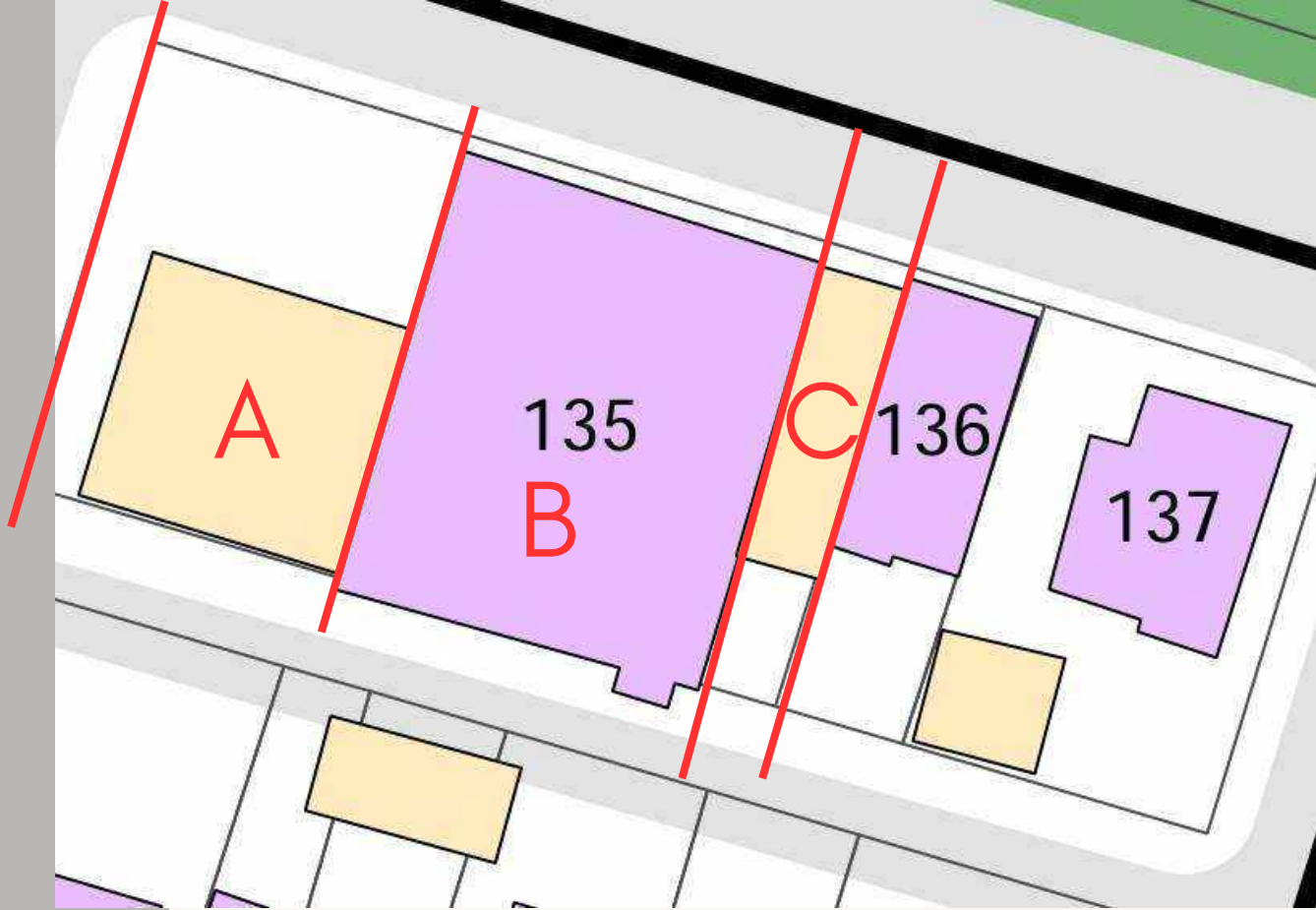




A Developmental History of:
401–409 East Bay Street



August 2024



Existing Conditions Summary

401-409 East Bay Street currently consists of three buildings on two parcels. Over time, there have been multiple buildings and multiple parcels on this site, all with differing and changing addresses. Therefore, for the sake of clarity in this developmental history, the existing buildings on the site have been labeled Sites A, B, and C.

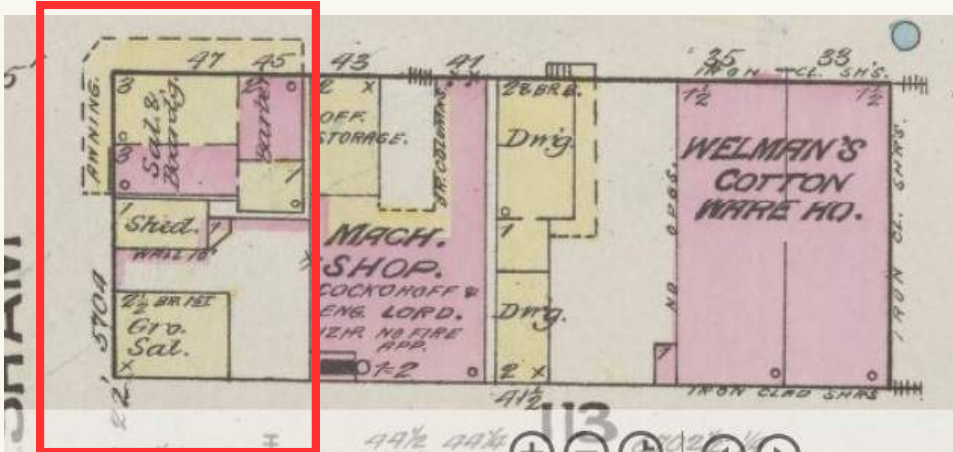
The first building, on Site A, at the intersection of East Bay and Habersham Streets, is a non-contributing building, constructed sometime between 1954 and 1973. It is in poor condition.

The second building, on Site B, is a contributing building to the District. It is a one-story brick building and was constructed between 1888 and 1898. It is in fair condition with the exception of the south wall (along Bay Lane) which has significant structural damage.

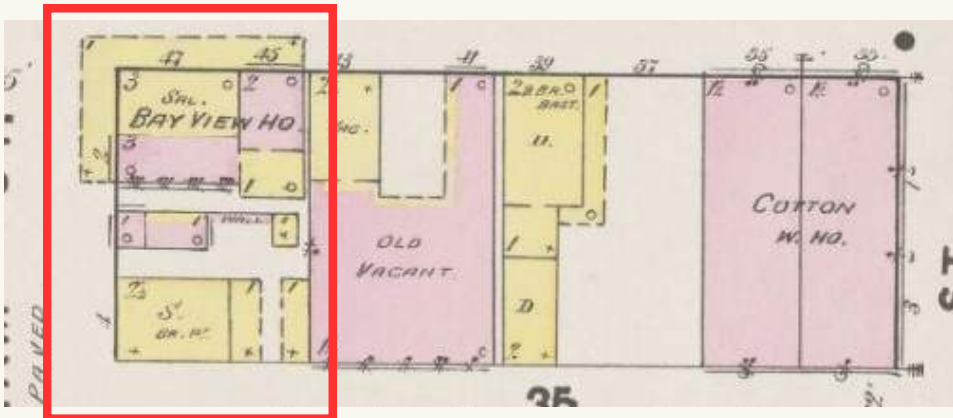
The third building, on Site C, is a non-contributing building constructed prior to 1937. It is a one-story brick building and is in good condition.



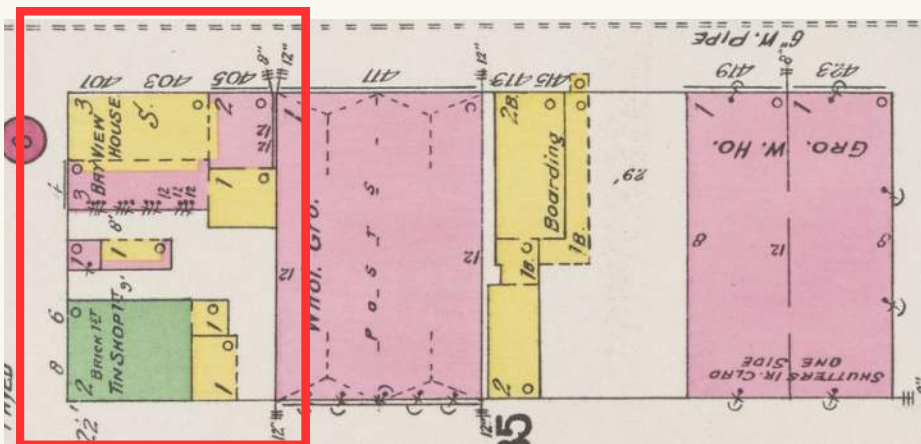
Site A



1884



1888

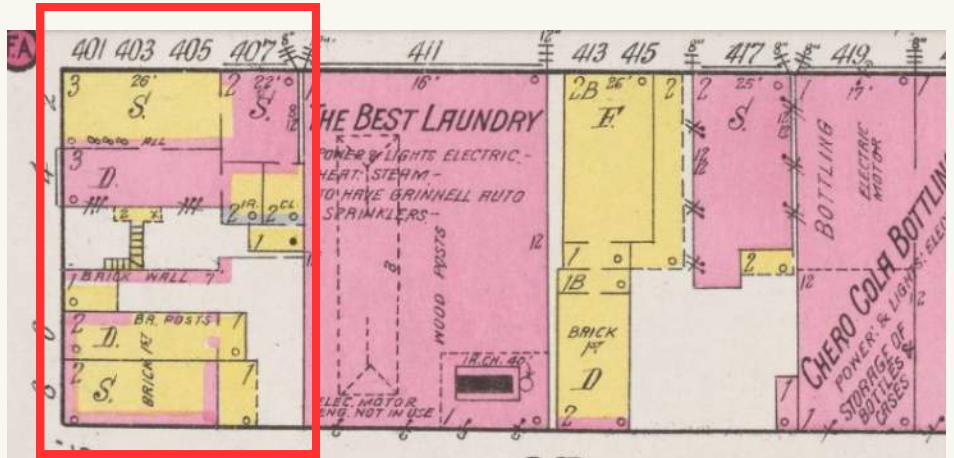


1898

Between 1884 and 1898, Site A served multiple buildings, including a three-story wood and brick boarding house called the “Bay View House” and a two-story brick barber shop. A wrap-around awning connected the buildings. Along the lane, there was a two-story grocery building that was converted to a “Tin Shop” by 1898.

Site A

1916



1937

WARD WARREN SAVANNAH CADASTRAL SURVEY SURVEYED BY DR. GERE
 LOT No. NPT 5 HOUSE No. _____ DRAW _____ W.P.A. OF GA. DATE 7-26-37
 ADDRESS 403-405 BAY ST E CHATHAM COUNTY CHECKED BY _____
A & B HABERSHAM ST BLOCK 2

| | | | | | | | |
|------------|---------|---|-----------|------|-------|-------|-------|
| TYPE RES | STORIES | 3 | CONDITION | POOR | USE | Base | X |
| OCCUPANTS: | W | | C | 0 | 1st X | 2nd X | 3rd X |

| | | | | | |
|------------|-----------|-----------|------------|-------------|-------|
| FOUNDATION | Stone | Unpainted | Painted | Wd. Frame | X |
| | Conc. Blk | Plain | Ornamental | Met. Frame | X |
| | Brick | Wood | Brick | Ord. Glass | X |
| | Wood | Stone | Stone | Plate Glass | |
| | Piers | | | Casement | |
| | Walls | | | Attic | Yes |
| | | | | | No. X |

| | | | | | |
|------|-------------|---------|---|----------|--|
| BASE | None | Gable | X | Plumbing | |
| | Part | Hip | X | Lighting | |
| | Full | Mansard | | Heating | |
| | Conc. Floor | Flat | | Rooms | |
| | | Gambrel | | | |
| | | Shed | | | |
| | | Segment | | | |

| | | | |
|------------|-------------|-----|---|
| EXT. WALLS | Stucco Wd. | TIN | X |
| | Stucco Met. | | |
| | Kellastone | | |
| | Field Stone | | |
| | Iron Sheet | | |
| | Cor. Iron | | |
| | Sheathing | | |

FIELD SKETCH
 Improvements
 BAY ST
 40.45 ST
 FRAME BLD
 BRICK BLD
 HABERSHAM ST
 37.0' 3.4'
 H. = 36.0'
 LANE
 NOTE: North end of lot to top.

Description of Out Buildings: _____
 Remarks: _____



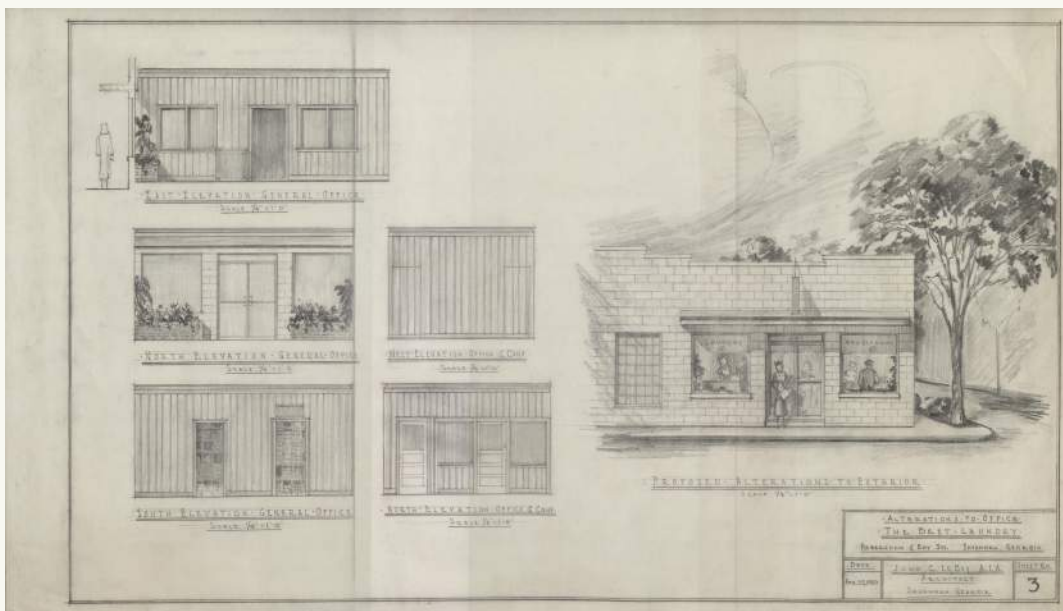
Between 1916 and 1937, the site remained largely unchanged with minor alterations occurring at the rear of the buildings. The Cadastral Survey from 1937 noted the property owner as Pearl H. Gnann, who also owned a number of the properties on this block.

Site A



1937

Between 1937 and 1950, all the buildings on Site A were demolished and replaced with a new concrete block building occupying the entire site. The building was likely designed by Savannah architect John C. Lebey.

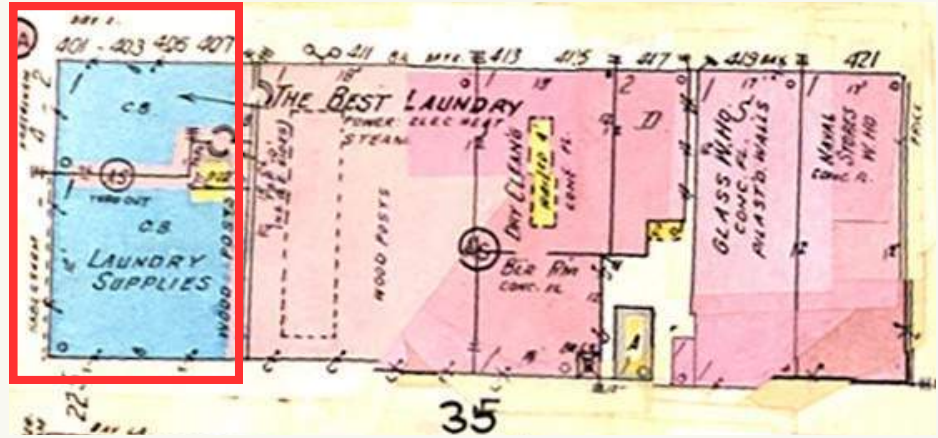


1950

LeBey, John C. Best Laundry, Bay Street, Savannah, GA. 1947. GHS 1956 John C. LeBey architectural drawings. GHS 1956–508. Georgia Historical Society. Savannah, Georgia.

Site A

1954



1973



By 1973, the concrete block building was removed and replaced with the current building. Originally it appears to have had a drive-thru canopy which no longer exists. It remained as an operating dry cleaners until approximately 2018. It has been vacant since.

2024



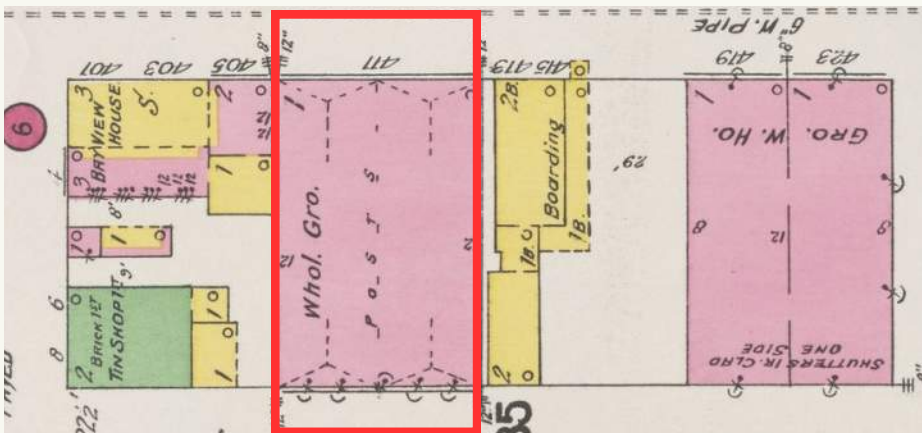
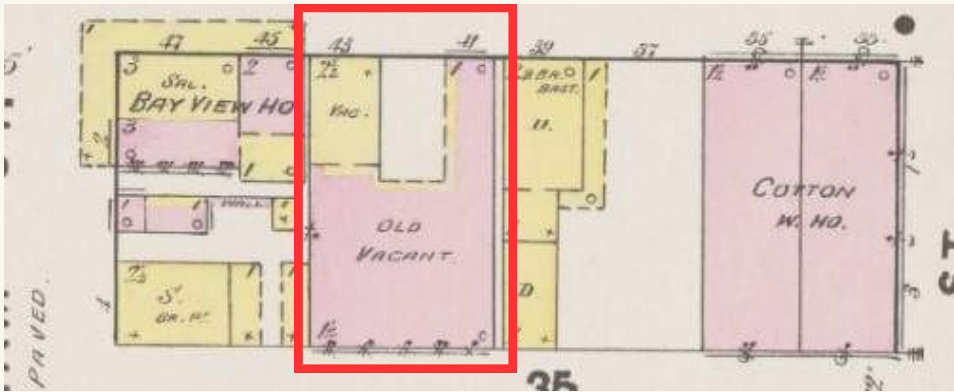
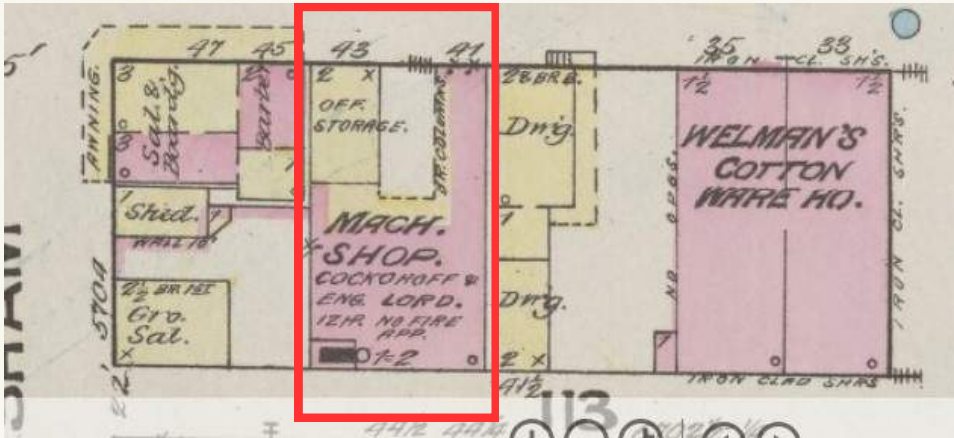
Site B



1884

1888

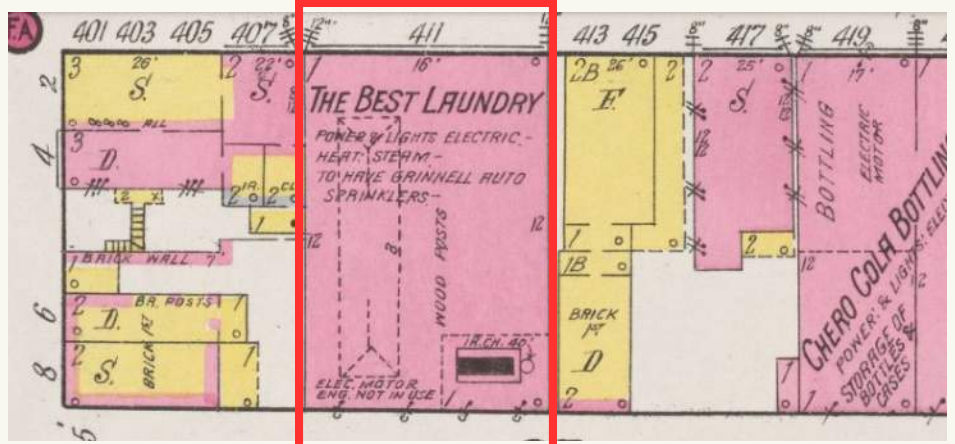
1898



In 1884, wood and brick buildings occupied Site B, housing a machine shop and office storage. By 1888, the buildings were vacant. By 1898, the buildings had been demolished and replaced with the current building, a one-story brick structure which housed a wholesale grocery store.

Site B

1916



1937

WARD WARREN SAVANNAH CADASTRAL SURVEY SURVEYED BY DEGERE
 LOT No. 6 HOUSE No. 411 W.P.A. OF GA. DATE 7-26-37
 ADDRESS 411 BAY ST. E. CHATHAM COUNTY CHECKED BY [initials]
 BLOCK 2

TYPE LAUNDRY STORIES 1 CONDITION FAIR USE Base
 OCCUPANTS: W. C. O. 1st & 2nd fl.

FIELD SKETCH
 Improvements
 BAY ST
 60.0
 51.0

| | | | | |
|------------|---------------|------------|-------------|-------------------------------------|
| FOUNDATION | Stone | Unpainted | Wd. Frame | <input checked="" type="checkbox"/> |
| | Conc. Blk. | Painted | Met. Frame | <input checked="" type="checkbox"/> |
| | Brick | Plain | Ord. Glass | <input checked="" type="checkbox"/> |
| | Wood | Ornamental | Plate Glass | |
| | Piers | Wood | Casement | |
| | Walls | Brick | Yes | <input checked="" type="checkbox"/> |
| | | Stone | No. | |
| BASE | None | Gable | Plumbing | |
| | Part | Hip | Lighting | |
| | Full | Mansard | Heating | |
| | Conc. Floor | Flat | Rooms | |
| EXT. WALLS | Frame | Gambrel | | |
| | Com. Brick | Shed | | |
| | Com. Br. Ven. | Segment | | |
| | Face Br. Ven. | | | |
| | Stucco Wd. | | | |
| | Stucco Met. | | | |
| | Kellastone | | | |
| | Cut Stone | | | |
| | Field Stone | | | |
| | Iron Sheet | | | |
| | Cor. Iron | | | |
| | Sheathing | | | |
| | | TIN | | |
| | | | INTERIOR | |

H. = 18.0
 F. = 1.0
 NOTE: North end of lot to top.

Description of Out Buildings:
 Remarks: *Office 3 Bldgs. Wood floors*



By 1916, the building housed Best Laundry. The Cadastral Survey showed the building was owned by Pearl H. Gnann. According to the US Census of 1940, Ms. Gnann was born about 1881 and lived at 425 Bull Street, with her 4 sons, 3 daughters, 2 grandsons, and 2 granddaughters. She owned multiple buildings on this block.

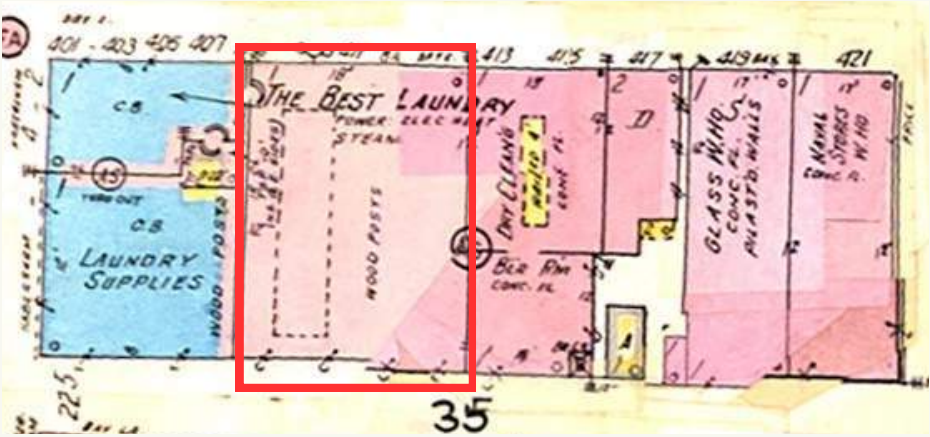
Site B



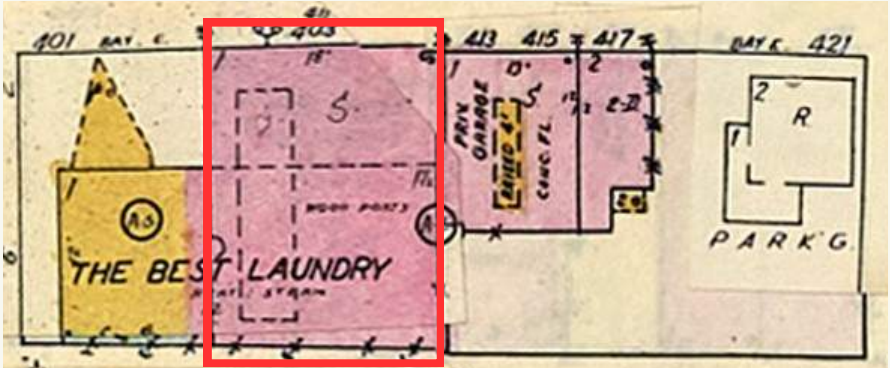
1937



1954



1973



The building remained largely unchanged after 1898.

Site B

1980s



2024



The building appeared to be vacant and overgrown by the 1980s. It remains in fair condition, except the south wall along Bay Lane which is in poor condition.



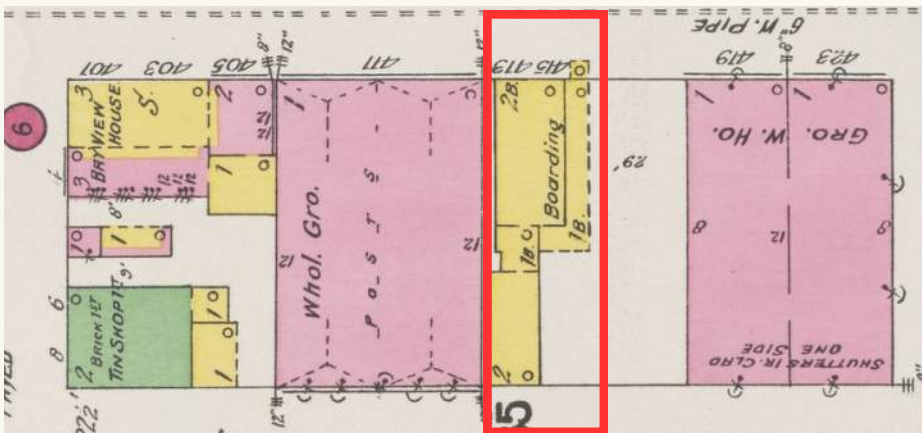
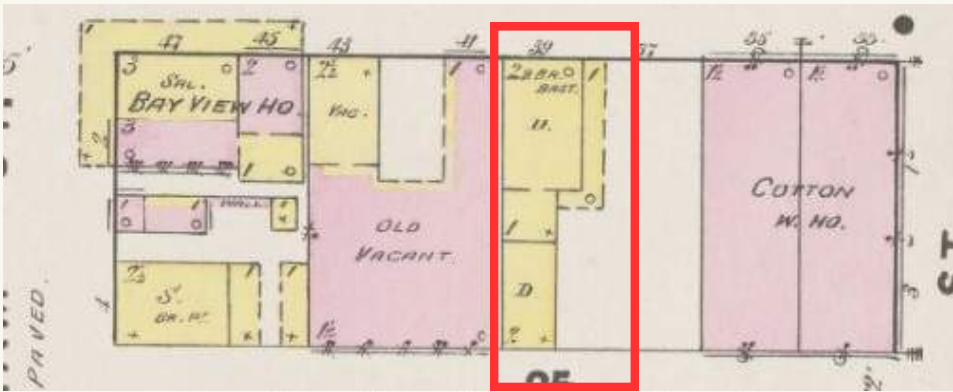
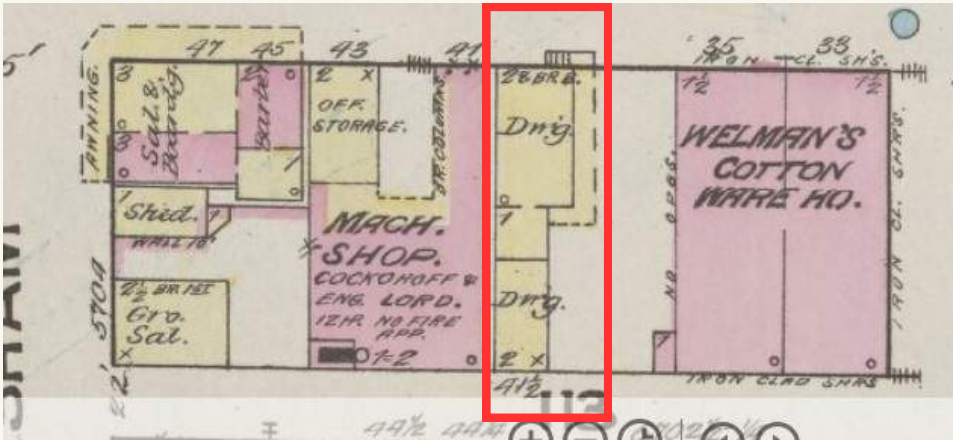
Site C



1884

1888

1898



From 1884 to 1888, Site C housed a two-story wooden building with a raised stoop and basement, which served as two dwellings, one along Bay Street and one along Bay Lane. By 1898, the building had become a boarding house.

Site C



1937

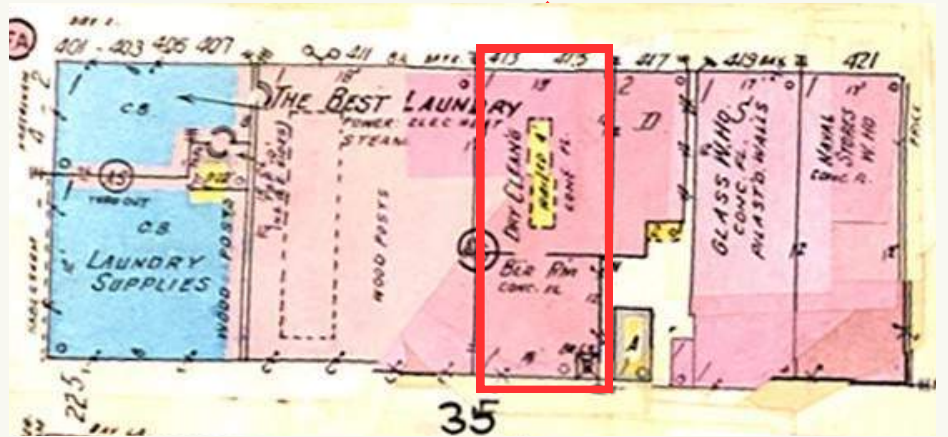


1937

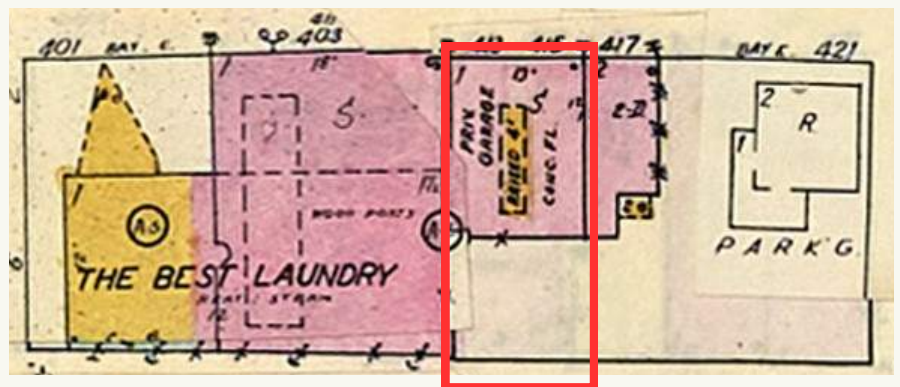


Site C

1954



1973



Sometime between 1954 and 1973, the rear portion of building was removed.



Site C



1980s

The building appeared to be vacant and boarded by the 1980s. It remains in good condition.



2024



EXTERIOR - 401 - 409 EAST BAY



INTERIOR - 409 EAST BAY

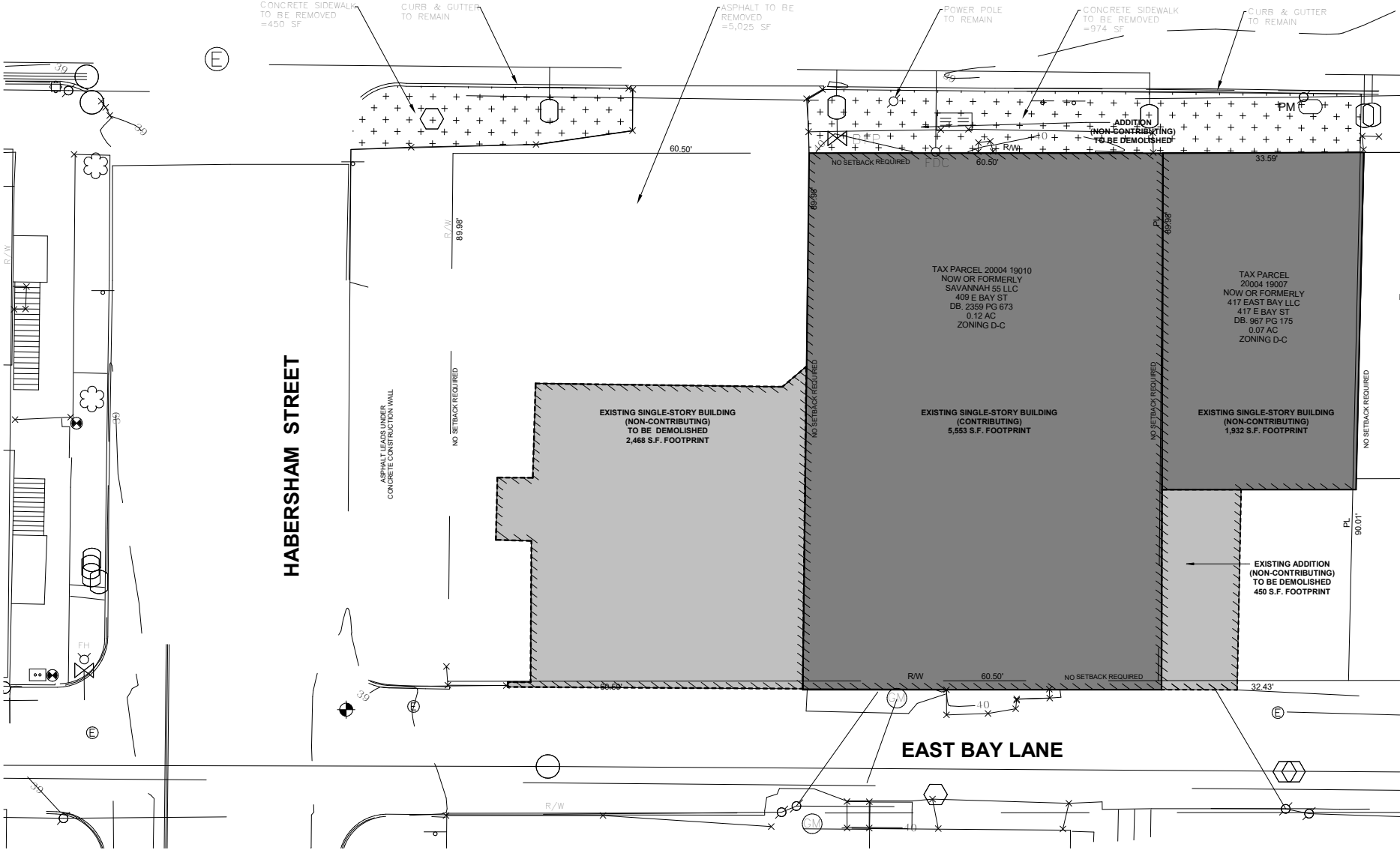


INTERIOR - 401 EAST BAY



INTERIOR - 401 EAST BAY

EAST BAY STREET



HABERSHAM STREET

EAST BAY LANE

SITE - EXISTING

DEMOLISH EXISTING ADDITION AND CONSTRUCT
A NEW THREE-STORY BUILDING

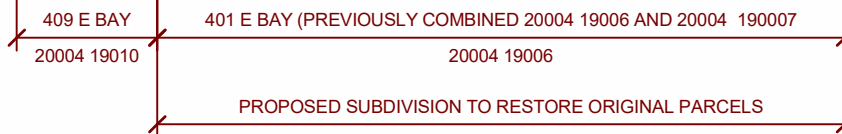
RESTORE EXISTING SINGLE STORY
NON CONTRIBUTING BUILDING AND
ADD A NEW ROOF TERRACE WITH STAIR

RENOVATE/RESTORE EXISTING CONTRIBUTING
BUILDING AND ADD A TWO STORY ADDITION TOWARDS
THE LANE

DEMOLISH EXISTING NON-CONTRIBUTING
BUILDING AND CONSTRUCT A NEW FOUR-STORY BUILDING

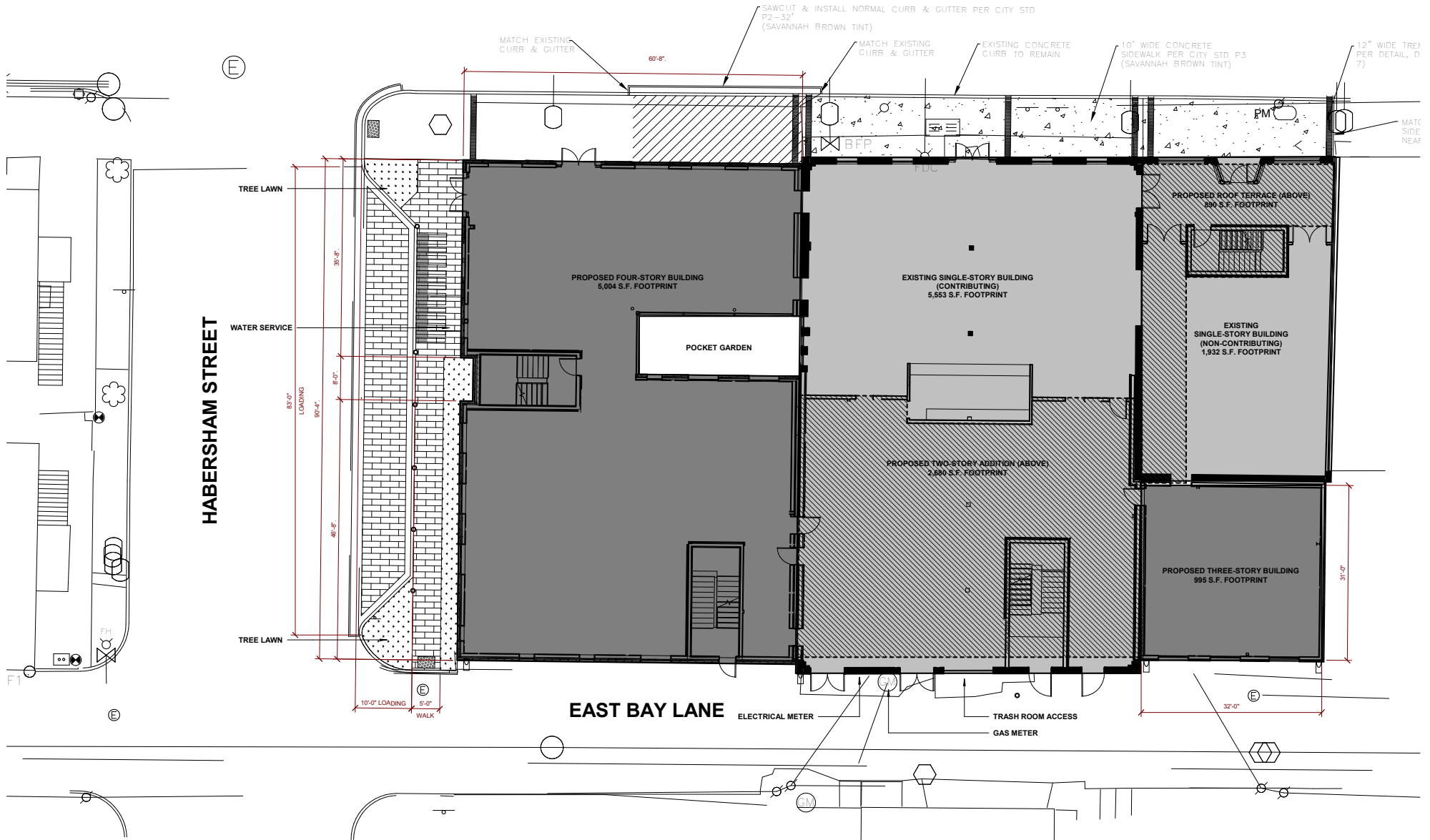


SITE AERIAL - PROPOSED



401 - 409 EAST BAY STREET, SAVANNAH, GA

EAST BAY STREET



SITE PLAN - PROPOSED



HISTORIC BAY STREET

401 - 409 EAST BAY STREET, SAVANNAH, GA



BAY STREET

401 - 409 EAST BAY STREET, SAVANNAH, GA



BAY STREET

401 - 409 EAST BAY STREET, SAVANNAH, GA



BAY AND HABERSHAM STREETS

401 -409 EAST BAY STREET, SAVANNAH, GA

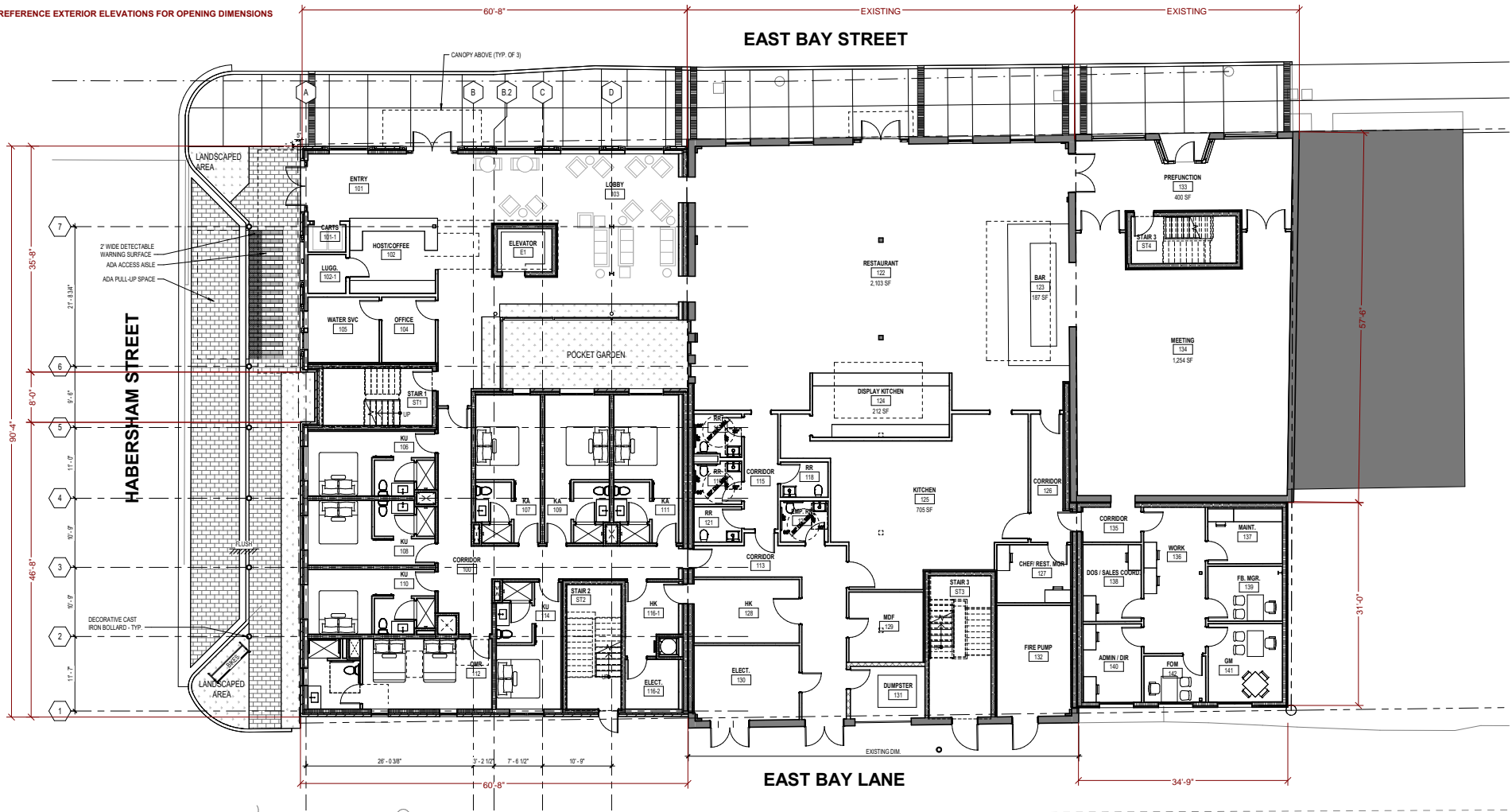


HABERSHAM STREET AND BAY LANE

401 - 409 EAST BAY STREET, SAVANNAH, GA



REFERENCE EXTERIOR ELEVATIONS FOR OPENING DIMENSIONS

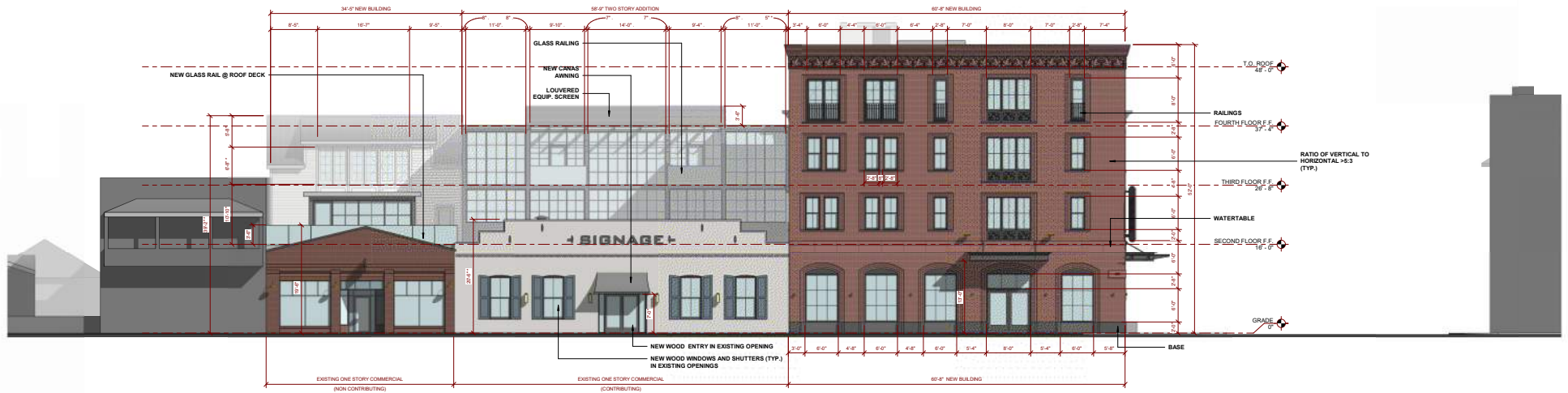


FIRST FLOOR PLAN

REFERENCE EXTERIOR ELEVATIONS FOR OPENING DIMENSIONS



SECOND FLOOR PLAN



1 NORTH (BAY STREET) ELEVATION
HDBR 3.1
1/8" = 1'-0"



2 WEST (HABERSHAM STREET) ELEVATION
HDBR 3.1
1/8" = 1'-0"



3 SOUTH (BAY LANE) ELEVATION
HDBR 3.1
1/8" = 1'-0"



HANSEN
Established 1945

