

URBAN REHABILITATION
SAVANNAH, GEORGIA
CURRIE TOWN WARD



HISTORIC DISTRICT BOARD OF REVIEW

NOVEMBER 2015

Flyway Companies
Sottile & Sottile, *Urban Design*

EXISTING CONDITIONS

300 Block Martin Luther King, Jr. Boulevard

Ferry Companies
Seville & Seville, Urban Design

URBAN REHABILITATION
S A V A N N A H , G L O R I E A
L u n d i - T a v e n W a r r



SITE PHOTOGRAPHIC SURVEY

Existing Conditions

Information contained herein is unpatented. Information has been compiled from various sources and does not claim complete accuracy nor guarantee survey or other aspects of development approvals. It is intended to provide an overall view and status of design conditions.

URBAN REHABILITATION
SAVANNAH, GEORGIA
CITY OF SAVANNAH

Flyway Companies
Scatille & Scatille Urban Design

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SITE CONTEXT

Existing Conditions

URBAN REHABILITATION

ATLANTA, GEORGIA

Urban Renewal Area

City of Atlanta

Smidt & Sontheimer Design

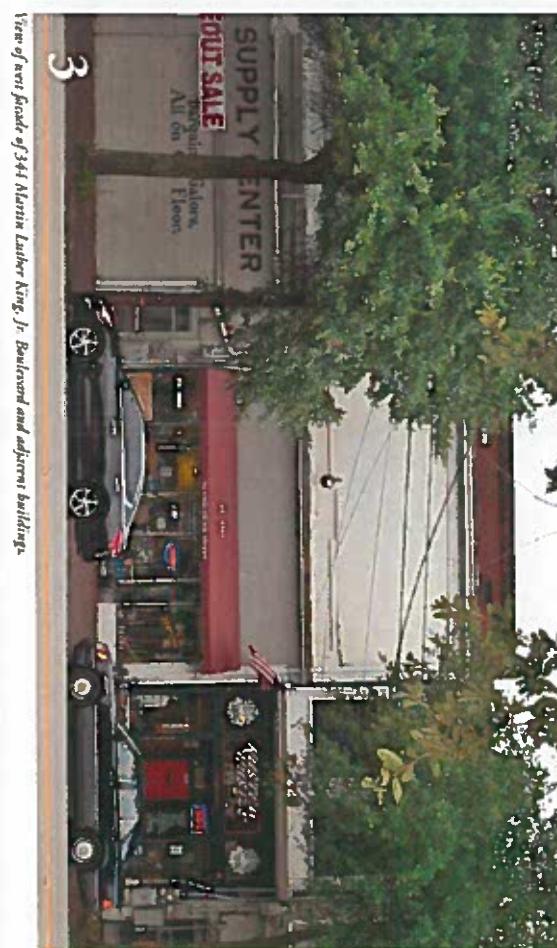


View looking west along Martin Luther King Jr. Boulevard.

View looking west along Charlton Street.



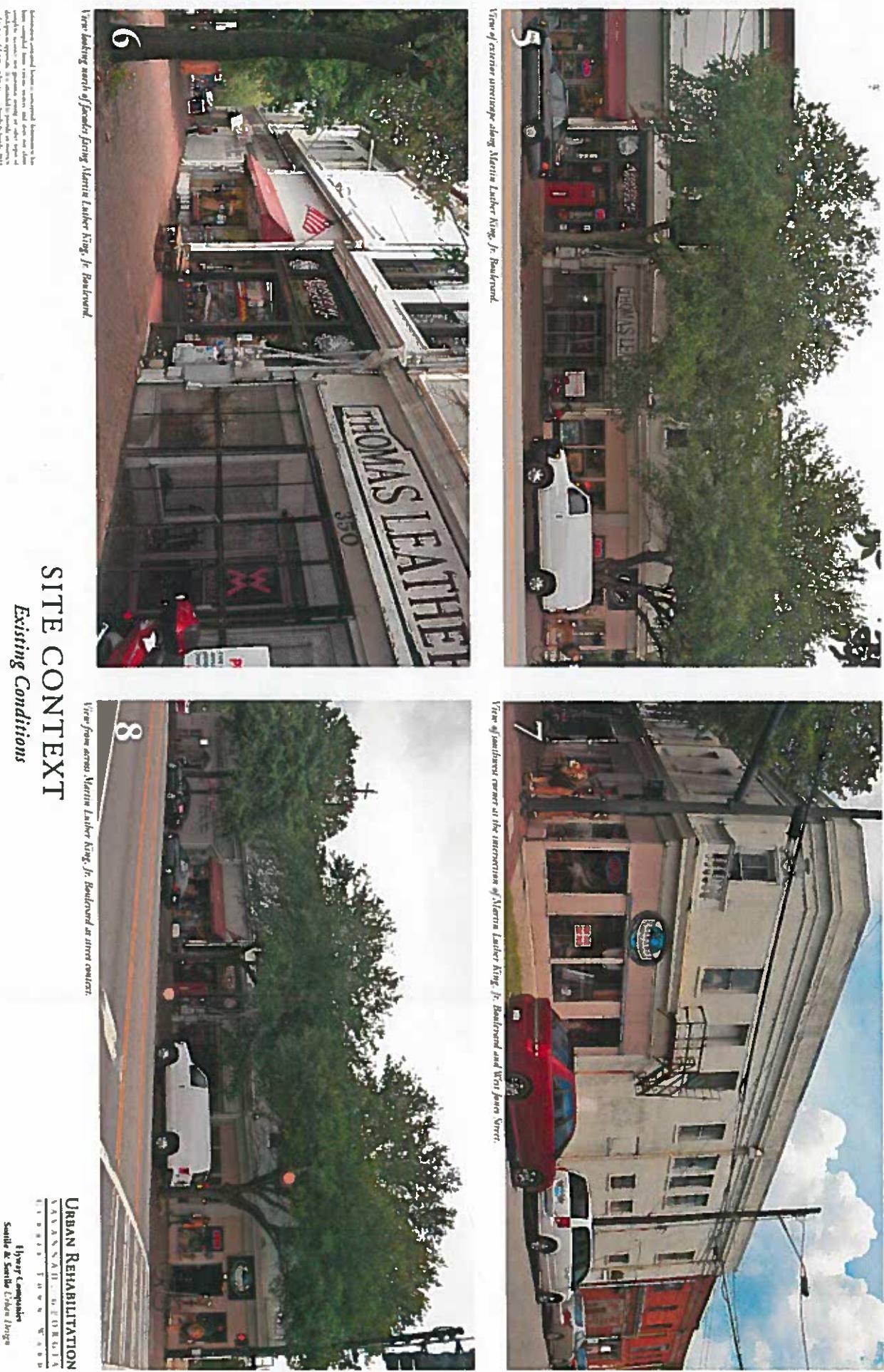
View looking south along West Peachtree Street.

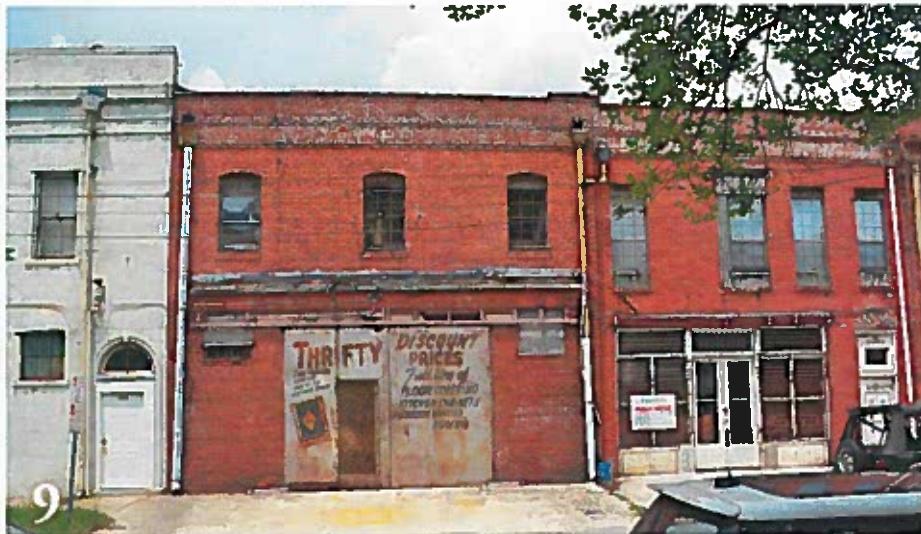


View of front facade of 3441 Martin Luther King Jr. Boulevard and adjacent building.



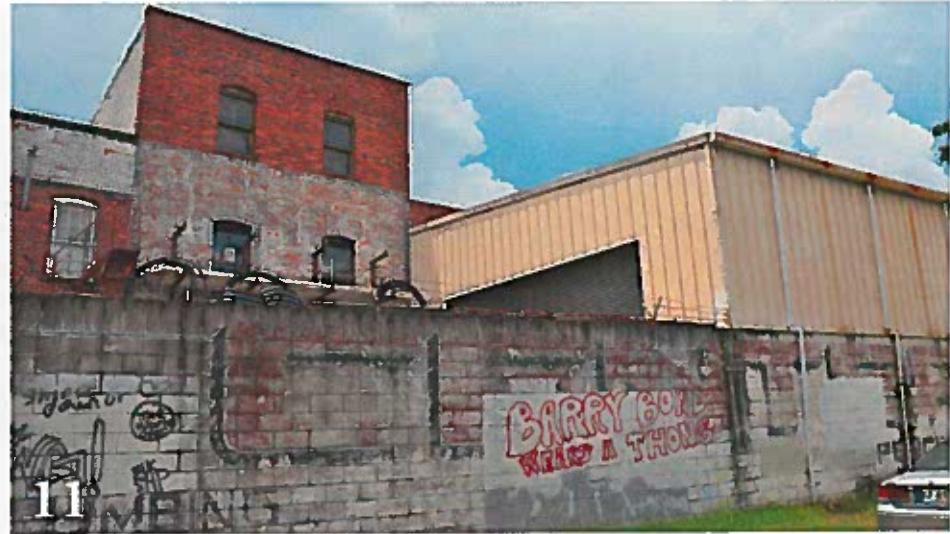
View of northwest corner of building facing intersection of Martin Luther King Jr. Boulevard and West Charlton Street.





9

View of south elevation of 414 and 412 West Jones Street.



11

View of east elevation along West Jones Street.



10

View of south elevation of 412 and 410 West Jones Street.



12

View of north elevation of 411 West Charlton Street.

Information presented herein is from official documents or has been compiled from various sources and does not claim complete accuracy nor present a zoning or other legal or development opinions. It is intended to provide an overview and status of design conditions.

SITE CONTEXT

Existing Conditions

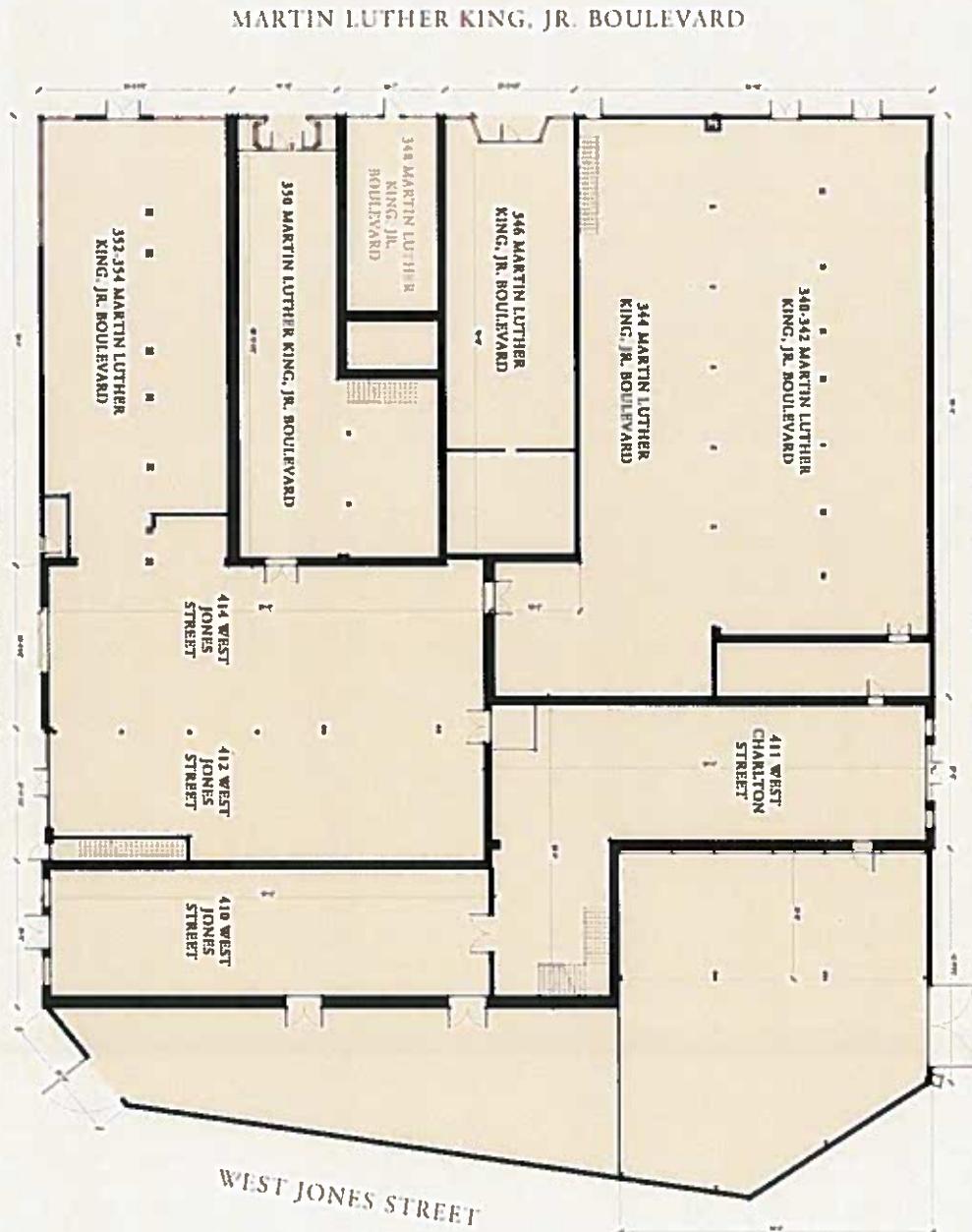
URBAN REHABILITATION
SAVANNAH, GEORGIA
CLARK TOWN WARD

Highway Companies
Saville & Saville Urban Design

FIRST FLOOR PLAN

Existing Conditions

WEST JONES STREET



Existing conditions floor plans by The Middleton Group Architects



URBAN REHABILITATION
STATE OF GEORGIA
Department of Transportation
Highway Construction
Senate & Senate Urban Design

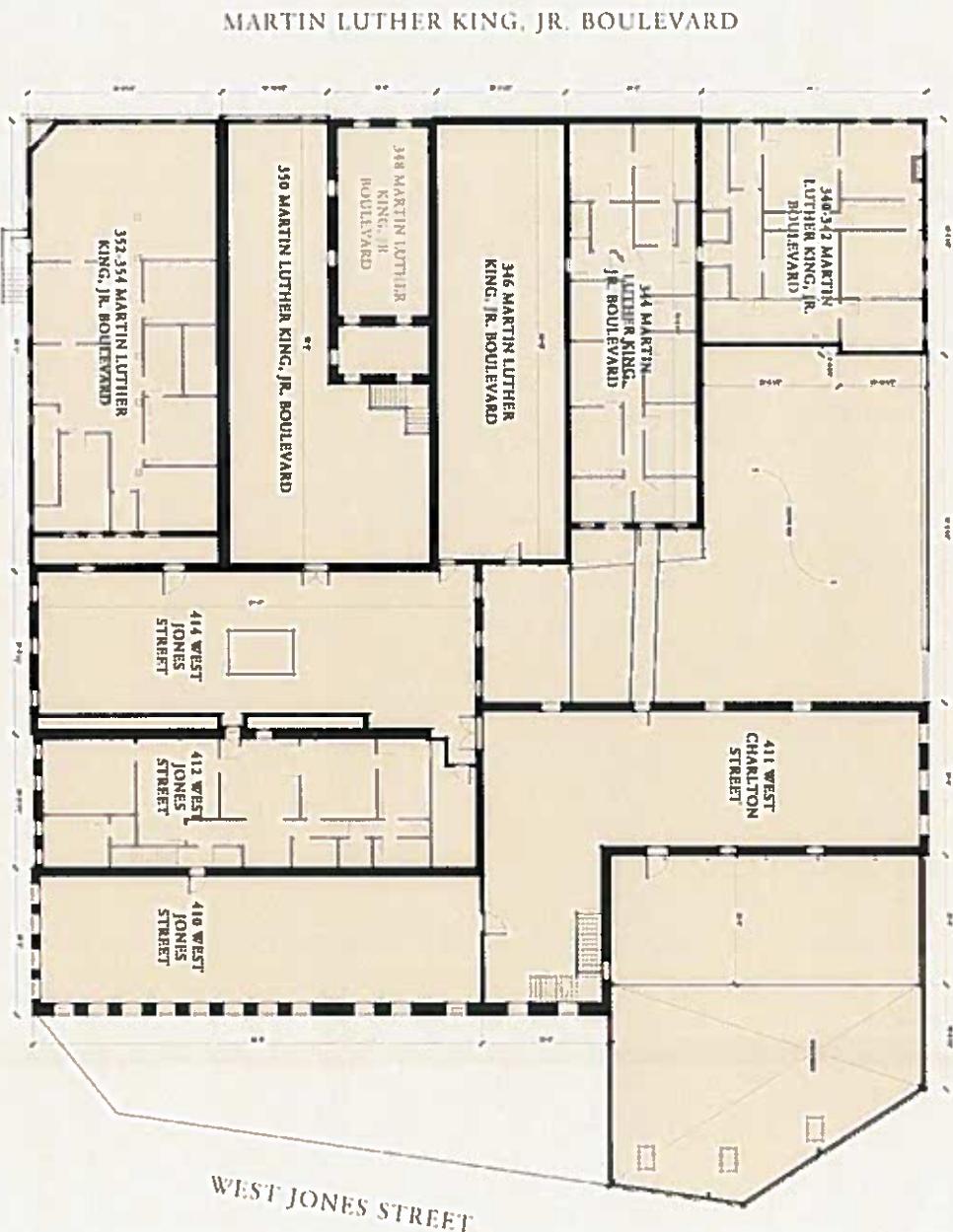
Scale 1:100
North
Architectural drawing by The Middleman Group, Architects
Existing conditions floor plans by The Middleman Group, Architects
Architectural drawings by The Middleman Group, Architects
Existing conditions floor plans by The Middleman Group, Architects
Architectural drawings by The Middleman Group, Architects
Existing conditions floor plans by The Middleman Group, Architects

SECOND FLOOR PLAN

Existing Conditions

WEST JONES STREET

* Existing conditions floor plans by The Middleman Group, Architects



URBAN REHABILITATION
MANAGEMENT GROUP
Urban Conditions
Floyd Companies
Smile & Smile Urban Design

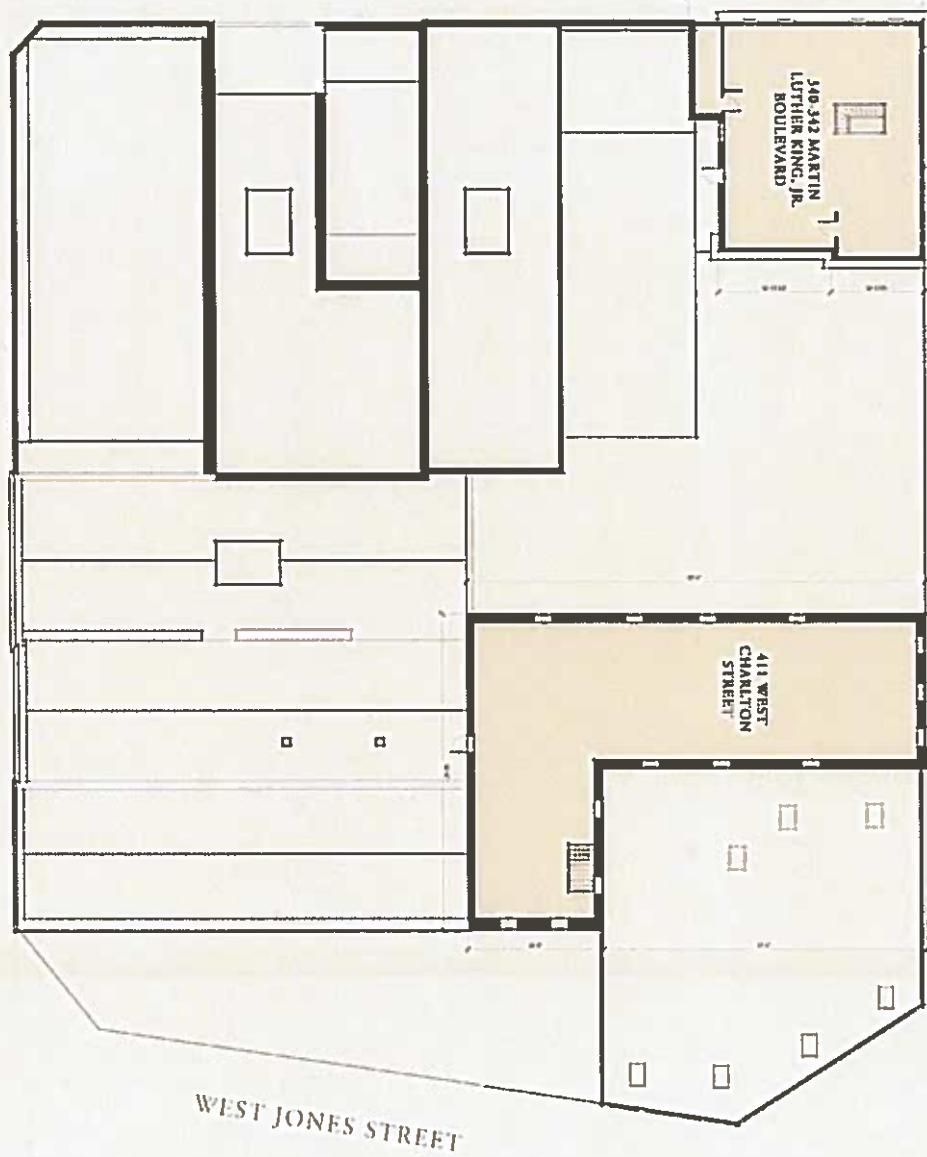


* Existing conditions floor plan by The Middleton Group Architects

THIRD FLOOR PLAN

Existing Conditions

WEST JONES STREET



Scale
10' 20' 30'

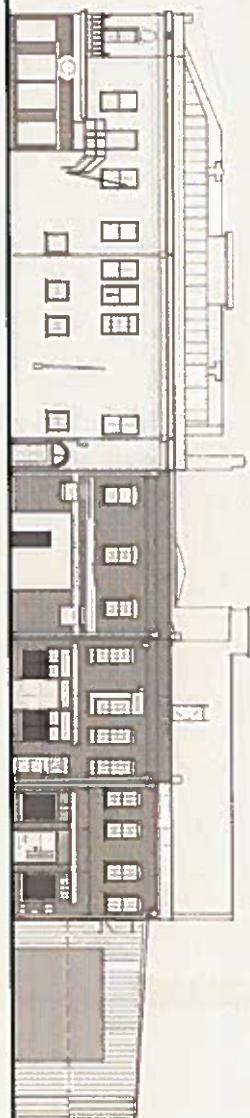
Architectural drawing prepared by the Office of the City Engineer, City of Atlanta, Georgia, for the purpose of showing the proposed changes in the existing building. It is not intended to show all parts of the building or its surroundings. It is the property of the City of Atlanta, Georgia, and is loaned to the owner for his use. Any unauthorized use or reproduction of this drawing is prohibited.

BUILDING ELEVATIONS

Existing Conditions

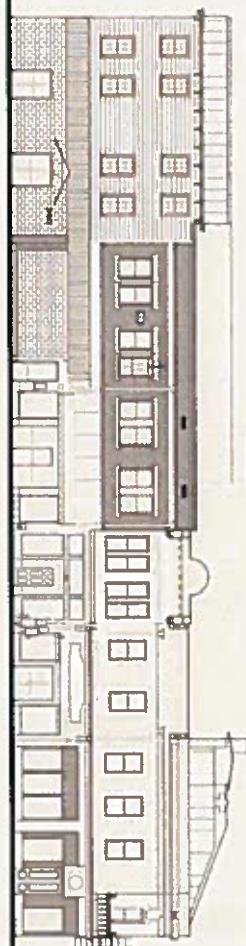
SOUTH ELEVATION

West Jones Street



WEST ELEVATION

Martin Luther King, Jr. Boulevard



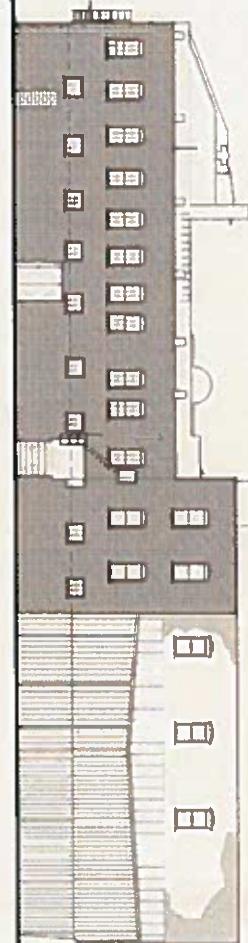
URBAN REHABILITATION
ATLANTA, GEORGIA
City of Atlanta
Highway Commission
Santile & Santile Urban Design

Scale 10 20 30 ft
A dimensioned sketch showing the dimensions of the building and its relationship to the adjacent buildings. The sketch includes the building's footprint, windows, and door locations.

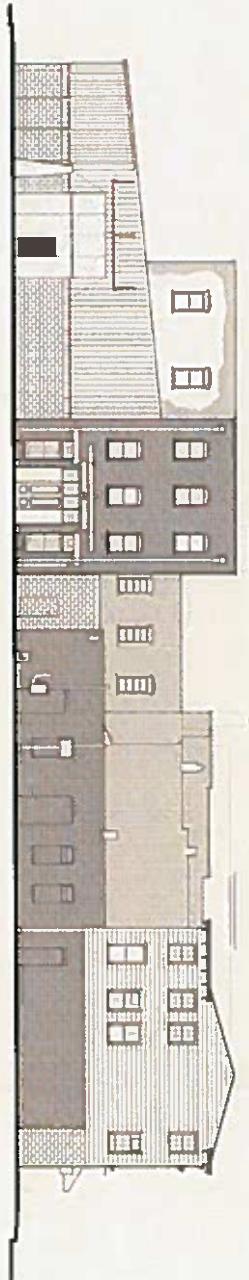
BUILDING ELEVATIONS

Existing Conditions

EAST ELEVATION
West Jones Street



NORTH ELEVATION
West Charlton Street



PROPOSED REHABILITATION

Block Strategies and Design Details

Flynn Companies
Saville & Saville, Urban Design

URBAN REHABILITATION
SAVANNAH, GEORGIA
Urban Townscape

DESIGN SUMMARY

The 300 block of Martin Luther King, Jr. Blvd. has stood as a deteriorating but enduring reminder of the history of old West Broad Street. It has endured since the decline and neglect of the corridor that took place in the late 20th century. It is one of the few remaining blocks that expresses the historic urban mixed-use character of this once vibrant street. This proposal envisions the preservation and rehabilitation of the historic facades that face Old West Broad Street, as well as West Charlton and West Jones Street.

These facade improvements are intended to provide the necessary catalyst for the overall revitalization of this block, with a diverse mix of uses that will continue to evolve over time. The overall approach includes preserving as much historic fabric in place as possible, while rehabilitating storefronts and other features that were lost as street level businesses consolidated over the past few decades. The design intention is to maintain a visual record of the site's evolution over time, while allowing it to continue to evolve and adapt to new uses as the revitalization of the street continues.

SECRETARY OF THE INTERIOR STANDARDS

A summary analysis based upon the Secretary of the Interior Standards for Rehabilitation is outlined below. It should also be noted that the petitioner is working with the State Historic Preservation Office to determine appropriate preservation and adaptation strategies that conform to these standards:

The Standards (Department of Interior regulations, 36 CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompasses the exterior and the interior; related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

STANDARDS

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

The 300 block of Martin Luther King, Jr. Boulevard, or old West Broad Street, has historically been home to a diverse mix of commercial, business and residential uses throughout its life. This same diverse mixed use character is proposed to continue, and the proposed facade restorations will require minimal change to the character defining features of the existing structures.

The historic character of all facades will be retained and preserved. No removal of historic material is proposed, other than in rare cases where it has been previously damaged beyond repair. In such cases it will be replaced in kind.

No conjectural features or architectural elements from other buildings are proposed. Lost facade features that are being replaced, such as the cornice on 350 Martin Luther King, Jr. Blvd., or new window sashes replacing those that are deteriorated or non-historic, are being based upon historic photographs, remaining evidence, or existing adjacent examples of the same element that remain intact.

DESIGN SUMMARY & REHABILITATION STANDARDS

Interpretation of the Secretary of the Interior Standards for Rehabilitation
as they apply to this project. Prepared by: *Smith & Associates Architects, Inc.*
and used in design work. - March 2011

URBAN REHABILITATION
ATLANTA, GEORGIA
Urban Town Walk
Highway Companies
Smith & Associates Architects, Inc.

SECRETARY OF THE INTERIOR STANDARDS (CONTINUED)

5411

RESPONSE TO STANDARDS

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
 6. 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.
 7. 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.
 8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
 9. 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 existing; size, scale, and architectural features to protect the historic integrity of the property and its environment.
 10. 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.

It is the intent of the proposed renovation to retain as much of the evolutionary character of the block as possible, preserving as many remaining traces of the block's development over time, including more utilitarian elements from its most recent uses, while removing inappropriate interventions such as plywood cladding that currently cover existing historic material and details, and returning storefronts along the street level that were replaced by concrete block. Whenever possible, existing openings that have been blocked are being returned to windows and doors.

Deteriorated historic features are proposed to be repaired to the greatest extent possible; additionally, there is limited photographic evidence and extensive existing fabric to allow for in kind replacement where deterioration is prohibitively severe.

No chemical or physical treatments are proposed aside from standard surface preparation and repairs ordinarily required prior to painting. All surface preparation will be undertaken using the gentlest means possible.

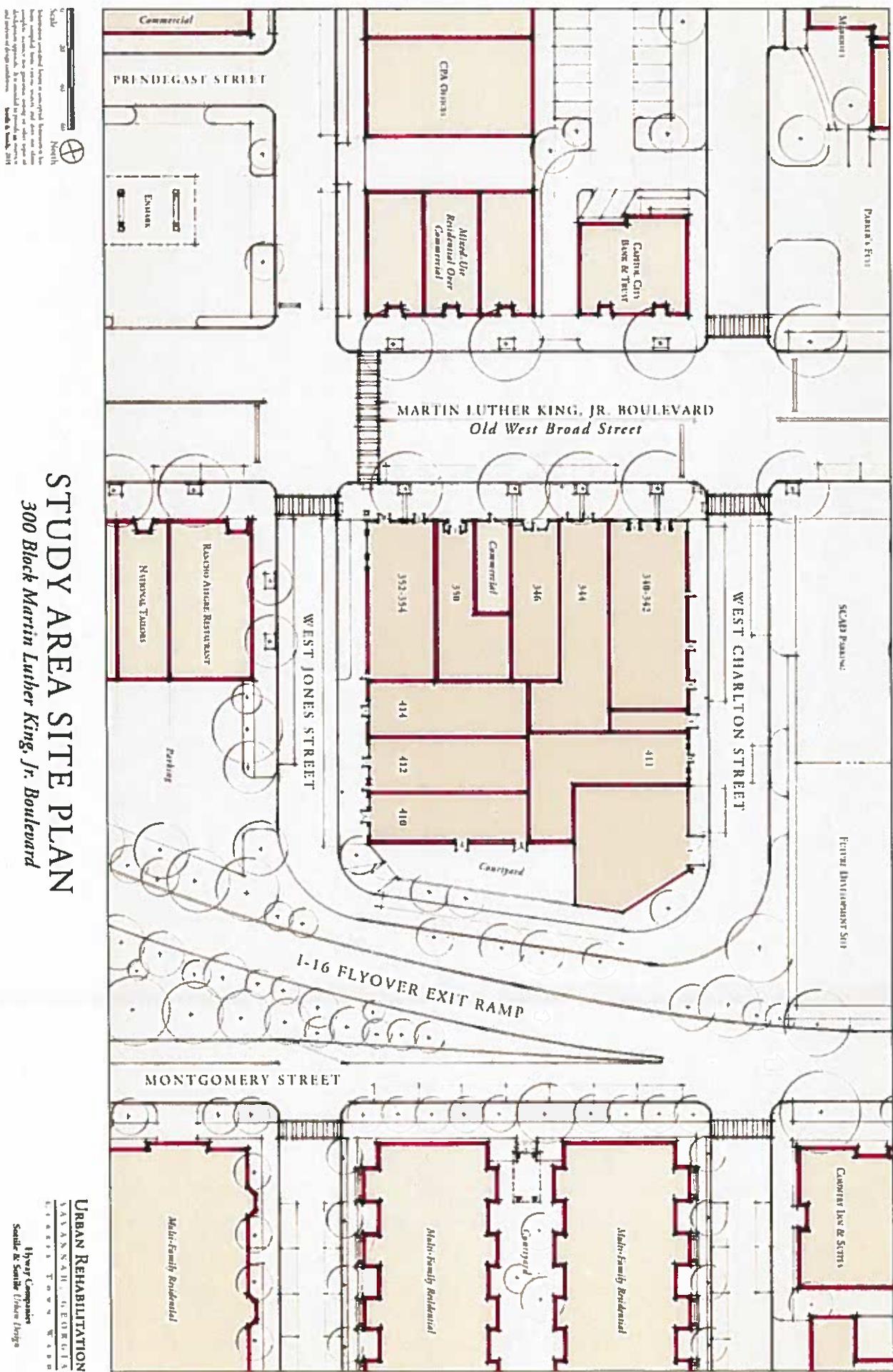
No destruction of historic materials is proposed within the renovation of these facades. New work (primarily consisting of reconstructed storefronts) will be differentiated from the old work, as modern building codes and manufacturing techniques require profiles, glass configurations and connections that will clearly read as new work.

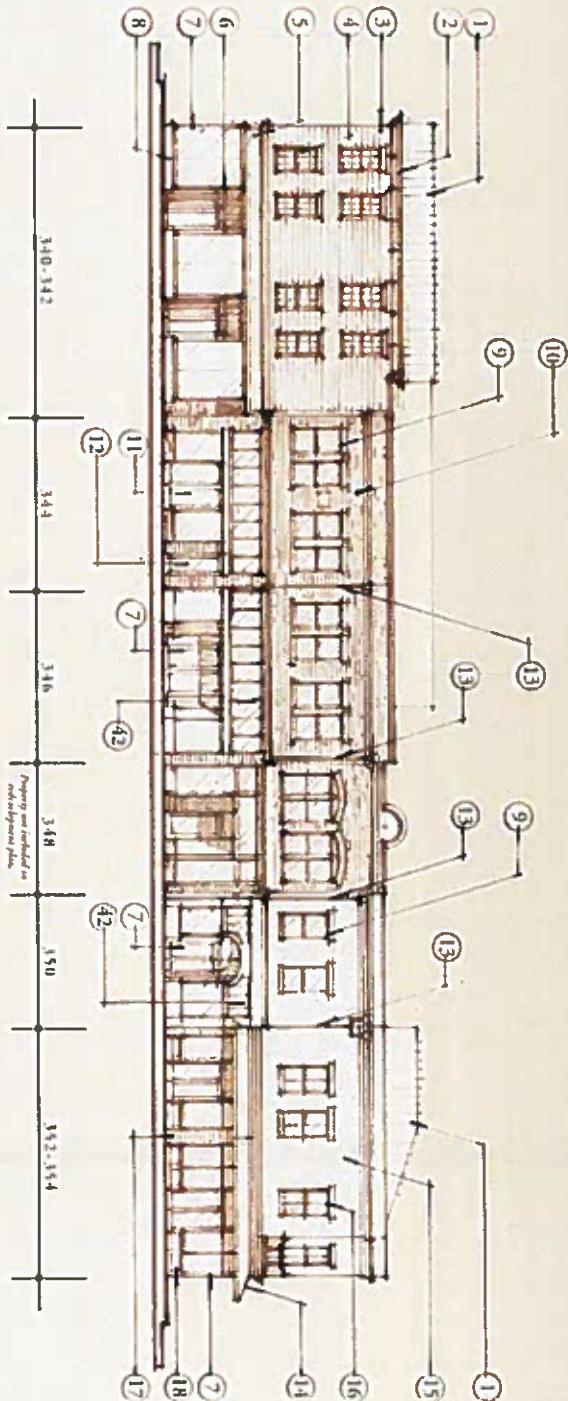
There are no additions proposed under this application. New work, to the extent it is included in these renovations is being undertaken to reverse previous inappropriate interventions such as the replacement of historic store fronts with concrete block or poorly assembled non-historic metal glazing fabrications.

DESIGN SUMMARY & REHABILITATION STANDARDS

STUDY AREA SITE PLAN

300 Block Martin Luther King, Jr. Boulevard



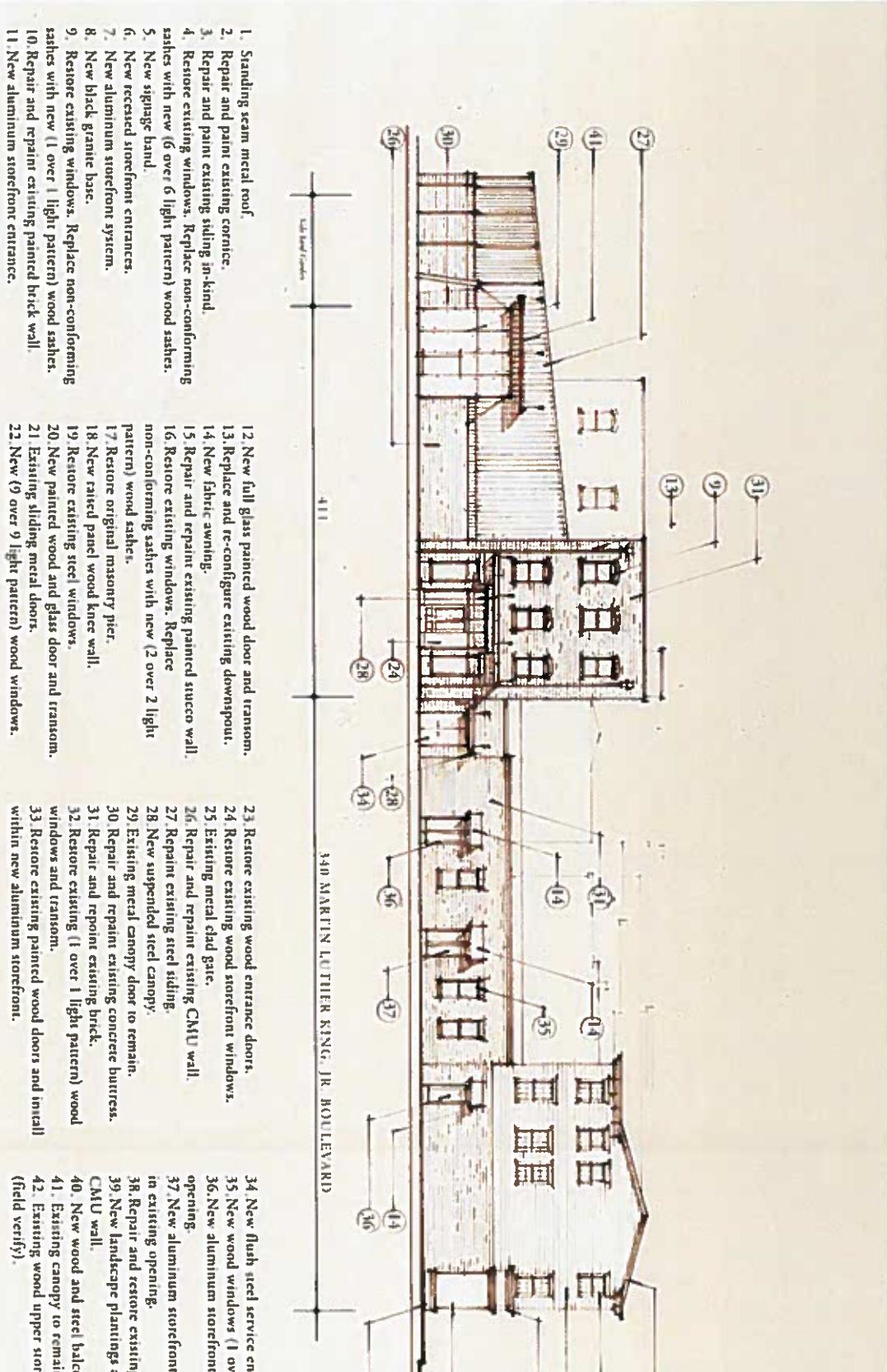


1. Standing seam metal roof.
2. Repair and paint existing cornice.
3. Repair and paint existing siding in-kind.
4. Restore existing windows. Replace non-conforming sashes with new (6 over 6 light pattern) wood sashes.
5. New signage band.
6. New recessed storefront entrances.
7. New aluminum storefront system.
8. New black granite base.
9. Restore existing windows. Replace non-conforming sashes with new (1 over 1 light pattern) wood sashes.
10. Repair and repaint existing painted brick wall.
11. New aluminum storefront entrance.
12. New full glass painted wood doors and transom.
13. Replace and re-configure existing downspout.
14. New fabric awning.
15. Repair and repaint existing painted stucco wall.
16. Restore existing windows. Replace non-conforming sashes with new (2 over 2 light pattern) wood sashes.
17. Restore original masonry pier.
18. New raised panel wood knee wall.
19. Restore existing steel windows.
20. New painted wood and glass door and transom.
21. Existing sliding metal doors.
22. New (9 over 9 light pattern) wood windows.
23. Restore existing wood entrance doors.
24. Restore existing wood storefront windows.
25. Existing metal clad gate.
26. Repair and repaint existing CMU wall.
27. Repair existing steel siding.
28. New suspended steel canopy.
29. Existing metal canopy door to remain.
30. Repair and repaint existing concrete bollards.
31. Repair and repaint existing brick.
32. Restore existing (1 over 1 light pattern) wood windows and transom.
33. Restore existing painted wood doors and install within new aluminum storefront.
34. New flush steel service entry doors.
35. New wood windows (1 over 1 light pattern).
36. New aluminum storefront entry door(s) in existing opening.
37. New aluminum storefront entry door and transom in existing opening.
38. Repair and restore existing wood cave.
39. New landscape plantings along base of existing CMU wall.
40. New wood and steel balcony to match original.
41. Existing canopy to remain.
42. Existing wood upper storefront to be restored (field verify).

Scale: 0 10 20
Architectural Drawing - AutoCAD Generated Drawing
All dimensions are in feet unless otherwise specified.
Architectural Symbols are intended for drawing reference
and should not be scaled.

MARTIN LUTHER KING, JR. BOULEVARD

West Elevation Rehabilitation Design



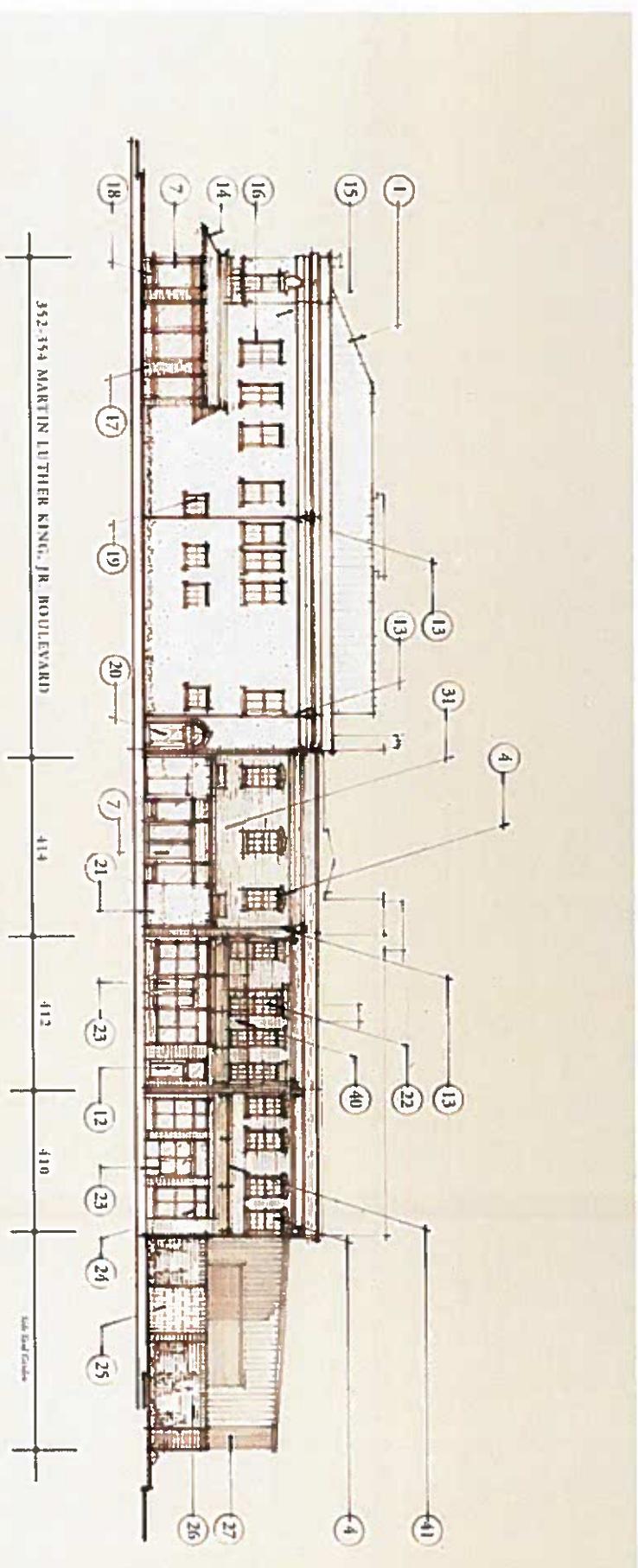
WEST CHARLTON STREET

North Elevation Rehabilitation Design

Indonesian and local terms in nomenclature have been compiled from various sources and data sets. All vernacular names are given with authority as either species or subspecies. In addition to scientific names, local names and/or English equivalents are included.

URBAN REHABILITATION

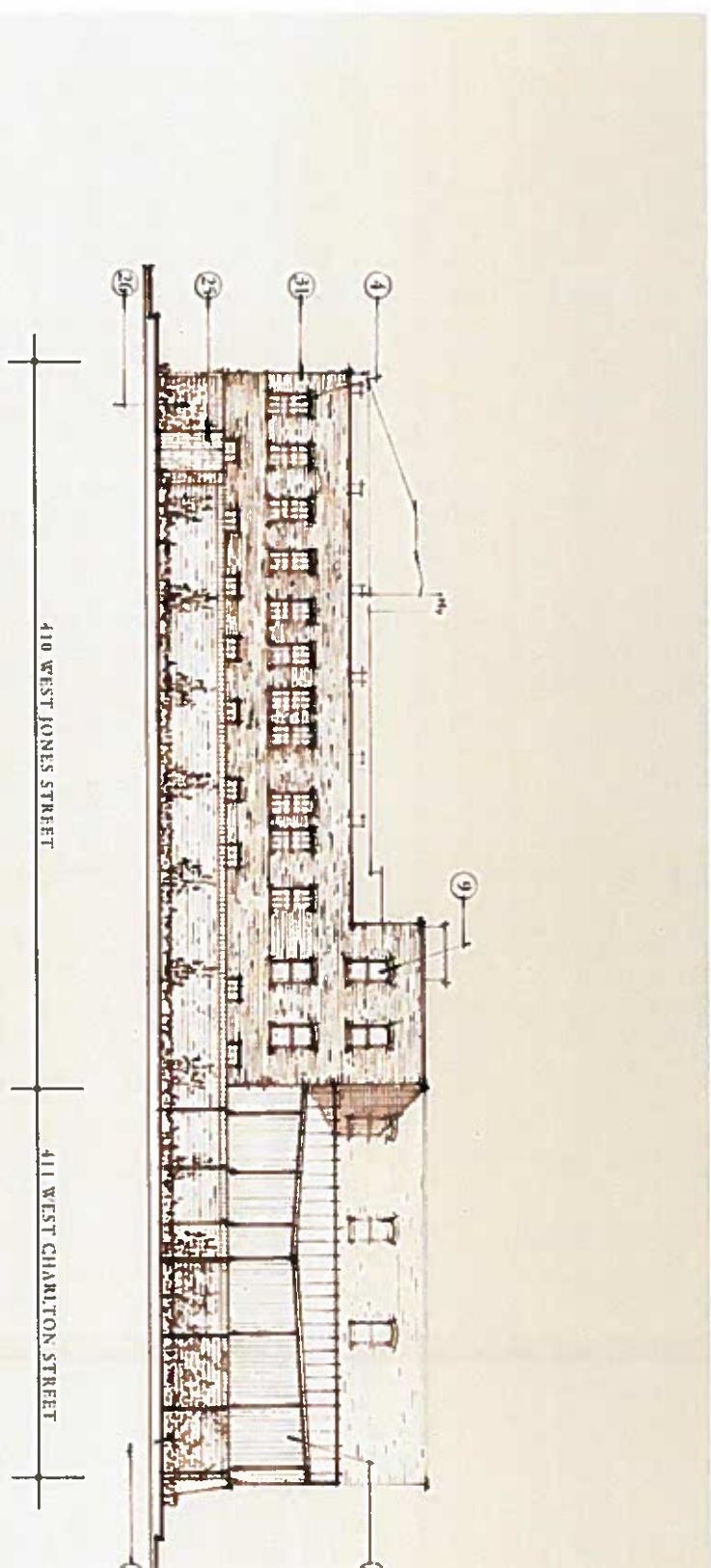
**Highway Commission
State & Statewide Library Program**



- WEST JONES STREET**
- South Elevation Rehabilitation Design*
1. Standing seam metal roof.
 2. Repair and paint existing cornice.
 3. Repair and paint existing siding in-kind.
 4. Remove existing windows. Replace non-conforming sashes with new (6 over 6 light pattern) wood sashes.
 5. New signage band.
 6. New recessed storefront entrances.
 7. New aluminum storefront system.
 8. New black granite base.
 9. Restore existing windows. Replace non-conforming sashes with new (1 over 1 light pattern) wood sashes.
 10. Repair and repaint existing painted brick wall.
 11. New aluminum storefront entrance.
 12. New full glass painted wood door and transom.
 13. Replace and reconfigure existing downspout.
 14. New fabric awning.
 15. Repair and repaint existing painted stucco wall.
 16. Restore existing windows. Replace non-conforming sashes with new (2 over 2 light pattern) wood lathes.
 17. Restore original masonry pier.
 18. New raised panel wood knee wall.
 19. Restore existing steel windows.
 20. New painted wood and glass door and transom.
 21. Existing sliding metal doors.
 22. New (9 over 9 light pattern) wood windows.
 23. Restore existing wood entrance doors.
 24. Restore existing wood storefront windows.
 25. Existing metal clad gate.
 26. Repair and repaint existing CMU wall.
 27. Repair existing steel siding.
 28. New suspended steel canopy.
 29. Existing metal canopy door to remain.
 30. Repair and repaint existing concrete bollards.
 31. Repair and repoint existing brick.
 32. Restore existing (1 over 1 light pattern) wood windows and transom.
 33. Restore existing painted wood doors and install within new aluminum storefront.
 34. New flush steel service entry doors.
 35. New wood windows (1 over 1 light pattern).
 36. New aluminum storefront entry door(s) in existing opening.
 37. New aluminum storefront entry door and transom in existing opening.
 38. Repair and restore existing wood eave.
 39. New landscape plantings along base of existing CMU wall.
 40. New wood and steel balcony to match original.
 41. Existing canopy to remain.
 42. Existing wood upper storefront to be restored (field verify).

Scale
1" = 10'-0"

Architectural drawings by [unclear]
Prepared for the City of Atlanta
Department of City Planning, Environment & Sustainability
and the Atlanta BeltLine, Inc.
by [unclear]

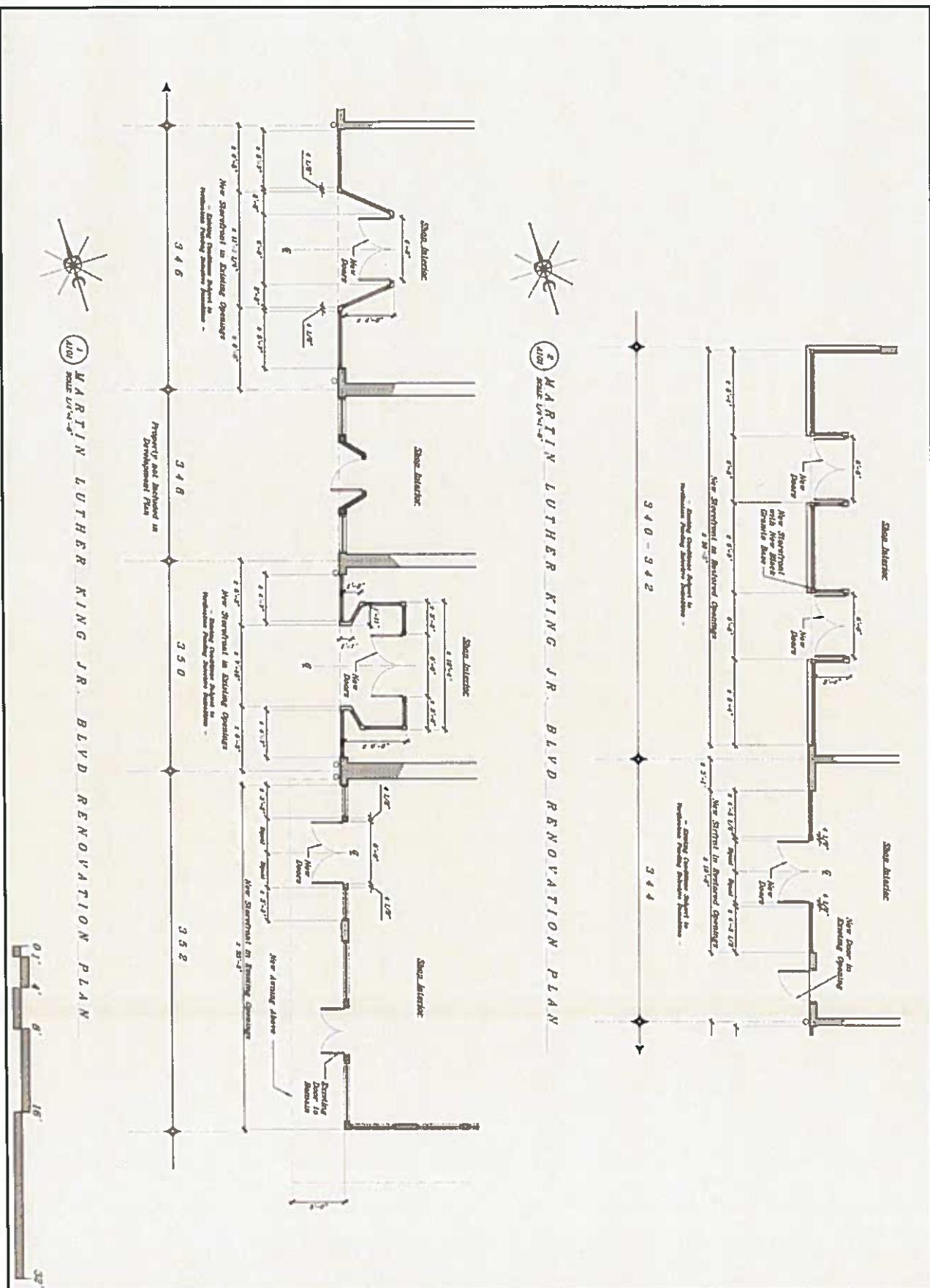


- WEST JONES STREET**
- East Elevation Rehabilitation Design**
1. Standing seam metal roof.
 2. Repair and paint existing cornice.
 3. Repair and paint existing siding in-kind.
 4. Restore existing windows. Replace non-conforming sashes with new (6 over 6 light pattern) wood sashes.
 5. New signage band.
 6. New recessed storefront entrances.
 7. New aluminum storefront system.
 8. New black granite base.
 9. Restore existing windows. Replace non-conforming sashes with new (1 over 1 light pattern) wood sashes.
 10. Repair and repaint existing painted brick wall.
 11. New aluminum storefront entrance.
 12. New full glass painted wood door and transom.
 13. Replace and re-configure existing downspout.
 14. New fabric awning.
 15. Repair and repaint existing painted stucco wall.
 16. Restore existing windows. Replace non-conforming sashes with new (2 over 2 light pattern) wood sashes.
 17. Restore original masonry pier.
 18. New raised panel wood knee wall.
 19. Restore existing steel windows.
 20. New painted wood and glass door and transom.
 21. Existing sliding metal doors.
 22. New (9 over 9 light pattern) wood windows.
 23. Restore existing wood entrance doors.
 24. Restore existing wood storefront windows.
 25. Existing metal clad gate.
 26. Repair and repaint existing CMU wall.
 27. Repair existing steel siding.
 28. New suspended steel canopy.
 29. Existing metal canopy door to remain.
 30. Repair and repaint existing concrete bressumer.
 31. Repair and repaint existing brick.
 32. Restore existing (1 over 1 light pattern) wood windows and transom.
 33. Restore existing painted wood doors and install within new aluminum storefront.
 34. New flush steel service entry doors.
 35. New wood windows (1 over 1 light pattern).
 36. New aluminum storefront entry door(s) in existing opening.
 37. New aluminum storefront entry door and transom in existing opening.
 38. Repair and restore existing wood cave.
 39. New landscape plantings along base of existing CMU wall.
 40. New wood and steel balcony to match original.
 41. Existing canopy to remain.
 42. Existing wood upper storefront to be removed (field verify).

URBAN REHABILITATION
Scale: 1" = 1'-0"

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MARTIN LUTHER KING JR. BLVD RENOVATION PLAN

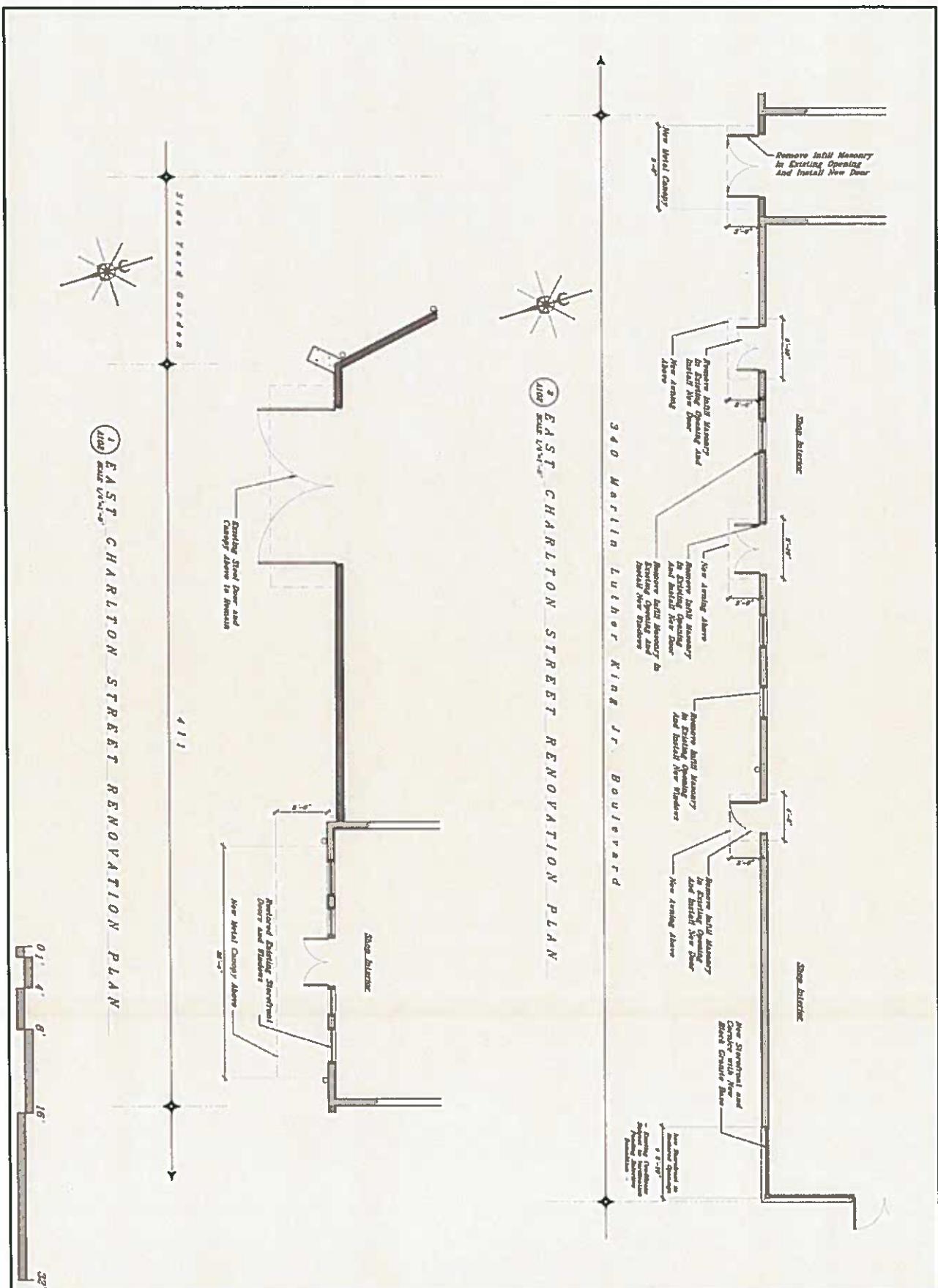


**300 Block
Martin Luther King Blvd.
SAVANNAH, GEORGIA**

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JANAKI MAMATI

A101



A102

**300 Block
Martin Luther King Blvd.
SAVANNAH, GEORGIA**

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ESTATE JONES STREET RENOVATION PLAN

300 Block
Martin Luther King Blvd.
SAVANNAH, GEORGIA

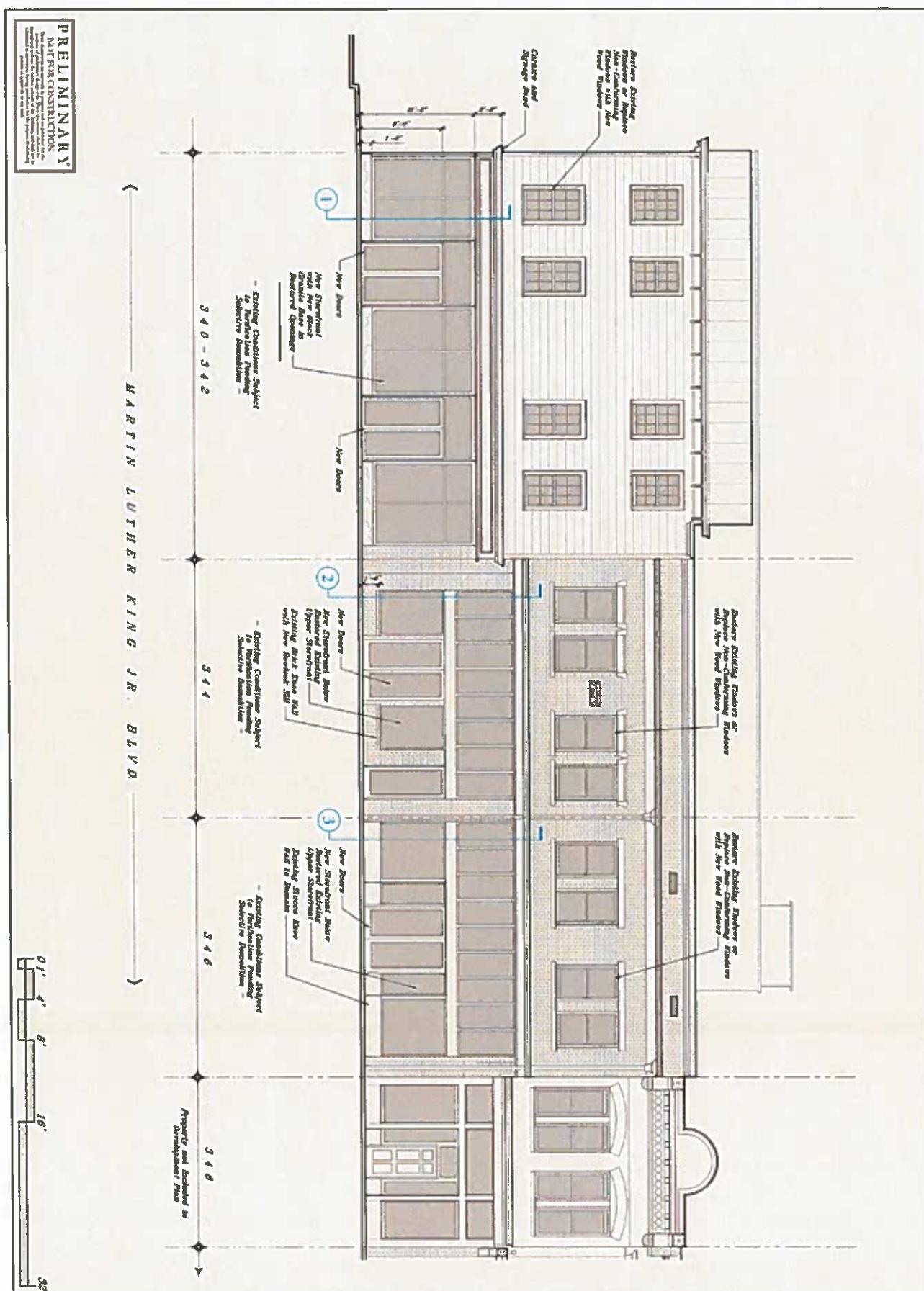
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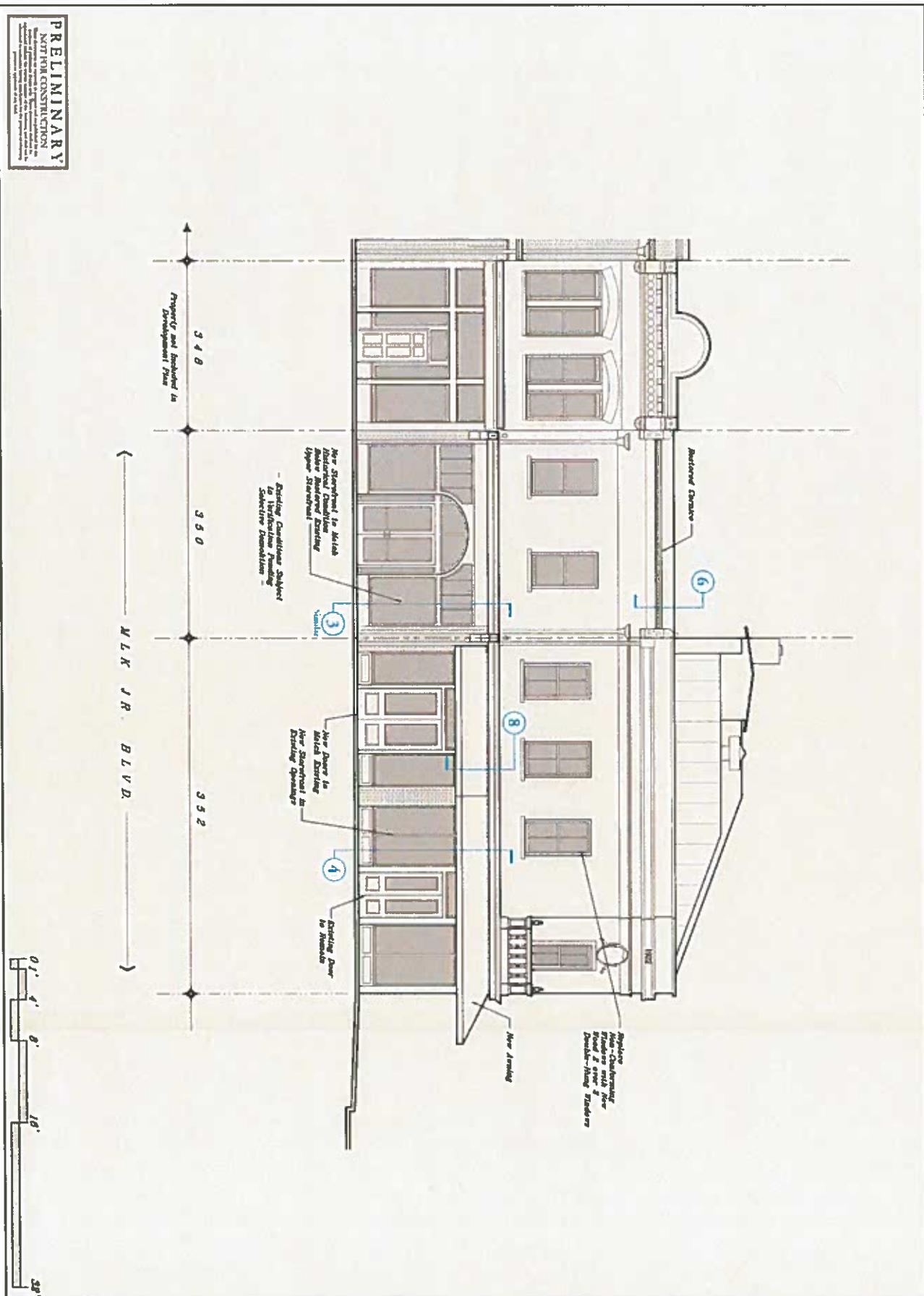
**300 Block
Martin Luther King Blvd.
SACRAMENTO, CALIFORNIA**

Sheet

A304

PRELIMINARY

PRELIMINARY
NITROCONSTRUCTION

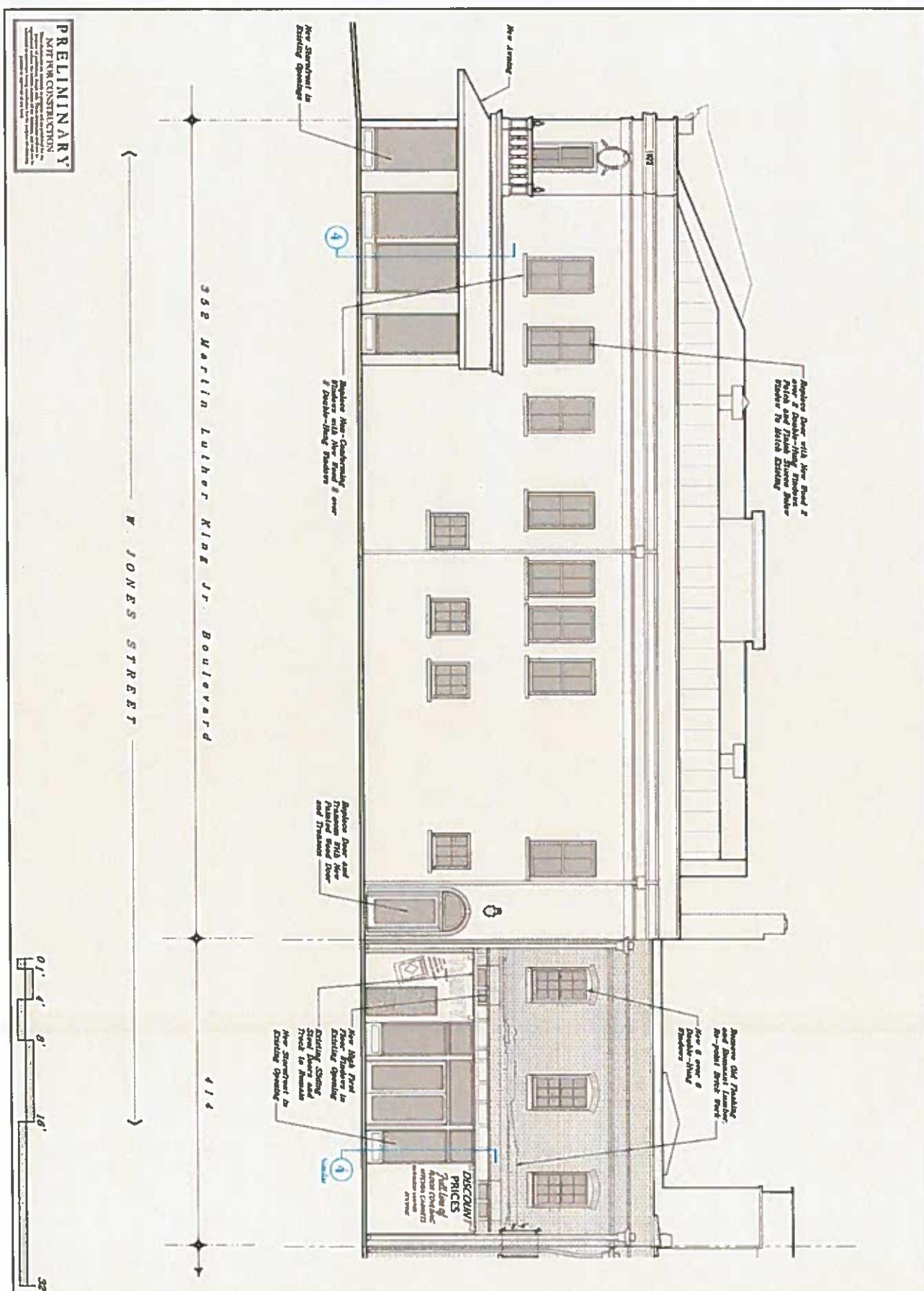


**300 Block
Martin Luther King Blvd.**

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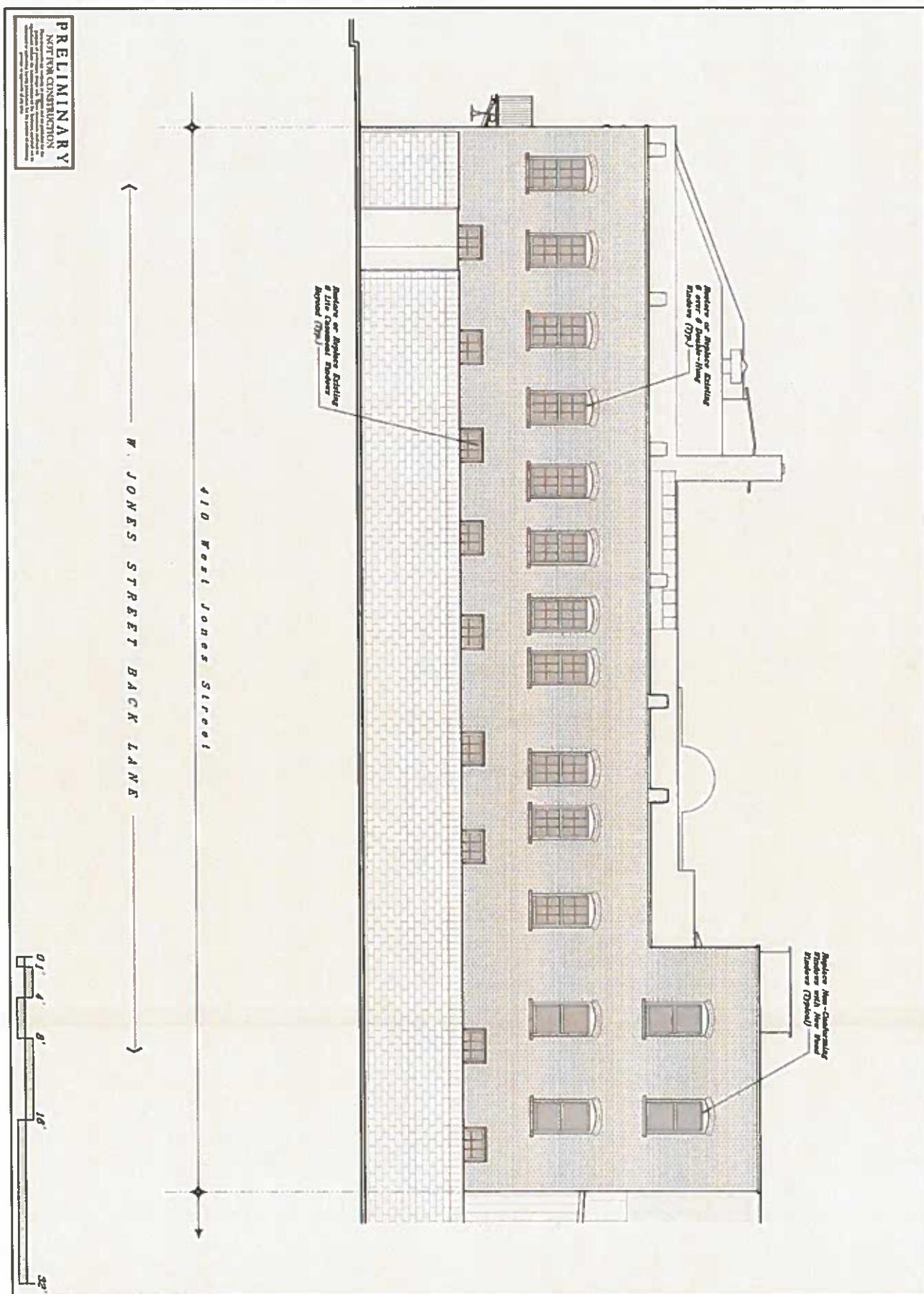
A306

300 Block
Martin Luther King Blvd.
SAVANNAH, GEORGIA

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A308

**300 Block
Martin Luther King Blvd.**
SAVANNAH, GEORGIA

Sheet

Drawn by [unclear]

Reviewed by [unclear]

Approved by [unclear]

Printed by [unclear]
100 copies

PRELIMINARY

**PRELIMINARY
NUTRITION CONSTRUCTION**

300 Block
Martin Luther King Blvd.

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A309

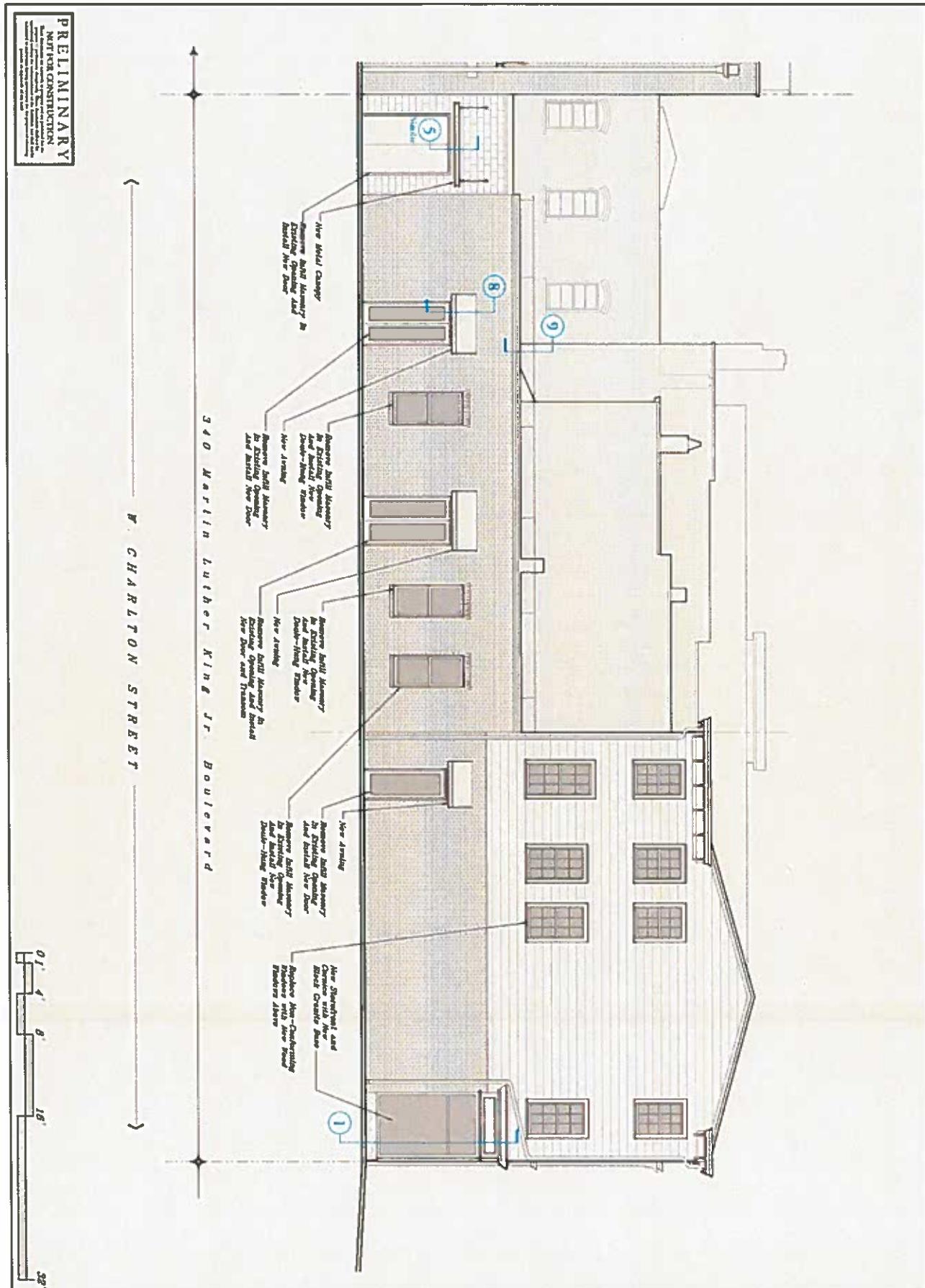
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Sectaria & Sclerula

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**300 Block
Martin Luther King Blvd.
ATLANTA, GEORGIA**

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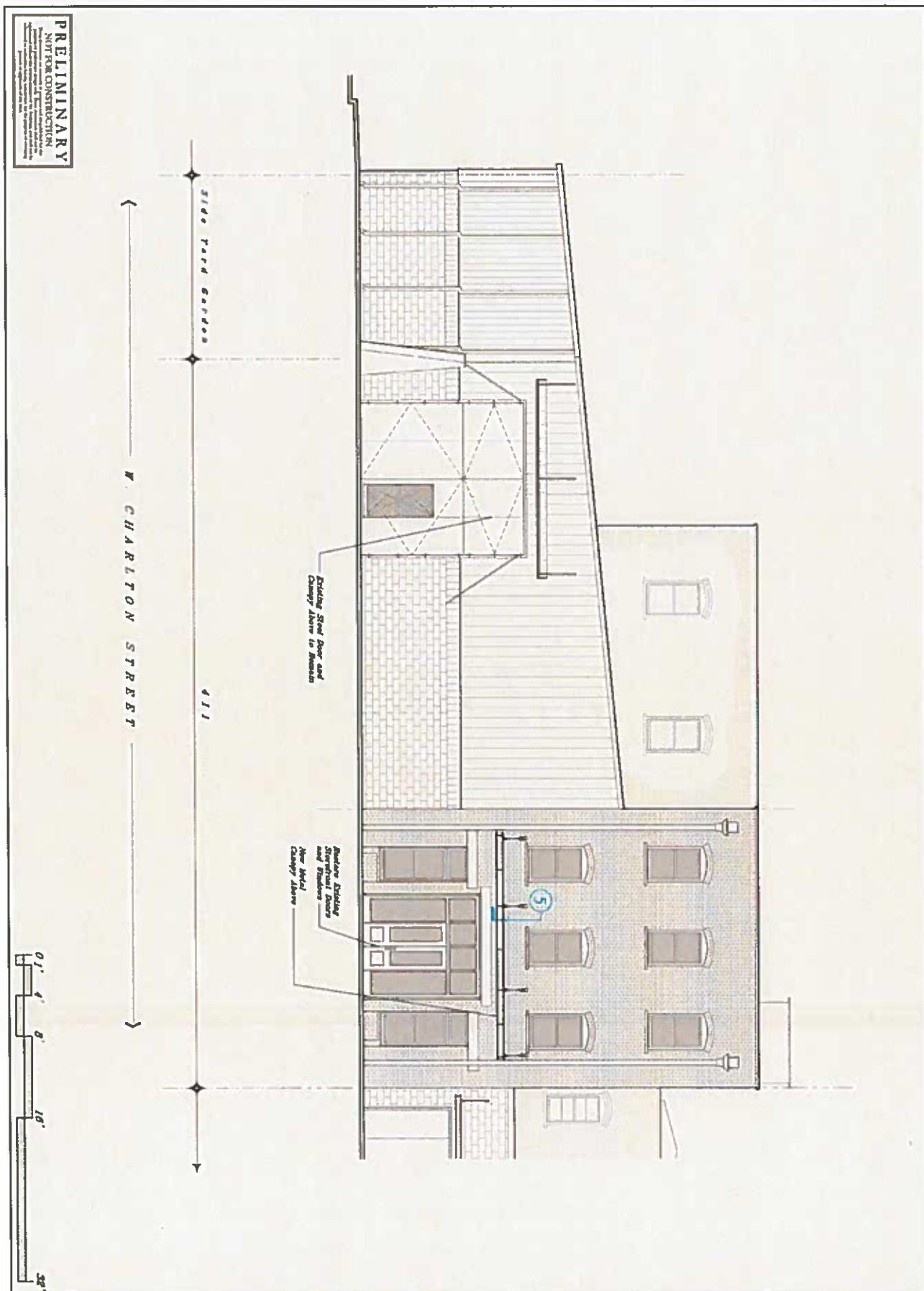
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the following day, he was still in the same condition as before, and was unable to move his limbs.

El Trío de la Muerte

Sparta & Scythia

卷之三



A311

Show

300 Block
Martin Luther King Blvd.
SAVANNAH, GEORGIA

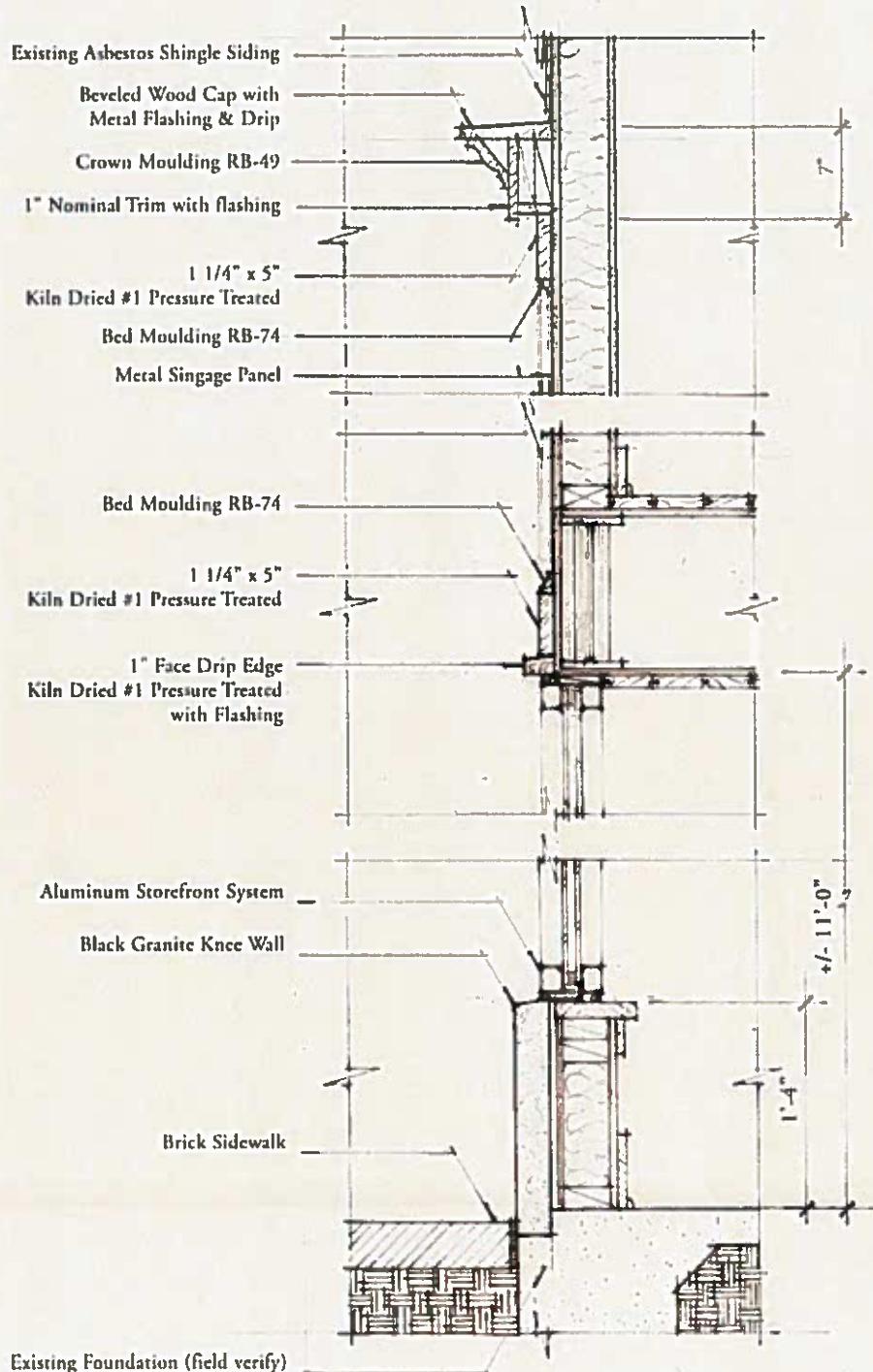
Side of Building

Existing Building
Structural Frame
and Foundation
New Metal
Canopy Above

Side of Building

Existing Building
Structural Frame
and Foundation
New Metal
Canopy Above

Existing Building
Structural Frame
and Foundation
New Metal
Canopy Above



1

Scale
1'-0"

Information contained herein is confidential. Information has been compiled from various sources and does not claim complete accuracy and guarantee accuracy or other aspects of developments as presented. It is intended to provide an overview and analysis of design conditions.

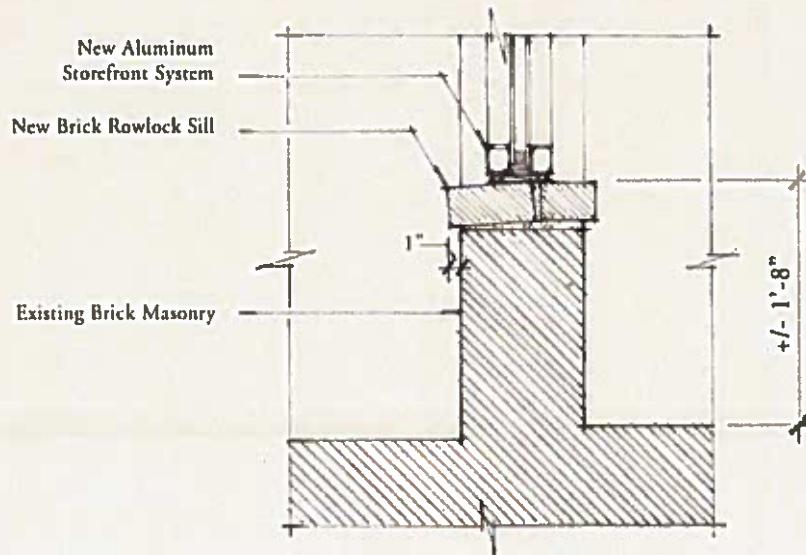
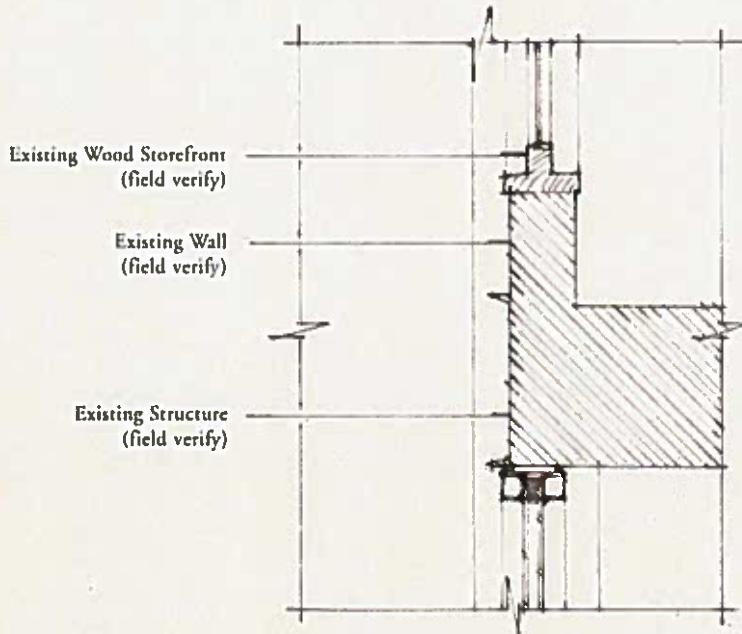
March 6, 2003

DESIGN DETAILS

Proposed Rehabilitation

URBAN REHABILITATION
SAVANNAH, GEORGIA
Central River Walk

Hyway Companies
Sotile & Sotile Design Group



Detail

2

0 1 in.
1/8 in.

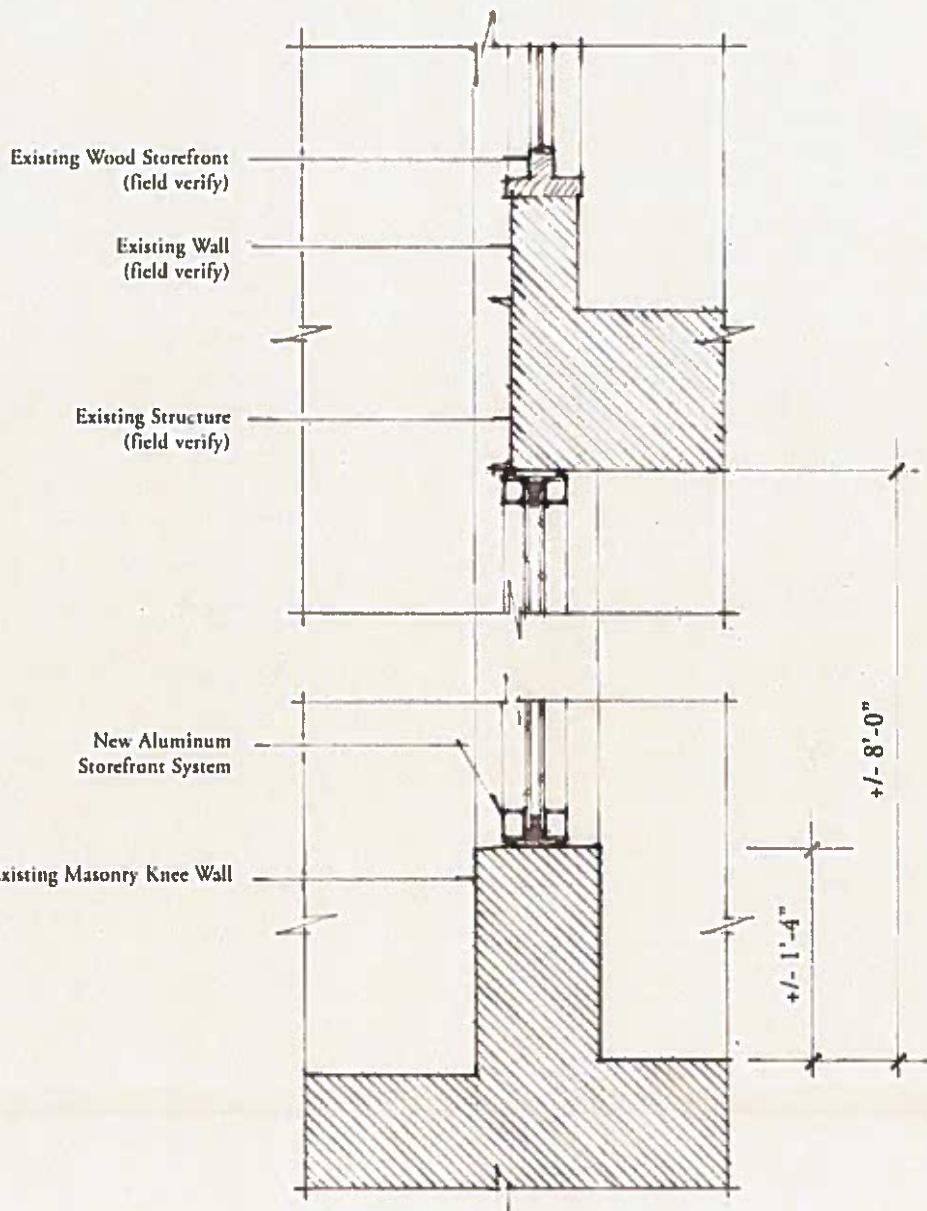
Information contained herein is confidential. Information has been compiled from various sources and does not constitute a complete or definitive source or other types of information. It does not constitute binding or other types of obligations upon the City. It is confidential or proprietary and subject to change without notice.

DESIGN DETAILS

Proposed Rehabilitation

URBAN REHABILITATION
SAVANNAH, GEORGIA
CITY OF SAVANNAH

Hyway Companies
Saville & Saville Urban Design



Detail

3

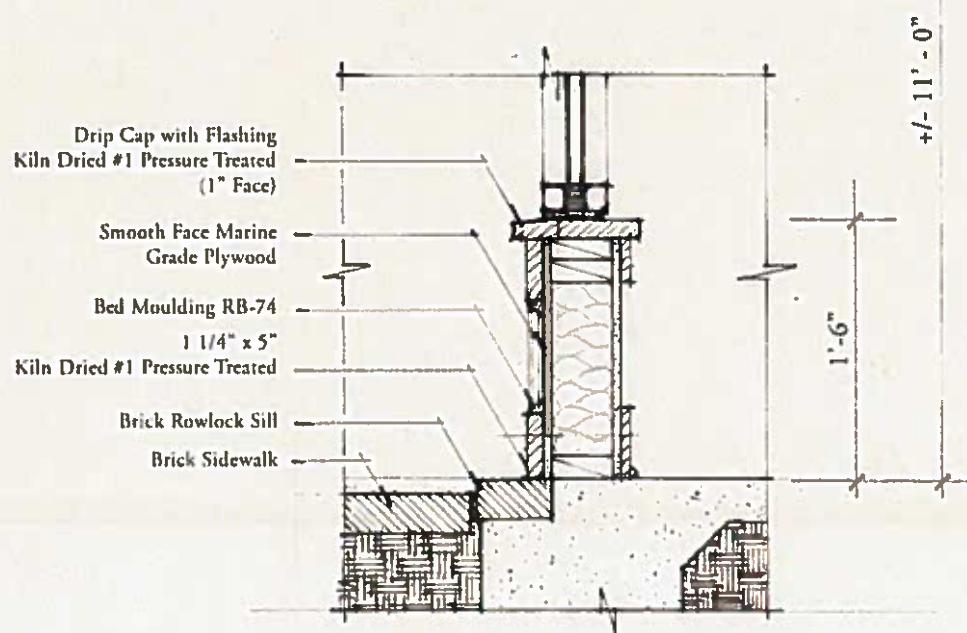
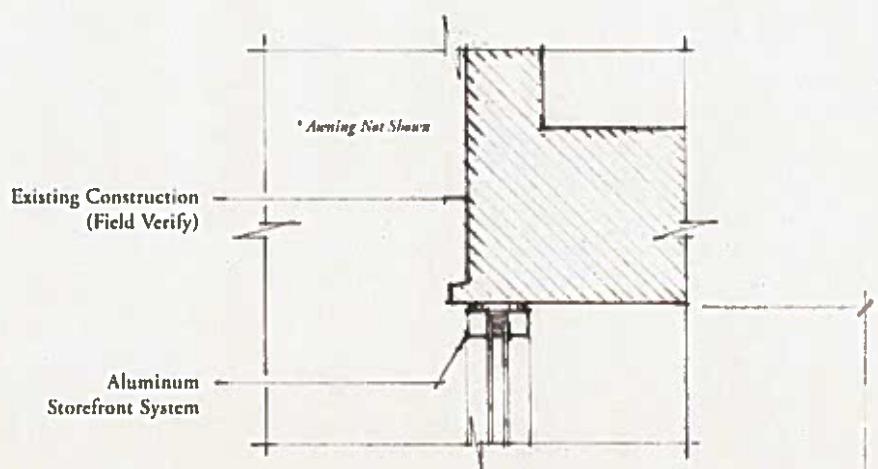
Scale
1:40
Information contained herein is confidential. Information has been compiled from various sources and does not claim complete accuracy nor guarantee accuracy or other aspects of developments or plans. It is intended to provide an overview and synthesis of design conditions.

DESIGN DETAILS

Proposed Rehabilitation

URBAN REHABILITATION
SAVANNAH, GEORGIA
TOWN WALL

Flyway Companies
Savile & Savile Urban Design



Detail

4

Scale: 1" = 1'-0"

Information contained herein is confidential. Submittals have been completed based upon certain theories and does not constitute complete answer and problems arising on other types of developments appear elsewhere. It is recommended to provide an engineer and/or design consultant.

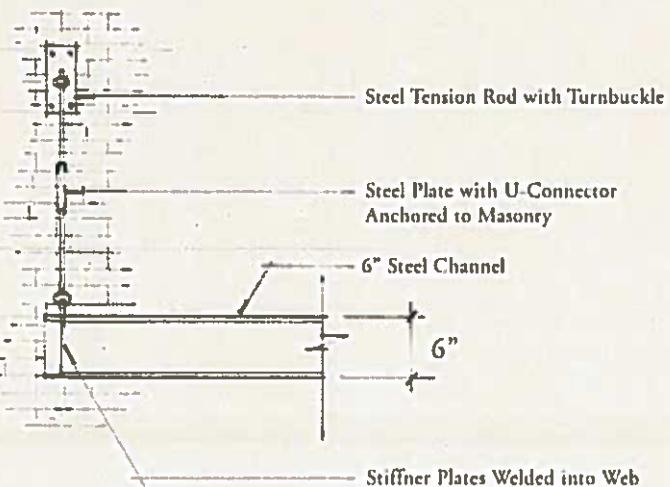
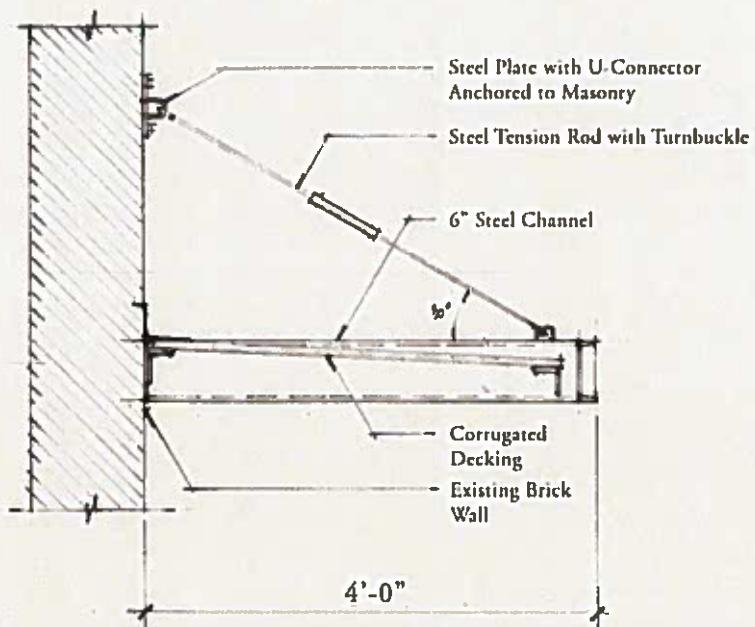
Smith & Steele 2001

DESIGN DETAILS

Proposed Rehabilitation

URBAN REHABILITATION
SAVANNAH, GEORGIA
Carter, Lyon, West

Highway Companies
Smith & Steele Urban Design



METAL CANOPY

Detail

5



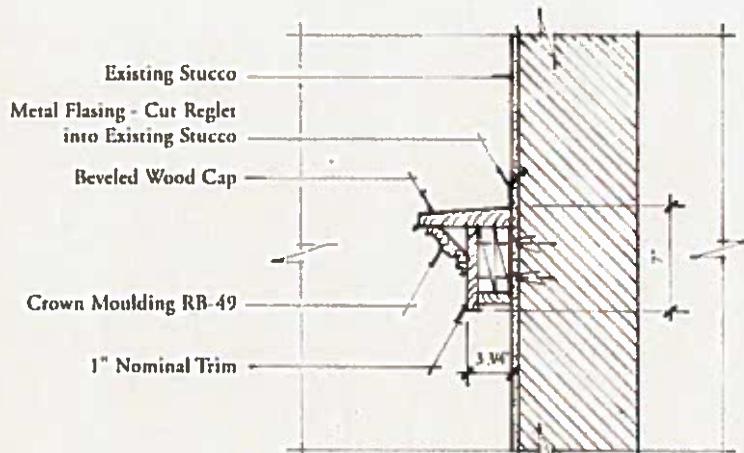
Information contained herein is confidential. Information has been supplied from various sources and does not claim complete accuracy nor guarantee except as other types of documentation appears. It is not valid to proceed on condition or analysis of design conditions. - March 6, 2014

DESIGN DETAILS

Proposed Rehabilitation

URBAN REHABILITATION
SAVANNAH, GEORGIA
CITY OF SAVANNAH

Hyway Companies
Saville & Saville Urban Design

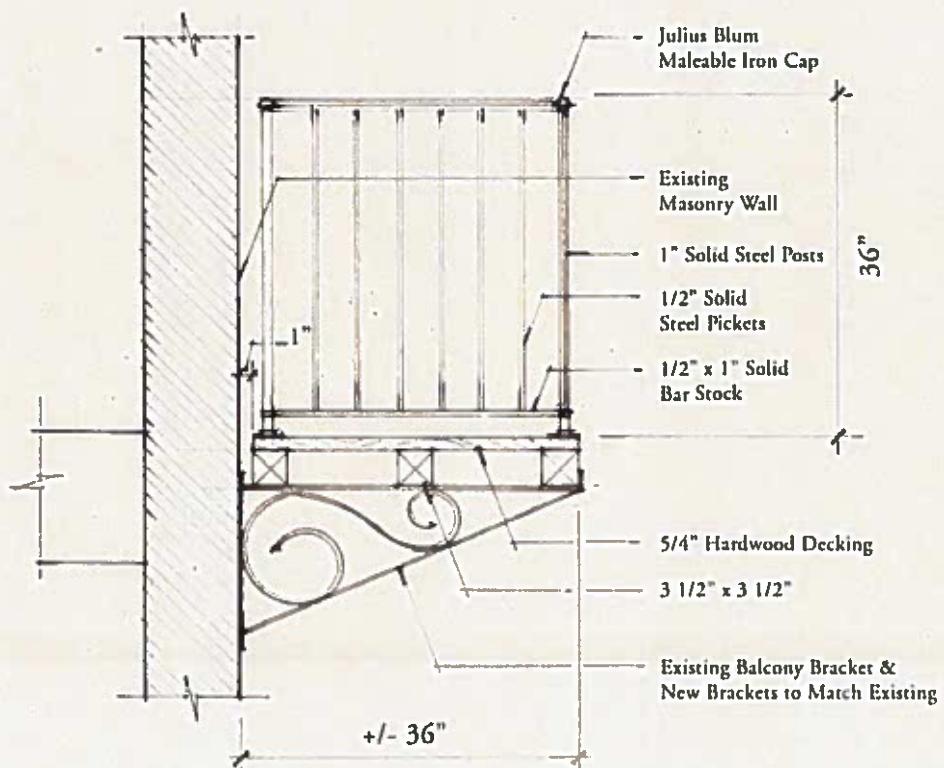


CORNICE DETAIL

SCALE: 1 1/2" = 1'-0"

Detail

6



BALCONY DETAIL

SCALE: 1" = 1'-0"

Detail

7

DESIGN DETAILS

Proposed Rehabilitation

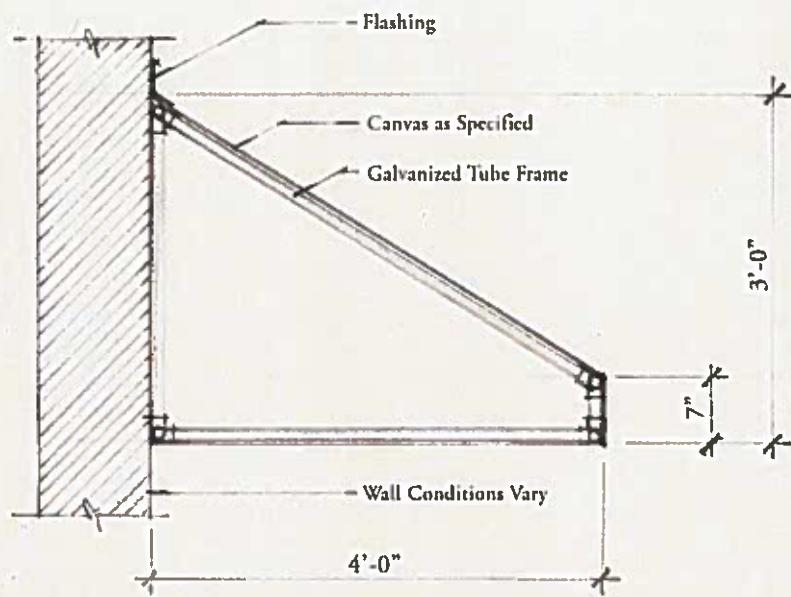
Details As Nested
Information contained herein is confidential. Information has
been supplied from various sources and does not constitute
recommendation or guarantee against design or other types of
development approach. It is intended to provide an efficient
and realistic design candidate.

URBAN REHABILITATION

SAVANNAH, GEORGIA

Urban Town Walk

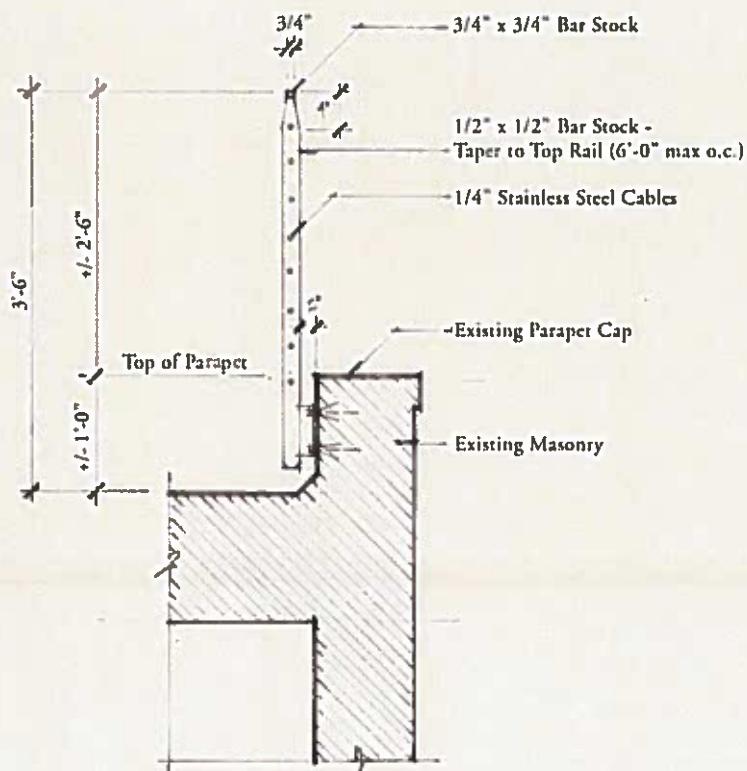
Hyway Companies
Sentile & Sentile Urban Design



TYPICAL AWNING SECTION

Detail

8



PARAPET GUARD DETAIL

Detail

9

DESIGN DETAILS

Proposed Rehabilitation

Information contained herein is confidential. Information has been compiled from various sources and does not claim complete accuracy nor guarantee naming or other rights of development or approach. It is to be used as general information and subject to design conditions.
Bentley & Bowles, 2003

URBAN REHABILITATION

SAVANNAH, GEORGIA

CITY OF SAVANNAH

Hyway Companies
Saville & Saville Urban Design