

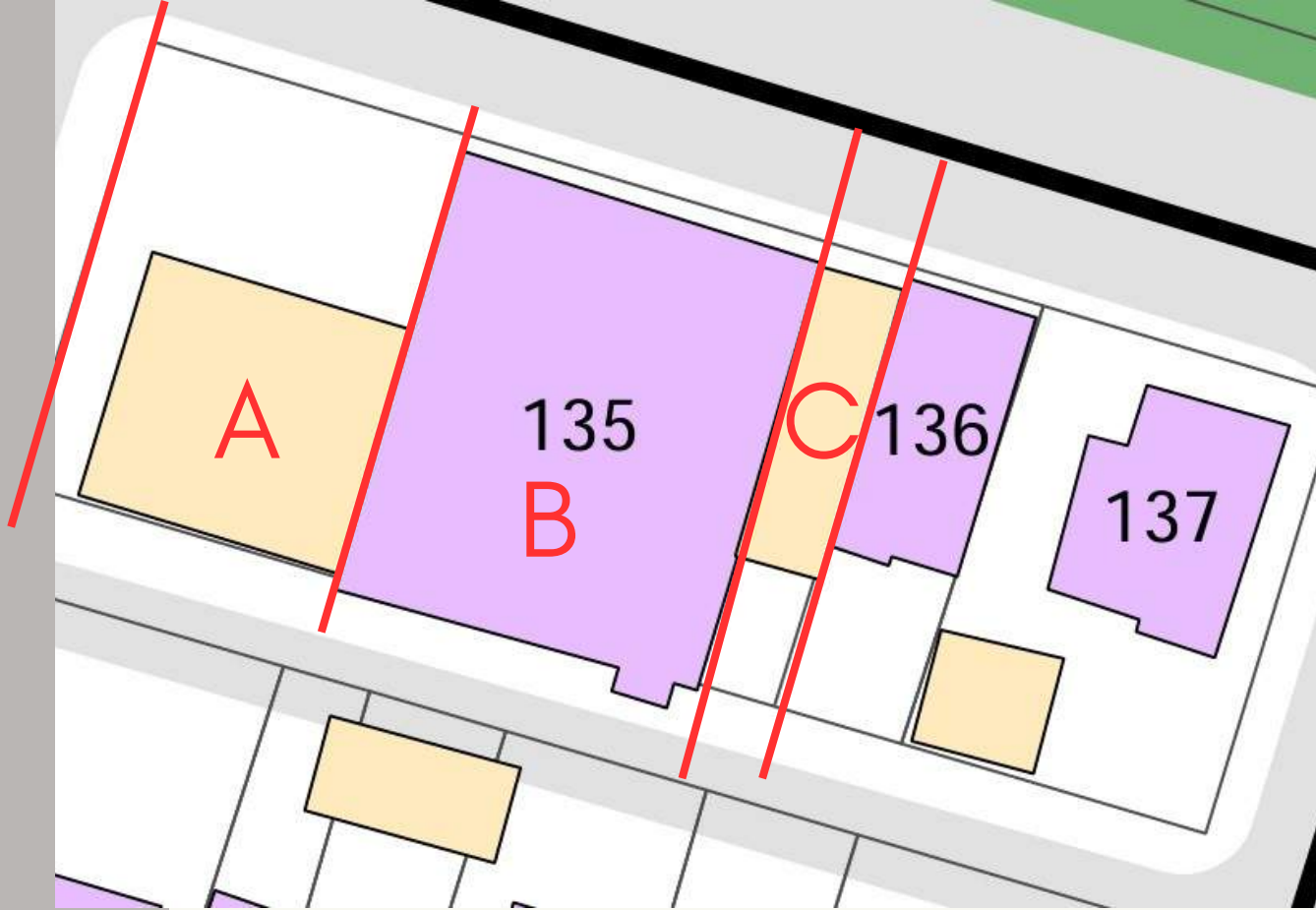


Georgia Historical Society

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.



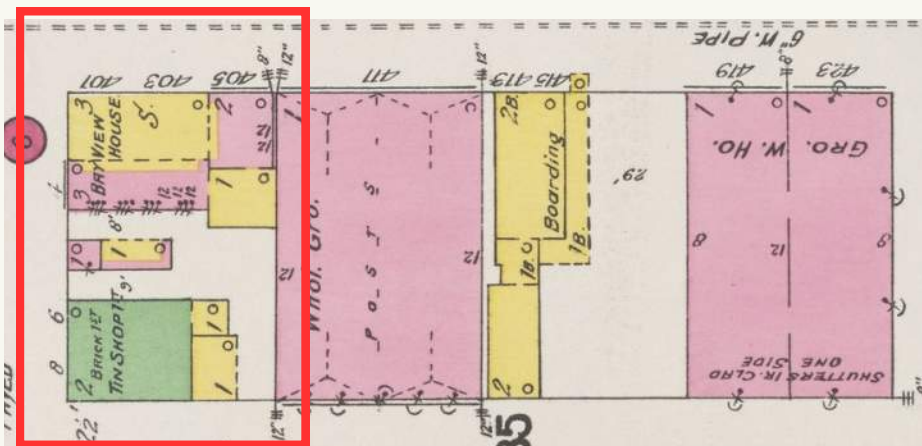
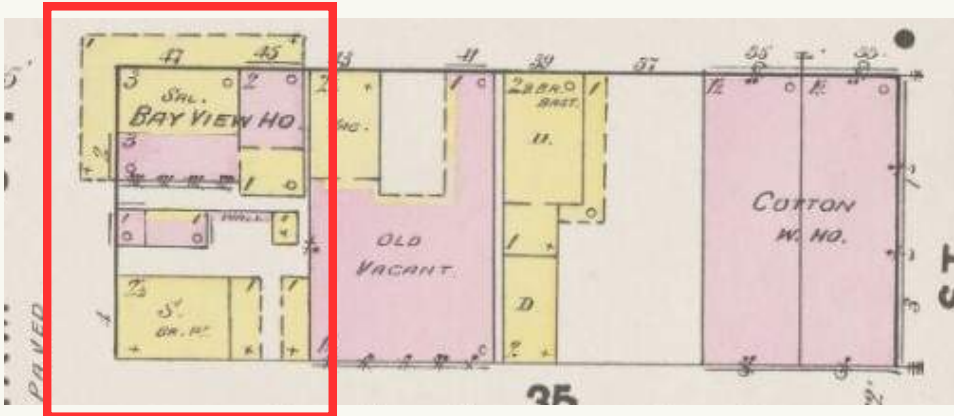
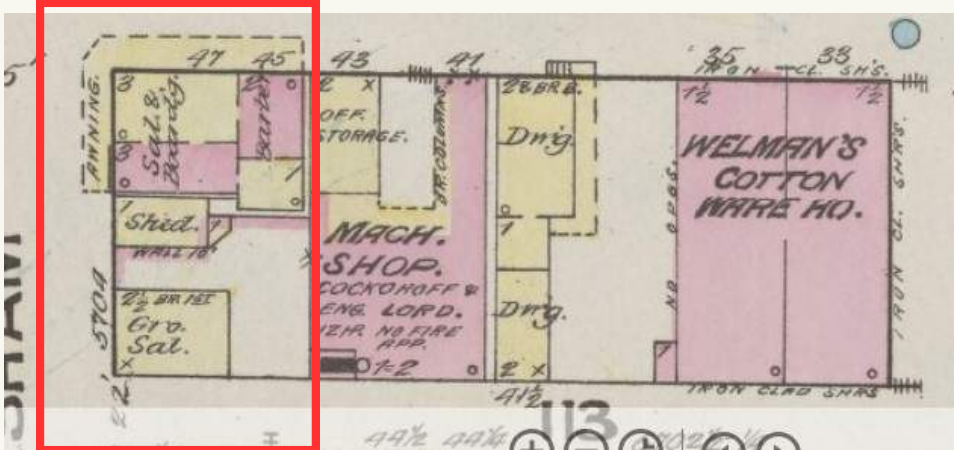
Site A



1884

1888

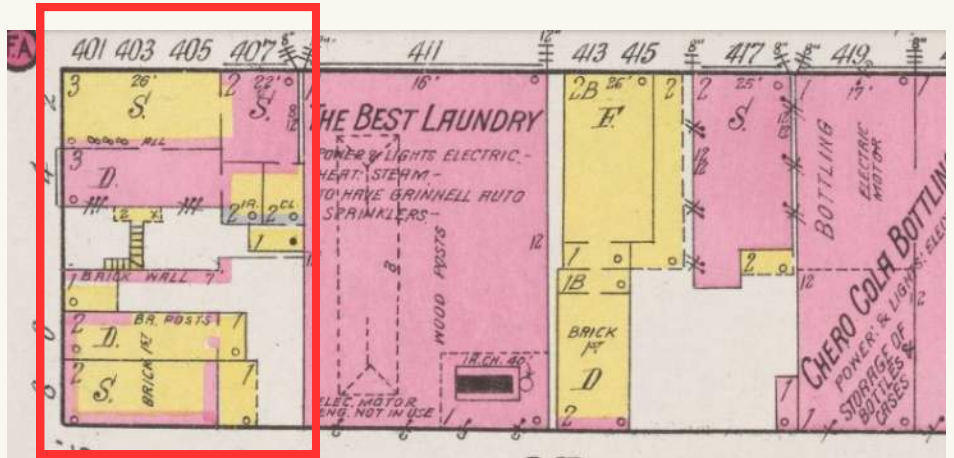
1898



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. GERÉ
 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 <u>3</u> CONDITION <u>POOR</u> USE <u>Base X</u>		FIELD SKETCH	
OCCUPANTS: W <u> </u> C <u> </u> O <u> </u>		Improvements	
		BAY ST	
		40.45 ST	
		FRAME BLD	
		BRICK BLD	
		37.0' 3.4	
		H. = 36.0	
		LANE	
		NOTE: North end of lot to top.	

FOUNDATION	Stone <u> </u>	Unpainted <u> </u>	Wd. Frame <u>X</u>
	Conc. <u> </u>	Painted <u> </u>	Met. Frame <u> </u>
	Conc. Blk <u> </u>	Plain <u> </u>	Ord. Glass <u>X</u>
	Brick <u>X</u>	Ornamental <u> </u>	Plate Glass <u> </u>
	Wood <u> </u>	Wood <u>X</u>	Casement <u> </u>
	Piers <u> </u>	Brick <u> </u>	
	Walls <u>X</u>	Stone <u> </u>	
		Attic <u>X</u>	Yes <u> </u>
			No <u>X</u>
BASE	None <u> </u>	Gable <u>X</u>	
	Part <u> </u>	Hip <u> </u>	
	Full <u>X</u>	Mansard <u> </u>	
	Conc. Floor <u> </u>	Flat <u> </u>	Plumbing <u> </u>
		Gambrel <u> </u>	Lighting <u> </u>
	Frame <u>X</u>	Shed <u> </u>	Heating <u> </u>
	Com. Brick <u>X</u>	Segment <u> </u>	Rooms <u> </u>
	Com. Br. Ven. <u> </u>		
	Face Br. Ven. <u> </u>		
	Stucco Wd. <u> </u>		
	Stucco Met. <u> </u>		
	Kellastone <u> </u>		
	Field Stone <u> </u>		
	Iron Sheet <u> </u>		
	Cor. Iron <u> </u>		
	Sheathing <u> </u>		
		TIN <u>X</u>	

Description of Out Buildings: _____
 Remarks: _____

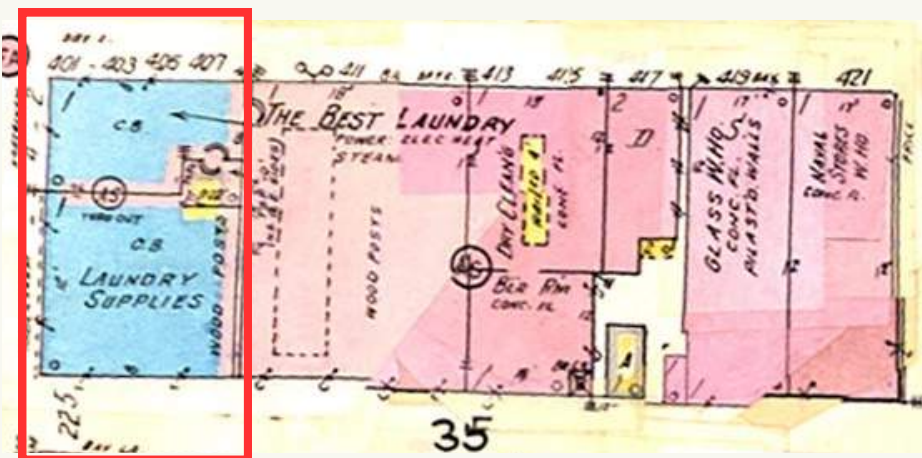


Between 1916 and 1937, the site remained largely unchanged with minor alterations occurring at the rear of the buildings. The Cadastral Survey from 1937 noted the property owner as Pearl H. Gnann, who also owned a number of the properties on this block.

Site A



1937



1954

Between 1937 and 1947, 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.

Site A

1973

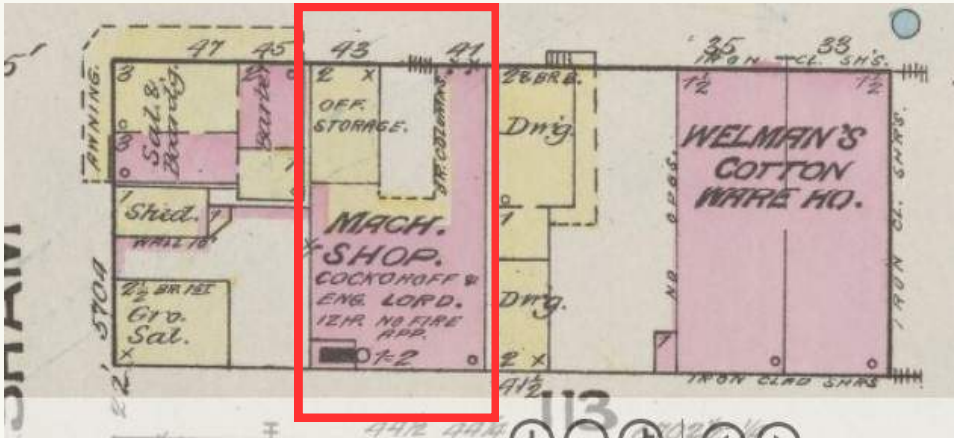


By 1973, the concrete block building was removed and replaced with the current building. Originally it appears to have had a drive-thru canopy which no longer exists. It remained as an operating dry cleaners until approximately 2018. It has been vacant since.

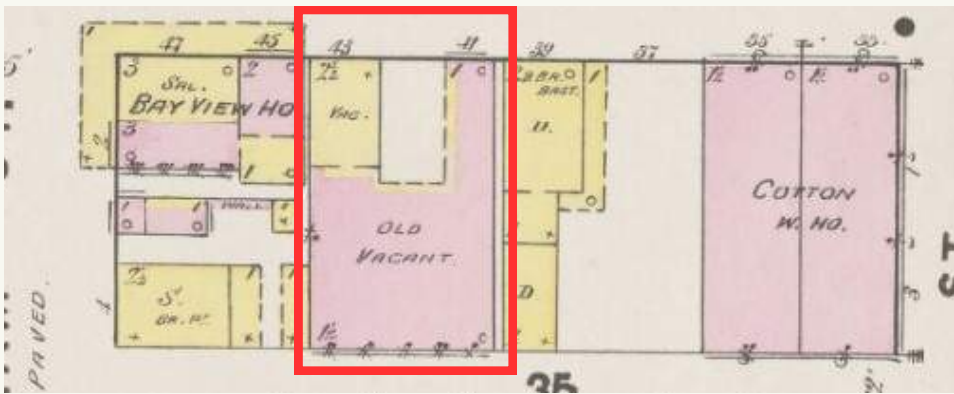
2024



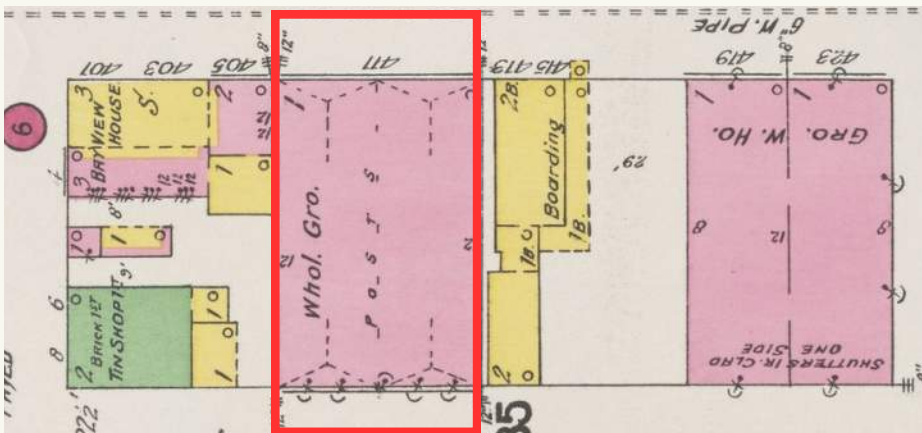
Site B



1884



1888

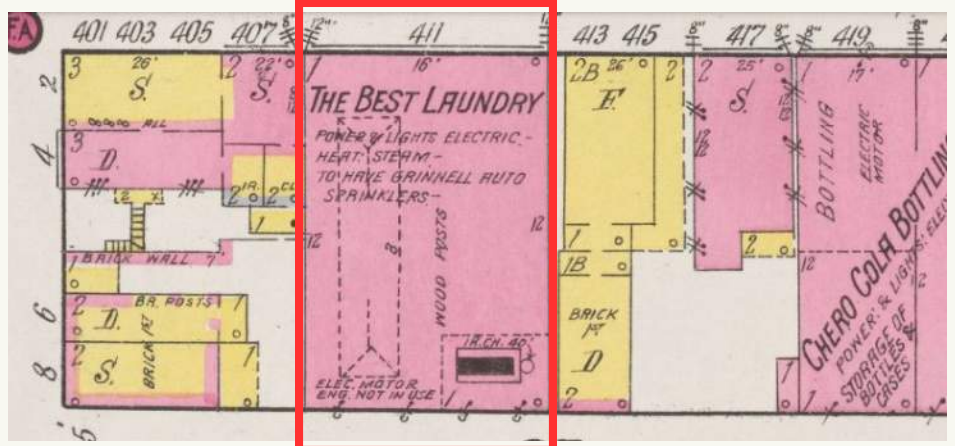


1898

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]

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

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

FIELD SKETCH
 BAY ST
 60.0
 51.0
 H. = 18.0
 F. = 1.0
 NOTE: North end of lot to top.

Description of Out Buildings: 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.

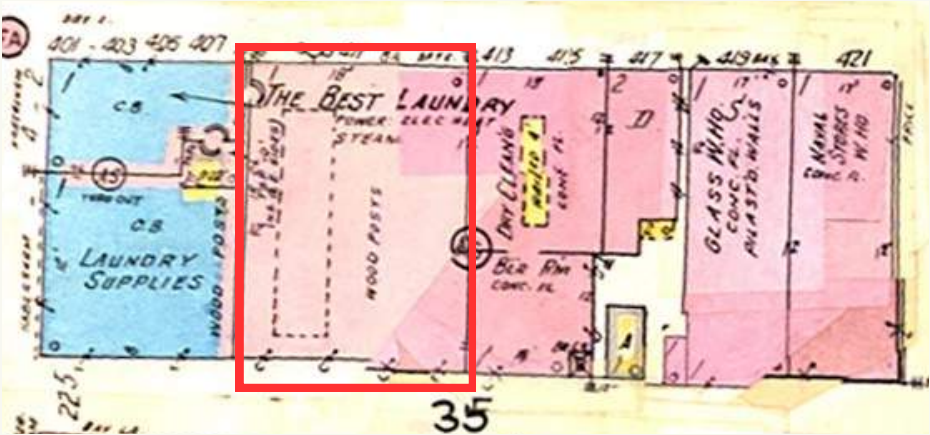
Site B



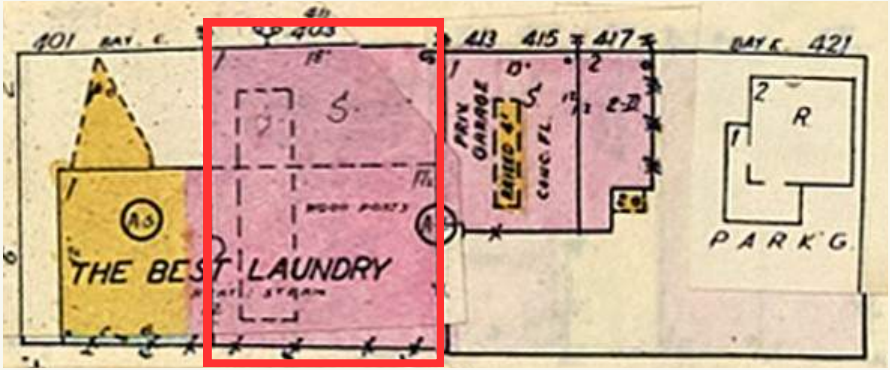
1937



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



1937

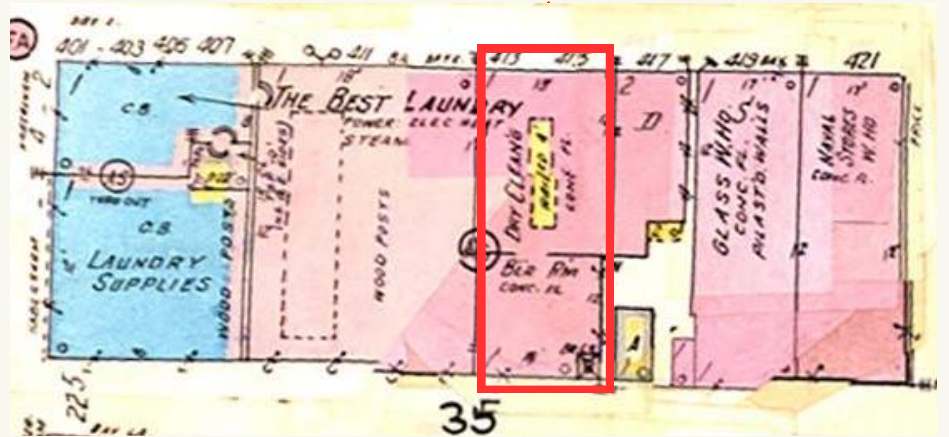


1937

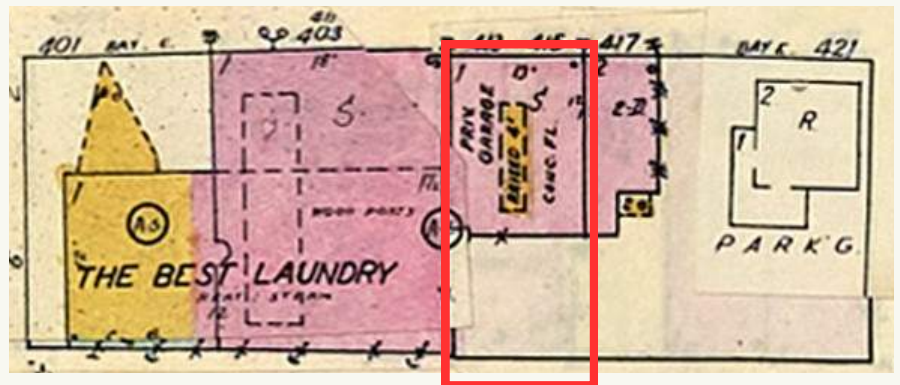


Site C

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