



#### 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 treasure 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 vision for our Preservation Center. These are exciting times for Historic Savannah Foundation and the Davenport House as we capture the past, 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

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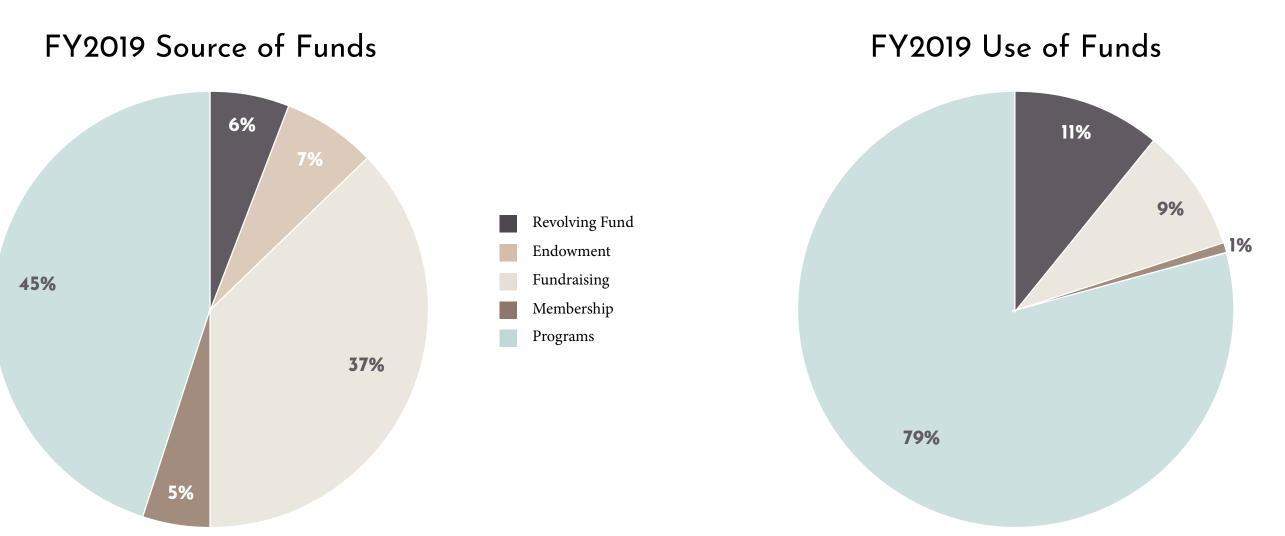


**ELLEN HARRIS** 2019 Lee and Emma

#### SPOTLIGHT: HUGH OSBOURNE 2019 Nicola Parker Coe Volunteer of the Year Award



### FINANCIALS



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.



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 exhibits) 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.

# EWOLUTION



This past year has been a time of "continuity" Interpreters. Shop workers orient visitors and integrate them into the tour schedule of thirteen daily time slots, and "evolution" for the 350 days a year. Ours is a finely tuned and efficient Davenport House (DH).

Our outstanding staff operates the Museum with synchronicity in programming and events, as well as daily tours and other functions. Between October of 2018 and 2019 over 40,000 people visited the museum, primarily through daily tours given by trained and enthusiastic guides. The house is continually being infused with new people to compliment the corps of



Cheyney McKnight of Not Your Momma's History; and, Dr. Nora Doyle provided lessons in the interpretation of woman's history and enslavement. Pat Gunn, of Andrew Low House, joined with the DH to present Underground Tours of Savannah, Cheyney McKnight to the community. Second African has been generous with her time Baptist Church and the Africana Studies Program at as a colleague and interpreter Savannah State University provided the venues for helping the Museum become McKnight's programming. With the sparkle of show more sensitive to Gullah Geechee business, the Savannah Voice Festival (SVF) has been culture and integrating it into the an instrumental contributor to the Davenport House. Museum's story. A community SVF presented eight shows – two for each season – with committee has worked for a couple the finest "up-and-coming" trained voices in the world. of years to grow the Museum's They performed either in the Kennedy Pharmacy or tour as it anticipates new exhibits the Museum's Drawing Room. This collaboration and facilities expansion. A (SVF providing the talent, DH providing the venue) is being incorporated into the Having such a vibrant partner has brought style, energy Interpreter Program and specialty tours, such as Road Scholars.

The Museum partners with many entities (particularly tour companies) who are valued as purveyors of a precious commodity

ABOVE: In 2019, celebrated Living History performer, Cheyney McKnight came to Savannah to present her program, Not Your Momma's History; an event made possible by a partnership between the Davenport House, the Andrew Low House, Savannah State, and Second Arfrican Baptist Church.

FACING PAGE: Standing on the rear porch of the Davenport House, a few of the 21 new Junior Interpreters, uigh school aged students who donate their time to become docents at the museum and lead tours.

veterans. Eleven adults were welcomed into the docent program along with twenty-one high school-age Junior endeavor focused on providing a meaningful story about the history of this place.

In seeking excellence in storytelling, site personnel sought out researchers and scholars, performers and interpreters, as well as visited other museums and sites for inspiration and examples. The DH Museum is evolving its interpretation thanks to these experts. Scholars Kelly Westfield, Jennifer McCarthy, and Mark O'Dell added to the body of knowledge about the enslaved workers

> owned by Isaiah Davenport. Harvest Lecture speakers, prototype is now in place and introduced people not already associated with the DH. Docent Training Program, Junior and "razzle-dazzle" to our door.

There was serendipity this year as well. The DH community made a conscious effort to step out of its "comfort zone" in producing "friend & fund raisers". It partnered with Gypsy World Savannah, a vintage fashions establishment, to present its Bathtub Gin event in September; and The Mad Hatter's Tipsy Tea in May. In addition, the Museum worked with the legendary restaurant 'Mrs. Wilkes Boarding House' to offer a delightful and tasty fundraiser. With such creativity, no one can say the DH is boring!

he Mad Hatter's Tipsy Tea Party was one

any events and fundraisers held in partners

ith other businesses and organizations in 20

- our visitors. Providing an authentic and well-presented

tour benefits us all. This year, Museum partnerships

have been at an all-time high. Our sister institution,

oceeds benefitted the Davenport House.

Apart from all of this work, many good people associated

with the Museum and Historic Savannah Foundation have been planning and working toward the site's expansion, new exhibits, and a whole new experience for visitors. If this past year has been a year of "continuity and evolution", 2020 will be one of "revolution." It's coming next year!

#### OF NOTE IN 2018-2019:

- The Museum produced a new Guide Book.
- The Museum collection was appraised.
- The Museum collaborated with Locate Gallery for Sandra Attales exhibit, Between.
- Alexandro Santana created a water-color painting of his vision of how the Davenports' courtyard garden looked like in the 1820s.
- Beckett Olmstead, a Davenport descendant, donated items to the Museum.



evenport House Director, Jamie Credle and artist lexandro Santana flank his new watercolo venport House likely appeared in the 1820s. The



# TUND

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 a new wall. One of the first things HSF did upon acquiring the property was to open that wall back up and restore the single-family floor plan. 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 stewardship, and HSF's continued involvement and oversight, the house will once again be an owner–occupied, single-family home. The exterior rehab will include removal of the lime green asbestos shingles, and the restoration of the original wood siding underneath.



208 W. 40<sup>TH</sup> ST.



# UPDATE: 208 W. 37TH ST.

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 up in flames, and for much of 2019 the fate of the house was uncertain.

Initial assessments declared it too far gone, a complete loss. Facing almost immediate pressure from the city to demolish it, HSF opted for the more sustainable alternative of deconstruction. Rather than bulldoze the entire structure in in a matter of days, HSF hired local nonprofit, Re:Purpose Savannah to disassemble the house piece by piece, salvaging all the elements possible. The original plan was to use those salvaged pieces to reconstruct the house in its entirety, from the ground up, but that plan eventually proved to be impossible due to current state fire codes.

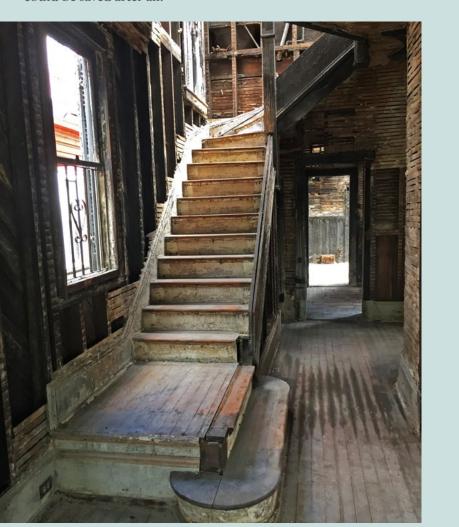
Fortunately, as Re:Purpose Savannah continued their slow, meticulous work a clear picture began to emerge with each burned layer they removed: the structure of the house was in far better condition than previously thought. As singed garbage and debris was removed from the house it was also revealed that certain interior elements had survived, like the hardwood floors, the original staircase, and two sets of pocket doors.

Now, the only feasible way forward would be to rehabilitate the existing damaged structure. Engineer Cody Tharpe conducted the assessment that would eventually verify the building was still



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 years 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.







# UPDATE: MIDRIM COTTAGE

Over this past year HSF and the City of Savannah have partnered on the rehabilitation of the Meldrim Row Caretaker's Cottage. This prominent corner-property once anchored 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; which at the time were located in a narrow gap of unprotected buildings between two local historic districts. HSF strenuously objected to the demolition, but ultimately were only successful in saving the Caretaker's Cottage with a \$50,000 pledge towards its rehabilitation.

As work got underway earlier this year, HSF used a portion of those dedicated funds to develop a complete set of construction drawings, and purchase new wood sash windows and shutters. HSF even purchased four salvaged fireplace mantels for the house, since the originals had been removed and covered up many years ago. Any money left over upon the project's completion will be placed into a maintenance fund for the houses's long-term upkeep. In return for the financial assistance HSF provided, the city donated a conservation easement on 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 standard was followed.

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.

# ADVOCACHSOUTED "You win some... you lose some:" HSF always leaves everything on the field. We are in it to win it, as they say. However, sometimes things don't always turn out as we would like. And while we can't always win every battle, we still feel it is important that the community knows we fought the good fight. With that in mind, we would like to share two preservation efforts from this past year to which HSF dedicated much time and attention, despite a less than satisfactory outcome.

"HSF appealed to SCAD for enough time to relocate the buildings — the only feasible alternative left.." 202 W. 44th Stree

#### SCAD properties

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 amazingly 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

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full COA application for the relocation of the two 208 W. 44th Street

After several promising interactions, even the owner of the vacant lot declined our offer based on the projected cost to rehab the buildings once relocated At the last minute, Guerry Lumber even offered some vacant land down on Pearl Street, adjacent to their lumber yard, for the largest of the buildings but its multi-family status (with 12 bedrooms) would have required the land to be rezoned. SCAD began demolition on the site before HSF could even think about beginning the rezoning process, let alone see it through.



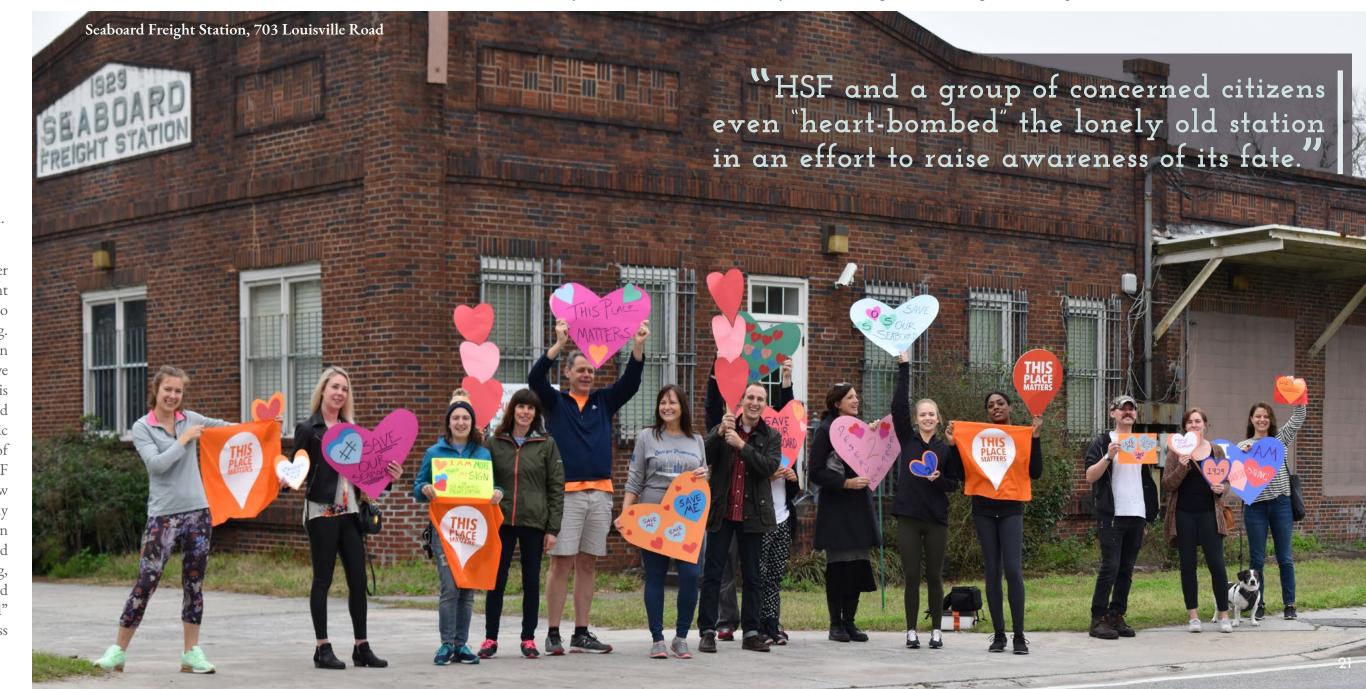


#### Seaboard Freight Station

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

In the end, the combined efforts of many put majority of the building with its 21 freight bays victory which forced the developer to change his location not well suited for it. If nothing else is enough pressure on the city's aldermen to seek some would be torn down. The alderman considered plans and acknowledge the historic significance of learned from the (near complete) loss of the Seaboard concessions from the developer. The developer this a successful outcome, but the preservation the building; or as a weak compromise, "a bone" Freight Station, it is that additional protections are ultimately agreed to save the freight office portion community was less than impressed. The final thrown to preservationists to quiet protests and needed for the hundreds of unprotected buildings of the station, and move it 50 feet to the east. The decision can be seen two ways: as a bittersweet construct yet another large-scale building in a and places located outside our local historic districts.

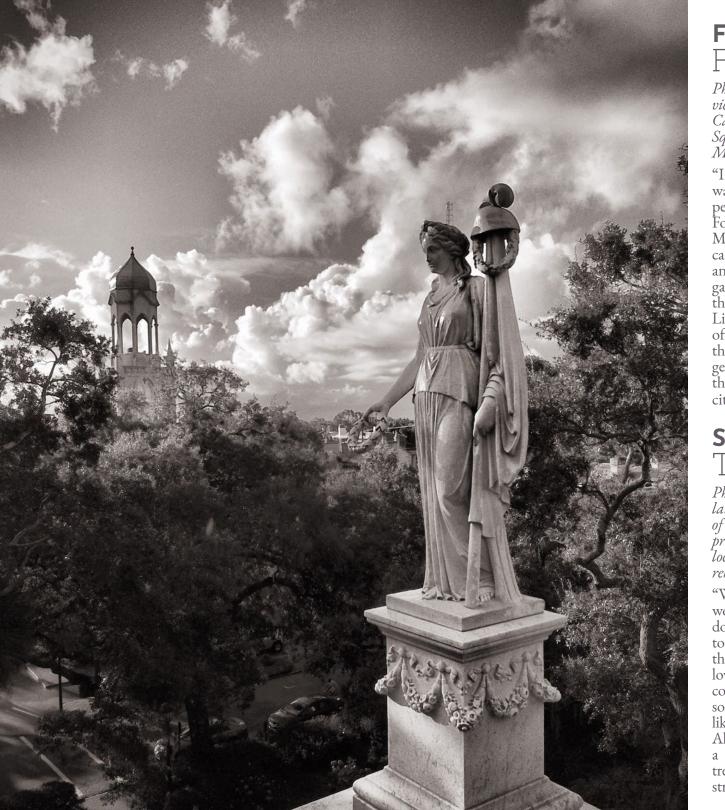




#### **Summer Photo Contest**

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 Loque

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 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 gave 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

"When most people think of photoworthy 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 made this the most beautiful place to spend a workday," Matuzak said.



FAN FAVORITE



photo was awarded the fan favorite designation, having received the most "likes" on Instagram.

Verona's





#### Fan Favorite Earl Verona

Photo: Theus monument in historic Bonaventure Cemetery surrounded by Spanish moss.

"What I love about this shot is that it personally captures the essence of Bonaventure Cemetery. It reminds me of how peaceful and calming it felt when I was there. The weathered memorial stone, the sprawling live oak trees, and the hanging Spanish moss perfectly signify the history and beauty of Savannah," Verona, said.



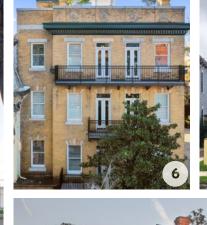








































### 2019 PRESERVATION AWARDS 1. 119 E. 37th St. 2. 20 W. Jones St. 3. Factors' Walk 4. 110 & 112 W. 32n

- 5. 602 Montgomery St.
   6. 245 Bull St.
   7. 105 E. 39th St.
   9. 521 E. Bolton St.
   10. 111 Gaston St.
   11. 4744 Fairfax Asserted
- ll. 4744 Fairfax Ave.
- 13. 120 Whitaker St.
  - 14. 16 Izlar Ave.
  - 15. 23 E. Jones St.

16. 124 Abercorn St.

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

## SPOTLIGHT Ellen Harris 2019 Lee and Emma Adler Award for Advocacy



The Lee and Emma Adler Award for Advocacy annually recognizes a community member who exemplifies the passion and vision Lee and Emma had for our community and our preservation efforts. The following are the remarks made by Daniel Carey, HSF's President & CEO for more than ten years, during the annual presentation of this meaningful award.

The Lee & Emma Adler Award for gave to each petition and each petitioner Preservation Advocacy is named after two coming before the Historic District Board of Savannah's giants in preservation and of Review and MPC is a testament to how advocacy. Lee started HSF's Revolving Fund Savannah has benefitted from her faithful and Emma has been an ardent supporter upholding of our ordinances and design of heritage education for decades. In Lee guidelines. She was never one to stand on and Emma, we have two models of how to a bully pulpit and draw attention to herself, get things done...one outspoken and the but she was also not an invisible bureaucrat. other more subtle. Old football buffs may remember Doc Blanchard and Glenn Davis defending, and upholding ordinances that for Armv...Mr. Inside and Mr. Outside... that's an imperfect comparison, but not off Victorian District, Thomas Square, and they moved the ball down the field.

award has been equally effective, but in a of development pressures.

You wouldn't find her writing letters to the preservation planner in February 2006. editor—as Emma continues to do—and you Four years later, she was the Cultural wouldn't find her suing the City—as Lee Resources & Urban Planning Manager. In sometimes did. Instead, you would find her 2013, she became the Urban Planning & meeting, counseling, interpreting, applying, Historic Preservation Director. Along the and upholding policies and ordinances at the Metropolitan Planning Commission work including, a Citation of Excellence (MPC). Ellen Harris is every bit as committed to preservation and Savannah as the Adlers, but she worked in a different arena...most often in the Arthur Mendonsa Hearing Room on East State Street.

At first blush, you might ask why or how should a municipal employee be considered for an advocacy award? We have an easy and ready-made answer...she earned it. The time, effort, thought, and careful deliberation she Ellen played an active role in drafting, refining, protect and enhance the Landmark District, base for Lee and Emma. The bottom line is, Cuyler-Brownville. This work has been Quiet and prepared. especially important in the last five years as *Listened*. Weighed. And considered. This year's recipient of the Adlers' namesake the city absorbs—or tries to—an abundance Almost always right.

different way...and in a different milieu. Fresh from SCAD, Ellen began as a way, she received several accolades for her from the AIA, 2019; Georgia Preservation Award from the Georgia Trust for Historic Preservation, 2007.



All the while she has maintained a high standard of professionalism, a cool demeanor, and a sense of humor. I came up with poems for Beth Reiter and Sarah Ward [upon their retirement from MPC] ... but there was no such event for Ellen...so she gets this [award]...and a Haiku! 5-7-5

## SPOTLIGHT Hugh Osbourne 2019 Nicola Parker Coe Volunteer of the Year Award



For years, HSF volunteers have successfully supported the organization in fulfilling our mission and engaging bundreds of HSF supporters throughout our many programs and special events.

HSF values our dedicated volunteers and each year we award one noteworthy volunteer the Nicola Parker Coe Volunteer Award, presented at the annual HSF Preservation 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 Davenport House Museum. In addition to serving on the Davenport House Committee, Hugh has been a major contributor to the Kennedy Pharmacy Evolution Campaign and the Davenport House Urban Slavery interpretation, both of which are geared towards creating new educational exhibitions and strengthening the capacity for HSF to share the story of preservation in Savannah.

Hugh's passion for preserving local history is perhaps best observed by virtue of his management of two significant historic properties - the Kehoe House Inn, located on

Columbia Square, and the historic Marshall When he's not volunteering in the Davenport House, located on East Broughton Street. It House, and as a keen fan of classical is through his stewardship of the Marshall architecture, Hugh can be spotted strolling House (the oldest operating and oldest hotel through his two favorite Savannah squares: in Savannah), that Hugh enlightens his guests with a fascinating history-talk, offered which he's quick to note still features all three days a week, about the historic Inn and original architecture.

lodgers. He also has a vested interest in definition of a dedicated volunteer. HSF is educating local youth of the significant impact HSF and the Davenport House Museum had on spearheading the preservation movement by hosting junior interpreters for walking tours and discussions - he can even count two of his three kids as graduates of the Davenport House junior interpreter program.

Hugh's extensive support through the years, Hugh's audience is not limited to his hotel and at present continues to embody the fortunate that Hugh chooses to share his passion for preserving history for future generations to come with us, and we're proud to acknowledge his commitment by recognizing Hugh as the recipient of the 2019 Volunteer of the Year Award.





#### 1733 Society

Mrs. Emma Adler Mr. Kerry Breitbart and Ms. Lillian Proveaux Mr. and Mrs. Robert Helms Dr. and Mrs. Robert D. Hoffman Mr. and Mrs. Aaron M. Levy Mrs. Howard J. Morrison, Jr. Mr. Frank Riddick

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and Mr. John T. Gennuso Mr. and Mrs. Gary Plotycia

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Mr. Jeffrey S. Eley and Mr. Gregory Vaughan

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