

THE
BEEHIVE
FOUNDATION



321 Barnard Street
Savannah, Georgia 31401
912·236·4870

May 29th 1996

Dear Harvie:

The Unitarian Church in Savannah is planning to move back to the historic building erected for it in the 1850's. The Beehive Foundation has offered to assist the church with the restoration of the exterior of this small and delightful Gothic Revival building.

Would you be willing or able to come to Savannah this summer to inspect the exterior of the building, making your typically careful photographs and measurements, and making recommendations for the restoration of the exterior? I have in mind a set of recommendations relating to preservation and repair or replacement of stucco, details of the stucco finish in texture and color, recreation of the lost pinnacles and details, and, at some point, drawings and instructions for a contractor in Savannah. Your bill would be paid by Beehive Foundation.

It will be good to have you back in Savannah.

With best wishes,

A large, fluid handwritten signature in black ink, appearing to read 'Mills Lane'.

Mills Lane

copy: Ken Matthews

KIAU

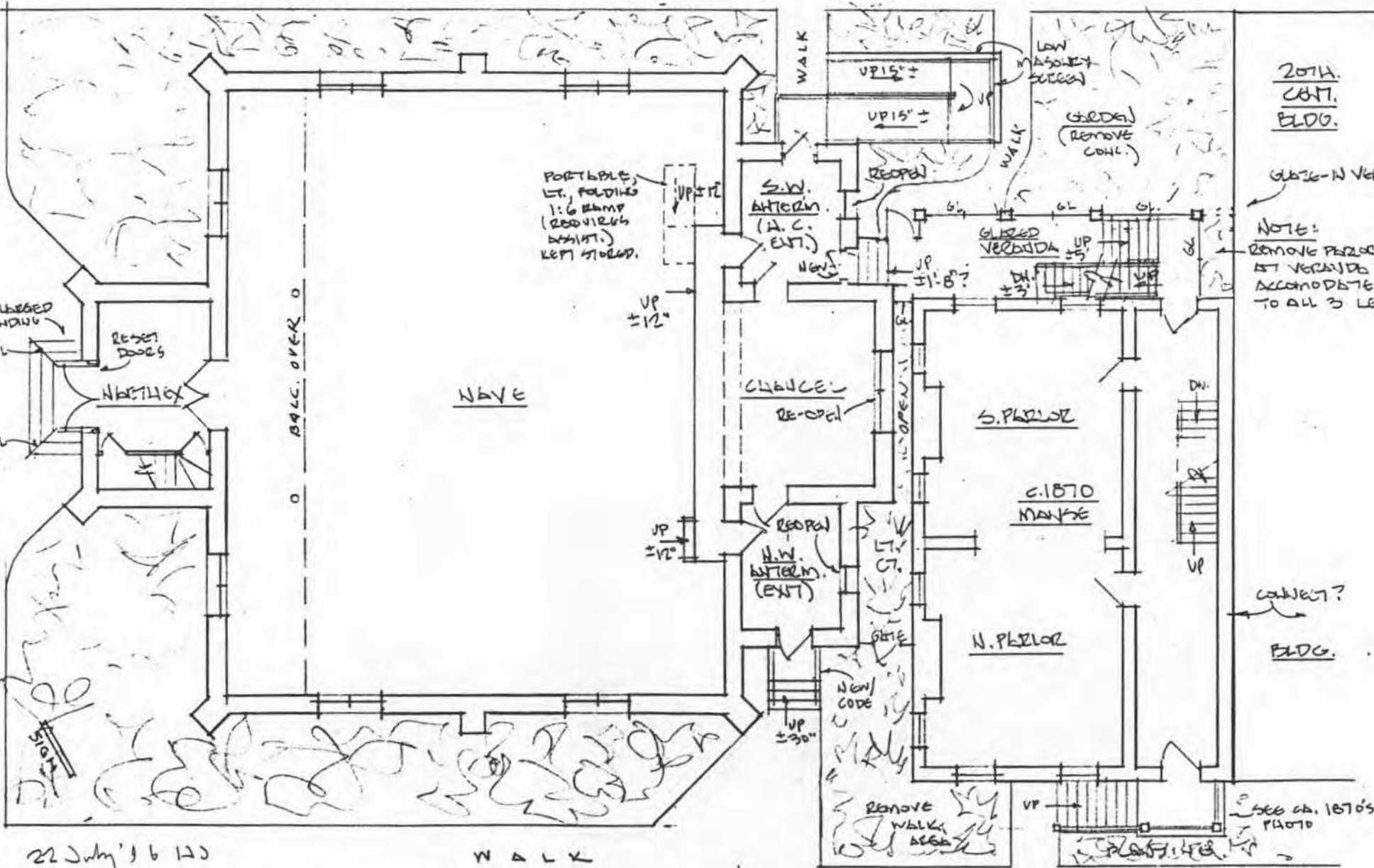
MACON ST.

PARKING

EXT. RESTOR.
S & H ARCH.
INT. RESTOR.
F. LOTT, ARCH.

EXT. + INT.
F. LOTT, ARCH.

TRUMP ST
1100 HENSHAW ST



2074.
CENT.
BLDG.

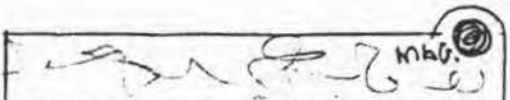
0626-N VERANDA

NOTE:
REMOVE PERFOR-LEVEL
AT VERANDA TO
ACCOMMODATE STAIR
TO ALL 3 LEVELS

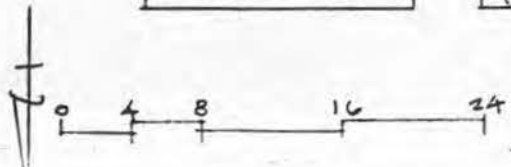
CONNECT?
BLDG.

SEE CH. 1870'S
PHOTO

22 July '16 123
Prelim



MACON ST





H.P. JONES '96

1851 Unionville Ch
Salem, Ga.

RESTORED SOUTH VIEW

WITH PROVISIONS FOR INSIDE CONNECTION
BETWEEN STRUCTURE & MANSE,
HANDICAPPED ACCESS, REOPENING OF
ALL 3 ORIGINAL WEST WINDOWS

RESTORE EXIST. VERANDA. 6'6" x 26'-11".
REMOVE PL. AT PARLOR-LEVEL FOR
STAIRS / PLAN SKETCH, + REGR. EXIT.

REMOVE 25'11" CENT.
MAKESHIFT ADDNS.



JONES & HERRIN

Architecture/Interior Design

June 18, 1996

Mr. Mills Lane
The Beehive Press
321 Barnard Street
Savannah, Georgia 31401

Re: 1850's Unitarian Church Exterior Restoration
Project No. 96072

Dear Mills:

To avoid the Olympics crush, I will arrive in Savannah on Friday, July 12 and be at The Beehive Press office at about 12:00. I will depart on Sunday, July 14 at 3:20 P.M. I was unable to get the best discount on the ticket, but the one I have is only about \$30 more.

Please send your notes on your thoughts regarding the exterior restoration. I will need to be able to go into the building as well to look for dampness traces etc. I will need to get onto the roof to look at parapets, flashing etc. Is there an access? If not, I'll need Ralph Anderson or someone to provide an extension ladder of adequate length, and assistance in setting it.

Following is a partial list of exterior items that I can see from the historic photograph. Please let me know which items should be addressed:

	Yes	No
Stucco and brick repair	✓	
Paint (check for apparent original colors)	✓	
Roofing and flashing	<i>INVESTIGATE ONLY</i>	
Cast-iron pinnacle replication	✓	
Cast-iron fence		✓
Stained-glass repair	<i>INVESTIGATE ONLY</i>	
Wood repair (doors and sashes etc.)	<i>INVESTIGATE ONLY except for doors ✓</i>	
Downspouts and leader-heads	<i>INVESTIGATE</i>	
Site drainage (is usually poor at historic buildings due to soil buildup and is the major cause of "rising damp")		✓
Plantings		✓
Exterior lighting		✓
Signage		✓

If the work is to be negotiated with the contractor rather than bid, we can get by without detailed elevation measurements. I will get enough measurements that approximate elevations and plans can be plotted. ✓

Access to the roof is essential for measurements and examination of the pinnacle stubs, as well as to examine the crenelations, roofing and flashing.

Respectfully,



Harvie P. Jones, FAIA
HPJ/tm

copy: HJ
file

Billy Ann will
coordinate &
expect you at
her office. Thank you.
Miles

JONES & HERRIN

Architecture/Interior Design

July 15, 1996

Mrs. Betty Chamlee
117 West Jones Street
Savannah, Georgia 31401-4507

Re: Circa 1851 Unitarian Church
Project 96072

Dear Mrs. Chamlee:

I greatly appreciate the considerable amount of historic background documentation you gave to me on July 12 on the c.1851 Unitarian Church, in particular the sharp photographic copies of the two c.1870-80 photographs. The ladder and tools you supplied for observing the rooftop and roof framing were essential to the results.

As a result of these efforts I have about one-hundred and four photographs and six pages of field-notes and vertical and horizontal dimensions which will enable me to plot the exterior surfaces of the building and their general condition. From this the exterior restoration documents will be prepared and sent to Mills in several copies.

Attached are some photocopies of items which may be of help to you.

Thanks!

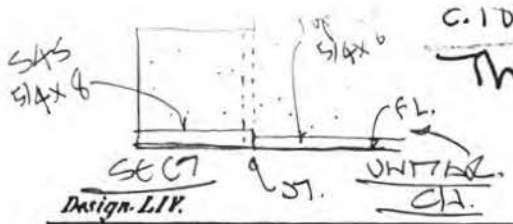


Harvie P. Jones, FAIA
HPI/tm

copy: Mr. Mills Lane
HJ
file

attachment

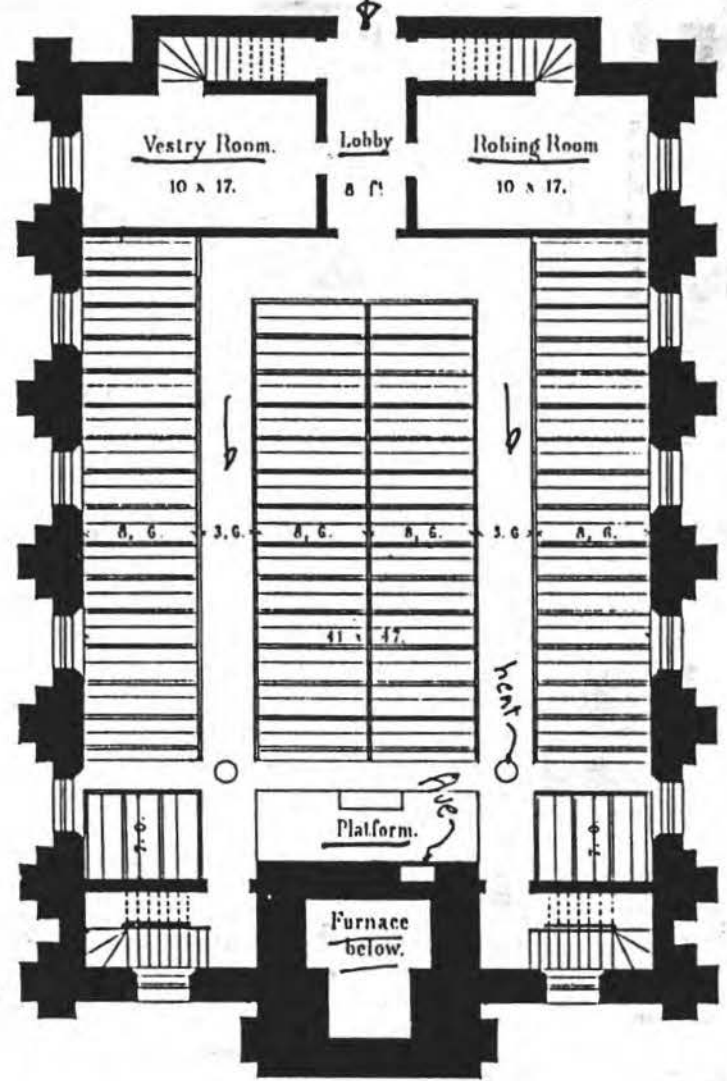
The Old Market Building - same as above, 1852



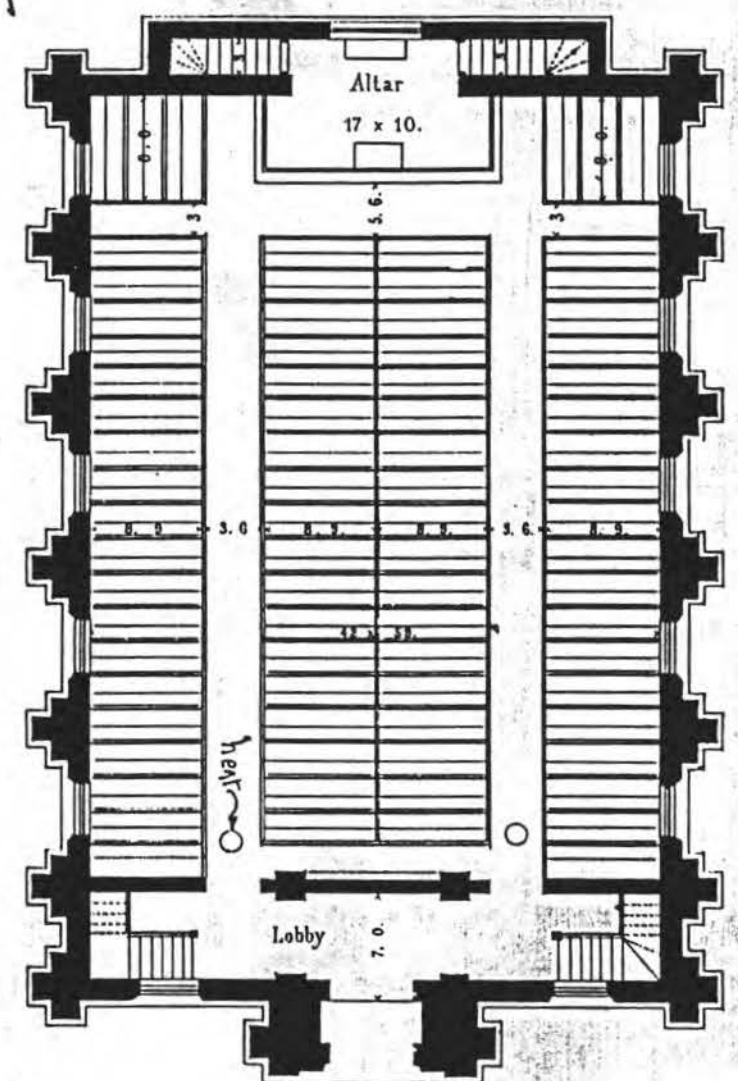
C. 1876 church design by same man, 1876 - 1880.
This plan explains the base change just under the balcony edge, I believe (similar situation except at secondary room)

A small 1880's church at New Market, AL has 2 small rooms at its entry.

PL. LXXVII.



BASEMENT.



MAIN FLOOR.

Scale 12 feet to the inch.

JONES & HERRIN

Architecture/Interior Design

July 16, 1996

Mrs. Betty Chamlee
117 West Jones Street
Savannah, Georgia 31401-4507

Re: Circa 1851 Unitarian Church
Project No. 96072

Dear Mrs. Chamlee:

If you have not already done so, please check and copy the pertinent areas of the 1853 "Vincent" map of Savannah, the 1871 bird's-eye view, the circa 1880-90 bird's-eye view, the Sanborn maps and any other such documents that will shed light on the building. The 1871 view may show the missing tower, for example.

Information from these documents was invaluable in working with the eleven houses on Habersham. Even though there is no plan to rebuild the tower, it would be historically important to know something of it and to enter this information into the Church and City archives. The maps should also be helpful in showing the various configurations at the c.1870 manse and adjacent buildings.

In order to get copies of the Vincent map and c.1880 View at the Archive, I think you will need a micro-lens and strong portable light. Black and white fine-grain (ASA 100) film should be used for longevity of the copies.

For interest I would appreciate receiving a copy of any information you recover.

Thanks!



Harvie P. Jones, FAIA
HPJ/tm

copy: HJ
file

attachments

JONES & HERRIN

Architecture/Interior Design

July 18, 1996

Mrs. Betty Chamlee
117 West Jones Street
Savannah, Georgia 31401-4507

Re: Circa 1851 Unitarian Church
Project No. 96072

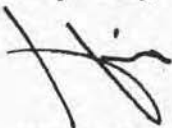
Dear Mrs. Chamlee:

1. Attached is some reading on various ways to solve handicapped access. Note the "stair-trac" unit shown on Page 8 of the *National Trust Information* booklet. If the need for handicapped access is seldom, this could be a good solution. A concealed storage alcove could be in the vestibule south side.
2. Try to determine if the floors of the two small west rooms are at their original levels, or if they have been raised. If they have been raised, we could lower them back to the Sanctuary level and install a ramp to the southwest door. In studying the 19th century interior photo, the ratios that I measure and compare indicate that the doors to the small rooms are at their present (raised) level (see attachment).
3. I seem to remember seeing the large central west lancet window upon looking down in the 18 inch wide slot between the apse and the manse. Please see if my memory is correct, and if so, get as good a photo as possible. If we are really lucky, the 1851 sash and glass (or remnants) may be in here, giving us a pattern for all of the window sash mould profiles and glass types.

When the time comes, careful removal of whatever covers this window (probably lath and plaster) on the interior will be required. The same will be true of the smaller windows in the southwest and northwest rooms. Since the top of the diamond-pane southwest window is visible above the modern flat roof it appears sure that these two windows remain, probably in their entirety. We need to see if their glass appears to be original, and what types and colors it is.

It will be helpful if I can get photographs and step-heights at the attached noted interior locations. All of this bears on how to provide handicapped access from the exterior.

Respectfully,



Harvie P. Jones, FAIA
HPJ/tm

copy: Mr. Mills Lane
HJ
file

attachments

JONES & HERRIN

Architecture/Interior Design

July 22, 1996

Mr. Mills Lane
The Beehive Press
321 Barnard Street
Savannah, Georgia 31401

Mrs. Betty Chamlee
117 West Jones Street
Savannah, Georgia 31401-4507

Mr. Forrest Lott, AIA, P.C.
Architecture and Planning
P.O. Box 22053
Savannah, Georgia 31403

Re: Circa 1851 Unitarian Church
Project No. 96072

I now have my numerous photographs and can proceed (with my field-measurements) in plotting the exterior elevations of the Church building.

After a preliminary assessment and a conversation on July 18 with Forrest Lott and Jim Briglia, architects, I plan to proceed as follows for the initial layouts, subject to revision by subsequent input from the Church, Mills Lane, Lott Architects and my further study:

1. Place the east front doors at their original positions at the interior edge of the frame, still opening outward, thus regaining about 7.5 inches of top-landing for a total of about 17.5 inches of top-landing. This is less than half the Code specification but is a significant improvement over the present landing of only about 10 inches. It may be enough to allow the elimination of the awkward and unattractive modern steel rail at the center of the steps in favor of less obtrusive rails at the sides. The Code Official would have to agree with this in order to go this route. These doors are also slightly less than 3 feet wide, another code variance needed. *Can't do arches down would hit the arches HJ*
2. If proper salvaged red-brown New Jersey sandstone can be found, the east front steps could be shifted outward about 20 inches for a comfortable and almost-code-complying top landing which in my opinion would not significantly alter the historic character of the entry. I've asked Jim Briglia to see if proper salvaged stone is available. The greatly varying step heights (3.5" to 8.75") could also be evened-up for code compliance and greater safety. This is an option and I need everyone's thoughts. I suspect the Code Official may not require it.
3. I will assume removal of the two 20th century enclosed western passages that connect the apse anterooms with the c.1870 manse, in order to be able to reopen the original three west windows of the apse and anterooms. The Church will need to decide if it is acceptable to disconnect the Sanctuary from the manse. If not, attached is a sketch of how a connection could be maintained while allowing the west windows to be reopened. I need to know your preference.
4. Regarding handicapped access, the "Americans With Disabilities Act" exempts religious facilities, but the City's "Standard Building Code" will apply. This code allows discretion on the part of the Building Official in departing from the letter of the Code if the Official deems that the building is "safe and in the public interest of health, safety and welfare" (Section 101.6 Special Historic Buildings).

At the moment the best option for handicapped access appears to be: (1) Install an inconspicuous permanent "code" ramp (1:12 pitch etc.) up to the southwest anteroom south door. This anteroom floor is about 12 inches above the Sanctuary floor. (2) Have available in the southwest anteroom a lightly-built portable folding steep ramp of about 1:6 pitch (requiring assistance to the

handicapped person to go up or down) if this is deemed acceptable by the Code Official, the Church, and handicapped visitors.

The other alternatives seen thus far would be highly disruptive to the historic building. A ramp up to the front door would have to be about 30 feet long, with rails on both sides etc. The raised floor of the southwest anteroom appears to be at its original (raised) level. To lower it would harm not only this room but would radically alter the appearance of the apse-end of the nave by dropping the bottom of the southwest door about 12".

A second possible solution is the purchase of a "stair trac" device to be kept stored for occasional use at the front steps. This is a lightweight caterpillar-track carriage that crawls up the steps with the wheelchair. This would only work if the need is infrequent since it would be awkward to position the device. The first option seems preferable, if acceptable to all.

5. I will assume replication of the diamond-pane sashes shown in the 19th century photograph (and extant at the covered west windows) unless the decision is made to retain the later arts-and-crafts sashes, which appear to be early 20th century, or perhaps late 19th century at the earliest.

It appears that both the top and bottom sashes originally pivoted horizontally. The later bottom sashes are casements, but it is evident that the frames have been altered for this swinging operation. The top sashes, while now fixed, are pivoted horizontally per their hardware. The wood trefoil tracery on the exterior side of the top sashes would have required this pivot operation in order for the top sashes to open. All this can be verified when the now-plastered-over three west sashes are carefully uncovered on the interior side.

The three covered original west sashes will be the pattern for accurate replication of original sashes and glass. When uncovered, accurate moulding profiles and dimensions will need to be measured and supplied to us. Sources of suitable glass will need to be explored by the Church. The historic photograph shows differing shades among the glass panes, implying that the glass was of different colors.

There is a historical argument for keeping the second-generation but long-in-place arts-and-crafts sashes. The choice is among preservation of a later but significant element, replication of the original and visually desirable element, and cost. Since this will again become a Unitarian Church, there is some reasoning behind replication of the Unitarian-era 1850's sashes and glass. Let us know your thoughts.

6. I will assume smoothing of the present 20th century sand-textured Portland cement stucco walls (to have a smooth texture characteristic of 19th century lime-base stucco) and scoring it in an ashlar pattern like that visible on the historic photograph. The shadings on the historic photograph also indicate a painted "granitized" finish since the "ashlar" blocks vary in shade and do not show the simulated veining that would indicate a painted "marbled" finish. The ashlar joints are penciled in an off-white shade.

The mid-19th century granitizing and the lime-stucco under it have probably been removed for the 20th century Portland cement stucco. There is a chance that the 18 inch wide slot between the west wall of the apse and the c.1870 manse may retain its original exterior lime-stucco and granitizing. This area should be carefully explored for these traces. Please let me know of the results. A long ladder will be needed to get into this narrow slot (also see Item 5).

Now this is at bldg.
just west of the manse

The c.1870 manse, also lime-stuccoed and ashlar scored, shows traces of a red-brown paint which may be part of a granitizing or marbeling finish.

The Church interior historic photograph also shows ashlar scoring, off-white penciled joints and unveined shadings indicating granitizing. These should be carefully scraped for colors.

A qualified paint analyst, if available, should be engaged to more accurately determine the c.1851-70's colors, both exterior and interior. Please let me know the results. Perhaps someone at S.C.A.D. can help.

Consideration on the granitizing and penciling of the exterior stucco are:

Is a desirable and attractive restoration of the apparent original wall finish.

Will add cost.

Will have to be re-done every six to ten years.

A compromise is to smooth and score the stucco and apply a uniform warm paint shade.

The historic photograph shows a dark shade on the window and door hood-moulds and sills. Since these items are red-brown sandstone, these items were probably unpainted at that time. Now, these items are almost entirely coated in modern Portland-cement stucco, with numerous Portland cement patches at stone breaks. It would not appear to be feasible to remove the Portland cement coating and patches without additional severe damage. Therefore, I will assume smoothing the sand-texture and painting the hood-moulds and sills in a red-brown solid color.

7. The historic photograph shows a near-white shade on the sash frames and perhaps a slightly darker (but very light) shade on the now-gone original sashes. About eight scrapings on five sash frames reveal a very light warm off-white at the bottom layer, which conforms to the historic photograph shade. The partly-visible exterior of the c.1851 diamond-pane sash at the southwest anteroom should be scraped (at the top weather-protected edge) to try to determine the approximate c.1851 sash exterior color. In conjunction with Item 5, also scrape at the surviving three west diamond-pane c.1851 sashes.
8. The historic photograph shows a very dark shade on the standing-seam metal roof and the eight now-gone pinnacles. Look in the attic for scraps of the metal roof for clues as to its original color. This roof was probably painted terne-coated sheet metal, but could have been unpainted copper inasmuch as contracts as early as 1835 have been seen for copper roofs on institutional buildings.
9. The near-flat portions of the northeast and southeast quadrants of the roof would have to have been flat-lock-seam metal in order to be watertight, and this is consistent with the standing-seam metal roof clearly discernible on the historic photograph.

Both of these near-flat roofs have ponds of up to 2" deep. The apparent cause is the deflection of the wood joists discussed at paragraph 15 below. More study will be needed, in conjunction with paragraph 15, to try to solve this. Some ponding at the N.E. roof is due to blockage of the scupper by fallen magnolia leaves.

If a metal roof is to be installed (in lieu of the approximately ten year old lightweight composition shingles and built-up roofs) it should be either terne-coated stainless steel or copper, either of which can be painted (or left unpainted). These roofs could endure for fifty to eighty years whereas a standard composition shingle roof lasts fourteen to thirty years, depending on the

thickness used. The metal roof is more expensive now but cheaper in the long run, and is visually consistent with the roof in the historic photograph. I would give this lower cost priority than other items since the roof is not highly visible. At the "flat" roof portions, seams would be double-locked flat seams fully soldered.

10. The historic photograph shows that the ridges of the roof-pinnacles are slightly wavy in alignment. This seems to indicate that they were made of thin sheet-metal on an armature rather than thick cast-iron sheet components. The extremely sharp points on the pinnacles are more achievable with thin-sheet fabrication than with thicker plate-metal fabrication. Mr. Guenther Huber-Delle, a master metal-craftsman here from Germany, agrees that they appear to be thin sheet-metal and has suggested a fabrication method and materials which I will detail. He recalls a couple of sheet-metal shops in Savannah that he feels would be good to do this work. The pinnacles are much simpler than those Mr. Huber-Delle has replicated on a late 19th century Synagogue and Presbyterian Church here and so he feels they will be easy to do. Each pinnacle-base will vary in exact size and squareness per my field-measurements, and the pinnacles will need to be made to fit each pier.

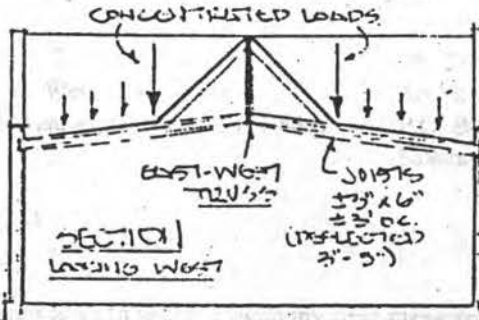
The profile of the base of the metal pinnacles appears to be a variation on the profile of the window hood-moulds, as would be expected in a building of this design quality. This pinnacle profile is apparently



The heights of the pinnacles and their buttress piers will be proportioned from the known dimensions of the pier stubs and the crenels. Vertical galvanized reinforcing will be detailed for the piers due to their exposure to considerable wind-load. The pinnacles will be anchored to the piers.

11. Mrs. Betty Chamlee reports that the rooftop cross in the historic photograph is an element of the buildings Episcopalian period and not appropriate to an 1850's Unitarian Church and therefore it will not be included in the restoration plans.
12. The east front doors are apparently circa 1950-70 (wire nails, blind tenons, fast-growth pine, varnish finish). The two bottom hinges are of c.1850 unitary cast-iron "fast-pin" fabrication, with some modern and some original screws. The two top hinges are much later, of steel. The entry locksets are tulip-knob types typical of the mid-20th century, and should be replaced with an appropriate type.
13. The inappropriate 20th century light over the east entry door should be removed, and light provided at the entry with two low and inconspicuous "mushroom" landscape fixtures located at each side of the entry in the planting area, painted a dark earthy-green.
14. The exposed gas vents on each side of the building will be assumed to be removed. Forrest Lott will work with the mechanical engineer on this revision.
15. The structural engineer should examine the roof framing in the attic. The roof structure and ceiling is deflected 4 to 6 inches at the bottom of the valley intersections of the cruciform gables. Due to the way the roof is framed a heavy load-concentration exists on the mid-spans of the ordinary ceiling joists under these two points, causing the deflection. About 130 square feet of

roof-load is concentrated at and near the mid-span (weakest point) of two 24' long ceiling joists. Some of the load could be transferred back to the central East-West main roof truss with appropriate bracing.



The ceiling/roof joist ends are presumably embedded in the masonry of the parapet walls in the typical 19th century manner. Since parapets at flat roofs are bound to have leaked over the decades, a spot-check should be made of the joist-ends to see if they are still sound. 19th century heartwood is quite rot and insect resistant, but this is an area of probable prolonged moisture penetration.

1. The galvanized metal counterflashing at the parapets is rusted-out and must be replaced by a more rust-resistant metal.
16. A look in the attic reveals that the original ceiling was rotary-sawn wood lath and plaster painted a pinkish off-white. The present ceiling is board-and-batten wood of a type I have seen at several mid 19th century soffits. Probably the roof-framing described at Item 15 caused early, extensive and repeated plaster damage, resulting in a decision to install the wood ceiling. This approximately doubled the weight of the ceiling and probably accentuated the sagging to its present 4"-6".
17. An attached plan sketch dated 19 July '96 illustrates many of the above items.
18. Please review all the above items and give me your thoughts as how I should proceed, and provide to me information on the several field-investigation items described. I can proceed on most of the items pending these investigations. If you think of some factor that would alter the above approach, please let me know.

Respectfully,

Harvie P. Jones, FAIA
HPJ/tm

copy: HJ
file

JONES & HERRIN

Architecture/Interior Design

July 26, 1996

Mills Lane
The Beehive Press
321 Barnard Street
Savannah, GA 31401

Re: 1851 Unitarian Church
Project No. 96072

Dear Mills:

Attached for review is a set of 6 sheets of preliminary scale-sketch plans and elevations which when rendered in final form will be the basis for the construction documents. Please let me have your comments.

1. The west windows are of necessity conjectural in their exact size, sill-heights and tracery. Only the top 2.5' of an anteroom window can now be seen. It has a diamond-pane sash, presumably original. I am in hopes that the apse window sash is still intact, but field-investigation and measurements are required once the windows are uncovered by removing the modern additions.

I've sketched the apse window tracery to be similar to that of the central balcony window, which seems most likely. The size is estimated from the 19th century interior photograph.
2. The height and dimensions of the pinnacles (see large-scale detail on 8.5x11 sheet) was determined by geometric plotting from known vertical dimensions onto a copy of the c.1870's photograph, with cross-checking by two sets of reference lines. It is probably correct to within about 6 inches. The plan section of the pinnacle-piers varies from about 1'-10" to about 2'-1". Each pinnacle must be made to fit each pier.
3. I've worked out the stucco scoring and penciling based on that shown on the c.1870's photograph. Is this to be incorporated in the restoration work? Is the granitizing also to be done?
4. Inasmuch as important code questions affect the exterior work, I've sketched a way to provide:
 - a. Handicapped entry.
 - b. Emergency exits at the narthex and through the southwest anteroom (not precisely to code, requires official's approval).
 - c. Indoor connections to the c.1870 manse that allows the removal of the intrusive mid-20th century additions by the southwest and northwest anterooms. These additions block two 1850 windows. Mrs. Chamlee would like to remove the additions and so would I.

The execution of this connection would, I assume, be done by Forrest Lott, Architects, but we need to make sure now that the method is workable (I need accurate plans and vertical dimensions in this area) and is agreeable to all, including the Building Official.

By copy of this, I'm asking Forrest Lott to obtain the dimensions in this area to test the workability of the idea, and asking Mrs. Chamlee if the scheme suits the needs to the Church.

d. I've sketched a minor modification of the east entry steps that will still not strictly meet the code but will be a considerable improvement in comfort and safety, dependent on obtaining a small amount of New Jersey sandstone. In a pinch, colored "cast stone" can be used. The steps have been shifted eastward about 2 feet (leaving about 10.5' of walk to the curb, which should be plenty). This leaves a top landing of about 2'-10" and allows the removal of the present awkward center-rail, with two new, simpler and less obtrusive rails (see plan and south elevation) placed at the diagonals of the steps. These should be painted a soft, light color that blends with the granitizing (not black).

Due to the curved top of the doors, we must leave them in their present non-historic location on the outer edge of the stiles. To move them back to the inner edge (the original location) but leave them swinging outward (for code) would cause the door tops to hit the arch when partly opened. Note that the arches are already partly chopped to allow the doors to fully open. This chop must remain if the doors swing outward.

Ideally the Building Official would allow the east doors to open inward as they originally did in exchange for two new exits through the anterooms, but I think this is unlikely. Let me know if you want to pursue this possibility.

e. I've indicated a standing-seam metal roof as in the c.1870's photograph, but I understand from Mrs. Chamlee that the present roof will probably remain for a few years. The structural and drainage situations should be investigated and corrected now, as described in my letter of 22 July '96.

f. See items 5 through 16 on my letter of July 22.

g. By copy of this, I'm asking Betty Chamlee to see if she or Forrest Lott can provide the needed vertical and horizontal measurements from the site that will enable us to resolve measurements involving the new southwest exits etc.

h. Items also needed from Mrs. Chamlee or Forrest Lott:

1. Roof drain locations for the small, flat anteroom roofs (don't show on my photos).
2. All vertical dimensions relating the elevations of the nave floor, anteroom floors, and south sidewalk.
3. Masonry opening and clear opening width, height and location of the south door of the southwest anteroom, and the same information of the blocked north door of the northwest anteroom.
4. Detailed plan measurements relating the south end of the manse and its veranda to the west end of the church building.
5. Total height from the peak of the front gable parapet top down to the floor level at the entry threshold.

JONES & HERRIN

July 26, 1996

i. I need to know if the contract for the exterior work will be negotiated or bid, since this affects how the construction documents are prepared. If negotiated with a firm experienced in restoration, the documents can be somewhat less-detailed. Please let me know.

John Lane
The Atlanta Press

I will appreciate any comments that will help us to proceed.

Savannah, GA 31401

Re: 1851 Unitarian Church

Project No. 96072

Thanks!



Attached for review is a set of drawings: preliminary basic sketch plans and elevations which show the proposed construction documents. Please let me have your comments.

Harvie P. Jones, FAIA

HPJ/am

1. The most important and of necessity, conjectural in their exact size, sill-heights and location. Only one window can now be seen. It has a diamond-pane sash; presumably the original window sash is still intact, but field investigation and sketching are required into the windows are obscured by removing the modern additions. I've sketched the proposed window to be similar to that of the central balcony window, which seems most likely. The original plan was from the 19th century late-19th-century photograph.

cc: Mrs. Betty Chamlee
Mr. Forrest Lott, AIA
file, letter
HJ, letter

The height and dimensions of the pinnacles (see large scale view on 3.5x11 sheet) was determined by geometric plotting from known vertical dimensions onto a copy of the c.1870's photograph with cross-checking by two sets of reference lines. It is probably correct to within about 6 inches. The plan section of the pinnacles seems to be about 1'-10" to about 2'-4". Each pinnacle must be made to fit each pier.

2. I've worked out the stucco scoring and penciling based on that shown on the c.1870's photograph. Is this to be incorporated in the restoration work? Is the grouting also to be done?

3. Inasmuch as important code questions affect the exterior work, I've sketched a way to provide a. Egress exits to the exterior and through the interior rooms (not precisely to code, requires official's approval).

b. Emergency exits to the exterior and through the interior rooms (not precisely to code, requires official's approval).

c. Budget constraints to be c. \$2.0 million that will be the cost of the interior and exterior work. I've sketched a way to provide a. Egress exits to the exterior and through the interior rooms (not precisely to code, requires official's approval).

The restoration of the exterior work, however, be done by the contractor or by the architect's firm, will be a major project. I've sketched a way to provide a. Egress exits to the exterior and through the interior rooms (not precisely to code, requires official's approval).

THE
BEEHIVE
FOUNDATION



321 Barnard Street
Savannah, Georgia 31401
912·236·4870

August 3rd 1996

Dear Harvie:

You hit the bull's eye with your drawings, comments and questions. I have met with the Unitarian Church officials. They also approve what you have done and look forward to doing much of what you suggest.

I have offered to have you make working drawings for the exterior restuccoing, scoring and painting, for the restoration of the finials atop the buttresses and restorations of the windows and front door, and to pay for this work.

The Church will now proceed with its other architectural problems relating to the structure, the interior and the other buildings at the back of the block. Once the Church has made its plans, we'll see how my offer fits into them, and I will then be back in touch with you.

Meanwhile, do not do anything further till you hear from me.

Mills Lane

August 15, 1996

Harvie Jones
Jones & Herrin
104 Jefferson Street
Huntsville, Alabama 35801

RE: 1851 Unitarian Church, Savannah, Georgia

Dear Harvie,

Many thanks for your mailings. Your ideas and drawings have excited me and my fellow Unitarian Universalists. In fact "enraptured" would not be too strong a word. I also appreciate the homework reading on good preservation practices. With this letter I will begin to respond to your requests for information.

I am sending two mailings under separate cover. One is a 1995 publication by St. Matthew's Episcopal Church (formerly St. Stephen's and St. Augustine; merged 1949), African American Episcopalians in Savannah. The book contains several photographs I have not seen before. I marked the pages. Unfortunately the photos are undated, but I am undertaking to interview former St. Stephen's members in the hope they will date the photos and perhaps lend them and others for better copying. Please keep the book for your collection. I have another for church archives.

The second package is a tube mailer containing the following:

1. A memorandum from my church archivist re your letter of July 16, 1996. I followed her suggestions and enclose the findings.
2. A 16" x 16" copy of the 1853 Vincent map clearly showing the "Unitarian" designation on the northwest trust lot on Oglethorpe Square at President and Abercorn Streets. In the footprint the eastern entrance tower is shown, but no differentiation is made for the anterooms at the western end. So far as is yet found, this is the only visual representation of the church sanctuary before it was moved to Troup Square, 1860 - 61.
3. A close-up photocopy of the 1853 Vincent map as above.
4. Extract from Savannah city council minutes of January 31, 1850, relating the plan to build the church and granting the trustees of the Unitarian Church permission to erect a tower which would project 10 feet upon the sidewalk.

"The plan adopted being of the Gothic order of Architecture, requires the entrance to be through a Tower which must project 10 feet upon the sidewalk.....by existing city ordinances this 10 feet is granted for steps and porticoes only, and with the proposed Tower no steps are required."

5. Page showing Mrs. Eastman paid J. S. Norris on account for the building, July 19, 1850 - February 25, 1852 (6 payments).

6. Photocopy of 2 pages from memoirs of William Harden, of age to be an eyewitness to the event (during the period 1860 - 61), reporting the moving of the building "on rollers."

7. A reprint of the Augustus Koch birds-eye view of Savannah, 1891. See the Cathedral, #95, and look east to the sketch of St. Stephen's facing the square. As to be expected from other reports that the tower was "left off" during the move, no tower is shown. I ordered a close-up view of the Koch and will send you one. I also ordered a close-up of the 1871 bird's eye view by Augustus Ruger, and will also send it. Both show the complete trust lot.

8. Photocopy of Savannah Morning News of March 27, 1887, showing a nice sketch of St. Stephen's with pinnacles and diamond-paned sashes intact.

9. Photocopy of earliest available Sanborn map, 1888. Footprint of the building is shown as I presume it was originally, at least on the Troup Square site before modern additions to southwest and northwest corners. Anterooms and apse show clearly.

10. Photocopy of The Morning News of August 29, 1893 indicating that "churches didn't escape" hurricane damage (third column, mid-page). Only one African American church is mentioned. On page 21 of African American Episcopalians in Savannah there is a note that "The church building and rectory were also severely damaged by the hurricane" but it is not clear that the reference is to St. Stephen's. I plan to investigate further to satisfy my curiosity. Note the photo opposite page 19 that shows the pinnacles intact but the diamond-paned window sashes replaced by the existing arts and crafts colored glass sashes. This photo shatters my favorite assumption that both old elements were lost in the same disaster.

11. A Spring 1995 newsletter publication from the archives committee of the Unitarian Universalist Church with full repetition of an article describing the building in progress, Savannah's Daily Morning News, April 26, 1851. The article mentions horizontal dimensions but no tower height.

END OF LIST OF SEPARATE MAILINGS.

I am sorry for the delay in providing the measurements you requested. I think it better our local architects (rather than church volunteers) do the measurements. Jim Briglia is just back in town and is to begin today. While in New Jersey he made inquiries into sandstone and has leads. He is also asking us whether colored cast stone is an acceptable substitute.

Answers to two big issues must also of necessity be delayed. The

first, the handicapped access issue, is under discussion. The congregation has already experienced many variations on the need for access and is sensitized in a highly personal way. The second, determination of what's needed to be done under the roof, awaits examination by the engineers. I doubt we can do the full roof investigation before taking possession of the property.

Although I want to respond soon to the important questions you asked me in the letters of July 22 and 26, some of these questions need discussion with committee members who have been traveling. What follows are a few remarks that are outside of the "big decision" category:

There will be delay in answering questions that call for removing modern surfaces as it is likely to be several more months before we close on the property and take possession.

So far I have scant evidence of the presumed larger apse window. Peering down the narrowmost opening between west sanctuary wall and manse, all that is to be seen is stucco and a centered horizontal bulge that could be a sill. Further physical examination is needed, and may have to be done mostly from inside out. I will inquire also among the old St. Stephen's membership, whose memories will have to be good back to the 1940's or before.

The southwest anteroom window is whole and fully visible from the inside. Its glass is painted over but presumably available for examination in the future.

Inquiries into paint analysis have begun.

You mentioned the stucco on the manse, and I believe you are remembering the building next west of the manse. The manse originally had an unpainted surface of Savannah grey brick. The stuccoed building on East Harris Street is the one we now call Building #2, the only low-stoop centered-hall structure on the trust lot. It was built 1862 - 63. The church will take pains to discover the original appearance of its stucco and hope to eventually do the needful toward preservation and visual appeal.

Again, thank you for all the mailings. I will write again soon.

Sincerely,



Betty Chamlee

copy: Mr. Mills Lane
Church files

JONES & HERRIN

Architecture/Interior Design

August 20, 1996

Mrs. Betty Chamlee
117 West Jones Street
Savannah, Georgia 31401-4507

Re: 1851 Unitarian Church - Savannah
Project No. 96072

Dear Betty:

Thanks for the books, maps, notes, and all the helpful information. I'm sorry some indication of the tower design hasn't surfaced, but with all your diligent and fruitful searching, perhaps it will. That seems to be our one major missing element of information.

My partner, Billy Herrin, is originally from Savannah and was enthralled with the map and view.

As I mentioned in my last letter, I have no objection to sandstone colored "architectural cement" steps if we can't get the proper New Jersey sandstone.

My photographs show that you are correct in the scored stucco being on building No. 2. Thanks for this correction.

Mills has asked us to hold up until we get the word to proceed. I hope you find the apse window under the stucco.

Respectfully,



Harvie P. Jones, FAIA
HPJ/tm

copy: Mr. Mills Lane
HJ
file

117 West Jones Street
Savannah, Georgia 31401

August 31, 1996

Mr. Harvie P. Jones
Jones & Herrin
104 Jefferson Street
Huntsville, Alabama 35801

Re: Circa 1851 Unitarian Church

Dear Harvie,

You should receive under separate cover the 2 bird's-eye close-ups I promised. In the 1871 view you will see that the church is so carelessly rendered as to be of little help. The visible arrangement of the residences westward on the the trust lot is interesting, though, and I think shows a story line of how Building #2 developed some of its oddities.

The 1891 view of the church seems to me to be poorly rendered also. It does seem to suggest the pinnacles are still intact in 1891. What do you think?

I believe Jim Briglia phoned you that Hunter Saussy of Saussy Engineering examined the sanctuary attic last week. Churchmember Tom Ackerman opened the area around the large beam where you and I looked in. Both Tom and Hunter climbed in, photographed and sketched. Jim and I held the ladder. I am sure you will receive a full report eventually. My nonprofessional understanding of Hunter's assessment is that the ceiling displacement results from separations of the beams within the truss system. Most beams were originally notched to join closely but some have strayed from their intended fit, in some areas by several inches. There is no deterioration, just separation. Hunter says for us to bolt fitted plates at the points of separation, including all the joints along the major east west beam, meaning every 24" on center, with bolts going all the way through the beam. This would protect us from further separation when under such stress as hurricane force winds. Hunter does not recommend yanking things around to reconnect the old separations for the sake of interior ceiling perfection. I agree because the wavy ceiling visible mostly from the balcony does not bother me too much.

I feel differently about the wavy roof line, however. Approaching the church from the north on Habersham Street gives a noticeable view of the roof's crookedness. I would really like to see a crisp roof line eventually. Jim and I have had one conversation about how to correct without adding too much weight. Those thoughts are still in process, and we have yet to examine the ceiling joists where they rest on the walls.

I had a nice note from Mills in which he said he'd asked you to hold work until we have our master plan ready and that I should contact him then. I took it that he sees no need to be copied in on my various notes to you.

As we find more good historic information, you shall have it.

Sincerely,

Betty
Betty Chamlee

c: church files

HARVIE P. JONES, FAIA
ARCHITECT
420 EUSTIS AVENUE, S.E.
HUNTSVILLE, ALABAMA 35801
(205) 534-6671

Fri, 13 Mar 98

Mr. Mc Lane, Savannah

re- 1851 Unitarian Church

Dear Mr. Mc —

Roof in hist. photo (of spires) are dark color. Could be painted terra-metal, or copper. Don't see any stains on stucco, so must be painted metal.

Since unpainted copper would significantly stain the stucco, it seems best to use painted "Rheinzink" (zinc+titanium alloy), or leave it unpainted if a pewter look is acceptable rather than dark color.

If you don't mind the copper stains on the stucco finishes, we can use copper.

Neither metal will rust. Cost = ± same.

Let me know your preference.

Thanks!
H. Jones

Tel Mr. Mc
16 Mar 98
Painted
"Rheinzink"

HARVIE P. JONES, FAIA
ARCHITECT
420 EUSTIS AVENUE, S.E.
HUNTSVILLE, ALABAMA 35801
(205) 534-6671

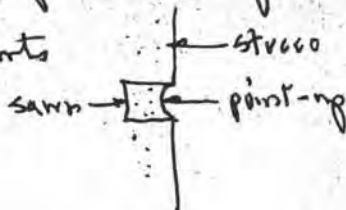
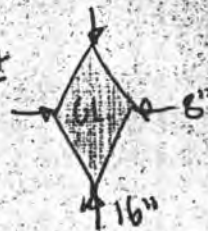
Nov. 23 '98

Dear Bill:

- ① The post-1870 historic photo of the Unitarian Church shows, by shades of gray, several colors of glass in the original diamond-grid sashes. Can you work with a person knowledgeable of glass of this period of denominations (of available glass colors & textures) to come up with suitable glass?

The glass in the 1859 Episcopal Ch. here is, per the ch. documents, original. The colors are fairly rich & include deep reds & blues, gold & clear translucent, with very little green. There are figurative designs, but it appears that the Unit. Ch. was more likely to be a random mix of unfigured glass of various colors & shades. Each diamond pane is \pm

- ② As discussed on 24 Dec., Forrest Lott will try to get a stucco sub. to see if it is technically feasible to get back to smooth stucco & scored ashlar jts as shown on the hist. photo. If not, perhaps we can sand & point-up joints of this period then



cf

Hain

HARVIE P. JONES, FAIA
ARCHITECT
420 EUSTIS AVENUE, S.E.
HUNTSVILLE, ALABAMA 35801
(205) 534-6671

Nov. 24 '98

re - c. 1851 Unitas Ch.
Sawtooths

Dear Mills -

You may want to install a lightning-protection system for the Unitas Ch. The copper wires could be run down behind the finials. The system should be designed by an electrical engineer, if so. The sharp, thin rods, about $\frac{1}{4}$ " ϕ x 12" high, drain static electricity from the air & thus reduce the possibility of a lightning strike on the pointed finials. I want show this on the drawings unless I hear from you.

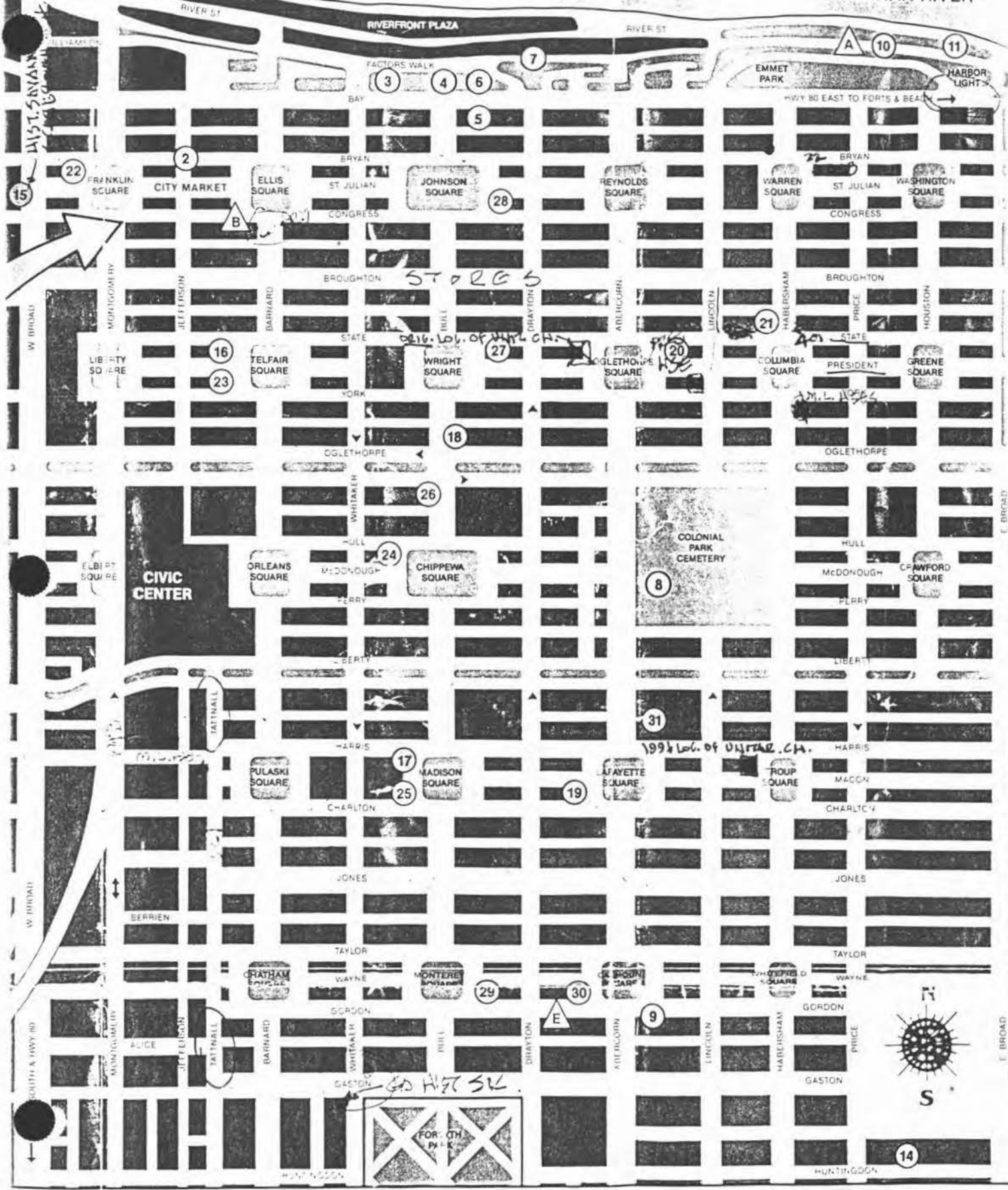
The design should be reviewed for visual aspects if you decide to include this system.

H. P. Jones

of

Savannah Historic District

SAVANNAH RIVER



GOTTLIEB DELL

AS-11010N

HIST. SAVANNAH



STORCS

1916 Loc. of UNIV. CH.

1994 Loc. of UNIV. CH.

1916 Loc. of UNIV. CH.



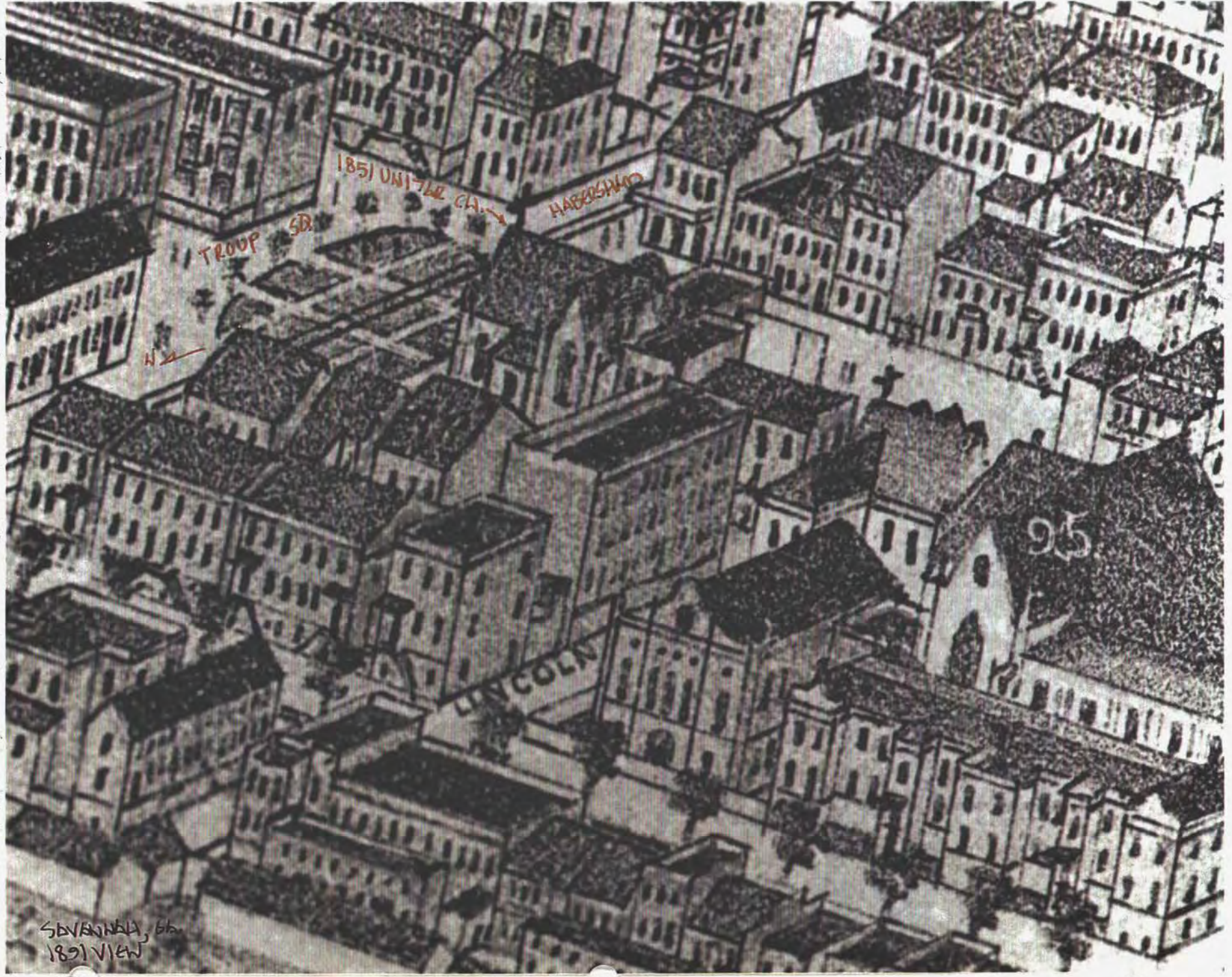
ANDREW JOHNSON
SAVANNAH, GA.
1864

1851 WITKAMP'S CO. OF THE MOUNTAIN TRAIL SA. SAVANNAH
1871 VIEW, 1890 COPY, COPY OF 1871 FIRST SEAS.

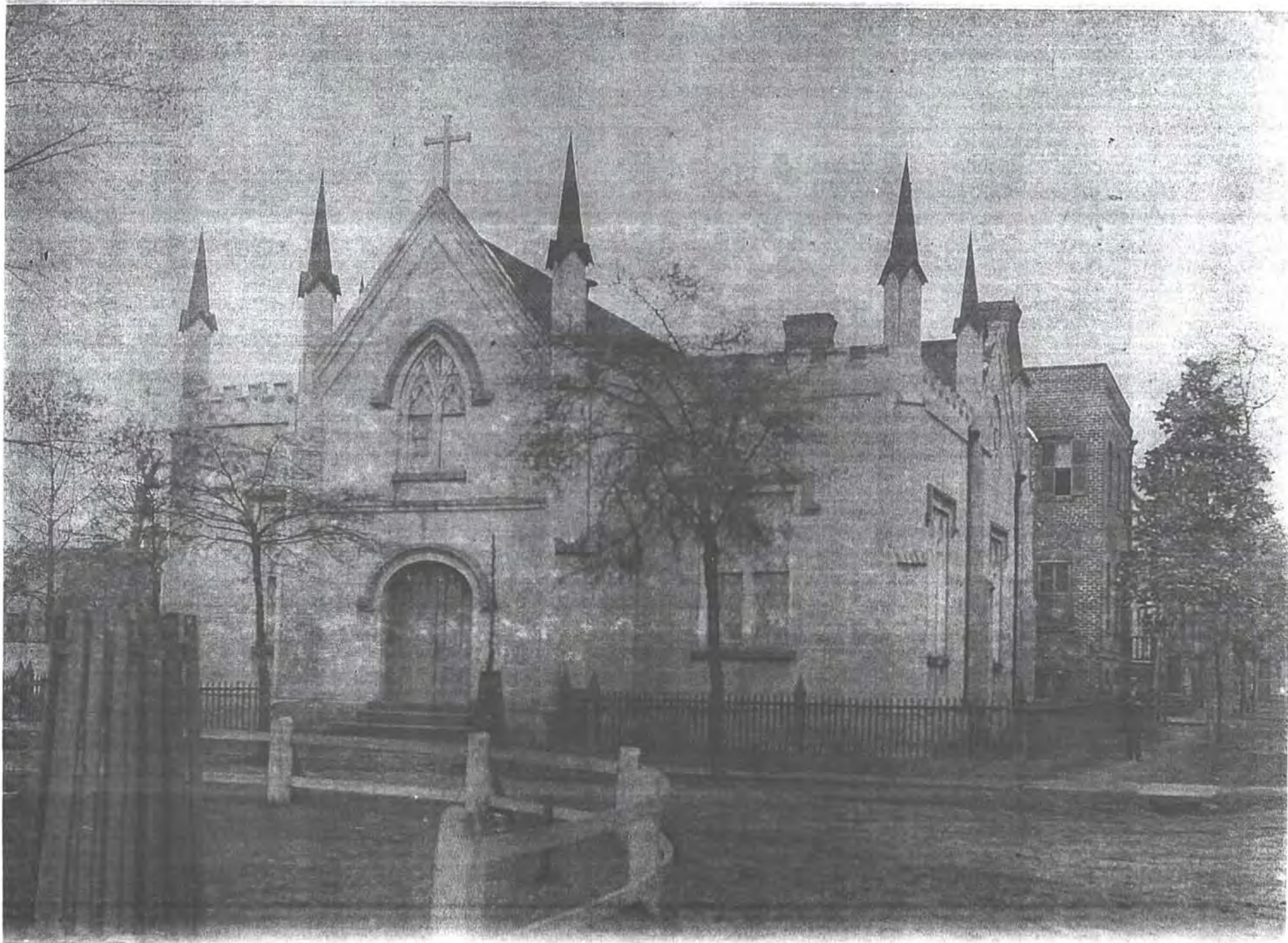


SAVANNAH
1871 VIEW

1891 View - 1591 Unionville St. - 1851 Unit 124 Ch. - Habersham
City in 68 H.S. - 1851 Unionville St. - 1851 Unionville St. - 1851 Unionville St.



SEVENNA, GA
1891 VIEW



CHRIST IS RISEN

A

AND BEHOLD
I AM ALIVE
FOR EVER

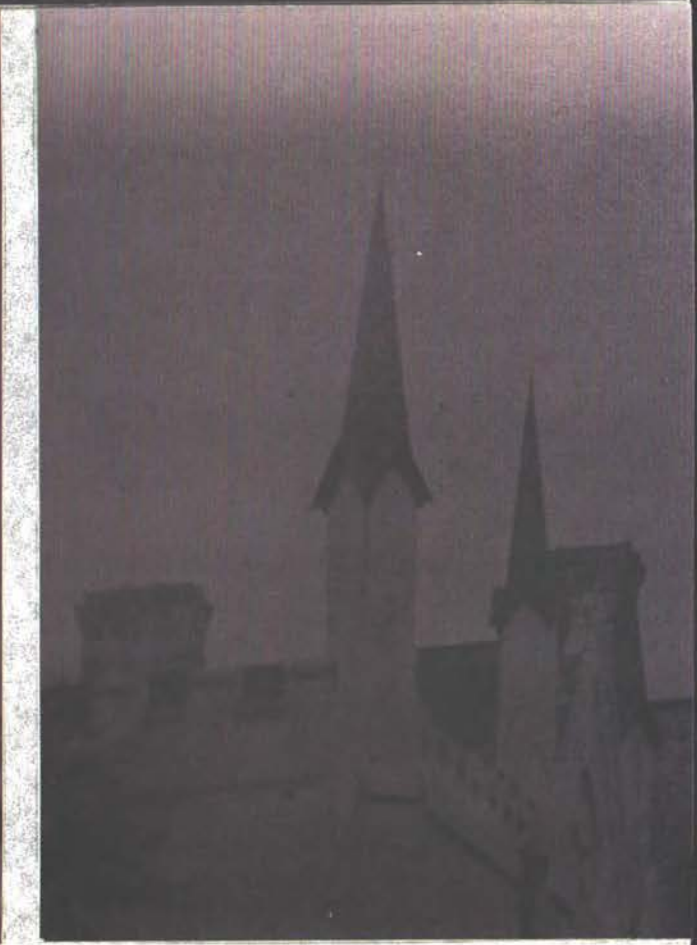
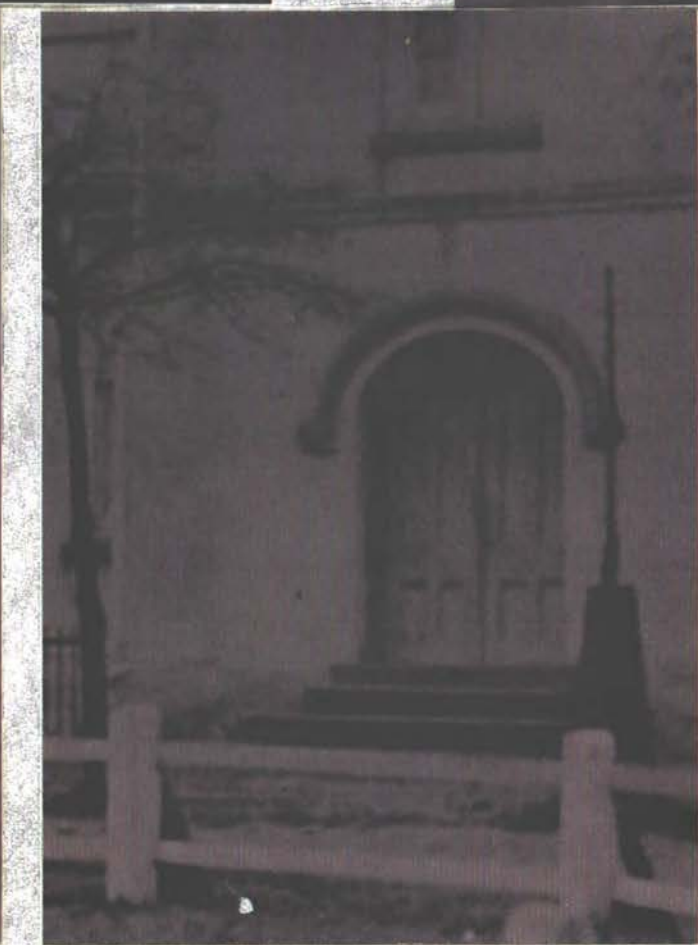
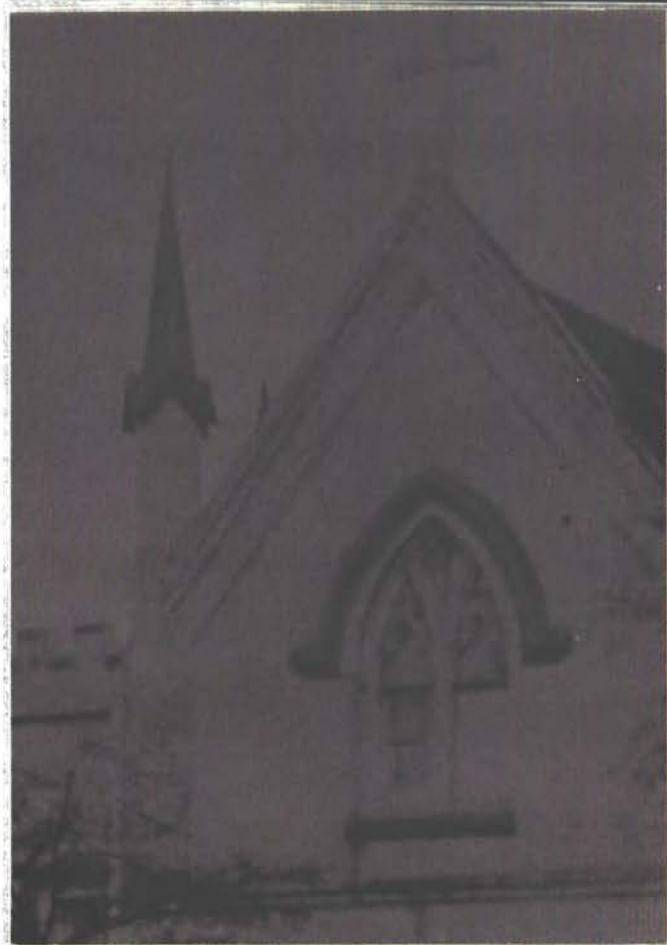
HOLY HOLY

CHRIST





20628
Details of c.1870's photo





← extent
1870
manse

← extent
magnolia
tree
(see 1996
photos)

→ N



→ N

magnolia m/
c. 1870s photo

1870's photo after move of Holy to Trump Sq.

(S 15:12 pitch here only (verify))



1996
photos
ARJmes

→ N



→ N

Fri July 12 (EM
bushes)

Sat July 13
(bushes cut)

W

4828

± 1247 photos at N+S photos only



AN



AN 1870 Mass Kent
Veranda enclosed

mid 2000s
cont. all

↑ TROUP SQ.



E. front

18100 Main



N.W. WALL

5/28/28



H

6

DUCT
↓

CRAWL
SP.

↓

leaves on
soil



N.
WALL



200h control
entry to
1870 Mm se

±5/4X6
FL.

↔



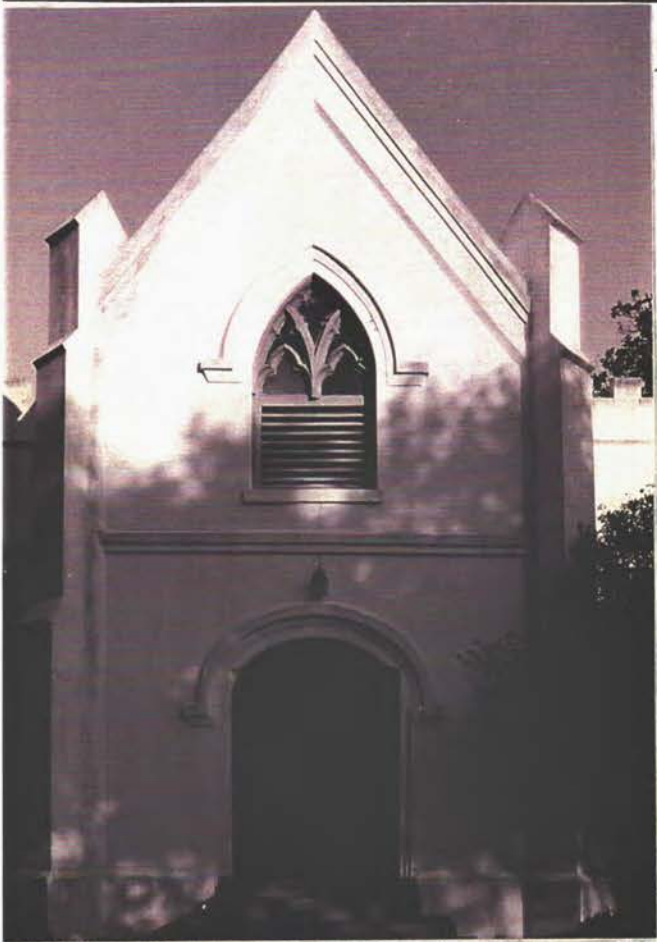
← brick
lintel
(top of op.)

N.W. Wall
Crawl
Sp.
Access

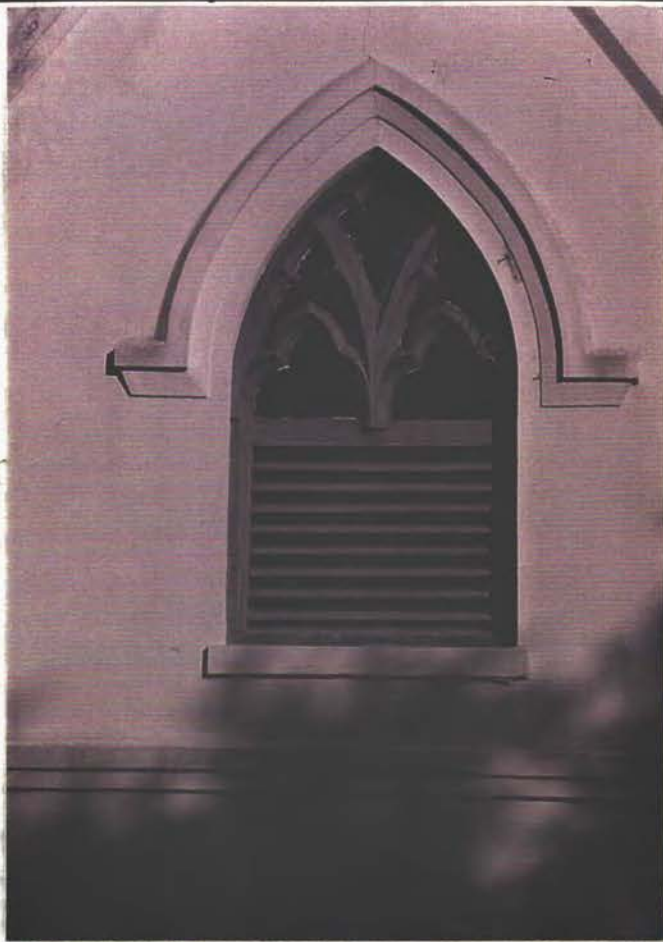
↔ FL J0157

water
table





writing
 of 1851
 say
 "tower".
 See arch
 support in
 balcony &
 bump on
 top that
 evidence
 a tower
 now gone



*
 M. A. L.
 window
 see
 1851
 photo

E. FRONT



M. A. L.
 light

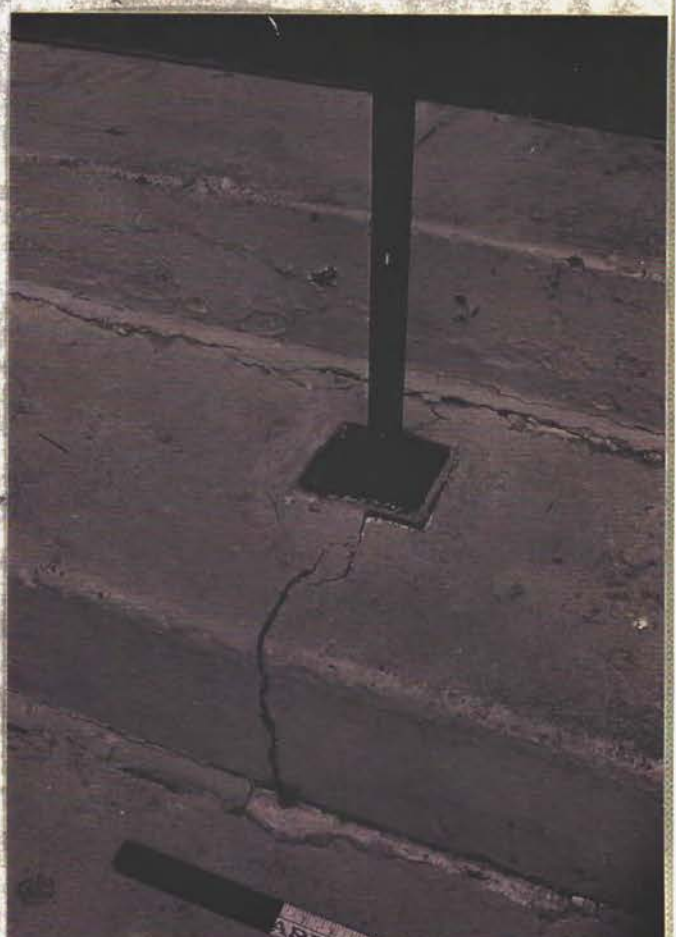


c. 1950-60's front door (first - front with pine, birch mortise, wire rails, "tulip" knobs)

(red-brown structural steps modern steel rail)

62

FRONT
E1701



post has broken the stone step

MT.
FL.

2
4



H

ORIGINAL
DOOR LOC (open in)
removed 1851
C.I. fast-pin
hinge (one in
with door,
rest - mod.)

c. 1950-60's
door
open with
K20M C
version



* PATCH AT ORIG. HINGE CUT



go through



AN

9529



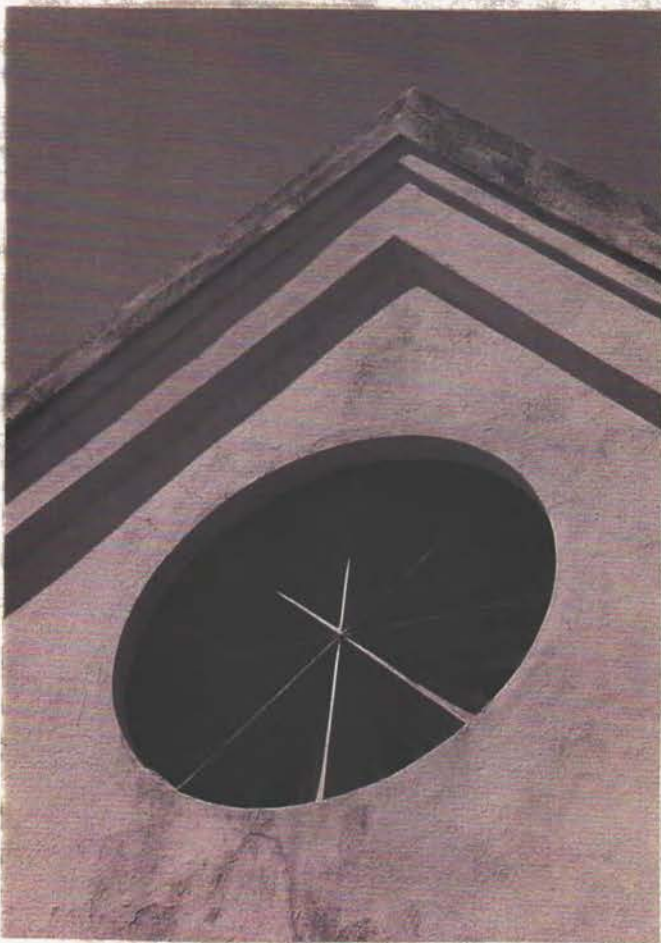
S.W. Buttress

gas vent



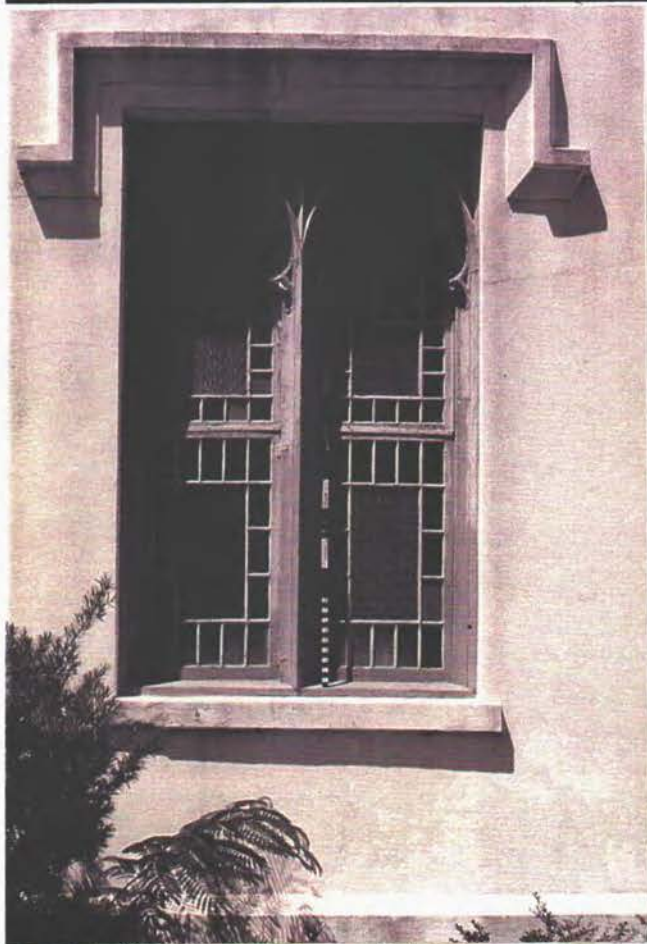
N. Cent. Buttress

gas vent



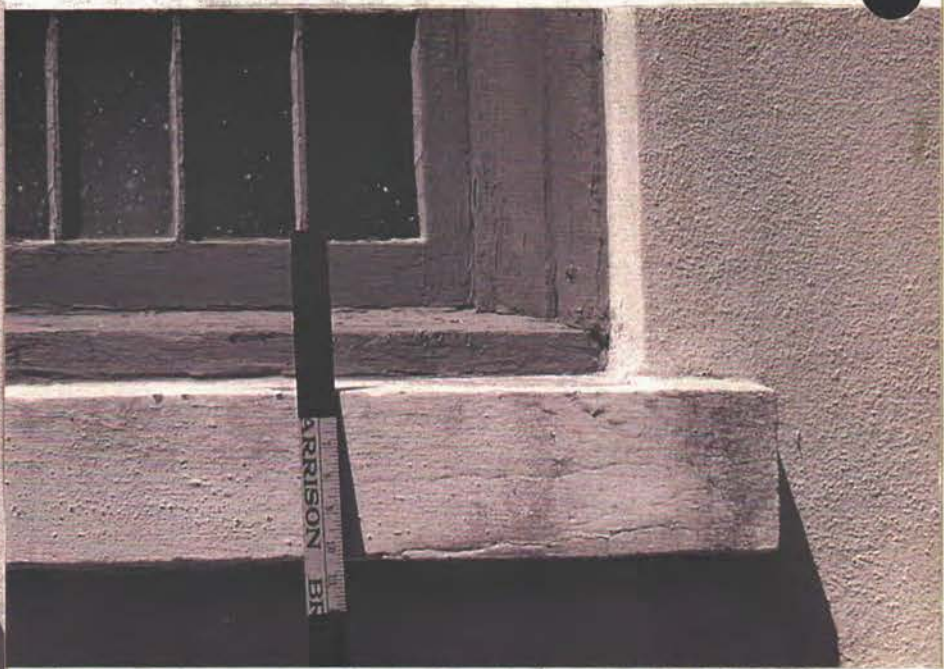
ATTIC VENT

galv. hardware cloth
1/4" mesh
no glass



PN

S. Window, east fac.
 Sashes = c. 1870-1920 (see hist. photo + p. 12 Sash w/ diamond - panes, upper rt.)

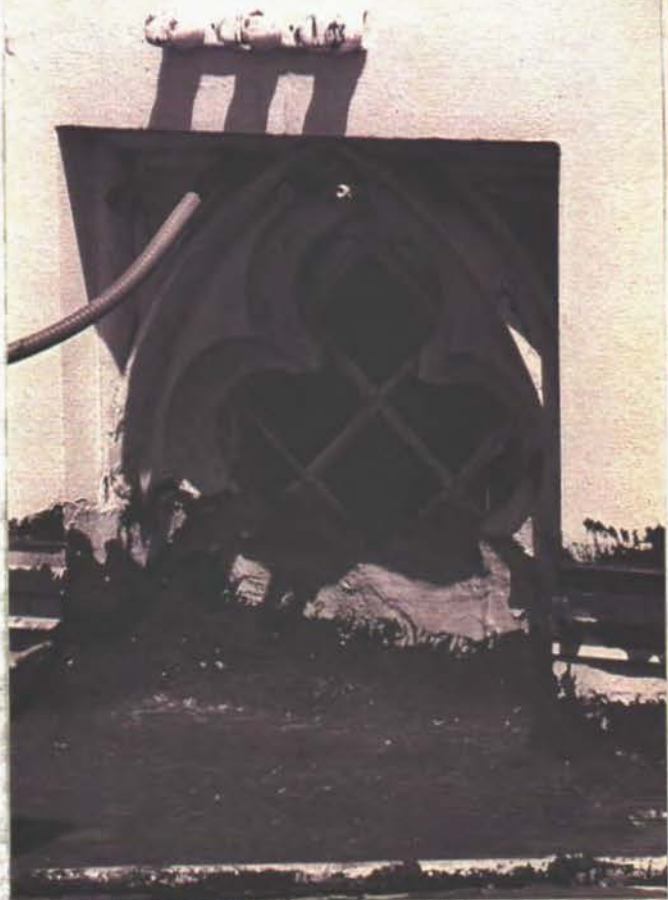


PN

Limits of S. Mo =
 red-brown sandstone w/ white c.
 cem. patches of stress cracking & paint

1851 original
diamond-pane sash
(see hist photos)
at S. end of W. wall
of S.W. anteroom

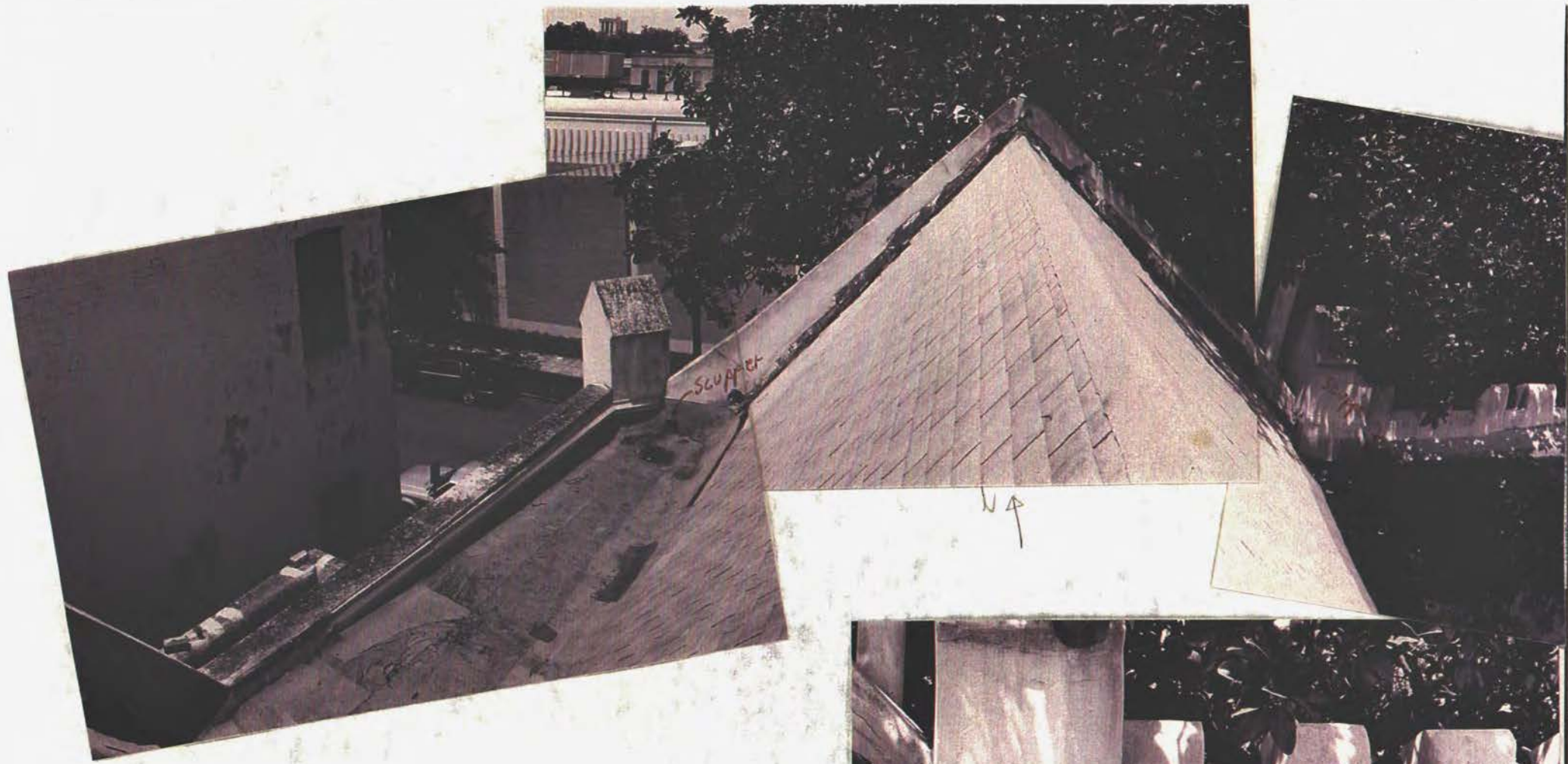
20th c. built up
roof rapped
onto sash!



Woot sash top
at S.W. anteroom
P.S. April 98 - See int. photos
of this ONLY ORIGINAL sash

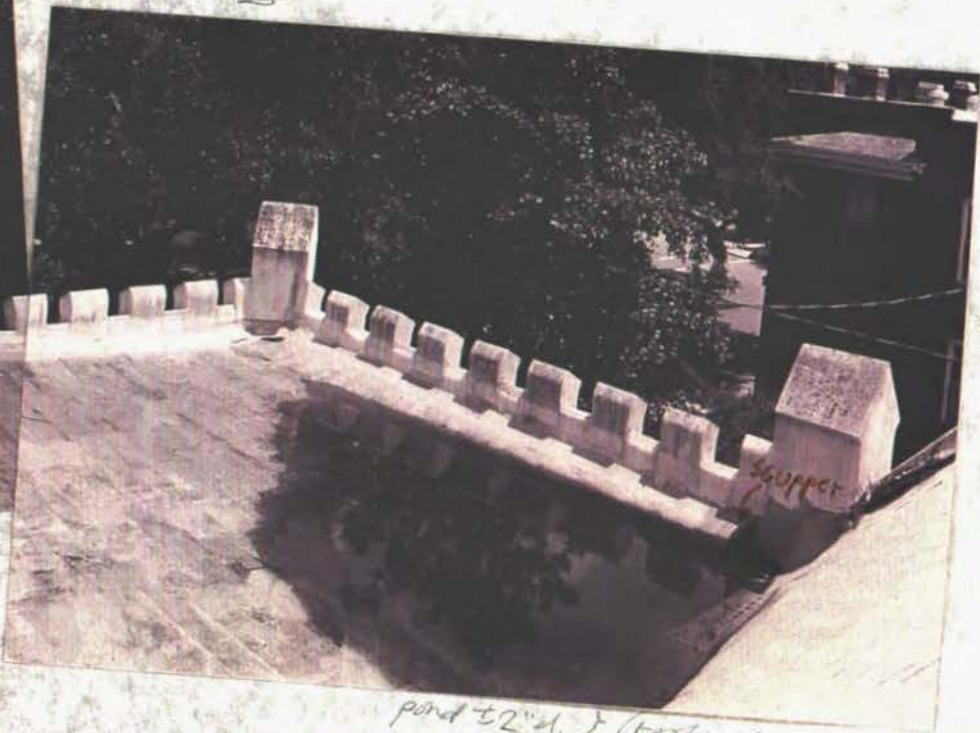
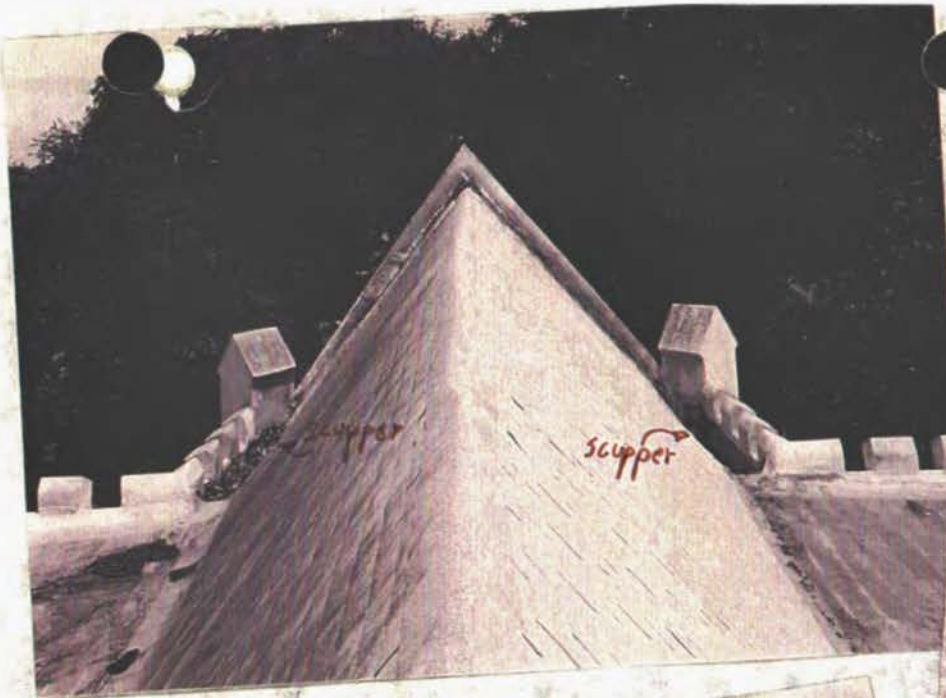


S. Sash (later sashes, orig frames & trim)

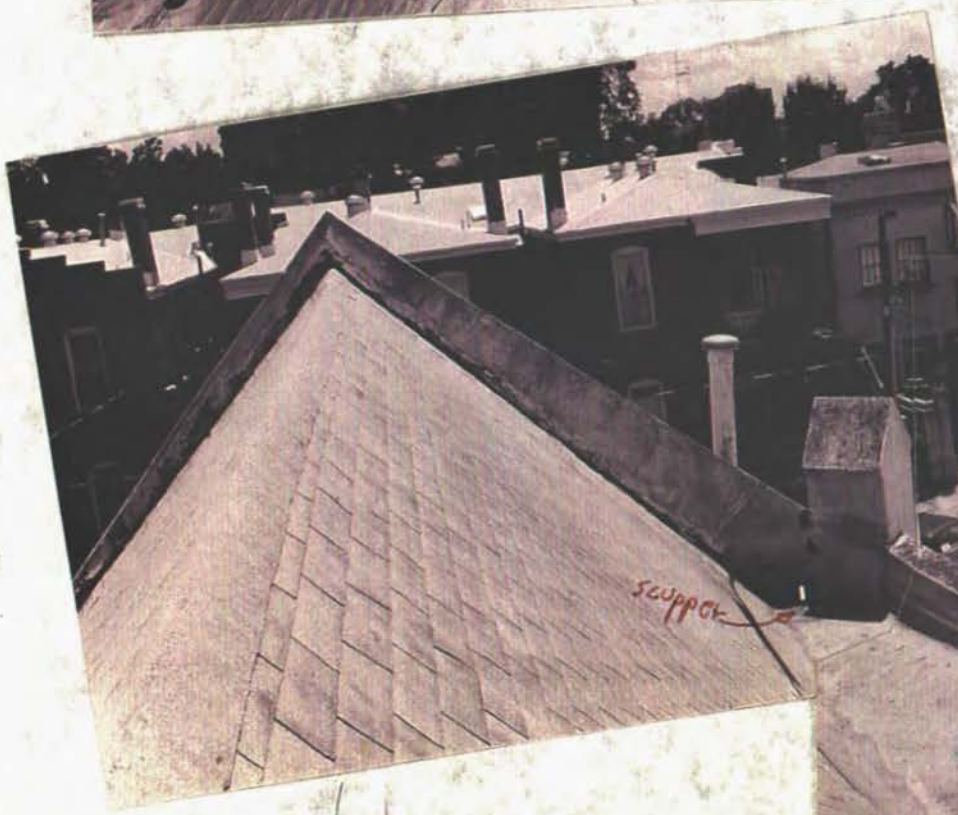


130208

pond $\pm 2'$ d. (suggestion)



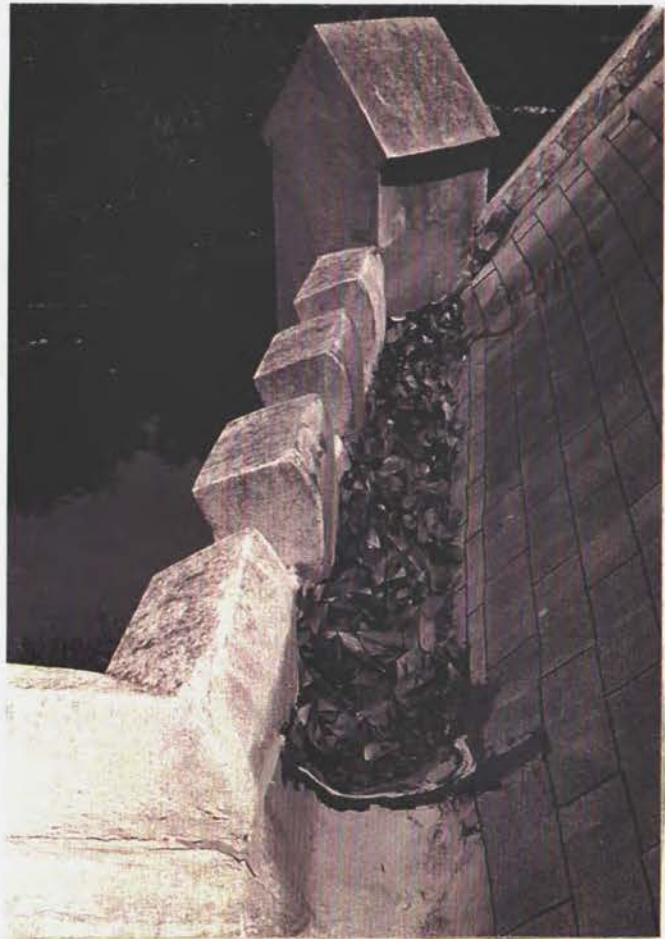
pond 22" d. J (Frog to Scupper)



N

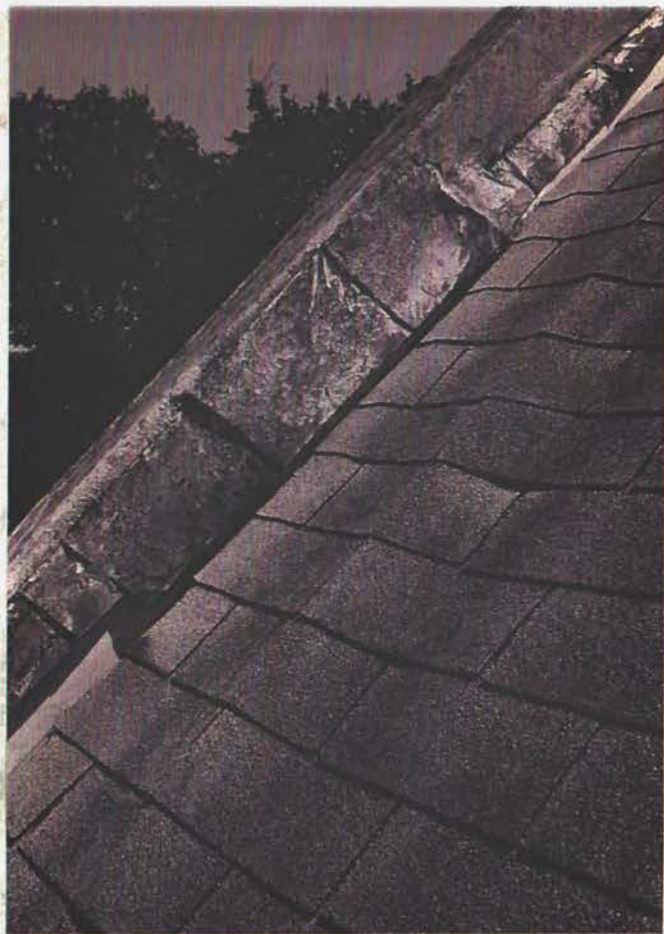


1870
man's
Urinal
post



N →

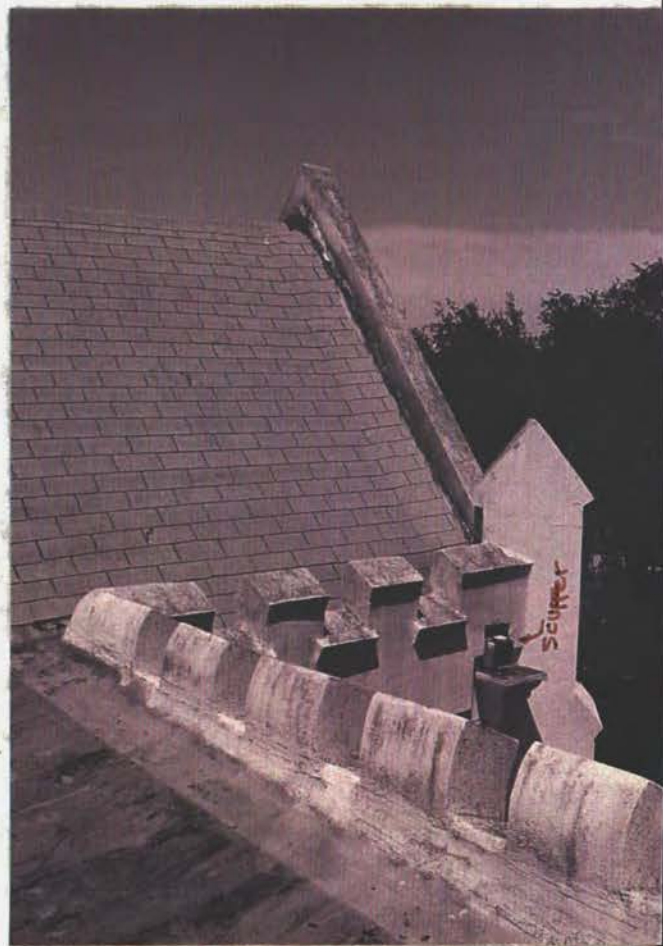
ENTRY
ROOF



N →

→ Rusty galv flash. - typical

Shingles look to 10 yrs old
↓
(14 yrs. max. life)

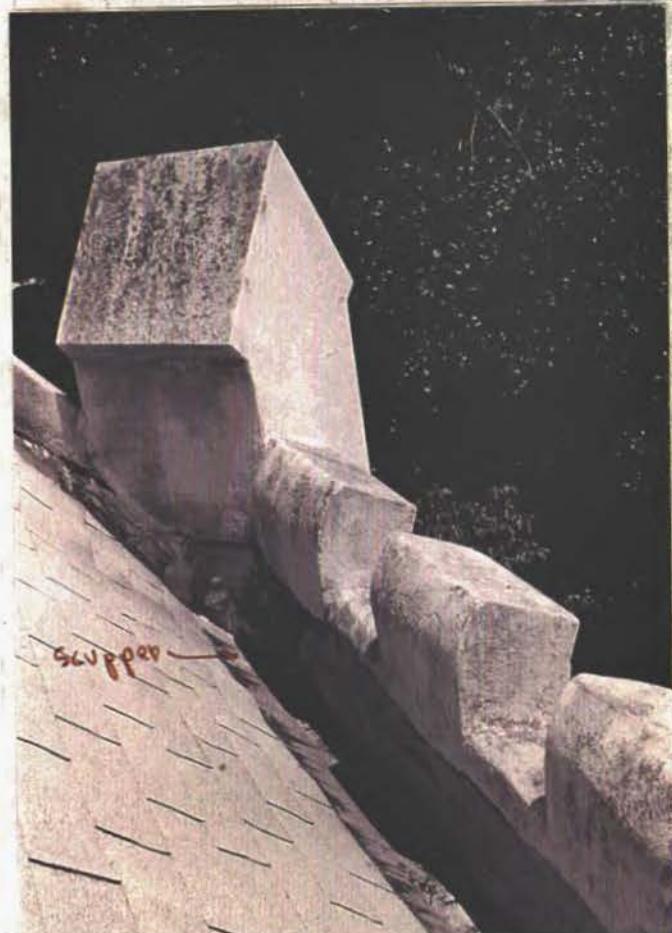
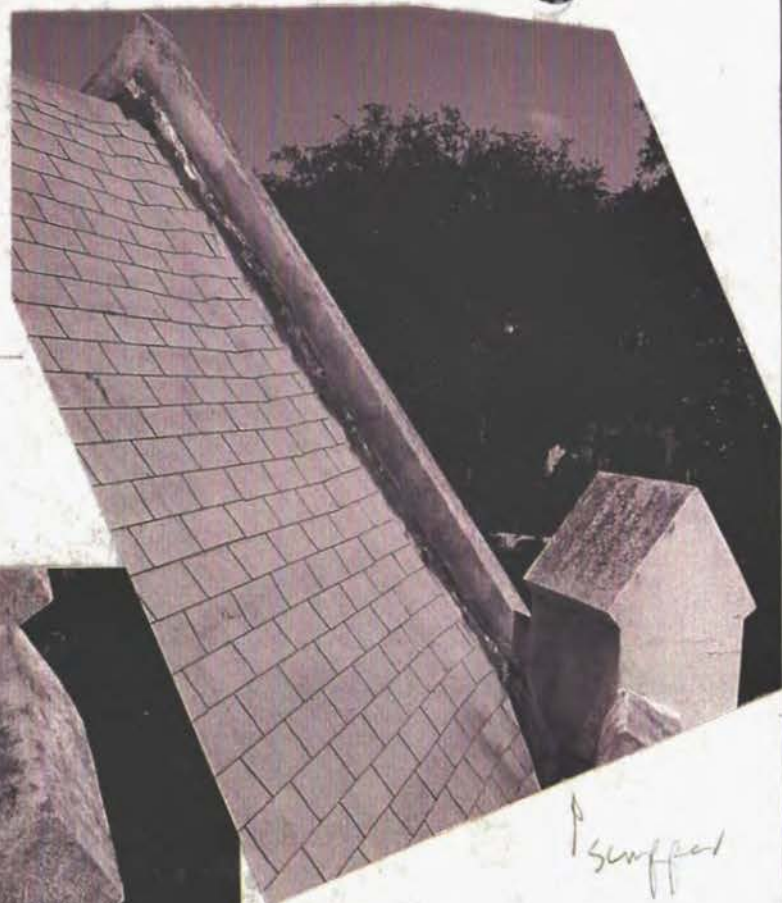


N →

150628



101428
N
S.E. CORNER 453
E. ENTRY
PROJECTION
scupper





→

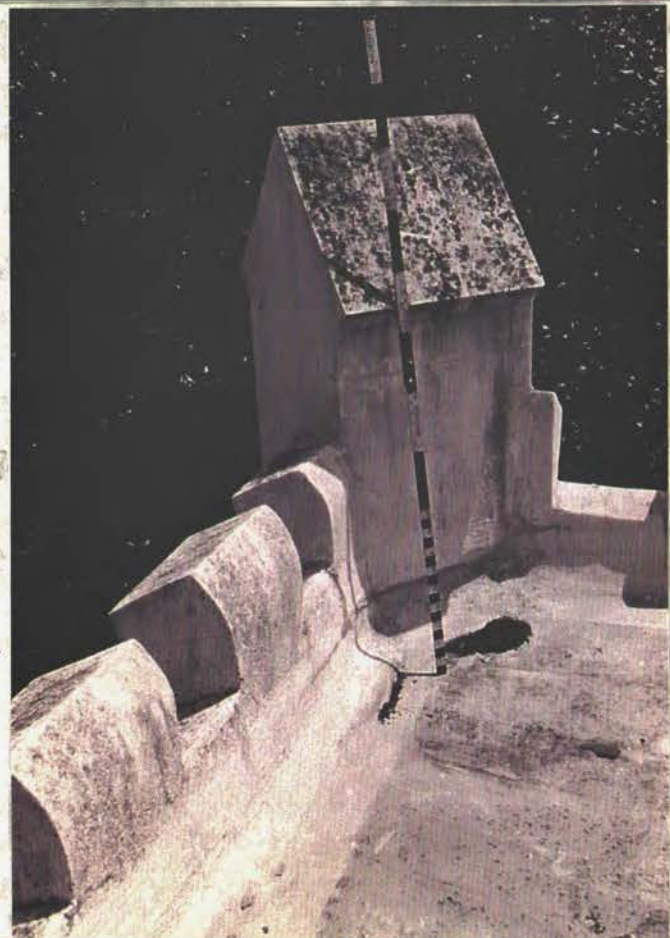
→

pond 12th d.
last year

S.E.
Corner
of Street

→

5



S.W. of
Street!

→

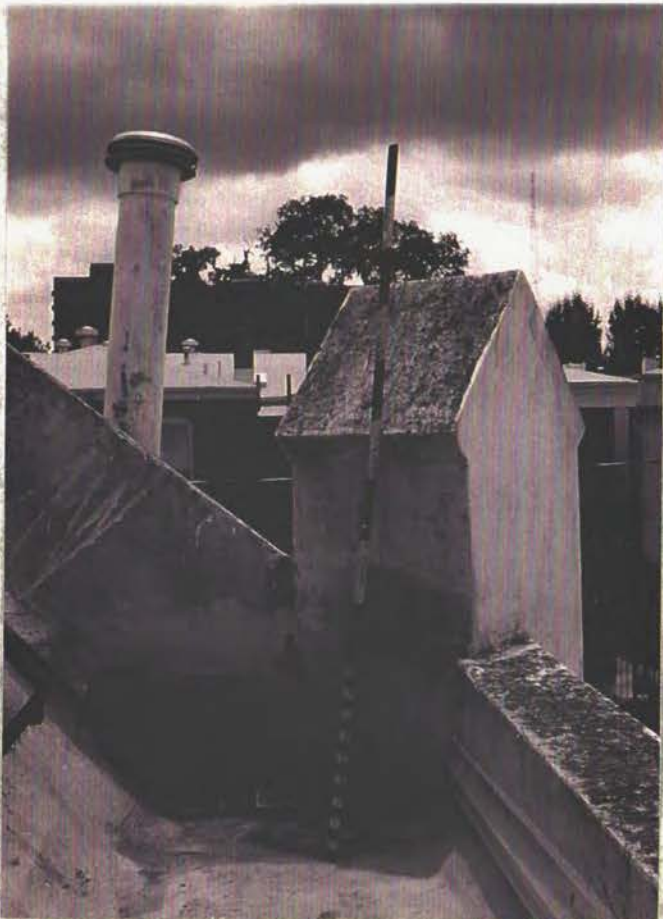
pond

5

18 of 25

S.W.
Corner
of Street

N



S.W.
CORNER
OF
SHED

rusty
gutter
flash

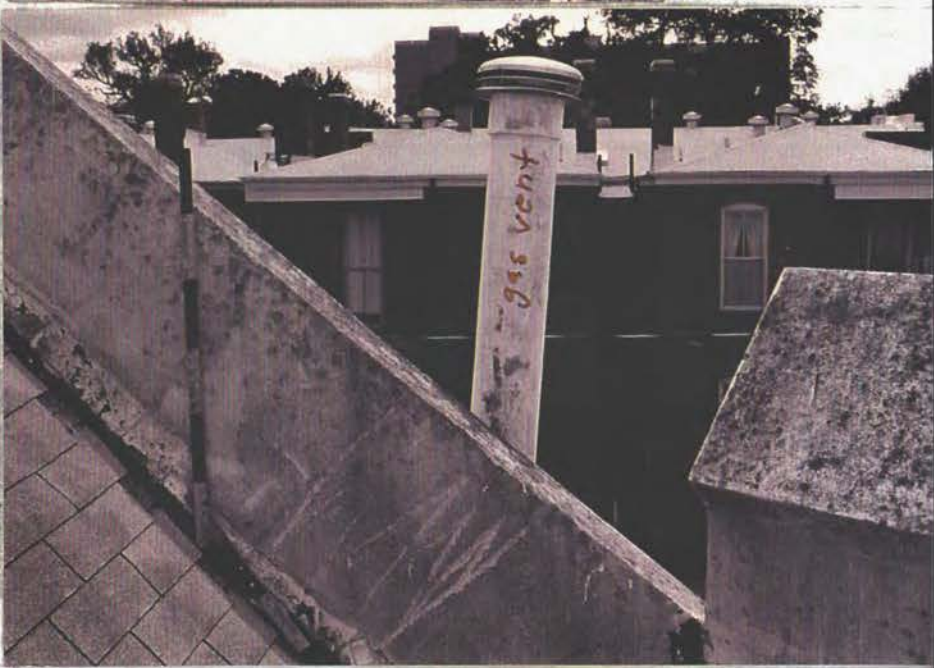
N

N



scupper

N



gas vent

1870
MANSE

$\pm 18''$ w. slot
between cornice
1870 manse



Street
Roof

Manse
veranda
roof



Apse roof

Manse
veranda roof
S.E.
CORNER OF
MANSE



MANSE



S.W.
ANTERM



1904 C. Mt. Zion - West window

20 6 28



2. Kite design of glass set in a window

→ N

21

Lts = yucc
c. 1920s
Art Deco



→ N



N. Window SM

Suttes = "Arts & Crafts"

perhaps c. 1890-1920

(see ext. hist. photo for 1851

diamond - pane scales)

+ see int. hist. photo, at N.W. entrance sect.

↙ P.S. - see April 98 photo following

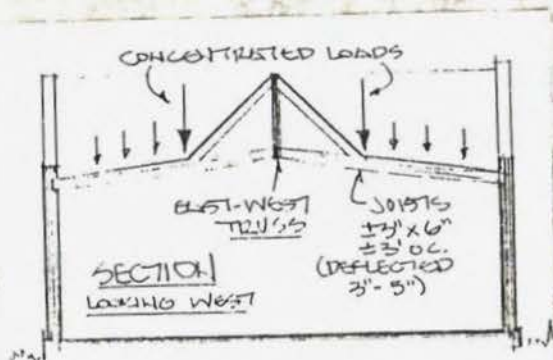


↑ Arch over balcony was to
 support the "tower" described
 in 1851 newspaper article,
 now gone
 Also is a ridge on roof where
 the tower penetrated!

22 of 28



NOTE
 $\pm 3'' - 5''$
 SAG
 ↙



Orig. ceil. was plaster of rotary - some lath, pale pink paint
 (STW in place in attic).
 This cell perhaps ca 1870. Plaster ceil. probably cracked
 soon & repaired due to way roof was framed.



Mrs. Ashlin suggested the tower was in the building now gone
↙



lower = 20th c. balcony
↙ N

↙ N
↙ N

BALCONY

PS - See April 98 photos following



"Ashlin" saw lines still visible in plaster
↙

↙ N



Rail probably orig. (?)

24 of 38



✓ W

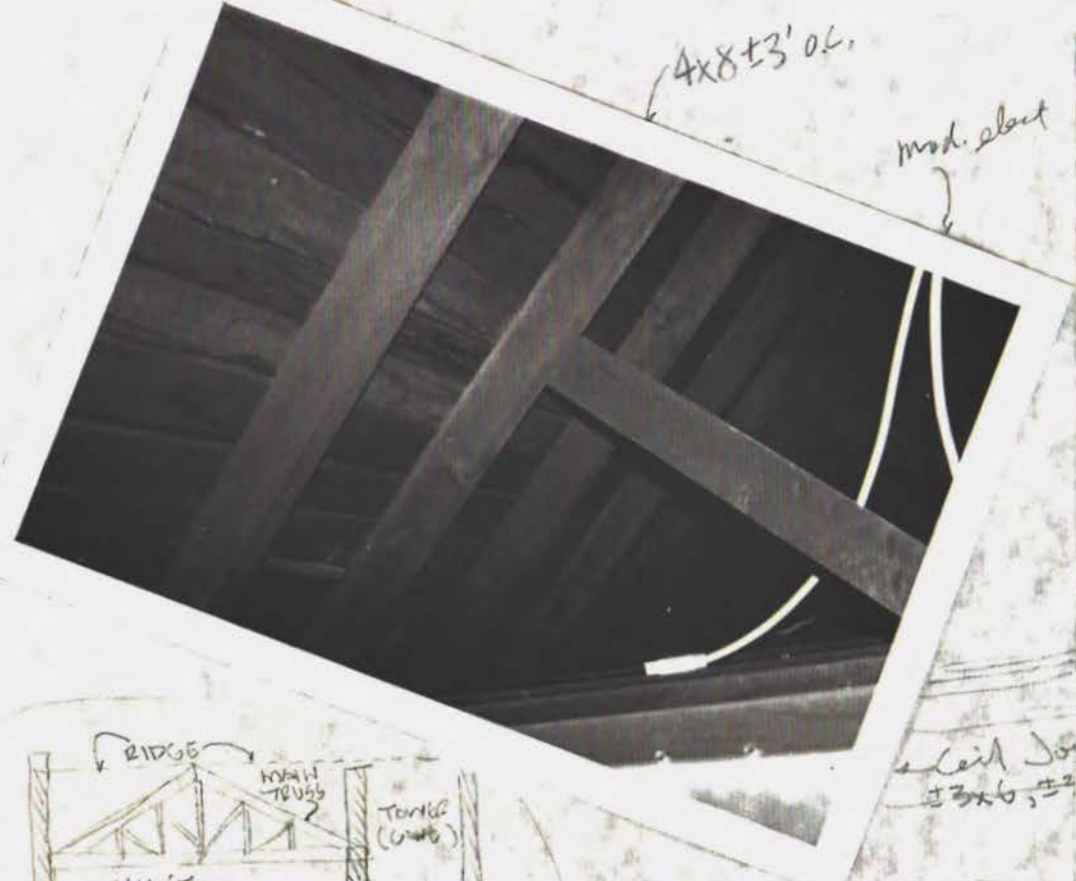
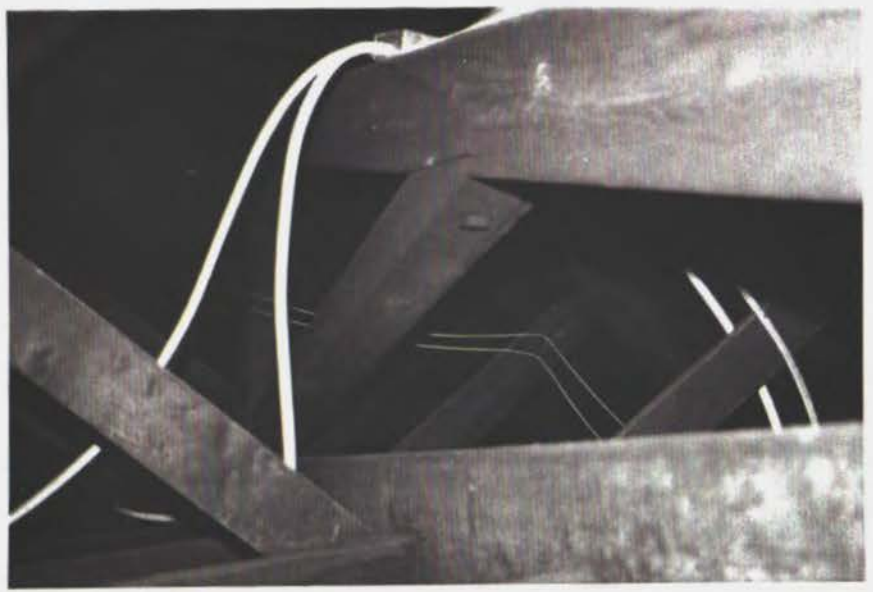
BALC. PEWS

may be orig. Machine planed planks on bottom

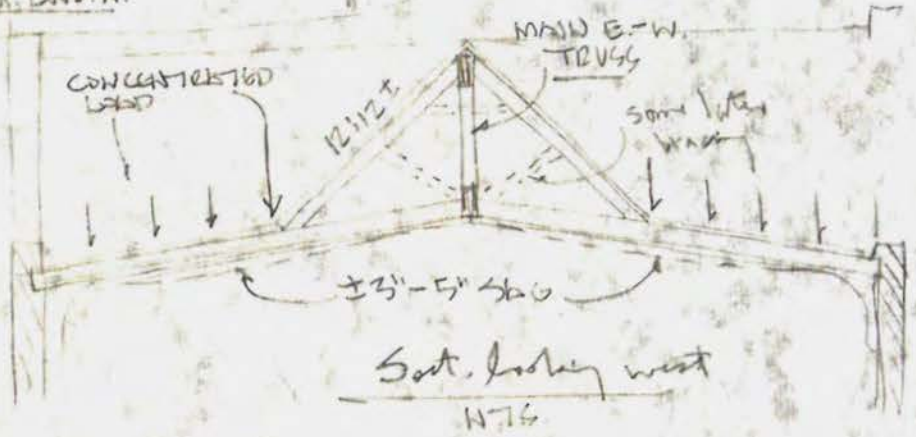
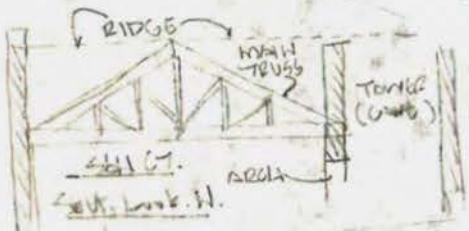
MAIN E-W Truss

4x8 @ 3' O.C.

mod. slab



Ceiling Joists
2x6 @ 12"



Sect. looking west
N76

260728

L2

PLASTER



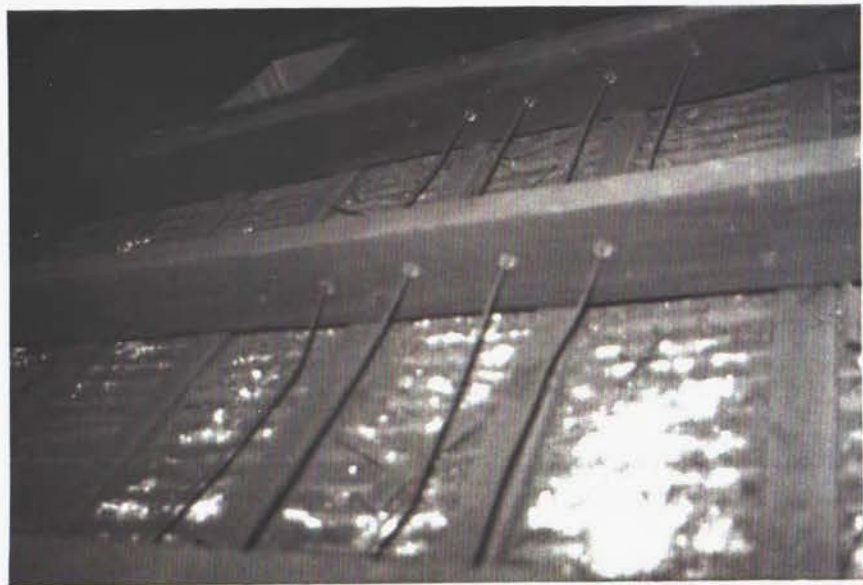
N

cell joint
3x6
3'0"

knob
tube
elect.
system

1851 wood lath (rotting some)
→ plaster & lt. pink paint

← air vent (see rt. cell)



→ N



James L. Pierpont (1827-1893), composer of "Jingle Bells", served as music director of this church in the 1850s when it was a Unitarian Church located on Oglethorpe Square. Son of the noted Boston reformer, Rev. John Pierpont, he was the brother of Rev. John Pierpont, Jr., minister of this church, and uncle of financier John Pierpont Morgan. He married Eliza Jane Purse, daughter of Savannah mayor Thomas Purse, and served with a Confederate cavalry regiment. He is buried in Laurel Grove Cemetery. A prolific song-writer, his best known "Jingle Bells" is world famous.

At SE corner
of Ch. Yard



At N.E. corner of
Ch. Yard

280928



→ N

ONLY original sash, per hist. photo (diamond) - paneled.
This is in west wall of S.W. anteroom.



→ N

Original apte sash may be behind plaster in later baptistry (?)

Foot of 20th
cent. addn.
See ext. photo



→ N

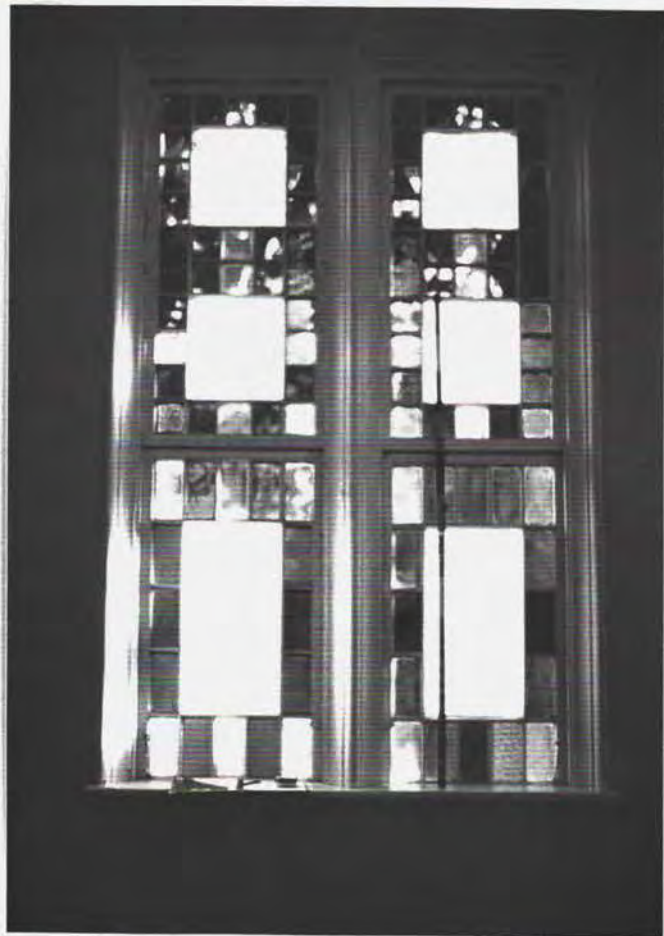
1851 Unitarian Church
Trout Sp. - Sumner, Ga.
photos April 20, 1998 HP James FAH



→ N



glass
has
harsh,
bright
lines

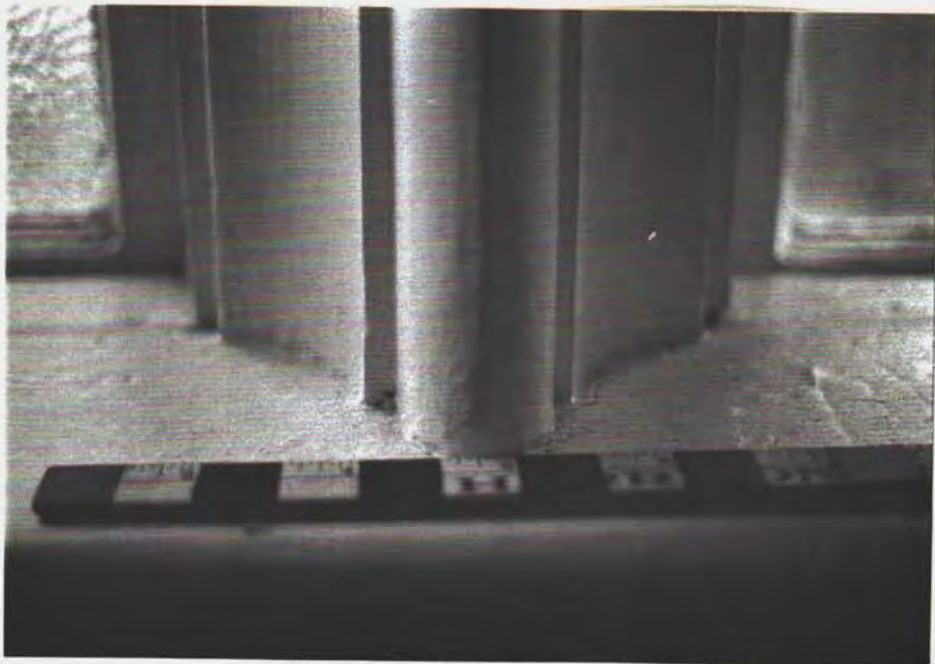


Later sash, perhaps c. 1800-1810, in sand.
See hist. photo for orig. 60°-120° diamond pane
sashes. N.W.M. Typical in Sand.



Frames of train = orig. 1851

1851 orig. ———— ~~later sketches~~



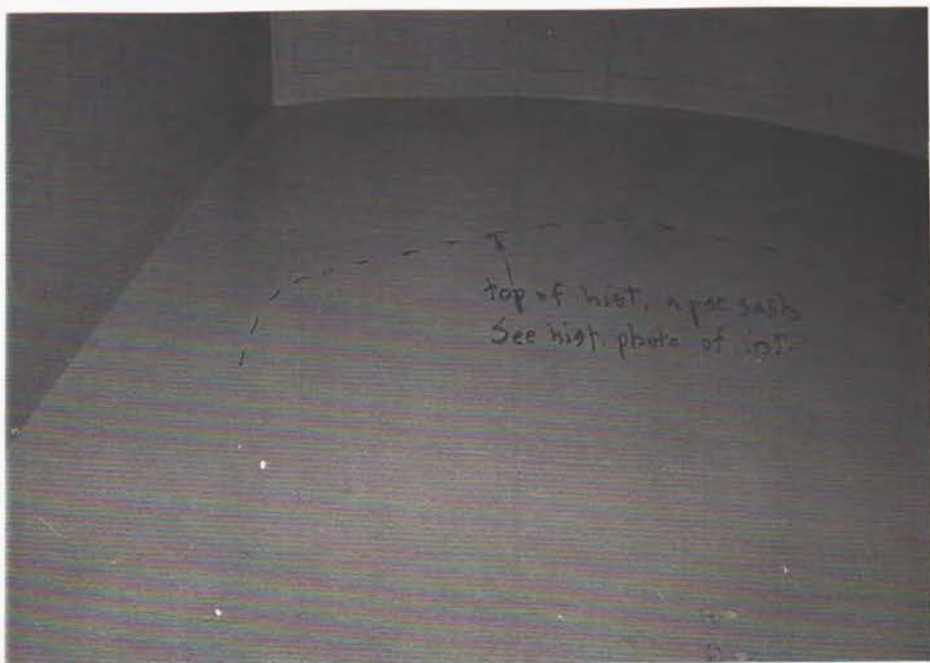
f²

M. Main at Smart. sketch

Fixed glass
(original design)
Some parts may
be orig. (?)
Ribbet - gl. pane
is 20th c.

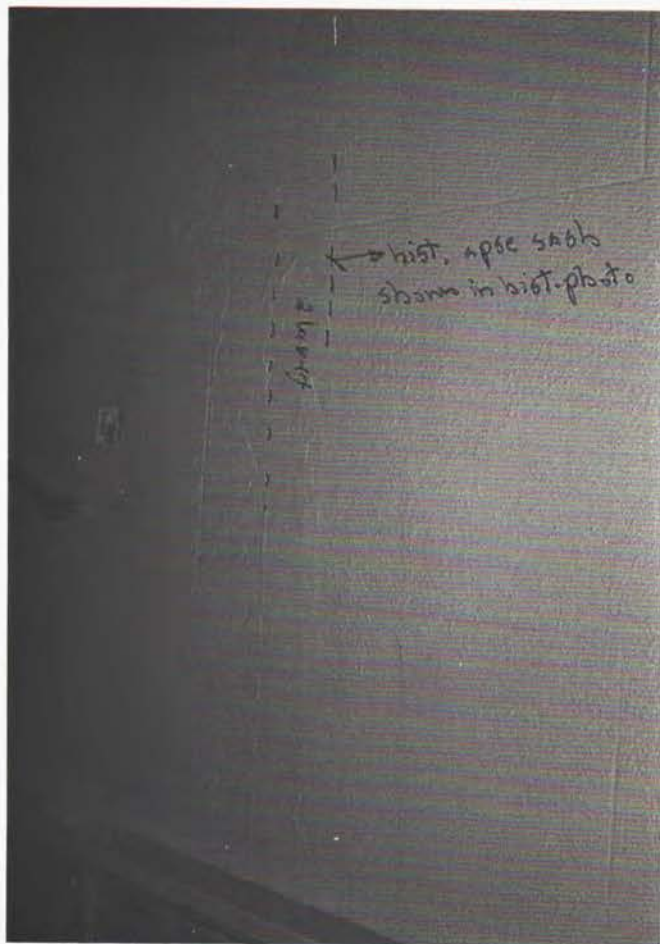
151 Original seals
at balcony E. wall
(bottom 1/3 cut out for
a mid-20th c.
exhaust fan)

cut out for
exhaust
fan
lower in
with cut.

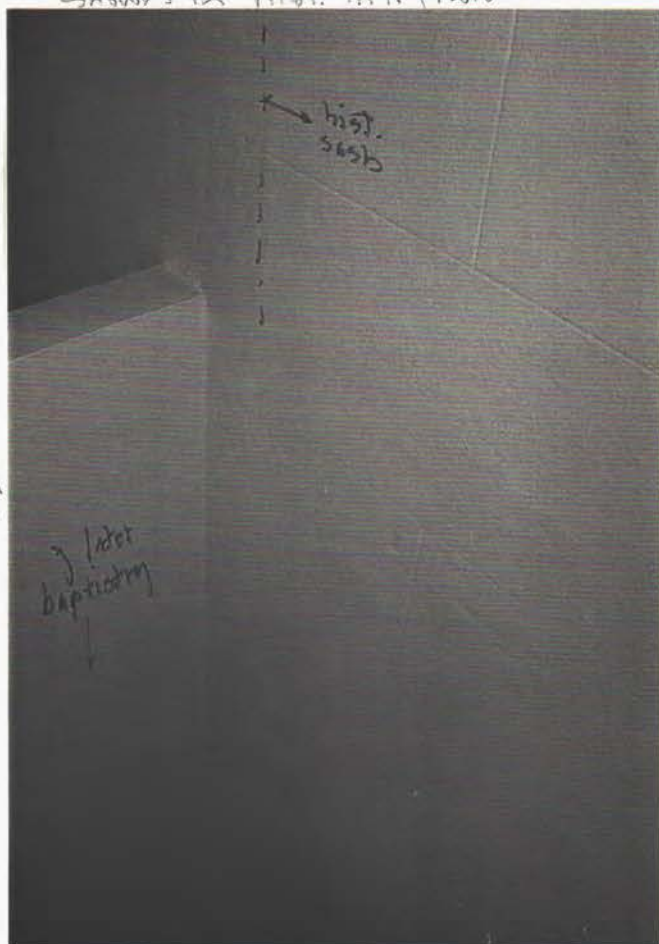


→ N

West wall of apse showing traces of plastered-over edges of 1851 apse sacbs
Shows in hist. int. photo



→ N



→ N

