WE CAN'T DO IT ALONE

We all know the story – 65 years ago seven ladies cared enough about our town to do all they could to save the Isaiah Davenport House; and we are so lucky they did! What a reason for our community as we continue to save buildings, places and stories that define Savannah’s past, present, and future.

As Savannah grows and welcomes more and more visitors each year – our mission becomes more significant than ever. But we can’t do it alone – that’s why we invite you to join us in this movement to save Savannah’s past and continue Savannah’s story.

In 2020 we hope to launch work on the urban slavery exhibit at the Davenport House and open our newly renovated Davenport House museum shop inside the Kennedy Pharmacy on Broughton Street; and we continue to finalize our plans for our Preservation Center. These are exciting times for Historic Savannah Foundation and the Davenport House as we capture the present, collaborate in the present, and look to the future.

As we reflect on this past year and look forward to the next, we are thankful for our community partners. While HSF advocates for better tourism management, historical accuracy and authenticity, and community livability – these measures inevitably define Savannah’s future; and HSF is at the forefront of these issues.

Our preservation work is the cornerstone of shaping the future of Savannah. The best way to protect Savannah’s heritage is through advocacy, education, and community involvement.

Join us…become an “active” member; attend our programs and events; share your thoughts with us. Work with us as we come together and strive to influence and ensure that we capture Savannah’s past while defending the future health and beauty of our city.

Sue Adler
Interim CEO & President

Josh Brooks
HSF Board Chair

Jamie Credle
Director
Davenport House Museum

Jeff Freeman
Assistant Director
Davenport House Museum

Sheena Fulkerson
Tour Coordinator
Davenport House Museum

STAFF

Sue Adler
Interim CEO & President

Ryan Alley
Historic Properties Coordinator

Sue Adler
Interim CEO & President

Ryan Alley
Historic Properties Coordinator

Jamie Credle
Director
Davenport House Museum

Jeff Freeman
Assistant Director
Davenport House Museum

Sheena Fulkerson
Tour Coordinator
Davenport House Museum

BOARD OF TRUSTEES

Mr. Brian Felder
Chair

Mr. Andy Dyer

Mr. Gregori Anderson

Mr. Elizabeth Dubose

Mr. Gary Badke

Mrs. Luci Thompson

Mr. Cody Thorpe

Mr. Brad Whitfield

Mr. John Leonti

Ms. Meta Adler

Ms. Kim Lyle

Chassidy Malloy
Membership Coordinator

Raleigh Morrell
Maintenance Collection, Daniel Thrail Mall

Nadine Moore
Chief Administration Officer

Karen Morgenroth
Controller

Kimberly Neirnbolt
Office Administration

Mr. Gregori Anderson

Mr. Elizabeth Dubose

Mr. Gary Badke

Mrs. Luci Thompson

Mr. Cody Thorpe

Mr. Brad Whitfield

Mr. John Leonti

Ms. Meta Adler

Ms. Kim Lyle
HSF operates on a fiscal year beginning October 1 and ending September 30. An annual audit is prepared by CPA firm Holland, Bromley, Barnhill & Brett, LLP. As illustrated above, HSF uses 79 cents of every dollar raised to directly support the programs that achieve our mission. HSF is proud of the fact that we have garnered Gold Star status with GuideStar Exchange for the sixth year in a row. As an independent organization, GuideStar encourages best policies and practices and engaged Board of Trustees, as well as a professional staff. Historic Savannah Foundation adheres to the highest standards of financial accounting.

### FY2019 Source of Funds

<table>
<thead>
<tr>
<th>Source of Funds</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Revolving Fund</td>
<td>6%</td>
</tr>
<tr>
<td>Endowment</td>
<td>7%</td>
</tr>
<tr>
<td>Fundraising</td>
<td>37%</td>
</tr>
<tr>
<td>Membership</td>
<td>5%</td>
</tr>
<tr>
<td>Programs</td>
<td>45%</td>
</tr>
</tbody>
</table>

### FY2019 Use of Funds

<table>
<thead>
<tr>
<th>Use of Funds</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Revolving Fund</td>
<td>11%</td>
</tr>
<tr>
<td>Endowment</td>
<td>9%</td>
</tr>
<tr>
<td>Fundraising</td>
<td>79%</td>
</tr>
<tr>
<td>Membership</td>
<td>1%</td>
</tr>
<tr>
<td>Programs</td>
<td></td>
</tr>
</tbody>
</table>
On June 8, 2019 we gathered in the Kennedy Pharmacy to thank those who share our vision for an Urban Slavery Interpretive Center in the Davenport House and the creation of a new Preservation Center. A project that will better connect visitors to the mission and scope of historic preservation in Savannah.

We especially thanked Murray Perlman and Wayne Spear for their deep generosity and commitment to preserving Savannah’s precious history.

The buildings we save are the heart and soul of our mission; and the stories we share help shape the future while preserving the past.

The Urban Slavery Interpretive Center in the Davenport House will link the lives of the Davenport family and the enslaved people who coexisted with them in the house to the preservation efforts in Savannah that have impacted individuals, the community and our understanding of the past. This story will be told in the house that was saved in 1955 by a band of concerned citizens, who to this day inspire us and remind us how important it is to honor the past while looking to the future.

Our hope is that the Preservation Center (in addition to the Davenport House exhibit) will enrich the story of preservation in Savannah by furthering the narrative and linking the past to the present to the future. We have many stories to share and invite you to join us as we continue our journey to preserve the beauty and splendor of Savannah.

The buildings we save are the heart and soul of our mission, and the stories we share help shape the future while preserving the past.

The Urban Slavery Interpretive Center in the Davenport House will link the lives of the Davenport family and the enslaved people who coexisted with them in the house to the preservation efforts in Savannah that have impacted individuals, the community and our understanding of the past. This story will be told in the house that was saved in 1955 by a band of concerned citizens, who to this day inspire us and remind us how important it is to honor the past while looking to the future.

Our hope is that the Preservation Center (in addition to the Davenport House exhibit) will enrich the story of preservation in Savannah by furthering the narrative and linking the past to the present to the future. We have many stories to share and invite you to join us as we continue our journey to preserve the beauty and splendor of Savannah.

In 1820, the basement of the Davenport House looked much like this artist’s rendering. This is where the original kitchen was located, along with other workrooms and living quarters for some of the enslaved individuals. As part of the Urban Slavery Interpretive Center, the first floor of the Davenport House will be restored to reflect that early period.
This past year has been a time of “continuity and “evolution” for the Davenport House (DH). Our Davenport House Director, Jamie Credle, has contributed to the museum’s success by guiding it towards greater prominence in the community.

Infused with new people to compliment the corps of enthusiastic guides, the house is continually being primarily through daily tours given by trained and others. Between October 2018 and 2019 over 40,000 people toured the museum, 350 days a year. Ours is a finely tuned and efficient operation, and it gives meaning and new life to the history of this place.

In seeking excellence in storytelling, site personnel are continually working to find new ways to make the Davenport House a place where guests can see history as a living, breathing entity. The DH Museum is evolving along with twenty-one high school-age Junior Interpreters. Shop workers orient visitors and integrate them into the tour schedule of thirteen daily time slots, and “evolution” for the program along with twenty-one high school-age Junior Interpreters. Scholars Kelly Doyle provided lessons in the interpretation of woman’s history and enslavement. Pat Gunn, of Underground Tours of Savannah, has been generous with her time helping the Museum become more sensitive to Gullah Geechee culture and integrating it into the Museum’s story. A community commitment is vital to the Museum’s success, and this commitment is demonstrated in the time and energy given by the community’s willingness to contribute. Many community members gave their time and talents to the Museum’s work.

In 2019, celebrated Living History performer, Cheyney McKnight came to Savannah to present her Not Your Momma’s History; an event made possible by a partnership between the Davenport House and Savannah State University. Beckett Olgren, a Davenport House descendant, donated items to the Museum.

Our outstanding staff operates the Museum with “comfort” in producing “friend & fund raisers”. Pat Gunn, of Underground Tours of Savannah, has been generous with her time helping the Museum become more sensitive to Gullah Geechee culture and integrating it into the Museum’s story. A community commitment is vital to the Museum’s success, and this commitment is demonstrated in the time and energy given by the community’s willingness to contribute. Many community members gave their time and talents to the Museum’s work.

In addition, the Museum worked with the legendary Foursome the Legends to present its Bathtub Gin event in September; and The Mad Hatter’s Tipsy Tea in May. To highlight the history of Savannah’s African American heritage, the DH joined with Savannah State University and the Africana Studies Program at Savannah State University to present an event in honor of the Second African Baptist Church and the African American History of Savannah.

Many events and fundraisers held in partnership with other businesses and organizations in 2019. Proceeds benefitted the Davenport House.

There was serendipity this year as well. The DH partnered with the Savannah Voice Festival (SVF) in presenting a new instrumental contributor to the Davenport House.

Savannah State University provided the venues for this year’s lecture speakers, and “razzle-dazzle” to our door. With such creativity, no room was left unturned.

The DH’s partnership with the Savannah Voice Festival (SVF) proved rich with dynamic results and “razzle-dazzle” to our door. With such creativity, no room was left unturned.

In talking about systemic racism, the program sought to reach scholars, performers and others interested in the history and examples. The DH Museum is continuing its programming efforts to engage our diverse community. Scholars Kelly Welford, Jennifer McCarthy, and Mark OTM added to the body of scholarship.

The DH Museum has been generous with her time helping the Museum become more sensitive to Gullah Geechee culture and integrating it into the Museum’s story. A community commitment is vital to the Museum’s success, and this commitment is demonstrated in the time and energy given by the community’s willingness to contribute. Many community members gave their time and talents to the Museum’s work.

The DH Museum has been generous with her time helping the Museum become more sensitive to Gullah Geechee culture and integrating it into the Museum’s story. A community commitment is vital to the Museum’s success, and this commitment is demonstrated in the time and energy given by the community’s willingness to contribute. Many community members gave their time and talents to the Museum’s work.

The DH Museum has been generous with her time helping the Museum become more sensitive to Gullah Geechee culture and integrating it into the Museum’s story. A community commitment is vital to the Museum’s success, and this commitment is demonstrated in the time and energy given by the community’s willingness to contribute. Many community members gave their time and talents to the Museum’s work.

The DH Museum has been generous with her time helping the Museum become more sensitive to Gullah Geechee culture and integrating it into the Museum’s story. A community commitment is vital to the Museum’s success, and this commitment is demonstrated in the time and energy given by the community’s willingness to contribute. Many community members gave their time and talents to the Museum’s work.

The DH Museum has been generous with her time helping the Museum become more sensitive to Gullah Geechee culture and integrating it into the Museum’s story. A community commitment is vital to the Museum’s success, and this commitment is demonstrated in the time and energy given by the community’s willingness to contribute. Many community members gave their time and talents to the Museum’s work.
This understated Queen Anne house was built in 1897 by Louis S. Harford, who worked as clerk for Meinhard & Appel & Schaul, Clothing & Furnishing on Broughton Street. Vacant for well over 15 years, HSF’s Revolving Fund purchased the property in the summer of 2019. The previous owner had begun a remodel of the house a decade prior, intending to convert it into a duplex, but that work stalled after the contractor was fired and never resumed. As part of that unfinished remodel, the main staircase had been disassembled and completely enclosed with new walls. One of the first things HSF did upon acquiring the property was to open back up those enclosed walls. Fortunately, all the elements of the original staircase, including the newel post and balusters, were still in the house and will be restored. In September, HSF found a preservation-minded buyer to undertake a complete rehab of the property. Through their ownership, HSF’s Revolving Fund seized upon the opportunity to save this endangered property. A rare example of the variety of housing stock that was historically available in these older neighborhoods, the house will once again be an owner-occupied, single-family home. The interior walls will include original plaster and wood walls, and the restoration of the original wood siding underneath.

This small, shotgun-esque cottage on Martin Luther King Jr. Blvd., built c. 1888, is a little jewel box of a property. There are not many buildings of this character left in the surrounding neighborhood, and HSF’s Revolving Fund seized upon the opportunity to save this endangered property. A rare example of the variety of housing stock that was historically available in these older neighborhoods, the house will once again be an owner-occupied, single-family home. The interior walls will include original plaster and wood walls, and the restoration of the original wood siding underneath. Vacant for over 20 years, and suffering from significant water damage due to large holes in the metal roof, the interior had suffered significant damage. Notwithstanding its condition, HSF felt it was an important property to save, especially as the organization invested money in rehabbing the property directly across the street along Meldrim Row (See related article on page—). HSF held its typical volunteer workday, removing vines from the entire south façade, as well as painting over graffiti tags. In September 2019 HSF found a preservation-minded buyer for the property. The small house will be the future office for local business - Vintage Home Restoration.
What had been a jubilant victory, turned into a tragedy literally overnight. Only two months after HSF acquired the c. 1903 Webb House, and only a few weeks after our last annual report declared it “saved,” a fire broke out and nearly consumed the building, destroying the rear wing, taking off the entire roof, and badly damaging other interior rooms. HSF was heartbroken. For nearly a year the organization had worked to acquire it—completing the probate and settling an outstanding loan. All appeared to go well, but in 2019 the fate of the house was uncertain. Initial assessments declared it was a complete loss. Facing almost immediate pressure from the city to demolish it, HSF opted for the more sustainable alternative of deconstruction. Rather than bulldozing the entire structure in a matter of days, HSF hired local nonprofit Re:Purpose Savannah to慢慢地 dismantle the house piece by piece. Disassembly was to be done in a way that would allow the salvaged elements a second life, in a process termed “deconstruction.” Initial plans were to use those salvaged pieces to reconstruct the house, but as Re:Purpose Savannah’s work progressed, it proved to be impossible due to current state fire codes.

Engineer Cody Tharpe conducted the assessment that would eventually verify the building was still "... a clear picture began to emerge with each burned layer they removed: the structure of the house was far better condition than previously thought.”

Now, the only feasible way forward would be to rehabilitate the existing damaged structure.
structurally sound enough to be saved. With that determination, HSF immediately began searching for a preservation-minded buyer with enough vision to take on such a challenging project. In September, HSF found just such a buyer in Michael Condon of Vintage Home Restoration. Michael, and his family-run business, will commence a full rehabilitation of the Webb House by the year’s end; overseen closely by HSF to ensure every detail is restored to its original state.

Hopefully, this case will set a new, higher bar for what can be saved in Savannah. HSF hopes the Webb House serves as a reminder to the city and future property owners not to rush to judgement when a fire or natural disaster damages a house. Had HSF not chosen the slower method of deconstruction, we would never have been afforded the extra time to realize that this important building could be saved after all.

Over this past year HSF and the City of Savannah have partnered on the rehabilitation of the Meldrim Row Caretaker’s Cottage. This prominent property was shadowed as an entire block of single-story worker cottages built for African Americans shortly after the end of the Reconstruction Era, by then-mayor Peter Meldrim. In 2014, the city selected the site for its new Mid-City Police Precinct, necessitating the demolition of two blocks of housing, including the cottage, in a narrow gap of unprotected buildings between the historic Savannah District. HSF strenuously objected to the demolition, but ultimately was only successful in saving the Caretaker’s Cottage with a $50,000 pledge towards its rehabilitation.

As work got underway earlier this year HSF hired a team of five of five dedicated hands to develop a complete set of construction drawings and materials lists. With the new windows and doors, HSF even purchased four old-fashioned fireplace mantels for the house, since the original had been removed and covered up many years ago. At any given time over the past year, the project’s completion will be pulled into a sustainable brand for the historic Savannah District. In return, for the financial assistance provided, the city awarded a conservation easement to the property, granting HSF design oversight of the exterior facade. HSF kept a vigilant eye on the property during the recent rehab to ensure the highest preservation standards were met.

Once complete, the building will be used by the city and the Savannah Police Department as housing for new recruits. Four new police officers will be given lodging at a discounted rate in return for certain duties at the precinct right across the street, which opened in June 2019.
“You win some…you lose some:”

When the Savannah College of Art & Design announced their newest, and largest dormitory complex to be built along West Victory Drive, those plans included the complete demolition of an entire city block. While the majority of the buildings within the project site were unremarkable contemporary buildings, there were three historic properties that stood out as well-worth preserving. Unfortunately, those structures were just one block south of the nearest local historic district boundary…and thus, no protection was afforded them by the city. HSF appealed to SCAD for enough time to relocate the buildings — the only feasible alternative left. With construction timelines looming, HSF was given 30 days. The largest of the three buildings was a 4,000 square foot, early-20th century, former boarding house with remarkably intact interiors. Not only is moving a building of that size expensive, but in Savannah it is constrained by the low hanging boughs of the live oak trees. Thus, viable routes were restricted to only a few streets within the neighborhood immediately adjacent to the project site.

HSF reached out to the owners of all suitable vacant lots within the area. Rather than trying to purchase the vacant lots (an expensive and time consuming proposition), HSF offered each owner an opportunity to partner with us. Out of all of them, there was really only one property owner who ever expressed serious interest, but their property was large enough to fit two of the endangered houses. Based on their enthusiasm alone, HSF began due diligence, drew up contracts, held meetings with Wolfe House & Building Movers, Georgia Power, and the City of Savannah, as well as submitted a
When a developer announced in 2016 they were planning to develop the site of the 1929 Seaboard Freight Station as a large scale apartment complex, HSF was one of the first at the table. HSF met with the project architect early on and pressed him to retain the historic building as part of the project. Located along Louisville Road, which is just outside the locally protected National Historic Landmark District, the owner was under no obligation to save the building. Yet, all parties involved seemed open to the concept of adapting the building and incorporating it into the site plan. Things looked optimistic.

Unfortunately, as things go – another day….another developer. After two years of inactivity, the vacant building was sold to a new developer; one with no intentions of saving any portion of the building. Once again HSF picked up the gauntlet, and with an outpouring of public support began an aggressive advocacy campaign to save the station. During this past year, HSF once again met with the architect and encouraged the new owners to utilize the Historic Rehabilitation Tax Credits. We spoke in favor of saving it at MPC and City Council meetings. HSF even developed their own design to illustrate how the two buildings could support each other visually and practically. During our Race for Preservation in February we set up a station where the public could fill out a postcard in favor of saving the building, which would then be sent to the mayor. HSF and a group of concerned citizens even "heart-bombed" the lonely old station in an effort to raise awareness of its fate.

In the end, the combined efforts of many put enough pressure on the city's aldermen to seek some concessions from the developer. The developer ultimately agreed to save the freight office portion of the station, and move it 50 feet to the east. The majority of the building with its 22 freight bays would be torn down. The alderman considered this a successful outcome, but the preservation community was less than impressed. The final decision can be seen two ways: as a bittersweet victory which forced the developer to change his plans and acknowledge the historic significance of the building; or as a weak compromise, "a bone" thrown to preservationists to quiet protests and construct yet another large-scale building in a location not well suited for it. If nothing else is learned from the (near complete) loss of the Seaboard Freight Station, it is that additional protections are needed for the hundreds of unprotected buildings and places located outside our local historic districts.
Summer Photo Contest

Every summer HSF asks the public to share their favorite historic building or place in Savannah and Chatham County as part of our Summer Photo Contest. Winners are selected by HSF staff from hundreds of photos posted to Instagram using the hashtag #SavFave.

We are pleased to announce the winners of the second annual Summer Photo Contest, which ran throughout the entire month of July and posed the question to both locals and visitors: What is your favorite historic building or place in Savannah? These participants received the honor of having their winning photos displayed on the video wall at the Savannah Airport’s Visitor’s Center in addition to being featured in our Annual Report.

First Place
Frank Logue
Photo (facing page): Unusual eye-level view of the figure of Liberty atop the Casimir Pulaski Monument in Monterey Square. The steeple on the Congregation Mickve Israel is in the background. “I enjoy photographing familiar places in ways that are fresh by finding a unique perspective or intriguing lighting. For my photograph of the Pulaski Monument I used a drone to get the camera 80 feet up and at just the right angle to catch the morning light, which gives detail and depth to the image. With the fine detail of the statue of personified Liberty in the foreground and the top of Congregation Mickve Israel showing that the freedom for which the Polish general fought included religious liberty, the viewer gets a new view of one of the city’s best known squares,” Logue said.

Second Place
Tracy Graley Ferrick
Photo (right): Abandoned Mid-century laundromat building at the corner of Paulsen and East Anderson. This property was recently purchased by a local construction company and will be rehabilitated.

“When most people think of photo-worthy Savannah, they think of historic downtown,” Ferrick said. “I wanted to highlight something special off the beaten tourist path. As much as I love Savannah’s pre-1900 homes and commercial buildings, the city also has some much-overlooked later architecture, like this abandoned mid-century laundry. Although in need of restoration, it is a striking example of the architectural treasures found throughout the whimsical streets of the Hostess City.”

Third Place
Zakiya Matuzak
Photo (left): The interior of the bell tower on the striking Mid-Century designed St. Paul’s Evangelical Lutheran Church on Bull Street. “I took this photo of the inside of the bell tower at St. Paul’s Evangelical Lutheran Church while doing some work on the metal tie rods. Through the entire church there is incredible stained glass windows, but the bell tower is my favorite place. Being surrounded by the beautiful glass on all sides with the light coming through makes this the most beautiful place to spend a workday,” Matuzak said.

Fan Favorite
Earl Verona
Photo: Theus monument in historic Bonaventure Cemetery surrounded by Spanish moss. “What I love about this shot is that it powerfully captures the essence of Bonaventure Cemetery. It reminded me of how peaceful and calming it felt when I was there. The weathered memorial stones, the spindly live oak trees, and the hanging Spanish moss perfectly eulogize the history and beauty of Savannah,” Verona said.

Verona’s photo was awarded the fan favorite designation, having received the most “likes” on Instagram.
2019 PRESERVATION AWARDS

1. 19 E. 37th St.
2. 20 W. Jones St.
3. Factors’ Walk
4. 110 & 112 W. 32nd St.

5. 602 Montgomery St.
6. 544 Bull St.
7. 235 E. 39th St.
8. 14 Van Horne Ave.

9. 521 E. Bolton St.
10. 111 Gaston St.
11. 4744 Fairfax Ave.
12. 447 Bull St.

13. 120 Whitaker St.
14. 14 W. Hall St.
15. 35 E. Jones St.
16. 124 Abercorn St.

17. 120 Bull St.
18. 514-516 E. Hall St.
19. 121 E. Gwinnett St.

2019 President’s Award Winning Project
The Lee & Emma Adler Award for Preservation Advocacy is named after two Savannahians whose dedication to the protection of Savannah’s architectural heritage has been profound. Lee and Emma have been an enduring support of the Savannah Preservation Trust’s mission, and Emma has been an active supporter of the University of Georgia’s Preservation Program. The Lee & Emma Adler Award recognizes a community member who exemplifies the values of Emma and Lee through their efforts on behalf of Savannah’s giants in preservation and their preservation efforts. The award is given in recognition of ten years of advocacy and work including, a Citation of Excellence from the AIA, 2019; Georgia Preservation Trust Award from the Georgia Trust for Historic Preservation, 2013; the Nicola Parker Coe Volunteer Award, 2019; the Volunteer of the Year Award, 2011; the Volunteer of the Year Award, 2015; and the Volunteer of the Year Award, 2019.

For years, HSF volunteers have successfully supported the organization in fulfilling our mission and engaging hundreds of HSF supporters through our many programs and special events. HSF values our dedicated volunteers as right as we do our financial supporters. The Nicola Parker Coe Volunteer Award is presented annually to an HSF Preservation Volunteer Awards each May. The 2019 Volunteer of the Year was awarded to Hugh D. Osborne. Hugh is an active member of Historic Savannah Foundation and the Savannah History Museum. Hugh attended the Savannah College of Art and Design and received a degree in Historic Preservation. Hugh began his career in Savannah by volunteering as a tour guide for the Savannah Town Guide. Hugh is an active member of Historic Savannah Foundation and the Savannah History Museum. In 2006, Hugh began volunteering at the Savannah History Museum by hosting junior educational programs and strengthening educational exhibitions and strengthening youth programs. Hugh’s extensive support through the years, and at present continues to embody the dedication of a volunteer leader. Hugh’s passion for preserving history for future generations is commendable. Hugh’s extensive support through the years, and at present continues to embody the dedication of a volunteer leader. Hugh’s passion for preserving history for future generations is commendable. Hugh’s extensive support through the years, and at present continues to embody the dedication of a volunteer leader. Hugh’s extensive support through the years, and at present continues to embody the dedication of a volunteer leader.