

McIntosh County Historic Resources

Survey Report: Phase Three



Prepared for the McIntosh County Board of
Commissioners and the McIntosh County Historic
Preservation Commission

by



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EXECUTIVE SUMMARY

Phase Three of the McIntosh County Historic Resources Survey was performed between October of 2017 to June of 2018 as a continuation of an effort to comprehensively survey historic resources throughout the county. The Phase Three survey area includes Sapelo Island and Little Sapelo Island (Figure 1). In all, the survey gathered information on 121 resources to include buildings, structures, objects, and sites constructed before 1975 in McIntosh County.

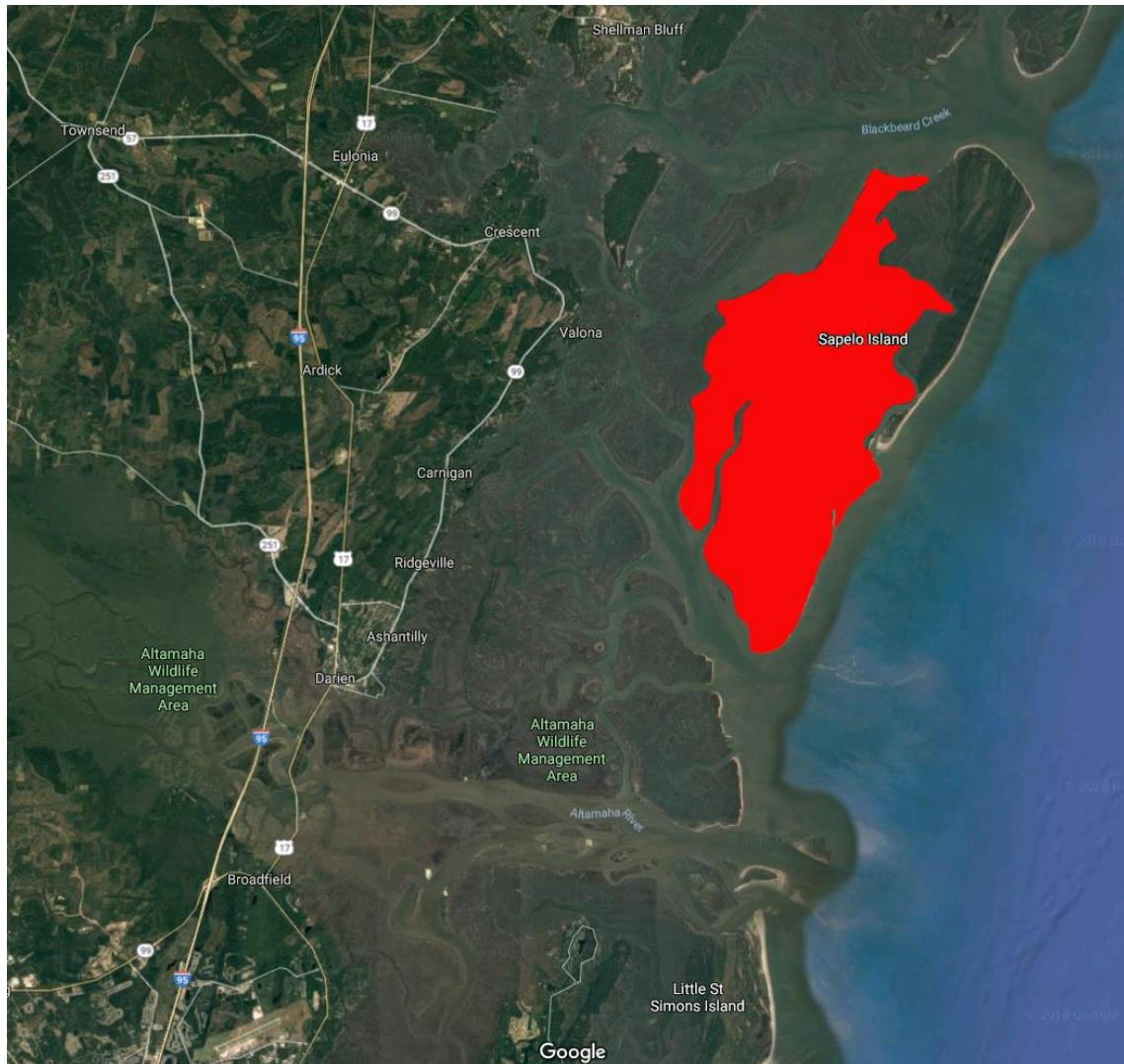


Figure 1: Areas surveyed in Phase Three in McIntosh County in red (Google Maps).¹

Preliminary research indicated a wide variety of resources spread throughout these small islands, representative of Native American settlement, three early nineteenth century plantations, a sugar works, freedmen resettlement, agricultural experimentation, and marine research. Based on knowledge of previous surveys and recent population trends on the island, it was estimated that 150 resources would be

¹ Google, "McIntosh County."

surveyed. Mimicking the parameters of Phases One and Two, mobile homes and modern infill were not surveyed as part of Phase Three in an effort to cover a greater survey area within the time allotted.



Figure 2: Sapelo Island's Location on the East Coast

Located 60 miles south of Savannah, Sapelo Island sits in the crook of the east coast bend set between North Carolina and Florida amidst Georgia's well defined chain of barrier islands. The island is 16,500 acres and is Georgia's fourth largest island. No bridge connects the island to the mainland, therefore it is only accessible by boat.

A rather unique area on the Georgia coast, Sapelo Island is characterized largely by a lack of development. With only one paved road on the island, Autobahn Road, much of the island's character defining features are related to its natural setting, including its lush pine and palmetto forests, live oaks, and beautiful undeveloped beaches. With relatively few large buildings, little commercial infrastructure, no emergency services, one gas station, and one central trash collection area, Sapelo Island is unique in that it is largely self-sufficient. Areas of clustered development include the Hog Hammock historic district, the University of Georgia

Marine Institute (UGAMI), and the Department of Natural Resources offices and housing centered around the original **Long Tabby** (GNAHRGIS #46966) and **Spalding Sugar Mill** (GNAHRGIS #46965).

The area with the highest concentration of development, Hog Hammock, totals 427 acres and is characterized by an irregular settlement pattern that includes dirt roads and houses grouped together in relation to major groupings of trees, many of which are aged live oaks. The earliest known plat of the area dates to 1891. The historic houses that remain are simple, small, vernacular dwellings that are one-story tall often with gabled roofs and front porches. All are frame and most are covered in wood siding. The community is bounded by the marsh to the east and southeast, and a road to the west. The northern boundary was originally an irrigation canal, which separated the South End of the island from Kenan Plantation.²

While many historic resources were lost prior to 1989, the year the last historic resources survey was performed, relatively few have been lost since. This can largely be attributed to the creation of the Hog Hammock local historic district in 1996, which prohibits demolitions and requires a certificate of appropriateness process for any alterations to historic buildings. Notable recent development, however, has occurred to include several infill dwellings and house rehabilitations. The number of new builds exist in lesser number to the number of historic resources, however, development interest does not seem to be falling short.

Largely, property ownership on the island can be described in one of three ways, in the context of individual private ownership within the residential community of Hog Hammock, governmental ownership as part of the State of Georgia's activities on the island, or as part of the non-profit holdings of the Sapelo Island Research Foundation. The state entities on the island are made up of the University of

² Hog Hammock National Register Historic District Nomination.

Georgia Marine Institute, the R.J. Reynolds Wildlife Management Area, and the Sapelo Island Estuarine Research Reserve. The latter two are administered by the Georgia Department of Natural Resources.³

The breakdown of resources recorded in Phase Three by type is as follows: 103 buildings, 8 structures, 1 object, and 9 sites. Building off of data gathered in the 1989 Historic Resources Survey of McIntosh County, 74 previously surveyed resources were updated in the Georgia Natural, Archaeological, and Historic Resources Geographic Information System (GNAHRCIS). Only the GNAHRCIS fields that represented the features of these resources that were altered since 1989 were updated. Additionally, 47 resources were assigned new GNAHRCIS identification numbers. Resources less than 40-years old were not entered into GNAHRCIS, with the exception of two water-related resources, the **South End Boat Hoist (GNAHRCIS #47027)** and the **Marsh Landing Dock (GNAHRCIS #47028)**, which are new builds for the same use on the site of previously derelict historic resources.

Included in the above totals are resources that were surveyed as part of the 1989 McIntosh County Historic Resources Survey that have since been demolished. The total number of resources that no longer remain on the landscape, but were surveyed in 1989, is 9. Outstanding to these counts is one resource, the **Kenan Cemetery (GNAHRCIS #46956)**, which is located on Sapelo Island; this site however was unable to be located as part of Phase Three survey work.

One National Register listed historic district is located within the survey area, Hog Hammock, which was listed in 1996. There are no individually listed National Register historic sites within the boundary. At least three of the eight resources lost since 1989 were contributing buildings to the Hog Hammock National Register historic district, while seven out of the eight lost were within the bounds of the district. Due to the difficulties associated with identifying the location of lost resources, it is unclear if more than three were contributing structures. What is known is that in addition to these three contributing dwellings that were lost, the majority of the five sites and sixteen structures listed as contributing to the district were also lost. In the nomination, sites are described as ruins of historic houses that are still standing and have four walls and a roof. Structures are defined as outbuildings to include barns, privies, and storage facilities.

For a detailed map of the current survey area with boundary of the National Register historic district within the Phase Three survey area delineated, see Appendix 2.

³ Sullivan, "Sapelo Island," New Georgia Encyclopedia.

SECTION 1: PROJECT DESCRIPTION

Phase Three of the McIntosh County Historic Resources Survey was performed as part of a countywide effort initiated by the McIntosh County Board of Commissioners and led by the McIntosh County Historic Preservation Commission to identify and survey an estimated 150 buildings, structures, sites, and objects constructed before 1975 on Sapelo Island (Figure 2). The survey was funded by the McIntosh County Board of Commissioners. All fieldwork and data entry was performed by Secretary of the Interior qualified Architectural Historians Rebecca Fenwick, who served as Principal Investigator, and Ellie Isaacs, who served as Investigative Assistant, both of Lominack Kolman Smith Architects of Savannah, Georgia.

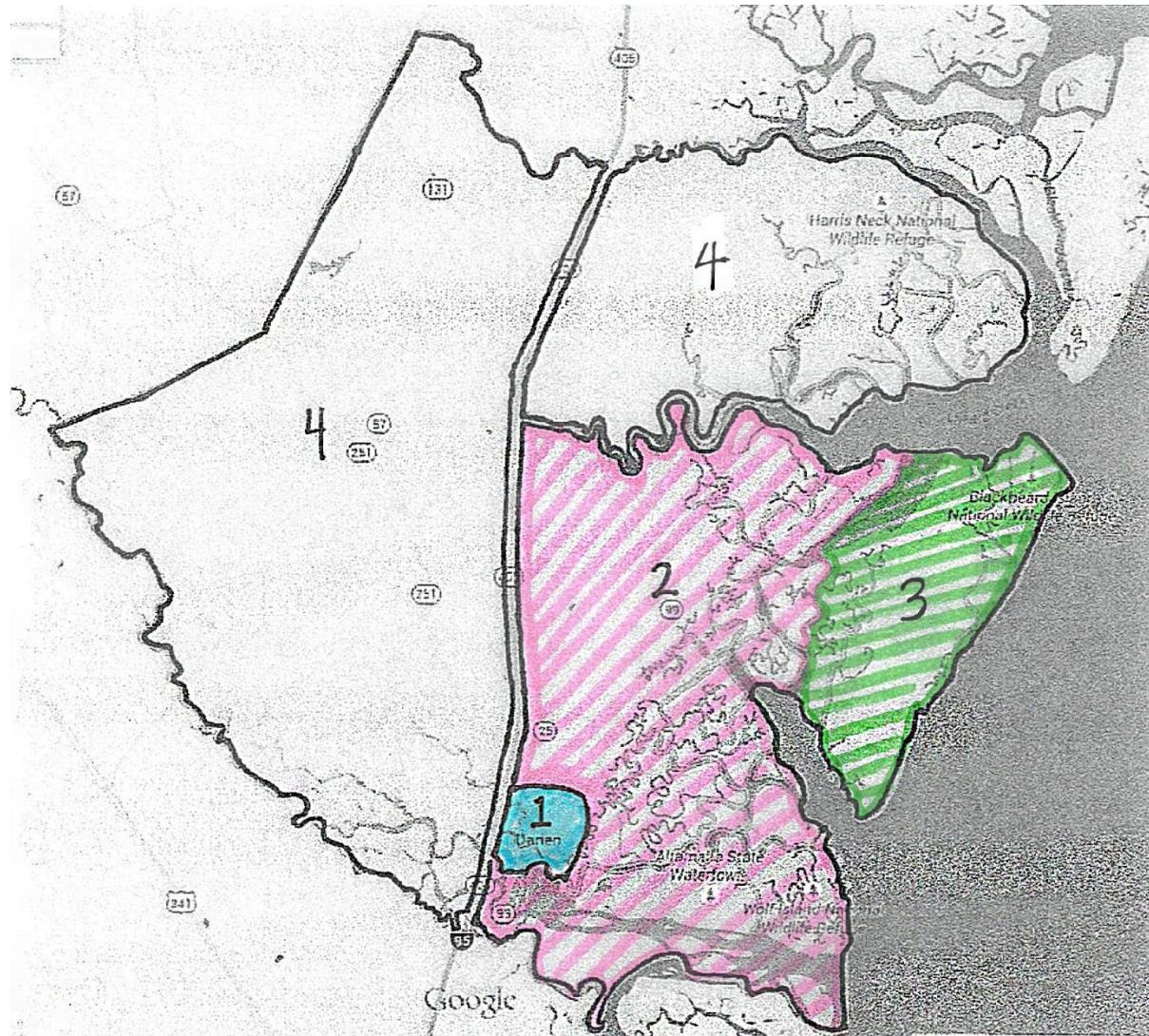


Figure 3: McIntosh County Phased Survey Zones, Phase Three included all of number three.⁴

⁴ "Exhibit B: Four Geographic Areas Identified by HPD for County-Wide Survey," McIntosh County Historic Resources Survey Request for Qualifications, 2016.

A total of 121 resources within the survey area outlined above were documented and entered into GNAHRGIS. It is believed that the Phase Three area has been comprehensively surveyed to include buildings, sites, objects, and structures over 40-years of age.

The intensive-level field survey was performed by Lominack Kolman Smith between November 14 and 17, 2017. Rebecca Fenwick and Ellie Isaacs recorded all surveyed resources through high-quality digital photography and field recorded data on Georgia Historic Resources Survey forms for use with GNAHRGIS. Each GNAHRGIS data entry includes a minimum of two photographs, unless this proved impossible due to limited visibility. Appendix 1 lists each resource's GNAHRGIS number, resource type, resource name, address, parcel number, current use, date of construction, architectural style, and building type. A compilation of large-scale maps of the survey area (1' = 200') have been included with parcels and addresses of surveyed resources identified (Appendix 2).

The results of this project are the completion of data entry of the 121 resources surveyed in GNAHRGIS, survey maps at 1' = 200' scale, and this survey report. A hard copy of the map and survey report, as well as a digital copy on CD, are on file with the HPD.

SECTION 2: SUMMARY OF PREVIOUS PRESERVATION PROJECTS

Preservation efforts on Sapelo Island in recent decades have largely been linked to efforts by the State of Georgia related to the Marine Research Institute or the Department of Natural Resources. Residential rehabilitations within Hog Hammock are attributed to private property owners both traditional and non-traditional.

The most well-known preservation efforts on Sapelo have been associated with the many restorations of the island's 1811 **South End House (GNAHRGIS #46970)**. Built by agricultural magnate Thomas Spalding, the house was abandoned after his death in 1851. Subsequently, the house suffered significant damage during the Civil War. By 1912, a sportsmen's group had renovated the house for use as a hunting lodge, placing hip roofs on all of the buildings to include dormers on the central dwelling. With Howard Coffin's arrival to the island, significant alteration was made to the Italian inspired villa in 1925, changes that today are historic in their own right. While the exterior remains representative of this era, the interior of the house is most reflective of the house's restoration from 1936, which was commissioned by R.J. Reynolds, Jr. Lastly, repairs made to the house in 1969 when it was acquired by the State of Georgia and later in 1993 included the conversion of the house's children's wing for use as offices and other improvements to ensure the house's continued preservation.

Additional early informal preservation efforts in the Phase Three survey area include the continued use and interest of the historic houses in Hog Hammock. Many of these homes have been passed down through familial ties to descendants of the original homeowners who were freedmen associated with Sapelo Island's historic plantations, often referred to as 'traditional residents.' While not the case for all, many of Hog Hammock's historic residences have remained in constant use and care. Recent estimates have stated 70 traditional residents remain on the island.

Sapelo Island has long been a place that was distant and removed from the mainland, in an intangible sense. Unless you were fortunate enough to visit one of Sapelo Island's many wealthy plantation owners, or you were making the journey to visit a loved one in one of the island's many freedmen communities, the lot of which no longer exist, there was little reason to visit the island. It was not until the 1940s with the publication of *Drums and Shadows* by the Georgia Writer's Project that Sapelo Island gained significant recognition for its history and culture outside of its associations with early planters and **South End House (GNAHRGIS #46970)** residents.

One entity with significant influence on the island and its continued use is the University of Georgia Marine Institute (UGAMI); established in 1959, the Institute is housed on the island.

In 1969 the State of Georgia became the owner of numerous historic resources on the island to include several archaeological sites, historic houses in the vicinity of the ferry dock, **Long Tabby (GNAHRGIS #46966)**, the **Guest House (GNAHRGIS #46951)** and historic resources at **Chocolate Plantation (GNAHRGIS #46953)**, as well as the **South End House (GNAHRGIS #46970)**, **Azalea Cottage (GNAHRGIS #46976)**, and associated resources.

In 1990, the first edition of *Early Days on the Georgia Tidewater* was published by area historian Buddy Sullivan. This was the first text to comprehensively cover the history of the entire county and remains the definitive historical text for the county's history, now in its seventh edition, released in 2016. As part of this, significant historical research was published related to Sapelo Island.

In the early 1990s there was a push for greater public access to the island as well as heritage tourism. The Department of Natural Resources expanded several positions at this time to include ferry operators, tour guides, mechanics, and maintenance roles.

In 1996, Hog Hammock was listed as a National Register historic district. One of Georgia's few intact examples of a grouping of structures built by freed slaves of Gullah Geechee origin, the district includes **St. Luke Baptist Church (GNAHRGIS #46989)**, the **Farmers' Alliance Hall (GNAHRGIS #46991)**, and houses built between 1920 and 40 as well as houses added between 1955 and 65 when the freedmen settlements were consolidated into Hog Hammock. Recognized for architecture, community planning and development, ethnic heritage, and traditional cultural property, the district included 80 contributing and 47 non-contributing buildings at the time of its listing. Examples of contributing buildings lost since the completion of the last survey in 1989 are the ca. 1910 derelict pyramid cottage known as the **Gardner Hillary House (GNAHRGIS #257117)**, and the ca. 1900 hall and parlor **Sam and Peggy Dixon House (GNAHRGIS #47001)**.

In 1998, the **Sapelo Lighthouse (GNAHRGIS #46981)**, was restored by the State of Georgia.

In 2000, the Savannah College of Art Design worked with the Sapelo Island Cultural and Revitalization Society and the State of Georgia to rehabilitate the **First African Baptist Church (GNAHRGIS #46947)** in Racoon Bluff, in an effort overseen by Historic Preservation Professor Bob Dickensheets.

In 2000, the Lower Altamaha Historical Society published *Cemeteries in McIntosh County Georgia*, the culmination of ten years of work cataloging and documenting all known cemeteries in McIntosh County. This remains the only publication and definitive text on cemeteries in the county, informing the survey of cemeteries throughout McIntosh County as part of this effort.

This same year, local historian Cornelia Walker Bailey, whose family has lived on Sapelo Island since 1803, published *God, Dr. Buzzard, and the Bolito Man*, a collection of stories about life on the island, offering outsiders a glimpse into Geechee life on the island. The book gained widespread popularity.

Beginning in 2003, University of Kentucky archaeologist Richard Jeffries began research on Sapelo Island as part of what came to be known as the Sapelo Island Mission Period Archaeological Project (SIMPAP). Since that time, Jeffries and Christopher Moore of the University of Indianapolis have uncovered a wide-range of mission-era evidence. Work continues in hopes of uncovering more definitive evidence of how and where the island accommodated different Spanish communities during the Mission era.⁵

In 2004, the **Farmers' Alliance Hall (GNAHRGIS #46991)** was restored with the assistance of a predevelopment preservation plan, both this plan and the project's rehabilitation were funded in part by grant money from the Historic Preservation Division of the Department of Natural Resources.

In 2005, the University of Georgia College of Environment and Design developed design guidelines titled *Hog Hammock Design Guidelines: Sapelo Island, McIntosh County*, which were adopted as design standards into the McIntosh County Code of Ordinances as part of the Hog Hammock District. The district is described in the code as having "unique needs in regard to its historic resources, traditional patterns of development, threat from land speculators and housing forms." The intent of the district is to

⁵ Kiernan, "The Sapelo Island Mission Period Archaeological Project."

“reserve this area for low intensity residential and cottage industry uses which are environmentally sound and will not contribute to land value increases which could force removal of the indigenous population.”⁶

In 2010, Tidewater Preservation worked to stabilize the **Chocolate Plantation Ruins (GNAHRGIS #46953)**, as evidenced in the structural ties which remain at the site. Further in 2017, Savannah College of Art and Design students led by Professor Chad Keller documented Chocolate Plantation using laser scanning technology to produce a model showing the plantation in three dimensions.

More recently, the text *Sapelo, People and Place on a Georgia Sea Island* by Buddy Sullivan was released. Published in 2017, this is the most comprehensive guide to Sapelo Island’s ecological, environmental, cultural, and social history ever produced, accompanied by numerous high-quality photographs of the island showcasing these many aspects.

A group named Friends of UGAMI began to raise money to restore the Coffin era **Estate Greenhouses (GNAHRGIS #46978)** establishing a “Be a Pane” campaign to encourage reinvestment in this all glass structure. While the effort aimed to restore the greenhouses’ glass by the end of 2013, much of it remains missing.

As evidenced at the time of survey, construction activity on the island has been characterized by an influx of new residents, many of whom are retired. These non-traditional residents typically renovate existing dwellings or construct new ones. New dwellings are often elevated and contrast significantly with surrounding historic development.

Two State of Georgia residential renovations were underway at the time of survey, the **Airport Residence (GNAHRGIS #46967)** and the **Bunk House (GNAHRGIS #257103)**. Additionally, the ca. 1937 **Administrative Offices (GNAHRGIS #47019)** which is today associated with UGAMI was under renovation. Within Hog Hammock, the interior of **B.J. Confectionary (GNAHRGIS #46975)** was marked as under renovation in an effort to transform the house into The Museum of Sapelo Island in Hogg Hammock, sponsored by the Sapelo Island Birdhouses company. Two private residences within the community were actively undergoing renovation at the time of survey, the **Viola Johnson House (GNAHRGIS #46993)** and the **Ronald Johnson House (GNAHRGIS #257092)**.

⁶ McIntosh County Code of Ordinances, Section 16.1

SECTION 3: DEVELOPMENTAL HISTORY

The geological history of Sapelo Island dates to the island's formation 80,000 years ago due to sea level rise from the melting of Pleistocene glaciers. Soil sampling dates the main portion of the island to 25,000-26,000 years ago with neighboring Blackbeard and Cabretta Islands forming 4,000 to 5,000 years ago. Human habitation of the island dates to as early as 4500 BC. At this time, the Guale-Muskogean Native Americans from the Lower Creek tribe settled on Sapelo. Encountering Europeans as early as 1526, the Spanish unsuccessfully attempted to establish a colony which may have been near Sapelo Sound. Contact did occur by 1684, however, as the Spanish had established a chain of missions in the provinces of Guale of Mocama by this date and there are recorded Guale settlements at this time on Sapelo and St. Catherine's Islands.

Archaeological examination has shown that Sapelo was occupied during the Late Archaic period between 2500 and 1000 BC, as evidenced in the discovery of fiber tempered ceramics. On Sapelo, ceramics of Spanish moss mixed with clay were found on the high ground near the Duplin and Mud Rivers and Blackbeard Creek.

During the Woodland phase, between 1000 BC and 1000 AD, Sapelo was less populated. Occupation that was discovered on Moses Hammock from this period beneath a shell midden was later determined to be from a later phase. By the Savannah phase, ca 800 to 1350, and the subsequent Irene phase, ca 1350 to 1570, the Guale population increased with evidence of large burial mounds discovered at Kenan, Bourbon, and Dumoussay fields. Generally, the Guale were concentrated on the west and northeast sections of the island in higher elevations and in areas contiguous to the marsh, where tidal creeks offered access to high ground. Of all areas containing evidence of Native American habitation, Kenan Field has proved the most archaeologically rich covering over 148 acres. This area is home to the **Indian Mound (GNAHRGIS #46957)** as well as 589 shell middens.

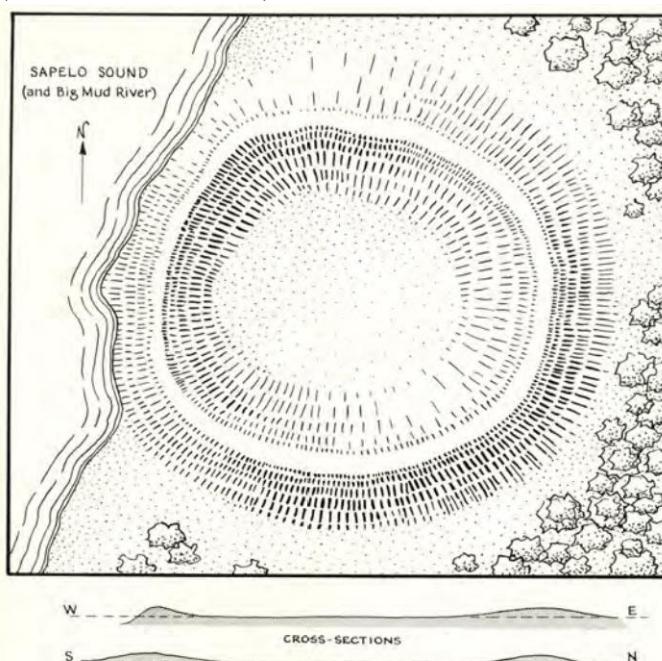


Figure 4: Early Sketch of the Shell Ring on Sapelo Island (Occasional Papers, Sullivan).

In 1597, a Guale Indian uprising leads to the murder of five Spanish priests at the mission on St. Catherine's Island and at Tolomato. Subsequently, the Spanish then establish the Mission San Joseph de Zapala.⁷ The name of the mission is believed to be the origin of the

⁷ Sullivan, et al., *Sapelo: people and place on a Georgia sea island*.

Sapelo Island name.⁸ Located on the north end of the island, recent work by archaeologist Richard Jeffries of the University of Kentucky favors the area north of the **Shell Ring (GNAHRGIS #46954)** as the site of this early mission (Figure 4).⁹

From the abandonment of the Mission San Joseph de Zapala in 1684 to the founding of Georgia in 1733, there was not much activity on Sapelo.

Anglo activity does not occur on Sapelo until 1750, at which time Isaac Levy, who attempted to assert ownership of Sapelo and was ultimately denied by the Crown, cultivated indigo and provision crops. Following inconclusive litigations related to ownership of the island, Sapelo was placed at auction by the Crown in 1759. At this time, the island was acquired by colonial surveyor and auditor Grey Elliott. Elliott commissioned the first survey of the island by Henry Yonge and William G. DeBrahm, which dates to 1760 and shows buildings at Chocolate, High Point, Raccoon Bluff, and Kenan Field. While unconfirmed, it is possible that Levy was the first to refer to the area known as Chocolate by this name.

While historians originally speculated that the buildings shown on the 1760 map were of Spanish origin, the buildings on the map were likely related to more recent agricultural pursuits as the Spanish and English both reported the destruction of mission buildings when San Joseph was abandoned. The Historic American Buildings Survey unknowingly perpetuated this incorrect information in the 1930s, when incorrectly labeling large format photos of the **Spalding Sugar Mill at Long Tabby (GNAHRGIS #46966)** as "Spanish Fort."¹⁰

Elliott's survey divided Sapelo into contiguous five hundred acre parcels. However, Elliott only owned the island for two years. He then sold it to Patrick Mackay, General James Oglethorpe's agent to the Creek Indians. Mackay owned the island until 1777, cultivating cotton, corn, and possibly indigo, as well as raising cattle until his death. In 1784 the island is sold to John McQueen, a land speculator, who then sold it to Francois Dumoussay de la Vauve in 1789, who formed the French Sapelo Company. It should be noted that the only successful investor of the French Sapelo Company was Christophe Poulain DuBignon. The naming of Bourbon Field potentially dates to this period. The Company was the last entity to own one hundred percent of the island altogether.

Finally, in 1802 Sapelo's South End is sold to Thomas Spalding and Edward Swarbreck. Included in this sale are 80 slaves brought to Sapelo by the French.

By 1805, three owners held over 80 percent of Sapelo, with Spalding owning the South End, Swarbreck owning Chocolate, and John Montalet owning High Point (which is also known as Montalet's Point). In 1851 at the time of his death, Spalding would own all of Sapelo Island with the exception of 1,000 acres at Raccoon Bluff. By 1825, Spalding was the largest local landowner in the McIntosh County tax digest.¹¹

Spalding perhaps left the most consequential legacy on Sapelo. He was a leading planter, an agricultural innovator, an amateur architect, an astute businessman, and a leader throughout the state. Born on St. Simon's Island in 1774, Spalding was a descendent of the Spalding family of the County of Perth in Scotland. His mother was the granddaughter of John McIntosh Mohr and his father was one of the earliest

⁸ Sullivan, "Sapelo Island." New Georgia Encyclopedia.

⁹ Sullivan, Sapelo Island Settlement and Land Ownership: An Historical Overview, 1865-1970, 19.

¹⁰ Historic American Buildings Survey, "Spanish Fort Ruins, Sapelo Island, McIntosh County, GA."

¹¹ Sullivan, et al. *Sapelo: people and place on a Georgia sea island.*

planters to experiment with sea island cotton. Spalding served a term in the House of Representatives and the Georgia senate as well as two terms in the U.S. Congress.¹²

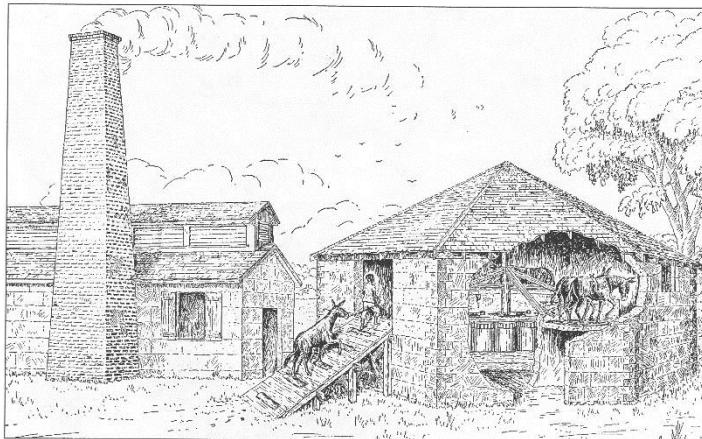


Figure 5: Sketch of Spalding's sugar mill operation, built of tabby 1809-10 (Sapelo Island, Images of America, Sullivan)

cotton, and transformed Sapelo into an antebellum plantation empire.¹⁴

In 1824, a significant storm occurred which damaged many agricultural pursuits including crops and cattle. Those on the island took refuge in **Long Tabby (GNAHRGIS #46966)**, constructed by Spalding in 1808.¹⁵

Many descendants in Sapelo's Hog Hammock community can trace their roots to Muhammad Bu Allah (Bilali), who was a slave and Spalding's overseer. Born in Timbo, which is now Guinea in West Africa, Bilali was an expert in raising long-staple cotton as a slave, leading to his appointment as head driver at Sapelo not long after he was brought to the island by Spalding.¹⁶ Although it is not known how Spalding and Bilali were introduced, one interesting tie the two have is the Bahamas. Spalding lived in the Bahamas as a child and Bilali was enslaved there before coming to Sapelo.¹⁷ With many responsibilities, Bilali was literate, skilled, and knowledgeable of Spalding's agricultural ethos. Bilali was a Muslim whose native language was Arabic, as shown in the writings recorded in his diary, which is now housed at the Hagrett Rare Book and Manuscript Library at the University of Georgia.

The community was named for Sampson Hogg, a slave and overseer of the Spalding hogs and livestock, Sampson's descendants later changed their name from Hogg to Hall.¹⁸

It was not until the early 1830s that the tabby house at **Chocolate Plantation (GNAHRGIS #46953)** was constructed. Built by Charles W. Rogers, Rogers purchased the property from Swarbreck in 1827 and

Today, Spalding is most remembered for his construction of **South End House (GNAHRGIS #46970)** in 1811. Built with slave labor, Spalding brought additional slaves, sea island cotton, rice, and sugar cane to the island. He is credited with introducing the manufacture of sugar to Georgia, as evidenced in the remains of the **Spalding Sugar Mill at Long Tabby (GNAHRGIS #46966)** (Figure 5).¹³ He also commissioned the **Sapelo Lighthouse (GNAHRGIS #46981)** in 1820. Involved in significant agricultural experimentation and innovation, Spalding reintroduced the use of tabby as a primary building material on the coast, identified important techniques for the cultivation of sea island

¹² Sullivan, "Thomas Spalding (1774-1851)." New Georgia Encyclopedia.

¹³ Sullivan, Sapelo Island, Images of America.

¹⁴ Sullivan, "Sapelo Island," New Georgia Encyclopedia.

¹⁵ Bailey, *God, Dr. Buzzard, and the Bolito Man*, 273-276

¹⁶ Sullivan, et al. *Sapelo: people and place on a Georgia sea island*.

¹⁷ Bailey, *God, Dr. Buzzard, and the Bolito Man*, 286.

¹⁸ Sullivan, et al. *Sapelo: people and place on a Georgia sea island*.

constructed the **Chocolate Plantation Barn (GNAHRGIS #46952)** at this time. The property was later sold to Spalding, who passed it to his son Randolph. In 1853, the main house at Chocolate burned, remaining as ruins till today.

Other plantations that date to this era include Kenan Plantation. Today, only the tabby **Kenan Factory Ruins (GNAHRGIS #46955)** remain west of High Point Road. These structures may have originally been plantation outbuildings due to their small size.

It was during this early Anglo plantation era that the slave dwelling communities at Behavior, South End, Hanging Bull, New Barn Creek, and Chocolate formed, as represented on the U.S. Coast Topographical Reconnaissance Survey of Sapelo Island from 1857. It is believed that in total these communities housed 350 slaves. The only area in McIntosh County with more slaves was Butler Island.

During this time, Hog Hammock was home to only three structures. Of all of those shown on the map, only the slave dwellings at **Chocolate Plantation (GNAHRGIS #46953)** remain. It was not until the 1868 survey of Doboy Sound and Vicinity that structures built by freed slaves at Behavior appear.

After beginning construction on the South End House (Figure 6), Spalding began work on the **Spalding Sugar Mill (GNAHRGIS #46965)** and **Long Tabby (GNAHRGIS #46966)** on the banks of Barn Creek in 1808 (right) and in 1816 deeded five acres adjacent to Doboy Sound for the creation of the **Sapelo Lighthouse (GNAHRGIS #46981)**.

By the Civil War, South End House was abandoned and looted. An island-wide poverty set in on post-bellum Sapelo. There were no more descendants of the Spalding family on the island and the property, which had been restored to the Spalding family era, had not produced the prosperity for them as it had for their predecessors.

African-American life on the island, although impoverished, began a new era as former slaves were now free.¹⁹ Upon emancipation, they began abandoning the communities they inhabited during slavery.²⁰ This lead to the creation of freedman communities rooted in familial ties and agricultural pursuits.²¹

On the South End of the island, 390 acres were divided into 15 to 40 acre plots. The 1860 census recorded 370 slaves on Sapelo followed by 352 freedmen recorded in 1865. Freedmen communities at the South End of the island included Shell Hammock, New Barn Creek (also known as Bush Camp Field), Behavior, Hog Hammock,

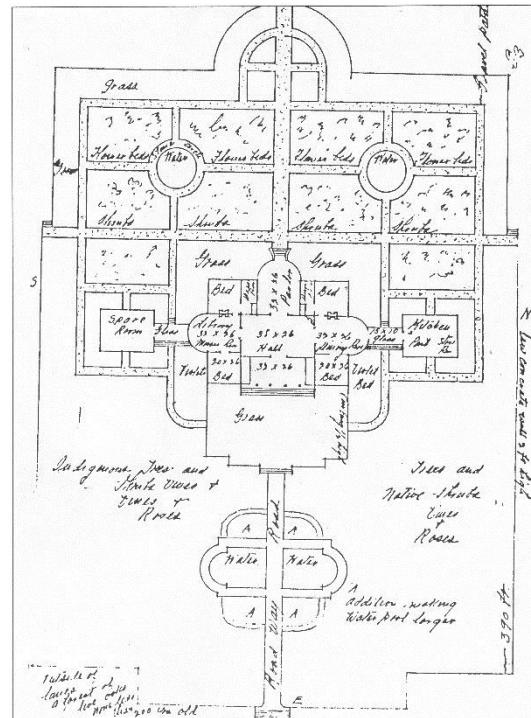


Figure 6: Original Plan for South End House and its associated paths and gardens as designed by Thomas Spalding (Sapelo Island, Images of America, Sullivan).

¹⁹ Ibid.

²⁰ Bailey, *God, Dr. Buzzard, and the Bolito Man*, 49.

²¹ Sullivan, et al. *Sapelo: people and place on a Georgia sea island*.

Drink Water, Riverside, and Kenan or Middle Place at Hanging Bull, and Lumber Landing. Those at the north end included Chocolate, Bourbon, Moses Hammock, Belle Marsh, and Racoon Bluff.

Building off previously honed skills, freed African-Americans were employed in lumbering, agriculture, and commercial fishing ventures.²² From Racoon Bluff port, freedmen rowed crops to the mainland for direct profit, eliminating the middle man. It is during this era that the Farmer's Alliance began as a cooperative market for crops grown by African-Americans on Sapelo, later constructing the **Farmer's Alliance Hall (GNAHRGIS #46991)** in 1929, which doubled as a social hall.²³

Randolph Spalding brought cattle to Sapelo in the 1870s, developing the beef industry. William Hillery, a freedman, formed a farming company with John Grovner and Bilally Bell, gaining ownership of 666 acres which was divided into twenty lots along Blackbeard Creek. By 1880, 16 freedmen owned property at Racoon Bluff and 22 leased property.

In May of 1866, the First African Baptist Church at Hanging Bull had formed, meeting in the tabby buildings that are presumably those which remain today at **Hanging Bull Tabby Ruins (GNARHGIS #46958)**. While originally built for plantation functions, these buildings served a dual purpose for the congregation. The oldest remaining church, the **First African Baptist Church (GNAHRGIS #46947)** at Raccoon Bluff, dates to 1899. It is believed that the church may have been built from timber that had washed onto shore from Blackbeard Island during the 1898 storm which damaged a wood framed quarantine station that was built on Blackbeard during the Yellow Fever epidemic. The church lot was also home to an African-American schoolhouse, of which only the **Rosenwald School Chimney Ruin (GNAHRGIS #46948)** remains.²⁴ Said to have been founded by Bilali and his children, the First African Baptist Church at Raccoon Bluff, situates parishioners to pray facing east. While unconfirmed, this is believed to be a Muslim tradition that was passed down through Bilali and his descendants.²⁵

In the mid-1880s, **Behavior Cemetery (GNAHRGIS #46969)** was established. Originally the name of a slave settlement of those whom exhibited "good behavior" according to their overseers, the cemetery began as a place for this community to bury their dead. Mohammad Bilali, who passed in 1859, is buried here. The cemetery is still used today for African-American burials. The wooden markers of the cemetery's earliest graves, however, have deteriorated and no longer remain. In 1996, Behavior Cemetery was listed to the National Register of Historic Places, included as part of the Hog Hammock Historic District. With an estimated 550 burials in total, an article from 2017 states that 4.3 additional acres were being added to the cemetery.²⁶

The only evidence that remains of the Behavior slave settlement is below ground. Identified through "ground-truthing technology" as referred to in the article, 17 dwellings were identified including four at a contiguous settlement to Behavior at New Barn Creek. These were likely tabby duplexes as evidenced at other Sapelo plantation sites. These communities were later consolidated into settlements at Raccoon Bluff and Hog Hammock.

Prior to Behavior's incorporation of Geechee burials, New Orleans cemetery was used for slave burials. Located just southeast of Hog Hammock, this was the primary burial ground for slaves prior to the Civil War. The cemetery was partly destroyed after an 1898 hurricane, which left the majority of the island

²² Sullivan, et al. *Sapelo: people and place on a Georgia sea island*.

²³ Bailey, *God, Dr. Buzzard, and the Bolito Man*, 61.

²⁴ Sullivan, et al. *Sapelo: people and place on a Georgia sea island*.

²⁵ Bailey, *God, Dr. Buzzard, and the Bolito Man*, 159.

²⁶ Sullivan, "Behavior Cemetery," McIntosh Life.

underwater. Today, its exact location is unknown. There may have also been a slave cemetery north of Behavior at Hanging Bull.²⁷

At the turn of the century, there were various discussions regarding the future of Sapelo and its use. These included its potential conversion into a resort community similar to Jekyll Island, its use as a site for a penitentiary, and its possible use as a Methodist retreat. None of these ideas, however, took hold.

At its peak in 1910, 539 freedmen in 109 households occupied Sapelo. At this time, the timber trade in Sapelo Sound was strong, with many employed as stevedores, cutters, and sawmill operators. Others were employed at the Blackbeard Island quarantine station, or as farmers of cotton, rice, or corn at Raccoon Bluff, or at the oyster cannery at Kenan Field.

In 1911, the Sapelo Island Company converted the South End of the island into a hunting preserve, refurbishing the **South End House (GNAHRGIS #46970)** with a new roof and dormer windows, neither of which remain today.²⁸ Prior, the house had fallen into significant ruin. Shortly thereafter however, the house would change hands again.

In 1912, a new chapter on Sapelo began as the entire island was sold, the African-American communities notwithstanding. Detroit automotive engineer Howard Coffin would take ownership for \$150,000. Owner of Sapelo for 22 years, Coffin rebuilt the **South End House (GNAHRGIS #46970)** and engaged in large-scale agriculture, sawmilling, and seafood harvesting. He built roads, drilled artesian wells, and added a variety of improvements to the island.²⁹ Outside of Sapelo, Coffin is most known for his development of Sea Island's Cloister Hotel, which remains popular today.

Coffin's 1918 restoration of **South End House (GNAHRGIS #4670)** transformed the ruinous dwelling into one of the most palatial homes on the coast.³⁰ Hiring Albert Kahn, an architect from Coffin's native Detroit, and Arthur Wilson as contractor, the house's adaptation took seven years to complete. Employing island residents in the construction process, the new dwelling would include an indoor pool, upstairs ballroom, a nautical room, and a lounge. Coffin was known to have many high-profile guests including Presidents Calvin Coolidge and Herbert Hoover, Charles A. Lindbergh, Henry Ford, and R.J. Reynolds.

In the 1920s, Coffin constructed several Sears kit houses for many of the employees he brought to the island. These dwellings remain today, including the **Gardeners Cottages (GNAHRGIS #46979 and #46980)**, the **Manager's House at Chocolate (GNAHRGIS #46951)** and the **Little Sapelo House (GNAHRGIS #46982)** for the caretaker of the island's hunting preserve. Other buildings that are attributed to Coffin include the **Estate Greenhouses (GNAHRGIS #46978)**, built by the William H. Lutton Company of New Jersey, and the **Coffin Dormitory (GNAHRGIS #46971)** now part of UGAMI. Coffin also renovated **Long Tabby (GNAHRGIS #46966)** for use as a temporary residence and later for use as office space.

In 1927, the **Rosenwald School Chimney Ruin (GNAHRGIS #46948)**, which was part of the Raccoon Bluff Rosenwald School, was built and by 1931, an additional **Rosenwald School (GNAHRGIS #46990)** had been built adjacent to **St. Luke Baptist Church (GNAHRGIS #46989)**.

²⁷ Ibid.

²⁸ Sullivan, et al. *Sapelo: people and place on a Georgia sea island*.

²⁹ Sullivan, "Sapelo Island." New Georgia Encyclopedia.

³⁰ Ibid.

By 1929, the first airplane had flown over Sapelo, with Howard Coffin hosting such guests as Charles Lindbergh that year.³¹

A downturn came in the 1930s. With the Great Depression in swing, Coffin was forced to sell the island before committing suicide in 1937. At this time, Sapelo was sold to tobacco magnate Richard J. Reynolds, Jr. of Winston-Salem, NC. Only 28 at the time of the sale, Reynolds would initiate what was the last immensely transformative chapter of Sapelo Island's history.

First, Reynolds would add a grass airstrip, the **Sapelo Airstrip (GNAHRGIS #46968)** and **Airstrip Hanger (GNAHRGIS #257097)** to the island.

Much of what is known as the University of Georgia Marine Institute complex at Sapelo today can be attributed to Reynolds, to include the quadrangle farm complex (**GNAHRGIS #47019, 47020, 47021**) and two-story brick **Reynolds Dairy Barn (GNAHRGIS #46972)**, constructed between 1935 and 37. These buildings were home to Reynolds' agricultural pursuits. Both here and at the main house, many of Sapelo Island's Geechee were employed by Reynolds.

Reynolds made his own changes to the **South End House (GNAHRGIS #46970)** to include a 1936 modernization designed by Atlanta architect Philip T. Shutze. Shutze contracted Greek-American artist Athos Menaboni and his wife to paint elaborate murals throughout the house which remain today. Menaboni also transformed the upstairs ballroom into what is known today as the "circus room."

In 1940, Reynolds conducted a survey of all structures on the island, enlisting R.N. White Jr. to perform the task.

It was not until 1953 that the quadrangle farm complex (**GNAHRGIS #47019, 47020, 47021**) and two-story **Reynolds Dairy Barn (GNAHRGIS #46972)** were granted to the University of Georgia for marine biological research. In 1959, the Sapelo Island Research Foundation was established. The Foundation went on to control the lower third of the island, including the marine research campus, South End House, and marsh landing until 1976.³²

³¹ Bailey, *God, Dr. Buzzard, and the Bolito Man*, 57.

³² Sullivan, et al. *Sapelo: people and place on a Georgia sea island*.

The 1950s were marked by Reynolds' massive Geechee settlement consolidation into the existing Hog Hammock community. This meant the relocation of numerous freedmen and descendant communities across the islands and various hammocks. Resettlement began with Belle Marsh, which closed in 1950, Lumber Landing in 1956, followed by Shell Hammock in 1960 and Raccoon Bluff in 1964. In an effort to ease tensions, Reynolds extended a power line from the South End generator plant, installed water lines, built new houses, hired a new school teacher in Hog Hammock, and renovated the sanctuary at the **Raccoon Bluff First African Baptist Church (GNAHRGIS #46947)**, the sole surviving structure in this area today. Further, Reynolds revived timber operation on the island using the north end for the harvesting of wood for shipment to Haiti and Cuba.

The 1960s were a transformative time as Georgia Power electrified all of Sapelo in 1967.³³

By the 1970s, roughly 150 traditional, Geechee residents remained on Sapelo. By 1990, however, only 70 remained. As recorded by Cornelia Bailey, this was a pivotal time for Sapelo's traditional residents. With the purchase of most of the island, the Department of Natural Resources began to receive challenges from traditional residents who still held title to deeds in areas such as Raccoon Bluff, to include the land occupied by First African Baptist Church, which the DNR claimed to own at this time. By 1975, there were DNR discussions for the purchase of Hog Hammock which never transpired, largely due to backlash from the traditional residents that remained.

In response to these pressures, the state hired genealogist Mae Ruth Green who performed "a genealogical study of black families who owned land on Sapelo at the time of the 1890 census" in an attempt to clarify land ownership claims. Championed by Cornelia Bailey, rooted in her interest in the family tree of Sapelo, the study did not resolve many land ownership issues however did result in a written record of families as far back as the Spalding era.³⁴

The year 1970 also marked the first year the Department of Natural Resources Game and Fish Division managed hunting on the island, establishing a camp at Moses Hammock. Further, in 1976 one third of the island to the west and south was designated the Sapelo Island National Estuarine Sanctuary (SINES) (Figure 7). The only condition or requirement for the creation of the sanctuary was the initiation of public access to the island, thus beginning the public ferry system on the *Sapelo Queen*.³⁵ By 1977, the DNR had begun hosting half day tours, many of which were led by Cornelia Bailey.

In 1978 the only remaining school on Sapelo Island closed, transferring all students in attendance to schools on the mainland, accessible daily by the ferry.³⁶

In the 1980s and 90s, after the passing of many of Hog Hammock's longtime older residents, non-resident heirs began selling off properties, initiating the rise of land acquisition by outsiders. As a result, several

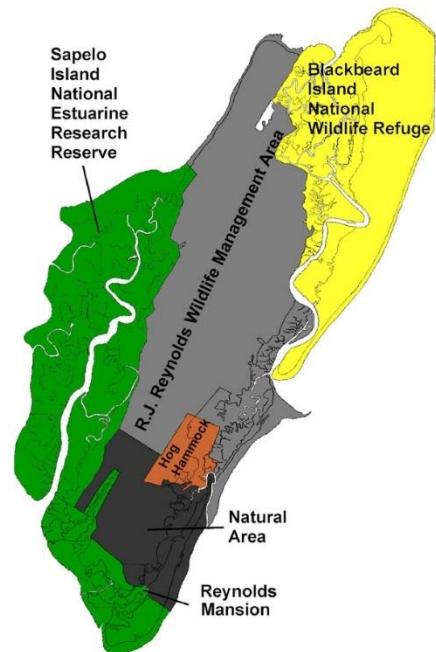


Figure 7: Map of protected lands on Sapelo Island.

³³ Bailey, *God, Dr. Buzzard, and the Bolito Man*, 266.

³⁴ Bailey, *God, Dr. Buzzard, and the Bolito Man*, 274, 283.

³⁵ Sullivan, Buddy, et al. *Sapelo: people and place on a Georgia sea island*.

³⁶ Bailey, *God, Dr. Buzzard, and the Bolito Man*, 276-277.

properties are now only occupied part-time or seasonally. Further, as newcomers to the island began the construction of new houses, there was a significant shift in property values. With few county services and relatively stagnant growth and change prior, the McIntosh County Tax Assessor in 2012 adjusted property values and taxes anywhere from 500 to 800 percent. This was the cause of much discontent, culminating in the U.S. district court case Drayton et al v. McIntosh County, Georgia, which is on-going. As a result, in 2014 McIntosh County implemented a reduction in taxable property value on the island.³⁷

Around this time, the Sapelo Island Cultural and Revitalization Society was created, made up of traditional residents whose mission is to “preserve and revitalize the Hogg Hammock Community located on Sapelo Island, Georgia.” It is this group who is responsible for the annual Culture Day Festival, which is currently in its 23rd year.

³⁷ Sullivan, Buddy, et al. *Sapelo: people and place on a Georgia sea island.*

SECTION 4: SURVEY METHODOLOGY & RESULTS

Methodology

All survey work completed as part of the McIntosh County Historic Resources Survey can be broken down into three cross-pollinating parts: archival research, field survey, and the recording of information. All work was guided by the *Georgia Historic Resources Survey Manual* provided by the Historic Preservation Division as well as the *National Register Bulletin 24: Guidelines for Local Survey: A Basis for Preservation Planning*.

At the start of the survey for Phase Three, numerous maps and historical data were reviewed prior to fieldwork. These included maps provided to visitors by the Department of Natural Resources, the Hogg Hammock National Historic District National Register nomination text, the recently released text *Sapelo: People and Place on a Georgia Sea Island* by Buddy Sullivan, as well as survey data gathered on Sapelo and its surrounding islands in 1989. It was determined at project outset that the entirety of Sapelo Island would be surveyed, with resources on surrounding islands accessed for survey, if possible. Following, an intensive field survey was performed in which resources constructed before 1975 were photographed and recorded using the Georgia Historic Resources Survey Form. Survey work was comprehensive, regardless of integrity, style, or significance. After data was collected in the field, it was then transferred to the Georgia Natural, Archaeological, and Historic Resources Geographic Information System's (GNAHRGIS) online database. All survey data can be viewed online at www.gnahrgis.org.

The northeast corner of Sapelo Island proved to be inaccessible during survey days as fallen trees from a recent storm had left roads in the area impassable. While typically accessed at this location, High Point and Blackbeard Island, were not visited as part of this survey phase.

Parcels containing resources 40 years of age or older were targeted for survey. Additionally, any parcels containing resources previously surveyed in 1989 were targeted. While all of Sapelo Island has been parceled, as recorded by the McIntosh County Tax Assessor, the majority of buildings on the island are not clearly addressed. As such, longitude and latitude coordinates were taken whenever possible to better locate resources by map in GNAHRGIS.

Other parameters that were used to guide survey work included the exclusion of mobile homes and modern infill from survey.

Background research was limited to information pertaining to the Phase Three survey bounds, placed within the larger context of local, state, and national trends. Repositories consulted include the Ida Hilton Public Library, the Lower Altamaha Historical Society archives, and the Georgia Room at the Live Oak Branch of the Savannah-Chatham County Public Library. Additionally, the 1989 Historic Resources Survey completed by Chapman & Associates was cross-referenced when applicable, including the update of all previously entered GNAHRGIS entries linked to this survey located within the Phase Three bounds.

The majority of research pertaining to the social history of the historic communities within the Phase Three bounds, as well as new information collected regarding individual sites, proved to be the most informative. Gathered through face-to-face meetings with residents, several people took the time to share their knowledge of their properties and related histories. When possible, information was verified with primary and secondary textual sources.

Lominack Kolman Smith performed an intensive field survey from November 14 to 17, 2017. Following, all data was entered in the office into GNAHRGIS. The McIntosh County Board of Tax Assessors was consulted as part of this process for the determination of property lines, building sketches, estimated year

built data, and property identification numbers (PIN). Lastly, survey data from 1989 was cross referenced whenever possible to identify changes that occurred since this time and character defining features that may have been altered, and to verify and update any historical information previously recorded. Unless visibility was limited, a minimum of two high-quality digital photographs were made of each resource surveyed. Additionally, all outbuildings were surveyed when visible from the right of way and associated with a primary resource over 40 years of age.

While not intended, it is possible that a historic resource may have been inadvertently omitted from this survey, as it may have been hidden from view or access. The majority of historic resources within the Phase Three bounds have been documented.

Survey Results

A total number of 121 resources were surveyed as part of Phase Three. The breakdown of resources by type includes 103 buildings, 8 structures, 1 object, and 9 sites (Table 1). All resources over 40-years of age, regardless of integrity or condition, were surveyed as part of this phase, excluding mobile homes and modern infill.

A total of 47 resources were assigned a new Georgia Natural, Archaeological, and Historic Resources Geographic Information System (GNAHRGIS) number. Additionally, a total of 74 resources that were previously surveyed as part of the 1989 historic resources survey were updated in GNAHRGIS. Only the GNAHRGIS fields that represented features of these resources that were altered or changed since 1989 were updated. Resources less than 40-years old were not entered into GNAHRGIS, with the exception of the **UGA Workshop and South End Boat Hoist (GNAHRGIS #47027)** and the **Marsh Landing Dock (GNAHRGIS #47028)**, which are reconstructions of previous deteriorated buildings in these locations. Resources that had been demolished since the 1989 survey received updates to their basic resource information in GNAHRGIS only.

A survey index listing each resource's GNAHRGIS number, resource type, name, address, parcel number, current use, date of construction, building type, and architectural style, as applicable, can be found in the appendices. These resources can be broken down by the historic resource types identified by the National Park Service (Table 1). The resources that were surveyed in 1989 but were demolished and missing from the landscape at the time of survey are included in the totals below.

Table 1: Number of Resources Surveyed by Type

Resource Type	Number of Resources
Building	103
Structure	8
Object	1
Site	9

Construction Dates

By tallying resource construction dates by decade, it is possible to see periods of heightened development as well as which historical periods are best represented on the landscape today. When analyzing population trends from U.S. Census data (Figure 8), it is possible to see that the late nineteenth and early twentieth century saw the greatest number of residents on Sapelo.³⁸ There are few historic resources that remain from this era, however, since the majority of the island's buildings from this time period were lost due to consolidation, natural disaster, or neglect. The majority of historic resources that remain on the island were constructed between 1920 and 1969. This period coincides with the height of both Howard Coffin and R.J. Reynolds' tenure on the island. A total of 79 resources, or 65% of resources surveyed, date from this period.

The 9 resources surveyed in the 1989 survey that have since been demolished were not included in the counts of any Table except Table 1. If the above mentioned 9 resources were to be included, the total resource count would be 130.

Table 2: Number of Resources by Construction Date by Decade

Decade	Number of Resources
4000 BC	1
1000-1600 AD	1
1800-1809	3
1810-1819	3
1830-1839	3
1840-1849	1
1850-1859	1
1870-1879	1
1880-1889	5
1890-1899	3
1900-1909	7
1910-1919	1
1920-1929	15
1930-1939	36
1940-1949	11
1950-1959	7
1960-1969	10
1970-1979	2
1980-1989	1
2010-2017	1

Sapelo Island Population Chart

Year	Black Population	White Population
1865	352	0
1900	425 (approx)	15 (approx)
1910	539	16
1920	294	5
1930	345	52
1950	250 (approx)	
1963	211	
1970	175 (approx)	

Sources: U.S. Census, Population Schedules, McIntosh County; Crook, et.al., *Sapelo Voices*.

Figure 8: U.S. Census Population Data for Sapelo Island (Occasional Papers, Sapelo Island Settlement and Land Ownership, Sullivan).

³⁸ Sullivan, "Sapelo Island Settlement and Land Ownership: An Historical Overview, 1865-1970"

Original and Current Use

Roughly half of the resources surveyed qualify as single-family residences. A total of 62 resources, or 51% of the resources surveyed, could be attributed to this category. The original use of two resources could not be determined, both the **Tabby Ruins on the River (GNAHRGIS #257113)** on Little Sapelo Island and the **Storage Building (GNAHRGIS #257082)** both are categorized as “unknown” in this category.

The survey area included a high number of resources originally associated with agricultural use, as this was originally a large part of the island’s economy and landscape. The rest of the resources identified are categorized based on their original commercial, educational, religious, industrial, or transportation use.

Resources surveyed in the 1989 survey that have since been demolished were not included in the counts in Tables 3 and 4.

Table 3: Breakdown of Resources by Original Use

Original Use	Number of Resources
Agriculture/subsistence	10
Civic/Social	1
Commercial Storage or Warehouse	4
Department store/general store	3
Specialty Store	2
Domestic – Educational facility/campus	1
Domestic - Single Dwelling	62
Domestic – Multi-Family	4
Domestic – Secondary Structure	1
Domestic – Village Site (Pre-historic)	1
Education – Research facility	1
Education – School	3
Fountain	1
Funerary – Burial	1
Governmental – Post Office	1
Industry – Energy Facility	1
Industry – Mill	2
Religion – Ceremonial Site	1
Religion – Religious Facility	3
Transportation – Air Related	2
Transportation – Automobile/truck services	2
Transportation – Freight handling and storage	1
Transportation – Water related	4
Unknown	2

Table 4: Breakdown of Resources by Current Use

Current Use	Number of Resources
Commercial Storage or Warehouse	4
Department store/general store	1
Domestic - Single Dwelling	36
Domestic – Multi-Family	3
Domestic – Hotel/Motel/Boarding House	1
Education – Administration	1
Education – College/University	5
Education – Library	1
Education – Research Facility	3
Funerary – Burial	1
Governmental – Office	1
Landscape – Campus/Institutional	1
Museum/exhibition	2
Religion	4
Transportation – Air-Related	1
Transportation – Automobile/truck services	1
Transportation – Water Related	1
Vacant	38
Work in Progress	7

The majority of single dwellings that have a different primary use today are vacant or not in use. As compared to areas on mainland in McIntosh County, there has been less of a campaign to remove blight, allowing these resources to remain on the landscape. Further, all of the resources originally associated with agricultural pursuits are no longer used for this purpose. Several of the Coffin and Reynolds era resources have been repurposed for educational and state use.

SECTION 5: ARCHITECTURAL ANALYSIS

Architectural Styles

The architecture of the area surveyed spans a variety of construction periods and styles, representative of national and local trends, available materials, demographics, location, and use (Table 5). Of Sapelo Island's buildings, 21 exhibit expressions of academic styles representative of the area's rural surroundings and local demographics. A small number of buildings in the Phase Three area can be assigned a specific academic style and are highlighted in this report.

Resources surveyed in the 1989 survey that have since been demolished were not included in the counts in Table 5.

Table 5: Breakdown of Resources by Architectural Style

Architectural Style	Number of Resources
Colonial Revival	9
Craftsman	6
Dutch Colonial Revival	1
Folk Victorian	1
Gothic Revival	1
Greek Revival	1
Mediterranean Revival	1
Modern Movement	1
No academic style	87

Vernacular buildings, which often have 'no academic style,' dominate the landscape. The majority of historic resources that remain on Sapelo Island do not conform to a particular architectural style but rather are representative of the lifeways, culture, and available materials associated with the rural communities that settled on post-bellum Sapelo.

General Outline of Styles

The outline that follows provides a general overview of the few academic architectural styles that can be found within the survey area. An architectural and historical context is provided that describes the development of these styles based on trends evidenced at the local, regional, and national level.

COLONIAL REVIVAL (1880-1955)

The Colonial Revival style was the dominant style of choice for residential buildings throughout the first half of the twentieth century. This constituted a rebirth of interest in the early English and Dutch houses of the Atlantic coastline, while elements of the earlier Georgian and Adam styles form the backbone of this Revival.

The Colonial Revival is characterized by an accentuated front door, typically with a decorative crown or pediment, supported by pilasters, or extended forward and supported by slender columns to form an entry porch. Doors commonly have overhead fanlights or sidelights, the façade is typically symmetrically balanced, and the windows are double-hung sash with multi-pane glazing in one or both sashes.³⁹



Photo 1: The Reynolds Dairy (GNAHRGIS #46972), located on Turkey Fountain Way is today part of the University of Georgia Marine Research Institute complex.

The **Reynolds Dairy** is a good example of the Colonial Revival style, as articulated on what was originally a cattle barn. Architectural elements indicative of the style found here include the 6/6 windows, classical door frame surrounding the central entrance, corner quoins and roof gable vergeboard decoration, pedimented dormers, steep roof pitch, and central cupola. Other noteworthy elements include the building's copper detailing and attic barn doors.

³⁹ McAlester & McAlester, 320-341.

CRAFTSMAN (1905-1930)

The Craftsman style was inspired by the work of two brothers, Charles Sumner Greene and Henry Mather Greene. Together, they held a practice in Pasadena, California from 1893 to 1914. Popularized in architecture magazines such as *Good Housekeeping* and *Ladies' Home Journal*, the style was familiarized. As a result, numerous pattern books picked up the style, offering plans for Craftsman bungalows. Many of these used pre-cut lumber for assembly with local labor. Craftsman houses quickly became the most popular and fashionable small house in the country. One-story examples are often bungalows, which are the most common building type associated with the style.

The Craftsman style is characterized by low-pitched, gabled roofs with wide, unenclosed eave overhangs, roof rafters that are exposed, decorative false beams or braces, and porches supported by tapered square columns that commonly extend to ground level.⁴⁰



Photo 2: Gardener Cottage 1 (GNAHRGIS #46979) located on Garden Cottage Road is one of two identical gardener cottages built for employees of the South End House, built ca 1934.

Gardener Cottage 1 is a good example of a vernacular use of the Craftsman style. In this instance, the Craftsman style's use of carpentry is accentuated through the use of clapboard siding, wood windows, and exposed rafter tails along the soffits. Further, the clipped gable roof, dormers and moderate roof pitch are also Craftsman elements.

⁴⁰ McAlester & McAlester, 452-463.

FOLK VICTORIAN (1870-1910)

The Folk Victorian style is an adaptation of high-style Victorian architecture as seen in simpler houses that were of greater prevalence and often located in rural areas. The porch and the cornice are the most common areas where Victorian detailing can be found. These details often include Queen Anne inspired spindlework, turned posts, and lace-like brackets. Likewise, Italianate style brackets are commonly found at the cornice line. In keeping with their simplicity, these houses typically lack textured or varied wall surfaces as seen in the Queen Anne style.⁴¹

The growth of McIntosh County's lumber industry, the fruits of which passed through the port on Sapelo Sound, in addition to the introduction of mainland rail transportation in the late nineteenth century, both played a key role in the development of the Folk Victorian style on Sapelo. The inexpensive, pre-cut elements common to the style, could readily be delivered and applied to new and existing houses.



Photo 3: Little Sapelo House (GNAHRGIS #46982) located on Little Sapelo Island, built 1922.

The **Little Sapelo House** was built by Howard Coffin to house a farm caretaker who became a steward of the Central American birds brought over by Coffin, which were kept on the island. The house's Folk Victorian elements include the house's clapboard siding, 2/2 windows, a steeply pitched roof, a wrap-around porch with decorative frieze, and rounded decorative rafter tails. At the time of survey, the house was abandoned and had been for many years. Today it is owned by the state.

⁴¹ McAlester & McAlester, 308-317.

GREEK REVIVAL (1825-1860)

The Greek Revival style was incorporated into American architecture to convey democracy and freedom, rejecting ties to England in the decades following the War of 1812. Pattern books popularized domestic examples and the style became the dominant style of American residential architecture between 1830 and 1850.

The Greek Revival style is characterized by gabled or hipped roofs at a low pitch, and a cornice emphasized with a wide band of trim similar to a classical entablature. Most have porches supported by prominent square or round columns and a front door with narrow sidelights and transom. Other fenestration typically includes six-over-six windows with simple, but substantial surrounds.⁴²

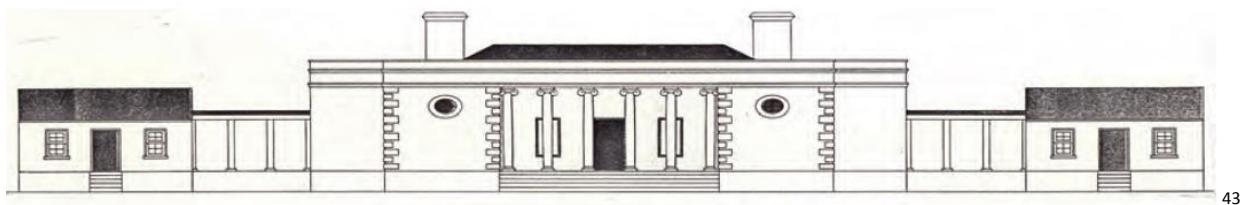


Figure 9: Sketch of the original configuration of the South End House ca. 1811.



Photo 4: A historic photograph, ca 1900, showing South End House after significant damage during the Civil War.

⁴² McAlester & McAlester, 178-195.

⁴³ Sullivan, "The Historic Buildings of Sapelo: A 200-Year Architectural Legacy," 4.

⁴⁴ Sullivan, Sapelo Island, Images of America, 18.



Photos 5: South End House (GNAHRGIS #46970) at 1100 Autobahn Road, built ca. 1811 with intensive renovation ca 1912 and 1925. Photo 5 shows South End House at the time of survey.

Sapelo Island's **South End House** has a rich history linked to its ownership by several agriculture and industry magnates. Originally constructed in 1811, the house underwent changes on several occasions to include significant alterations ca 1912 and 1925. Greek Revival elements include the house's masonry construction, narrow and tall fenestration, bulls-eye and fanlight windows, decorative quoins, fluted ionic columns, an overall symmetrical Palladian style plan, and decorative landscape.

MEDITERRANEAN REVIVAL (1917-1930s)

The Mediterranean Revival style reflects the architectural influences of the Mediterranean coast with Italian, Byzantine, and Moorish themes from southern Spain and France. Applied Spanish Baroque decoration is generously used around openings, balconies, and cornices. Arches, parapets, twisted columns, pediments, and other classical details are also frequently used. The most common exterior material that characterizes the style is stucco, accompanied by red tile roofs, wrought iron grilles and railings, wood brackets and balconies, and oolitic limestone, ceramic tile, and terra cotta ornament. Patios, courtyards, balconies, and loggias are situated where front porches would be. Fenestration is most often casement in type. Lastly, the style is typically found on larger buildings.



Photo 6: Coffin Dormitory (GNAHRGIS #46971), located on N.S. Autobahn Road, built 1922.

The **Coffin Dormitory** was originally a dormitory and administration building. Built by Howard Coffin to house contractors and workers during the rehabilitation of the South End House, Coffin and his cousin Bill Jones administered the operations of Sapelo Plantation from this building.⁴⁵ Elements indicative of the Mediterranean Revival style found on the dormitory include its stucco exterior, arched loggia, paired casement windows, faux balcony iron details, and the house's stepped massing, flat roof, and decoratively placed clay tile details.

⁴⁵ Sullivan, “Sapelo Island,” Images of America, 46.

MODERN MOVEMENT (1930-Present)

The Modern Movement in architecture emphasizes form rather than ornament, structure and materials over picturesque construction, and the rational and efficient use of space. The movement began to evolve in the 1930s and encompassed multiple modern expressions, including the International, Expressionist, Brutalist, New Formalist, and Googie movements. Technical innovation, experimentation, and a reexamination of the way humans lived in and used the designed environment were hallmarks of the Modern Movement.

The Modern Movement, eschews traditional decorative detailing and often features wide overhangs, exposed support beams and other structural members, contrasting wall materials and textures, and unusual window shapes and placements.



Photo 7: First African Baptist Church (GNAHRGIS #257055), on E. Perimeter Road, built 1968.

Built by R.J. Reynolds, Jr. following his consolidation of freedmen communities into Hog Hammock, the First African Baptist Church sanctuary features several vernacular elements indicative of the modernist style of the 1960s. The corner tower church is built of concrete block to incorporate engaged pilasters on the side elevations, similar to buttresses, and a slim grouping of three vertical pilasters which decorate the corner of the front façade alongside the tower. The tower itself features decorative breeze block in a modernist motif at the location of the church bell and the church's roof is steeply pitched, characteristics of the modernist style.

Building Types

A total of 70 resources surveyed were identified as conforming to one of the building types recognized by the Historic Preservation Division as identified in the Georgia Historic Resources Survey Manual.

Resources surveyed in the 1989 survey that have since been demolished were not included in the counts in Table 6.

Table 6: Breakdown of Resources by Building Type

Building Type	Number of Examples
<i>Single-Family House Types</i>	
Bungalow	25
Central Hall Cottage	3
Double Pen	1
Gabled Wing Cottage	3
Georgian House	1
Hall-parlor	2
Manufactured House (installed)	6
Pyramid Cottage	4
Shotgun	2
Side-hallway	1
<i>Airport-Related</i>	
Hangar	1
<i>Agricultural Buildings</i>	
Barn	1
Cane Press	1
Cotton Gin	1
Greenhouse	1
<i>Religious</i>	
Church	3
Cemetery	1
<i>Commercial Buildings (Retail & office)</i>	
Community Store	3
<i>Clubhouse</i>	
Social/Civic	1
<i>Educational</i>	
College/University	4
Rosenwald School	1
<i>Lodge Halls</i>	
Employee and Administrative	1
<i>Road Related</i>	
Gas/service station	1
Other	2

Property Types Defined

Building types prominent within the survey area are defined below with images of specific resources indicative of that type provided for further illustration. Organized by category, house types are addressed first followed by agricultural, religious, commercial, and educational uses.

When possible, illustrations of building types and associated floor plans from Georgia Department of Natural Resource's text *Georgia's Living Places* are included to provide greater understanding.

DOUBLE PEN

Constructed of two rooms which are typically square, double-pen houses are typically recognizable with two doors on the primary façade. Most have gabled roofs and were constructed for agricultural and industrial workers between the 1870s and 1930s.

While few remain in Georgia, those that exist are often located in the northern part of the state.

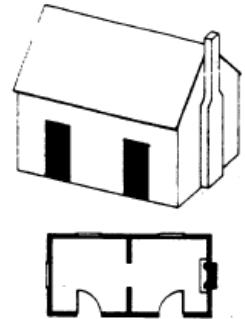


Photo 8: Johnson House (GNAHRGIS #46994), on Johnson Road, built ca 1880.

A rare example of a double-pen house, the **Johnson House** is unique in that it is the only remaining double pen house on Sapelo Island and perhaps one of the only remaining in coastal Georgia. Identifiable based on its side gable massing and double entrance on the primary façade, its form appears to be intact. Other features to note include original wood shutters and the house's simple exposed roof framing.

HALL-PARLOR

Hall-parlor houses are named after the two uses for the two unequal rooms that make up these dwellings. The entrance opens into the larger of the two rooms, the hall, which served multiple functions. Typically gabled, hall-parlor houses are heated with one or two flues or exterior-end chimneys. It is one of the earliest house types found in America, however, in Georgia most of the remaining examples were built in the last half of the nineteenth century and the first three decades of the twentieth. The type was adaptable and expandable and were common dwellings for tenant farmers and mill workers.

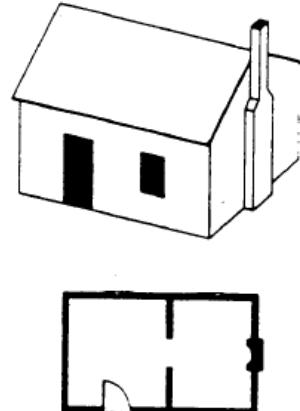


Photo 9: James Hillery House (GNAHRGIS #46995), on Baptism Road, built ca 1938.

Although once more prevalent, two hall-parlor houses remain within the phase three survey area. The **James Hillery House** is an example of a later adaptation of the style form ca 1938. The hall-parlor form consists of two rooms and a common three by two bay massing when found in Georgia. Pier footings, a side gable roof at a moderate pitch, as well as a front porch are also common elements. Alterations include extensions of the house's side gable to increase the square footage, as seen in the **Rosa Mills House (GNAHRGIS #47000)**.

GEORGIAN COTTAGE and GEORGIAN HOUSE

Despite its popularity as the single most common and long-lived house type in Georgia, the Georgian cottage is named for its floor plan rather than its location. Rooted in its associations in eighteenth century English Georgian architecture, the Georgian plan consists of a central hallway with two rooms on either side. The plan shape is square or nearly square, the roof is typically hipped but sometimes gabled, and chimneys are placed in the interior and sometimes on exterior walls. Houses of this type were built in all periods of Georgia's history and well into the twentieth century with the greatest concentration seen between 1850 and 1890. Georgian houses have all of the characteristics of a Georgian cottage but are two stories tall, the largest numbers built between 1850 to 1860 and 1900 to 1930.

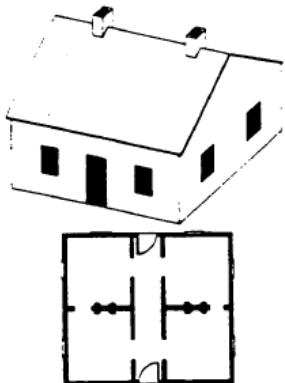


Photo 10: Reynolds Guest House (GNAHRGIS #46977) on N.S. Autobahn Road built ca 1934.

While just outside the common date range for construction of this house type in Georgia, the **Reynolds Guest House** is a good example of the use of the Georgian House plan. The guest house is believed to be a Sears kit house with a center hall and evenly proportioned rooms on either side. This house specifically has a flared side gable roof typical of the Dutch Colonial Revival style.

CENTRAL HALLWAY COTTAGE

A favorite in Georgia throughout the nineteenth century, the central hallway cottage consists of a center hall or passageway between two rooms. It is differentiated by other types by being only one room deep. Typically, central hallway cottages have gabled roofs and exterior end chimneys on both ends. These houses are found throughout Georgia on farmsteads and on principal residential streets in Georgia's towns and cities. Most examples were built between 1830 and 1930, with clusters occurring between 1840 to 1860 and 1870 to 1890.

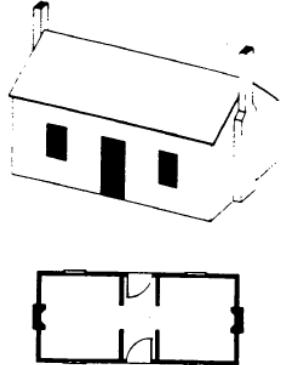


Photo 11: Marsh Landing House (GNAHRGIS #46973) on Marsh Landing Road, built ca 1882.

The Marsh Landing House, which was originally the home of Thomas Bourke Spalding and Ella Barrow Spalding, is one of two examples of a central hallway cottage on Sapelo Island. While a section of the original full-length porch has been enclosed, it is still possible to interpret the house's original form. Defining characteristics include its long wide side gable massing with full length shed roof porch and central entrance.

GABLED WING (GABLED ELL) COTTAGE

Of all of the common late nineteenth century house types in Georgia, the gabled wing cottage was the most prevalent. T- or L-shaped in plan, these houses always have a gabled roof and are sometimes called the gable-front-and-wing or gabled ell houses. The gable front is located at one end of a recessed wing, which is parallel to the façade. The front door is typically located in the recessed wing and often leads into a hallway or directly into the room in the wing. This house type was popular in both rural and urban areas and in both modest and well-to-do neighborhoods with the peak of construction occurring between 1875 and 1915.

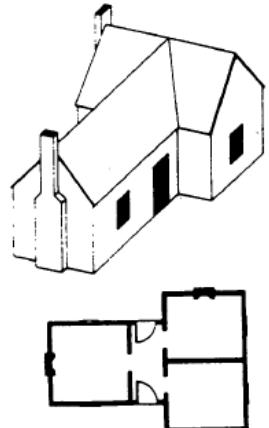


Photo 12: Dan and Nellie Gilbert House (GNAHRGIS #46997), located east of Walker Road, was built ca 1900 in the Hog Hammock community. The photo above shows a rear corner view.

The **Dan and Nellie Gilbert House** is a good example of a gabled wing cottage that is L-shape in plan. Although abandoned, the house retains good integrity of form indicative of the type. A detached smokehouse, privy, and storage likewise remain, and are rare extant outbuildings that were once more common on the landscape.

BUNGALOW

The bungalow house form is long and low with an irregular floor plan and an overall rectangular shape. Integral porches are common, as are low-pitched roofs with wide overhangs. The type was popular in Georgia between 1900 and 1930, with large numbers in rural and urban areas. There are four sub-types based on form and roof orientation: front gable, side gable, hip, and cross gable. The front- and side-gabled versions outnumber the hipped versions, while cross-gable bungalows are rare.

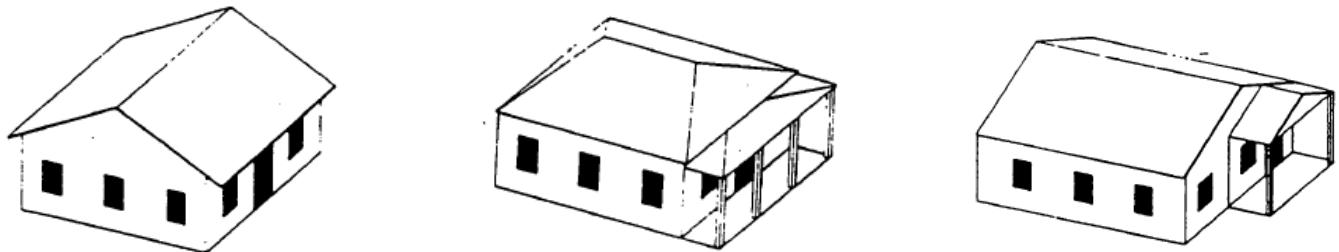


Photo 13: Fred Johnson House (GNAHRGIS #47016) located on Old Road, built ca 1940.



Photo 14: Emmet “Cracker” Johnson House, located on Old Road, built ca 1930.

The single most common housing type extant on Sapelo Island, the front-facing bungalow is found throughout the island’s Hog Hammock community. A common form indicative of the area and region, these houses remain from the 1920s-1960s. Typically constructed from area lumber, often from nearby mainland McIntosh County lumber mills, these houses share a common elongated front gable form, are typically three bays wide, and feature exterior end chimneys on the side façade and hip or shed roof front porches. Other common elements are gable end vents and exposed rafter tails. Typically, these houses sit on raised pier foundations and are clad in wood siding or paneling with double-hung sash wood windows.

MANUFACTURED HOME (INSTALLED)

The story of manufactured housing has its roots in the demand for economical housing that is quick and easy to construct. While the greatest association with manufactured housing is the creation of mobile homes, the installation of houses manufactured off-site, to be assembled on-site by the homeowner or with local labor, similar to a “kit house,” received much popularity in the decades following World War II. After the war, veterans came home to find affordable housing in short supply. Jim Walters, whose name became synonymous with this form of shell home construction, was one of the leaders in the installed manufactured house movement and is linked to the construction of numerous houses from the 1940s-1960s in Darien. These manufactured homes were often purchased and then installed and/or finished by the purchaser. Simple frame houses, these dwellings are often 2,000 square feet or less, with double-hung or jalousie aluminum windows accompanying a picture window, a recessed porch, and low roofs covered in asphalt shingles with moderate overhangs.



Photo 15: Single Dwelling (GNAHRGIS #257069), on Old Field Road, built ca 1960.

While gaining wider popularity on mainland McIntosh County, the manufactured house movement did not gain as widespread a following on Sapelo Island. Six dwellings, however, were attributed to be of the manufactured housing type and 40 years of age or older. The **Single Dwelling** pictured above, shows a common manufactured house form from the 1960s that has been reskinned with new siding, windows, and roofing.

PYRAMID COTTAGE

Consisting of a square main mass, the Pyramid Cottage housing type is one of the simplest housing forms in early twentieth century Georgia. With four principal rooms and no hallway, the plan is very utilitarian. The most memorable feature is its steeply-pitched pyramidal roof. Largely built between 1910 and 1930, this house type was most popular in the regions between the Fall Line and the Coast as well as in rural areas and on the fringes of towns and urban areas.

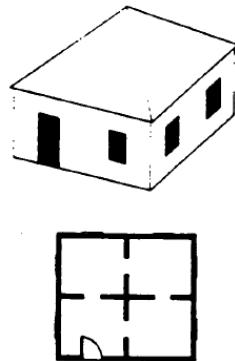


Photo 16: Ronister Johnson House (GNAHRGIS #47002) on Johnson Road in Hog Hammock, built ca 1910.

The Ronister Johnson House is one of four remaining pyramidal cottage houses on Sapelo Island. Once a more common house type, four of the nine historic resources that were demolished since the 1989 survey were pyramidal cottages. Pictured above, the house type is one story and typically features a high pitched short hip roof and a full width porch. Although vacant, the **Ronister Johnson House** is a good example of this house form.

AGRICULTURAL BUILDINGS

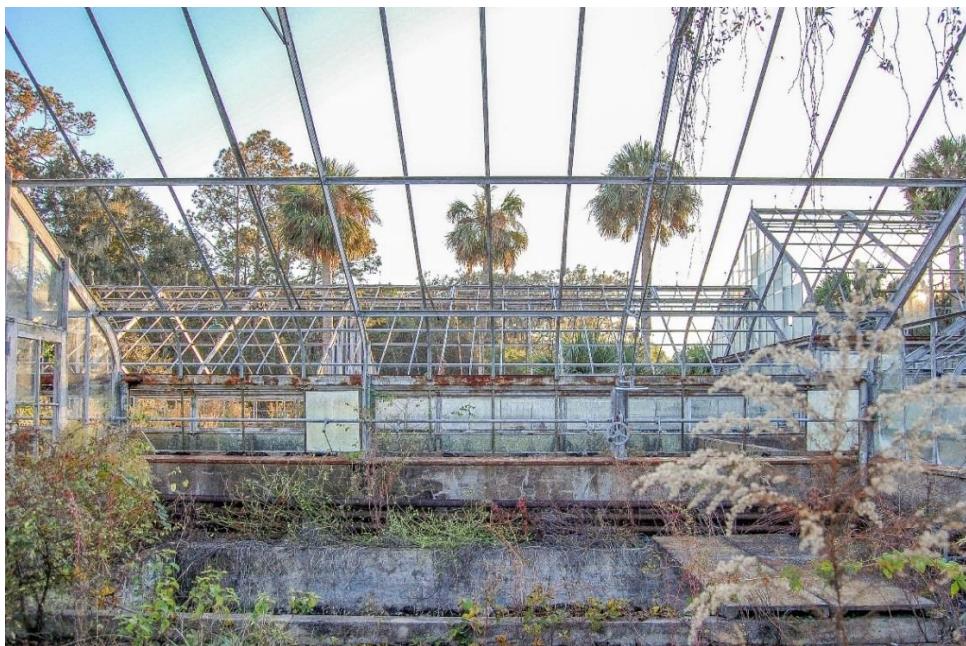
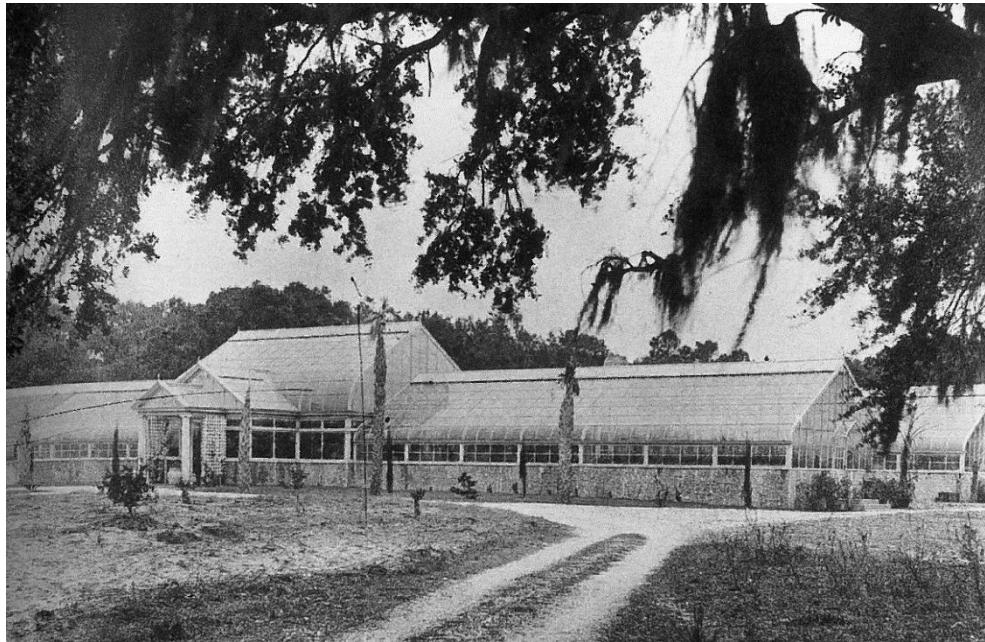


Photos 17 and 18: The ruin of Long Tabby (GNAHRGIS #46966) before its 1922 restoration by Howard Coffin (above) and at the time of survey in 2017 (below).

Thomas Spalding's sugar works, the tabby remains of which exist, documented as **the Spalding Sugar Mill (GNAHRGIS #46965)**, was built along the banks of Barn Creek between 1808-1809. Adjacent to the mill, **Long Tabby** was constructed to house factory operations associated with the cane press.

⁴⁶ Sullivan, "Sapelo Island," Images of America, 29.

Renovated in 1922, the building received its second story, side gable roof and dormers at this date. The original roof form of this structure is evidenced only sketches such as Figure 5.



Photos 19 and 20: Estate Greenhouse (GNAHRGIS #46978) built by Howard Coffin in 1925. Reynolds had plants shipped from Latin America and other areas to examine their ability to adapt to Georgia's coastal conditions. At the time of survey the greenhouse was abandoned.

⁴⁷ Sullivan, "Sapelo Island," Images of America, 41.

COMMERCIAL BUILDINGS



Photos 21 and 22: The Old Post Office (GNAHRGIS #46961) at the corner of Dixie Highway and Check Point Road originally served as a post office and commissary and was built in 1924. A photo during its use in the 1940s is included above. At the time of survey it was vacant (below).

The Old Post Office is a great example of a community store building type from the 1920s. Features to note include the frame building's vertical wood siding, double entry doors, porch supported by rough cut logs, clipped gable roof, and central cupola.

⁴⁸ Sullivan, "Sapelo Island Settlement and Land Ownership, A Historical Overview, 1865-1970," 13.

EDUCATIONAL BUILDINGS



Photo 23: Rosenwald School (GNAHRGIS #46990), located on Baptism Road, built ca 1931.

One of two Rosenwald Schools constructed on the island, the **Rosenwald School** on Baptism Road, which is currently in use by **St. Luke Baptist Church (GNAHRGIS #46989)** as a fellowship space, is the only one that remains. The **Rosenwald School Chimney Ruin (GNAHRGIS #46948)** is the only portion that remains of the second school, which sits adjacent to the **First African Baptist Church (GNAHRGIS #46947)** at Raccoon Bluff. This school was dismantled after the removal of residents to the South End by R.J. Reynolds in the 1950s. Built with funds from the Rosenwald Trust by Howard Coffin, the schools educated the African-American children on the island.

TRANSPORTATION-RELATED RESOURCES



Photo 24: Front Range Beacon (GNAHRGIS #47018) on Lighthouse Road, built 1877.

Constructed of cast iron, the **Front Range Beacon** was constructed to implement navigational triangulation with a light on Wolf Island, another beacon located across the sound.⁴⁹ While the beacon on Wolf Island no longer remains, this beacon is a rare surviving example of its type an on the Georgia coast.

⁴⁹ Sullivan, et al., *Sapelo: People and Place on a Georgia Sea Island*, 193.



Photo 25: Sapelo Lighthouse (GNAHRGIS #46981) located on Lighthouse Road, built 1819.

The **Sapelo Lighthouse** was built by Winslow Lewis of Boston at the commission of the U.S. Lighthouse Establishment. The lighthouse is a circular 80 foot brick tower topped by an iron lantern containing 16 inch reflectors. The lighthouse was accompanied by a light keeper's residence, which no longer remains. Although inactive during the Civil War, the lighthouse was used as an observation tower by Union naval personnel scouting for Confederate blockade runners. The lighthouse was restored by the State of Georgia in 1998 and is currently operable.⁵⁰

⁵⁰ Sullivan, et al., *Sapelo: People and Place on a Georgia Sea Island*, 114, 192.

RELIGIOUS RESOURCES

CENTRAL TOWER CHURCH

Characterized by a projecting entrance tower with a pyramidal roof in the front center, this common church type could either be plain or highly ornamental in architectural details. The central tower church type was built from the 1850s through the 1930s, and typically built in rural areas, such as Sapelo, or small to medium sized towns.

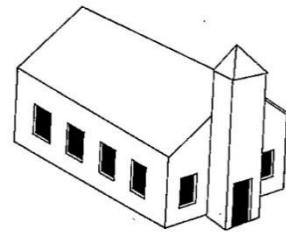


Photo 26: First African Baptist Church (GNAHRGIS #46947) located on Church Road in Raccoon Bluff, built 1899.

As a central tower church, the **First African Baptist Church** is a good example of its type and retains good integrity. Restored in 2000 by the Savannah College of Art and Design in conjunction with the Sapelo Island Cultural Revitalization Society and the State of Georgia, notable features include its frame construction, foundational brick piers, clapboard siding, central recessed entrance, stained glass windows and wood shutters, central tower, and metal roof.



Photo 27: Behavior Cemetery (GNAHRGIS #46969), located on Airport Road, established ca 1805.

Named for a nearby early slave settlement, the remains of which only remain archaeologically, the area surrounding the dwellings at Behavior covered roughly 60 acres and housed approximately 100 slaves adjacent to a settlement at New Barn Creek. After emancipation, freedmen continued to live in the area. It is believed that a number of graves are unmarked within **Behavior Cemetery**, as many were lost after an 1898 hurricane. Documentation from 1934 shows the cemetery covered four acres, however, additional graves have been added continually since that date. Today, the cemetery is maintained by St. Luke Baptist Church and First African Baptist Church. As recorded in a 2017 article, there are approximately 550 burials in Behavior. Still in use today, Behavior is the final resting place of much of Sapelo's enslaved population, including Mohammad Bilali, the enslaved overseer of Sapelo's plantation life, and his wife Phoebe.⁵¹

⁵¹ Sullivan, "Behavior Cemetery," McIntosh Life Magazine.

Notable Outbuildings

A handful of outbuildings were recorded as part of Phase Three of the McIntosh County Historic Resources Survey. Every outbuilding associated with a resource over 40-years of age was surveyed and recorded within that resource's GNAHRGIS survey entry. Since many outbuildings were constructed for agricultural use, such as Sapelo's many sweet potato houses, or as smokehouses or privies, the majority have been lost as these uses are now largely defunct. Those that remain intact are rare surviving examples.



52



Photos 28, 29, and 30: The barn associated with the Little Sapelo House (GNAHRGIS #46982). Pictured on the left side of the historic panoramic photo above (Photo 28). Overgrown with vegetation, the barn still stands today but has been abandoned (Photos 29 and 30).

⁵² Sullivan, "Sapelo Island," Images of America, 43.

The barn at **Little Sapelo House** is a unique example of a transverse crib barn that was built by Howard Coffin. Heavily used during the 1920s and 30s, a farm caretaker was housed on Little Sapelo Island to raise pheasants and chacalaca birds from Central America. The house and barn have since been abandoned in an effort to provide minimal disturbance as part of the wildlife refuge owned by the State of Georgia.⁵³



Photos 31 and 32: Outhouse and Smokehouse associated with the Dan and Nellie Gilbert House (GNAHRGIS #46997).

Both once more common on the landscape, the outhouse and smokehouse associated with the **Dan and Nellie Gilbert House** were the only remaining outhouse or smokehouse discovered during the time of survey. The smokehouse had a covered open-air wing at its side, with a metal roof overhang supported by wood posts, this portion is now decaying.

⁵³ Sullivan, "Sapelo Island," Images of America. 42-43.

Structural Characteristics and Building Materials

An analysis of building material use as part of the survey shows material availability as well as building and construction trends on Sapelo Island and the region over time.

The vast majority of buildings within the survey area are frame structures clad in clapboard or weatherboard. The second most common material is stucco. When compared to Phases One and Two, Sapelo Island has far fewer buildings that have been altered, particularly in relation to exterior material.

Resources surveyed in the 1989 survey that have since been demolished were not included in the counts in Table 7.

Table 7: Breakdown of Resources by Exterior Materials

Exterior Materials	Number of Examples
Concrete Masonry Units (CMU)	1
Stucco	21
Metal	3
Tabby	4
Wood	71

Condition

The majority of the resources surveyed are in good condition. Good condition can be defined as an appearance of good structural stability and no visible signs of rot or significant deterioration. Resources that have suffered significant deterioration typically date to earlier periods of development represented on the landscape. Building types that display the most deterioration are residential and include pyramid cottages, hall and parlor houses, and front gable bungalows. This constitutes a visible lack of structural stability, collapsed framing, significant vegetative growth, and visible rot. The area with the greatest concentration of deterioration is Hog Hammock, as this is the area with the largest concentration of extant dwellings on the island.

SECTION 6: RECOMMENDATIONS FOR PRESERVATION

Sapelo Island is home to an incredible collection of historic resources from a variety of eras. With roots in early Spanish and Native American settlement, the island has the potential to yield an incredible amount of additional information pertaining to these eras in archaeology alone. Work has already been undertaken in these realms with recommendations by archeological teams for continuation. Further, while some of the island's plantation era resources remain above ground, the potential for additional information to be yielded archaeologically from this era is likewise great.

The number of historic resources which could be identified prior to 1800 is sparse, however, following this date, almost every decade is represented on the landscape. Some of the most significant resources, which have the potential to be individually eligible for the National Register, include the **South End House (GNAHRGIS #46970)**, the **Sapelo Lighthouse (GNAHRGIS #46981)**, the **First African Baptist Church (GNAHRGIS #46947)** at Racoon Bluff, and **Chocolate Plantation (GNAHRGIS #46953)**. These resources retain good architectural integrity and were associated with significant persons and development on the island.

Thanks in large part to the interest in material culture and history pertaining to the lifeways and community surrounding Hog Hammock, many of the historic dwellings in this community have been preserved. This is made possible by the continued residency of descendants of the island's many freed slaves and their families. This, however, has not been in large number, as the African-American population of Sapelo Island has decreased steadily since the 1950s (Figure 8). The traditional resident population on the island is the smallest it has ever been.

The interest surrounding Hog Hammock successfully led to the creation of the National Register historic district in this location as well as the creation of the Hog Hammock District at the county level. As a result, the McIntosh County Historic Preservation Commission has reviewed certificates of appropriateness for work involving the alteration of historic resources within this district, aiding its preservation. There is greater need, however, for consistency and adherence to the standards put forth in both the McIntosh County historic preservation ordinance and the Hog Hammock Design Guidelines.

A number of pressures have however amounted to significant threats on the island related to the demolition of historic resources and a potential loss of integrity to the National Register district. Discoveries of the island's many positive qualities have meant the rise of development interest from a variety of parties. The result of this interest has meant the sale of properties by traditional residents, an influx of non-traditional residents, and the construction of several new houses. While this is not inherently detrimental, modern construction methods related to floodplain precautions has meant the construction of infill dwellings elevated on piers. While pier foundations were used in historic house construction, the piers used on infill houses are often a story tall, allowing residents to park vehicles below their residence.

While one infill house is not of great concern, the cumulative effect of several within the district can lead to an overall loss of contextual integrity and ability of the district to convey its significance. To assist in the preservation of the Hog Hammock historic district, it is recommended that the design guidelines that have been developed be placed or, at minimum be referenced, within the McIntosh County Code of Ordinances.

With the transfer of a large number of the island's historic resources into state ownership, the preservation of these resources is better ensured. Further, the island's large Department of Natural Resources presence provides a direct link to the state organization which exists to advise on historic preservation matters.

While this does not prevent state owned buildings from neglect or demolition, such as the case of the **Little Sapelo House (GNAHRGIS #46982)**, a level of protection is invoked through state ownership.

A handful of significant resources, particularly those which exist within a larger landscape to include associated outbuildings, are threatened by neglect. Both the Little Sapelo House and the **Dan and Nellie Gilbert House (GNAHRGIS #46997)** retain multiple period outbuildings of significance, however, both sites are located in wooded areas beyond easily accessible routes and have suffered from abandonment, neglect, and decay. With its inclusion as part of the Sapelo Island National Estuarine Research Reserve, no one inhabits Little Sapelo Island, and thus the Little Sapelo House and its associated outbuildings remain out of sight and mind to many.

Additionally, the Sapelo Island's rare surviving example of a double-pen house, the **Johnson House (GNAHRGIS #46994)**, is vacant and deteriorating. Fewer and fewer of this house type remain on the landscape. With the restoration of any of these resources, these unique combinations and types of historic resources could likewise be potentially eligible for the National Register once architectural integrity is restored.

In conclusion, Sapelo Island is an island rich in historical resources and a place that is coveted by a variety of people and groups. The interplay of these forces as well as the island's changing demographics and economy often equate to challenges related to the preservation of historic resources. Further, the island's coastal location poses concerns tied to climate change and natural disaster. Finding common ground between what are sometimes competing forces as well as the adoption of the recommendations outlined in this report will greatly aid in the continued preservation of Sapelo's historic resources. While fragile and often vulnerable, Sapelo Island is a national treasure and a vital and valuable component of McIntosh County's historic fabric that is worthy of recognition and preservation.

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GNAHRGIS ID	TYPE	NAME	ADDRESS	PARCEL #	CURRENT USE	YEAR BUILT	ARCHITECTURAL STYLE	BUILDING TYPE
46947	Building	First African Baptist Church	Church Road, Racoona Bluff	0100 0006	Religion - Religious Facility	1899	No academic style	Central Tower Church
46948	Site	Rosenwald School Chimney Ruin	Church Road	0087 0001	Vacant	1935	No academic style	
46949	Structure	Jack Handy House Ruins	Church Road	0087 0001	Vacant	1900	No academic style	Ruin
46951	Building	Chocolate Manager's House	W. Perimeter Road	0089 0001	Vacant	1935	Colonial Revival	Central Hallway Cottage
46952	Building	Chocolate Plantation Barn	W. Perimeter Road	0089 0001	Vacant	1831	No academic style	Barn
46953	Site	Chocolate Plantation Ruins	W. Perimeter Rd	0089 0001	Vacant	1817	No academic style	Ruin
46954	Site	Shell Ring	NW side of Sapelo Island	0089 0001	Vacant	4000 BC		land area having cultural significance
46955	Site	Kenan Factory Ruins	Airport Road	0087 0001	Vacant	1845	No academic style	Ruin
46957	Site	Kenan Field Indian Mound	Airport Road	0087 0001	Vacant	1300 AD	No academic style	land area having cultural significance
46958	Site	Warehouse/Factory Ruins	W. Perimeter Road	0089 0001	Vacant	1830	No academic style	Ruin
46959	Building	Coffin Cotton Gin	Dixie Hwy	0087 0001	Commerce and Trade - Storage	1890	No academic style	Cotton Gin
46960	Structure	Saw Mill Ruins	Dixie Hwy	0087 0001	Vacant	1925	No academic style	
46961	Building	Old Post Office/Commissary	Corner of Dixie Hwy and Check Point Road	0087 0001	Vacant	1924	No academic style	Commercial - Community Store
46962	Building	Riverside House #1	Check Point Road	0089 0001	Domestic - Multiple Dwelling	1930	Craftsman	
46963	Building	Riverside House #2	Check Point Road	0089 0001	Domestic - Multiple Dwelling	1930	Craftsman	
46964	Building	Ashantilly Guest House	E. West Autobahn Road	0089 0001	Domestic - Multiple Dwelling	1930	Craftsman	
46965	Structure	Spalding Sugar Mill	Long Tabby Road	0089 0001	Vacant	1809	No academic style	Cane press
46966	Building	Long Tabby	Long Tabby Road	0089 0001	Governmental - Office	1808	No academic style	
46967	Building	Airport Residence	Long Tabby Road	0089 0001	Work in Progress	1884	No academic style	Gabled Wing Cottage
46968	Site	Sapelo Airstrip	Airport Road	0089 0001	Transportation - Aircraft Ground Operations	1935		
46969	Site	Behavior Cemetery	Airport Road	0089 0001	Funerary - Burial	1805		Cemetery
46970	Building	South Em House	1100 Autobahn Road	0087 0001	Recreation, Culture, Entertainment - Museum/exhibition	1811	Greek Revival	
46971	Building	Reynolds Dormitory	N.S. Autobahn Road	0087 0001	Vacant	1922	Mediterranean Revival	Lodge Hall - Employee and Administration
46972	Building	Reynolds Dairy	Turkey Fountain Way	0087 0001	Education - Research facility	1936	Colonial Revival	
46973	Building	Marsh Landing House	Marsh Landing Road	0089 0001	Domestic - Single Dwelling	1882	No academic style	Central Hallway Cottage
46974	Building	Gardener's House	Greenhouse Way	0087 0001	Domestic - Single Dwelling	1930	Craftsman	Bungalow - Front Gable
46975	Building	B.J. Confectionary	Johnson Road	0102A 0044	Work in Progress	1955	No academic style	Commercial - Community Store
46976	Building	Azalea Cottage		0087 0001	Domestic - Single Dwelling	1939	No academic style	
46977	Building	Reynolds Guest House	N.S. Autobahn Road	0087 0001	Domestic - Single Dwelling	1934	Dutch Colonial Revival	Georgian House
46978	Building	Estate Greenhouse	Greenhouse Way	0087 0001	Vacant	1925	Neoclassical Revival	Greenhouse
46979	Building	Gardener Cottage 1	Garden Cottage Road	0087 0001	Domestic - Single Dwelling	1934	Craftsman	Bungalow - Front Gable
46980	Building	Gardener Cottage 2	Garden Cottage Road	0087 0001	Domestic - Single Dwelling	1934	Craftsman	
46981	Structure	Sapelo Lighthouse	Lighthouse Road	0090 0002	Recreation, Culture, Entertainment - Museum/exhibition	1819	No academic style	
46982	Building	Little Sapleo House	Little Sapleo Island	0087 0001	Vacant	1884	Folk Victorian	Side hallway
46983	Building	St. Luke Baptist Church	Church Road	0102A 0035	Religion - Religious Facility	1884	No academic style	Central Tower Church
46990	Building	Rosenwald School	Baptism Road	0102A 0035	Religion - Social Hall/Recreational Facility	1931	No academic style	Rosenwald School
46991	Building	Farmer's Alliance Hall	Walker Road	0101A 0082	Vacant	1929	No academic style	Clubhouse
46992	Building	Single Dwelling	Johnson Road	0102A 0048	Domestic - Single Dwelling	1925	No academic style	Shotgun
46993	Building	Viola Johnson House	Johnson Road	0102A 0044010	Work in Progress	1925	No academic style	Gabled Wing Cottage
46994	Building	Johnson House	Johnson Road	0102A 0044004	Vacant	1880	No academic style	Double Pen
46995	Building	James Hillery House	Baptism Road	0102A 0033	Domestic - Single Dwelling	1938	No academic style	Hall-parlor
46996	Building	Mills House	Street Unknown, Hog Hammock	Not Found	Demolished	1885	No academic style	
46997	Building	Dan and Nellie Gilbert House	Street Unknown, Hog Hammock	0101A 0043001	Vacant	1900	No academic style	Gabled Wing Cottage
46998	Building	Jones House	Walker Road	0101A 0055	Vacant	1900	No academic style	Central Hallway Cottage
46999	Building	Sonnie Dunham House	Wilson Road	Not Found	Demolished	1875	No academic style	Hall-parlor
47000	Building	Rosa Mills House	Church Road	0102A 0030	Vacant	1905	No academic style	Hall-parlor
47001	Building	Sam and Peggy Dixon House	3/4 mile NE of Church, Hog Hammock	Not Found	Demolished	1900	No academic style	Hall-parlor
47002	Building	Ronister Johnson House	Johnson Road	0102A 0044004	Vacant	1910	No academic style	Pyramid Cottage
47003	Building	Milton Wilson House	Johnson Road	0102A 0029	Demolished	1900	No academic style	Pyramid Cottage
47004	Building	Hannah Tootinsoin House	Walker Road	0101A 0037	Domestic - Single Dwelling	1940	No academic style	Pyramid Cottage
47005	Building	Single Dwelling	3/4 mile NE of Church, Hog Hammock	Not Found	Demolished	1900	No academic style	Pyramid Cottage
47006	Building	Mack Bailey House	3/4 mile NE of Church, Hog Hammock	Not Found	Demolished	1910	No academic style	Pyramid Cottage
47007	Building	Emmet "Cracker" Johnson House	Old Road	0102A 0044003	Domestic - Single Dwelling	1930	No academic style	Bungalow - Front Gable
47008	Building	Dan Dixon House	Hall Road	0102A 0013	Vacant	1930	No academic style	Bungalow - Front Gable
47009	Building	Herman Hillery House	Hillery Road	0102A 0014	Domestic - Single Dwelling	1930	No academic style	Bungalow - Front Gable
47010	Building	Freddie & Ruth Wilson House	Bailey Road	0102A 0085	Domestic - Single Dwelling	1925	No academic style	Bungalow - Front Gable
47011	Building	Glasgo Bailey House	Walker Road	0101A 0042001	Vacant	1940	No academic style	Bungalow - Front Gable
47012	Building	Green House	Walker Road	0101A 0101	Domestic - Single Dwelling	1930	No academic style	Bungalow - Front Gable
47013	Building	Single Dwelling	Baptism Road	0102A 0037	Domestic - Single Dwelling	1939	No academic style	Bungalow - Front Gable
47014	Building	Single Dwelling	Street Unknown, Hog Hammock	Not Found	Demolished	1945	No academic style	Bungalow - Front Gable
47015	Building	Single Dwelling	Street Unknown, Hog Hammock	Not Found	Demolished	1940	No academic style	Bungalow - Front Gable
47016	Building	Fred Johnson House	Old Road	0102A 0044002	Domestic - Single Dwelling	1940	No academic style	Bungalow - Front Gable
47017	Building	Fred's Place	Old Road	0102A 0044002	Vacant	1900	No academic style	Unknown
47018	Structure	Front Range Beacon	Lighthouse Road	0090 0002	Vacant	1877	No academic style	Observation
47019	Building	Administrative Offices	Turkey Fountain Way	0087 0001	Work in Progress	1937	Colonial Revival	Educational - College/University - Offices

GNAHRGIS ID	TYPE	NAME	ADDRESS	PARCEL #	CURRENT USE	YEAR BUILT	ARCHITECTURAL STYLE	BUILDING TYPE
47020	Building	Office Building	Turkey Fountain Way	0087 0001	Education - Administration	1937	Colonial Revival	Educational - College/University - Offices
47021	Building	Maintenance Lab	Turkey Fountain Way	0087 0001	Education - Research facility	1937	Colonial Revival	Educational - College/University - Research
47022	Building	Heating Plant	Turkey Fountain Way	0087 0001	Education - College/University	1937	Colonial Revival	Educational - College/University - Physical Plant
47023	Building	Filling Station	Turkey Fountain Way	0087 0001	Education - College/University	1937	No academic style	Road-Related - Gas/service station
47024	Building	Machin Shop	Turkey Fountain Way	0087 0001	Transportation - Automobile/truck services	1937	Colonial Revival	Road-Related - Other
47025	Building	South End Gas and Oil Storage	Turkey Fountain Way	0087 0001	Education - College/University	1937	No academic style	Road-Related - Other
47026	Building	Carpenter Shop	Turkey Fountain Way	0087 0001	Education - College/University	1937	No academic style	
47027	Building	South End Boat Hoist	Turkey Fountain Way	0087 0001	Education - College/University	1980	Colonial Revival	
47028	Structure	Marsh Landing Dock	Mark Landing Road	0089 0001	Transportation - Water-related	2010	No academic style	Water Transport - Dock/Pier/Wharf
257052	Site	Hanging Bull Slave Settlement	W. Perimeter Road	0089 0001	Vacant	1850		
257055	Building	First African Baptist Church	E. Perimeter Road	0101A 0102	Religion - Religious Facility	1968	Modern Movement	Corner Tower Church
257056	Building	Grovemor House	Walker Road	0101A 0083	Domestic - Single Dwelling	1950	No academic style	
257057	Building	Single Dwelling	Walker Road	0101A 0072	Vacant	1890	No academic style	Pyramid Cottage
257058	Building	Single Dwelling	Walker Road	0101A 0063	Domestic - Single Dwelling	1940	No academic style	Bungalow - Front Gable
257059	Building	Single Dwelling	Walker Road	0101A 0061	Domestic - Single Dwelling	1965	No academic style	Manufactured House
257060	Building	Single Dwelling	Walker Road	0101A 0061	Domestic - Single Dwelling	1930	No academic style	Shotgun
257061	Building	Single Dwelling	Walker Road	0101A 0055	Domestic - Single Dwelling	1960	No academic style	Bungalow - Front Gable
257065	Building	Single Dwelling	Walker Road	0101A 0038	Domestic - Single Dwelling	1940	No academic style	Bungalow - Front Gable
257066	Building	Single Dwelling	Intersection of E. Perimeter and Walker Road	0102A 0114	Domestic - Single Dwelling	1960	No academic style	Bungalow - Front Gable
257068	Building	Single Dwelling	Bailey Road	0102A 0094	Domestic - Single Dwelling	1940	No academic style	Bungalow - Front Gable
257069	Building	Single Dwelling	Old Field Road	0102A 0096	Domestic - Single Dwelling	1960	No academic style	Manufactured House
257070	Building	Green House	Dixie Hwy	0101A 0019005	Domestic - Single Dwelling	1930	No academic style	Bungalow - Front Gable
257071	Building	Allen Green House	Hall Road	0101A 0019	Vacant	1920	No academic style	Bungalow - Front Gable
257072	Building	Mr. Hall's General Store	Hall Road	0101A 0028				Commercial - Community Store
257073	Building	Hall House	Hall Road	0101A 0028	Domestic - Single Dwelling	1940	No academic style	
257074	Building	Single Dwelling	Hall Road	0101A 0030	Domestic - Single Dwelling	1950	No academic style	
257076	Building	Single Dwelling	Old Road	0102A 0028	Domestic - Single Dwelling	1960	No academic style	Manufactured House
257077	Building	Single Dwelling	Old Road	0102A 0042004	Domestic - Single Dwelling	1930	No academic style	Bungalow - Front Gable
257078	Building	Single Dwelling	Johnson Road	0102A 0042	Vacant	1930	No academic style	Bungalow - Front Gable
257079	Building	Single Dwelling	Johnson Road	0102A 0029	Domestic - Single Dwelling	1930	No academic style	Bungalow - Front Gable
257080	Building	Single Dwelling	Johnson Road	0102A 0027	Domestic - Single Dwelling	1920	No academic style	Pyramid Cottage
257081	Building	Hog Hammock Community Library	Hillery Lane	0102A 0023	Education - Library	1953	No academic style	Manufactured House
257082	Building	Storage Building	E. W. Autobahn Road	0102A 0023	Vacant	1920	No academic style	
257083	Building	The Oyster Bed	E. W. Autobahn Road	0102A 0027002	Domestic - Hotel/Motel/Boarding House	1965	No academic style	Manufactured House
257084	Building	Single Dwelling	Hillery Lane	0102A 0019	Domestic - Single Dwelling	1965	No academic style	Manufactured House
257086	Building	Graball Country Store	E. Perimeter Road	0102A 0087	Commerce and Trade - Department (General) Store	1975	No academic style	
257087	Building	Single Dwelling	Wilson Road	0102A 0132	Domestic - Single Dwelling	1940	No academic style	Bungalow - Front Gable
257089	Building	Single Dwelling	Banks Road	0102A 0065	Domestic - Single Dwelling	1945	No academic style	Bungalow - Front Gable
257091	Building	Tracy Walker House	Johnson Road	0102A 0049	Domestic - Single Dwelling	1960	No academic style	Bungalow - Front Gable
257092	Building	Ronald Johnson House	Johnson Road	0087 0001	Work in Progress	1926	No academic style	Bungalow - Hip
257093	Building	House Ruin	Johnson Road	Not Found	Vacant	1900	No academic style	Ruin
257097	Building	Sapelo Airstrip Hanger	Airport Road	0089 0001	Vacant	1935	No academic style	Airport-Related - Hangar
257098	Building	Post Office	E. West Autobahn Road	0089 0001	Domestic - Single Dwelling	1965	No academic style	
257099	Building	Long Tabby Education and Research Laboratory	Long Tabby Road	0089 0001	Education - Research Facility	1970	No academic style	
257100	Building	Storage Building	Long Tabby Road	0089 0001	Commerce and Trade - Storage	1950	No academic style	
257101	Building	Storage Building	E. West Autobahn Road	0089 0001	Commerce and Trade - Storage	1950	No academic style	
257102	Building	Storage Building	E. West Autobahn Road	0089 0001	Commerce and Trade - Storage	1950	No academic style	
257103	Building	Bunk House	Check Point Road	0087 0001	Work in Progress	1930	No academic style	
257104	Building	Single Dwelling	Carter Road	0101A 0086S	Vacant	1940	No academic style	Bungalow - Front Gable
257105	Building	House Ruin	Unknown Street, Hog Hammock	0101A 0054	Vacant	1930	No academic style	
257106	Building	Hog Hollow Cabin	Walker Road	0101A 0036	Work in Progress	1940	No academic style	
257113	Structure	Tabby Ruins on the River	Little Sapelo Island	0087 0001	Vacant	1830	No academic style	
257114	Structure	Smoke House Ruin	Little Sapelo Island	0087 0001	Vacant	1920	No academic style	
257116	Building	Slat House	off Greenhouse Way	0087 0001	Vacant	1920	No academic style	
257117	Building	Gardner Hillary House	1/2 mi NW of Church, Hog Hammock	Not Found	Demolished	1910	No academic style	Pyramid Cottage
260195	Object	Turkey Fountain	Turkey Fountain Way	0087 0001	Landscape - Campus/Institutional	1930	Colonial Revival	



1 inch = 200 feet

GNAHRGIS ID #

◆ New Site

◆ Updated Site

◻ Hog Hammock Historic District

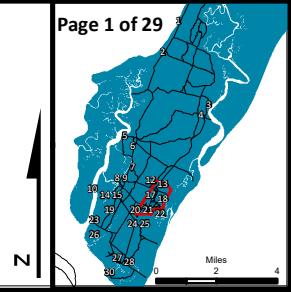
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◻ Sapelo Island Overview

McIntosh County Historic Resource Survey: Phase Three - Sapelo Island



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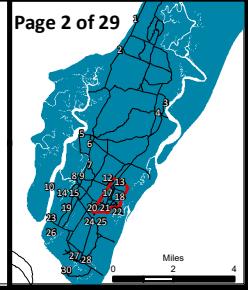
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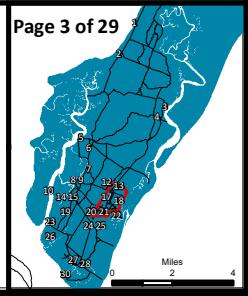
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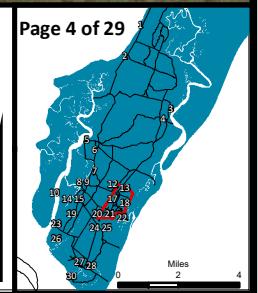
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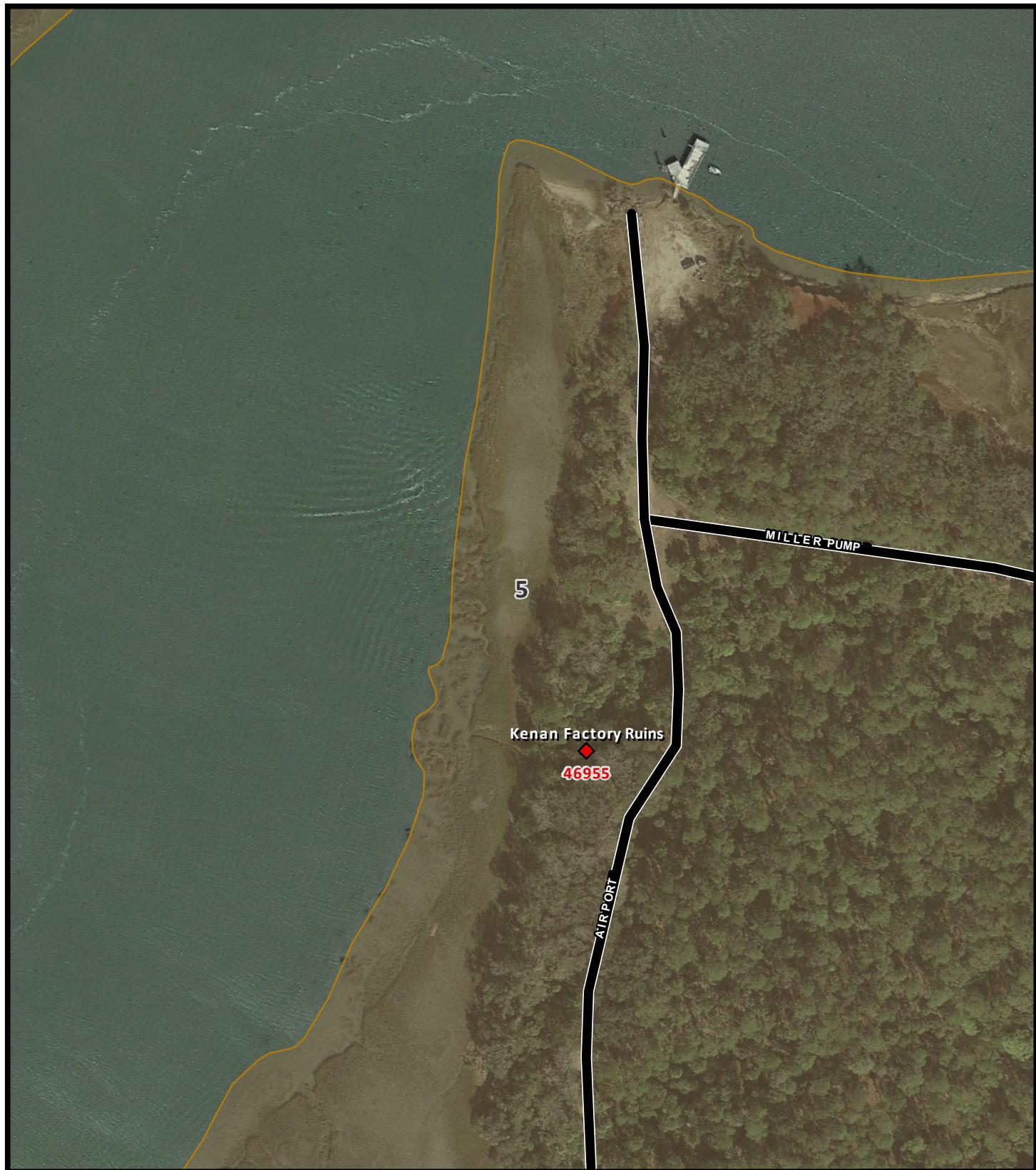
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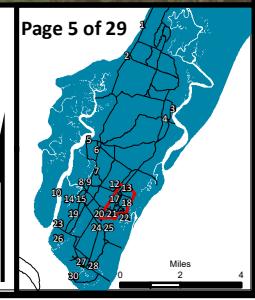
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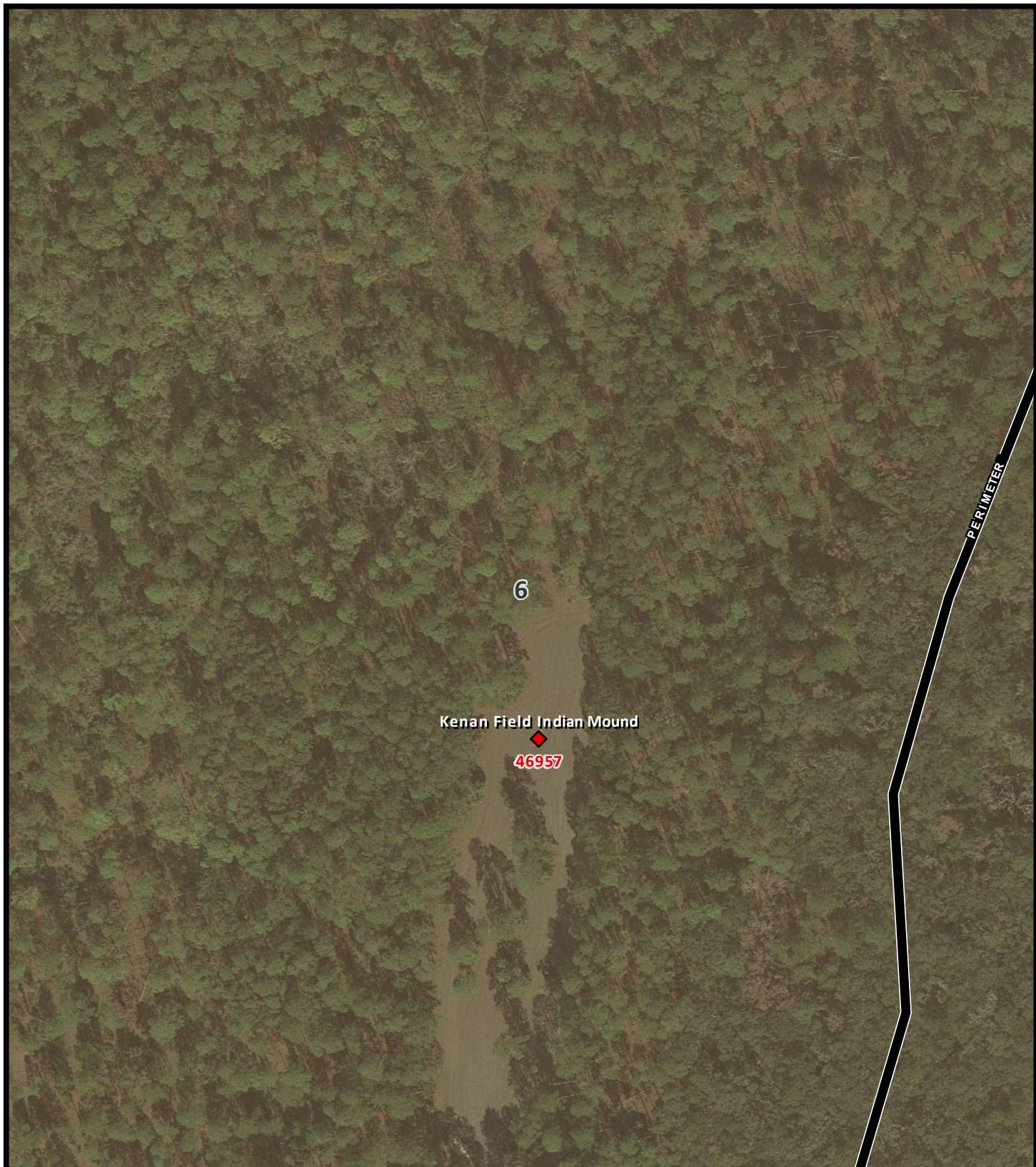
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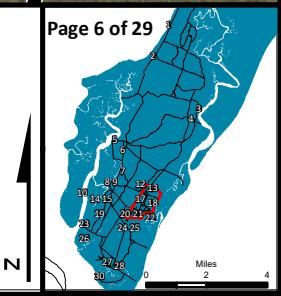
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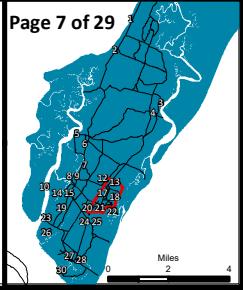
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**McIntosh County Historic Resource Survey:
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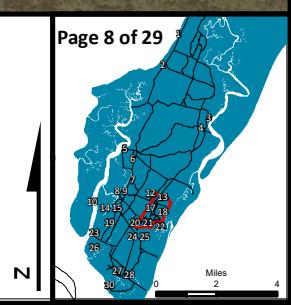
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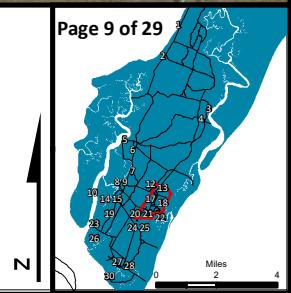
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■ Sapelo Island Overview

**McIntosh County Historic Resource Survey:
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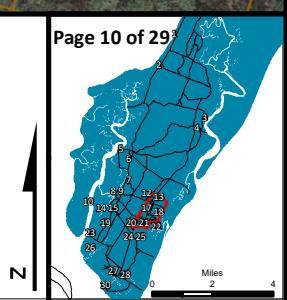
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**McIntosh County Historic Resource Survey:
Phase Three - Sapelo Island**



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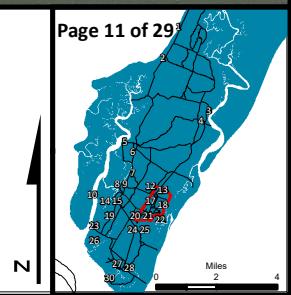
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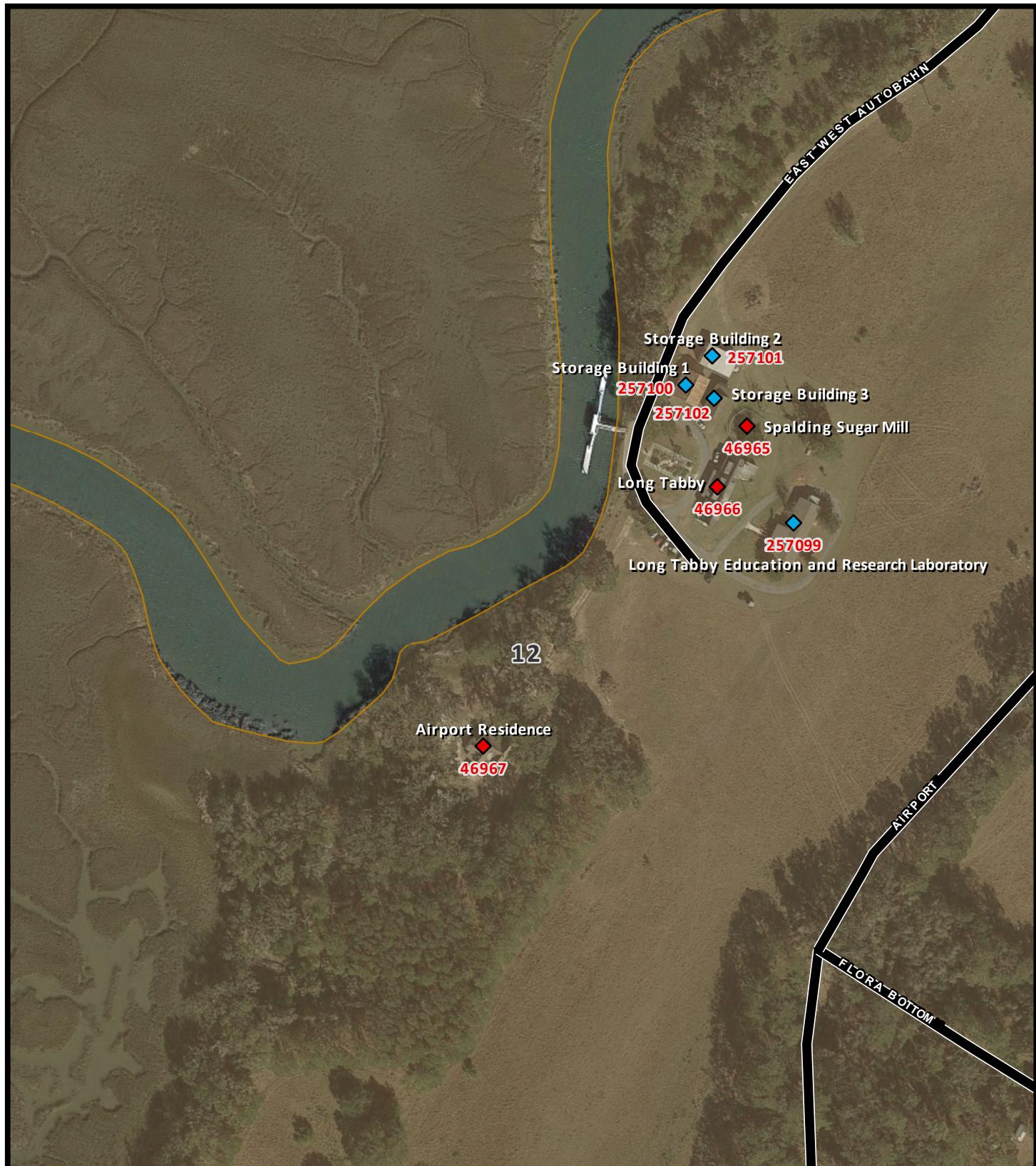
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**McIntosh County Historic Resource Survey:
Phase Three - Sapelo Island**



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1 inch = 200 feet

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◆ Updated Site

◻ Hog Hammock Historic District

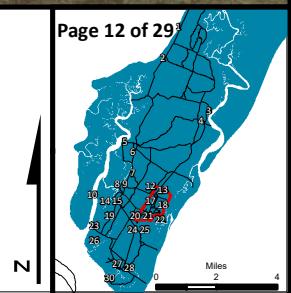
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◻ Sapelo Island Overview

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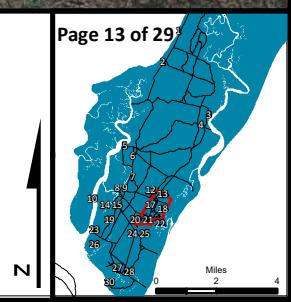
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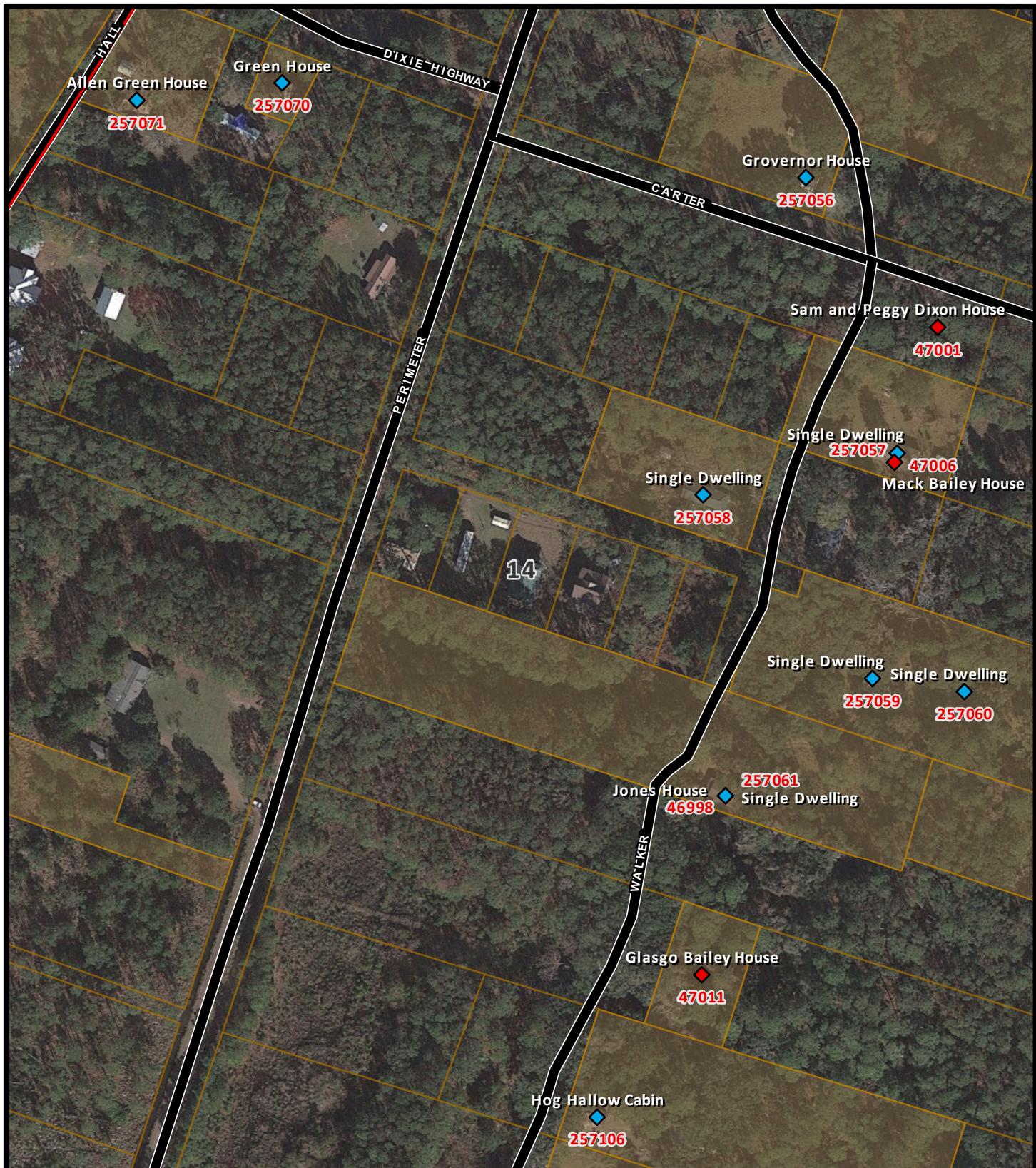
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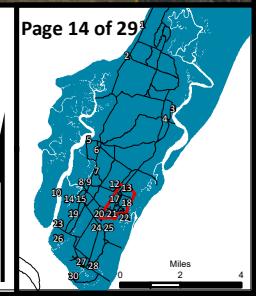
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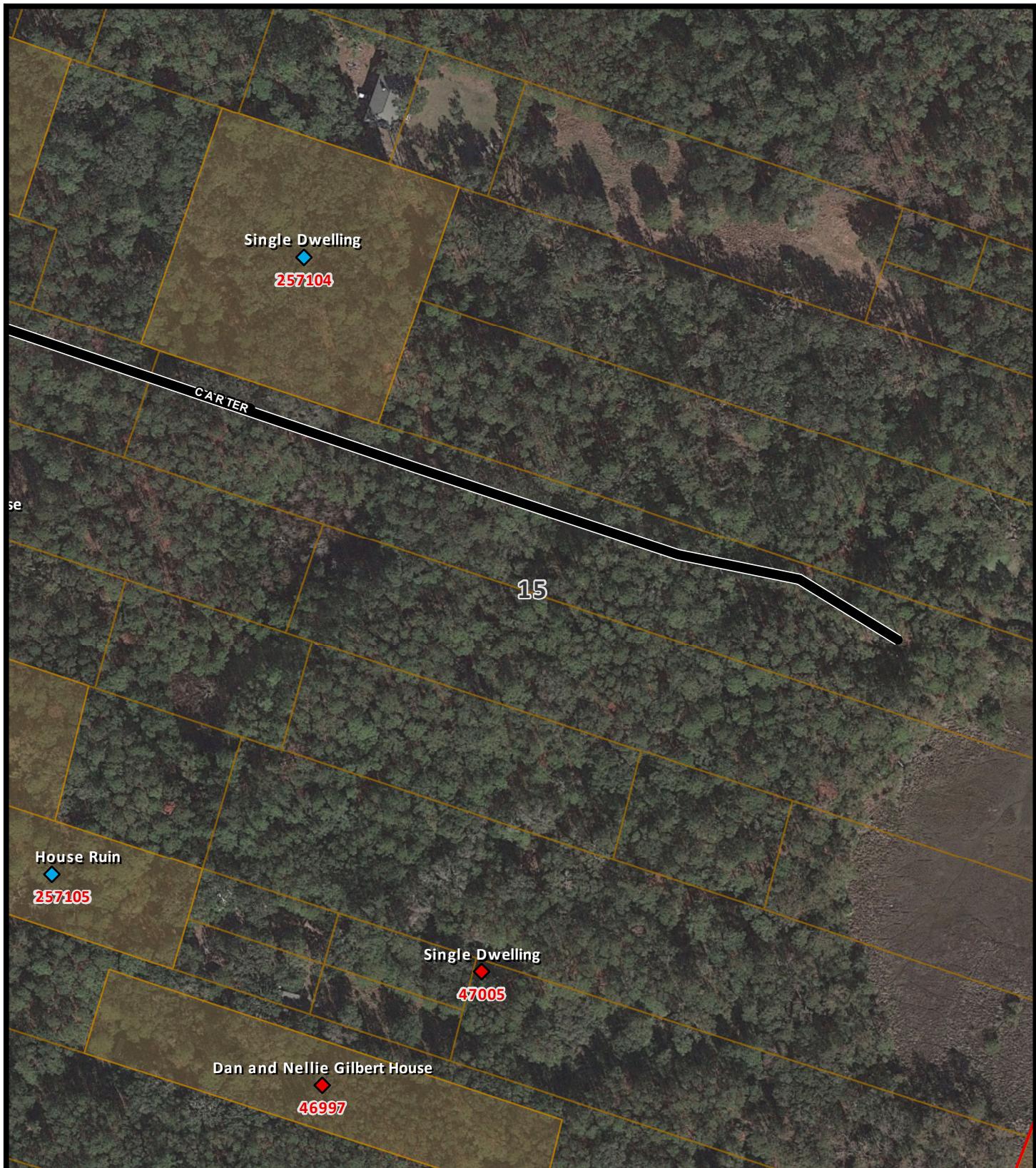
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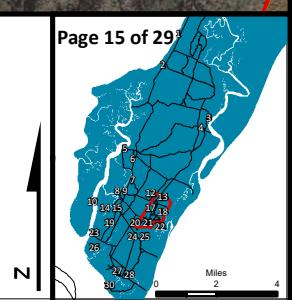
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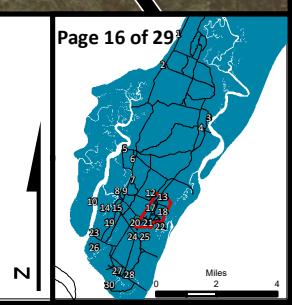
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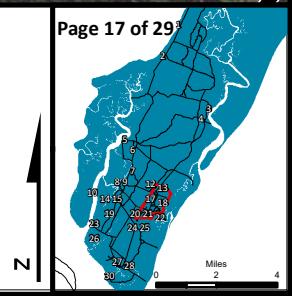
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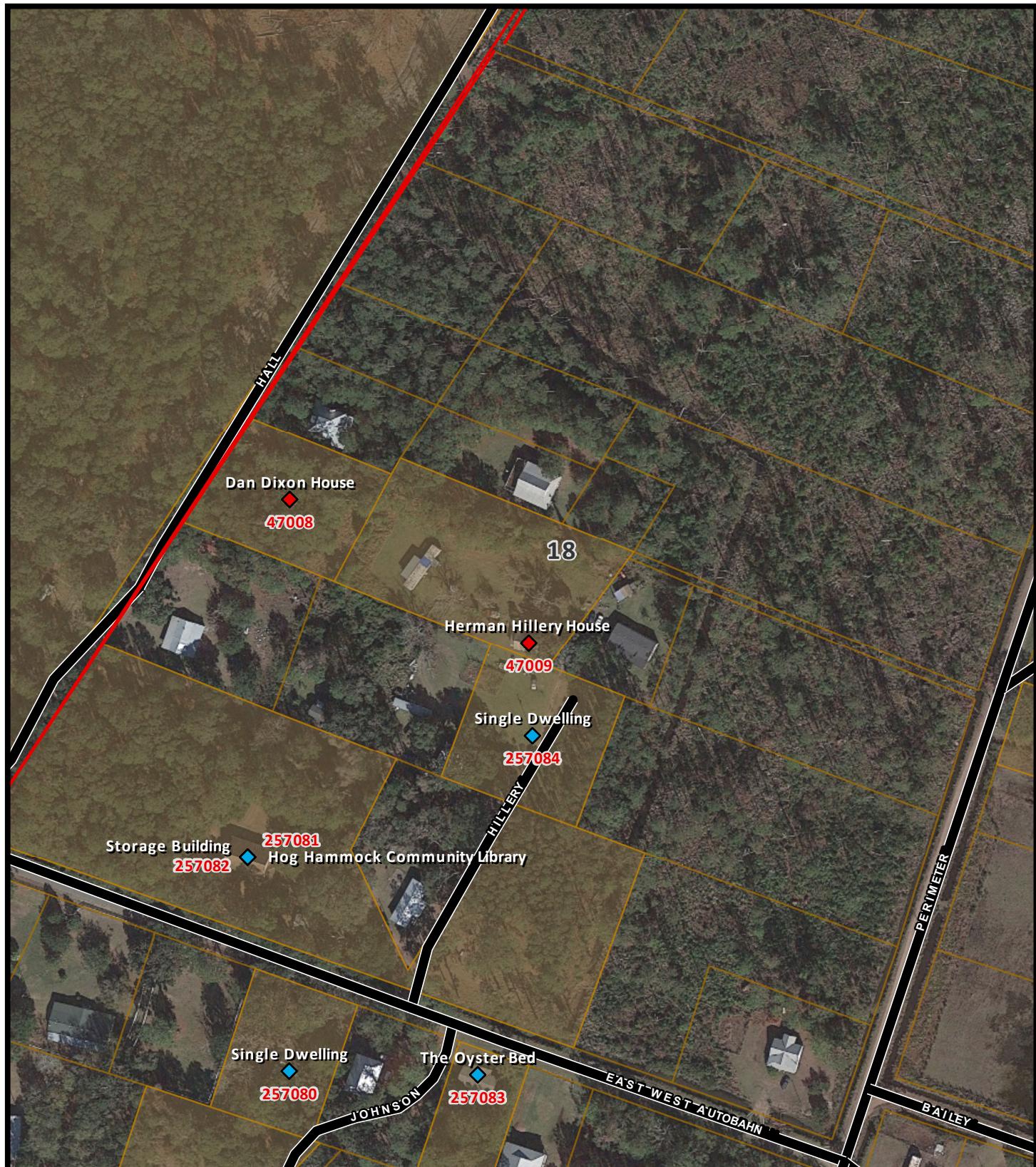
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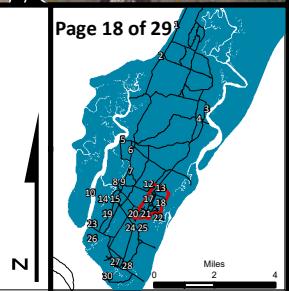
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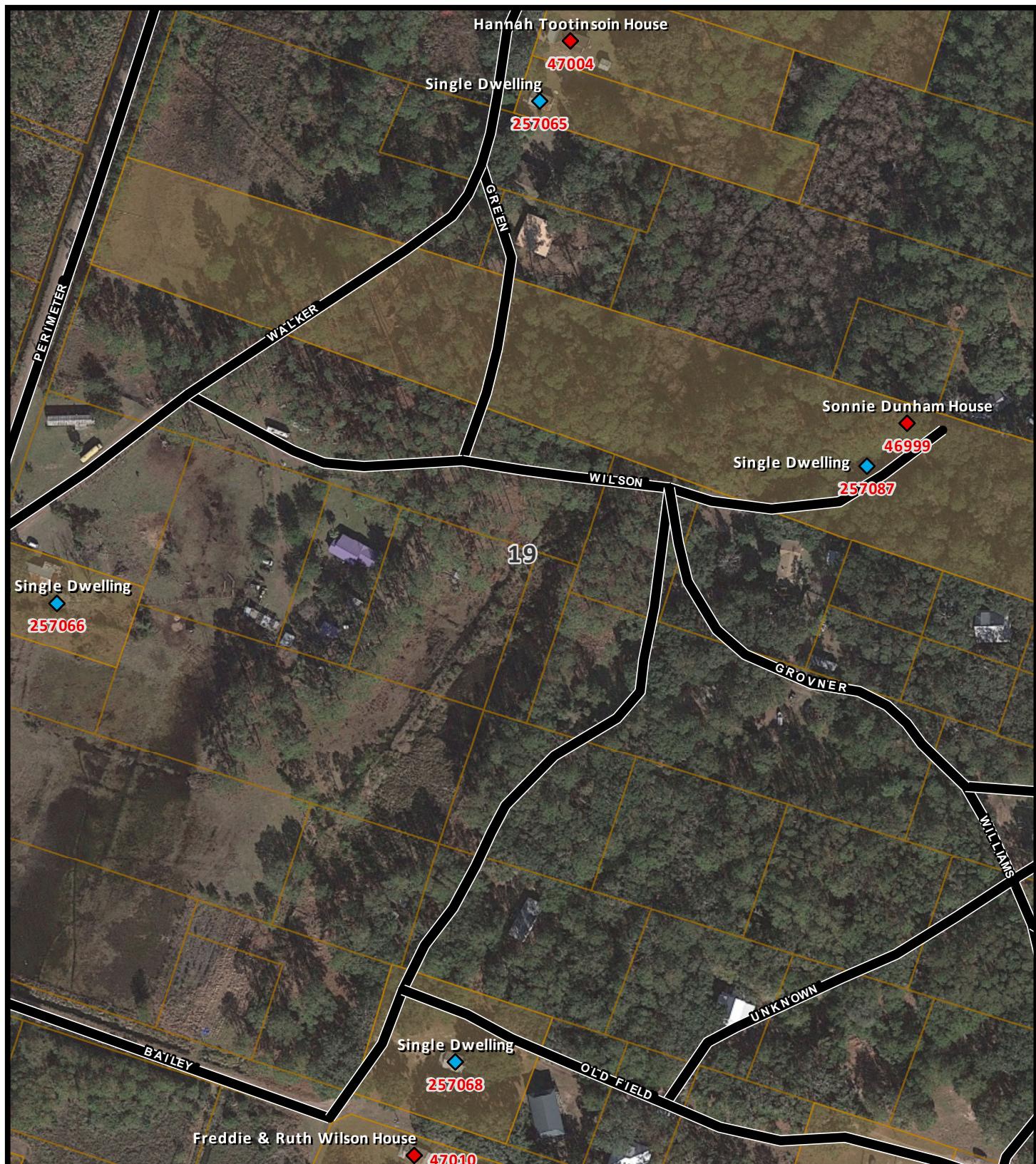
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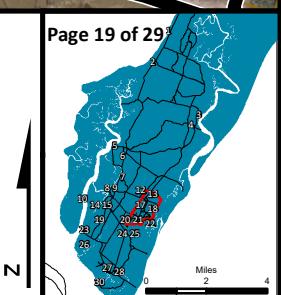
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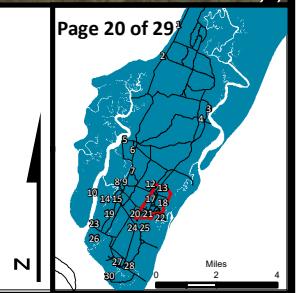
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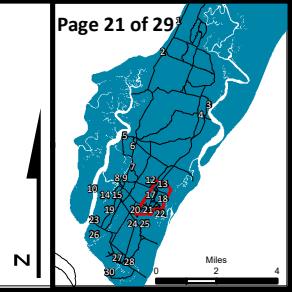
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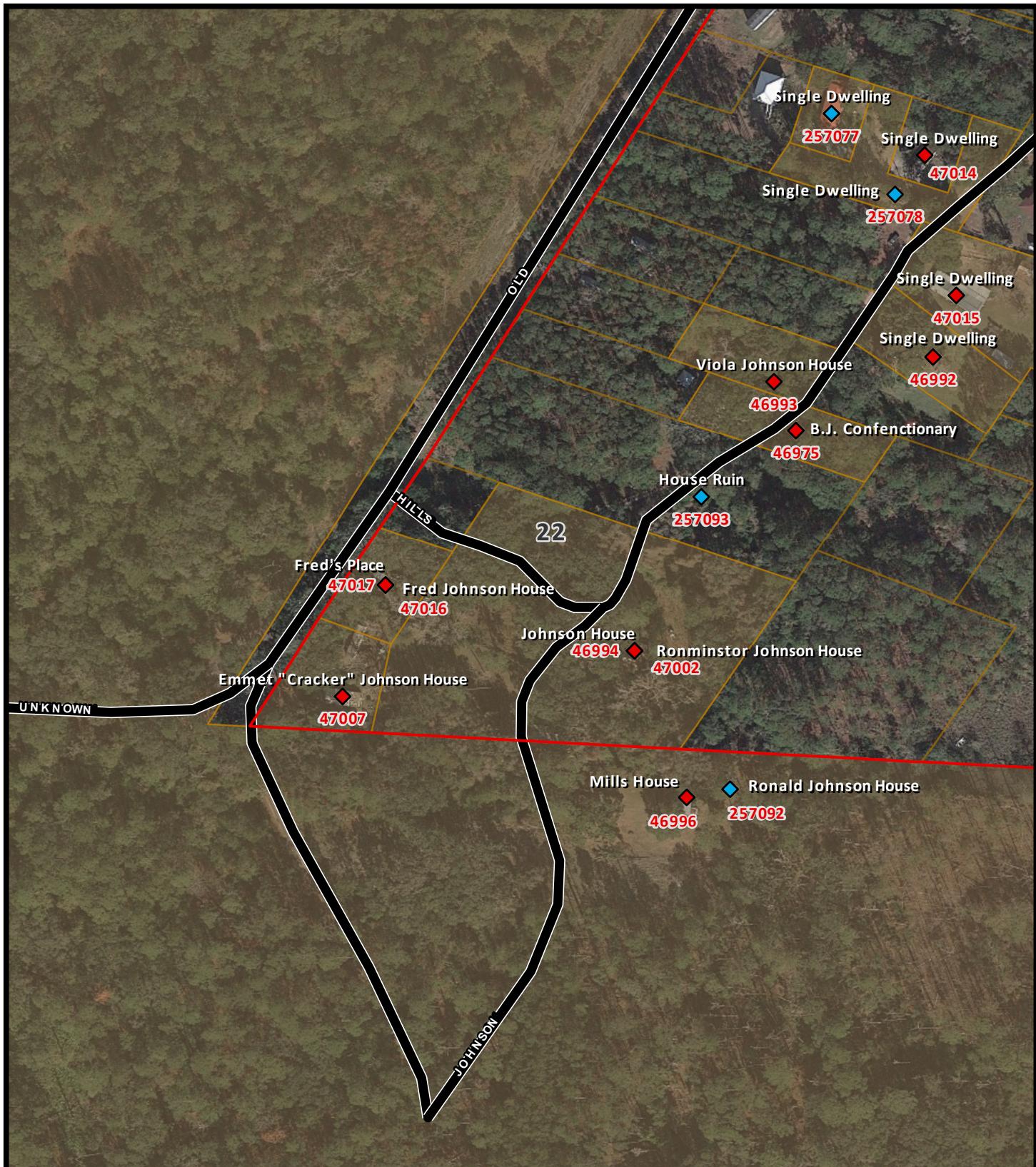
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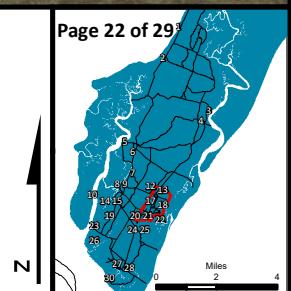
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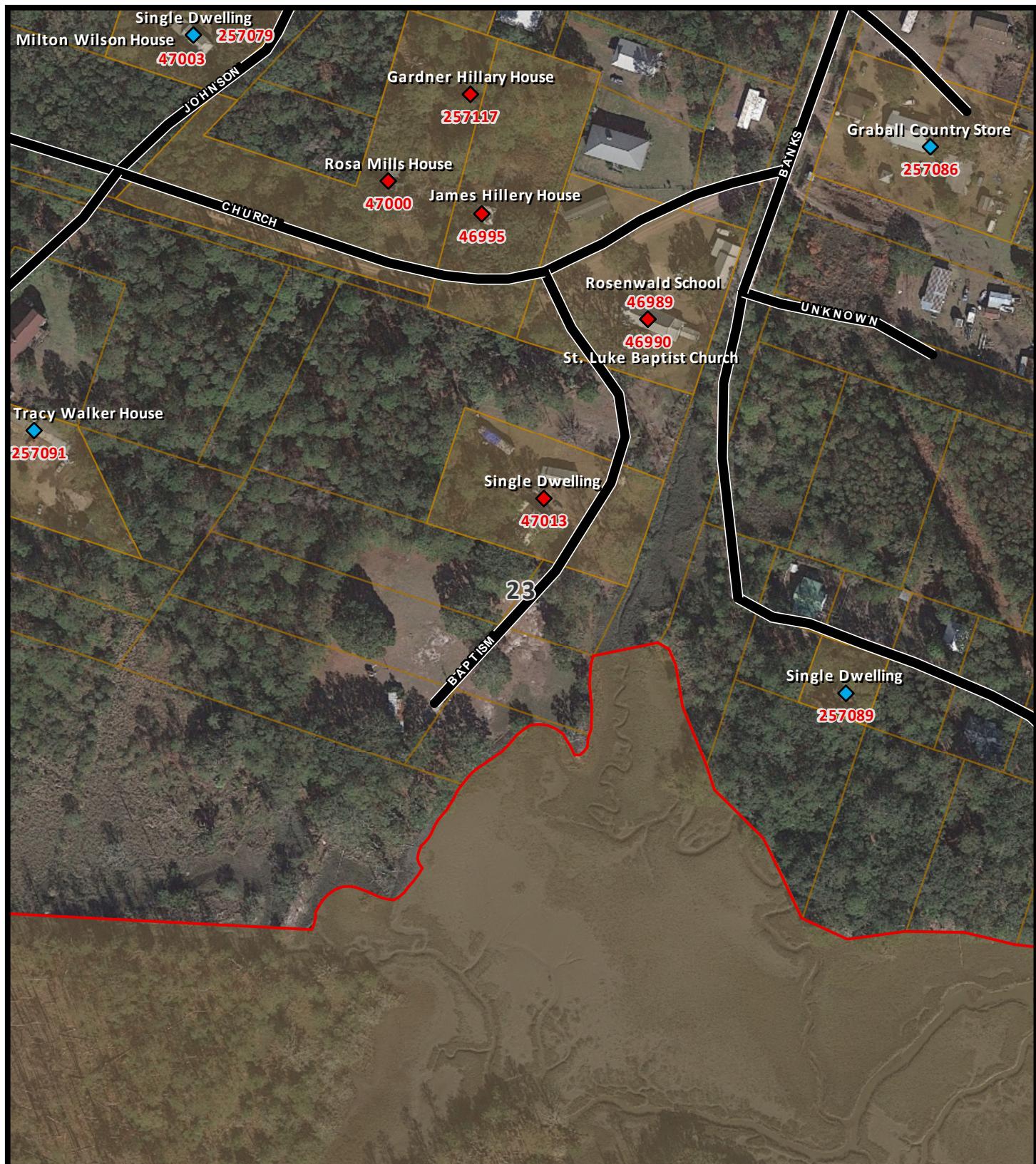
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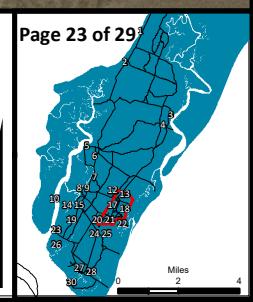
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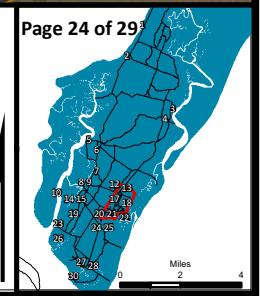
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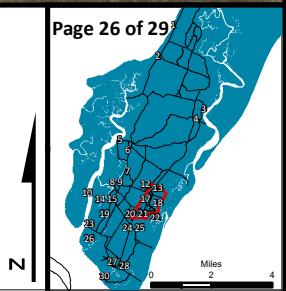
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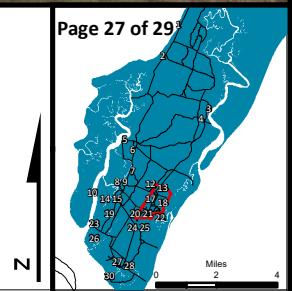
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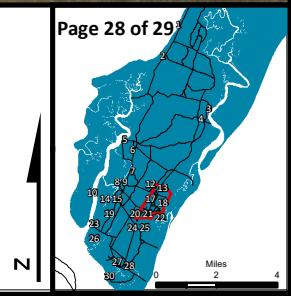
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Appendix 3: Chocolate Plantation

While Sapelo Island is historically significant in that its rich cultural and social history remains archaeologically and architecturally intact, showcasing a variety of unique resources from a wide range of historical periods, Chocolate Plantation, in particular, is of individual significance. The site embodies a rare intact complex of tabby plantation building remains to include the **Chocolate Plantation Barn (GNAHRGIS #46952)** and the **Chocolate Plantation Ruins (GNAHRGIS #46953)**, relics from the antebellum era.

While other tabby ruins remain in the county, those at Chocolate showcase the use of tabby for agricultural complex construction to include overseer and slave dwellings, barns, and agricultural outbuildings together at one site. When examined in the context of statewide significance, the 1736 Fort Frederica National Monument on St. Simon's Island, is perhaps the only other tabby complex resource that is comparable in the number of building remnants that exist together from a single period.

Background

The earliest settlement at Chocolate appears to have occurred during the mid 1700s, as recorded in a disputed land grant. At the time, Mary Musgrove and her husband Thomas Bosomworth claimed ownership of the area.

It is believed that Edward Swarbreck constructed the buildings at Chocolate between 1815 and 1820. Prior, both Thomas Spalding and Edward Swarbreck had been in negotiations regarding ownership of different portions of the island. It is believed that some swapping of interests occurred, particularly after the passing of Richard Leake, Thomas Spalding's father-in-law and previous owner of Spalding's interests. Thus, it is no surprise to learn that the tabby used at Chocolate is reflective of the early innovations in tabby developed by Spalding.

While Swarbreck was the likely developer of the plantation we know today as Chocolate, the name is believed to have originated as early as the 1750s as shown on crop areas delineated on antebellum maps as "Chucalate." It is known that Isaac Levy had crops on the island at this time, although it cannot be verified that his crops were at this location. Chocolate, in this spelling is written as early as 1797 as noted in correspondence by Louis Harrington upon his acquisition of the tract of land from the estate of his brother-in-law, Grandclos. The name could even predate the French and may relate to the pre-Colombian occupation of Sapelo.

Spanish documents reference two Guale towns on the island, "Espogue" and "Chucalate." Indirect evidence of these villages exists in the shell mounds and middens immediately south of what is known today as Chocolate. These mounds and middens could be the remains of a Chuculate village. Further, Isaac Levy had connections with the Creek Indian interpreter Mary Musgrove.

Harrington, who purchased the tract in 1797, farmed land at Chocolate with 68 slaves for years before selling in 1801. Between 1815 and 1820, Swarbreck developed Chocolate into a profitable enterprise, growing cotton as his commercial staple. As noted by author C.S. Wally, Swarbreck "replaced all the earlier buildings, including the slave quarters" as part of his various improvements to the plantation. Thus, it is believed that the slave dwellings built by Harrington were lost at this time.

This covers the ownership of Chocolate predating Leake and Swarbreck. Listed below is a complete chain-of-title based on historical research as recorded by Nicholas Honerkamp, Ray Crook, and Orion

Kroulek in 2007 as part of their report, *Pieces of Chocolate: Site Structure and Function at Chocolate Plantation (9MC96), Sapelo Island, Georgia*.

Date	Owner	Notes
Mid-1700s	Mary Musgrove and Thomas Bosomworth	Disputed land grant
1757	Isaac Levy	Articles of Friendship and Commerce treaty
1760	Grey Elliot	Purchased Sapelo Island at auction
1762	Patrick Mackay	May have resided and built house at High Point
1784	John McQueen	Purchased from estate of Mackay
1789	Francois-Maria Loys Dumoussay de la Vauve	Organized Societe de Sapelo in 1790
1793	Grandclos Mesle and Nicholas-Francois Magnon de la Villehuchet	Demise of Sapelo Company
Ca 1793	Lewis Harrington	Brother-in-law of Grandclos Mesle
1801	Richard Leake and Edward Swarbreck	
1802	Thomas Spalding and Edward Swarbreck	Death of Richard Leake, father-in-law of Thomas Spalding; likely responsible for tabby buildings which remain today
1805-1808	Leased to Francis Hopkins	
1827	Dr. Charles W. Rogers	Built barn
1843-1857	Randolph Spalding	Wedding gift from father Thomas Spalding; moves to mainland in 1857
1853	Fire	
1866	John Griswold	Purchased from estate of Randolph Spalding
1873	James Cassin	From New York
1879	Henry Townsend	Acquired through foreclosure; also from New York
1881	Amos Sawyer	From Massachusetts, spent winters at Chocolate
1912	Howard Coffin	
1934	Richard J. Reynolds, Jr.	Used Chocolate as hunting camp
1969	State of Georgia	Overseen by Department of Natural Resources

A good bit is known about the tabby slave dwellings at Chocolate, as recorded in a first hand account by John Livingston Hopkins.

The negro houses are built of lime (prepared by burning oyster shells and mixing the calcination with sand) plastered over wattles. The length of a house is from fifteen to twenty feet, and the breadth from twelve to fifteen; the wall is high enough for a very tall man to walk with convenience between the ground to the upper floor; they are shingled with cypress or pine, and have a chimney. The division is into two apartments, in one of which there are stools, slabs for cooking utensils, and a three-cornered shelf in a corner, with a water pail on it... there is also a fish net hanging to the walls of one house in three and four [and] there are blankets and chests in which the negroes keep their clothes... The houses are built in a group, or village, and with a regard to health, and a contiguity to the fields of labor... I asked Mr. Swarbreck his motive for building in this way. He replied, "It makes my negroes more comfortable, and I desire to leave my estate as valuable as possible to those who may inherit it.

Archaeology has revealed that there were nine slave dwellings, most of which were duplexes, with central chimneys and tabby floors. Each duplex was roughly twenty by fourteen feet. What can be deduced from this is that approximately eighteen families occupied the nine dwellings, totaling approximately eighty to ninety slaves. The dwellings were placed facing a central “street” in a planned settlement emphasizing the plantation’s structure and permanence.¹

At its height, Chocolate’s operations likely required many more slaves and slave housing than what remains in the archaeological record near the main plantation house. It has been suggested that on the 1859 US Coastal Survey Chart of Sapelo Sound, a series of dots south of the shell ring could represent additional slave cabins.² Likely built of wood, since they are not recorded elsewhere as the more permanent tabby structures were, frame cabins would have been lost to time and decay if unused. Further, a tradition of building material reuse has been a major component of Sapelo history, so it is highly possible that they were at one time dismantled for material reuse.

Known outbuildings include one large tabby structure, measuring 96 by 110 feet, with slotted exterior walls to provide ventilation, likely for cotton drying. It may have had an open-air bay for the unloading of cotton from the fields and the loading of processed bales for sale. The slotted wall configuration is unique to plantation structures on the southeastern coast.³

The origins of the main house at Chocolate are less clear. A two-story frame house built atop a tabby basement, the house overlooked the Mud River near the slave settlement. It is possible that this house was actually built by Charles Rogers in the 1830s, as he purchased the tract from Swarbreck in 1827. Rogers built the Chocolate Plantation Barn on the site in 1831. It remains uncertain if the plantation house ruins are attributable to Swarbreck or Rogers.

It is believed that Spalding and Swarbreck obtained oyster shells for the development of their tabby structures from the ceremonial **Shell Ring (GNAHRGIS #46954)** at Spanish Fort and from the Indian middens at Long Row Field.

Associated with the plantation were two cotton fields, which could produce roughly twenty-five thousand pounds of long-staple and short-staple cotton annually. After Swarbreck, Rogers cultivated cotton at Chocolate for fifteen years, utilizing 100 slaves by 1840 as shown in the Census. The barn built by Rogers measures 40 by 46 feet, with separate lower stalls and a two-level loft for hay storage.

¹ Sullivan, *People and Place on a Georgia Sea Island.*

² *Pieces of Chocolate*, 11-12

³ *Pieces of Chocolate*, 9.

In 1836, Rogers sold Chocolate and his other holdings on North End to Spalding. This meant that Spalding then held ownership of all of Sapelo with the exception of Raccoon Bluff. Spalding gifted Chocolate to his youngest son Randolph Spalding in his will. Upon his death in 1851, Randolph inherited the property. Cultivating cotton and provision crops, Chocolate was profitable under his care until the beginning of the Civil War.

In 1853 the main house at Chocolate burned, leaving only the chimneys and lower walls standing.⁴

In 1910, the U.S. Census recorded that only a single household remained at Chocolate, the house of Jacob and Elisa Green. It is believed that Mr. Green was the caretaker and attendant to guests who visited Chocolate to hunt and was employed by Howard Coffin. One structure that is believed to have been Mr. Green's house has been identified as a refurbished cabin on High Point Road, as shown on a 1929 U.S. Department of Agriculture Soils Map. It no longer remains on the landscape today.

During the Coffin era, photography at Chocolate was conducted showing the ruins of Chocolate Plantation, much of which has been lost since this date as tabby disintegrates quickly, with noticeable difference from one generation to the next.



Figure 10: Ruins of Plantation House (foreground), Barn (background), and Hunting Cabin (right) at Chocolate, photograph taken during Coffin era.

Recommendations

Completed in 2016, an in-depth study regarding the future of Chocolate was completed by masters student Rachel Walling for Clemson University, titled *The Preservation of Tabby Ruins: Suggestions for the Future of Chocolate Plantation*. The study identifies the preservation concerns at Chocolate, compares the site and its condition with other regional tabby sites, and recommends a preservation plan to include an examination of each individual structure at Chocolate.

Acknowledged by the author, Chocolate Plantation has largely been ignored by the Department of Natural Resources due to the concentration of activities on the South End of the island. This hands off approach to

⁴ Sullivan, et al. *People and Place on a Georgia Sea Island*.

⁵ *Pieces of Chocolate*, 17.

the preservation and interpretation of the tabby at Chocolate, is reflective in the site's deterioration, much of which could be eliminated or slowed if solutions were acknowledged and implemented.

Prior to Walling's study, other tabby scholarship explored the material's composition, preservation, and management to include the Association for Preservation Technology's bulletin, *Understanding Historic Tabby Structures: Their History, Preservation, and Repair* by Lauren B. Sickels-Taves from 1997, which likewise summarizes studies prior to this date.

Walling's study identifies several common reasons for tabby degradation, including water intrusion, plant growth, and the use of incompatible materials. Water intrusion and plant growth are both applicable to Chocolate. It is recommended that all vegetation within one foot of each tabby structure be removed. This will prevent the growth of detrimental root structures as well as plants that can attract and drive moisture intrusion, ultimately causing mildew and mold but also structural problems if growth is left to propagate. Further, this space will allow the tabby to breathe. Any large root system that has already penetrated a tabby structure should be allowed to remain as its removal may cause greater damage; however, the plant's root system should be killed with as much vegetation removed as possible without detriment to the historic material.

What remains of many tabby sites today are ruins of tabby structures which were originally coated with a stucco exterior which has worn so that only the interior fill material of the wall system remains. Not meant to be exposed, this material degrades more quickly without its stucco covering. Prohibited practices for preservation include the use of Portland cement, asphalt tar, silicone sealants, and anything that will prevent the tabby from 'breathing.'

What is important to note is that when moisture intrusion and vegetative growth are not managed, the weatherization and degradation of the site occurs more rapidly. Neglect increases the rate at which historic material is lost.

Additional concerns include the lack of signage regarding visitor interaction with the site. With no pathways, fences, or informational signs, visitors are left to wander freely and touch and manipulate the historic material without an understanding of potential detriment.

Walling summarizes several key solutions for the continued preservation of the tabby ruins at Chocolate:

- the removal of vegetative growth 12 to 18 inches around each tabby site,
- the commissioning of a structural inspection to identify unknown or hidden issues,
- the creation site paths and signage, and
- the development of a comprehensive plan to ensure these practices become routine and that the site's perpetual preservation is managed.⁶

In addition to this scholarship, it is recommended that permanent open-car shelters be built over the tabby ruins at Chocolate, to shield the ruins from the elements, which will greatly aid in slowing the rate of weatherization. Open-air canopies would likewise allow for continued air movement and a defined area of importance that would be identifiable to visitors. When paired with signage, plant growth management, and a comprehensive plan, these measures can extend the life of the ruins at Chocolate Plantation significantly.

⁶ Walling, *The Preservation of Tabby Ruins*.

Conclusion

Acknowledging the challenges associated with the rapid degradation of tabby when unmanaged, it is clear that Chocolate Plantation will continue to deteriorate further and will eventually be lost if the current management processes continue in the same fashion. Utilizing the methods outlined in the recommendations section, involving vegetation removal, structural inspection, visitor management mechanisms such as the creation of paths and the use of signage, developing a comprehensive plan, and constructing a cover, much can be done to aid Chocolate's preservation.

Likewise, other tabby ruins on Sapelo could benefit from this, including the Spalding Cane Press and the Montalet House ruins on the island's north end.



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Figure 11: Remains of slave cabins at Chocolate, photograph taken during Coffin era.

It is also recommended that an archaeological survey in the north field above Chocolate be performed, to determine the location of other slave cabins associated with those who labored at Chocolate. Despite years and centuries of plowing, the archaeological record at Chocolate has been shown to be remarkably intact, and the methods outlined in *Pieces of Chocolate* could be used in the areas identified as additional slave cabin sites.

Lastly, the historical associations, amount of extant historic material which remains, and the site's potential to yield history suggest that Chocolate Plantation and its associated remains are potentially individually eligible for listing on the National Register of Historic Places. It is thus recommended that

⁷ *Pieces of Chocolate*, 16.

the owner, the State of Georgia, use the resources at its disposal to explore and nominate the site for the completion of comprehensive and exhaustive historical documentation and added protection.