

Tenement Life: The Isaiah Davenport House and Savannah in the Twentieth Century

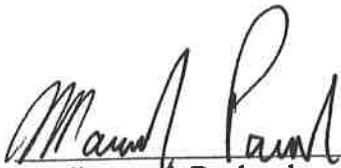
A Thesis Submitted to the Faculty of the Historic Preservation Department
in Partial Fulfillment of the Requirements for the
Degree of Master of Fine Arts
Savannah College of Art and Design

By

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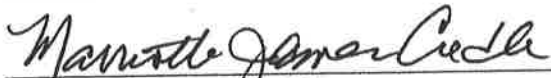
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Abstract

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Savannah is a city of beautiful green squares laid out amid parallel streets and fine townhouse architecture. Among these beautiful historic homes are buildings preserved as museums and open for the public to view. Although many of these museums in Savannah and across the country have traditionally concentrated on interpreting high style architecture, with a clear focus on the wealth and society of their owners, they tended to ignore other styles and demographics of the general population. Savannah is no exception. In the past twenty years museums have begun to interpret other classes of society, which also existed in the history of the United States.

The Isaiah Davenport House is an important house museum not only because of its nineteenth-century history as a builder's show home, but also for its twentieth-century history as a tenement house. Presently, the museum interprets the Davenport family's occupation and history during the nineteenth century. That is only part of the story, however. The entire building's history is a typical story of older dwellings and needs to be portrayed to the public.

The twentieth century brought with it harder times and changes in ownership. The function and culture of the dwelling at 324 East State Street changed, as did its residents. This part of the interpretation should be included as part of the building's history. The transformation of the residence into that of a tenement house is what makes this building more valuable and unique in comparison to other house museums in Savannah, and this is why its entire history should be explored and extolled.

This study examines tenement life in the Isaiah Davenport House and in the city of Savannah during the first half of the twentieth century. It includes a history of tenement life, as well as a furnishing plan for a new interpretation of the building's attic and garden level. The furnishing plan incorporates current and past photographs, drawings of floor plans, examples of objects for interpretation, and a cost analysis of the exhibit interpretation. Oral interviews were completed of interviewees who either lived or visited the building before it became a museum. Research was done at the Bull Street Library's Georgia Room, the Georgia Historical Society, the Isaiah Davenport House, the Chatham County Courthouse, the New York City Lower East Side Tenement Museum, and the Isaiah Davenport House. The end result of the project will establish a history of tenement life in Savannah and a furnishing plan which the museum can use in establishing a new interpretation unique to Savannah.

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I would like to thank Jamie Credle, Director of the Isaiah Davenport House Museum for establishing a need and allowing me to create this project for the museum. Derya Gropina at the New York City Tenement Museum, the staff at the Georgia Historical Society, and the Bull Street Library were also very helpful in assisting me with researching this project. I would especially like to thank all the people who agreed to be interviewed about their experiences at the Isaiah Davenport House: Nannelle Chan, Freeman Jelks, Julian H. and Edward M. McKenzie, Helen McCracken, Betty Nanninga, Mickey Seigel, and MaryAnn Smith. I would also like to thank my professors for being a part of my thesis committee; Marlborough Packard and especially Connie Pinkerton for being a terrific editor. Lastly, I would like to thank my mother who was instrumental in keeping the sanity during this process. Thank you all!

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Introduction

I came upon the topic of tenement housing in Savannah while visiting the Isaiah Davenport House Museum in Savannah, Georgia. Jamie Credle, the Isaiah Davenport House Museum's director, was interested in the research and development of an exhibit devoted to the tenement life that existed in the house from the 1920s to 1955.¹ These exhibits would be incorporated into the attic and garden levels of the museum. This museum's interpretation of tenement life would be unique in Savannah, Georgia and would offer an interesting counterpoint to the traditional period room exhibits in the building and across the city.

In the past, historic interpretation has centered on the history and buildings of our Founding Fathers and the lifestyles of the upper classes. This changed in recent years to include interpretations of slave life and the working class. This project is an important study of tenement and working class housing in Savannah; one that is long overdue.

¹ Note: The author wrote a paper on the Isaiah Davenport House for a SCAD Historic Preservation class using similar bibliographic materials.

History of Tenements

A tenement's architecture, layout, occupants, and furnishings vary by country and region. The term tenement has several definitions and can be defined as a building "meeting minimum standards of sanitation, safety, and comfort and usually located in a city."¹ The common view of tenements, brought about from New York City's tenement conditions and reform in the nineteenth and twentieth centuries, is that these structures were slums. In the early twentieth century, in Savannah, Georgia, "slums" referred to housing for poor African-Americans but were also used to describe poor White housing.²

One of the earliest definitions of a tenement was published by Tenement House Commissioner Robert W. DeForest in his *A Brief History of the Housing Movement in America* in 1914. He defined a tenement as a single family building which has been altered to house multiple families.³ For the purpose of this thesis, the Isaiah Davenport House would have qualified under his definition as a "converted structure where its arrangement has been changed so as to provide a different number of dwelling units than was intended in its original construction."⁴

Tenements across the country contained rooms subdivided for the occupation of at least two families. Many families also had boarders to help pay for the monthly rent or other necessities. Cellars and attics were also incorporated as tenant apartments and had early regulations as was the case in New York City.⁵

¹ Webster Dictionary, s.v. "tenement," Accessed <http://www.merriam-webster.com/>, (access 6 April 2008).

² Housing Authority of Savannah. *Oglethorpe was Right: A Tale of Two Centuries*. (Savannah, Georgia, HAS, 1946).

³ Robert W. DeForest, "A Brief History of the Housing Movement," *Annals of the American Academy of Political and Social Science*, 1914: 8.

⁴ Ibid.

⁵ Octavia Hill Association. "Certain Aspects of the Housing Problem in Philadelphia." *Annals of the American Academy of Political and Social Science* vol. 20, (July 1902):111-120.

Tenements became a reality in the United States in the nineteenth century with an increase of population. Beginning in the mid 1800s, the country had a large influx of immigrants including Irish escaping Ireland's Potato Famine. With the lack of financial resources and affordable housing, people crowded into buildings in urban centers. This need for housing caused many single family homes to be converted into multi-family homes and buildings began to be constructed for the special purpose of housing multiple families. Dumb-bell tenement buildings or bar-bell tenements, which were specifically built for multiple families, were long, narrow buildings that were five or six stories tall (Figure A: 1). The buildings had airshafts and windows to allow for more light and ventilation compared to the older tenement buildings which had limited light and ventilation (Figure A:2).⁶ The increase in population caused an increased housing demand and entrepreneurs built tenements for financial gain, packing as many families as they could in small spaces. The Octavia Hill Association, a real estate company that was dedicated to finding adequate housing for the lower classes, described the situation of tenement housing in the late nineteenth century:⁷

In the early nineties (1890s) the great increase of immigration suggested the building of tenements as a profitable investment. The result was a goodly number of scattered houses, built under the law governing the building of the ordinary dwelling-house and showing some of the worst phases of tenement house construction. Narrow air-shafts, lots closely built over, insufficient plumbing, badly ventilated and dark rooms, inadequate fire-escapes...⁸

This scene could be found in tenements and poor housing in every city in the United States during the nineteenth and twentieth centuries. With the rise of overcrowding and disease, social reform became an issue in these cities. Social

⁶ NYC: 1867: First Tenement Law," *Living City Archive*.

http://www.livingcityarchive.org/htm/framesets/themes/tenements/fs_1867.htm, (access 7 April 2008).

⁷ Octavia Hill Association. "Certain Aspects of the Housing Problem in Philadelphia."

⁸ *Ibid*.

reformers advocated pristine rooms with white walls, but the tenants of these places tended to decorate their rooms with flowery wallpaper and lace covered furniture to brighten the room's atmosphere (Figure A:3-7).⁹ Reformers established organizations to help newly arrived immigrants and the poor to support their families and encouraged legislation to help and prevent urban slums.¹⁰ Journalist Jacob Riis, an immigrant himself, documented the slum-like conditions in New York City's Lower East Side which brought the housing problem to the public's attention. His essay, *How the Other Half Lives* and the work of others brought the city of New York and others in the country to pass legislation that would regulate tenement housing and better conditions for the poor and the newly arrived.

⁹ Patricia Leigh Brown. "Grandma's House Gets Guided Tours." *New York Times*, 10 December 1998.

¹⁰ George R. Fisher, "Philadelphia Reflections: Settlement Music School," <http://www.philadelphia-reflections.com/blog/730.htm>, (access 13 April 2008).

Case Studies

Tenement housing can be found across the country in most large cities. New York City, Boston, Massachusetts, Chicago, Illinois, Philadelphia, Pennsylvania are just some of the large cities that have existing documentation on tenement housing. Savannah, Georgia may be unique compared to the larger industrial northern cities but Savannah also had its problems with tenements and rental housing. Savannah and Charleston, South Carolina had their own industries that brought people to their cities.

New York City is one of the best documented examples of urban tenement housing. The elements that created a need for housing were multiplied in this city because of its large population. Ellis Island, bringing immigrants by the thousands flooded the city with new immigrants who had little money and understanding of English. Immigrants came to the Lower East Side of Manhattan to find affordable housing near their fellow countrymen.

Initially, tenant housing was single family housing that had been converted into multi-family housing, but entrepreneurs began to see the profit in owning these buildings. New York City tenements in the 1830s were made of frame construction which were later demolished in the 1850s to make way for brick structures known as bar-bell tenements.¹²

In 1867, the city passed the First Tenement House Act. The law mandated that housing have windows for every sleeping room of the building, fire escapes, and a workable water closet or privy. It also required all tenements to be connected to the city sewer system which had begun to be installed in 1844.¹³

In 1879, the city passed another law that updated the previous 1867 legislation. The 1879 legislation mandated that tenement windows face a source of ventilation and

¹² Diana L Linden. "Lower East Side Tenement Museum, New York City." *Antiques Magazine*, Aug. 1, 2001.

¹³ "NYC: 1867: First Tenement Law," *Living City Archive*.

light. This brought newly constructed tenement buildings to have a center air shaft that apartments looked out upon. The air shafts were generally very narrow, allowing little light and fresh air to enter the apartments. The windows permitted little privacy to tenants and tenants tended to empty their garbage and waste into the air shafts.¹⁴

The 1901 Tenement House Law was passed due to the criticism of citizens and health reformers that the tenements remained unsanitary and overcrowded. Jacob Riis, a photo-journalist, became a social reformer when he recorded the living conditions in the Lower East Side. He produced *How the Other Half Lives*, which documented the slums and tenements. The City of New York passed the Tenement House Law in 1901 which ushered in a national housing movement.¹⁵ Nicknamed the “New Law” because there had been previous tenement laws in 1867 and 1879, it required future tenement buildings to have larger courtyards and be built on larger lots than the 25 by 100 foot lots previously built upon.¹⁶ This allowed slightly more ventilation within the apartments, having windows onto the larger courtyards.

Tenement buildings in New York City still stand but their interiors have been changed since their construction. The New York City Tenement Museum is a useful example of interpreting tenement housing in the nineteenth and twentieth centuries (Figure A: 8). The museum located at 97 Orchard Street in Manhattan’s Lower East Side was the only tenement building that hadn’t been altered largely over time that the museum’s founders located. Ninety-seven Orchard Street housed between 71 and 110

¹⁴ Ibid.

¹⁵ Ira Robbins, “Housing Goals and Achievements in the United States,” *American Journal of Economics and Sociology*, vol. 15, no. 3 (April 1956): pp.285-292.

¹⁶ Andrew S. Dolkart, “Architecture and Development of New York City: Living Together,” *Columbia University Digital Knowledge Ventures*, Columbia University, http://ci.columbia.edu/0240s/0243_2/0243_2_s1_text.html, (access 21 March 2008).

people at one time and was home to approximately 7,000 people between 1863 and 1935. The area still retains some of its tenement buildings and multicultural community.

Cities like Boston and Chicago also had large areas of tenement housing (Figures A: 9-14).¹⁷ Both cities having large populations and immigrant populations were similar in their tenement housing to New York City.

Boston, Massachusetts' North End, located near the city's waterfront, began to decline with the success of the shipping industry in the late eighteenth century. The area came to be seen as unsafe and dangerous. The area became overpopulated and the city began to expand on in-filled marshlands and mudflats. An influx of Irish immigrants coming to the city from 1840 to 1870 added to the city's population and overcrowded housing. After the Irish influx came the arrival of Jewish immigrants from 1870 to 1900. The Jews established groceries and clothing businesses.¹⁸ The population of the Twelfth Ward rose in 1898 considerably from 1891 and the existing buildings had to accommodate the higher density.¹⁹ The majority of the tenants of these buildings were reported to not have access to a bathtub.²⁰

From 1900 onward the city's Italian immigrant population increased. The tenement buildings that housed the dense population in Boston's North End became dirty and full of disease with the overcrowded buildings.²¹

Boston began a cleanup of its slum housing by creating affordable and sanitary rental housing. The Boston Cooperative Building Company was a reform organization

¹⁷ Edith Abbott and Sophonisba P. Breckinridge, "Chicago's Housing Problem: Families in Furnished Rooms," *The American Journal of Sociology*, vol. 16, no. 3. (November 1910): 289-308.

¹⁸ Guild Nichols, "An Historical Overview of The North End,"

<http://www.northendboston.com/history2.htm>, (access 6 April 2008).

¹⁹ "On Tenements in Boston," *New York Times*, 21 August 1899.

²⁰ Ibid.

²¹ Guild Nichols, "An Historical Overview of The North End."

established in 1871 whose mission was to provide model housing for the poor in Boston.²² The designed model tenements had two-room, three-room, and four-room apartments which also had interior water-closets. The buildings also had a light shaft which allowed a little more light into the joined rooms (Figures A: 13-14).²³ The city's Board of Health began the eviction of tenants in slum tenements in 1891.²⁴ In 1899, a newspaper article reported that "the creation of the North End Park and by the renovation in whole or in part of some of houses under the inspection of the Board of Health of the city" that the slum conditions of Boston were improved.²⁵

Chicago, Illinois was another urban city that attracted a large population. Significant influxes of immigrants engulfed the city, limiting adequate housing and lifestyles. Jane Addams established the Hull House, which was a settlement house that aided newly arrived immigrants. This movement began a social reform in the city to improve the lives of its populace.²⁶

Charleston, South Carolina is an interesting example because of its similar city layout and proximity to the city of Savannah. Both Charleston and Savannah differ from the tenement experience in the north because of the generalization that northern industrious cities had large immigrant populations and poor living in deteriorated tenements. Charleston had tenements and rental houses in the city's early existence up to its present time.²⁷ Charleston's "tenements" refer to any property that was owned by one

²² Amy E. Johnson, "Model Housing for the Poor: Turn-of-the-Century Tenement House Reform and the Boston Cooperative Building Company," *University of Delaware*, 2004, thesis.

²³ E.R.L. Gould, "Eighth Special Report of the Commissioner of Labor: The Housing of the Working People," *United States Bureau of Labor*, 1895; 201-202.

²⁴ "Tenement Fad in Boston: Cleaning out the Unsanitary North End Lodgings," *New York Times*, 21 February 1892.

²⁵ "On Tenements in Boston," *New York Times*, 21 August 1899.

²⁶ George R. Fisher, "Philadelphia Reflections: Settlement Music School."

²⁷ Nicholas Butler, Special Collections Manager, Charleston County Public Library, email communication

person and rented by another and usually referred to row houses.²⁸ Charleston has retained some of its “row houses” but not to the extent of Savannah.²⁹ One example of multi-family housing is located at 132 Smith Street which maintains a large number of tenant spaces (Figure A: 15). Goldsmith Row, a tenement built in 1894 by Isaac A. Goldsmith was inhabited by Irish, German, and Jewish families (Figure A: 16).

Tenement housing was a social issue in the nineteenth to twentieth centuries and reformers and government officials in larger cities banded together to try and provide a solution to the overcrowded and unsanitary conditions. Some tenements were razed with the twentieth century movement of Urban Renewal and others changed their function.

with author, 17 March 2008.

²⁸Jonathan H. Poston, “The Buildings of Charleston: A Guide to the City’s Architecture,” University of South Carolina, 1997.

²⁹Nicholas Butler, email communication with author, 17 March 2008.

Savannah in the Early 20th Century

In the southern United States, tenements were predominantly overcrowded, converted single-family homes and were believed by leading reformers to have better lighting and ventilation compared to tenements in the north.³⁰ In the eyes of the social reformers in 1912, Savannah was viewed as having significantly greater improvements in sanitation compared to other cities. Savannah had city water, proper toilet arrangements, a health department, required inspections, and had established a housing code.³¹

In the first half of the twentieth century, however, the urban center and colonial capital of Georgia, Savannah was in a state of decline. Most of the South had not recovered from the economic devastation and social upheaval of the Civil War. The Great Depression, droughts, and the boll weevil infestation of farmland in rural Georgia brought many families into Savannah looking for work and affordable housing. President Franklin D. Roosevelt's New Deal programs brought jobs to the unemployed across the country. The defense industry and support at the port city in the 1940s increased the population and brought a need for more housing throughout the city of Savannah.

African Americans lived mainly on the western side of Savannah and along the city's lanes (Figure B: 1-4).³² Another concentration of African Americans was along Habersham Street, where they lived on the even-numbered side of the street according to Savannah's city directories.³³ The Isaiah Davenport House, located on the western corner of East State Street and Habersham Street was on the western edge of the Old Fort area (Fort Wayne) also known as the Trustees Garden ward, which was populated mostly by

³⁰ "War on City Slums is Now Practically Nation Wide," *The New York Times*, 4 August 1912.

³¹ *Ibid.*

³² Edward and Julian McKenzie, unrecorded interview by author, Isaiah Davenport House Museum, Savannah, Georgia, 7 November 2007.

³³ Alyssa Williams. *The History of the Davenport House from 1930s-1950s: Research Findings*. Paper, Isaiah Davenport House Museum, 2002.

Irish Catholics who had come to Savannah during in the nineteenth century. The Irish lived in one-to-two-and-half-story frame homes that were mainly rental properties (Figure B: 5). The street cars ran along Habersham Street Broughton Street and on to Abercorn Street and then to Barnard Street.³⁴

Savannah's squares were green but were not well maintained. During this time period, fire engines were allowed to pass through the squares and later, even the street cars were allowed to pass through.³⁵

The Chatham Apartments building, at 115-117 Habersham Street was located behind the Isaiah Davenport House on lot 13 of Columbia Square (Figure E:8).³⁶ The dwelling was built upon the remains of the original carriage house seen in the 1898 and 1916 Sanborn Fire Insurance Maps. The apartment building was demolished in the 1970s.³⁷

The Chatham Apartments building was of common bond brick construction with an attic and basement (Figures C: 19). It had a tin gable roof with wood window frames containing glass panes. The building had a central hallway with two-room apartments on either side. The apartments most likely shared a kitchen and bathroom facilities.³⁸

The majority of the rentals in the Old Fort area were entire houses and were not made into apartments like the Isaiah Davenport House or duplexes (Figures B: 16-24).³⁹ Rent was around \$20-\$30 a month for a house in the late 1940s. The building at 222 East State Street offered six rooms and one bath for \$28.40 per month and 404 East State

³⁴Edward and Julian McKenzie, unrecorded interview by author, 7 November 2007.

³⁵ Ibid.

³⁶ Ibid.

³⁷Isaiah Davenport House Museum, Savannah, Georgia, Reference File: "Isaiah Davenport Information."

³⁸ Edward and Julian McKenzie, unrecorded interview by author 7 November 2007.

³⁹ Alyssa Williams. *The History of the Davenport House from 1930s-1950s: Research Findings.*

Street was advertised as having four rooms, one bath, and one garage (Figure E:9).⁴⁰

In Savannah, the period of great change in housing occurred between 1915 and 1919, with a total of 115 conversions of single family homes into multi-family housing.⁴¹ In 1940, the Federal Works Agency completed a property survey in Savannah and found that 80% of converted buildings had originally been single family homes similar to the Isaiah Davenport House. The survey also observed that from 1930 to 1940, Savannah's population increased by 11,000 people.⁴² In the South, people were migrating to southern cities looking for work because of the declining economy, drought, and the boll weevil infestation which devastated Southern cotton fields in the early twentieth century. In addition, 58% of all the dwellings in Savannah were considered substandard housing.⁴³ Most of these single family homes were made into duplexes. Statistics showed that the older the building's age, the greater the chance it was converted into multi-family housing, and in most cases, the owner was absent from the dwelling.⁴⁴ The average number of people per room in the city was 3.5. The median rental value was \$12.50 a month.⁴⁵

With the decline of the economy overall, many people became renters and, as such, were not responsible for maintaining the rental properties.⁴⁶ The majority of property owners did not live in the downtown area, but were living south of Victory

⁴⁰ Ibid.

⁴¹ Maurice R. Brewster and Victor E. Corrigan. *Report of the Real Property, Land Use, and Low Income Housing Area Survey of Metro Savannah, Federal Works Agency- Works Progress Administration of Georgia, Project # 465-34-343, Part 1.* (1940), p. 14.

⁴² Ibid.

⁴³ Ibid.

⁴⁴ Ibid.

⁴⁵ Ibid.

⁴⁶ Ibid.

Drive.⁴⁷ The preferred place to live for Savannahians in the early twentieth century was Ardsley Park.⁴⁸ The owners of the Isaiah Davenport House were from Hilton Head, South Carolina but had family living at 48 East State Street in the nineteenth century which may have been misaddressed in the Savannah City Directories and may have actually been the Isaiah Davenport House.⁴⁹ Mrs. George Peters née Nathalie Guerard, the last Baynard family member that owned the property, lived in the house periodically; in 1934, and from 1937 to 1939.⁵⁰ Mrs. Peters had inherited the property from her mother, Adelaide Scott Baynard Guerard in 1926 and owned it until her death in 1955.⁵¹ During this time, downtown streets were dirt and some streets became paved in the 1950s although some still remain unpaved to this day. The city of Savannah had “paper pickers,” under their employ who would walk the streets and pick up trash, but the workers fought a losing battle.⁵²

Visitors to the city in the early twentieth century criticized Savannah’s lack of maintenance and poor condition. Verne Chatelain, first Chief Historian of the National Park Service, urged the city of Savannah to establish a city plan, a historical survey, and a preservation group in 1935.⁵³ Chatelain visited Savannah while he toured Fort Pulaski and found that the city needed to create a group to preserve the city’s historic buildings. He also commented that the National Park Service had 127 parks which 27 million

⁴⁷ Betty Nanninga, recorded interview by author, Savannah, Georgia, 9 November 2007.

⁴⁸ Mary Ann Smith, recorded interview by author, 22 January 2008.

⁴⁹ Georgia Historical Society, Savannah, Georgia, City Directory, City of Savannah, Georgia, 1848, s. v. “48 East State Street.”

⁵⁰ Georgia Historical Society, Savannah, Georgia, City Directory, City of Savannah, Georgia, 1934, 1937-1939, s. v. “324 East State Street.”

⁵¹ Isaiah Davenport House Museum, Savannah, Georgia, Reference File: “Deed: Adelaide Scott Baynard Guerard to Mrs. Nathalie Guerard Peters,” Deed Book 21Q, Folio 250.

⁵² City of Savannah, Chatham County, Georgia. *1953 Mayor’s Annual Reports*, (Chatham County, 1953).

⁵³ Georgia Historical Society, Savannah, Georgia, Vertical file, “Historic Preservation,” “Group to Guard Historic House,” *Savannah Morning News*, 14 April 1935.

people visited annually. His comments urged the city of Savannah to begin thinking of tourism funding and the benefits they would reap in revitalizing Savannah.⁵⁴

Leo Adler, a prominent Savannahian, wrote that the Gas Company building, located in the Trustees Garden section of the city, “had become a slum that even slum dwellers didn’t want to live in and abandoned” and that “many of the great mansions that did survive were occupied by as many as ten or twelve families in slum fashion.”⁵⁵

One of the moving forces that prompted Savannah to recognize its decline was Lady Astor’s comments in 1946 (Figure B: 6).⁵⁶ The Virginia native who married a British noble, Lady Astor commented upon touring the city. In 1946, she took a tour of Savannah and commented:

I have just finished visiting one of the most beautiful high schools (Savannah High School) I have ever seen and what did I find? The whole place was atrociously littered up with a lot of dirty old paper and trash the children had thrown about. Savannah is so very much like a beautiful woman with a dirty face. Why your city with a little painting and cleaning up could be one of the most beautiful in America. You have charm; you have beautiful streets and buildings. Why do you spoil it all by leaving such an awful litter about?⁵⁷

Lady Astor’s comments hit home and really started Savannahians thinking of their downtown neighborhoods. In 1947, Mr. and Mrs. Hansell Hillyer’s restoration of Trustees Garden prompted others to begin thinking restoring their residences. In 1954, Savannahians lost City Market which galvanized many citizens and fueled an interest in saving their built heritage and established Historic Savannah Foundation (Figure B: 7).

In 1938, with New Deal programs being developed under the orders of President

⁵⁴ Ibid.

⁵⁵ Georgia Historical Society, Savannah, Georgia, Vertical File: “Historic Preservation,” Preservation for Profit.”

⁵⁶ Georgia Historical Society, Savannah, Georgia, Bill Fiedler. “Savannah Like Beautiful Woman with Dirty Space, Lady Astor Says.” *Savannah Morning News*, 20 February 1946, microfilm.

⁵⁷ Ibid.

Franklin D. Roosevelt, the Housing Authority of Savannah (HAS) was established under the Georgia State Housing Authority's Law of 1937 and the US Housing Act of 1937. HAS surveyed the city and published its findings in *Oglethorpe was Right: A Tale of Two Centuries*, which defined substandard housing in Savannah.⁵⁸ Substandard housing in Savannah was defined as having the following conditions:

- dwelling unfit for use
- need for major repairs
- no private flush toilet
- no private bathing unit
- no running water
- no installed heating
- no electricity/gas for lighting
- occupancy: 1.5 or more people/room with monthly rent \$30 or below
- 2 or more families in a unit with monthly rent \$30 or below (Figures B: 12-15)⁵⁹

HAS defined physically substandard housing as having the first seven conditions, and any housing with the last three conditions was considered substandard by occupancy. The 1946 survey determined that 12,465 families were living in substandard housing in the city of Savannah and the average annual income was \$562.00. Ninety-three percent of the substandard tenant housing had a rent of \$15 or less. Dwelling units with a monthly rent of \$10 or less had an 86.5% rental delinquency of two months. The survey expressed a need for adequate housing and led HAS to establish housing projects in Savannah for war families and lower income families.⁶⁰

Ten years after Lady Astor's visit, a large number of rental houses were still considered sub standard. In 1955, the city was determining the feasibility of Urban

⁵⁸Housing Authority of Savannah. *Oglethorpe was Right: A Tale of Two Centuries*.

⁵⁹ Ibid.

⁶⁰ Ibid.

Renewal.⁶¹ In 1956, a newspaper article noted that 14,000 dwellings did not have a private bath.⁶² With the Urban Renewal plan the city wanted to establish a Master Plan, a Housing Program, and an adequate building code that could be enforced.⁶³ The city also established a minimum standard dwelling ordinance which required baths in all dwellings within five years and a water closet within three years of the ordinance's establishment. The evolution in housing standards changed how people lived in rental housing. These were some of the elements that fueled change in housing in Savannah and may have influenced the restoration of the Isaiah Davenport House and other dwellings in similar circumstances.

⁶¹ City of Savannah, Chatham County, Georgia. *1953-1956 Mayor's Annual Reports*.

⁶² Georgia Historical Society, Savannah, Georgia, Vertical File: "Housing," "14,000 Dwellings in City without Adequate Baths." *Savannah Morning News*, 24 September 1956.

⁶³ City of Savannah, Chatham County, Georgia. *1956 Mayor's Annual Reports*.

Davenport House History

The Isaiah Davenport House has had only three owners, the Davenport family, the Baynard family, and the Historic Savannah Foundation. The house is situated at 324 East State Street located on lot 13 of Columbia Square, bordered by Habersham Street and East State Street, Savannah, Georgia (Figure E:3).

Isaiah Davenport was born in Little Compton, Rhode Island on November 3, 1784 to Jonathan Davenport and Sarah Thurston Davenport. Isaiah Davenport apprenticed in New Bedford, Massachusetts as a carpenter, where he learned the skills that would be used to construct the Isaiah Davenport House and other buildings in Savannah, Georgia. According to city tax records, he arrived in Savannah around 1808 or 1809. He married Sarah Rosamund Clark on March 16, 1809 and they later had ten children together.⁶⁴

Isaiah Davenport built several buildings in Savannah which included 122 Houston Street (1810), 124 Houston Street (1814), John McQueen House on Warren Square (1817), William R. Holland House on Broughton Street, and the Martello Tower on Tybee Island (1812). Isaiah Davenport built the Martello Tower's foundation which was later demolished before World War I (Figure B: 8).⁶⁵ He also had several rental properties that provided income for his family like the "Laura's House," which was originally located at 124 Houston Street off of Greene Square but was moved to 416 State Street as advertised by Historic Savannah Foundation (Figure B: 9).⁶⁶ Isaiah Davenport constructed his home on Columbia Square around 1820. The house is of the Federal style with a raised basement (Figure C: 10). The house has a central hall plan composed of a garden, parlor, second, and attic floors. In 1827, Isaiah Davenport died from yellow

⁶⁴ Isaiah Davenport House Museum, Savannah, Georgia, Reference File: "Isaiah Davenport Information."

⁶⁵ Georgia Historical Society, Savannah, Georgia, Walter C. Hartridge Collection: "Martello Tower" Box 52, Folder 819, *Savannah Morning News*, "Savannah Album," 7 September 1968.

⁶⁶ Georgia Historical Society, Savannah, Georgia, Vertical File: "Historic Savannah Foundation," "Laura's House: Historic Savannah Foundation: Property for Sale for Restoration," undated.

fever in Savannah. He left his estate to his wife, Sarah Davenport. Sarah, with little money to support her family, opened her home as a rooming house for an uncertain amount of time.⁶⁷ The Chatham County Records Room has leasing documents that show that Mrs. Davenport leased the property to at least three renters; Mr. James Potter and his wife (1829-1831) and Ralph King (1833).⁶⁸

In 1840, Sarah Davenport sold the Davenport House property to William E. Baynard (1800-1849) for \$9,000.⁶⁹ The Baynards were from Hilton Head, South Carolina. The family had several plantations which William E. Baynard inherited. He acquired Spanish Wells (6,000 acres), Muddy Creek (850 acres), and purchased Braddock Point (1,000 acres) in South Carolina.⁷⁰ Ephraim and Joseph S. Baynard, most likely sons of William E., resided at 48 East State Street for a time.⁷¹ The house remained in the Baynard family until 1955.⁷² Mrs. Nathalie Guerard Peters, a Baynard family member, lived at the Isaiah Davenport House for a time in the 1930s and owned the property from 1926 to 1955.⁷³ There are few records that give account as to what occurred at the house between 1840 and the 1860s, but the Baynard family most likely resided at the property intermittently and had tenants living in the house. In the Baynard family documents, it is recorded that William E. Baynard resided at 48 State Street in

⁶⁷ Isaiah Davenport House Museum, Savannah, Georgia, Reference File: "Deed Files."

⁶⁸ Ibid.

⁶⁹ Ibid.

⁷⁰ Georgia Historical Society, Savannah, Georgia, Walter C. Hartridge Collection (1349), "Baynard Family," 76:1449.

⁷¹ Georgia Historical Society, Savannah, Georgia, City Directory, City of Savannah, Georgia, 1858-1859, s.v. "Baynards."

Joseph Gaston Baillie Bulloch, "A History and Genealogy of the Habersham Family," University of Wisconsin-Madison, 1901 pp. 135-136. Online Google Book.

⁷² Georgia Historical Society, Savannah, Georgia, Vertical File: "Davenport House," *Savannah Morning News*, "Hearing Set On Davenport Home Sale," 6 October 1955.

⁷³ Georgia Historical Society, Savannah, Georgia, City Directory, City of Savannah, Georgia, 1934, 1937-1939, s.v. "324 East State Street."

1849 and his wife occupied the residence in 1850 which may have been the Isaiah Davenport House.⁷⁴ There may have been some renovation of the house during this time according to the Historic Structures Report in 2002.⁷⁵ According to Frank Welsh, a paint conservator, the attic walls were not finished and painted until the mid-nineteenth century.⁷⁶ The house had multiple tenants throughout its years from the 1880s to 1955 (see Appendix G).⁷⁷

Joseph S. Baynard may have occupied the Davenport House from 1858-1859.⁷⁸ Mr. Baynard was born in Beaufort, South Carolina on October 2, 1834 and died in 1909. He enlisted in the Confederate Army with the start of the Civil War. He was appointed to the Marion Artillery of Charleston and was later transferred to the Chatham Artillery also known as Wheaton's Light Battery. He fought at Ocean Pond, Cedar Creek in Florida and John Island, South Carolina. He may have composed a song, "Roll a Silvery Moon and Guide the Traveler on His Way." After his military service, Joseph relocated to Savannah and established a brokerage business with Thomas Julius McNish who married into the Baynard family. Joseph S. Baynard married Alice Guerard and had two daughters and two sons.⁷⁹

After his occupation, other relatives lived intermittently at the property according

⁷⁴ Georgia Historical Society, Savannah, Georgia, Walter C. Hartridge Collection (1349), "Baynard Family," 76:1449.

⁷⁵ Surber, Barber, Choate, and Hertlein Architects. "Historic Structures Report for The Isaiah Davenport House and 323 East Broughton Street, Savannah, Georgia." 1 March 2002.

⁷⁶ Isaiah Davenport House Museum, Savannah, Georgia, Reference File, "Welsh Color & Conservation, Inc: Microscopical Paint and Color Analysis of the Isaiah Davenport House, Savannah, Georgia," 11 November 1999.

⁷⁷ Isaiah Davenport House Museum, Savannah, Georgia, Reference Files, "Isaiah Davenport House Chain of Occupancy."

⁷⁸ Georgia Historical Society, Savannah, Georgia, City Directory, City of Savannah, Georgia, 1858-1859, s.v. "Joseph S. Baynard."

⁷⁹ Georgia Historical Society, Savannah, Georgia, Walter C. Hartridge Collection (1349), "Baynard Family," 76:1449.

to Savannah City Directories. From 1890-1891, William Percy Guerard and his wife lived at the residence. Mrs. Guerard was Joseph S. Baynard's sister. In 1922, George Guerard lived at the property with his wife Valentine Emma and their son Charles P.⁸⁰ At the time of the 1920 U.S. Census, George was 47, Valentine Emma was 46 and their son was 11. The last Baynard owner of the house, Mrs. Nathalie Guerard Peters also occupied the house in the 1930s.⁸¹

Samuel Barnard Adams (1880)

One of the earliest known lodgers was Judge Samuel Barnard Adams who resided at the house for one year in 1880 (Figure B: 10).⁸² Samuel Barnard Adams was born September 8, 1853 and died March 20, 1938.⁸³ Adams went to the University of Georgia at the age of fifteen to study law. He was a lawyer in Savannah and the city's attorney for approximately twenty years. He also served on the Georgia Supreme Court in 1902. Adams, in 1877, fought a duel with another Savannah attorney, Rodolph Rufus Richards who was insulted by Adams. No one was harmed in the duel. Both men signed a settlement and apologized to each other. As a consequence of the offence, Adams was asked to leave Trinity United Methodist Church. He became a parishioner of Wesley Monumental Church where he met and married Annie J. Wynn with whom he had seven children.⁸⁴

Dr. David Porter (1882-1886)

⁸⁰ Georgia Historical Society, Savannah, Georgia, City Directory, City of Savannah, Georgia, 1922, s.v. "324 East State Street."

⁸¹ Georgia Historical Society, Savannah, Georgia, City Directory, City of Savannah, Georgia, 1934, 1937-1939, s.v. "324 East State Street."

⁸² Georgia Historical Society, Savannah, Georgia, City Directory, City of Savannah, Georgia, 1880, s.v. "50 East State Street."

⁸³ Georgia Historical Society, Savannah Georgia, Vertical File: "A," *Savannah Morning News* "Judge S.B. Adams Died Last Night," 21 March 1938.

⁸⁴ Live Oaks Public Libraries-Main Branch, Bull Street, Savannah, Georgia, "Samuel B. Adams," Ancestry U.S. Records.

Another occupant of the house was Dr. David Porter and his family. Dr. Porter, who was from Maryland, lived with his wife Rebecca and two children; Rebecca (Reba) and David (Dave) in the home from 1882 to 1886.⁸⁵ The Savannah City Directories state that Dr. Porter was initially a workman in Savannah, but then owned drugstores at 50 and 122 Broughton Street, and was also a U.S. Customs collector.

Margaret Estill Exley recalled in a news article that she would play with the Porter children in the west room of the Isaiah Davenport House's attic.⁸⁶ One of their favorite games was "drugstore." Children's graffiti, which may be from the Peters' era, can still be seen in the southeast dormer of the attic (Figure D: 1). The slave quarters or as Mrs. Exley referred to them, servants' quarters, were located in the backyard but were not occupied (Figures E:3-7). The backyard was where the children performed shows, had a swing, and kept the Porter family's goat. Columbia Square, at this time, had a wooden water pump and many of the city squares were enclosed with white paling fence and turnstiles to keep the cows and horses out.⁸⁷

Robert Chan (1901-1902)

Robert Chan and his wife Cecelia Ann Lee were tenants of the Isaiah Davenport House (Figure B: 11).⁸⁸ Chan came to Savannah, Georgia in 1889 intending to stay only temporarily before traveling on to New York City but he decided to stay when he saw the community spiritedness in reaction to the fire at the Independent Presbyterian Church on

⁸⁵ Georgia Historical Society, Savannah, Georgia, City Directory, City of Savannah, Georgia, 1882-1886 s.v. "50 East State Street."

⁸⁶ Georgia Historical Society, Savannah Georgia, Vertical File: "Davenport House," "People's Forum: The Davenport House," undated.

⁸⁷ Ibid.

⁸⁸ Nannele Chan, recorded interview by author, Isaiah Davenport House Museum, Savannah, Georgia, 10 November 2007.

Bull Street.⁸⁹ He saw everyone helping stop the flames and he decided to make Savannah his home.⁹⁰

Chan was one of six men to come from Canton, China in 1889. Chan was a young revolutionary who was a part of Sun Zhongshan (Sun Yat-sa)'s revolution and sought asylum against the Manchu government.⁹¹ He had entered the United States at a Pacific port and lived in San Francisco but found the atmosphere very anti-Chinese.⁹² His Chinese name was Chung Tai-Pan Chan, and he later was baptized at the Independent Presbyterian Church as Robert Chan. He brought his new wife Cecelia Anne Lee to Savannah in 1897. Chan had the first Chinese laundry in Savannah in 1898. By 1900, there were 15 Chinese hand laundries in Savannah.⁹³

Chan founded the Chinese Benevolent Association and the Chinese Freemasons (Chu Kong Tong) in Savannah. He was also known as the unofficial Chinese welcoming committee when new Chinese immigrants came to Savannah.⁹⁴ Chan cherished his native culture but was concerned about the racial tensions he experienced while living in California. He said that, "Too many Tons (secret, frequently war-like societies) in New York. If we live apart, they will like us better and not be afraid."⁹⁵ Chan and his wife lived at the Isaiah Davenport House from 1901-1902.⁹⁶ They later had six children.

⁸⁹ Georgia Historical Society, Savannah Georgia, Vertical File: "Chinese in Savannah," *Studies in Social Sciences Journal*, "History of the Chinese in Savannah," June 1983.

⁹⁰ Ibid.

⁹¹ Georgia Historical Society, Savannah Georgia, Vertical File: "Chinese in Savannah," *Savannah Morning News*, "Ardent Young Revolutionist Savannah's First Chinese Citizen," 18 January 1950.

⁹² Georgia Historical Society, Savannah Georgia, Vertical File: "Chinese in Savannah," *Studies in Social Sciences Journal*, "History of the Chinese in Savannah," June 1983.

⁹³ Ibid.

⁹⁴ Georgia Historical Society, Savannah Georgia, Vertical File: "Chinese in Savannah," *Savannah Morning News*, "Ardent Young Revolutionist Savannah's First Chinese Citizen," 18 January 1950.

⁹⁵ Georgia Historical Society, Savannah Georgia, Vertical File: "Chinese in Savannah," *Studies in Social Sciences Journal*, "History of the Chinese in Savannah," June 1983.

⁹⁶ Georgia Historical Society, Savannah, Georgia, City Directory, City of Savannah, Georgia, 1901-1902,

Today, Chan family members recall numerous stories about Robert Chan.⁹⁷ His daughter, poet Gerald Chan Sieg, wrote a short story about the Chan family's tradition involving a large Christmas box. Chan would order beautiful gifts from China and have them sent to the United States in an ornate box that measured three by four feet. The items included beautiful vases, ornate silks, and sculptures that the Chan family would give to their American friends and customers.⁹⁸

Nannelle Chan, Robert Chan's granddaughter, recalls two stories about the Isaiah Davenport House. One evening, Mr. Chan was walking home from the Chinese Freemasons meeting, when he saw a golden cat in front of him as he climbed the steps to the entrance of the Isaiah Davenport House. He found his keys and saw the cat jump up and go right through the keyhole. In retrospect, his sons argued over whether the cat was black, but Mr. Chan was convinced that it was golden.⁹⁹

A second story is about Mrs. Chan, Cecelia Ann Lee. Being a traditional Chinese wife of the time, she did not venture out of the house often and had her friends come over and sit with her by the fireplace. As they sat there, they sometimes felt such cold drafts; they would say "Oh there's a ghost!"¹⁰⁰

Marion Butler (1918-1926)

Marion (or Manon) Butler resided at the Isaiah Davenport House from 1918 to 1926.¹⁰¹ His is one of the longer tenancies compared to others who stayed one to three

s.v. "324 East State Street."

⁹⁷ Nannele Chan, recorded interview by author, 10 November 2007.

⁹⁸ Georgia Historical Society, Savannah Georgia, Vertical File: "Chinese in Savannah," *Savannah Morning News*, "The Wondrous Box from China," undated.

⁹⁹ Nannele Chan, recorded interview by author, 10 November 2007.

¹⁰⁰ *Ibid.*

¹⁰¹ Georgia Historical Society, Savannah, Georgia, City Directory, City of Savannah, Georgia, 1918-1926 s.v. "324 East State Street."

years typically. Presumably a second generation Irishman, Butler worked for the Swift Fertilizer Company which was located on Hutchinson Island (Figure E: 1). Several family members lived with him along with two other male boarders at the time of the 1920 U.S. Census. The Butler family consisted of wife Katie L. (45), daughter Mary L. (15), son Harry L. (14) who was an office boy at the Cothow Farm, daughter Helen A. (10), and Butler's widowed mother Nancy A. (65).

The two male boarders of the Butlers' were possibly a father and son; Johnnie Bierer or Bienen (45) who was a hotel waiter, and Henry Bierer (17) who was an oiler on a steam ship according the U.S. 1920 Census. The Butlers and the Bierers were not the only families living at the Isaiah Davenport House at the time. From 1918 to 1926, Savannah's City Directories list one to four other tenants living at the house every year during that period (See Appendix G).

Rachel Long (1950-1954)

Rachel Long was also a tenant of the Isaiah Davenport House. She was a widow of James Long who may have resided there for a short time according to his nephews but city directories list Mrs. Long as being a widow. Mr. Long may have worked in the turpentine business.¹⁰² Mrs. Long lived in the house from 1950 to 1954.¹⁰³ According to her nephews, Edward and Julian McKenzie, Mrs. Long lived in a one room apartment in the southwest corner of the garden level of the house that she may have shared with her husband.¹⁰⁴

During Mrs. Long's occupancy, rents for homes averaged about \$25-\$35 a month.

¹⁰² Edward and Julian McKenzie, unrecorded interview by author, 7 November 2007.

¹⁰³ Georgia Historical Society, Savannah, Georgia, City Directory, City of Savannah, Georgia, 1950-1954, s.v. "324 East State Street."

¹⁰⁴ Edward and Julian McKenzie, unrecorded interview by author, 7 November 2007.

In many cases, families were forced to move from place to place depending on the rent amount and their ability to pay. Mrs. McKenzie, a family member of Mrs. Long's, would bring meals over to her at the Isaiah Davenport House when the McKenzie family lived in Savannah. Mrs. Long later moved in with the McKenzie family. From the McKenzie brothers, we know that a Mrs. Fleetwood lived on the parlor level and was a seamstress at the same time that Mrs. Long resided in the house. A Mrs. Carter, possibly Mrs. Mamie Carter Cole, lived in the northeast garden level room which had a dirt floor covered with oil cloth.¹⁰⁵

Other residents of the Isaiah Davenport House

Jerry Tillman and his family also lived at the Isaiah Davenport House. His family resided on the parlor floor and he often played with the neighboring children.¹⁰⁶

Mamie Carter Cole lived in the garden level's southeast room where the museum shop presently exists from 1938 to 1945 when she married. Her bed was located on a western interior wall.¹⁰⁷

Over 70 occupants resided in the Isaiah Davenport House, between 1880 and 1955 according to City Directories.¹⁰⁸ The majority of the tenants appear to have been couples and at least 17 widows lived at the house. Up until 1932, the house had African Americans occupying the garden level of the Isaiah Davenport House with the entrance at 119 Habersham Street (Figure C: 10).¹⁰⁹

¹⁰⁵ Edward and Julian McKenzie, unrecorded interview by author, 7 November 2007.

¹⁰⁶ Isaiah Davenport House Museum, Savannah, Georgia, Reference File, "Notes on Jerry Tillman."

¹⁰⁷ Linda Sickler, "Davenport House Sticks with Tradition," *Savannah Morning News*, 31 October 2001.

¹⁰⁸ Georgia Historical Society, Savannah, Georgia, City Directory, City of Savannah, Georgia, 1880-1896, s.v. "50 East State Street."

Georgia Historical Society, Savannah, Georgia, City Directory, City of Savannah, Georgia, 1897-1955, s.v. "324 East State Street."

¹⁰⁹ Ibid.

The Isaiah Davenport Home's male tenants held a variety of occupations which included ship captains, ship carpenters, clerks, druggists, launderers, painters, plasterers, and many others. The majority of female tenants were listed in city directories without occupations but some were listed as being seamstresses, laundresses, and store clerks. Several tenants were employed by the Works Progress Administration (WPA) after 1937. Some tenants were entrepreneurs.

Mr. Samuel Baynard Adams established several law firms during his lifetime. Dr. David Porter was a druggist who owned two pharmacies; one at 50 Broughton Street and the second at 122 Broughton Street.¹¹⁰ Robert Chan lived with his wife in the house and owned Chinese laundries and a restaurant in downtown Savannah.¹¹¹ Edward Lanier and his wife had a Confectionary business in 1947 listed at the Isaiah Davenport House.¹¹²

Tenants usually lived at the house between one to three years and most of these tenants were from other areas of Georgia or were immigrants trying to find work.¹¹³

The Isaiah Davenport House had a variety of residents during its lifetime as a tenement. The house's function was not atypical for Savannah in the early twentieth century but was very common. Conveying these stories of the building's occupants adds to the Isaiah Davenport's history.

¹¹⁰ Georgia Historical Society, Savannah, Georgia, City Directory, City of Savannah, Georgia, 1882-1886, s.v. "David Porter."

¹¹¹ Georgia Historical Society, Savannah, Georgia, City Directory, City of Savannah, Georgia, 1901-1902, s.v. "Robert Chan."

¹¹² Ibid.

¹¹³ Helen McCracken, telephone conversation with author, Savannah, Georgia, 18 February 2008.

Decline of the Davenport

In the early twentieth century, the Isaiah Davenport House was a rundown tenement in a dilapidated neighborhood.¹¹⁴ Photographs from the time show crumbling chimneys and broken window panes covered with paper (Figures C: 6-16). A door was cut in the south façade in the garden level where a window once had been (Figures C: 8-14).¹¹⁵ This was the entrance to a shop which occupied the southwest garden level area. The brick on this corner had been whitewashed. Garbage cans sat on the southwest side walk (Figure C: 11). In the 1920s, an awning was placed above the front door. By the 1940s, only the supports of the awning remained (Figures C: 12-16).

In the early twentieth century, the house was occupied by several families. A HABS photograph shows a sign reading Rooms for Rent (Figure C: 14). Residents probably occupied one multi-functional space containing a bed, a table with chairs, and some cabinets throughout the house. They shared the kitchen and bathroom spaces. The Isaiah Davenport House has a central hall which allowed the space to be a shared public space. Visitors waited in the parlor level to be received by residents as Mary Ann Smith did when she was working with the Red Cross and visited the house.¹¹⁶ The Ionic columns divide the space between public and private and later a drape also separated the space (Figure D: 5). The rooms were depicted busy with furniture and objects by HABS photographs and may show the rooms that Mrs. Peters, the last Baynard owner, lived in (Figure D:6-10). The rest of the house may have looked similar or were furnished with lesser quality objects like other tenement interiors in Savannah and other cities. The

¹¹⁴ Isaiah Davenport House Museum, Savannah, Georgia, Reference Files, "National Register of Historic Places Inventory-Nomination Form: Isaiah Davenport House," 29 November 1971.

¹¹⁵ Live Oak Public Libraries-Main Branch, Bull Street, Savannah, Georgia, Vertical File, "Isaiah Davenport House," Savannah Morning News, "Davenport House Interior Regaining its Old Beauty," 19 August 1956.

¹¹⁶ Mary Ann Smith, recorded interview by author, Isaiah Davenport House Museum, Savannah, Georgia, 22 January 2008.

majority of documented tenement interiors show simple utilitarian furniture and overcrowded rooms covered with linens and household objects.

The parlor was furnished with a variety of furniture (Figures D: 6-7). The walls were covered with large floral wallpaper. The windows were covered with shades and light translucent curtains. Every surface of furniture was covered with linens, books, lamps, and various decorative objects. The room had a corner *étagère* with decorative vases and sculptures on display and a mirror *étagère* above the fireplace. The *étagère* held a thermometer, Sheaffer's Skrip (pen ink), a German stein, tobacco pipe, sculpture busts, and vases. It also displayed military gun shells which were most likely decorative souvenir pieces. Framed prints were on the wall of landscapes and portraits, most likely family members and popular magazine images of Raphaelite subjects. The room also had an upright piano and an Edison Victrola along with various styled chairs (pressed back chair and an upholstered Victorian chair). A dining room set with chairs, leaf table, side board, and china cabinet can be seen. The room also had a soup tureen, a trophy cup, and ash tray on the china cabinet. A wicker baby stroller with a movable top, a doll, and a child's high chair were also in the room when HABS photographed the parlor floor.¹¹⁷

The room known as Mr. Davenport's office was also recorded by HABS in the 1930s. The room was also decorated with a floral wallpaper and had shades and curtains on its windows. It also had framed landscapes and portraits were also on the walls. Lace covered the majority of the furniture's surfaces. The room also had other military objects: a uniformed hat, a document from the President of the United States, and a hand gun. On the mantle a recipe box, tape measurer, books, a Art Nouveau mirror, a clock, a liquor

¹¹⁷ Kristine Chase, "A 1930s Tenement at the Isaiah Davenport House, Savannah, Georgia," Savannah College of Art and Design, HPR 762-01 class paper, 2008.

bottle, and various papers can be seen (Figure D:10). In front of the fireplace was a set of drawers on wheels. A woman's magazine (*True Story*) and makeup case were placed on the top of the drawers. Women's shoes, a laundry basket, and kitchen towel were also near the fireplace. In the other corner, a small armoire was placed near the window with a book table which held a variety of books and a 1919 dial telephone with pen and paper attached to it.¹¹⁸

These rooms are just two of several rooms that were occupied by tenants in the Isaiah Davenport House and give an idea of the building's conditions. Tenants had a variety of lighting fixtures from light bulbs, Victorian fringe shade lamps, and free standing lamps. The lights used kerosene as well as the electricity the house was wired for.¹¹⁹ Some tenants also had phone service and used coal stoves which connected through the fireplaces of the house (Figures D: 8-9).¹²⁰ In the attic, coal stoves were connected through load bearing walls (Figure F: 27). In the HABS photographs oil cloths can be seen to cover some of the hard wood floors (Figures D: 3, 10). In the 1950s, Mary Ann Smith walked through the parlor hall and recalled objects being in the dark and dirty foyer (Figures D: 2-5). The parlor was divided by cloth partitions draping across the parlor, cutting the room diagonally into half.¹²¹ The door on the second floor landing blocked light from coming into the foyer. She also remembered a baby carriage in the parlor similar to period photographs taken of the house's interior (Figure D: 6).

The Isaiah Davenport House was not originally constructed with modern plumbing. An outhouse was most likely located on lot. Bathrooms were added to the

¹¹⁸ Ibid.

¹¹⁹ Edward and Julian McKenzie, unrecorded interview by author, 7 November 2007.

¹²⁰ Surber, Barber, Choate, and Hertlein Architects. "Historic Structures Report for The Isaiah Davenport House and 323 East Broughton Street, Savannah, Georgia."

¹²¹ Mary Ann Smith, recorded interview by author, 22 January 2008.

house sometime in the twentieth century.¹²² According to oral interviews, the owners may have enclosed the back porch on the parlor floor to house a bathroom and a kitchen.¹²³ A kitchenette can be seen in one of the historic photographs of the parlor hall and a wooden ice box can be seen in another (Figure D: 2-4). A bathroom may have been built on top of the porch roof on the northwest end covering part of the landing's window on the north façade. A rear addition is mentioned in the list of restoration projects archived at the Isaiah Davenport House and may have actually existed.¹²⁴ The 1936 HABS drawings do not record this but a 1930s style door is depicted on the north façade drawing of the parlor floor (second floor) window (Figures C: 3-4). The bathroom piping may have been connected to large drums in the backyard which may have led to the smell that surrounded the Isaiah Davenport House. It was a joke that people would close their car windows when driving by and would hold their noses while walking past the building.¹²⁵

At one point, the house was boarded up.¹²⁶ In 1955, the Isaiah Davenport House went up for sale after the death of Mrs. Nathalie Guerard Peters.¹²⁷ The buyer, Katherine Summerlin petitioned that the house was not desirable to be used as a residence or for commercial use and that she wanted to demolish the building.¹²⁸ Ms. Summerlin owned

¹²² Helen McCracken, telephone interview by author, 18 February 2008.

Jeff Freeman, personal interview by author, Isaiah Davenport House Museum, Savannah, Georgia, 25 January 2008.

¹²³ Ibid.

¹²⁴ Isaiah Davenport House Museum, Savannah, Georgia, Reference Files, "Restoration of Davenport House," July 1956.

¹²⁵ Helen McCracken, telephone interview by author, 18 February 2008.

Mary Ann Smith, recorded interview by author, 22 January 2008.

¹²⁶ Ibid.

¹²⁷ Live Oak Public Libraries-Main Branch, Bull Street, Savannah, Georgia, Vertical File, "Isaiah Davenport House," *Savannah Morning News*, "Hearing Set on Davenport Home Sale," 24 August 1955.

¹²⁸ Isaiah Davenport House Museum, Savannah, Georgia, Reference File, "Suggested Stipulations by Mr. and Mrs. E. L. Summerlin in Reference to the Davenport House," undated.

Goette Funeral Home, located in what is today the Kehoe House Bed and Breakfast, at 123 Habersham Street on the east side of Columbia Square (Figure E:8). She hoped to use the Isaiah Davenport House property to function as a parking lot for the funeral home. The house was in deplorable condition and Mrs. Summerlin felt renovation was too expensive and unwarranted and felt a parking lot was a better view for the business's customers compared to looking at slums.¹²⁹ Some residents were happy that the Isaiah Davenport House was going to be demolished because of the unsanitary conditions surrounding the building but were later pleased when the house was restored.¹³⁰

In the summer of 1955 following the demolition of the City Market, a lively public marketplace as well as an architectural gem, seven Savannah ladies began meetings to plan strategies for protecting downtown historic buildings. Simultaneous with this, the Isaiah Davenport House was purchased by Mrs. Summerlin, a funeral home proprietor who intended to turn the site into a parking lot. The ladies organized within the community to purchase the home and in so doing began the Historic Savannah Foundation. The Summerlins made stipulations upon the transfer of the property to the Foundation's ownership including having the Foundation pay for the entire cost of the transaction, vacating the current occupants, and completing restoration without a certain amount of time. The original restoration of the home was intermittent between 1955 and 1963 (Figure C: 5). Of note, in 1959, Lee Adler, son of one of the ladies, began the revolving loan for the purchase of threatened structures in Savannah.¹³¹

Upon surveying the property, the Historic Savannah Foundation observed that

¹²⁹ Live Oak Public Libraries-Main Branch, Bull Street, Savannah, Georgia, Vertical File, "Isaiah Davenport House," *Savannah Morning News*, "Davenport House Sale Authorized," 24 August 1955

¹³⁰ Helen McCracken, telephone interview by author, 18 February 2008.

¹³¹ Jamie Credle, conversation with author, Isaiah Davenport House, Savannah, Georgia, 15 May 2008.

much of the plasterwork was intact despite the house having holes from holding up wiring and piping for electricity and water.¹³² A foul smell emanated from the bathrooms and various rooms were partitioned with plywood material.¹³³ The Foundation with the collection of funds began a restoration of the house (Figure C: 17-18).¹³⁴ They restored the parlor and converted the garden level floor into offices for its tenants, Family Services. Historic Savannah Foundation left the attic the way they found it so as to show the architectural details and deterioration over time.¹³⁵

Although the saving of the Isaiah Davenport House was not a direct result of housing reform and Urban Renewal, it was a part of Savannah's awakening to the loss of its architectural integrity. It was not the first or last building to be restored but was a building block for Historic Savannah Foundation and the city of Savannah to safeguard its historic buildings and history. Housing reform and Urban Renewal was part of the context for the Isaiah Davenport House and the city of Savannah.

¹³² Live Oak Public Libraries-Main Branch, Bull Street, Savannah, Georgia, Vertical File, "Isaiah Davenport House," *Savannah Morning News*, "Davenport House Interior Regaining its Old Beauty," 19 August 1956.

¹³³ Freeman Jelks, telephone interview by author Savannah, Georgia, 25 January 2008.

¹³⁴ Isaiah Davenport House Museum, Savannah, Georgia, Reference File, "Restoration of the Davenport House, Habersham and State Streets, Savannah, Georgia," July 1956.

¹³⁵ Georgia Historical Society, Savannah, Georgia, Vertical File: "Davenport House," *Savannah Morning News*, "Old Home Now Newest Museum," 9 March 1963.

Housing Regulations

In the United States, national housing reform became an issue in the nineteenth century. Urban housing such as the Isaiah Davenport House was often overcrowded and tended to have unsanitary conditions. In larger cities, immigrants were usually the tenants who lived in limited, older housing. In 1842, social reformer Dr. John Hoskins Griscom was quite agitated at the housing situation in New York City and began a reform movement which resulted in 1853 with the establishment of the Association for Improving the Condition of the Poor. At roughly the same time, the Council of Hygiene and Public Health was also begun. The first legislation pertaining to housing was passed in 1867 in New York City.¹³⁷

In 1910, the National Housing Association was founded which gave the reform movement a national forum to advocate for changes in lower income housing. The National Housing Conference (NHC) was formed by Mary Kinsbury Simkhovitch in 1931.¹³⁸ During this time, affordable housing was desperately needed with the Great Depression, drought, and the boll weevil infestation in the southern United States. President Franklin D. Roosevelt, concerned about the effects of the Great Depression on citizens of the United States, established several federal agencies and programs to employ families from the depression.

NHC was the first non-partisan independent coalition of national housing leaders.¹³⁹ The organization encouraged the establishment of the 1934 National Housing Act, which in turn created the Federal Home Loan Board, and the Federal Housing

¹³⁷ Robert W. DeForest, "A Brief History of the Housing Movement in America."

¹³⁸ New York Housing Conference, "It Began in New York: 75 Years of Affordable Housing Development, http://www.nyhousingconference.org/pdf/Housing_QVersion.pdf, (access 3 May 2008).

¹³⁹ Ibid.

Administration (FHA).¹⁴⁰ The Housing Act aided the unemployed and encouraged individual credit from banks to homeowners. FHA was established to manage two mortgage programs. The programs consisted of insurance for one to four family homes, and multifamily projects. The goal was to allow for more Americans to be able to afford homes in clean environments through loans and mortgages.¹⁴¹

The Federal Housing Association (FHA) determined that in the 1930s, most United States citizens were renters with four out of ten citizens owning homes. An estimated two million construction workers were out of work during this time and it was difficult for them to obtain and pay mortgages.¹⁴²

The National Association of Housing Officials (NAHO) urged Congress to pass the Wagner Steagall Housing Act of 1937, which created the United States Housing Authority. The act established a national housing policy to assist localities with building low-rent housing and to redevelop blighted areas.¹⁴³

The Housing Authority of Savannah (HAS) was established in 1938 under the Georgia State Housing Authority's Law of 1937.¹⁴⁴ In the 1940s, HAS realized that families wanted new and modern housing; they also needed to house war families.¹⁴⁵ In 1968, Savannah's population had doubled since 1948 to 149,000 residents.¹⁴⁶

In the wake of World War II and with servicemen returning, the American people

¹⁴⁰ U.S. Dept. of Housing and Urban Development, "HUD Historical Background," HUD, <http://www.hud.gov/offices/adm/about/admguides/history.cfm>, (access 13 April 2008).

¹⁴¹ Ibid.

¹⁴² Ibid.

¹⁴³ Department of Housing and Urban Development, "United States Housing Act of 1937 as Amended by the Quality Housing and Work Responsibility Act of 1988 as of 3/2/1999," www.hud.gov/offices/ogc/usha1937.pdf, (access 21 March 2008).

¹⁴⁴ Housing Authority of Savannah, "Our History," HAS, www.savannahpha.com (access 13 April 2008).

¹⁴⁵ Georgia Historical Society, Savannah, Georgia, Vertical File: "Historic Preservation," *Savannah Morning News*, "Savannah Restores Its Houses and Riverfront," 1968.

¹⁴⁶ Georgia Historical Society, Savannah, Georgia, Vertical File: "Historic Preservation," *New York Times*, "A 20th Century Miracle in Historic Savannah," 3 November 1968.

focused on home and family. The Housing Act of 1949 was a federal assistance program that spurred urban redevelopment nationally. It stated that it was created to provide “a decent home and a suitable living environment for every American family.”¹⁴⁷

In 1950, 38.8% of housing in the city of Savannah still had no private bath or it was in dilapidated condition and 29.9% had no running water.¹⁴⁸ Similar conditions also existed across the country and further regulations on national housing standards were brought forth. Congress passed the 1954 Housing Act which authorized slum clearance and permitted rent adjusting based on incomes.¹⁴⁹ The thought process was that the city should demolish poor housing to make way for better buildings. These new buildings were limited to one use according to new zoning which differed from the older buildings which were a mix of commercial and residential uses. Previously, urban buildings were multifunctional; housing businesses on the lower levels and residential space in the upper levels. So as with much of the rest of the country, middle class Savannahians moved out of the urban centers and into suburban areas. The movement, resulting from Urban Renewal was nicknamed the “White Flight.”

The Historic Savannah Foundation saved the Isaiah Davenport House from urban renewal and shortly thereafter changed its multi-family use into housing a museum, HSF offices, and Family Services in 1957.¹⁵⁰

With the recognition of civic pride and the success of preservation, citizens helped to save the city of Savannah. Within ten years of HSF saving the Isaiah Davenport House, 600 decaying and abandoned buildings were saved from demolition

¹⁴⁷ U.S. Dept. of Housing and Urban Development, “HUD Historical Background.”

¹⁴⁸ Georgia Historical Society, Savannah, Georgia, Vertical File: “Housing,” *Savannah Morning News*, “38 Pct. Of Dwelling Units Here Have No Private Bath,” 26 August 1956.

¹⁴⁹ U.S. Dept. of Housing and Urban Development, “HUD Historical Background.”

¹⁵⁰ *Ibid.*

and were reverted back to residences.¹⁵¹ Parks that were overgrown were now cleaned up with gardens, benches, and fountains. Each successful preservation project urged others to do the same.¹⁵² Homes that were once substandard were now being rehabilitated to have larger stairways, plumbing, and other modern conveniences that met the city's minimum standards for living.

¹⁵¹ Georgia Historical Society, Savannah, Georgia, Vertical File: "Historic Preservation," *New York Times*, "A 20th Century Miracle in Historic Savannah," 3 November 1968.

¹⁵² Georgia Historical Society, Savannah, Georgia, Vertical File: "Housing," *Savannah Morning News*, "2 Rows of 60 Year Old Homes Being Given Facelift," 8 September 1962.

So What?

The history of the Isaiah Davenport House is an intriguing one but is also more common than a casual observer may know. Some history critics may find that to alter the Isaiah Davenport House Museum's interpretation of the occupation of the upper class Davenport family and the craftsmanship to include the depiction of the house during its darkest days is not part of the building's history. It is. It is also a fascinating topic. As responsible purveyors of information to educate the public, we cannot select our history and facts to be on display. Many stately homes across the country were once beautiful single family residences who also had dark days in their past. They were tenements, stores, and apartment buildings. Some did not survive the wrecking ball as the Isaiah Davenport House barely did.

The first centennial celebration of the country brought the public to rejoice in the history of the Founding Fathers and the upper class. The working class, immigrants, and the poor were forgotten in the interpretation of historic sites. Only in the last few decades have alternative interpretations been brought to the spotlight. Slave, immigrant, and tenement life have all been recent additions to the American museum. Museums across the country are trying to develop interpretations of their sites to encompass more diversity of the American public.

In *A Museum Grew in Me* by Ruth Abram, The Lower East Side Tenement Museum co-founder discussed how she developed the idea of creating the museum, which only began in 1988. The museum interprets every level of history that the building has had and tries to convey the constant evolution of the building to its visitors.

Through researching the Isaiah Davenport House during its time as a tenement and interpreting it, the museum is embracing the building's entire history and allowing its

visitors to learn about the building's evolution and involvement in national movements like housing reform. The Isaiah Davenport House is a house of surprisingly full information, as are others that can be found across the country.

Furnishing Plan

The Isaiah Davenport House is a historic property listed on the National Register of Historic Places and was surveyed by HABS in 1936.¹⁵³ The house is a contributing building to the Historic Landmark District of Savannah which includes the Beach Institute, the Greene Meldrim House, the King-Tisdell Cottage, the Owens Thomas House, and other historically significant buildings.¹⁵⁴ The neighborhood surrounding the Isaiah Davenport House is a mix of residential and commercial businesses. The building is located in the area that borders the Old Fort area of the city of Savannah (Figure E: 1).

Built in 1820 in the Federal style by carpenter Isaiah Davenport, the house was used as a residence and showcase.¹⁵⁵ After Mr. Davenport's death, it became a rooming house for a time during Mrs. Davenport's ownership. The house later became a rental house and a tenement until it was saved from demolition by Historic Savannah Foundation in 1955.¹⁵⁶ The present scope of the Isaiah Davenport House is to interpret the building's entire history and educate its visitors on the subject.

The goal of the furnishing plan is to provide information to the Isaiah Davenport House in order for the museum to establish an exhibit about the house and its occupants when it was a tenement in the late nineteenth and early twentieth centuries. The Isaiah Davenport House housed boarders periodically from the 1820s to 1955.¹⁵⁷ The furnishing plan is focused on interpreting the attic and garden level spaces between 1930

¹⁵³Historic American Building Survey/Historic American Engineering Record, "Isaiah Davenport House, 324 East State Street, Savannah, Chatham County, Georgia," *Built in America*, http://lcweb2.loc.gov/ammem/collections/habs_haer/, (access 21 March 2008).

¹⁵⁴National Park Service, "Georgia: Savannah Historic District," *National Register of Historic Places Travel Itinerary*, <http://www.nps.gov/nr/travel/geo-flor/1.htm>, (access 21 March 2008).

¹⁵⁵Isaiah Davenport House Museum, Savannah, Reference File, "Georgia Isaiah Davenport House Museum Fact Sheet," 21 February 2006.

¹⁵⁶Ibid.

¹⁵⁷Georgia Historical Society, Savannah, Georgia, City Directory, City of Savannah, Georgia, 1880-1896, s.v. "50 East State Street" and 1897-1955, s.v. "324 East State Street." Isaiah Davenport House Museum, Savannah, Reference File, "Deed Files of the Isaiah Davenport House Property," undated.

and 1955 because of the amount of documentation found for this time period and the interest in the period when the building was being saved (See Appendix D). The furnishing plan is based on research gathered and oral history interviews pertaining to the Isaiah Davenport House interiors. The plan would also be open to future interpretation of the garden level's southwest room to tell the story of urban slave life in the 1820s which would encapsulate all of the histories of the Isaiah Davenport House.

The plan focuses on acquiring appropriate furnishings for the museum's tenement interpretation and the arrangement of the furnishings to most accurately portray the story to its visitors. It will also provide information to the museum as to where to obtain these furnishings from auction houses, antique warehouses, and donations. Research was conducted at the Isaiah Davenport House, the Georgia Historical Society, and the Bull Street Library, and was augmented by oral histories of those who visited the house in the early twentieth century. Photographs from the HABS survey and photographs from other research collections helped in establishing a visual interpretation of the attic and garden level spaces at the Isaiah Davenport House (See Appendix D).

The next step in establishing the furnishing plan was to learn about the surrounding context of the Isaiah Davenport House. The condition of housing in Savannah and in the Old Fort area was helpful in establishing the context of the interpretation. The plan was also concerned with the lifestyle of individuals and their economic status during this time.

The interpretation of the attic and garden levels of the Isaiah Davenport House would not be complete without conceptualizing national and local events that form what occurred on the property. The New York City Tenement Museum was very useful in

learning about tenement life across the country and the beginnings of housing reform in the United States. A study of national housing reform provided the context of what was happening socially and economically in the United States with governmental regulation.

Photographs were taken of the attic and garden level floors to record the present condition and layout of the rooms (See Appendix F). They also serve as a historic record of the floors' existing conditions before any action has taken place. The Historic Structures Report by Surber Barber Choate & Hertlein Architects, Inc. in 2002 was also used and period photographs from the Georgia Historical Society and other visual records were used to establish the furnishing plan.¹⁵⁸

The rooms to be interpreted have yet to be furnished and will always be open to new research for a fuller interpretation and understanding of the building's history.

Organization

The furnishing plan is broken up by floor and rooms of the garden and attic levels of the building. The house contains four floors: the garden level or basement, parlor floor or first floor, second floor, and the attic (Figures C: 1-4). Images and descriptions of the appropriate furnishings typical of the 1930s to 1950s in the Isaiah Davenport House will be described. Period photographs, furniture images, and drawings are included in the conceptualization of the interpretation and a cost analysis for each floor is also included.

The house tour will be altered from its present path to include the additional interpretation. House tours must be 15 people or less, including the tour guide due to current fire codes for the third staircase.¹⁵⁹ Tours can begin in the garden level floor,

¹⁵⁸ Surber, Barber, Choate, and Hertlein Architects. "Historic Structures Report for the Isaiah Davenport House and 323 East Broughton Street, Savannah, Georgia."

¹⁵⁹ Jamie Credle, Director of the Isaiah Davenport House Museum, discussions with author, Spring 2008.

giving background information on Isaiah Davenport, his family, and Historic Savannah Foundation's role with the restoration of the house. Guides will lead tours to the parlor and second floors where the guide will discuss the Davenport family's daily life in the 1820s. Groups will then go to the attic floor and discuss the house after the Davenport family occupation and the building's use as a tenement in the early twentieth century. Tours will then go down to the garden level floor and be presented with the 1820s kitchen (southwest room) and the tenement room (southeast room) and will then conclude the tour for the Isaiah Davenport House.

Furnishings of the Period Photographs

The period photographs of the interior of the Isaiah Davenport House are important to the interpretation of the house as a tenement but it also skews the perspective of the house. The photographs taken of the interior are of the parlor floor and only of the hall, parlor, and office where Mrs. Nathalie Guerard Peters most likely occupied in the 1930s. The furniture of other tenants may have been in worse condition or in less number.

Garden Level Interpretation (Figures F: 1-7)

The garden level will largely remain as it is at present due to cost and difficulty in removing modern conveniences. The building's plumbing and electricity is housed in the northern portion of this floor, and will remain in its present state (Figure F: 1). The southern end of the garden level will be altered to show interpretations of a 1930s tenement room and the 1820s kitchen of the Davenport family (Figure F: 3-4). After the rehabilitation of the Kennedy Pharmacy building, which is presently owned by the Isaiah Davenport House Endowment Directors/Historic Savannah Foundation and located at

323 East Broughton Street, the Isaiah Davenport House Museum may be housed in the upper floors but presently are located in the southern portion of the Isaiah Davenport House Museum's garden level.

Up until 1955, the garden level floor plan of the house had a central hall plan with two large front rooms and two smaller rear rooms on either side of the hall. This arrangement was altered when Historic Savannah Foundation bought the property and changed the floor plan to accommodate office and museum shop space (Figures F: 2-3).¹⁶⁰ Single individuals and families residing at the house in the twentieth century had at least one room to them and shared kitchen and bath spaces. The southwest room had its own entrance on the south façade when it served as a shop, possibly in the late 1940s. The door was later returned to being a window after the 1955 restoration (Figure F: 1). The room was occupied by Mrs. Rachel Long from 1950-1954.¹⁶¹ Her nephews recalled that she had a large bed and a few chairs in her room. They also remembered that the neighboring room, the southeast room, occupied by Mrs. Carter, had a dirt floor covered with oil cloth.¹⁶²

Recommendations

The garden level has been modernized to accommodate the Isaiah Davenport House Museum offices, museum shop, and wiring. In order to accurately interpret the southern rooms, it is recommended that any modern elements like partition walls,

¹⁶⁰ Edward and Julian McKenzie, unrecorded interview by author, 7 November 2007. Historic American Building Survey/Historic American Engineering Record, "Isaiah Davenport House, 324 East State Street, Savannah, Chatham County, Georgia."

¹⁶¹ Georgia Historical Society, Savannah, Georgia, City Directory, City of Savannah, Georgia, 1950-1954, s.v. "324 East State Street."

¹⁶² Ibid.

carpeting, and sills be removed for a full interpretation of the floor.¹⁶³ The recommendations for the garden level made by the Surber, Barber, Choate, & Hertlein Architects, Inc., who completed the 2002 Historic Structures Report, called for the restoration of the floor back to its original floor plan and should be followed out if funds are available.

Southeast Room (Figures F: 4-7)

The southeast room is where Mrs. Carter lived and will be used to interpret a tenement room from the early twentieth century. The following chart displays objects suggested to be acquired for the furnishing plan. Based on examination of period photographs and descriptions of tenement interiors, a large metal bed frame will be located along the west wall. A few chairs will be located in the room with a central dining table that was used for multiple purposes. Framed paintings, prints, or photographs will adorn the walls. An oil cloth will cover the floor. A door will be replaced on the western wall allowing the room to be closed off and to add to the tenement interpretation.

¹⁶³ Surber, Barber, Choate, and Hertlein Architects. "Historic Structures Report for The Isaiah Davenport House and 323 East Broughton Street, Savannah, Georgia."

Garden Level Southeast Room Furnishings

Object	Description	Sources
Large metal bed frame	Brass/iron	Figure F:50
Mattress, bedding		Figure F:52
Chairs		Figure F:47 ¹⁶⁴
Table	Drop-leaf, round ends	Figures F:44-45
Curtains	Translucent, frills at ends	Figures D:6-7, 9
Paintings	Rectangular landscape subjects	Figures D:7, 10
Framed photographs	Fashionable ladies-Gibson girl	Figure D:10
Oil cloths	As floor covering	Figure D:10 ¹⁶⁵
Coal Stove		Figure F:52

Heating

The Isaiah Davenport House used their fireplaces in order to have heat in the nineteenth century. Fireplaces do not exist in the attic floor but later on during the twentieth century, coal stoves were used in the house as is evident in the period photographs and in the present attic (Figures D:8, F:28-29).¹⁶⁶ A coal stove of the period is recommended to be placed in the room to add to the attic's interpretation.

Flooring

The present flooring is carpeting over concrete. The carpeting should be removed (Figure F: 19). The concrete flooring will remain since the removal of it would inhibit the duties of the museum. The museum should explain the garden level's original flooring material into its interpretation to visitors.

Walls

The walls of the garden level are 7'-6" in height according to the Restoration Lists of 1956 and the length of the walls were determined by the drawings completed by

¹⁶⁴ Ibid.

¹⁶⁵ Ibid.

¹⁶⁶ Ibid.

Surber, Barber, Choate, and Hertlein Architects in 2002. The present partition walls that delineate offices should be removed to be replaced by partition walls that will imitate the original arrangement base on markings left on the brick load bearing walls which give evidence of the original layout.¹⁶⁷ It is recommended that the present drywall on the brick load bearing walls be removed to expose the brick. The north wall should be rebuilt to enclose the south rooms as they were in the original plan. The west wall should remain. The drywall on the south and east walls should be removed to display any plaster and wallpaper patterns that exist.

Framed pictures could be acquired by the museum to be hung on the west wall or the new partition wall. Original plaster remains on the masonry walls and should be preserved.¹⁶⁸ The fireplace on the east wall can remain in place (Figure F: 18). It is also recommended that the ceilings remain open; allowing visitors to observe the large wood beams and the building's construction (Figure F: 19). A door will also be placed where historically it was located on the western wall (Figure F: 17).

The present wiring could remain. Lighting is located along the ceiling joists. The southeast room has several windows that project enough light during the day that lighting will not be a problem.

Southwest Room

The southwest room has documented history of being a tenement room for Mrs. Rachel Long but was also likely the Davenport family kitchen in the 1820s because of the large size of the fireplace compared to the others on the garden level.¹⁶⁹ This room could be left for future interpretation of urban slave life with the Davenport family having had

¹⁶⁷ Ibid.

¹⁶⁸ Ibid.

¹⁶⁹ Ibid.

nine slaves in their household. The western wall of drywall should be removed to view the fireplace for the interpretation of urban slave life of the 1820s. It is suggested that the indicated interior walls be removed. The south and west walls should also be removed since the walling is not typical of the 1820s. The east wall should remain. The north wall should be rebuilt to the specifications of the original floor plan (Figure F: 3).

Measurements of Garden Level Walls to be Removed and Constructed Estimate I

A chart on the following page details the walls on the garden level, their treatments, and measurements that were used in the following cost analysis. The cost analysis estimates are a product of the measurements and the information provided by *Craftsman 2008 National Renovation & Insurance Repair Estimator*.

Measurements	Length	Height	Total
Drywall Removal			
SE Room			
South Wall	18.5	7.5	138.75
East Wall	5.5	7.5	41.25
SW Room			
South Wall	18.5	7.5	138.75
East Wall	17.5	7.5	131.25
West Wall	17.5	7.5	131.25
Total			581.25

Demolition				
SW Room				
Interior Walls				
	1	18	7.5	135
	2	4.5	7.5	33.75
	3	3.5	7.5	26.25
	4	5.5	7.5	41.25
	5	9	7.5	67.5
Total				303.75

Reconstruction			
SE Room			
North Wall	18.5	7.5	138.75
SW Room			
North Wall	18.5	7.5	138.75
Total			277.5

Measurements	Length	Width	Total
Carpet Removal			
SE Room	17.5	18.5	323.75
SW Room	16	18.5	296
Total			619.75

Garden Level I Estimate

Qty	Craft Hours	Unit	Material	Labor	Equipment	Total
Demolition of paneling remove frame-and-panel wall						
303.75	1D@5.771	SF	0.00	185.29	0.00	185.29
Demolition of drywall remove, drywall and prep walls						
581.25	1D@4.650	SF	0.00	151.13	0.00	151.13
Demolition of drywall remove, furring strips on conc. / masonry, 16" oc						
581.25	1D@6.394	SF	0.00	203.44	0.00	203.44
Install frame-and-panel wall standard grade						
277.50	8P@201.1	SF	0.00	8,494.28	0.00	8,494.28
Interior doors replace, hardboard smooth or wood-textured						
2.00	1C@.4300	Ea	166.99	20.84	0.00	187.83
Install door hinges typical						
4.00	1C@1.752	Ea	0.00	84.92	0.00	84.92
Install deadbolt install						
2.00	1C@1.356	Ea	0.00	65.74	0.00	65.74
Low-voltage wiring runs Low voltage wiring for light fixture, average of 6 lights per circuit, with up to 18 lf #18/2 wire and box						
2.00	9E@1.558	Ea	68.40	68.28	0.00	136.68
Demolition of flooring remove indoor-outdoor carpet						
619.75	1D@94.82	SF	0.00	3,036.78	0.00	3,036.78

Total Man hours, Material, Labor, and Equipment:

317.9	235.40	12,310.68	0.00	12,546.08
Total Only (Subcontract) Costs:				0.00

Subtotal: 12,546.08

15.00% Overhead: 1,881.91

0.00% Contingency: 0.00

10.00% Profit: 1,442.80

Estimate Total: 15,870.79¹⁷⁰

¹⁷⁰ Based on the 2008 National Renovation and Insurance Repair Estimator.

Measurements of Garden Level Walls to be Removed and Constructed Estimate II

The chart below depicts a second option for the Isaiah Davenport House Museum's garden level which does not include the removal of drywall on the brick load bearing walls. Below is the cost analysis showing the changes in cost.

Measurements	Length	Height	Total
Demolition			
SW Room			
Interior Walls			
1	18	7.5	135
2	4.5	7.5	33.75
3	3.5	7.5	26.25
4	5.5	7.5	41.25
5	9	7.5	67.5
Total			303.75

Reconstruction			
SE Room			
north wall	18.5	7.5	138.75
SW Room			
north wall	18.5	7.5	138.75
Total			277.5

Measurements	Length	Width	Total
Carpet Removal			
SE Room	17.5	18.5	323.75
SW Room	16	18.5	296
Total			619.75

Garden Level II Estimate

Qty	Craft Hours	Unit	Material	Labor	Equipment	Total
Demolition of paneling						
remove frame-and-panel wall						
303.75	1D@5.771	SF	0.00	185.29	0.00	185.29
Install frame-and-panel wall						
standard grade						
277.50	8P@201.1	SF	0.00	8,494.28	0.00	8,494.28
Interior doors						
replace, hardboard smooth or wood-textured						
2.00	1C@.4300	Ea	166.99	20.84	0.00	187.83
Install door hinges						
typical						
4.00	1C@1.752	Ea	0.00	84.92	0.00	84.92
Install deadbolt						
install						
2.00	1C@1.356	Ea	0.00	65.74	0.00	65.74
Low-voltage wiring runs						
Low voltage wiring for light fixture, average of 6 lights per circuit, with up to 18 lf #18/2 wire and box						
2.00	9E@1.558	Ea	68.40	68.28	0.00	136.68
Demolition of flooring						
remove indoor-outdoor carpet						
619.75	1D@94.82	SF	0.00	3,036.78	0.00	3,036.78
<hr/>						
Total Man hours, Material, Labor, and Equipment:						
	306.9		235.40	11,956.12	0.00	12,191.51
Total Only (Subcontract) Costs:						
						0.00
Subtotal:						12,191.52
0.00% Overhead:						0.00
0.00%:						0.00
0.00% Profit:						0.00
Estimate Total:						12,191.52 ¹⁷¹

¹⁷¹ Based on the 2008 National Renovation and Insurance Repair Estimator.

Attic Level Interpretation (Figures F: 8-12)

On the attic floor, there are four rooms and a small central room referred to as a dressing room in the National Register of Historic Places Nomination Form (Figure F: 8). The southwest room is presently the museum's collection space and the southeast room houses supplies that the museum uses for their scheduled events. The two north rooms are smaller and are used to store museum supplies. The northwest room is accessed through the southwest room and will be off limits to visitors. It will remain accessible to museum staff because the air conditioning unit is located there. The southwest room will be altered to be interpreted as a tenement room of the 1930s to 1950s in Savannah and the southeast room is to remain in its present condition which is similar in condition as the southwest room. The Isaiah Davenport House hopes to move the museum's collection somewhere else to accommodate the interpretation of the southwest room.

Southwest Room (Figures F: 9-12)

The southwest room may have housed several tenants though at present there are no records of who actually resided on the attic floor (See Appendix G). The room and those adjacent had various wallpapers which were largely removed with the 1950s restoration of the house (Figures F: 31, 33-34).¹⁷² The following chart displays objects suggested to be acquired for the furnishing plan's interpretation of a tenement room in the Isaiah Davenport House.

¹⁷² Isaiah Davenport House Museum, Savannah, Georgia, Reference Files, "Restoration of Davenport House," July 1956.

Attic Level Southwest Room Furnishings

Object	Description	Sources
Large metal bed frame	Brass/iron	Figures F:50
Mattress, bedding		Figure F:52
Fabric	Lace, on finished wood surfaces	Figures D:4-9
Chairs	mix of Queen Anne/Chippendale ¹⁷³	Figures D:6-7, 45 ¹⁷⁴
Table	Drop-leaf, round ends	Figures F:44-45
Sideboard/cabinetry		Figures F:41-42
Coal Stove	1920s-1930s	Figure F:52
Curtains	Translucent, frills at ends	Figures D:7, 9
Paintings	Rectangular landscape subjects	Figures D:7,10
Framed photographs	Fashionable ladies-Gibson girl	Figures D:10
Oil cloths	As floor covering	Figure D:10 ¹⁷⁵
Lighting	Table/desk lamps	Figure:D:6, 8-9

Heating

The Isaiah Davenport House used their fireplaces in order to have heat in the nineteenth century. Fireplaces do not exist in the attic floor but later on during the twentieth century, coal stoves were used in the house as is evident in the period photographs and in the present attic (Figure F:29).¹⁷⁶ A coal stove of the period is recommended to be placed in the room to add to the attic's interpretation.

Walls

The walls of the rooms show deterioration of time but also the various wallpapers and colors that tenants placed on the walls. The majority of the wallpaper was removed during the 1956 restoration by Historic Savannah Foundation.¹⁷⁷ The wall coverings should be protected and not removed for restoration to the 1930s to 1950s period. Frank

¹⁷³ Ellen T. Schroy, *Warman's Antiques & Collectibles: 2009 Price Guide*, (Iola, WI: Krause Publications, 2008), 241-248.

¹⁷⁴ Ibid.

¹⁷⁵ Ibid.

¹⁷⁶ Ibid.

¹⁷⁷ Isaiah Davenport House Museum, Savannah, Georgia, Reference Files, "Restoration of Davenport House," July 1956.

Welsh, a paint expert, determined that the attic walls were not initially finished in 1820 but were painted in the mid-nineteenth century, probably with the purchase of the property by the Baynard family.¹⁷⁸ He determined the paint to be white and blue distemper paints which are water-based, glue bound, and contain calcium carbonate that produces a soft matte finish. If the museum determines to restore the room's walls, which the 2002 Historic Structures Report recommends, the wall surfaces should be documented. Here, it is recommended to keep the wall surfaces to add to the attic's interpretation and to show to the visitor change over time. The wallpaper analysis would add to the attic's interpretation and portray the overall interior changes throughout its various occupations.

The attic walls are very important in the interpretation of the room and should be protected. The plan has several options that the museum could carry out in the preservation of the walls. A barrier should run along the walls to inhibit visitors from touching the walls. There are three options of barriers that could be used to protect the walls. Plexi-glass barriers could run along the north wall of the southwestern room to protect the wall from visitors (Figures F: 9-12, 56). Vertical metal posts are another option where they would run along the wall preventing visitors from getting close to the walls (Figures F: 54-55). The museum already possesses wooden barrier posts which could also be used in the protection of the walls. The options are charted below.

¹⁷⁸ Isaiah Davenport House Museum, Savannah, Georgia, Reference File, "Welsh Color & Conservation, Inc: Microsopical Paint and Color Analysis of the Isaiah Davenport House, Savannah, Georgia," 11 November 1999.

Plexi-glass Companies	Options	Cost
3D Acrylic Studio, Inc. ¹⁷⁹ 4405A Cowan Rd Tucker, GA 30084 (404) 874-0406	Clear acrylic, ¼" 4'x8' sheets	
	Polish, finish sheets	
	Create supports	
	Install	
	Estimate	\$350/panel (2)
	Estimated Total	\$700
GE Polymershapes ¹⁸⁰ 1446 Haines St. Jacksonville, FL 32206 (904)354-2000	Standard clear acrylic 4'x8' sheets	
	Not provide supports	
	Not install	
	Estimate	\$75/panel (2)
	Estimated Total	\$150

Other Wall Protection Alternatives	Options	Cost
Absolute Museum & Gallery Products, Ltd. ¹⁸¹ 212 Opening Hill Rd. Branford, CT 06405 (203)488-3361	7 Powdered Gray 1000mm Freestanding barriers (39 ½") ¹⁸² \$252/unit	\$1764
	1 20 meter (66') Gray Elasticized Cord	\$51
	Shipping	\$985
	Estimated Total	\$2,002.00
Existing wood barriers	SCAD Furniture Design Dept. replicate barriers	Supply of materials

Flooring

It is recommended that the wood floor remain. Oil cloth or thread bare rugs should be acquired to add to the attic's interpretation. From observing period photographs, floor coverings appear to be carpet scraps or thread bare rugs (Figures D: 4,

¹⁷⁹ 3D Acrylic Studio, email correspondence to the author, Savannah, Georgia, 18 February 2008.

¹⁸⁰ GE Polymershapes, telephone interview with author, Savannah, Georgia, 13 February 2008.

¹⁸¹ Maureen Maureau, email correspondence to the author, Savannah, Georgia, 20 March 2008.

¹⁸² Absolute Museum & Gallery Products, Ltd., "Free Standing Barriers," *Product Catalog*, 2008.

10).

Doors

The existing doors will remain but hardware should be altered for security of the room and its objects (Figures F: 37-38). The locks should be unobtrusive to the doors and be small.

Windows

The windows should remain. In period photographs, the attic dormers appear to have opaque ruffled curtains. Rooms also had shades to block sunlight (Figures D: 7, 9).

Lighting

Period photographs show electrical wiring hanging from walls and ceilings. Desk lamps, floor lamps, simple chandeliers, and bare light bulbs were in the house (Figures D: 8-9). Some tenants also used kerosene lamps to reduce the use of electricity.¹⁸³ It is recommended that the existing lighting in the southwest attic room should remain but lamps should be placed on furniture as shown in period photographs.

¹⁸³ Edward and Julian McKenzie, unrecorded interview by author, 7 November 2007.

Cost Analysis of Furnishing Items¹⁸⁴

Items	Estimated Total
2 metal bed frames	\$1000
2 sets of bed linens	\$200
2 dining tables	\$1,500
4 Side/dining chairs	\$1,000
5 pairs of curtains	\$180
Landscape prints/paintings	\$150
2 Oilcloth rugs	\$300
2 pieces of cabinetry	\$2500
4 Lamp fixtures	\$1,600
2 coal stoves	\$200
2 locks	\$224
Door for NW room	\$120
TOTAL	\$8,974

The total cost analysis of the proposed furnishing plan is dependent on which route the Isaiah Davenport House Museum takes with the focus on establishing an interpretation on tenement life at the Isaiah Davenport House and in Savannah, Georgia. The estimates are based on the *2008 National Renovation and Insurance Repair Estimator*, and *Warman's Antiques & Collectibles: 2009 Price Guide*, and museum professionals. The Isaiah Davenport House Museum can contact museum specialists mentioned above to acquire museum equipment. The exhibit furnishings can be obtained by donation and by acquisitions. Nearby antique dealers, online auction houses, and individuals are possible sources for the museum to look into for future furnishings of the exhibit.

¹⁸⁴ Used following sources to estimate prices for furnished items: Ellen T. Schroy, *Warman's Antiques & Collectibles: 2009 Price Guide*; eBay Auctions, www.ebay.com, (access 13 April 2008).

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Appendices

Appendix A: General Photographs

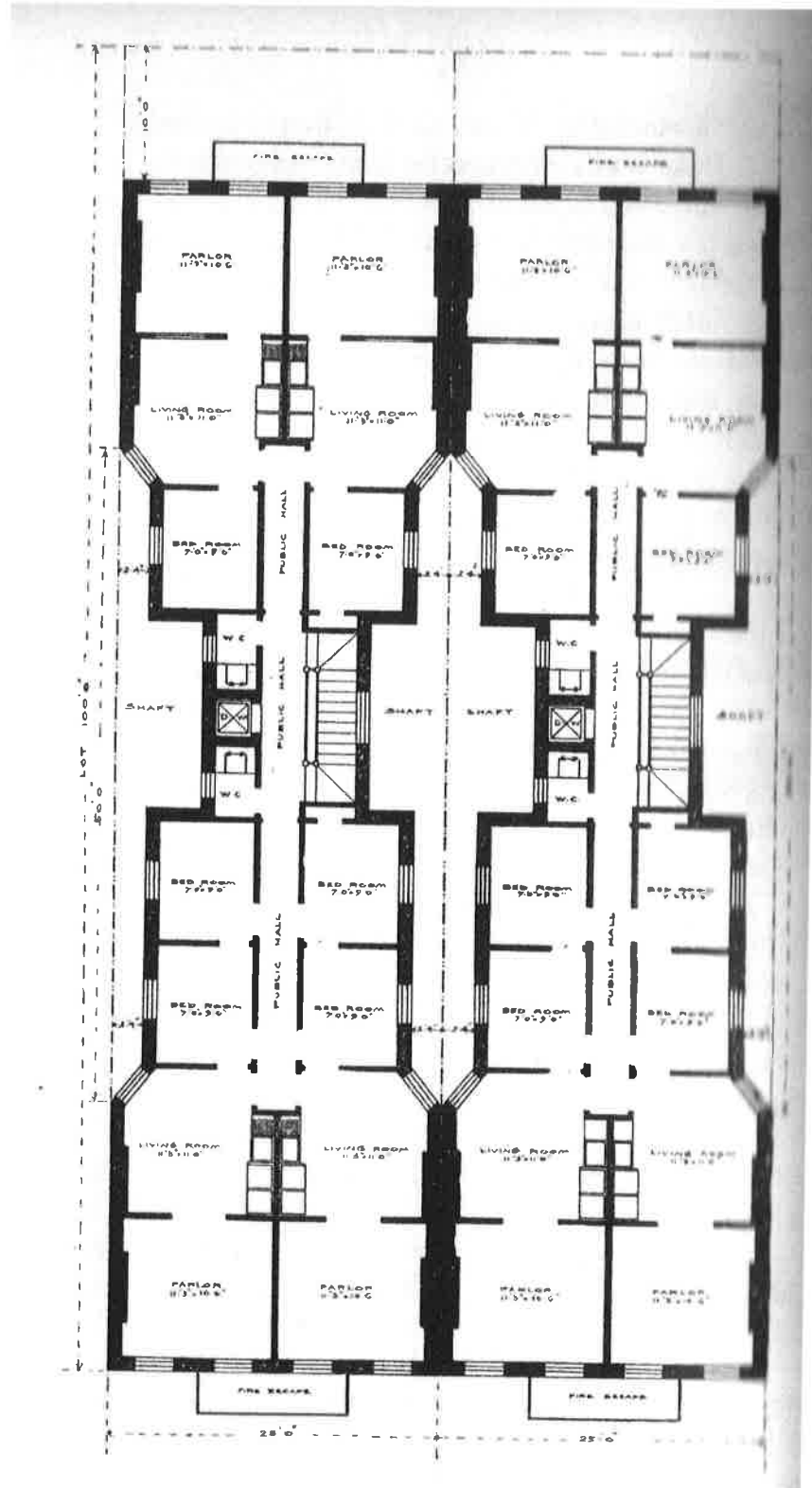


Figure A: 1. A pair of "Old Law" dumb bell or bar-bell tenements in New York City. Columbia University, New York, (*Andrew S. Dolkart's Architecture and Development of New York City: Living Together*, http://ci.columbia.edu/0240s/0243_2/0243_2_s1.html).

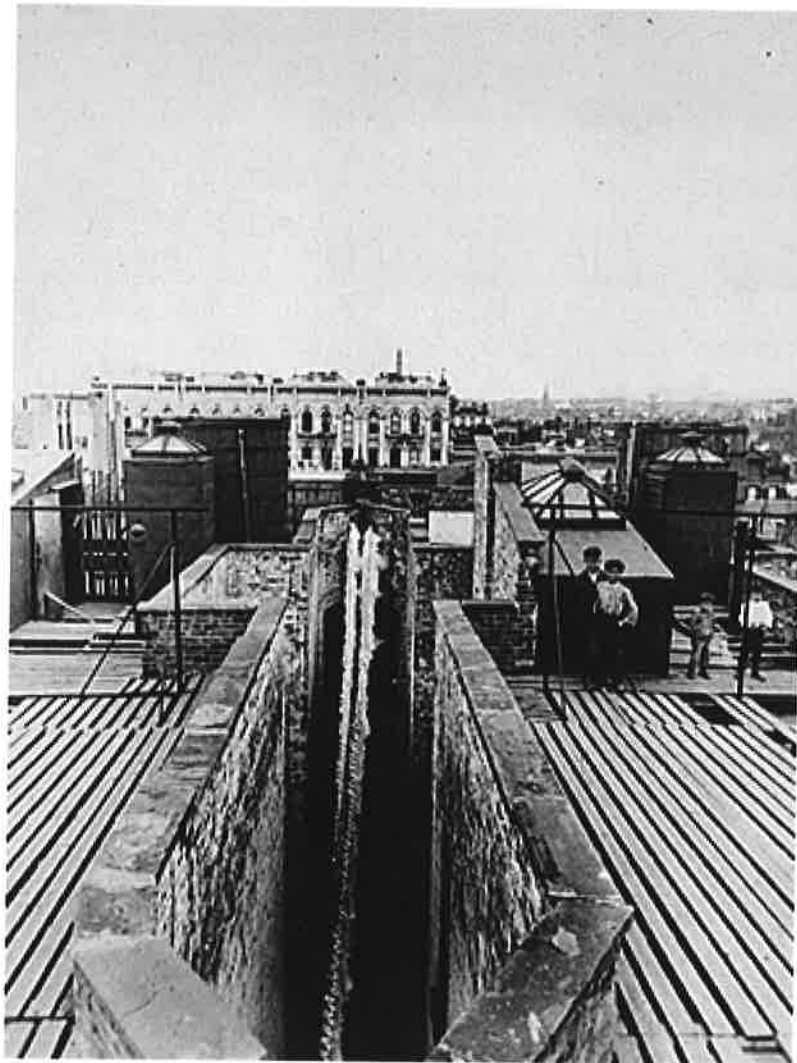


Figure A: 2. View of the narrow tenement air shaft. Columbia University, New York, (*Andrew S. Dolkart's Architecture and Development of New York City: Living Together*, http://ci.columbia.edu/0240s/0243_2/0243_2_sl.html).



Figure A: 3. An interior photograph of a New York City tenement. LC-USZ62-70893, *tenements*, Library of Congress, Washington, DC (Prints and Photographs Division, <http://lcweb2.loc.gov>).



Figure A: 4. An interior photograph of a tenement. LC-USF34-042976-D, *tenements*, Library of Congress, Washington, DC (Prints and Photographs Division, <http://lcweb2.loc.gov>).



Figure A: 5. A tenement kitchen in Hamilton County, Ohio. LC-USF33-T01-000335-M3, *tenements* Library of Congress, Washington, DC (Prints and Photographs Division, <http://lcweb2.loc.gov>).



Figure A: 6. A tenement interior in New York City. LC-D4-43269 *tenements*, Library of Congress, Washington, DC (Prints and Photographs Division, <http://lcweb2.loc.gov>).



Figure A: 7. Tenement Interior in New York City. LC-D4-43270 *tenements*, Library of Congress, Washington, DC (Prints and Photographs Division, <http://lcweb2.loc.gov>).



Figure A: 8. View of 97 Orchard Street, Manhattan. The Lower East Side Tenement Museum. Photograph by author.

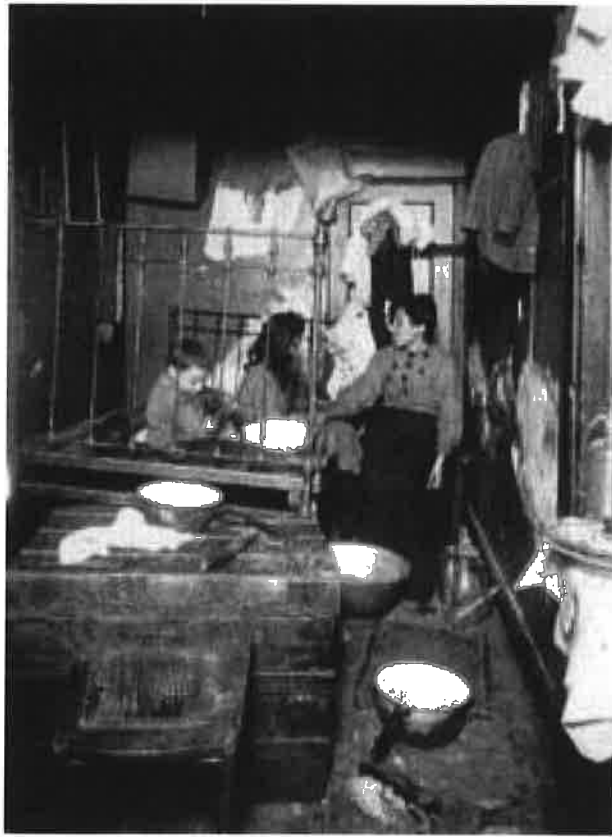


Figure A: 9. An interior of a North End Tenement in Boston. (Guild Nichols, *An Historical Overview of the North End of Boston: Boston's Little Italy: 1900-Today*, <http://www.northendboston.com/history.htm>).



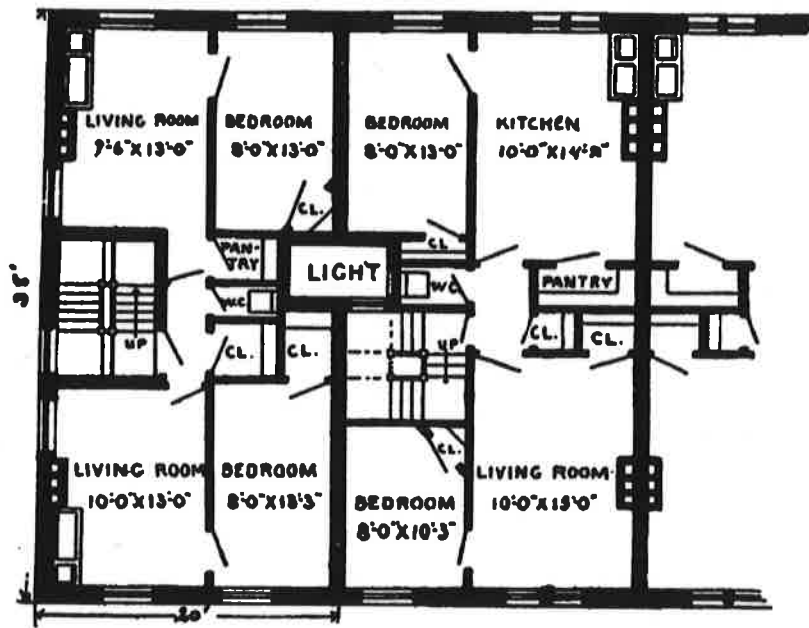
Figure A: 10. Interior of tenement room in Chicago, Illinois. Edith Abbot and Sophonisba P. Breckinridge, *Chicago's Housing Problems: Families in Furnished Room*, 1910, (The American Journal of Sociology, JSTOR, <http://www.jstor.org>).



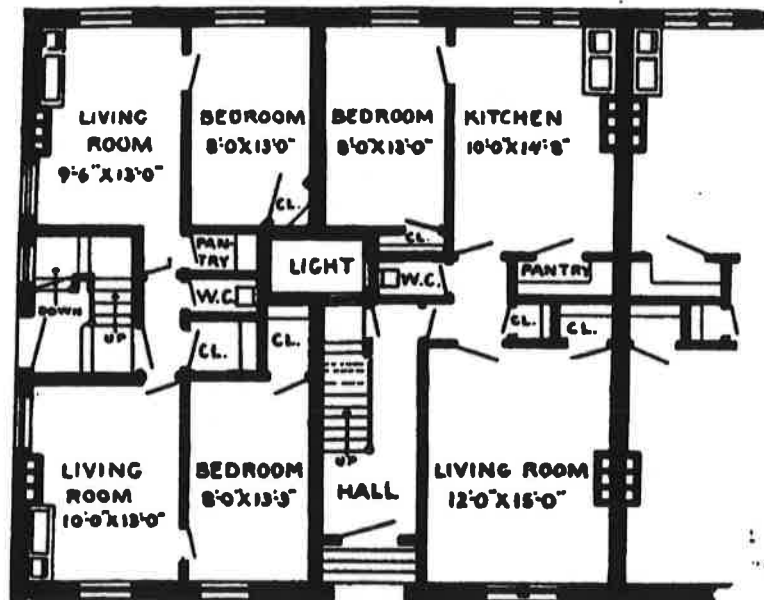
Figure A: 11. An interior of a tenement in Chicago, Illinois. Edith Abbot and Sophonisba P. Breckinridge, *Chicago's Housing Problems: Families in Furnished Room*, 1910, (The American Journal of Sociology, JSTOR, <http://www.jstor.org>).



Figure A: 12. A tenement building in Chicago, Illinois. Edith Abbot and Sophonisba P. Breckinridge, *Chicago's Housing Problems: Families in Furnished Room*, 1910, (The American Journal of Sociology, JSTOR, <http://www.jstor.org>).



Second and third floors.



First floor.

HARRISON AVENUE ESTATE OF THE BOSTON COOPERATIVE BUILDING COMPANY, BOSTON, MASSACHUSETTS.

PLAN No. 17 B.

Figure A: 13-14. Boston Model Tenements developed by Boston Cooperative Building Company. E.R.L. Gould, *The Housing of the Working People*, 1895, 202, (Google Books Online, <http://books.google.com>).



Figure A: 15. The John Buckley Tenements, located at 132-134 Smith Street, Charleston, South Carolina is now known as the Frewil Apartments. Photograph by author.



Figure A: 16. Goldsmith Row tenements. 11-25 Anson Street, Charleston, South Carolina, Charleston County Public Library Ansonborough Guidebook, (<http://www.ccpl.org/content.asp?name=Site&catID=6023&parentID=5747>).

Appendix B: Savannah



Figure B: 1. African American housing along the lanes of Savannah, Georgia. Housing Authority of Savannah, *Oglethorpe was Right*, January 1946.



Savannah scenes, 1945: "Be it ever so humble, there is no place like home."



Figure B: 2-3. African American housing in Savannah, Georgia 1945. Housing Authority of Savannah, *Oglethorpe was Right*, January 1946, 35.

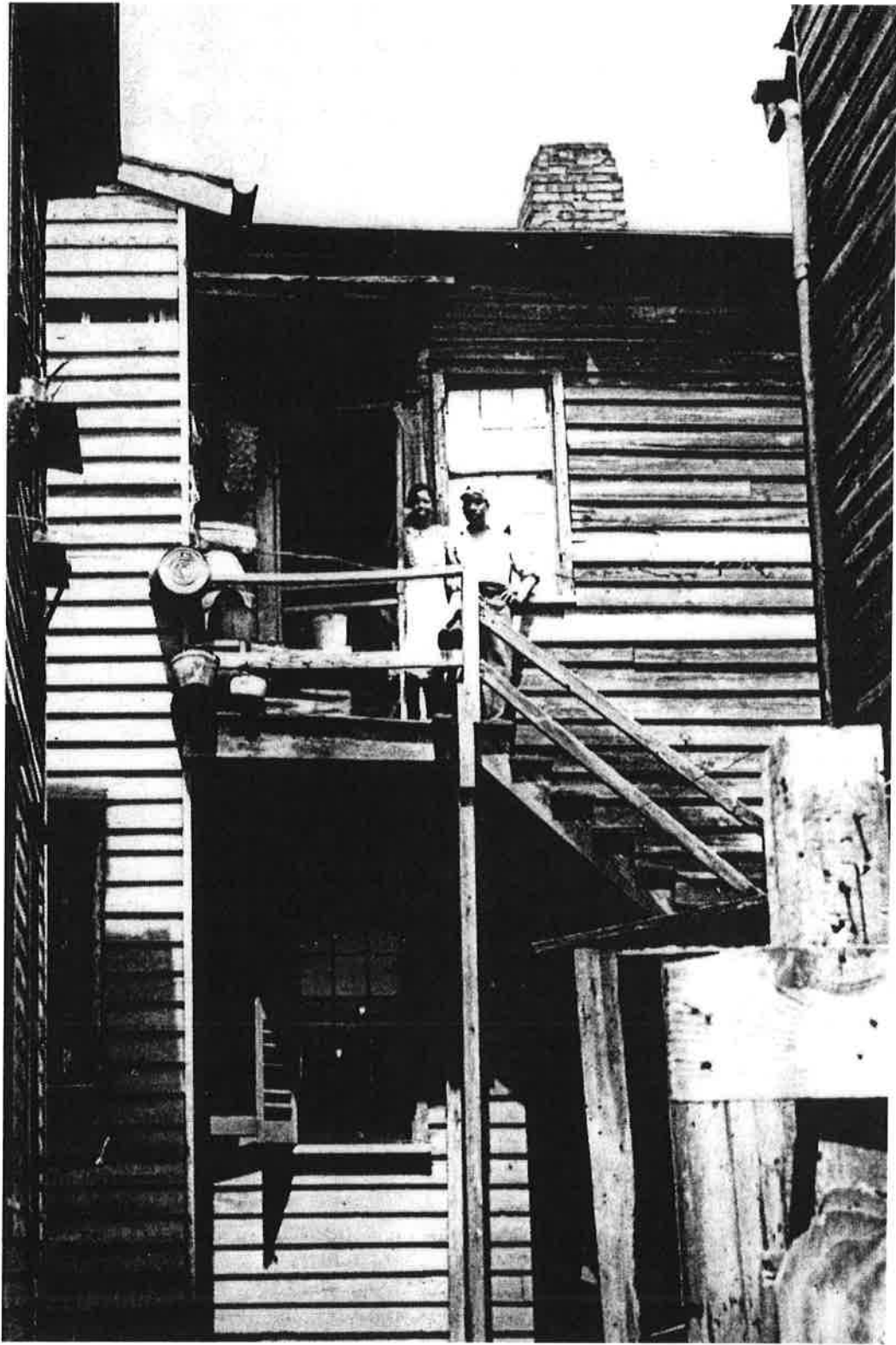


Figure B: 4. Back of tenement housing in Savannah, Georgia. Occupants of the three buildings pictured shared the privy in the foreground. Housing Authority of Savannah, *Oglethorpe was Right*, January 1946.



Figure B: 5 Photograph of “white” tenements in Savannah, Georgia. Housing Authority of Savannah, *Oglethorpe was Right*, 35.



Figure B: 6. Lady Nancy Astor visited Savannah, Georgia and criticized the city's maintenance in the 1940s. William N. Dale's *Lady Astor & Me*. (http://www.unc.edu/depts/diplomat/item/2006/0406/life/dale_astor.html).



Figure B: 7. City Market which was located on Ellis Square and was demolished in the 1950s. Georgia Historical Society, Savannah, Georgia, (Spring Cleaning in Georgia's Oldest City, www.georgiahistory.com/containers/206).

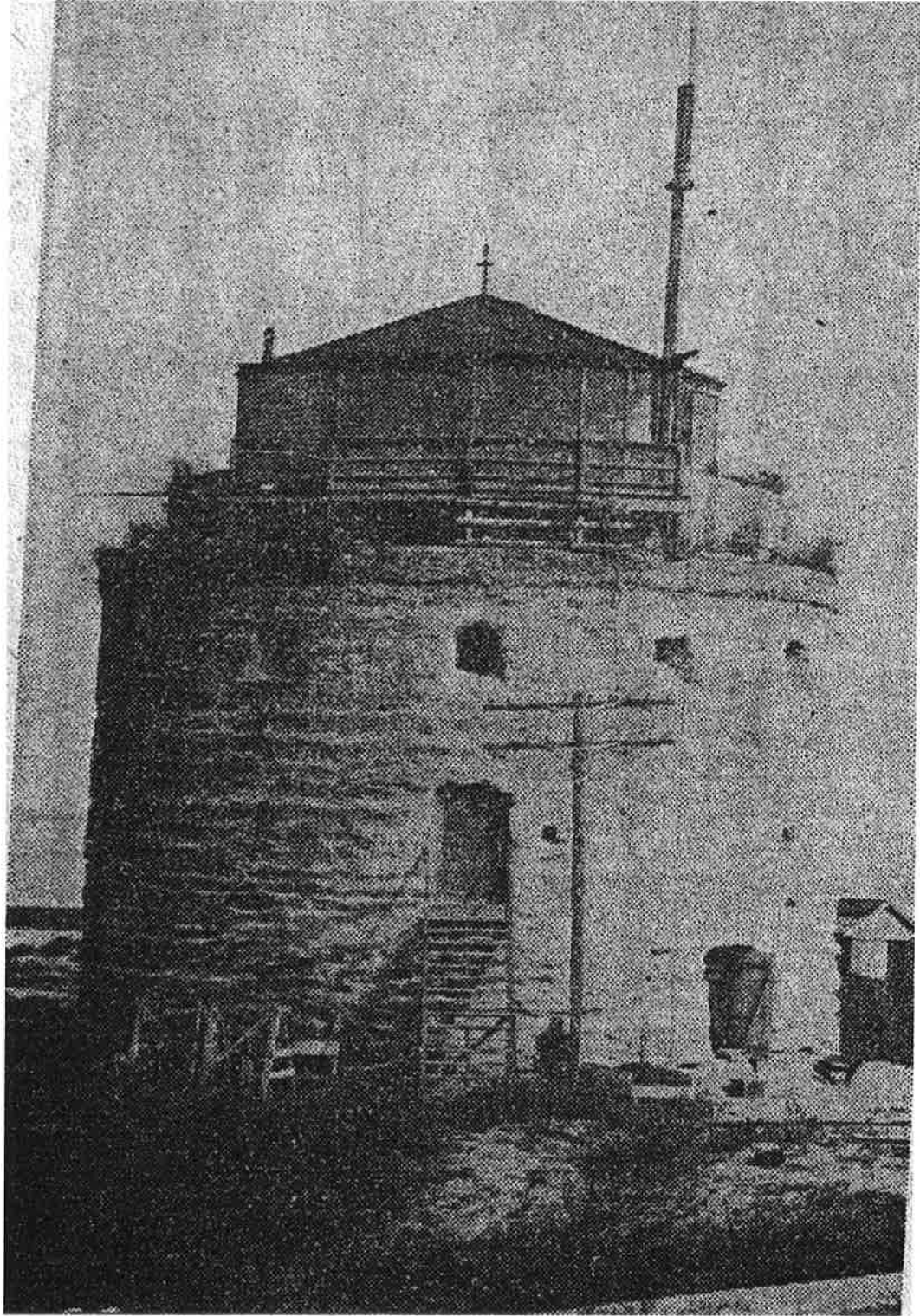


Figure B: 8. Martello Tower on Tybee Island. The foundation was built by Isaiah Davenport after the War of 1812, later to be demolished before World War I. Georgia Historical Society, Walter C. Hartridge Collection: 1349, Box 52, Folder 819, "Savannah Album: Martello Tower."



HISTORIC SAVANNAH FOUNDATION, INC.
PROPERTY FOR SALE FOR RESTORATION



LAURA'S HOUSE

122 Houston Street
Ca. 1815

\$600.00*

HISTORIC DATA: Known as Davenport's Tenement, this frame structure was owned by Isaiah Davenport (who built Davenport House) as rental property. It is illustrated in Frederick Doveton Nichol's Early Architecture of Georgia.

PROPERTY DESCRIPTION: Frame house, situate on a portion of Lot 18, Greene Ward, known as 122 Houston Street.

BUILDING DESCRIPTION: Frame construction, gable roof, two stories with porch. Dimensions approximately 16 feet wide by 25 feet deep, porch approximately 13 feet wide by 5 feet deep. Windows have 6/6 window lights.

ARCHITECTURAL ANALYSIS: This house is rated EXCELLENT in Historic Savannah Foundation's Architectural Inventory and as such places it in the top 20% of all rated buildings in the National Historic District.

GENERAL: *Sales Price includes house only. House must be moved to another location, subject to approval of Historic Savannah Foundation. Request information on available lots from Historic Savannah Foundation offices.

Figure B: 9. "Laura's House," a rental property of Isaiah Davenport's. Georgia Historical Society, Vertical Files." Historic Savannah Foundation."

JUDGE S. B. ADAMS DIED LAST NIGHT

He Was Loved As Savannah's "First Citizen"

HIS LIFE WAS NOTABLE

Able, Generous, Learned, a Leader Among Men

Judge Samuel Barnard Adams, one of the state's leading lawyers and one of Savannah's most distinguished sons, died in his eighty-fifth year at his residence, 205 East Gaston street, at 8:45 o'clock last night. Funeral services will be held some time Tuesday.

He occupied a unique place in this city, for which he worked untiringly. In his profession he stood among the foremost of the state, not alone because of his brilliancy as a lawyer, but also because of his unswerving devotion to principle.

Only last week one of Savannah's noted organizations, the Hibernian Society, having loved him for many years and feeling great regret at his illness, sent greetings to him. In the meeting of the society there had been mentioned the tolerant spirit of Judge Adams, which gave such ample indication of his great heart and mind.

His whole personality spread about the city in commanding influence. Young men loved him for the truthness of his character. Older men for this and solidity of his thought. Those who had been the beneficiaries of his generosity in friendship and in need, knew so well the lofty elements in his life, so full of honor and accomplishment.

Judge Adams' forbears were connected with the development of Savannah and Georgia from Colonial days. The Adams family came to Massachusetts in 1635 and one of the sons of the original settler came to South Carolina and later to Georgia. There have been distinguished members of the family. From one of the brothers who remained North two Presidents came. The one who came

Distinguished Life Has Come to an End



JUDGE SAMUEL B. ADAMS

HOME-COMING FOR BAY L

THREE SHOW UP

Old Timers and Friends Renew Acquaintance

It was almost a home-coming for the Bay Lane Cadets today of winter just as they were about to pop into the open.

One of them, now a high in metropolitan department, Lokey, former city editor of the Morning News, stopped here long enough to get a glimpse of his haunts. Mrs. Lokey was with him and they were on their way to the city. Mr. Lokey is publisher for the New York Morning News and was for some time a special expert for the New York Morning News of 1923.

Next popped in Robert Cadet who is now taking journalism at the University of Georgia and is associated with the Red and Black, college paper. Mr. McCuen was then in-charge of The Inkstrong Junior College paper a Bay Lane Cadet during the months, serving with the Morning News.

Looking more sedate and happy, DeWitt Ballew, a Cadet who majored in journalism on the Morning News and in the middle of some of Savannah's exciting athletic contests, was a third visitor. He likewise is a University of Georgia and is taking a course in journalism. Like some of the Cadets keep down a desire to about the profession. The Cadets came in and all with the Captain, just there were no hard feelings by-gone days.

All three of these former News men looked happy showing the good effect of the profession has on folks.

COTTON COUNCIL TO BE PERMANENT

Will Promote and Protect Cotton Interests

Plans for the organization of a permanent Cotton Council to promote and protect cotton interests is going forward, according to information received from R. O. Baumbach, of New Orleans, acting secretary.

The plan for organizing the Cotton Council was approved at the Southeastern Governors' Conference held in Washington, January 7, and since that time leaders throughout the South have been approached and the movement has been indorsed by the Southern Agricultural Commissioners Association, the New Orleans Cotton Exchange, the cotton producers headed by Oscar Johnston, the

RED CROSS TO PRESENT SP

Figure B: 10. Samuel Baynard Adams, one of the earliest known renters of the Isaiah Davenport House. Georgia Historical Society, Vertical File: "A."



Figure B: 11. Mr. Robert Chan and his family counterclockwise. Robert Chan, Sandor, Cecelia Ann Lee holding Robert Earl, Sin-fah, Gerald (Geraldine), and Ah'go (Archie). The Chan family later had a sixth child. Georgia Historical Society, Vertical File: "Chinese in Savannah."

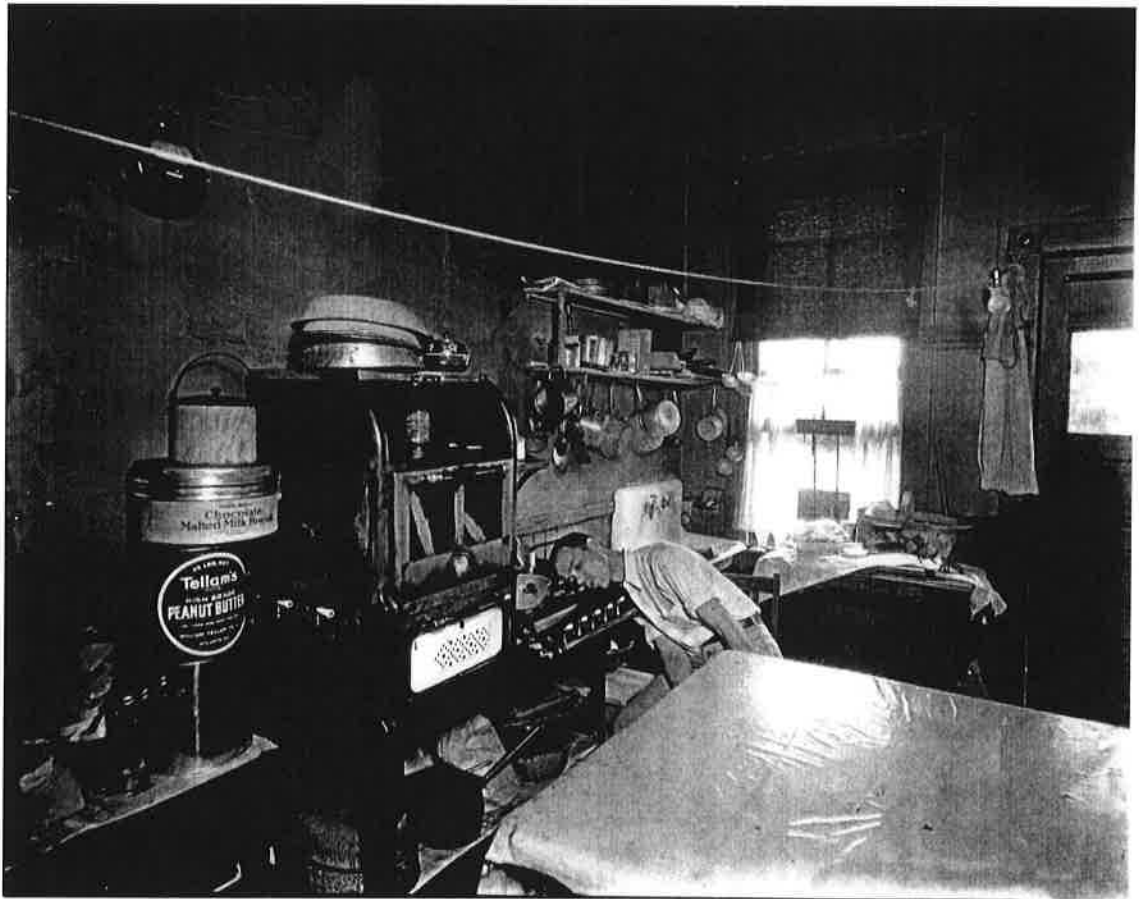


Figure B: 12. An interior of a tenement kitchen. Georgia Historical Society, Savannah, Georgia, Cordray Foltz Collection 1360, Box 8, Folder 4.



Figure B: 13. Unknown tenement interior. Georgia Historical Society, Savannah, Georgia, Cordray Foltz Collection 1360, Box 8, Folder 5.



Figure B: 14. Unknown tenement interior. Georgia Historical Society, Savannah, Georgia, Cordray Foltz Collection 1360, Box 8, Folder 5.

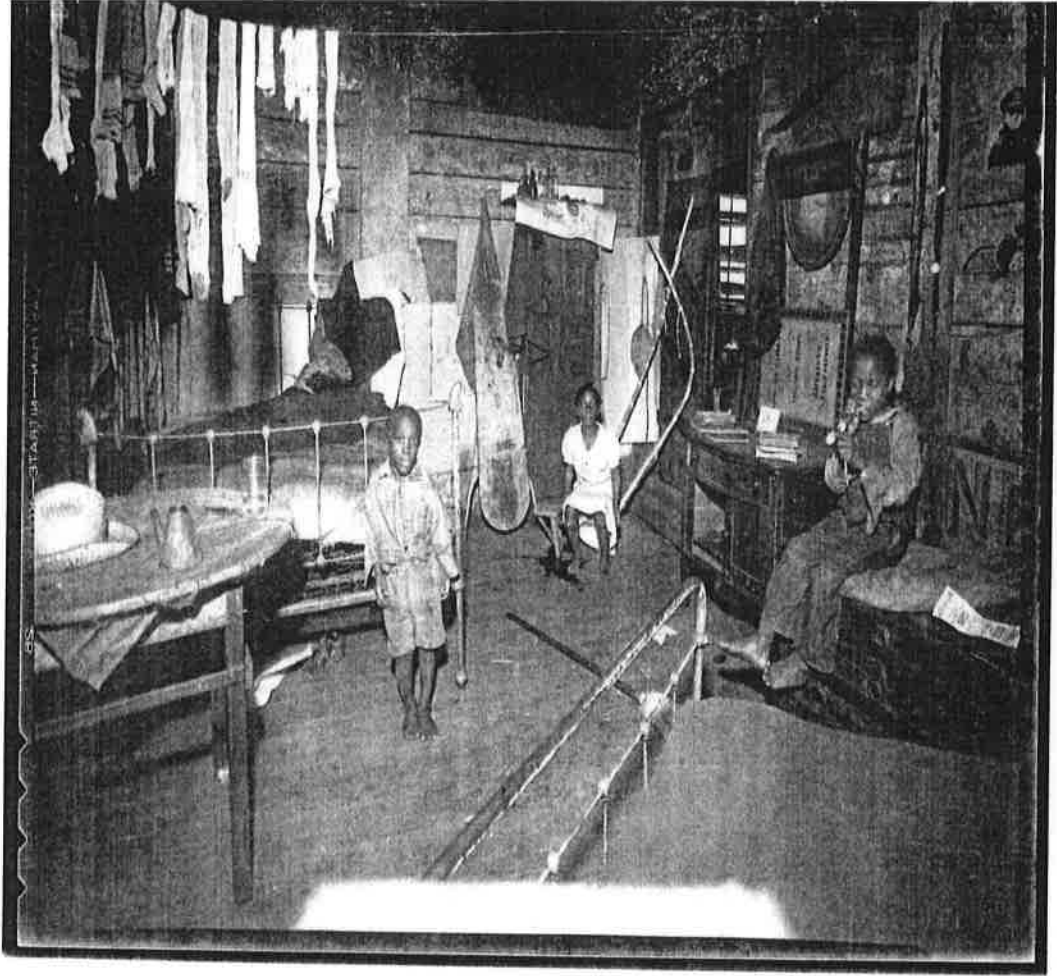


Figure B: 15. Unknown Tenement Interior. Georgia Historical Society, Savannah, Georgia, Cordray Foltz Collection, 1360, Box 8, Folder 5.



Figure B: 16. Rear view of White Home in Old Fort Section, AASU Lane Library, Savannah, Georgia, (*Living in Savannah*, Book 1, Page 07, Image no. 01, <http://www.library.armstrong.edu/lis1/lis1-01.html>).



Figure B: 17. White and Black Tenement House on East Bryan Street, AASU Lane Library, Savannah, Georgia, (*Living in Savannah*, Book 1, Page 14, Image no. 01, <http://www.library.armstrong.edu/lis1/lis1-01.html>).



Figure B: 18. White Home in Old Fort Section, AASU Lane Library, Savannah, Georgia, (*Living in Savannah*, Book 1, Page 18, Image no. 03, <http://www.library.armstrong.edu/lis1/lis1-01.html>).



Figure B: 19. White Tenement on Lincoln Street, AASU Lane Library, Savannah, Georgia, (*Living in Savannah*, Book 1, Page 25, Image no. 03, <http://www.library.armstrong.edu/lis1/lis1-01.html>).



Figure B: 20. White Tenement on Tattall Street, AASU Lane Library, Savannah, Georgia, (*Living in Savannah*, Book 1, Page 31, Image no. 03, <http://www.library.armstrong.edu/lis1/lis1-01.html>).