

CIRCA 1795 GEORGE SPENCER HOUSE
WARREN SQUARE, 22 HABERSHAM STREET
SAVANNAH, GEORGIA

The earliest front rooms of the Spencer house now constitute a five bay, side-gabled two and one-half story, dormered, center-hall clapboard frame house. Architectural clues indicate that the narrow center hall may have been the result of modifying what was a hall-and-parlor plan, or that the front rooms were built at different times. The north rooms originally had the chimney on the north gable-end, per floor patches showing the original hearth location. This chimney is now at the rear (east) wall, matching the chimney location at the south front rooms.

Prior to 1871, and probably in the 1850's, a rear two story brick addition was made, containing four rooms and a stair hall. The location of the stair for the earliest rooms is unknown.

The c.1795 south rooms retain original crosseted mantels and overmantels of a distinctly Georgian design. The main floor mantel has been painstakingly cleaned of its later paint to reveal the original marbling of black and gold paint.

An early 20th century photograph by Frances Benjamin Johnston was used to carefully restore the original proportions and dimensions of the small portico and dormers, which had been lost by the mid 20th century. The clapboards, shown in the Frances Benjamin Johnston photograph and extant, were used as a gauge to determine the portico dimensions.

Sept 15 '93 at request of
Hist. Savannah Foundation

H. R. Jones, FAIA

1795 Use SPENCER 13 Aug 92

1. Bank front $\pm 6'$ w. (to 1st rd)
2. " front window: = 6/6 set
keep exist width of M.O.
make sill level w/ South window
3. No blinds in domes
4. New doors = match "Gang" door at S.W./Hall

Said M.L. - new casement
door glass on his her

~~Lot pass $\pm 6'$ wide $\times 100'$ deep~~
~~Get front steps & steps of porch~~

5. Fan^{Gang} bulbheads in 4 front rooms
& front hall. Also Gang. doors
in these rms. Put the one fan
door (NW Rm/Hall) elsewhere & put
a "Gang" door there.

6. Can be in halls (M) - no long to
7. Cell. is vict. in NW Rm, fl. 1
(narrow bits $\pm 2\frac{1}{2}$ ", smooth tops)

~~_____~~

JONES & HERRIN

Architecture/Interior Design

1967 • Celebrating Twenty Five Years of Design Excellence • 1992

June 4, 1992

Ralph Anderson
J.T. Turner Construction Co.
5105 Paulsen Street
Box 10046
Savannah, GA. 31412

Re: Mills Lane c.1795 Spencer House
Project No. 92013

Dear Ralph:

Per Mill's response of 1 June to my questions of 27 May, I need the following dimensions etc. from the site:

1. Interior, exterior, plan and vertical dimensions and roof slope at one of the dormers. These were not accurately rebuilt per the early 20th century photo by Frances Benjamin Johnston and are to be re-done. Measure the sash (and panes) as it may be reusable.

Remove the sheetrock from one or both dormer sides and the ceiling, and look for clues to the original exact width and framing. Many of the early dormers had sidewalls consisting only of 5/4 boards and no studs, for example.

The dormer exterior jamb face trim appears that it may be wider than in the old photo. Look for clues behind the sheetrock. Take photos if appropriate.

Are the present wide diagonal board sidewalls on the dormers original, on original framing? Larry Lake says the dormers are "new reconstructions", but I don't know if this means 100%.

The present sashes are set about 3/4" behind the dormer face trim, whereas in the old photo they are about 2 inches inset, judging by the shadow. See what you can find, and measure the present inset.

The present top exterior face trim about 1-1/2 inches narrower than in the old photo. It looks as if the new window is set +/- 1-1/2 inches higher above the roof. Look for clues.

2. The fluted board ceiling in the N.W. first floor room may be Federal and may be Victorian. I suspect Federal. Try to remove (without damage) part of one board, or part of a floor board above, to see if the concealed face of the ceiling board is:
 - (a) Sash - sawn (Federal)
 - (b) Rotary - sawn (Victorian)
 - (c) Smooth machine - planed (Victorian)
 - (d) Hand-planed (Federal)

If you remove a ceiling board, look at the ceiling joist bottom to see if there are lath and plaster-key marks and nail holes.

On the second floor above this room is a floor patch at the north wall where the hearth once was. This may be the easiest place to investigate the top of the ceiling boards below.

3. I need pretty complete measurements (vertical and plan) of the portico (except the roof balustrade which is to be removed). The proportions of the rebuilt portico are not like the old photo. In particular the cornice is too thick vertically and horizontally.

The portico first floor balustrades and steps are to be replaced. Please measure the rail heights (except at the steps) and the baluster spacing (on-centers).

At the portico, measure the clapboard bottom edges (widths) starting from the bottom, up to the top of the portico roof. This will give me a gauge for getting vertical dimensions from the early 20th century photo. Key the present vertical dimensions of the portico to the clapboard edges (floor, bottom of architrave, bottom of soffit, top of roof deck).

4. At the rear first floor bath shed, please measure the general cross-section including the approximate roof pitch. The new back porch is to fit this cross-section and project to the south one bay beyond bath south wall.
5. At the joint in the entry hall floor, please look to see if you see any evidence that a partition once covered this joint (stud-mortise-patches or stud-nail holes, etc). While I had very little time to look, I did not notice such evidence. You might also look under the house for possible clues. We don't plan to move the partitions, but it would be good to resolve this puzzle. Floors in this period were frequently covered with carpet or floor-cloths, so it may be an original condition that did not matter to the owner.
6. Measure the opening sizes of the front door and transom.

While you are there, look for any clues that seem to be important and let me know of them.

I plan to be in Savannah about August 13, 14 and 15 (confirmed with Mills). I'd like to look at Heineman, Parker, Stone and Spencer houses at that time, plus Mills wants to look at another item.

Respectfully,


Harvie P. Jones, FAIA
HPJ/am

cc: Mills Lane (letter & attachments)

HJ
file

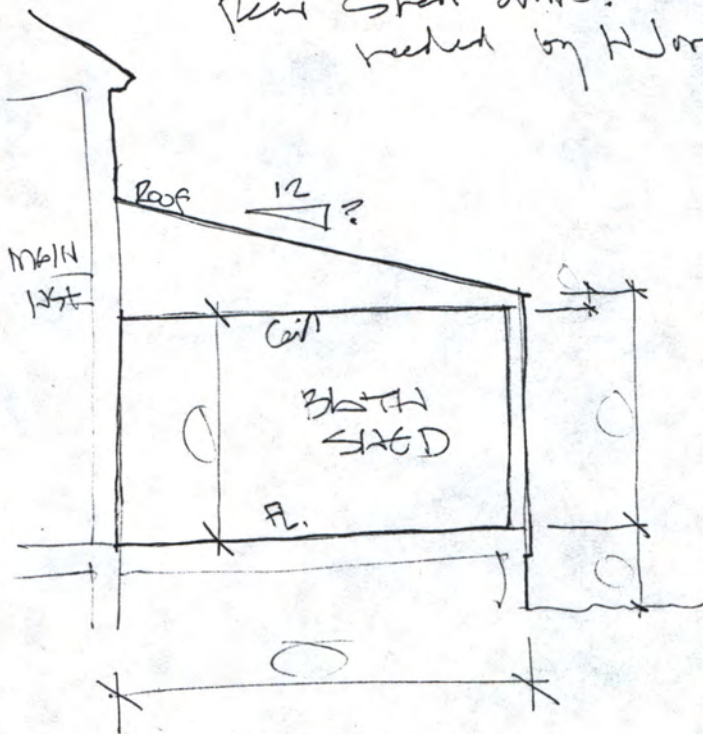
JONES & HERRIN

4 June 92

Harvie P. Jones, F.A.I.A.

1795 Spencer Dr
(Mims Lane)

Rear Shed drive.
needed by H Jones



Dont need plan

H Jones

104 Jefferson Street
Huntsville, Alabama 35801
Telephone 205/539-0764
Fax 205/534-2289

1175
 Lane - Spencer
 17 June, 4 June '92



DECK RIDGE
 measure both diam. of pediment sticks (1x2?)
 1x2 BOTTOM
 SASH TOP

both diam. (1x2?)

SASH ORIG HT.

SASH BOT.

SILL BOT.

ROOF TOP

HABS photos show full-width
 sash. Seems made like by



1795
Lans - Spence



Portico
dimensions
needed
AP Jones
4 June 92

Vert.
Dims.
needed
+ need all other
plan dims. at
top + floor

narrow
50 ft -
mod



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Architecture/Interior Design

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June 4, 1992

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

Re: Stone and Spencer Houses
Project No.(s) 92012 & 92013

Dear Mills:

I've received your letter of June 1 and we will proceed on that basis. I've sent Ralph a list of dimensions and investigations needed on the Spencer house and discussed some Stone and Parker house items with him by telephone this week.

Regarding item 21 in my letter, I think we should correct the roof raking - fascia to be like usual Federal practice (tapered, 5/4. beaded at bottom edge).

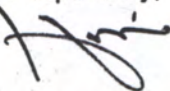
On my letter item 15, I think we should do the hearths like the Frederick Ball house, which is by far the most prevalent pattern of the numerous original ones I've found.

Per my conversations with you via Betty Ann, I plan to come to Savannah in August to see the houses (Stone, Spencer, Parker, Heineman) and look at the other house you mentioned, as well as the Alligator Creek house. By then there may be some items to review on the Infill house (6 houses total). I will arrive about noon on August 13, Thursday, and depart on Sunday afternoon. This would give 3 full days, which should be enough. I can get advance reduced-rate plane tickets. I understand Mrs. Lane's guest house will be available.

Lynn will accompany me on this trip, at my expense of course. She has several places she would like to revisit from our trip 12 years ago. She understands I won't have time for touring.

I look forward to visiting with you, Mrs. Lane and Ralph, and seeing all the progress.

Respectfully,



Harvie P. Jones, FAIA
HPJ/am

cc: HJ
file



THE BEEHIVE PRESS
321 BARNARD STREET
SAVANNAH, GEORGIA 31401
912 · 236 · 4870

Read
2 June '92
NW

June 1st 1992

Dear Harvie:

Thanks for your admirable, and predictably thorough, letter about the Spencer House.

1. Yes, make new details for rebuilding the dormers. Do the best you can with the old Johnston photo from my Georgia book. My original has gone off to the printer for another book relating to Georgia history.

2. I disagree with you about the portico. The baluster design I sent is, yes, Georgian in character but it is from an early 19th century Asher Benjamin volume and therefore not inappropriate. My second reason for wanting these balusters is to emphasize the Georgian character of the house - its really special quality in Savannah. Third, I am not ^{wo} worried by the divergent style between the columns and balusters; after all, the portico is an addition to an earlier building and the balusters could have been reworked from an earlier porch.

Therefore, please redesign the portico, following the details and proportions of the Johnston photo, except that you will use the Asher Benjamin balusters on the sides of the porch, eliminate the balustrade round the top. You will also remove the rail and balusters on the sides of the front steps and have the front of the porch open with somewhat longer wooden steps from the sidewalk. The door

noted to omit
if code allows
(Code requires)

N-S

over the porch becomes a window.

3. You misunderstood my instructions about the back porch. It is to be much shorter, occupying only one bay, but, yes, as you propose, deeper - as deep as the enclosed shed to the south. Again, simple wooden steps from the porch into the garden. Yes, chamfered column at the corner and, if you like, a pilaster against one or both walls.

4. The narrow backyard south gate should be a simple board-and-batten affair. We will remove the brick arch over the opening. Wrought-iron hardware and mortise lock keyed to the house.

5. Yes, back yard wide south gate will be bricked in and show as a patch.

6. We will use Larry's blinds. We paid for them.

7. You instruct Ralph how to investigate the dining room ceiling. If it is not original (pre-mid-19th century) then I would remove it; if it is Federal, I would still probably prefer to cover it with sheetrock, adjusting the cornice to allow for the extra ceiling depth.

8. I agree with your point 7 and interested in your observation 8.

9. We will have Gene Carpenter complete the cleaning of the chimney piece.

10. Keep wide plank walls and ceilings exposed and paint them.

11. Replace the Victorian doors with "Georgian."

12. Ralph and I will deal with the baths and kitchen - it will involve cosmetic changes only.

13. Leave the stair and trim in the addition as is. Any Victorian doors in this rear section can remain - just substitute Georgian in the front section.

14. Leave fireplace and mantel gone in second floor rear bedroom.

15. I will take a look at the fireplaces. Tell me what you would like to see with the hearths - something like Federick Ball?

16. Yes, Ball and Ball replacement knobs.

17. Design new Georgian front door.

18. OK mechanical, ^{select} etc. (^{to} remain)

19. Restore the cornice ends.

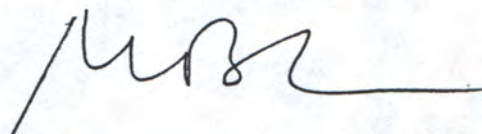
20. Restore raking fascia ends.

21. ? Advise me. *PAW fascia*

I appreciate your speeding up Spencer, so that we can work on it while nearby on Bryan Street and so we can get it rented sooner than later. Then we will get to work on the blue house across from Davenport.

Give some thought to a brief trip to Savannah in either August 12-15 or November 20-30 period. We could also make a holiday trip to the place at Alligator Creek to talk about replacing those suburban windows with casement, 1940's style.

Your admirer,

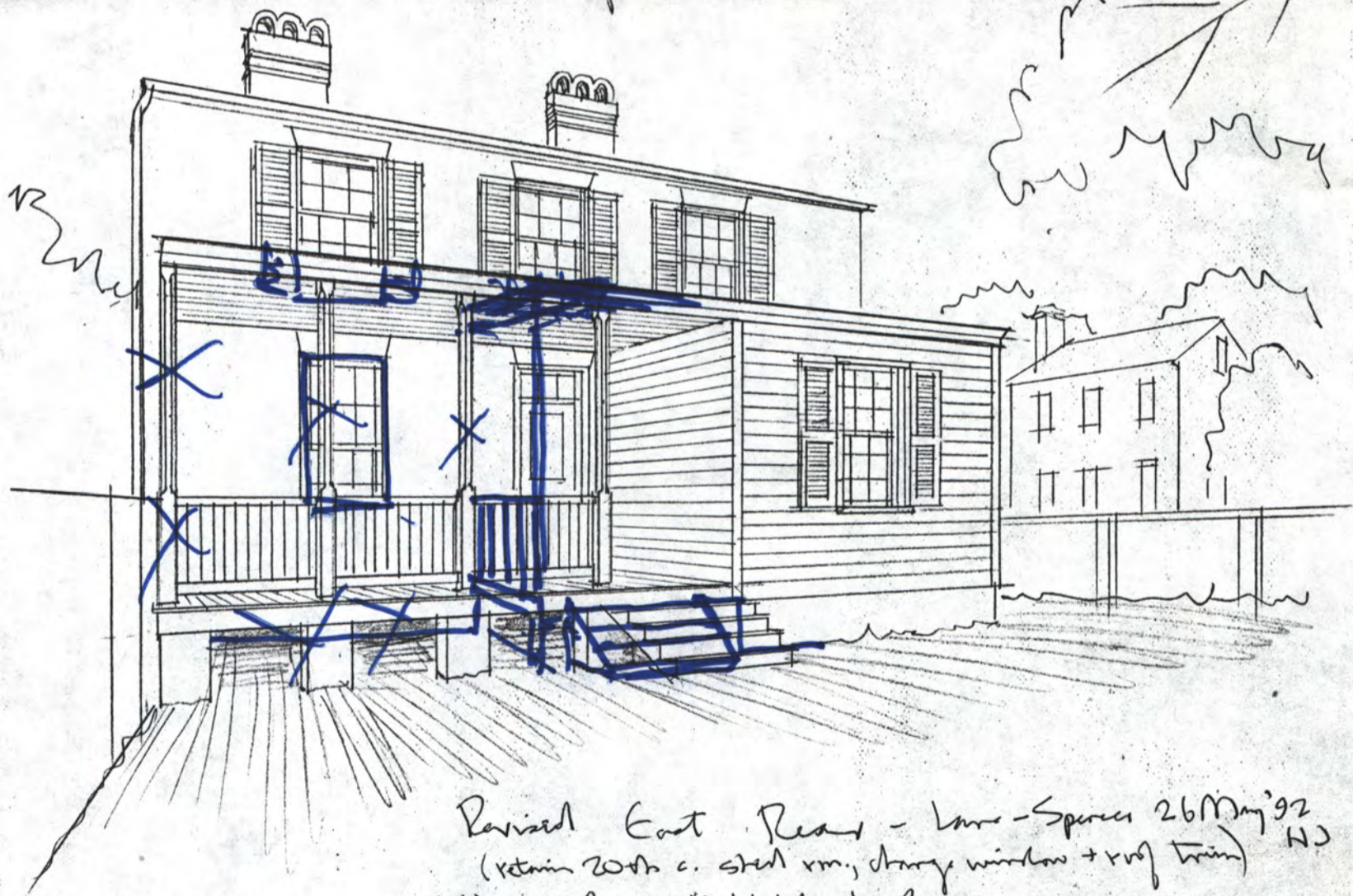
A handwritten signature in dark ink, appearing to be 'M.B.' or similar, written in a cursive style.



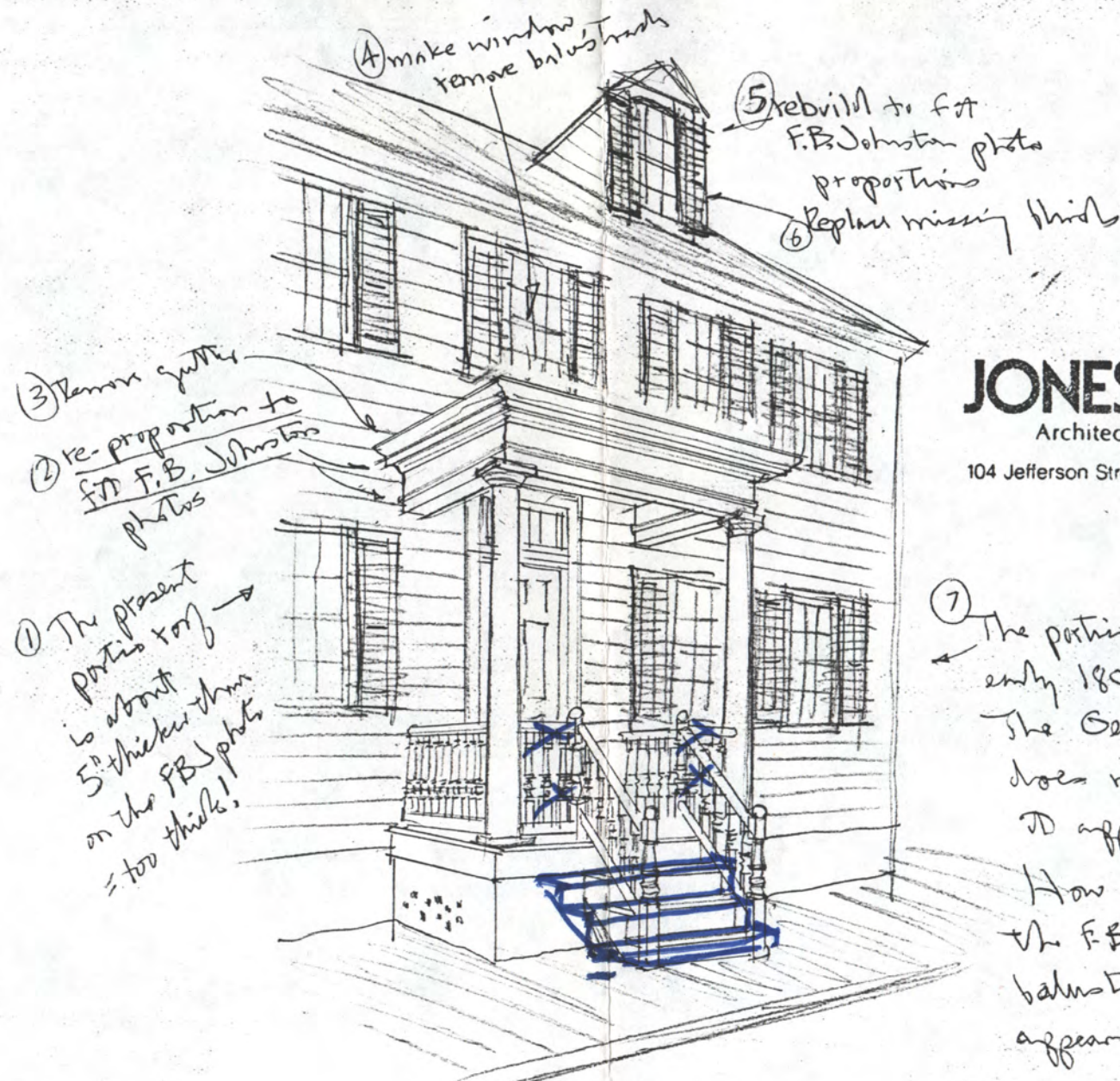
JONES & HERRIN

Architecture/Interior Design

104 Jefferson Street Huntsville, AL 35801



Revised East Rear - Low - Specs 26 May '92
(retain 20th c. steel rm, change window + roof trim) HJ
New porch, put blinds back on.



JONES & HERRIN

Architecture/Interior Design

104 Jefferson Street Huntsville, AL 35801

7) The porch is apparently early 1800's Fed.
The Georgian balustrade does not fit, it appears.
How about replicating the F.B. Johnston balustrade, which appears Fed.?

Raised West Front.

Low-Spacer 22 May '92 H Jones

1992 photos

AD Jones
skinning.
Compare w/
FBJ

projections
 $\pm 1/4"$ on FBJ photo,
 $\pm 1/2"$ w.
AS REBUILT:
Dormer looks
flat & dead.
Compare w/
F.B. Johnston
photo for
original
config.



too wide. Compare w/ FBJ
note like this



Francis
Derwin
Johnston
photo

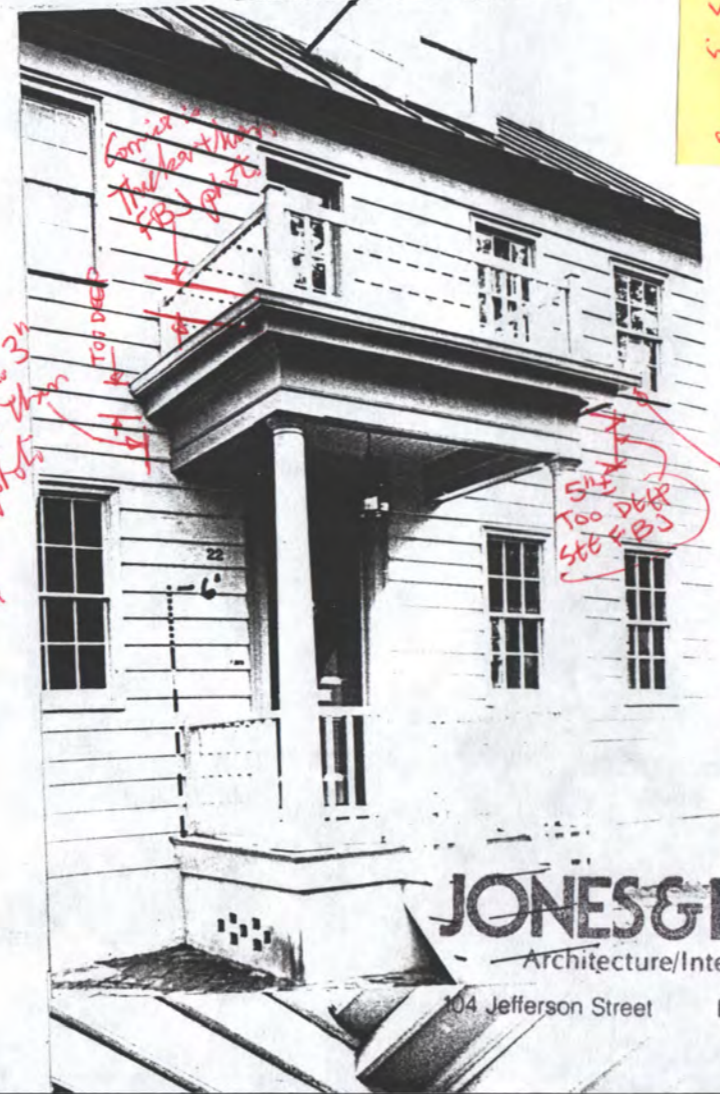
6 - shadow indicates
a beak-panel mould
less, under water

7 - width = good proportion, not like now
1 - shadow indicates this
is at least $1/4"$ deep,
looks much better
than present $3/4"$
2 - shadow indicates
sash is set back
2 or more inches
from face = much
better than present $3/8"$
3 - Note blind-hinges.
Do you want to
put blinds back on?

Rebuilt dormer
are poorly proportioned
while those
in the F.B. Johnston
photo. Would be
good to rebuild



Eave
is
approx 3"
wider than
FBJ photo
= too wide



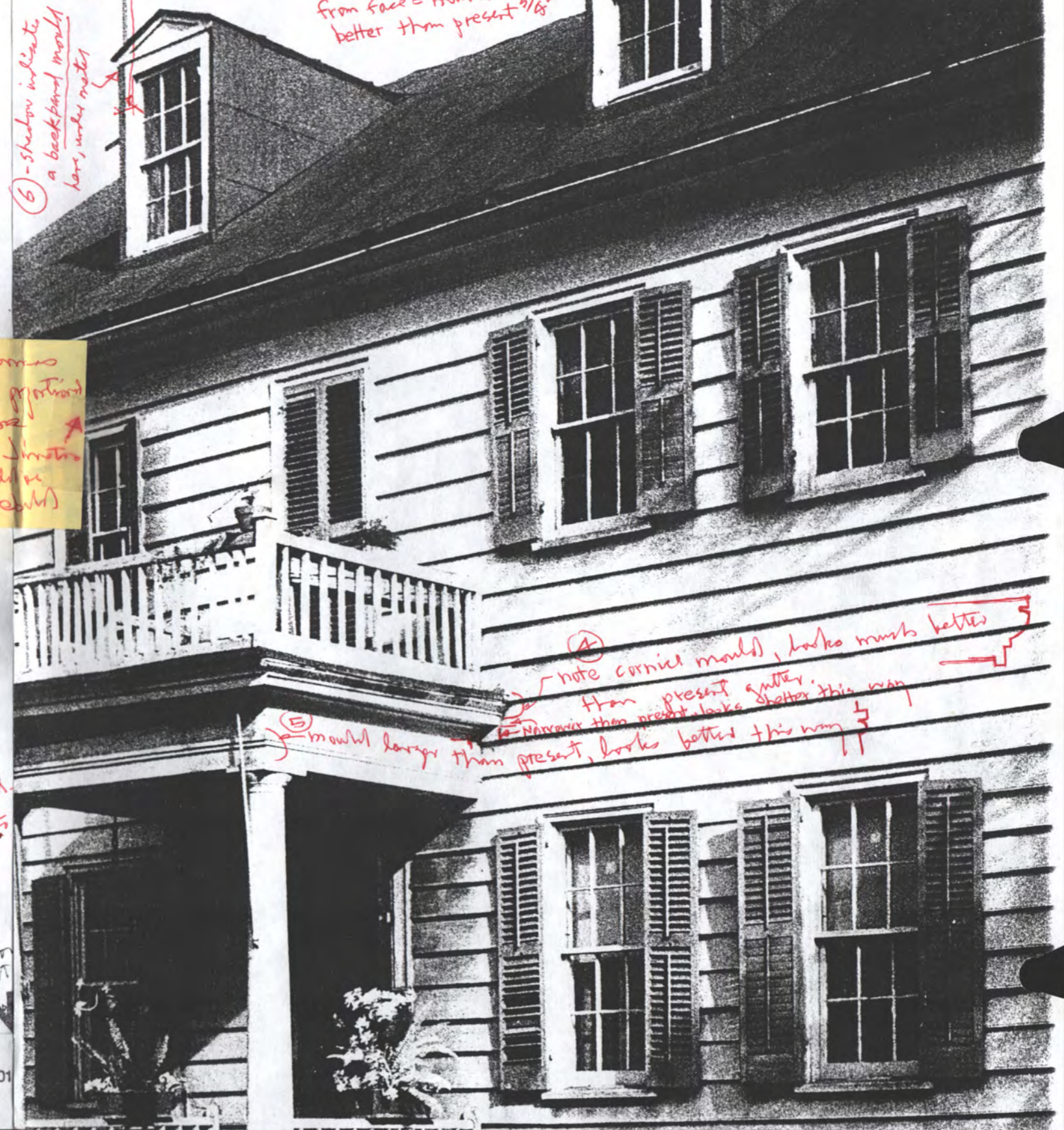
Correct
the lead
FBJ photo

5 1/2"
Too deep
see FBJ

modern
eye
gutter.
Was a
cornice-mould
See FBJ photo

JONES & HERRIN
Architecture/Interior Design

104 Jefferson Street Huntsville, AL 35801



4 - note cornice mould, looks much better
than present gutter.
5 - narrower than present, looks better this way
6 - mould larger than present, looks better this way

JONES & HERRIN

Architecture/Interior Design

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May 27, 1992

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

Re: c.1795 George Spencer House
22 Habersham Street
Project No. 92013

Dear Mills:

Inasmuch as you want to concentrate on the Spencer house, attached are sketches, questions and notes.

1. After comparing my recent photos of the house with the early 20th century photos by Frances Benjamin Johnston, I see why I was bothered by the cartoonish appearance of the portico and dormers. Most of the proportions and some details have been recently altered in the rebuilding of these elements, and not for the better. The dormers have been made squatter, the windows are now set almost flush to the dormer faces (they were 2 to 3 inches inset), the pediment "sticks" are now small modern standard 3/4 x 1.5 inches, etc. The portico cornice is about 5 inches thicker than previously, etc. (see notes on photos). If your budget allows, it would be good to simply get back to the proportions on the F.B.J. photo (minus the roof balustrade). If you agree, I'd like to borrow your 8x10 of this photo so I can make micro-lens copies of the pertinent details. The HABS photos would also be helpful.

The F.B.J. portico details (less the roof balustrade), the solid-wood colonettes, and weathering on top of the transom sill seem to indicate that the portico was built after 1795, and is of typical Federal Period attenuated and sleek character. The attached sketch with the knobby, turned Georgian balusters appears to not fit this character. The present modern balustrade is a not-to-correct-proportion attempt to replicate the one shown in the F.B.J. photo. It seems a better alternative might be to replicate correctly the F.B.J. Federal balustrade, which is probably original to the portico.

Larry Lake's observations mention mortises on the colonettes that seem to indicate the present narrow steps, versus the full-width steps on the F.B.J. photo. The two depressions in the brick walk at the possible former newel locations appear in the F.B.J. photo, so the narrow steps (versus the F.B.J. wide steps) are probably correct.

2. Attached is a sketch which makes the back porch edge align with the 20th century rear shed east wall, as we discussed, and uses a roof detail and balustrade that is more appropriate to the house, approximately like the details on the Stephen Miller porch and the original back porch balustrade of the 1840's Heineman house, as well as the porch roof shown on the HABS photo of the Spencer house.
3. Please give me your thoughts on the design for the new narrow back yard south gate. The one I've sketched is from the HABS photo.
4. Per our discussion the wide back yard south gate would be bricked-in, although it will show in the brick wall as a patch.
5. Please look at the new blinds that Larry Lake stored in the house and decide if you want to use them. They are white pine, as I recall, and therefore may not last but 10 or 12 years. Redwood or tidewater cypress might last 20 or more years, if the joinery is through-mortised and tenoned, as in 19th century construction.
6. The ceiling boards in the N.W. first floor dining room may be Victorian, but also their profile indicates they could be Federal. If one board is removed, we could look for plaster-key and lath-nail traces on the bottom of the ceiling joists. If Victorian, the back of the ceiling boards would be rotary-sawn or machine-planed smooth. The thickness of the paint seems to indicate the ceiling may be Federal. If so, I'd definitely keep it. The flavor of the design seems more Federal than Victorian to me, but I'm certainly not sure. Let's get Ralph to check.
7. In the entry hall, the base-cap and wainscot ^{base}-cap moulds are gone, and should be replicated from those in the N.W. Dining Room.
8. The entry hall floor joint is over a joist, and no nail-traces of a former partition at the joints were seen. Therefore it appears that this joint was never under a partition.
9. The first floor S.W. room late Georgian mantel (but not the overmantel) has about 90% of its marbeling re-exposed, by Mrs. Lake's effort. It would be good to continue this effort.
10. The first and second floor S.W. rooms and second floor N.W. room have apparently original wide-plank walls and ceilings. It would be desirable to keep them exposed, and either paint or paper them. Mr. Lake has preserved a layering of all the different wallpapers behind a neat panel in the S.W. first floor room (about 10 or 12 different layers and patterns.)
11. I assume the Victorian 4-panel doors at several locations are to remain.
12. Should the kitchen and two bathrooms remain as-is?
13. It appears that the stair and trim in the 1850's addition are probably original to that addition.
14. The fireplace and mantel at the floor 2 S.E. room are gone. Should this remain as-is? If not, the 1850's mantel at the first floor S.E. room could be replicated for use here.
15. The fire brick should be painted black. The hearths are not redone typically of the period. Should they be corrected?

16. "Carpenter" brand locks remain at the hall doors to the first floor N.W. and S.W. rooms, but the original knobs are gone. We can get proper replacement knobs from Ball & Ball.

Most other locks are Victorian, on Victorian 4-panel doors, and I assume would remain.

17. The front door has heavy panel-moulds that make it seem most likely to be Victorian, 6-panel. It has a brass rimlock which I assume is a modern 1980's item. Should these remain?
18. I assume all mechanical, electrical, lighting and plumbing fixtures are to remain.
19. Both the HABS and the F.B.J. photos show the front roof cornice ends to have flat end-cap boards scribed to the profile of the cornice, one of several typical cornice-end details of the period. This detail has been removed, and should be restored.
20. The raking - fascia ends have been altered from the HABS ad F.B.J. photos and should be restored.
21. The typical Federal taper (from eave to ridge) of the raking fascia shown on the F.B.J. photo has been lost. Also the present raking fascias are thin (3/4 inch) ordinary planks, whereas 5/4 inch bottom-beaded tapered raking fascias were most typical.
22. The more I look, the more I see that an 8x10 of the F.B.J. and HABS photos would be very helpful. I've called Betty Ann on 27 May to see if I can borrow these to make micro-lens copies of details.

I'm happy to hear the old garage is going down, and hope you will be able to proceed with the infill house. Ralph should let me know how many copies he needs of the revised plans.

The Parker house drawings are almost completed.

I'm looking forward to seeing all the progress and the "new" house in November. Let me know your preferred date.

Respectfully,



Harvie P. Jones, FAIA
HPJ/am

cc: Ralph Anderson
HJ
file

attachments

course strengthens the walls where floor joists were inserted at the second story. A Venetian or Palladian window—a tall round-headed window flanked by two shorter rectangular windows—a favorite of the Georgian period, named for the late Renaissance designer Andrea Palladio who inspired so much 18th-century English architecture, lights the stair, which rises to a landing, with heavy, carved ballusters and wide, flattened handrail, all typical of Georgian taste. Were the house stripped of its 19th-century “improvements”—a Greek Revival portico added sometime after 1812 and a wing and cast-iron lintels added in the 1870’s—Georgia’s finest late-Georgian building would be revealed. Outside of town, the country house of James’s brother Robert Habersham at Beverly, a plantation on the Little Ogeechee River named for the family’s ancestral home in Yorkshire, was probably built in the 1790’s. This delightful frame building had a jerkin-head roof—a gable roof with its corners clipped—and a large dormer lit by a Palladian window. The house was standing until at least 1844, when a drawing of it was made.

George Spencer House, 22 Habersham Street, was built about 1791, a two-story gable-roofed frame structure, its interior embellished with a panelled overmantel and chimneypiece with projecting corner blocks. The home of John Armour, on East Congress Street, was a small brick house built by a bricklayer for himself about 1798. Like so many early buildings, it has been demolished. Charles Oddingsells House, 510 East St. Julian Street, was built in 1798–99, a one-and-one-half story frame cottage on a raised brick basement. Its bell-cast roof was designed to throw rainwater away from the foundation walls.

Hampton Lillibridge’s two houses on East St. Julian Street, built in 1796–99, were gambrel-roofed structures. One has been moved, while the other collapsed several years ago. William Child’s house on West President Street, 1796, another small gambrel-roofed structure, has also been demolished. Gambrels, with their characteristic double slope, seem to have evolved as an economical way of shortening the tall gables of late medieval roofs. The American colonists called them “Dutch” roofs, indicating their belief that they had come from Europe. Gambrels were common in southeastern England. They are found often in New Jersey, Pennsylvania, Delaware and Maryland, appeared in Virginia in the early 18th century and North Carolina in the late 18th century. Only a handful are known in South Carolina and Georgia.

It should not be surprising that the Congregational Church at Midway, a place “midway” between the Savannah and Altamaha rivers, recalls a New England meeting house, for it was built in 1792 for a group of Puritans from Connecticut and Massachusetts who had come

"Arch of G-", MMs Lane



George Spencer House, 22 Habersham Street, Savannah, c. 1791.
Frances Benjamin Johnston, Library of Congress

c. MMs's photo



Stephen Miller House, Savannah, c. 1785-90, a 19th-century view. *Georgia Historical Society*

"Arch of On"
 Miller

built porch strings for
 Spencer Hst

build
 St. Jul
 cottag
 throw
 Har
 1796-
 the otl
 Preside
 been d
 to have
 mediev
 indicat
 commo
 Pennsy
 18th ce
 ful are

It sho
 way, a
 recalls
 group c

"Arch of Ga."
Mills Lane



John MacDonald House, Ringgold, 1797, a photograph of 1864. *Private Collection*

brk parts enough for Spences Hill



THE BEEHIVE FOUNDATION
321 BARNARD STREET
SAVANNAH, GEORGIA 31401
912 · 236 · 4870

April 7th 1992

Dear Harvie:

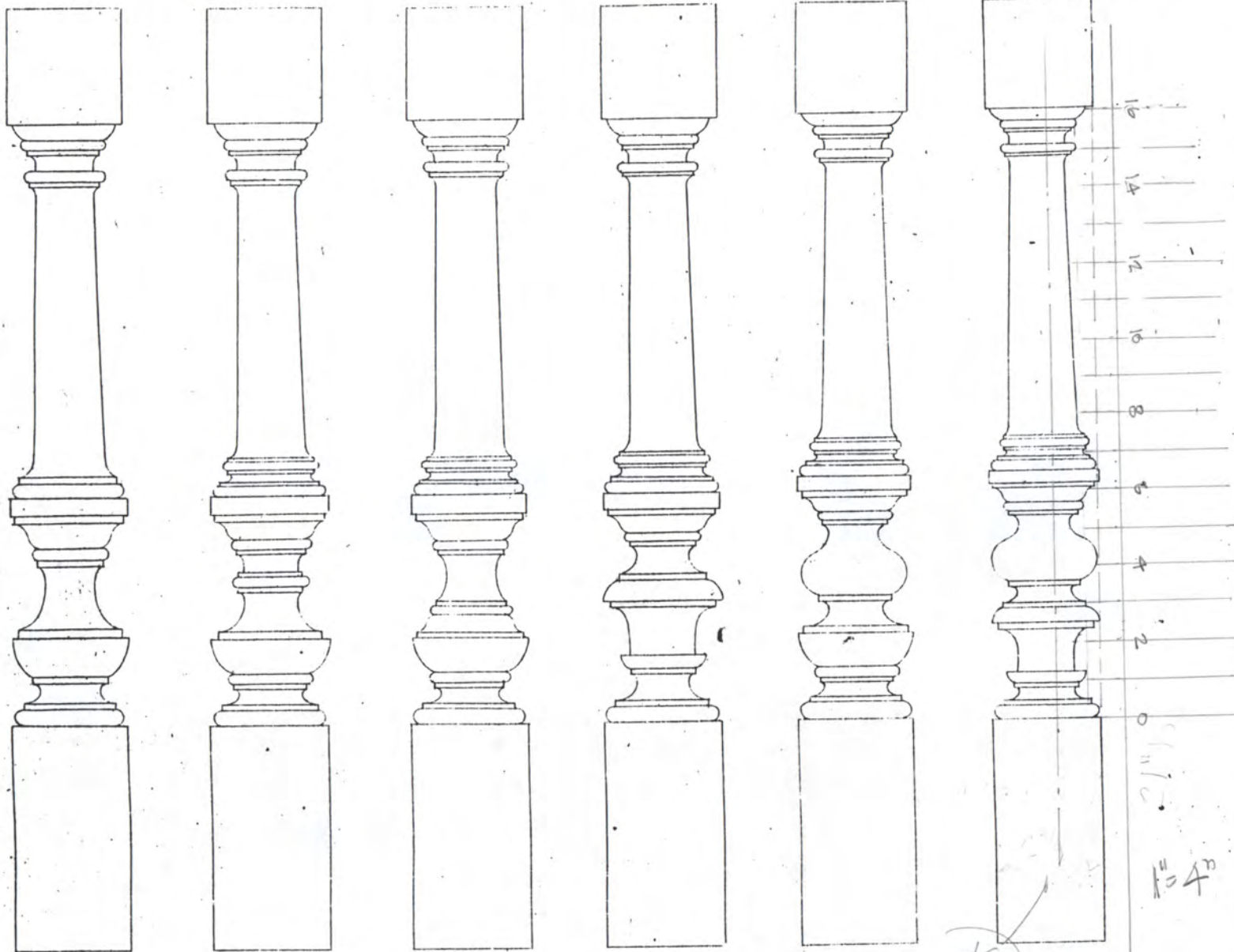
Here's what I'd suggest as model for the balusters on the porch of 22 Habersham Street, the Spencer House. I'd like to see a drawing with balusters like this running across the front of the porch and steps rising for either side. I do not have a model for the handrail, but it should probably be flat and rather heavy rather than round and light. As indicated on the drawings of existing conditions, we should propose removing the balustrade over the porch and return the second-story door to a window. If you wish to subtly alter the proportions of the roof cornice, ? do so.

Thanks for all,

Swain - British Architecture

Re: Spines, balusters, from ML, 13 April '92

Plate XL



MAKE
2 1/4"

1 1/4"



~~Daniel Morgan / JSC~~
1795 Geo. Spencer

Savannah

21 Mar 92

HJ & MMB Lane

Larry Lukas: ML

① Relocate skin pl.
in park, to some where
else? This has, or other?
NO
ML
+
HJ

② Skin. entry hall → No

③ "Pustons" front porch
balustrade? ok (ML & HJ)
Asher Benj. (ML to send
details)

④ Punctum Din Km Cdm.
orig. → RA. to verify.
HJ thinks is orig.

⑤ ~~Plaza~~ back porch
shorten nos, MATCH EXIST.
BOTH IN E-W DIM. (HJ & ML)

ML to send me some A. Benj. details
re Lukas for balustrade on front

1871
VIEW OF
SAVANNAH,
GA.

300-1050
RSTC 1900-21

1872 NEWMO
12

1795
800-100
SPENCE
1823
RSTC
VINCE

1871



Warren Ward

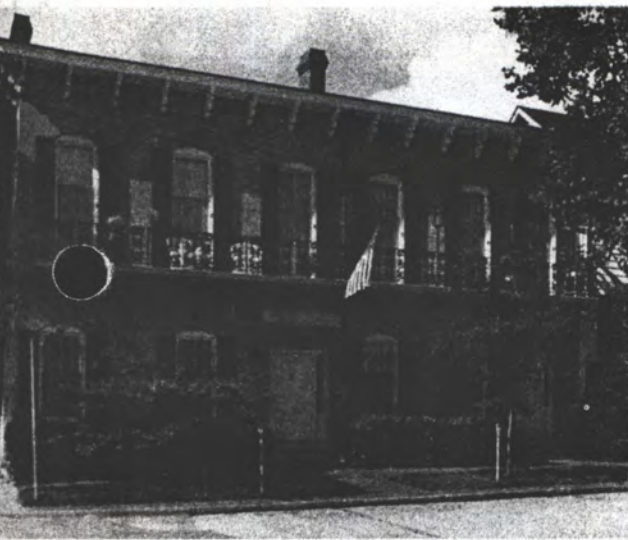
1797 David Manning
c. 1795 George Spence later 22 Waterston St 41



7.16



7.19



7.17



7.20

22 Waterston St. 1797
George Spence



7.18



7.21

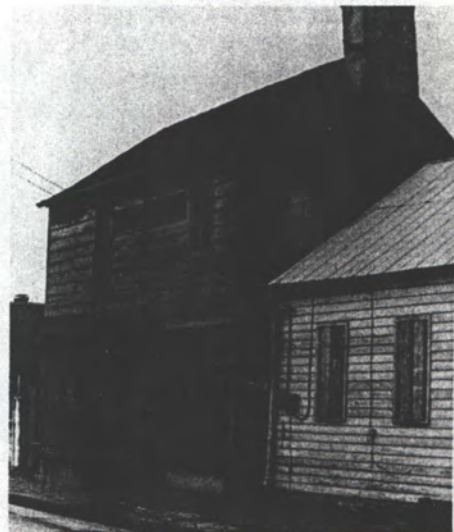
- 7.12 324-26 East Bryan Street
Built for Dr. William Parker
1806-09; remodeled 1895
- 7.13 32-34 Habersham Street
Built for Harry Schroder
1898
- 7.14 415 East Congress Street [not illustrated]
Built for John Ballou
1839
- 7.15 419 East Congress Street
Built for John Ballou
1839
- 7.16 426 East St. Julian Street
Built for Henry F. Willink
1845; moved from Price Street, south of
Oglethorpe Avenue
- 7.17 421-25 East St. Julian Street
Built for Thomas Magee
1892; doorways altered
- 7.18 420 East St. Julian Street
Built for Margaret A. Pendergast
1868
- 7.19 419 East St. Julian Street
Built for William Pope
1826; reconstruction
- 7.20 22 Habersham Street
Built for George Basil Spencer
1790-1804
- 7.21 24 Habersham Street
Built for John David Mongin
1797; moved from southwest tything of
Warren Square with lower basement
and new porch



7.12



7.13



7.15

Rec'd 20 Mar. 92 H. Jones, from Larry Leake!

THE SPENCER-WOODBRIDGE HOUSE
22 Habersham St., Savannah, Georgia
A Short Restoration Summary

.1795

Larry S. Leake
22 Habersham St.
Savannah, Georgia

← former owner.
Beckins Frdm. bought
1992 (Miss Lane)

INTRODUCTION

The restoration/rehabilitation of the Spencer-Woodbridge house was undertaken to save one of the few remaining examples of late eighteenth/early nineteenth century free-standing town homes in the downtown area. Although Savannah boasts several fine structures from this time period, the Spencer-Woodbridge house is significant in the amount and quality of its surviving original fabric. Important, too, is the relatively benign treatment the house received during the twentieth century (although benign neglect may be a more appropriate description).

Conservation of existing original material was the primary goal of the restoration. The Secretary of the Interior's Standards for Rehabilitation were followed whenever possible, with reversibility and sensitive modification and addition the key phrases. Modern intrusions were kept to a minimum and every effort was made to either keep the original intent of the floorplan (and subsequent nineteenth century additions) intact, or to alter the fabric of the building in a restricted manner.

The historical associations with several important Savannah families and the extremely high amount of intact original material make the Spencer-Woodbridge House one of the few remaining outstanding examples of Southern vernacular architecture in the Historic District, one worthy of sensitive restoration.

A SHORT HISTORY

Lot 19, Warren Ward came into the possession of George Basil Spencer soon after the ward was laid out in 1791. Spencer served on the committee that oversaw the project and may have acquired the lot for services rendered. He died February 25, 1791, so in all probability did not construct the house. William Henry Spencer, George's younger brother, is the most



E. BROWN
←

E. St. Julian St
←

20

22 Waterbury St. ← 1797
~~DASHA ADAMSON~~ (moved, + lower
600. SPENCER, 1795) (shunt + new porch)

H ←

Current
name per
Mills Lane

likely candidate as the builder, although there is one undocumented attribution to Richard Wylly as the first owner of the home. Spencer advertised in the Savannah Gazette as a housewright and joiner, among other occupations, so he would have possessed the knowledge to construct an above-average townhome (the Spencers owned a plantation fifteen miles west of Savannah at Monteith).

The house was purchased at Sheriff's sale in 1814 by William Woodbridge, prominent merchant. It is likely that some of the changes to the original frame section of the house occurred during the first few years of his ownership, as well as the rear brick addition later in the century. The house stayed in the Woodbridge family for the remainder of the Nineteenth century, being purchased by the Burke family in the Nineteen- teens. Although the family did some modernization and alterations, we may thank the eccentricities of Thomas Burke, who became somewhat of a recluse after the early death of his wife, for not "improving" the house as was the case with so many other homes during the early and mid Twentieth century.

After Burke's death in 1979, the house had several owners through inheritance. When it was learned that the owner intended to sell to developers who were going to gut the house for offices and construct condominiums in the yard, Historic Savannah Foundation stepped in and purchased the property. In turn they sold the property, with restrictive covenants, to Larry and Nancy Leake in 1987 when restoration began.

RESTORATION HISTORY

The Spencer-Woodbirdge House was originally a five-bay, single room deep, weatherboarded I-house with a single story ell addition at the rear southeastern quadrant. A cypress or cedar shake roof covered the main block and most probably the ell. Archeological research conducted by the Coastal Archeological Society confirms that the front entrance was originally an uncovered raised stoop. The threshold is weathered, as is the transom sill. The center second floor doorway onto the porch roof was originally a window, later converted when the porch was added in the 1870's or 80's. The south chimney appears to remain in its original location, while the north chimney originally sat on the north gable end of the house. At the time of the Woodbridge purchase (ca. 1814) the north chimney was moved to its present position and the single story ell was continued northward to form a single story shed roof addition. The gable side windows in the north first floor room appear to have been added at the time of the chimney was moved, as they interfere with the wind braces of the frame. A one-and-a-half story weatherboarded kitchen house stood adjacent to the main house on the north property line. This structure appears to have been older or contemporary with the original house. In the mid nineteenth century, a two story brick carriage house sat where the present parking pad is located. The Sanborn insurance maps at the Georgia Historical Society locate these outbuildings.

At mid century a brick two story addition was appended to the rear of the original structure, replacing the early nineteenth century single story shed roof addition. The terne metal standing-seam roof in situ at the time of the Leake's purchase appears to have been

added when the brick addition was constructed. A full length rear porch was enclosed on its northern half and a bathroom was installed over the porch, the center second floor window on the rear elevation being replaced by a doorway, during the first years of the twentieth century.

The floorplan of the original structure was a hall-and-parlor type, rather than the present center hall. The north wall of the first floor hall was added, presumably at the time of the removal of the gable end chimney. There is no physical evidence of the stairs remaining, although in all likelihood it was a rear stair tower, either enclosed or open off the ell or early porch, rather than an interior stair or stairhall. The second floor board partitions show evidence of reconfiguration, particularly in the cuts and patches to the crown moldings on the south and north walls of the chambers and the ghosts of board partitions on the walls below these patches. The present reconstructed attic stair was not an original feature of the house. Mortices behind the fascia to the opening confirm the presence of a scuttle hole for attic access.

There follows an analysis of pertinent features:

Roof - The new terne metal standing-seam roof was installed by Metalcraft, Inc. Crickets were installed on the up-hill side of the chimneys to aid water flow. Dormers are new reconstructions of those added at the time of the rear brick addition.

Chimneys - The south chimney was rebuilt from the roof line and re-stuccoed and parged. The north chimney was re-stuccoed. The fire boxes were rebuilt and lined with fire brick. All the fire boxes had been infilled for coal use. All fire boxes were re-opened with the exception of the SE parlor, which was re-built to a small Rumford type box with its cast iron surround.

Siding - About twenty percent of the weatherboard was replaced in-kind with resawn Southern Yellow Pine. Insulating fiberglass batting was installed within the frame of the house during weatherboard repair.

Windows - Windows were repaired rather than replaced, with the exception of the attic windows, which are reproductions. Old glass was reused where possible. Blenheim reproduction glass was used on the principal facade.

Brick Addition - The brick addition was chemically washed to remove a calciferous coating. The east wall was repointed in its entirety with a lime mortar having a portland content of 20% for workability. The other two walls were spot repointed as indicated.

Front Porch - The front porch was reproduced using HABS photos from the 1930's. The narrow stairs were conjecturally reproduced from the location of mortices in the columns, depressions in the sidewalk and brick bond patterns discovered under the extent brick full width stairs that were removed. R

Rear Porch - The rear porch and addition are new reproductions, with the exception of the columns, which were reused. The fenestration of the addition was modified to reflect the usage of the interior and to be more in keeping with the overall rear fenestration.

First Floor Center Hall - Vertical beaded tongue-and-groove panelling was removed below the chair rail at the time of restoration, revealing the wide board dado. Note the two board dado on the south wall and the three board dado on the north wall. The thickness of the two walls are different and the doorways are offset slightly. The original chair rail body and baseboard cap were removed when the vertical siding was added and new reproductions will need to be produced. Some mention of the seam in the floorboards has been made indicating the south wall had been moved. I believe this is not the case. The seam lands on a floor joist, and since the walls are not load bearing, and that the hall would probably had a floor cloth or carpeting, the seam would not have been visible. I find no evidence for the south wall having been altered. The plaster is new on the walls. Metal expanded lath was nailed over the original split lath to secure it. The ceiling plaster is old.

SW Parlor - This room and the chamber above remain the most intact of the original rooms. The fine chimney breast with croisetted overmantel is, with one possible exception, a unique survival in downtown Savannah. Christie Cunningham, Finishes Conservator, discovered the naive marbleizing on the mantel proper. Careful removal of paint layers has exposed most of the finish intact. This room has apparently always been papered over existing rough-cut cypress horizontal sheathing. An intact section of all papers has been left on the southern third of the west wall, under a piece of 1/4 " Luan plywood. The plaster ceiling is old, with remnants of wallpaper paste still adhering to it. The panelled door is old, if not original to the structure. Perhaps one or both of the east wall doorways was added at the time of the brick addition.

NW Dining Room - Changes made to this room in the early nineteenth century include the relocation of the chimney, the addition of three board dado to the north wall, the later Neoclassical mantel, the south wall and three board dado and perhaps the reeded ceiling (although this may very well be a later addition). The mantel appears to have had a tri-partite decorative scheme originally. The trim and lozenges are the same type of molding used as the base cap for the later vertical siding on the hall dado. Note the panelled door with flush obverse side. The plaster is new over metal lath as per the hall.

Rear First Floor Center Hall - No substantial changes were made to the center hall with the exception of the reconditioned gas fixtures. The painted floor was in evidence throughout the house, most obviously seen on the threshold between the rear hall and the dining room. There was some type of swag paper border, although obscured by many layers of paint. Old Plaster was covered with a proprietary fiberglass and adhesive system and skim-coated.

SE Parlor - All plaster was removed from the four rear rooms to facilitate repointing of the interior brick walls. 5/8" gypboard was used throughout. As was noted above, the fire box was reconfigured as a small Rumford type with its coal surround.

Kitchen - The china cabinet over the sink was in situ at the time of the restoration. The carcass was cut down to facilitate access to the sink. All other fixtures and furniture is new. The south wall contains supply lines for the plumbing and HVAC for the second floor.

Rear Addition - The rear addition is reconstructed on the footprint of the old. The west wall is a six inch wet wall enclosing the waste stacks for the plumbing system.

Basement - No substantial changes were made to the basement. Some repointing was done here, as well as to the exposed rubble foundation of the front section. The west and north sills of the front section are circular sawn nineteenth century replacements. The summer beam appears to be a reused hand-hewn addition. The sills of the brick addition were intact and in good condition. Floor joists for the front section were repaired and/or replaced sometime in the nineteenth century.

Second Floor Front Hall - The door to the front porch was originally a window. It was converted into a dutch door in the late nineteenth or early twentieth century. During restoration a new sash was installed and the decision made to join the upper and lower sections together because of difficulty in stopping water ingress. The NW section of the wall where the stair is had been moved north approx. three feet and a return with a french door had been added, creating a small trunkroom. The stairs had been relocated to the NW chamber. All this was apparently done in the twentieth century. During restoration the wall was moved to its original location and secured by metal brackets at the top. The stair was conjecturally reconstructed using ghost marks on the wall (although the riser heights varied +/- 4". This was not adhered to) and the railings were reconstructed using the old mortices as guides. The base boards were removed and channels routed out for electrical services.

SW Chamber - No substantial changes were made in this room. The electrical service for the switch plate on the north wall was laid in a channel routed in the chair rail. The rail cap is removable. The electrical services on the north wall were laid in channels as per the hall. The mantel is marbleized. The doorway on the east wall is original to the time of the brick addition.

NW Chamber - The modern attic stair was removed from the south wall. Electrical services on this wall per the SW Chamber. The small closet had been the landing for the modern stair. Burglar alarm master panel and access to the attic crawl space is located here. The casing on this door is new. The crown molding on the south wall is an exact reproduction. The mantel is marbleized, and can be seen under the flaking paint.

SE Chamber - The SE and NE chambers never had fireplaces as these rooms were not in place at the time the chimneys were either constructed or moved. Holes had been knocked through to the flues to facilitate stoves. The dead spaces on either side of the chimney mass were utilized for closets. The original base boards continue uninterrupted through the stud walls. The door frame on the west wall is new.

Attic - The north board wall was relocated to its original position. The electrical switches operate the nearest outlets.

Rear Stair Hall - The panelled window on the east wall was originally a plain window. When the bathroom was placed over the rear porch, this window was converted into a doorway. During restoration the decision was made to return it to a window with the addition of the panel to pay respect to its use as a doorway at one time. The original window sill was found in the back yard. The air return was added at this time.

NE Chamber - During restoration the decision was made to divide this chamber into two baths. It was felt that keeping all plumbing in one quadrant of the house was in line with the stated restoration philosophy of minimal intrusion. The ground fault for this bath and the master bath is located on the wall outlet on the east wall of the master bath. Waste pipes run parallel to the floor joists back through the brick wall to the wet wall.

Electrical Service - Completely new electrical services were run. The main breaker panels are located on the south wall in the basement. Service to the house is underground from the meter and is noted on the plans. The system was installed by Professional Electrical Co.

HVAC - Completely new split-system 1 1/2 ton heat pumps and air handlers were installed. The air handler for the first floor is located in the crawl space under the SE chamber and the air handler for the second floor is located in the attic crawl space. There is a float switch attached to the emergency drain pan for the upstairs unit. The system was installed by Brunson-McDevitt Corp.

Plumbing - The plumbing system is completely new. The waste stacks are cast iron from the second floor down, with PVC above through the roof. The sewerage line runs parallel to the north foundation to Habersham St. The system was installed by American Plumbing, Inc.

Burglar Alarm - The alarm is a perimeter system with fully upgradeable componentry. The contacts are placed on exterior windows and doors on the first floor and basement. The system was installed by Savannah Security Systems.

Masonry was done by J. Petrea, Inc.

All paint removal was minimal and accomplished with heat gun or hand scraping. Sections of paint layers were left intact and are so noted on the plans.

Mills B. Lane

Taking 'Honest Look' at State

By JANE FISHMAN
Staff Writer

Of Mills B. Lane IV, historian and community leader, W.W. Law says, "He's brilliant. He's a scholar. He and his family have had a love affair with Savannah."

Of W.W. Law, historian and book publisher, Lane says, "He's one of Beehive Press' biggest fans. He's read practically everything we've ever put out."



Lane

Lane, at Law's invitation, will speak today at the Beach Institute African American Cultural Center on Price Street. His talk, "An Honest Look at Georgia History," is open free to the public. It begins at 3 p.m.

"I'll talk basically about the glories and warts and pimples of our past," Lane said, "which is basically the story of a failure to create an agrarian ideal."

Georgia founder Gen. James Oglethorpe wanted to establish a haven for poor and persecuted people, Lane said.

"He wanted to set them up in farms so they could earn their own living."

The ideal was frustrated, Lane said, by the Spanish invasion and the military occupation, the expansion of slavery and large plantations, the Civil War, the boll weevil and the collapse of Southern agriculture.

Lane plans to accompany his talk with photographs that show "how Georgia really lived," he said.

As the founder and sole proprietor of Beehive Press, Lane has published 50 books in 20 years about the cultural and social history of the South.

Eight of the books are part of his "Architecture of the South" series. They include Georgia, South Carolina, North Carolina, Virginia, Maryland, Kentucky, Tennessee and Mississippi, and Alabama and Louisiana.

Born in Georgia, Lane, 49, received a degree in history from Harvard University. He is the grandson of the man who started Citizens and Southern Bank, now known as NationsBank. His father was the president of the bank and a renowned civic leader.

"The Lanes are very private people," Law said. "Much of their contributions to Savannah have been anonymous. But I can tell you, they've been a godsend."

"I've always wanted Mills Lane to come to speak," he said. "Most of the black people of Savannah have never heard him. They know him as a name, not a man. There's a real need for exposure to see what others are thinking. I would hope this is not the last lecture he gives here."

History

Continued From Page 1C

Lane started the Beehive Press in the basement of his Pulaski Square house. Lately, the Beehive Foundation has revived the Beehive Press, reprinting 12 of its earlier books and producing three new books. One is a documented history of the Civil War, and the two others are plantation journals.

"The South and Savannah are really at a crucial moment in their history," Lane said. "For the longest time, we had an inferiority complex. We were perceived to be poor, backward and rife with social problems. We felt outside the American dream."

"But in the last 20 years, with

Vietnam, Watergate, Iran-Contra, rising Japanese production and our own economic problems, Americans have come to realize our history has a darker side," he said. "Now we are going to have to come to terms with the tragedy of our history as well as the glory."

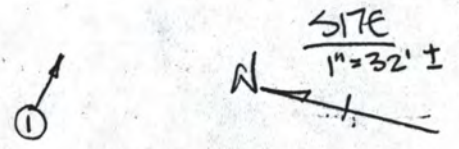
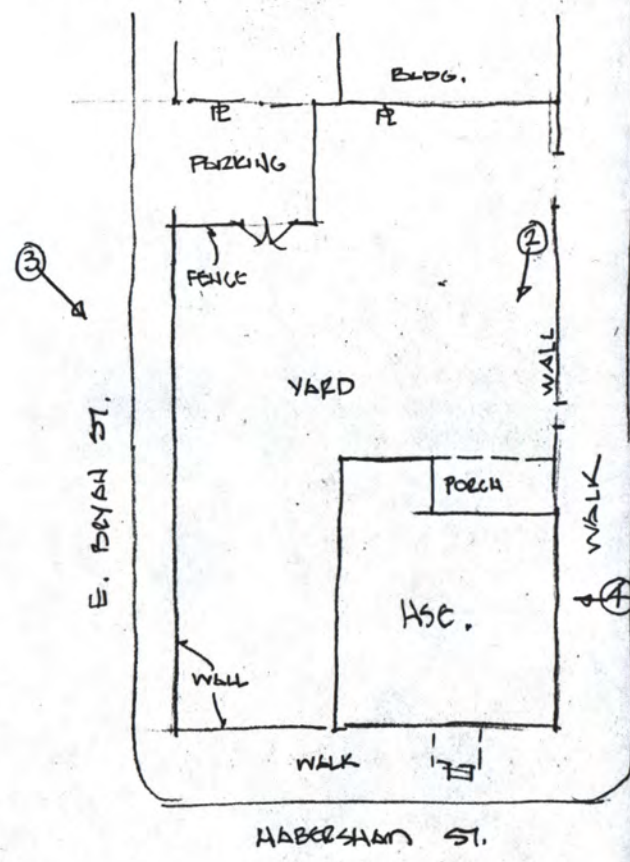
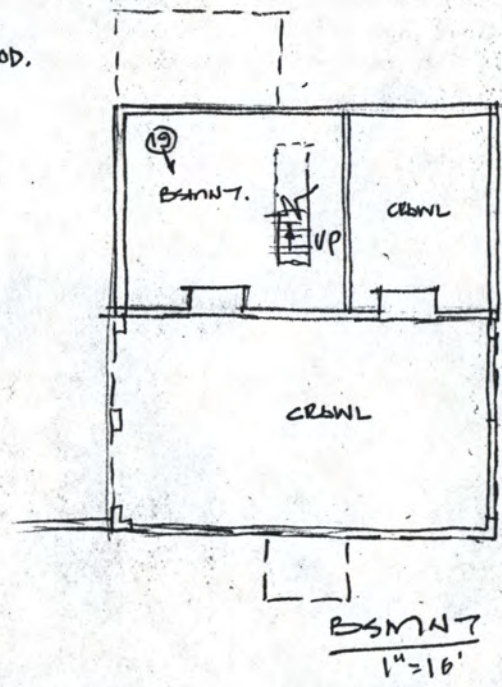
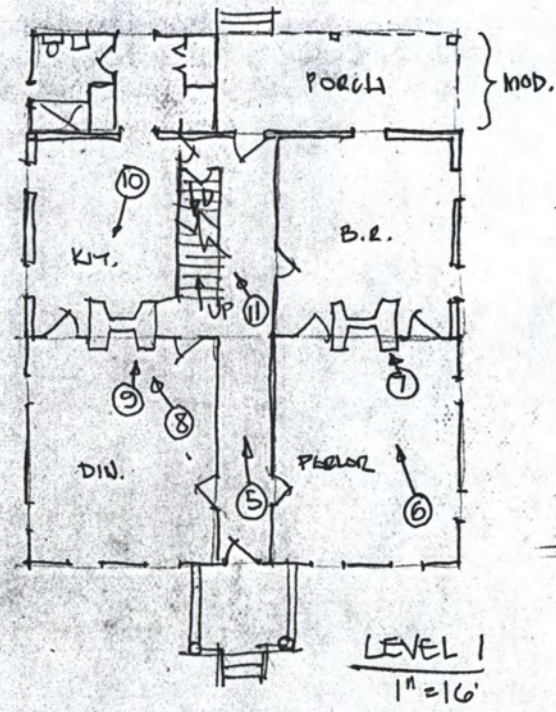
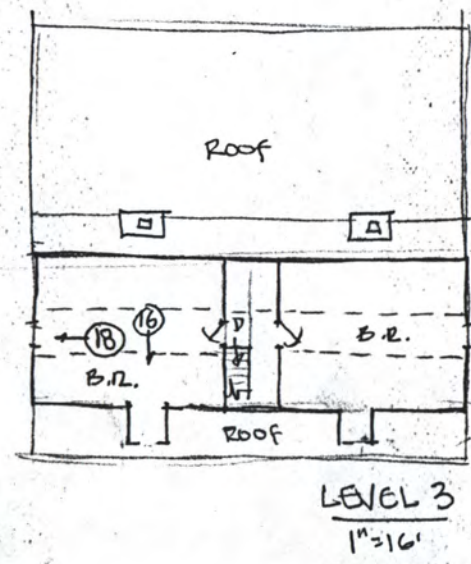
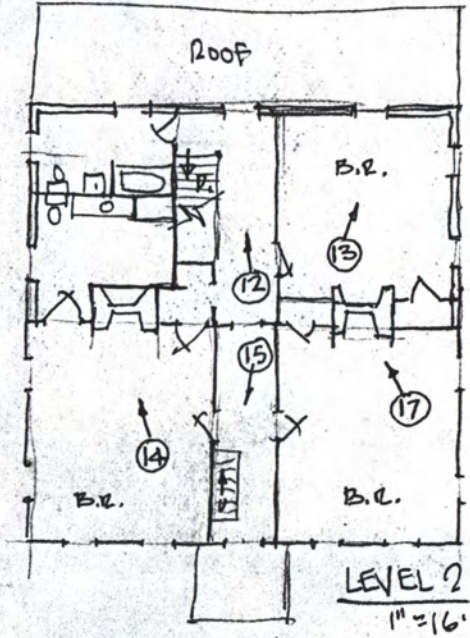
"But if we can forgive ourselves and others we will be more at peace with ourselves and the world."

Lane, who divides his time between New York and Savannah, thinks people from the outside are entranced by the South.

"Southerners have something Yankees don't have - charm, manners, courtesy," he said. "We - blacks and whites alike - make people feel comfortable. It's a cliché but true that people in the North like blacks in theory but not face to face, while the opposite is true in the South."

1795 GEORGE SPENCER WAY
 22 HABERSHAM ST.
 SAVANNAH, GA.

SKETCH PLANS - 1" = 16' ±
 NUMBERS = PHOTO LOCATIONS
 REAR PORCH & BATH = 1985
 14 MAY 1992
 HARVIE P. JONES, F.A.I.A.
 JONES & HERDIN, ARCHITECTS
 HUNTSVILLE, AL.





NA



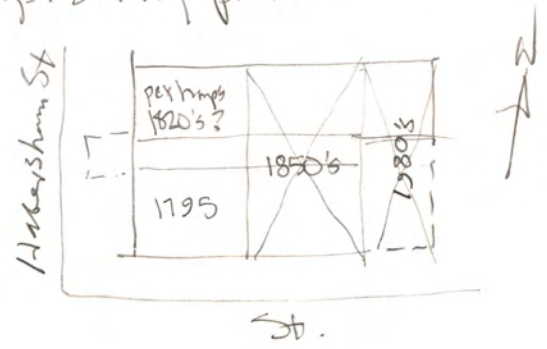
AN

1930's Hist. Am. Bldgs. Survey photos



NA

c. 1930's photo (?)
 based on porch details
 by Frances Benjamin Johnston
 Lib. of Congress



Savannah, Ga.
 photos March 1992
 Harvie P. Jones, F.A.I.A.
 Huntsville, Al.
 Owner - Mrs Anne Lane
 (Miss Lane's mother), Savannah



N →

← photos prior to 1980's restoration →



→ N

appears to be 2012 best
makeup address. *



N →

Mar. 1992 photo (HS)

Dimensions of Porch out of orig. proportion.
Compare w/ 1920's Frances Benjamin Johnston
photo, above left

Restored by owner
Larry Lake of
Savannah
(sold her to Mills Lane
in 1992 & went to school
in Winston, Va.)

Mar.
1992
"before"
photos



fl. 2 door
& balustrade
at portico =
probably not
original
features
Roof proportions
not per 1920's
Frances Benjamin
Johnston photo

Compare w/ 1920's Frances Benjamin Johnston photo
U = too wide, too short, such not necessary



N →

Doors seem too wide. Check constr. at site



N →

HABS photos show full-width
steps. Seams made likely

N →



A ←
 Col. are
 solid wood
 = probably
 original to
 this stoop
 = early 19th cent.
 address per Larin
 Lenka research
 K
 Balustrade
 = c. 1988 by
 J. Lenka
 + see 1930's
 photos
 4



N
 ←
 narrow-bd.
 (50 ft) = 1960's
 modern



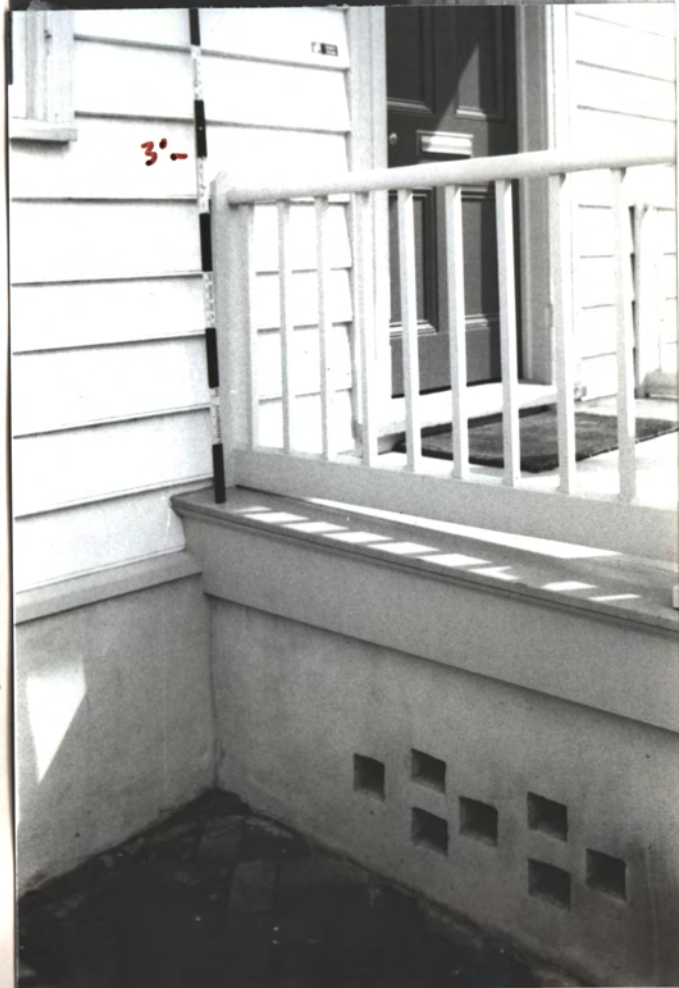
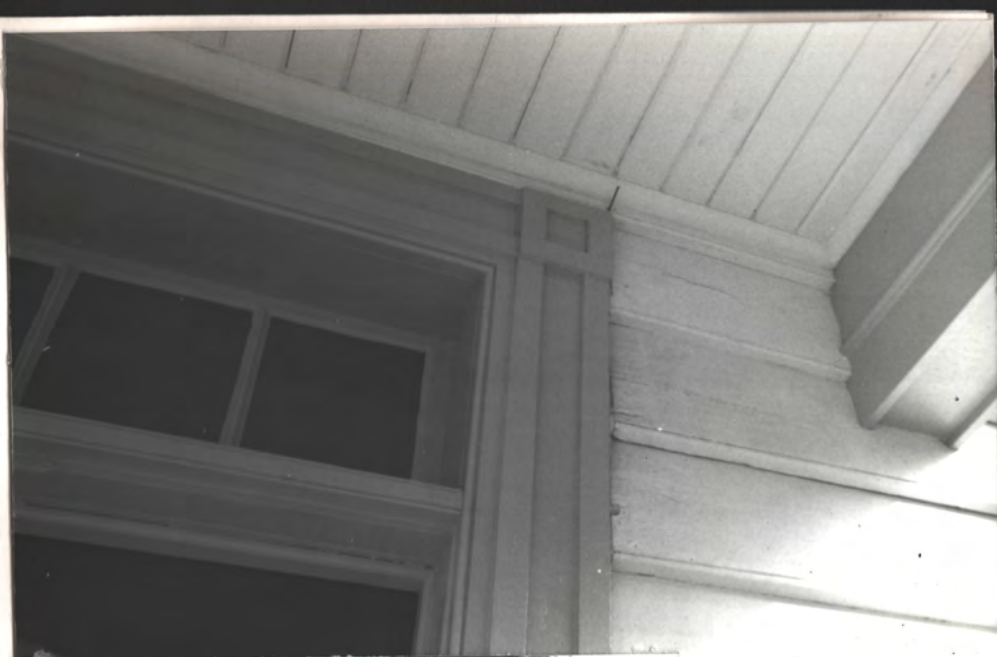
AZ



W4

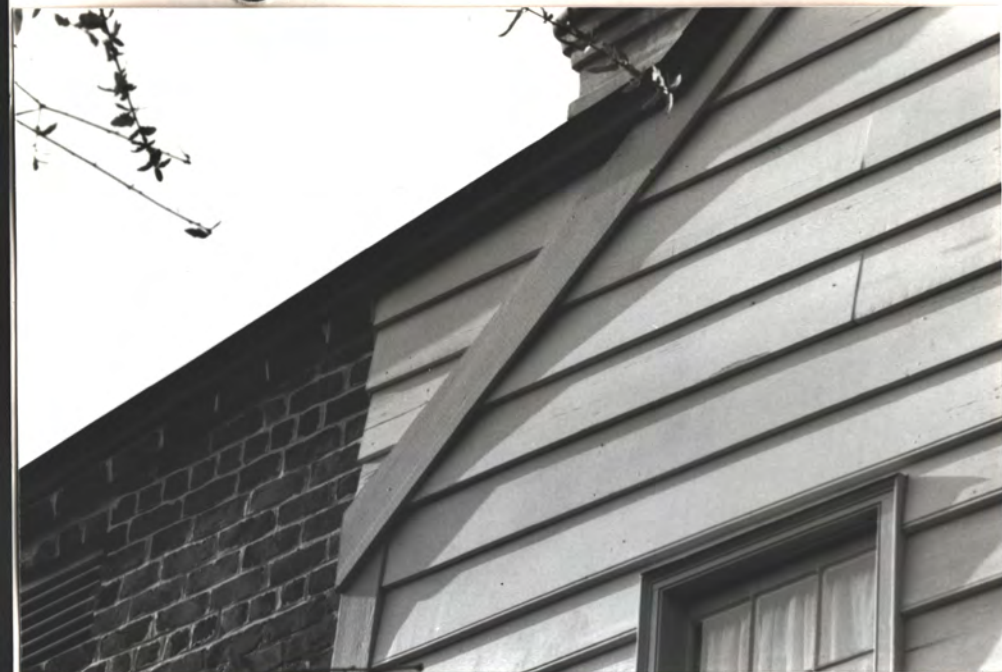
Portico

W4



W4

5040



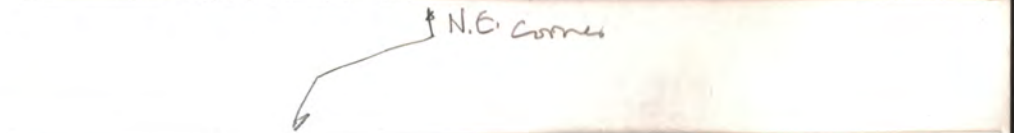
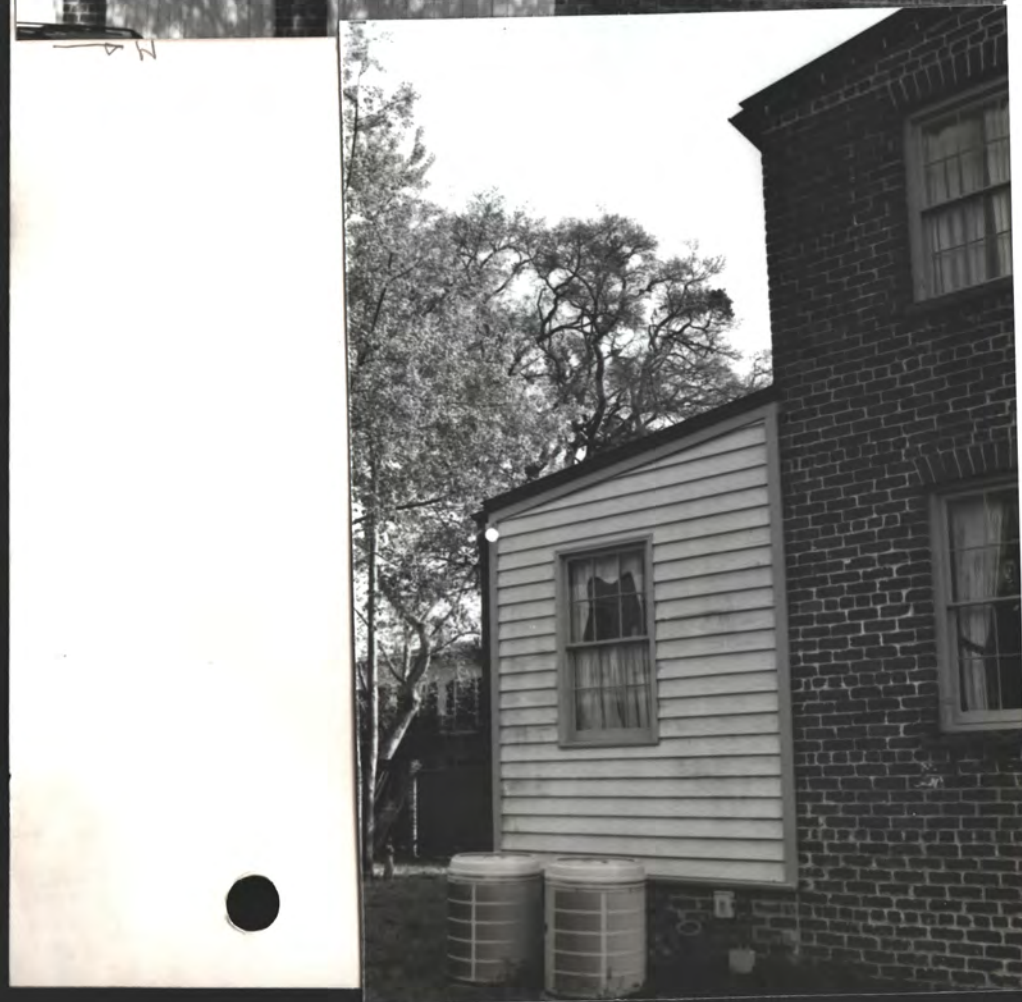
1950s ✕

Why?
 no
 + boards
 *boards
 hole =
 not
 likely
 orig
 ()



Palisade-fascia probably modern = $3/4"$ (not $1/8"$),
 no taper, no bottom - bend
 Hole not there in 1930's 1955 photo





75/40



N.W.M of 1850's add.



→ W

← N. Yard



→ N

porch + frame x m = 1980's

↗

8





→ N.

1980's east porch of both addn



1980's E. porch → N



← beaded
drop bids

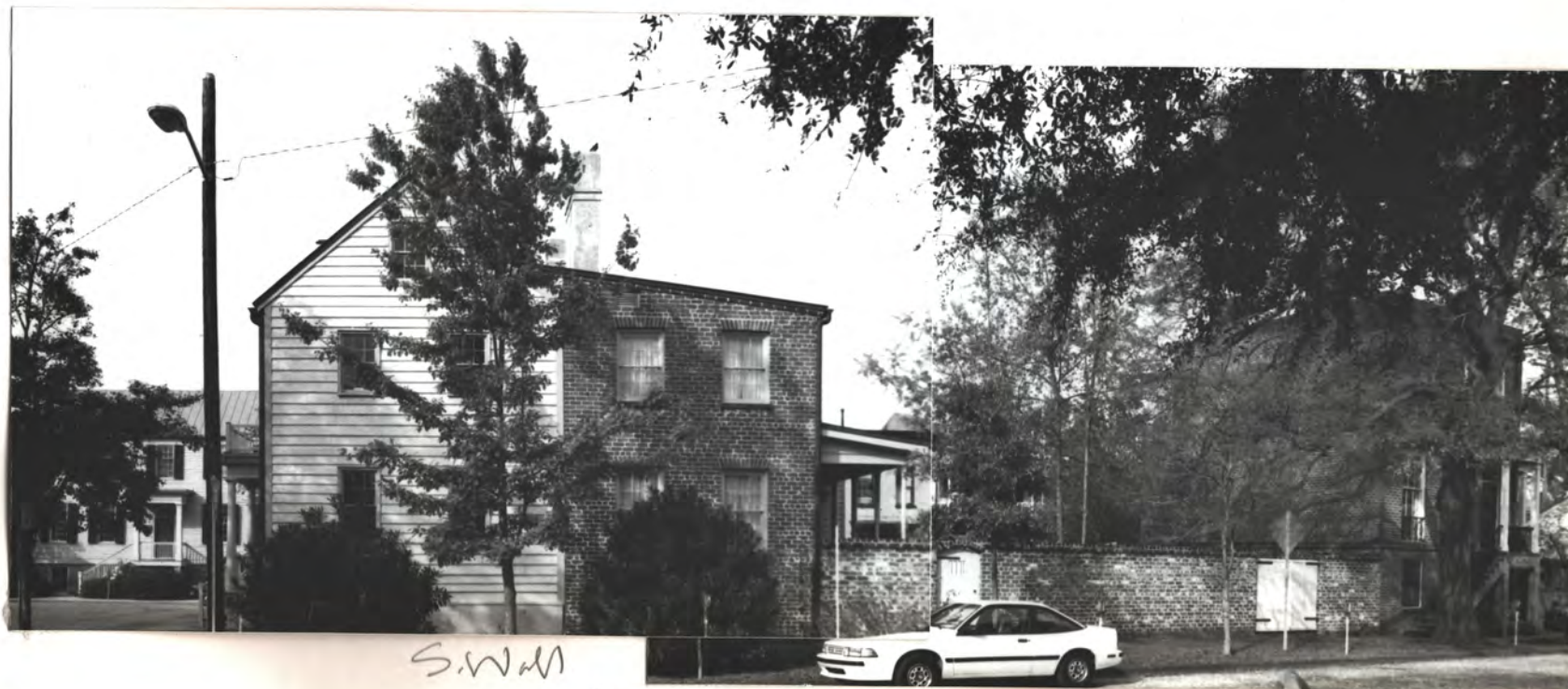
N. Wall such at front part of house



N ← N.E. part of E. yard



↗ S.W. corner of new yard



S.W. Wall

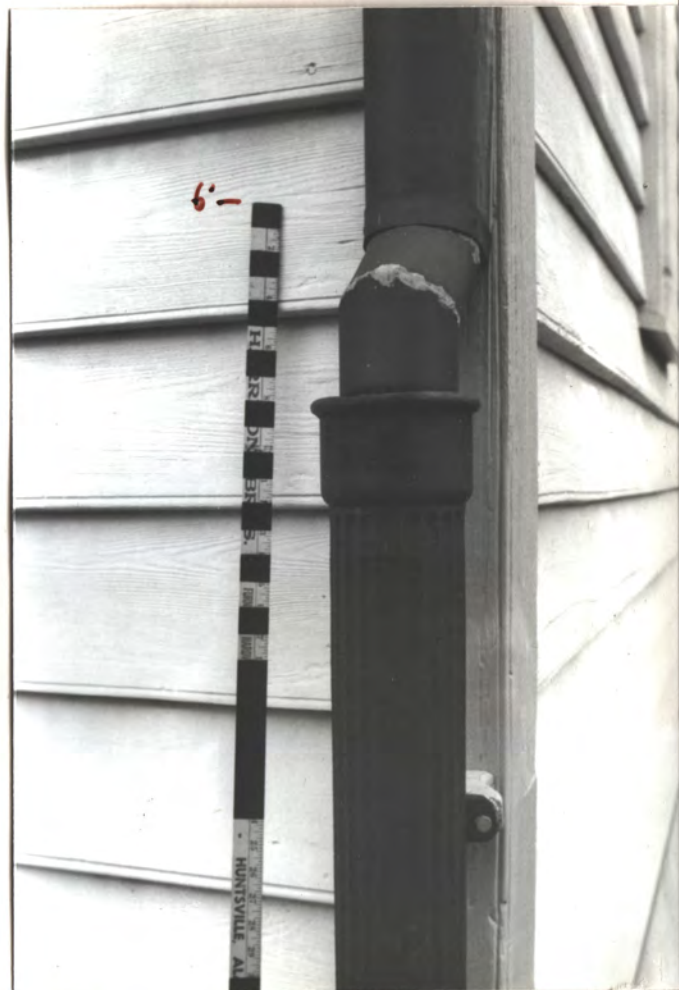
↗ 1850's ↖



West front sash, fl. 1
S.W. Corn
N ←



N. ←
↑
S.W. Corner



N ←
* *
Cast iron
↑
S.W.
Corner



1940's



1960's

South garden wall
(St. Julien St)



S.W. corner of Habersham +



Habersham St. ↗

↳ Note depressions at former step corners (H&B's)



↖ N walk at west PE

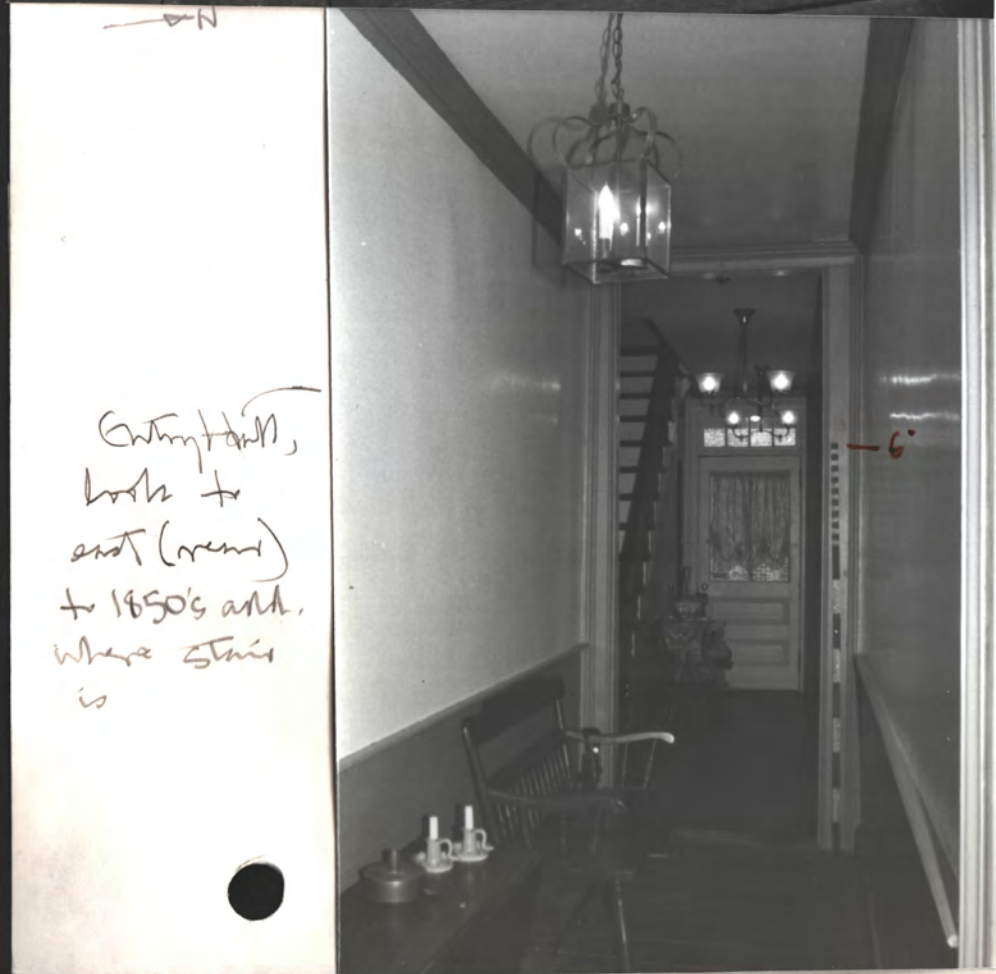


↖ N walk at west PE



↖
↗
↘
↙
↘
↙

Entry
Hall,
look
to
west
(front)



↖

Entry Hall,
look to
east (rear)
to 1850's arch.
where stairs
is



↖

15740



4 N

Ft. 1 S.W. Rm.



↳ Georgian mantel w/
original marbeling exposed in 1940's



4 N



↳ remov. wall panel w/ all
wallpaper layers under (1940's restm.)



PZ

Fl. 1 S.W. 1795 Pm

Georgian mantel w/ original (or early) painted marbling re-exposed by removing later paint, in 1980's restor. (owner's wife did work)

Hearth = 1980's.
Owner says pattern is original (?)



1980's mod yellow firebrick

PZ



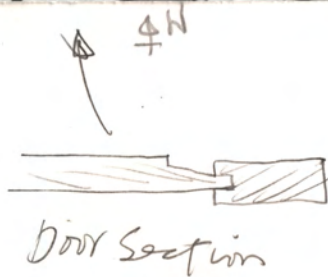
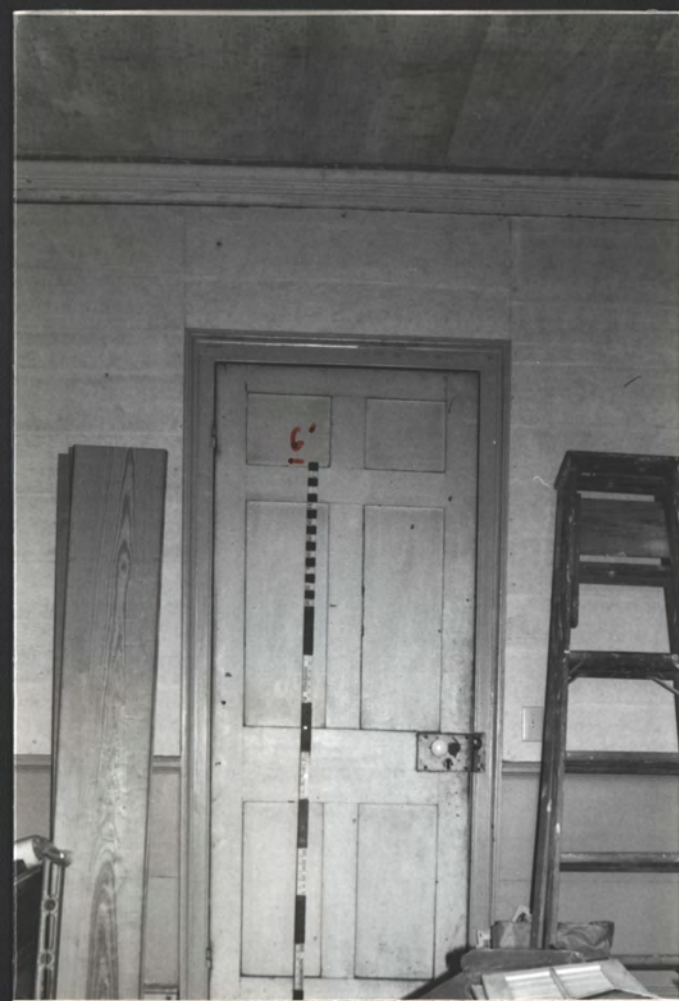


N →



N →

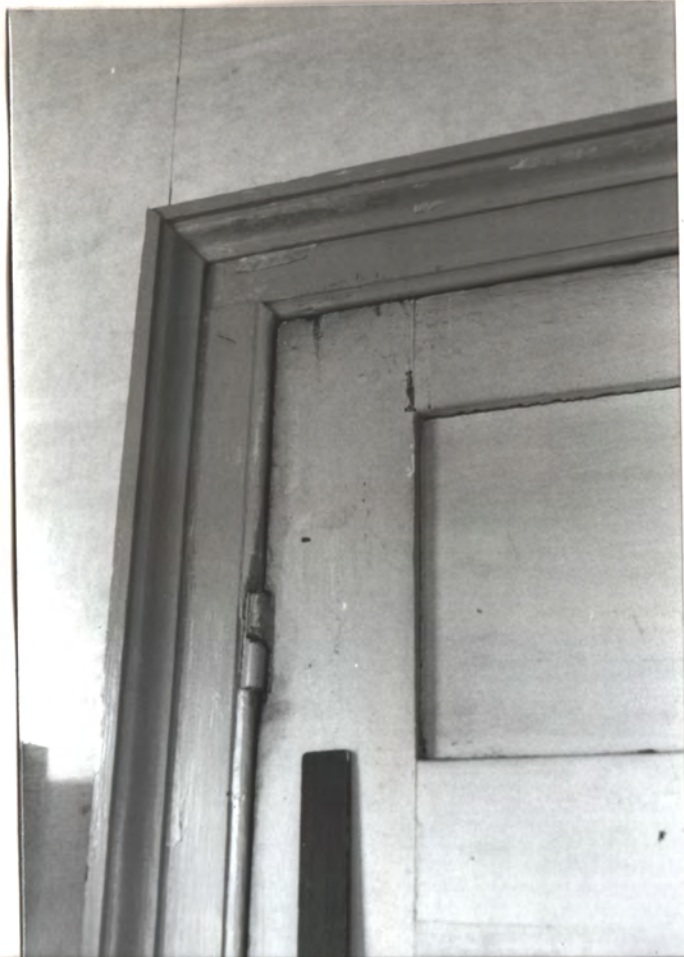
See p. 17 notes



Fl. 1 S.W. 1795 Plan
Door at N. wall, to hall



Note
2-Knuckle
hinge =
unusual

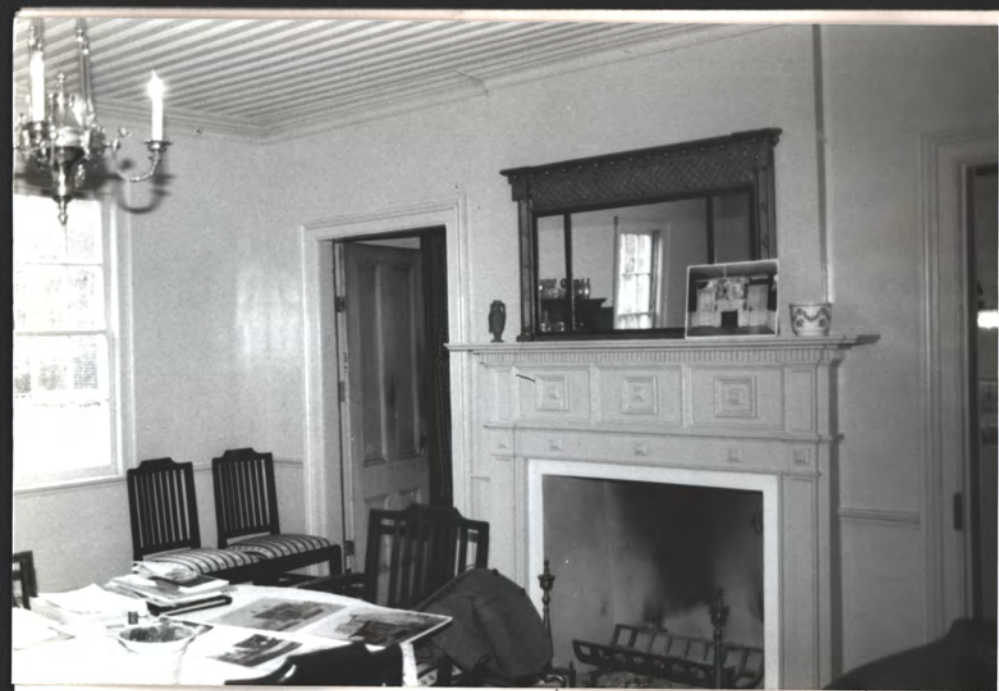


White J
Garnie
later
knob

↑
locks at
N. door
(^{"Carpenter's"}
brand)
upside down
= not uncommon.

Wide-bd.
dado lock
orig. of
early

Fl. ↓
1795
SW Run



← "Fed" mantel



Fl. 1 N.W. Rm. (Bd. ceil is Victorian
 (Smooth, machine-planed exposed face, 2 1/2" w. ± 6 ds.)



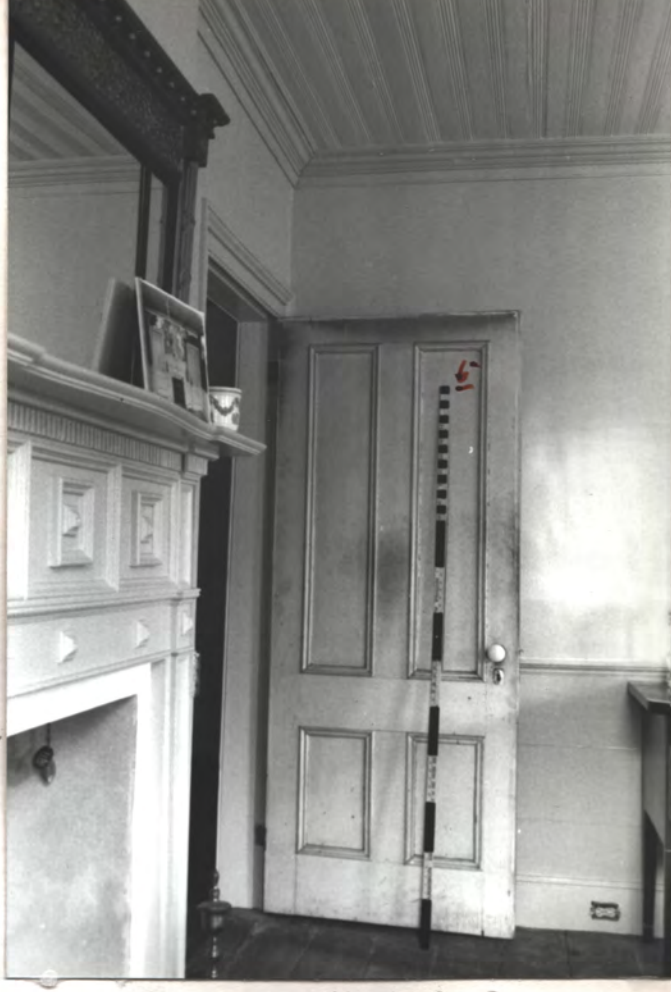
← N



← N

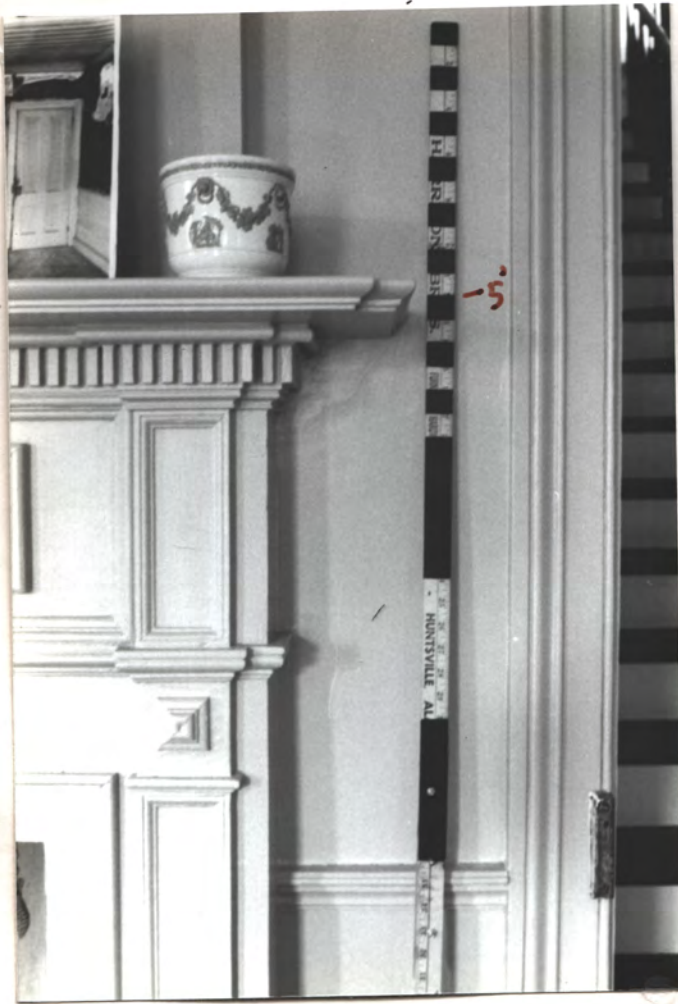


12



12

SD, ceil (Victorian)

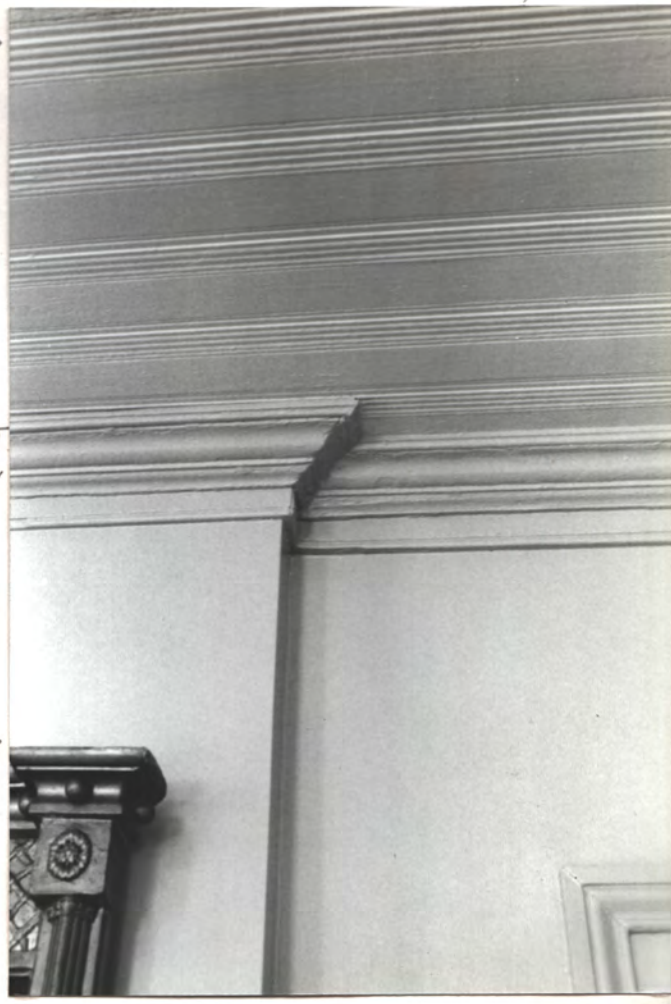


12

Fl. 1
N.W.
Rm
(FED.)

Plast.

12





\downarrow
 N
 S. door to entry hall

Door
Jamb



S. door to entry hall

Fl. 1 N.W. Room
(Fed.)

Lion (left)
 Unicorn (right)

actual size
 = $\pm 3/16'' \phi$



Small brass trademark on door lock
 = "Carpenter" brand (English)
 = typical of Fed. Period U.S.

Mantel
 probably 1850's,
 orig. to this coll.

Cooking fireplace
 did not have
 angled sides
 as this one does.
 KIT. was probably
 in use of N. York
 prior to 1865.

W
 ↘

N
 ↗



W
 ↘

1992
 KIT.
 (Not
 orig.
 KIT)



W
 ↘

24





N →



N →

1980's new (H.C.) addn.
for bath + cab., store



† presumed 1850's stairs
 (This address is 1850's)
 Looks right for that date



S.E. B.R.
 door

†
 front
 (West)
 door
 beyond



†
 N.W. Feb. Rm door



1850's mantel → N



Fl. ↓ S.E. Bedroom ↑ N



→ S.W. wall



→ West (E.) wall



Fl. & S.E. - B.R.
1850's mantel



door to bath

1980's reproduction



1980's owner
← says this was a door.
Confirms w/ HKS photo on p. 1, although door would be 20th ←



→ N

A Stair

Fl. 2 1850's Adm. Stair Hall



- S.W.M



E.W.M

N ←

Fl. 2 S.E. B.R.



W.W.M

→ H

fireplace blocked-up



N.W.M



N →



N →

Fl. 2 N. E. Bath, next to N.W. B.R.
(in 1850's N. Rm)



Fl. 2 N.E.
Rear bath

AN



N. Wall

WIDE PLANK
WALLS



E. WALL

N 2

Vic
4 pnt
down



W. Wall

W



N. W. W

Flo 2 N. W. B.R.



H ←

Looks maybe 1850's. Too heavy for typical Fed. period mantel (?)
Yellow firebrick = 1980's

Fl. 2 N.W. Rm mantel

the front door was
probably a window originally.
1980's owner did this, to
"recreate" a window



N
stair to
attic

F1.2
front (west)
1795 hall



Vert. plank walls



S. Wall



W. Wall

N →

Vert. plank paneling



N. Wall

H →



N → E. Wall

Georgia mantel + overmantel.

FL. 2 S.W. 1795 Ren



N →

Fl. 2, 1795 S.W. Plm
 George's mantel & surround

N
 Attic
 hall



N
 ↓

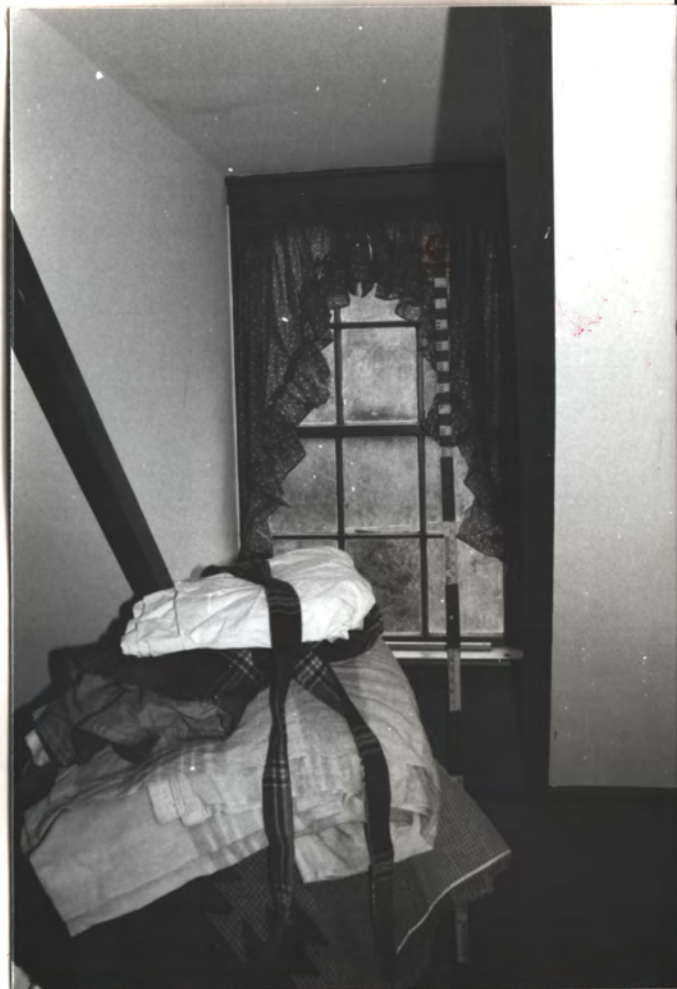
Portico roof
 (1940's sheet rubber)
 from Fl. 2 hall.



NA



PH
hull down
(bd. f bottom)



Dormer → N

Attic S. Door



N. Wall door + hall



W



Dormer

N



N. WALL

Attic N. Rm.

39 of 40



1850's
BSMNT.



Crawl Space
under
Fed. N.W. Rm

40 of 40

1996

c.1795
George
Spencer
Hse.

Warren Sq.
Savannah, Ga
Mrs Anne Lane,
Owner
(Mimo Lane)
"After" photos
Sept 1993
HP Jones & A/S
Huntsville AL.
Joni & Harkin H
Arch. for
Photo.
N.S.



Dormer proportions
corrected from
1991 records
to fit
Francis Benjamin
Johnson early
20thc. photo
(narrower, such
set deeper)



Completed
PHOTOS



HZ



HZ

Porches now revised to fit
FX Mrs Benjamin Johnston early 20th c. photo



HZ



HZ

walkway rebuilt

W
69



S. Wall → c. 1950's add



S. Wall (orig + infill details)



gta revised → East end



East end (revised from 1991 reconstruction)

↑



Fl. 1 N.W. Rm
→ H

S. door to
hall,
Fl. 1 N.W.
Rm



H →
Fl. 1 N.W. Rm., marble mantel
H ←



5 of 6

grainy →

Fl. 1
S.W. Rm
Georgian
mantel
(or's marble)



Fl. 3
S. Rm

→ N

→ N



Fl. 2
S.W. Rm

Georgian
mantel





July '98 photo MD

Box 2

Take trim of box cornice and corrected per photo of 1920's by Frances Benjamin Johnston

Dormers corrected per 1920's photo by Frances Benjamin Johnston

Dormer
roofs for
Low -
not per
HJ details
or per
Frances B.
Johnston
photo.
Too bad!



Photos May 1993 Ralph Anderson of J. To Turner Co. Inc.

Portico proportions corrected per 1920's photo by Frances Benjamin Johnston

"bushes
by owner,
not HJ"



c. 1850's + 1940's + 1992-3

wide steps per MMS Lane, not per FBJ photo

c. 1795 + c. 1850's



11 ← 1st fl. N.W. Rm., orig. mantel
 (2 doors = 1993 replace. of Vic. doors & trim
 per ML)



11 ← 1st fl. S.W. Corridor (c.1795) mantel & overmantel
 2 doors = 1993 replace. of 2 Vic. doors & trim.



Orig. ximlocke, "Carpenter" board,
 1st fl. N.W. Rm., S.W. door



Orig. door, 1st fl. N.W. Rm., to entry hall.
 (also orig. Carpenter lock)

N

→ N

3A73



Fl. 1, SE. Rm, 1850's mantel.
Door = 1993 replace. for vic. doors

C. 1795 Spencer Ave, Savannah, Ga.
KF 762 Restor. - JfH, Arch - H Jones
photos Sept 93 H Jones



N ← 1980's Dormers & portico were out of proportion,
per the 1920's Frances Benjamin Johnston
photo. Here rebuilt to original proportions.



1866

N ←



W 2



N
PZ



PZ



PZ

2

Distinctions per Mrs. Love request, per 1790± handbook by Abraham S. Brown. ("British Arch")



PN



NS

↑
walks =
"Bickerstaff
Woodsmalls"
per AD details.



NS

↑ gate & back porch revised by MB/AD
to be appropriate to mid 19th c. address
(1980's porch was "Bunker Park-His" style)

61795 siding



S.W.M

91943 siding



→ N



H ← Fl. 1 S.W. Rm, hangars - Georgian mantel, 210cm wide, matching, measured.

Half door at fl. 1 S.W. Rm (1993 Graining, orig. look) ↗



↖ N Fl. 1 N.W. Rm

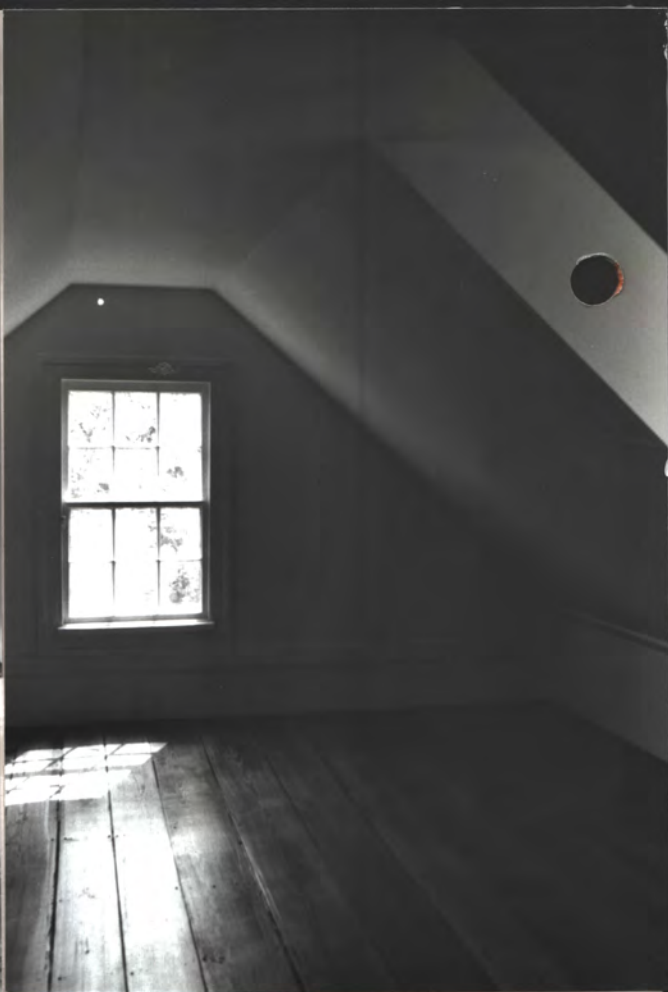
Half door at fl. 1 N.W. Rm (1993 graining) orig. look ↘

5066





Fl. 1 N.W. Rm, orig. m/MW, 1993 marbeling ↙



S. Attic ↘



↙ ↘



Fl. 2 S.W. Rm
hangers - Georgian
mantel

↙

606