUCTURE PREVIOUSLY EXISTED ON SITE. WE BELIEVE THE THIRD STORY WAS DEMOLISHED OR LOST IN A FIRE. GHOSTING OF THIS 3 STORY ROOF LINE IS STILL VISIBLE ALONG THE SOUTH WALL OF THE ADJACENT PROPERTY.

AS THE BUILDING WAS MODIFIED OVER THE YEARS, LITTLE, IF ANY OF THE BUILDING'S HISTORIC FABRIC REMAINS. EXTERIOR ELEVATIONS INDICATE MINIMAL HISTORIC FABRIC EXISTS BENEATH THE NON-HISTORIC STUCCO. ON THE INTERIOR, THE ONLY REMAINING HISTORIC INTERIOR FINISHES ARE 2/3 OF THE SECOND LEVEL FLOORING.

AS A RESULT OF THE BUILDING'S CONTINUOUS MODIFICATIONS, THE TWO CORNER FACADES (WEST & SOUTH) DO NOT RELATE WITH HISTORIC PORTIONS AND RHYTHM OF SURROUNDING HISTORIC CONTEXT.

THE LOSS OF THE THIRD FLOOR LEFT A BUILDING THAT NOT ONLY LACKS HISTORICAL PROPORTIONS, BUT ALSO HAS MULTIPLE STRUCTURAL DEFICIENCIES. IN ORDER TO STABILIZE AND REVONATE THE BUILDING TO MEET STRUCTURAL CODE REQUIREMENTS, THE ESTIMATED CONSTRUCTION COST WOULD EXCEED THE PURCHASE PRICE OF THE PROPERTY BY NEARLY DOUBLE.

UPON DETAILED REVIEW AND HISTORICAL RESEARCH, COMBINED WITH THE BUILDING'S STRUCTURAL DEFICIENCIES, WE PROPOSE THE EXISTING BUILDING AT 32 MARTIN LUTHER KING JR BLVD. BE DEMOLISHED TO ALLOW FOR A MORE COMPATIBLE STRUCTURE.

THE BUILDING'S DEMOLITION WOULD BE CONTINGENT UPON THE HDBR APPROVAL OF A HEIGHT & MASS PROPOSAL FOR A NEW BUILDING LOCATED ON THE SITE.

THE DEMOLITION OF THE CURRENT STRUCTURE, WOULD PROVIDE THE OPPORTUNITY TO DESIGN AND BUILD A NEW BUILDING THAT WOULD BETTER RESPOND TO THE AESTHETICS AND PROPORTIONS OF THE SURROUNDING HISTORIC CONTEXT. A NEW BUILDING WOULD ALSO STRENGTHEN BOTH THE CONGRESS ST. AND MLK JR BLVD. CORRIDORS.



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32 MLK BLVD.

SAVANNAH, GEORGIA

Revisions

No	Date	Description

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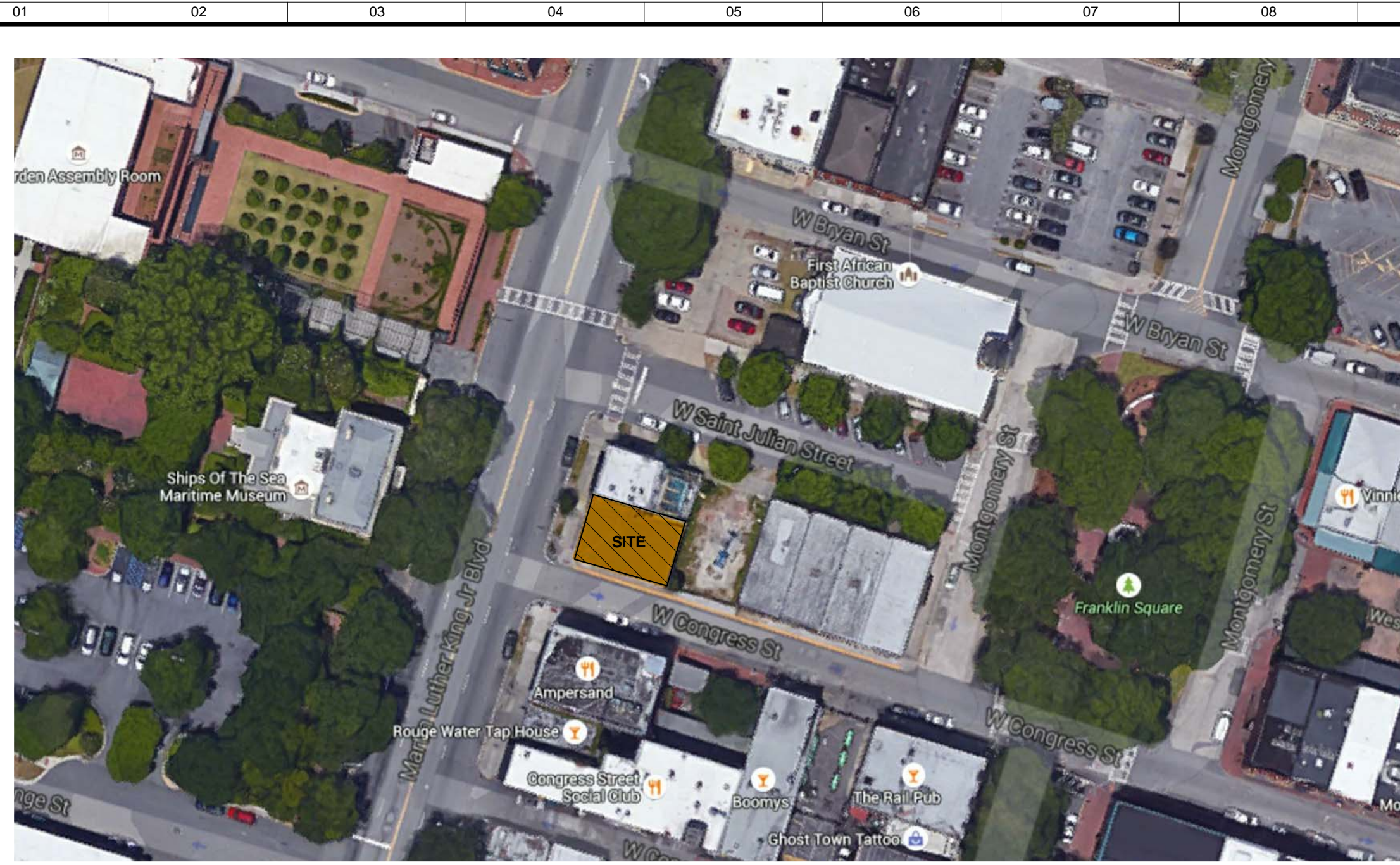
COVER

DRAWING LIST:

- A0 COVER
- A1 SITE PLAN & CONTEXT
- A2 SANBORN MAPS & HISTORY
- A3 EXISTING ELEVATIONS & PHOTOGRAPHS
- A4 EXISTING PLANS & PHOTOGRAPHS

Scale 1/4" = 1'-0"
Date 06/10/2015
Project No. 1519.00
Drawing No.

A0



1/4" = 1'-0"
SITE PLAN



SOUTHWEST CORNER



1/4" = 1'-0"
SITE PHOTOS



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IMAGE A: SITE



IMAGE B: VIEW DOWN CONGRESS FROM MARTIN LUTHER KING JR. BLVD



IMAGE C: SHIPS OF THE SEA MUSEUM, ACROSS MLK JR. BLVD FROM SITE



IMAGE D: STOREFRONT OF 3 STORY BUILDING, SOUTH OF CONGRESS FROM SITE

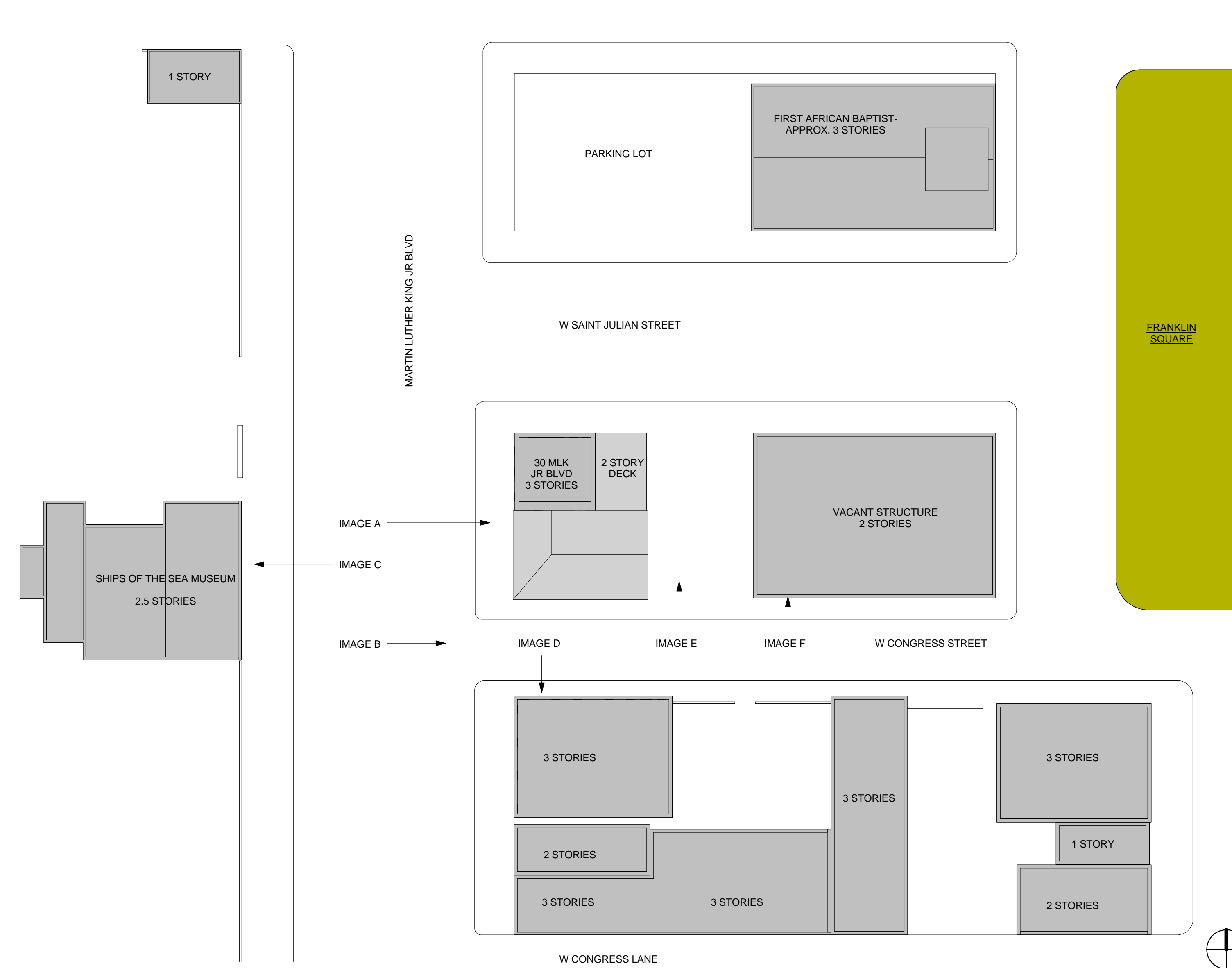


IMAGE E: EMPTY PARCEL, EAST OF SITE



IMAGE F: VACANT, 2 STORY STRUCTURE, SECOND PARCEL EAST OF SITE

1/8" = 1'-0"
CONTEXT PHOTOS



1" = 30'-0"
EXISTING SITE PLAN

Revisions

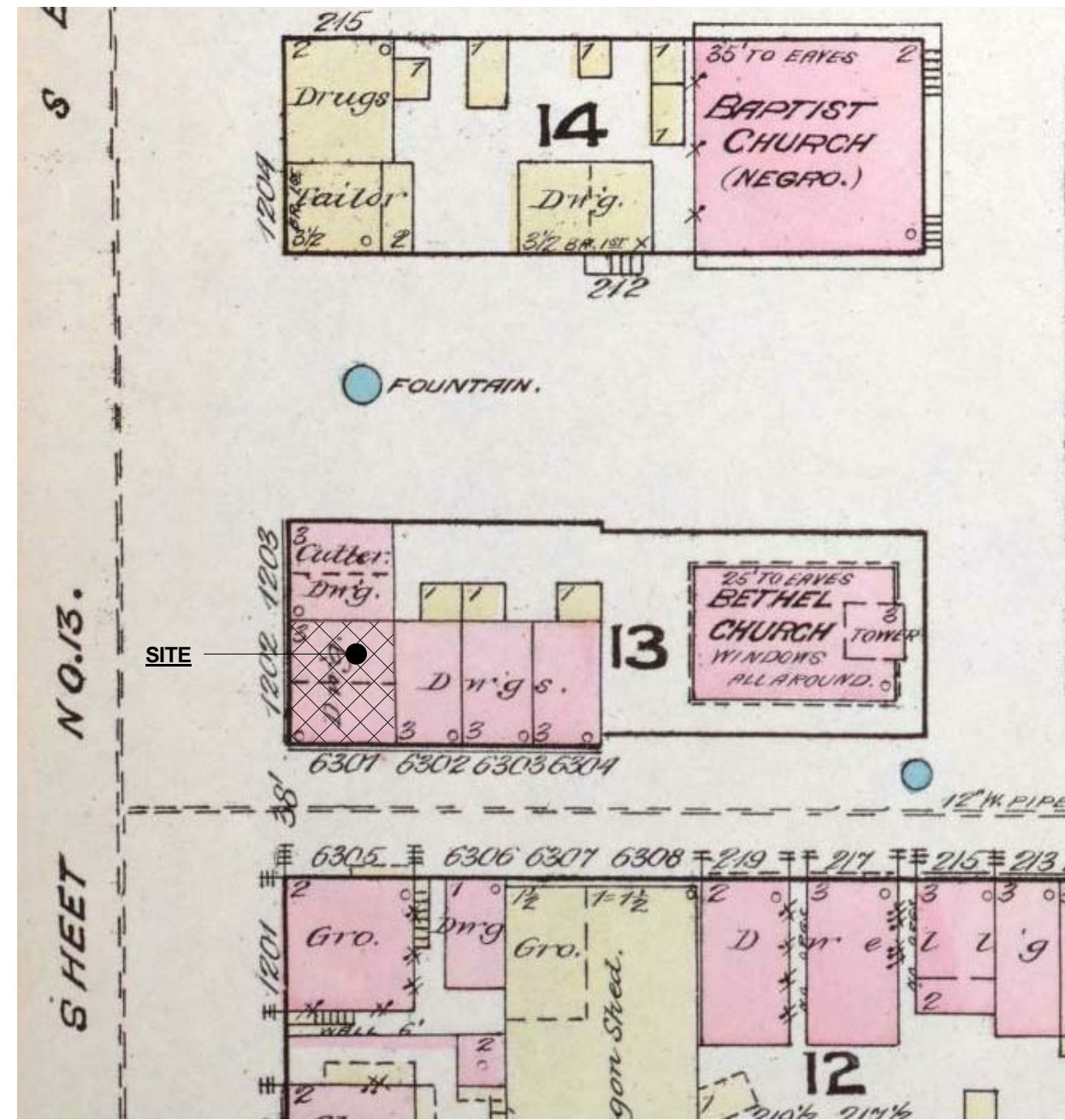
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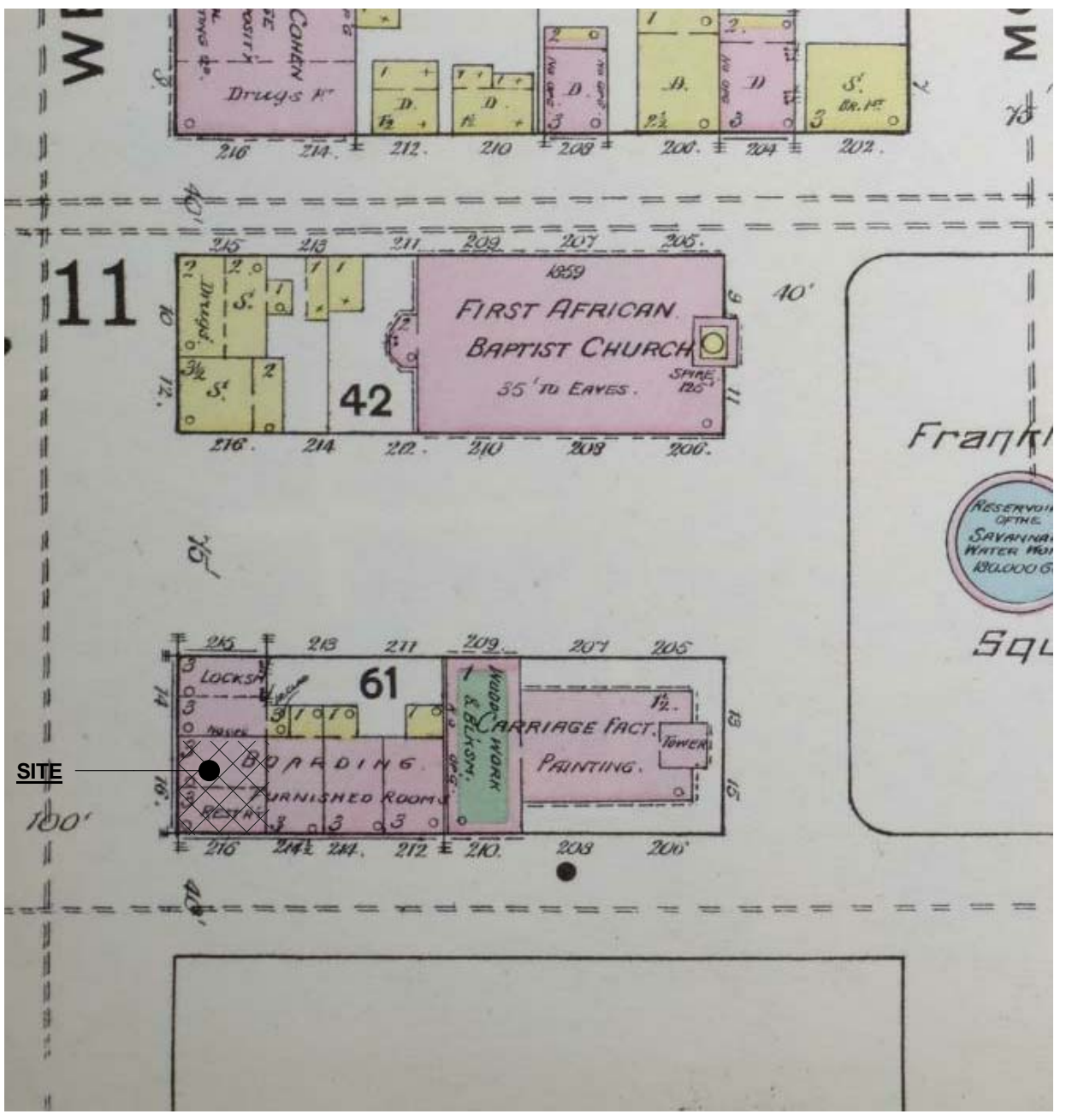
SITE & CONTEXT

Scale: As indicated
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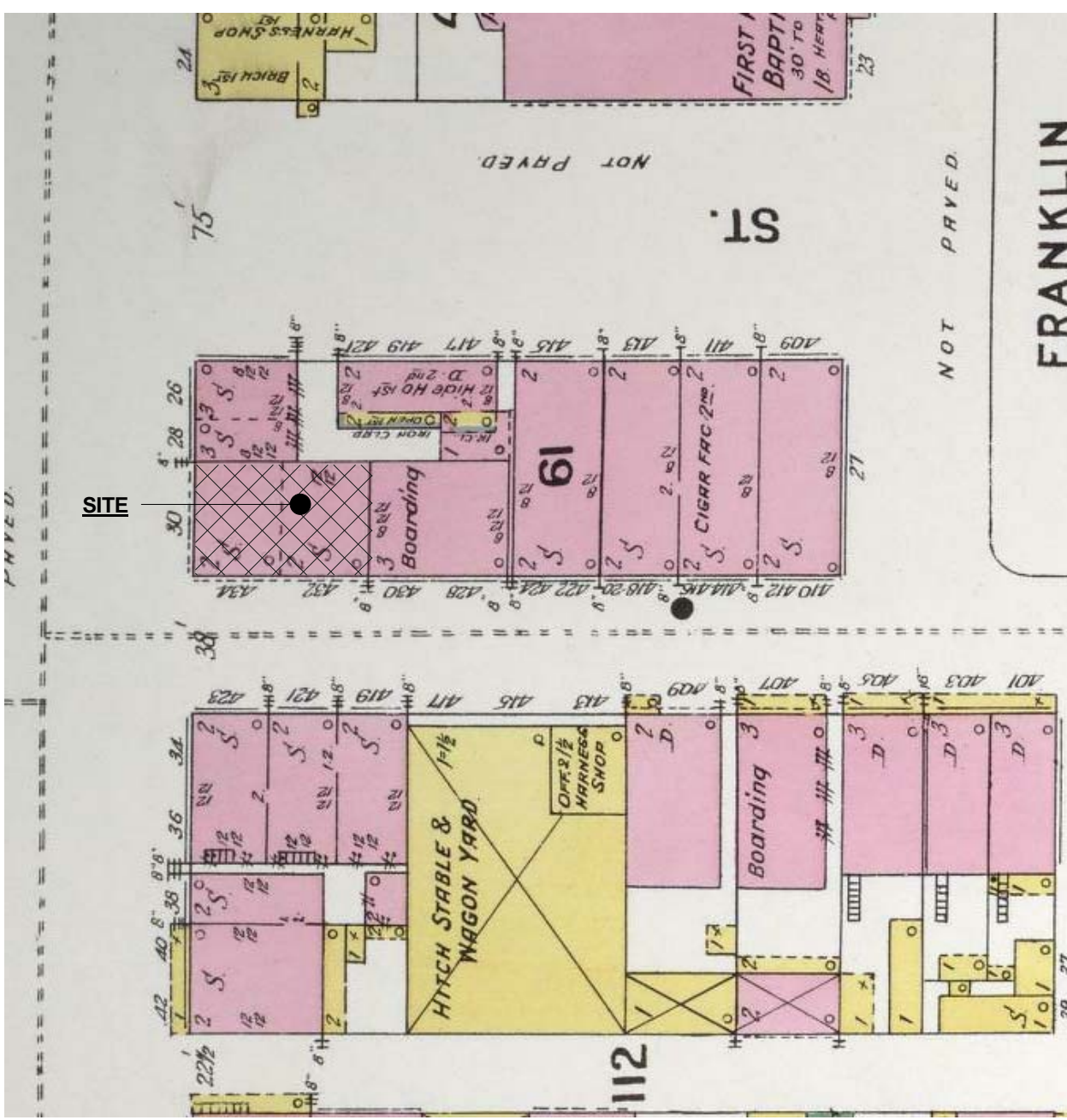
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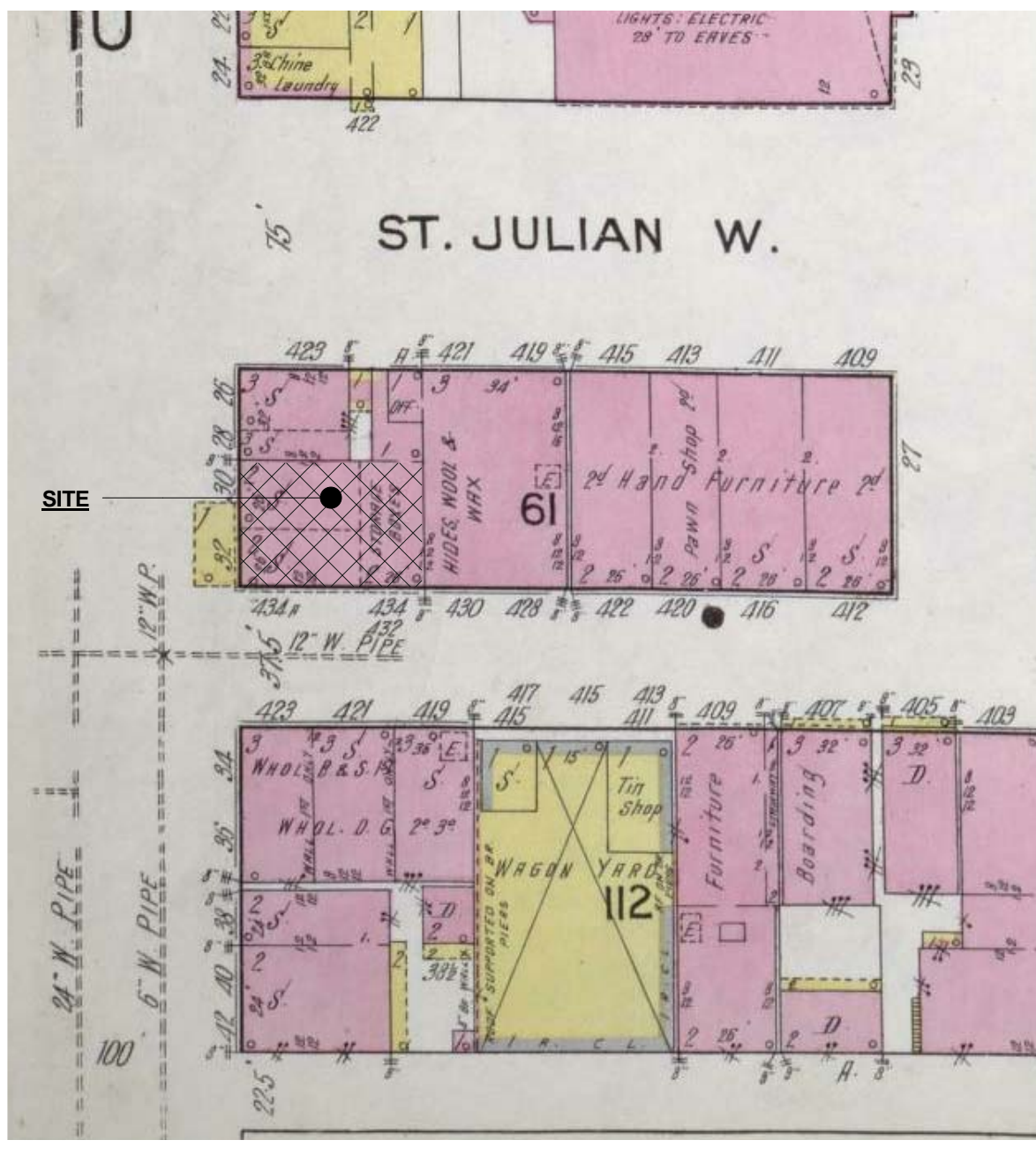
1884 SANBORN MAP
 THE EARLIEST SANBORN MAP, 1884, INDICATES A 3 STORY STRUCTURE ON THE SITE, LOCATED ON THE CORNER OF MLK BLVD (WEST BROAD) AND CONGRESS ST. THE BUILDING AT 32 MLK HAD 3 STORY STRUCTURES DIRECTLY ADJACENT ON BOTH THE NORTH & EAST SIDES. THE ADJACENT NORTHERN STRUCTURE (30 MLK), APPEARS SIMILAR IN SIZE AND SCALE. SIMILAR TO 32 MLK, IT WAS DIVIDED INTO TWO BAYS, FRONTING MLK AND SEPARATED BY A WALL THAT RAN FROM WEST TO EAST.



1888 SANBORN MAP
 32 MLK REMAINED DIVIDED INTO TWO SPACES, FROM WEST TO EAST, IN BOTH THE BOTH THE 1884 & 1888 SANBORNS. THIS DIVISION INDICATES IT WAS LIKELY USED AS A RETAIL SPACE (AS 30 MLK), FRONTING MLK BLVD. (WEST BROAD). ADDITIONALLY, BOTH MAPS SHOW A 3 STORY STRUCTURE ATTACHED TO THE BUILDING'S EAST SIDE. THE EASTERN BUILDING WAS DIVIDED INTO THREE EQUAL BAYS, WITH ACCESS OFF CONGRESS STREET. THIS ADJACENT STRUCTURE WAS DIVIDED INTO THREE EQUAL BAYS AND SERVED AS A BOARDING HOUSE.

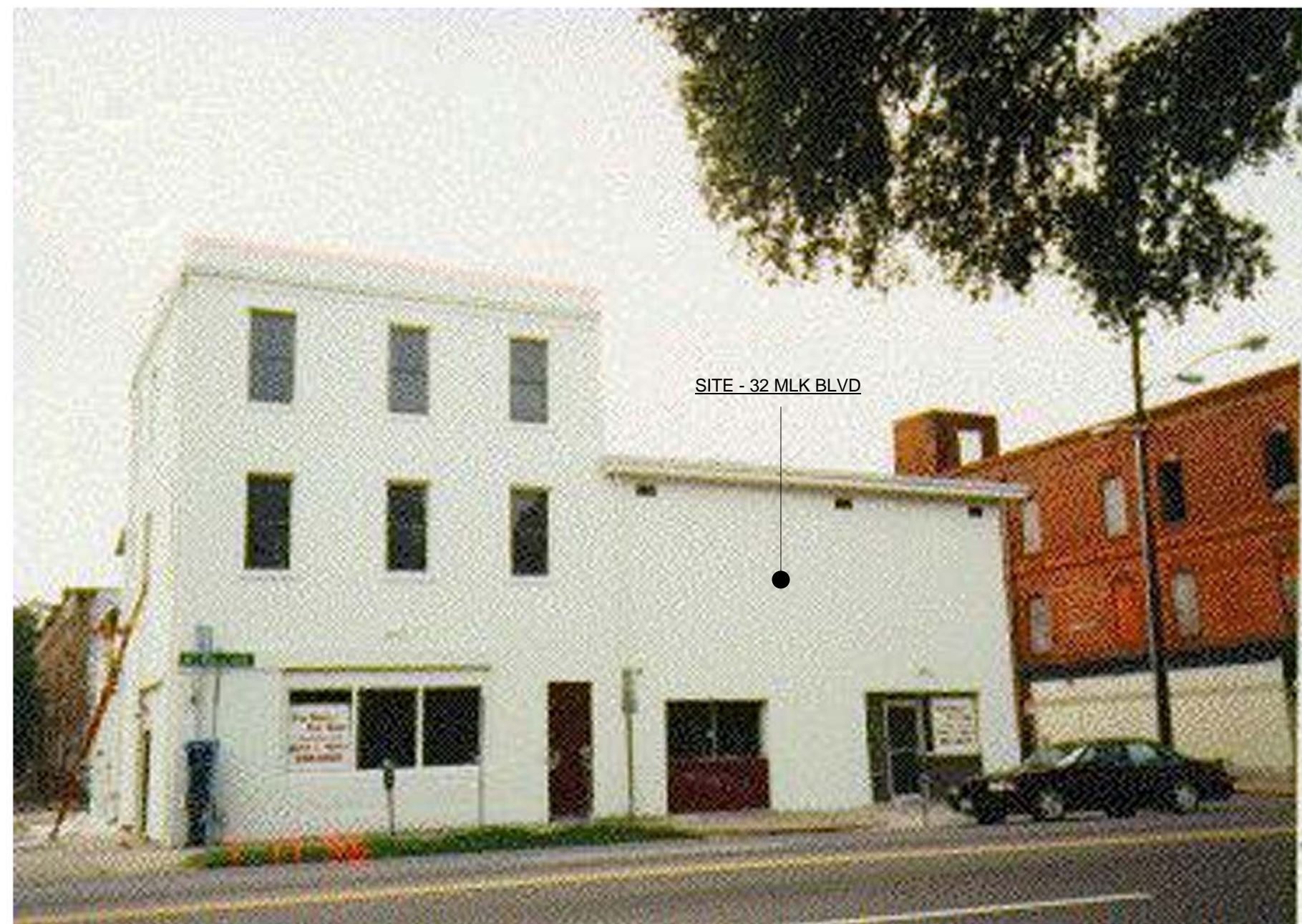


1898 SANBORN MAP
 THE BOARDING HOUSE REMAINS IN THE 1898 SANBORN, HOWEVER, ITS SIZE FOOTPRINT WAS REDUCED, WHILE FOOTPRINT (32 MLK) INCREASED TOWARDS THE EAST. A SECOND SIGNIFICANT CHANGE IN THE FOOTPRINT OF 32 IS THE ORIENTATION OF THE BAYS. IN 1898, THE FIRST FLOOR SPACES WERE DIVIDED NORTH TO SOUTH, WHICH IMPLIES ENTRIES TO THE SPACE WERE ADDED ALONG CONGRESS STREET. REVIEWING THE SOUTH FACADE OF THE BUILDING TODAY, THE INCONSISTENCIES AND PROPORTIONS OF OPENINGS PRESENT, SUPPORTS THIS FINDING.



1916 SANBORN MAP
 THE 1916 SANBORN INDICATES THAT BAYS WERE RESTORED BACK TO THEIR ORIGINAL ORIENTATION, WITH THE DIVISION OF SPACES RUNNING WEST TO EAST. ADDITIONALLY, THE EASTERN BOARDING HOUSE, NO LONGER EXISTED. THE PORTION OF 32 MLK BLVD, NOTED AS STORAGE APPEARS TO BE EITHER THE REMAINING PORTION OF THE PREVIOUS BOARDING HOUSE, OR AN ADDITION THAT WAS ADDED ONCE THE BOARDING HOUSE NO LONGER EXISTED. LOOKING AT THE BUILDING TODAY, THIS THEORY IS SUPPORTED BY THE MASONRY WALL THAT REMAINS ON THE FIRST FLOOR PLAN, NOTED ON DRAWING A1 - SHEET A4. ADDITIONALLY, THE CHANGE IN FLOORING MATERIAL AT THE SAME LOCATION OF THE 2 SUPPORTS THIS FINDING. (NOTED ON DRAWING H6 - SHEET A4)

SANBORN MAPS



32 MLK BLVD. - APPROXIMATELY 1996
 NO HISTORIC PHOTOGRAPHS OF 32 MLK BLVD. HAVE BEEN DISCOVERED AT THIS TIME. THE OLDEST PHOTOGRAPH LOCATED IS FROM LATE 90'S, APPROXIMATELY 1996. THIS PHOTOGRAPH CONFIRMS THERE WERE STOREFRONT OPENINGS LOCATED ALONG MLK BLVD. GHOSTING OF THESE OPENINGS IS STILL VISIBLE ON THE BUILDING TODAY, INDICATED IN IMAGES J-L OF SHEET A4. ALTHOUGH THIS PHOTOGRAPH CONFIRMS THERE WAS STOREFRONT IN THESE OPENINGS, THIS STOREFRONT SYSTEM OF 1996 WAS NOT HISTORIC. ADDITIONALLY, IT CAN NOT BE DETERMINED IF THE SIZE AND PROPORTION OF THESE OPENINGS ARE ORIGINAL AND IS DIFFICULT TO DETERMINE SINCE THE BUILDING HAS BEEN MODIFIED MULTIPLE TIMES THROUGHOUT HISTORY.



32 MLK BLVD. - 2001
 A LATER PHOTOGRAPH, TAKEN IN 2001 ONE, INDICATES THE MLK BLVD. STOREFRONT WAS INFILLED, WHILE THREE WINDOW OPENINGS WERE ADDED ON THE SECOND FLOOR REVIEWING THE WIDER, TRUNCATED PROPORTION OF THE SECOND FLOOR WINDOWS, IT IS SAFE TO ASSUME, THEY ARE NOT HISTORIC. ADDITIONALLY, FROM THE INTERIOR OF THE BUILDING, THE CENTER BEAM OF THE SECOND FLOOR FALLS AT THE HEADER OF THE CENTER WINDOW WHICH WOULD NOT BE AN APPROPRIATE/HISTORIC METHOD OF CONSTRUCTION. (IMAGE D - SHEET A4). ADDITIONALLY, THIS BEAM AT THE HEADER CONTRIBUTES TO THE BUILDINGS STRUCTURAL DEFICIENCIES, NOTED IN THE STRUCTURAL REPORT, ITEM 3 - PAGE 2 OF 14.



32 MLK BLVD - CURRENT 2015
 TODAY, WHEN REVIEWING THE WEST FACADE OF 32 MLK BLVD, IT APPEARS TO HAVE CHANGED MINIMALLY SINCE THE 2001 PHOTOGRAPH. HOWEVER, REVIEWING THE WEST FACADE FROM THE INTERIOR, SIGNIFICANT MODIFICATIONS ARE VISIBLE, APPROXIMATELY TWO YEARS AGO, THE PREVIOUS OWNER REPAIRED THE ROOF TO THE EXTENT OF COMPLETE ROOF REMOVAL, REPLACING THE HISTORIC ROOF WITH PRE-ENGINEERED ROOF TRUSSES. (IMAGES A-E - SHEET A4)
 IN ADDITION TO COMPLETE REPLACEMENT OF THE ROOF, THE ENTIRE SOUTH WALL WAS RERAMMED FROM THE FIRST FLOOR UP, VISIBLE IN IMAGES B-C, SHEET A4.
 THE MULTIPLE MODIFICATIONS TO THIS BUILDING, SPECIFICALLY THE LOSS OF THE THIRD FLOOR LEFT A BUILDING THAT NOT ONLY LACKS HISTORICAL PROPORTIONS AND SCALE OF SURROUNDING CONTEXT, BUT ALSO HAS MULTIPLE STRUCTURAL DEFICIENCIES. IN ORDER TO STABILIZE AND REVONATE THE BUILDING TO MEET STRUCTURAL CODE REQUIREMENTS, THE COST WOULD EXCEED THE PURCHASE PRICE OF THE PROPERTY BY NEARLY DOUBLE.

HISTORIC PHOTOS



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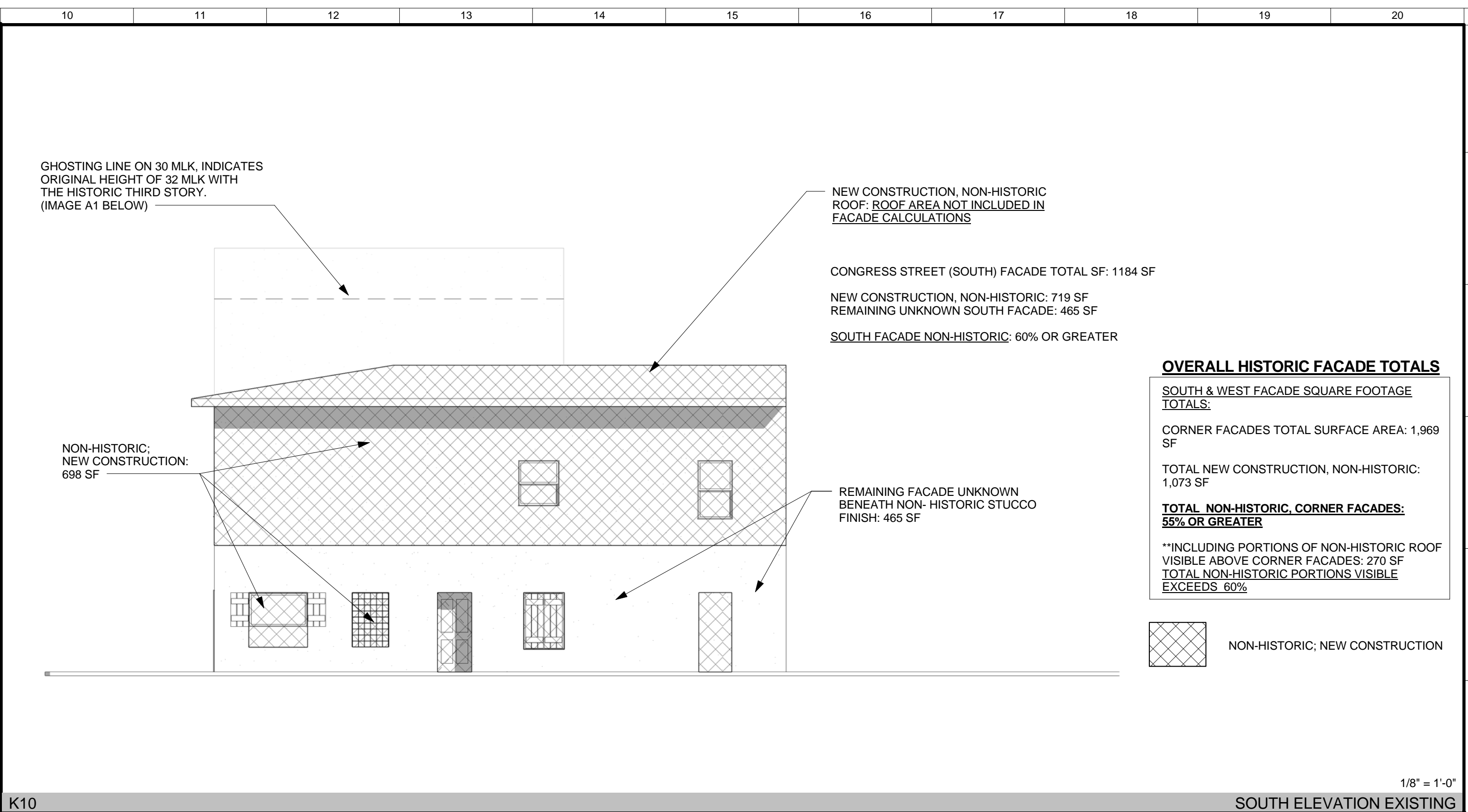
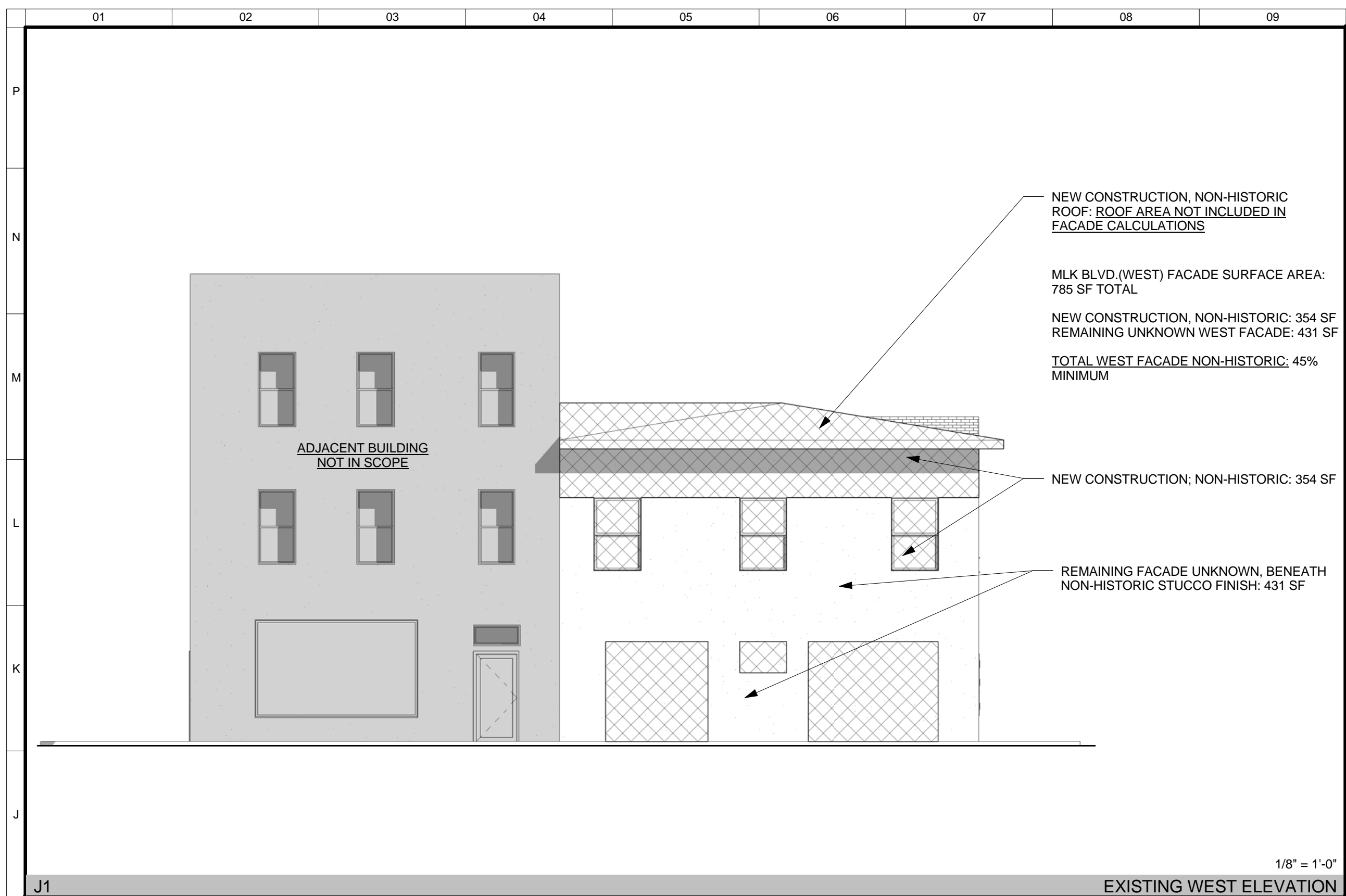
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SANBORN MAPS

Scale As indicated
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 Project No. 1519.00
 Drawing No.

A2



OVERALL HISTORIC FACADE TOTALS

SOUTH & WEST FACADE SQUARE FOOTAGE TOTALS:

CORNER FACADES TOTAL SURFACE AREA: 1,969 SF

TOTAL NEW CONSTRUCTION, NON-HISTORIC: 1,073 SF

TOTAL NON-HISTORIC, CORNER FACADES: 55% OR GREATER

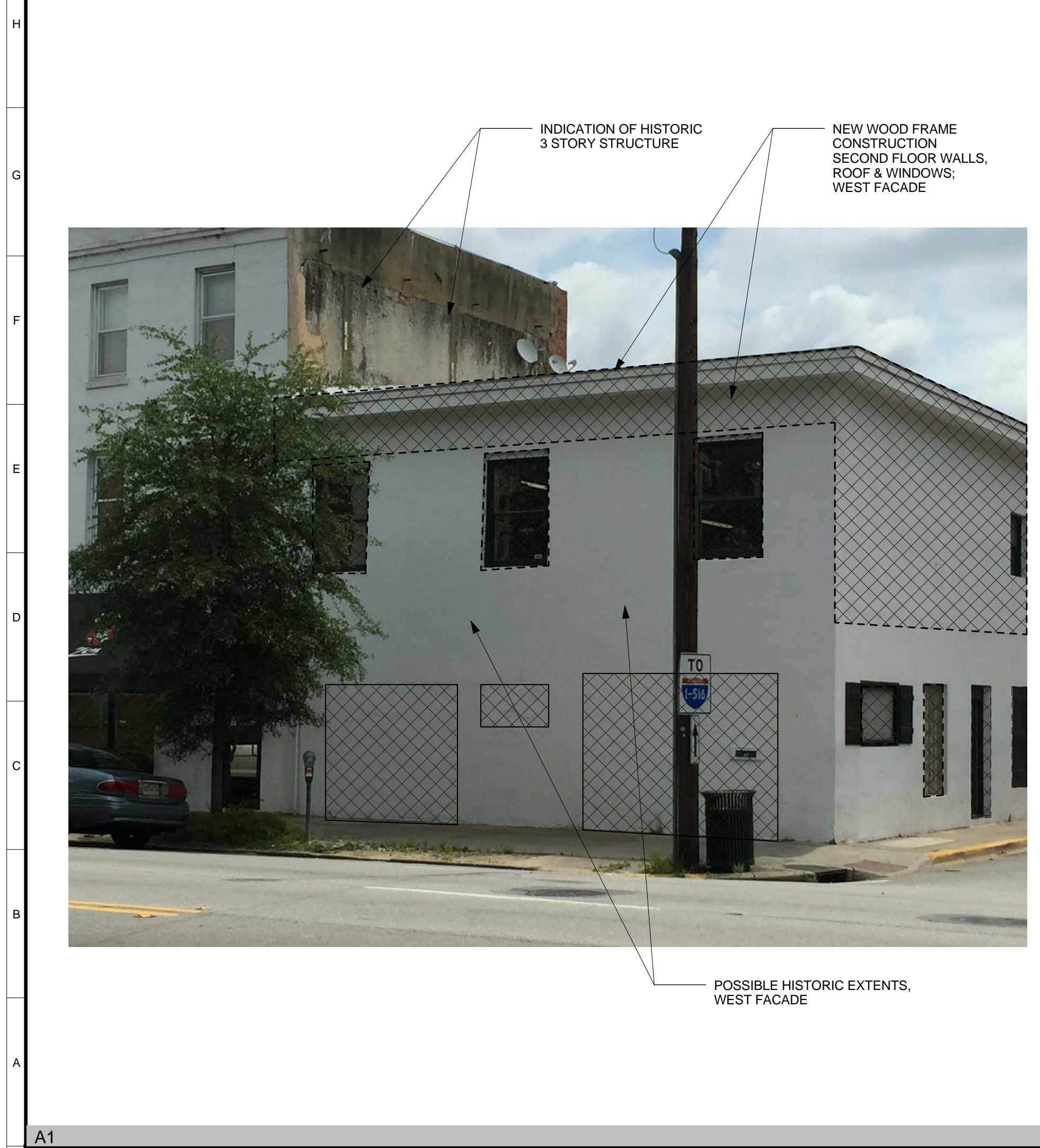
**INCLUDING PORTIONS OF NON-HISTORIC ROOF VISIBLE ABOVE CORNER FACADES: 270 SF

TOTAL NON-HISTORIC PORTIONS VISIBLE EXCEEDS 60%

NON-HISTORIC, NEW CONSTRUCTION

J1 1/8" = 1'-0" EXISTING WEST ELEVATION

K10 1/8" = 1'-0" SOUTH ELEVATION EXISTING



A1 1/4" = 1'-0" HISTORIC EXTENTS



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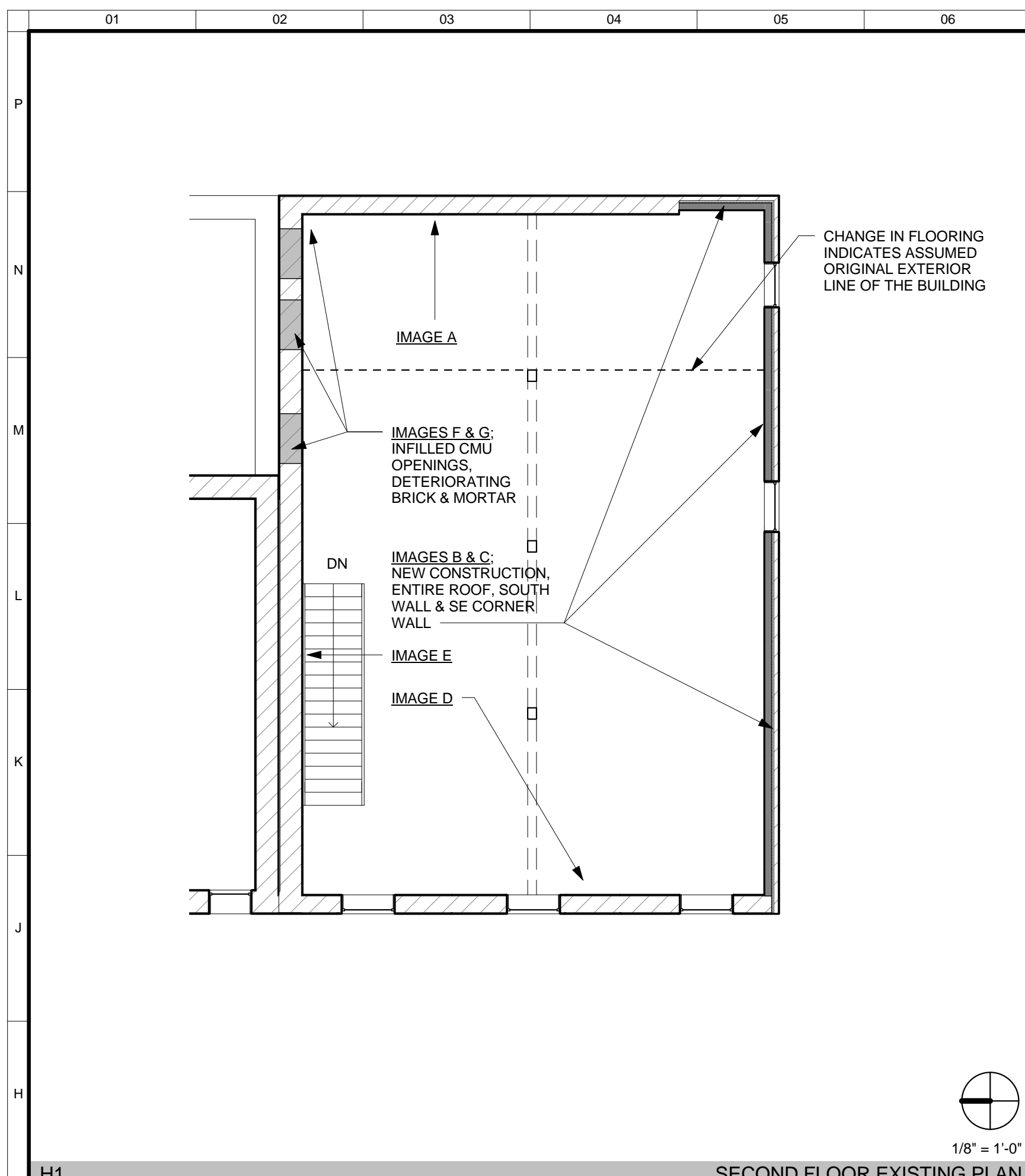
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EXISTING
ELEVATIONS &
PHOTOGRAPHS

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A3



A. SECOND FLOOR, EAST WALL. REFERENCE ITEMS 1, 3 & 7 OF THE STRUCTURAL REPORT, PAGES 1-2 OF 14



B. SECOND FLOOR, NEW CONSTRUCTION ENTIRE SOUTH WALL & ROOF STRUCTURE. NOTE OPENING PROPORTIONS WITH INCONSISTENT RYTHEM AND CHANGE IN FLOORING MATERIAL INDICATES ASSUMED LINE OF ORIGINAL BUILDING EXTERIOR.



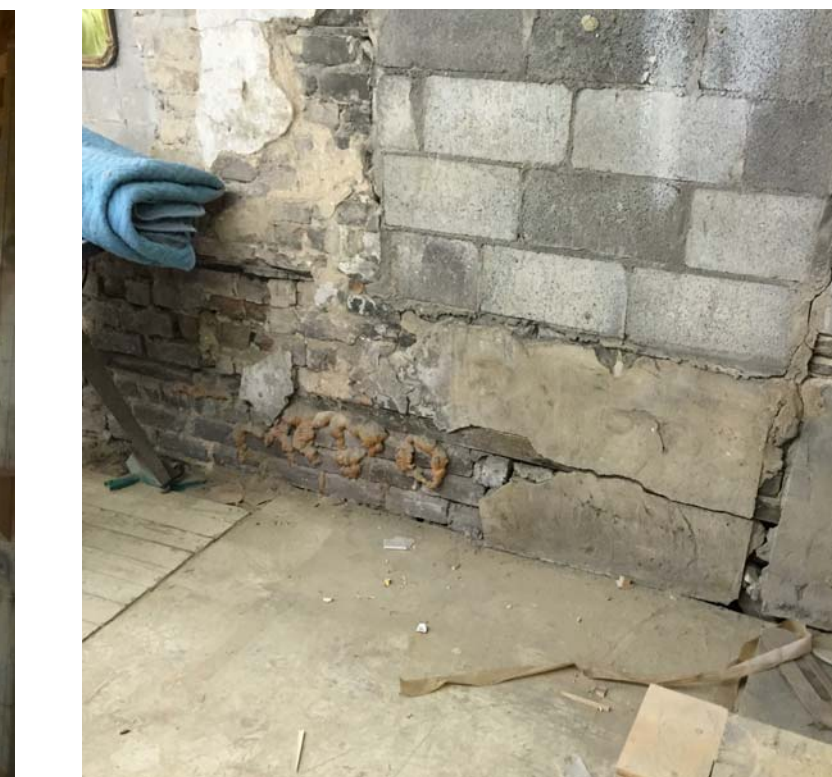
C. SECOND FLOOR, NEW CONSTRUCTION ENTIRE SOUTH WALL & ROOF STRUCTURE



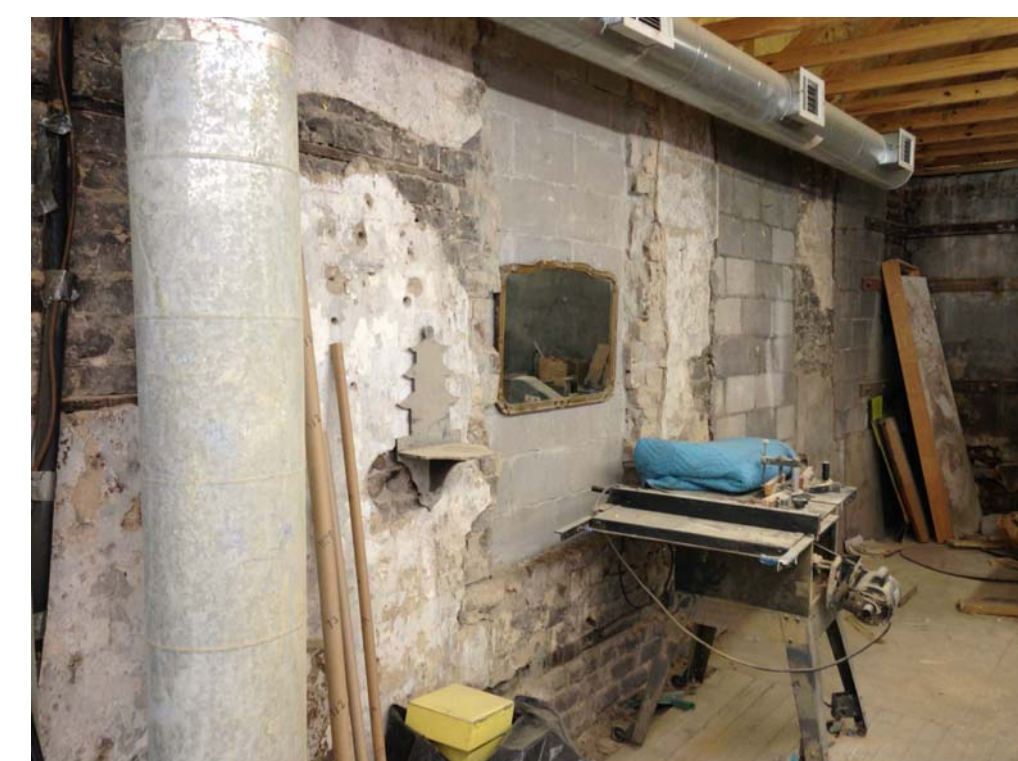
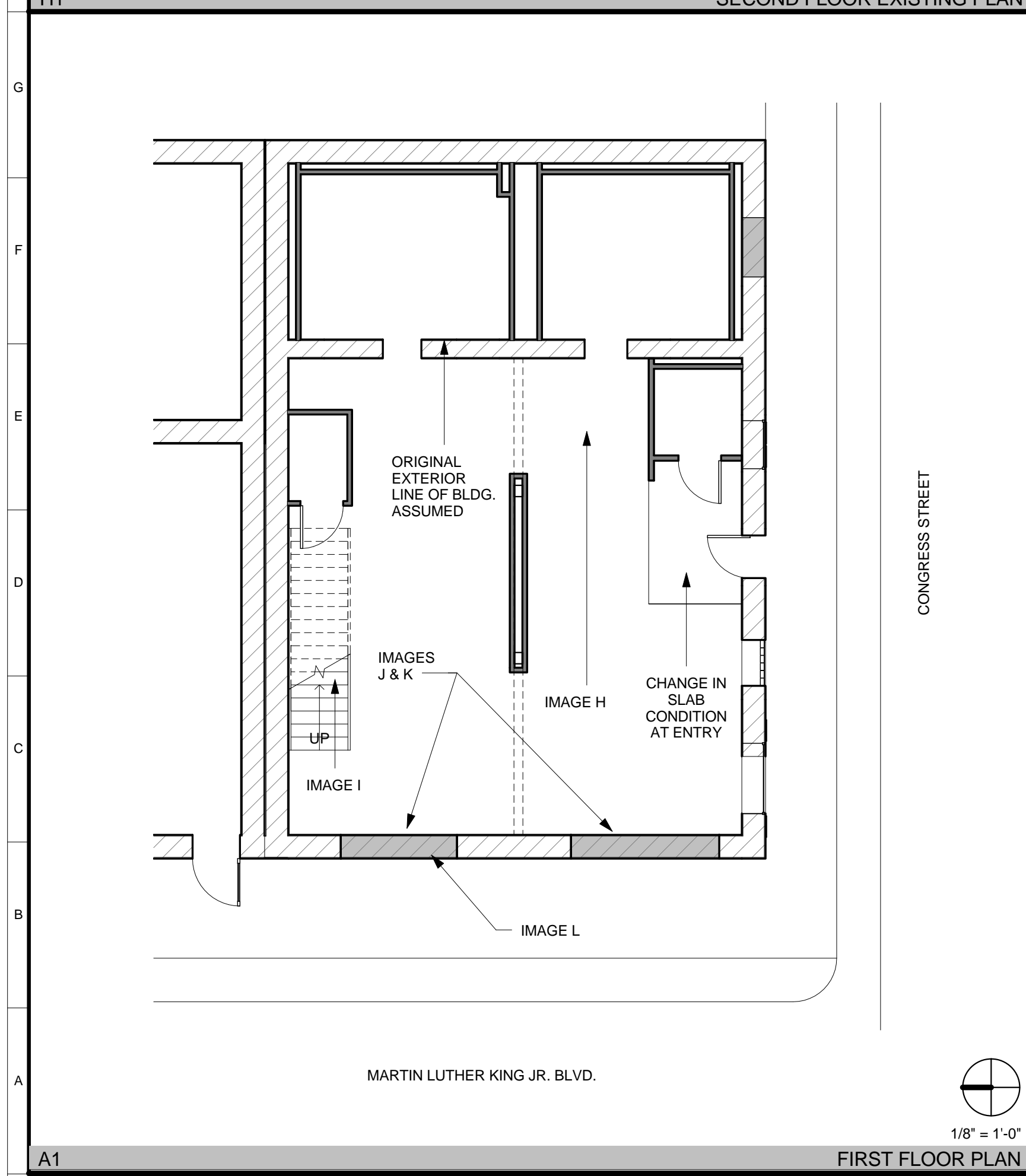
D. SECOND FLOOR, MLK BLVD SIDE, WEST WALL. NOTE BEAM AT WINDOW HEADER INDICATES NON-HISTORIC WINDOW OPENINGS. REFERENCE STRUCTURAL REPORT ITEM 3, PAGE 2 OF 14.



E. SECOND FLOOR, NORTH WALL (ADJACENT TO 30 MLK); NOTE NOTCHES IN MASORNY INDICATE PREVIOUS FLOOR SYSTEM EXISTED; NON-HISTORIC STAIR.



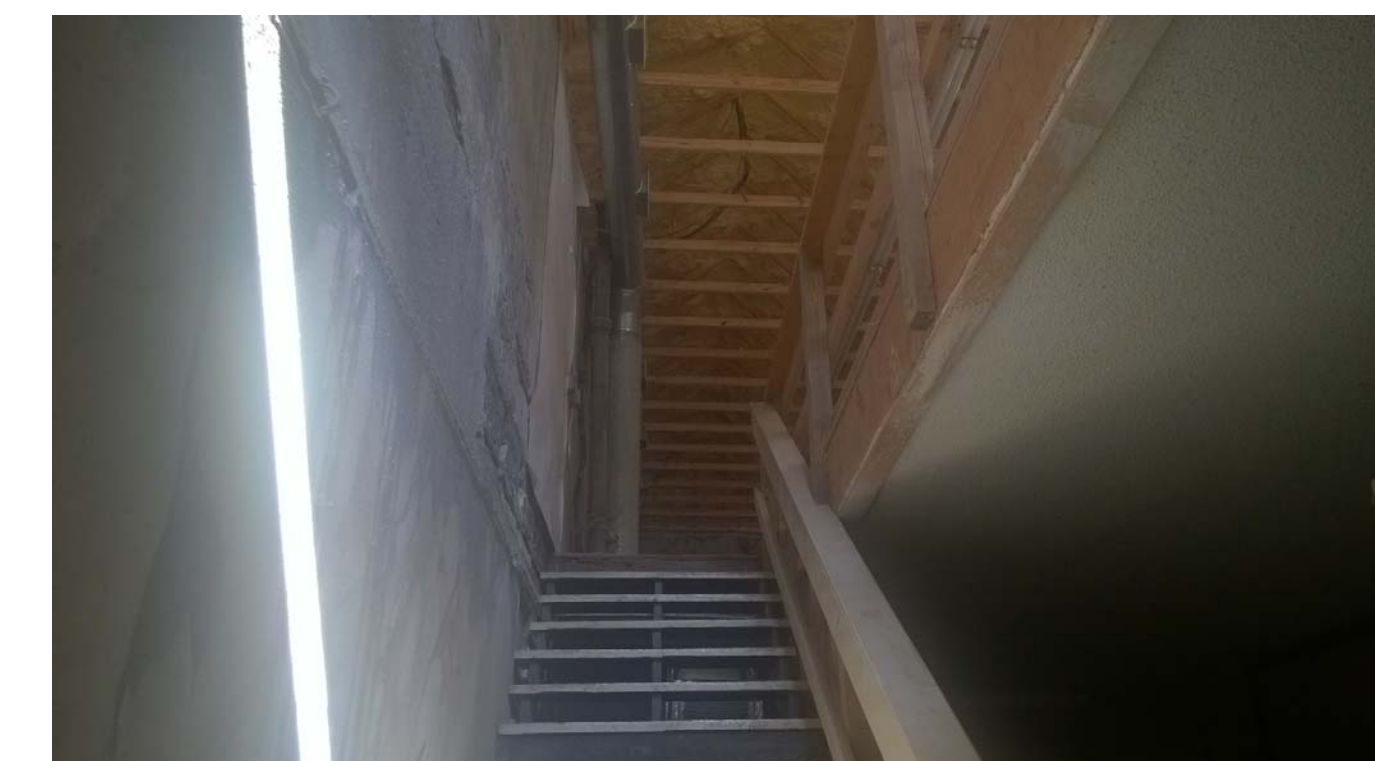
F. SECOND FLOOR, NORTH WALL (ADJACENT TO 30 MLK), REFERENCE STRUCTURAL REPORT ITEM 5, PAGE 2 OF 14. NOTE: CHANGE IN FLOOR INDICATES ASSUMED LINE OF ORIGINAL EXTERIOR



G. SECOND FLOOR, NORTH WALL (ADJACENT TO 30 MLK), REFERENCE STRUCTURAL REPORT ITEM 5, PAGE 2 OF 14.



H. FIRST FLOOR, VIEW EAST TOWARDS CONCEALED MASONRY WALL, ASSUMED TO BE HISTORIC BUILDING EXTERIOR WALL



I. VIEW UP NON-HISTORIC STAIR. NOTE PRE-ENGINEERED WOOD TRUSSES



J. FIRST FLOOR, VIEW SOUTHWEST, INFILLED OPENINGS VISIBLE ALONG MLK JR. BLVD



K. FIRST FLOOR, VIEW SOUTHWEST, INFILLED OPENINGS VISIBLE ALONG MLK JR. BLVD



L. FIRST FLOOR, INFILLED OPENINGS VISIBLE ALONG MLK JR. BLVD EXTERIOR

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EXISTING PLANS & PHOTOGRAPHS

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A4