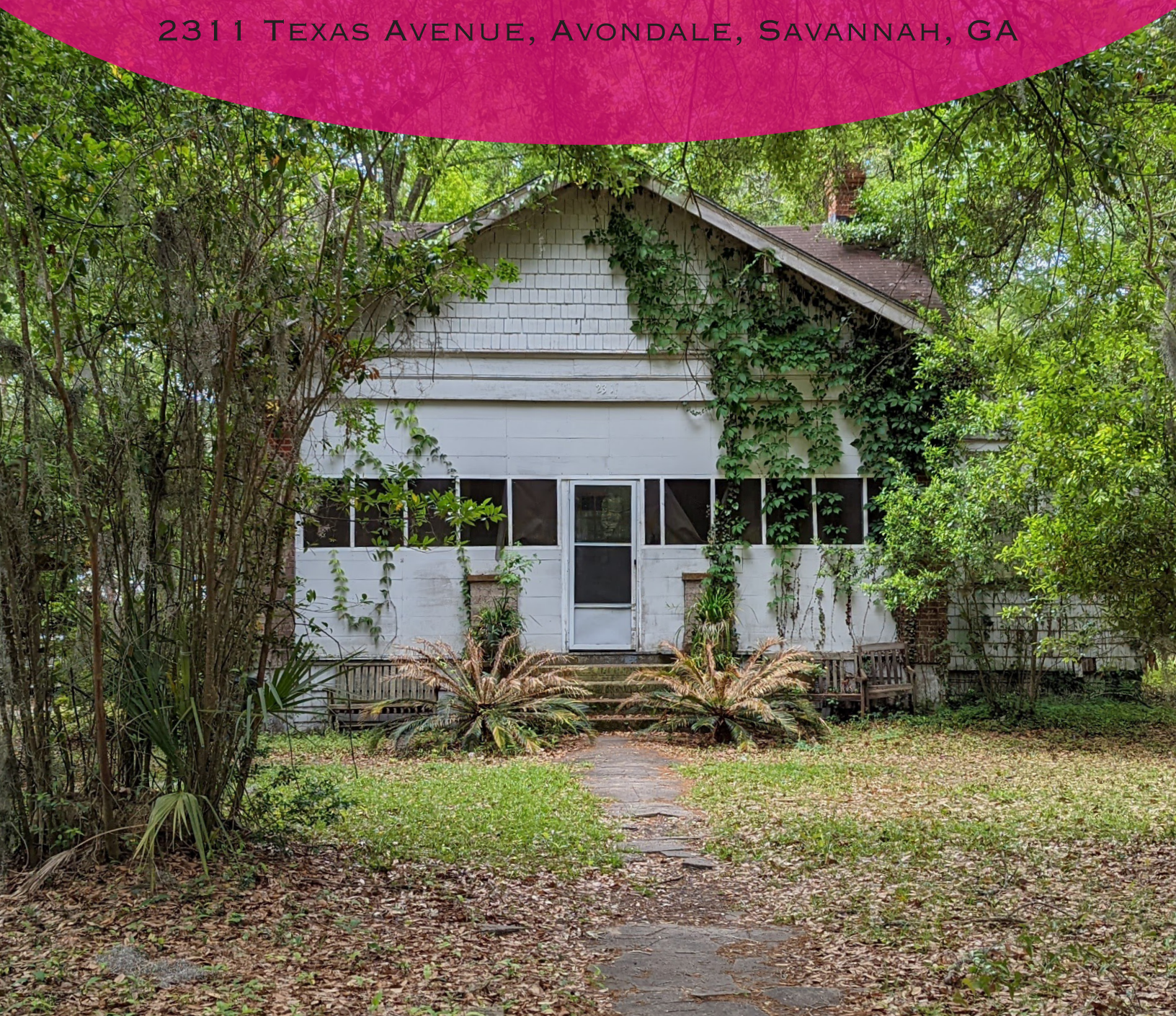


# A HISTORY OF THE TEXAS MANOR

2311 TEXAS AVENUE, AVONDALE, SAVANNAH, GA



PREPARED BY ETHOS PRESERVATION  
FOR RE: PURPOSE SAVANNAH, JANUARY 2023

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# INTRODUCTION

The Texas Manor was located at 2311 Texas Avenue in the Avondale Subdivision. While the house is believed to predate 1890, it first appears in city records in 1934. However, it was not listed in the city directories as “2311 Texas Avenue” until 1942. The Sanborn Insurance Maps typically serve as a good resource for narrowing down the construction date of a building, but because this area was outside the city limits at the time, it was not surveyed in the historic Sanborn Insurance Maps. The historic materials and construction methods suggest the home was built earlier than 1934. Over the lifespan of the Texas Manor many additions and alterations were made, likely to accommodate a growing family and trends of the 20th century.

The owner of the property hired Re:Purpose Savannah to deconstruct the house in 2022. As deconstruction progressed, early construction methods and historic materials were uncovered beneath the bungalow features. Mortise and tenon joinery, peg techniques, and cut nails were found in the framing of the structure; an older pine tongue and groove flooring was beneath the exposed pine flooring; and two interior walls that enclosed a main room had been built using more modern wood on top of the second layer of flooring. These materials and construction techniques indicate a pre-1890s structure. Additionally, an even earlier hearth was discovered beneath the structure aligning with the piers, indicating an even earlier structure existed. As more layers of the structure were stripped, the original layout was confirmed to be a four-room central-hall cottage with a historic one-room kitchen in the rear. A four room central-hall cottage is indicative of a form that is two rooms deep and two rooms wide with a hallway in the center. The type usually has a chimney on both sides flanking the structure.

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Areas of opportunity for further research:

If more research is warranted, Ethos Preservation would recommend looking further back into deed records, the history of the “Thomas” plat, and archival permit records. This path might yield a more exact build date and history of the original residents of the central-hall cottage.

# RESEARCH

Located in Hester Ward, the Texas Manor was unusual in that the house was situated on a total of eight parcels. This might indicate a wealthy purchaser, or the parcels might have been owned prior to the subdivision's creation. The development of Avondale was closely linked to the expansion of streetcar lines in Savannah, which began to expand further east of the city and corporate limits, and new neighborhoods began to develop. With the Coastline Railroad (later the Savannah Electric Power Company) Broughton line/Thunderbolt line as a selling point, Harmon, Walker, and McHarrie had platted the Avondale subdivision by 1890. Prior to becoming a subdivision, a portion of the area was a military rifle range. The range was not divided and incorporated into the Avondale subdivision lots until 1910. It was noted in the ads for the sale of lots that Avondale would be a manufacturing town. By 1913, the Avondale Development Company was selling lots, marketing the Thunderbolt streetcar line as a major selling point. By 1939, the Avondale subdivision had been incorporated into the corporate limits of Savannah; however, east of Georgia Avenue was not included. 2311 Texas Avenue was not within city limits until after 1945.

Information on the house has been found under multiple addresses:

“2311 Texas”

“Texas & Georgia, Avondale”

“Texas, Avondale”

Based on streetcar line maps and schedules, local rumors have persisted that the structure was a possible streetcar stop. This rumor is supported by an advertisement in the Savannah Morning News from April 27, 1890, which indicated there was a stop somewhere within the area of the Avondale subdivision as well as a photograph of the plat of Avondale Rifle Range from circa 1903 (Streetcars of Chatham County) which showed a plat titled “Thomas,” with a small square structure located in the vicinity of where 2311 Texas Avenue is today. While it was unable to be confirmed definitively whether 2311 Texas Avenue ever served as a streetcar stop, it seems unlikely considering the four room central-hall layout uncovered.

# EXISTING CONDITIONS

In 2022, the house had the appearance of a one-story bungalow with cedar-shake siding. It had a cross-gabled roof over a porch that spanned the width of the main structure and a shed extension in the rear. Two brick chimneys were located on the east facade with an additional chimney on the west facade. Craftsman influence was displayed with overhanging eaves and exposed rafter tails with rectangular brackets. The house featured two full length square brick columns on the outer edge of the front porch and two short square brick columns flanking brick steps at the entrance to the porch. The porch was enclosed circa 2007 with rectangular cutouts covered with screening.

On the east facade were two historic additions with matching cedar-shake shingle siding. The southernmost addition featured a flat roof and the northernmost addition featured a gabled roof. The two additions flanked an enclosed porch with a shed roof. The rear of the structure featured a small, enclosed porch, sealed with cement board siding wrapping the corner to the west facade. A partial bump out from the main structure existed on the west facade. The original structure featured vertical four-over-one double hung wooden windows, while modern six-over-six single hung vinyl windows replaced some original windows over time. Vertical and horizontal two-over-two double-hung wooden windows were also present. Several windows had been covered with siding. Large trees surrounded the house and a concrete pool coping with ceramic glazed white and blue flower tiles was found intact underneath brush on the property. The interior of the home had historic features such as wood pine flooring, molding, and custom built-ins.

Today, Avondale features house types and styles indicative of the early 20th century, with a greater density of the American Small House and Bungalow, many displaying craftsman characteristics. Ranch types are also scattered throughout the neighborhood. Although residential, multiple churches and a handful of businesses exist within the neighborhood. Avondale borders a bluff to the east with a historic dairy and equestrian academy.

# CHAIN OF TITLE/RESIDENTS

**Prior to 1934, no residences are listed under streets or addresses associated with the Texas Manor in City Directories.**

## 1932 - The Cook Family

**1932**

(Owner) Arthur Blaine & Mary Lucille Cook

**1934**

Frank W. Cook, Jr.; Julius Cook; Wm. F. & Lula Cook, (William) agent at Industrial L. & H. Insurance Co.; Arthur Blaine A. Cook (not at residence by 1939.)

Address shown as "Texas & Georgia, Avondale."

**1938**

John M. Cook, Julius V. Cook, insurance agent at Industrial L. & H. Insurance Co.; Wm. & Lulu Ann Cook; Wm. F. Jr. Cook, works at S.A.L. (moved to Macon in 1939.)

Address shown as "Texas, Avondale" & "GA & Texas Ave, Avondale."

**1940**

Julius Cook and Emma Jean are married and living at residence with previous family members **listed**.

**1941**

John M Cook is now a clerk at C. of G.,

Address shown as "Avondale."

**1942**

Julius and Emma Jean Cook moved to Hull St.

**1947-48**

Wm. & Lula (Lila A.) Cook

Address shown as "2311 Texas."

John M. Cook moved to 507 Texas Ave.

**1950**

Wm. F. & Lula Cook, (William) Agent at Life Insurance Co of GA,

Address shown as "2311 Texas" "Connecticut Ave Connects."

John M. & Lena N. Cook moved to "2310 Tennessee GA Ave Connects," Lena is a key punch operator at C of GA.

**1951**

John & Lula Cook; Julius V. Cook, Stacher Union Bag.

**1952-1972**

William & Lula Cook; Lula widowed by 1969.

**1973**

Wm. F. Jr. & Miriam Cook, (William) Clerk at Desoto Hilton.

# CHAIN OF TITLE/RESIDENTS

## **1974-1975**

Vacant

## **1979-1982 - Patterson**

(Owner) Bessie L. Patterson, Retired

## **1983-1984 Meredith Family**

(Owner) Rev. Allen Frank Merridith (Meredith)

## **1997-2004 - Thomas Family**

(Owner) Patricia A. Thomas (House transferred into estate by 2006)

**1993**

(Resident) Judy R Meredith

**1993**

(Resident) PC Wells

**1993**

Amanda Lee Wells (Charnock)

## **2006 - Ray Family**

(Owner) W. Steven Ray, Jr. & Maureen H. Ray

In 2006 Estate of Patricia C. Wells, Patricia Ann Thomas & all Heirs went to tax sale. W. Steven Ray, Jr. & Maureen H. Ray purchased property from tax sale.

## **2008-2015 - Pham Family**

(Owner) Le Hong Pham (Le Heng Pham) (Lehong Pham)

In 2010 Hiep Pham & Le Hong Pham became Co-owners through affidavit of Title to Real Property.

**2015**

(Owner) Nam Van Pham (Nam Vanpham)

In 2012 deed was transfered to Nam Van Pham.

## **2016-2022 - Perkins Family**

(Owner) Tony & Geraldine Perkins

**2016-20**

(Resident) Tyreik R. Jackson

**2020-2022**

(Owner) Geraldine Perkins

## **2022 - Toxvannah Properties LLC**

# COOK FAMILY MILITARY DRAFT CARDS

**REGISTRATION CARD—(Men born on or after February 17, 1897 and on or before December 31, 1921)**

<b>SERIAL NUMBER</b> T 652	<b>1. NAME (Print)</b> John Miller Cook <small>(First) (Middle) (Last)</small>		<b>ORDER NUMBER</b> T 10831
<b>2. PLACE OF RESIDENCE (Print)</b> Aونداله Savannah, Chatham Georgia <small>(Number and street) (Town, township, village, or city) (County) (State)</small>			
[THE PLACE OF RESIDENCE GIVEN ON THE LINE ABOVE WILL DETERMINE LOCAL BOARD JURISDICTION; LINE 2 OF REGISTRATION CERTIFICATE WILL BE IDENTICAL]			
<b>3. MAILING ADDRESS</b> Same <small>(Mailing address if other than place indicated on line 2. If same insert word same)</small>			
<b>4. TELEPHONE</b> 7 2 2 7 <small>(Exchange) (Number)</small>	<b>5. AGE IN YEARS</b> 20 <b>DATE OF BIRTH</b> Feb 26 1921 <small>(Mo.) (Day) (Yr.)</small>	<b>6. PLACE OF BIRTH</b> Savannah Georgia <small>(Town or county) (State or county)</small>	
<b>7. NAME AND ADDRESS OF PERSON WHO WILL ALWAYS KNOW YOUR ADDRESS</b> W. F. Cook - (father) - Aونداله Savannah Ga			
<b>8. EMPLOYER'S NAME AND ADDRESS</b> T. J. Peterson - Auditor of Traffic - Central of Georgia RR			
<b>9. PLACE OF EMPLOYMENT OR BUSINESS</b> Liberty St. Bank of Citizens & Southern Savannah Chatham Georgia <small>(Number and street or R. F. D. number) (Town) (County) (State)</small>			
I AFFIRM THAT I HAVE VERIFIED ABOVE ANSWERS AND THAT THEY ARE TRUE.			
D. S. S. Form 1 (Revised 1-1-42)		(over) * GPO 16-21030-1 John Miller Cook <small>(Registrant's signature)</small>	

John Miller Cook Draft Card

<b>SERIAL NUMBER</b> 2450	<b>1. NAME (Print)</b> Arthur Blaine Cook <small>(First) (Middle) (Last)</small>		<b>ORDER NUMBER</b> 3241
<b>2. ADDRESS (Print)</b> R.F.D. 2 Savannah Chatham Ga. <small>(Number and street or R. F. D. number) (Town) (County) (State)</small>			
<b>3. TELEPHONE</b> 4 5 7 2 <small>(Exchange) (Number)</small>	<b>4. AGE IN YEARS</b> 34 <b>DATE OF BIRTH</b> Nov 28 1906 <small>(Mo.) (Day) (Yr.)</small>	<b>5. PLACE OF BIRTH</b> Brunswick Georgia <small>(Town or county) (State or county)</small>	<b>6. COUNTRY OF CITIZENSHIP</b> U. S. A
<b>7. NAME OF PERSON WHO WILL ALWAYS KNOW YOUR ADDRESS</b> Mrs Mary Lucille Cook <small>(Mr., Mrs., Miss) (First) (Middle) (Last)</small>			<b>8. RELATIONSHIP OF THAT PERSON</b> wife
<b>9. ADDRESS OF THAT PERSON</b> R.F.D. 2 Savannah Chatham Georgia <small>(Number and street or R. F. D. number) (Town) (County) (State)</small>			
<b>10. EMPLOYER'S NAME</b> C.C. Hewett			
<b>11. PLACE OF EMPLOYMENT OR BUSINESS</b> 410 Blun Building Savannah Chatham Ga. <small>(Number and street or R. F. D. number) (Town) (County) (State)</small>			
I AFFIRM THAT I HAVE VERIFIED ABOVE ANSWERS AND THAT THEY ARE TRUE.			
REGISTRATION CARD D. S. S. Form 1 (over)		16-17105 Arthur B. Cook <small>(Registrant's signature)</small>	

Arthur Blaine Cook Draft Card

# 1897 SAVANNAH SURVEY MAP

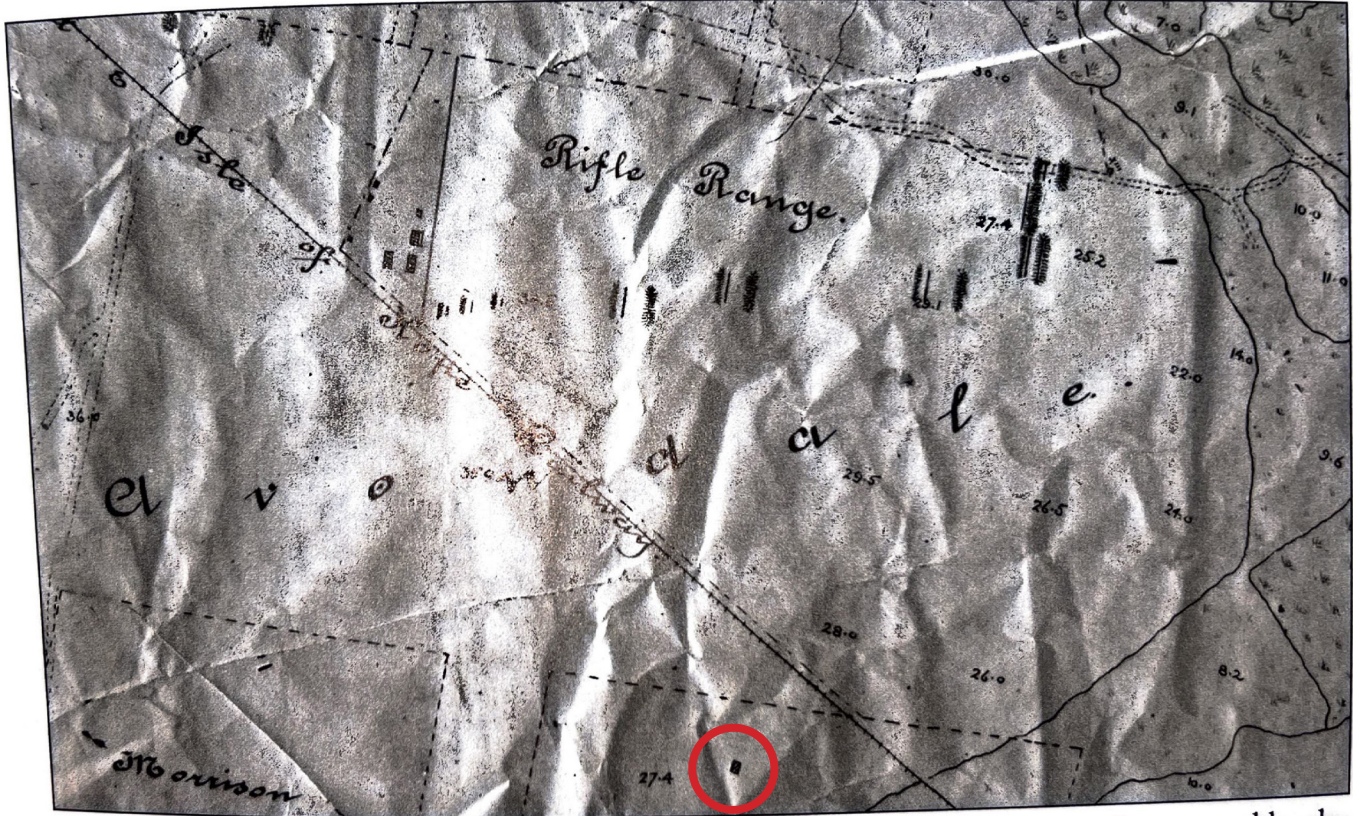




# AVONDALE DEVELOPMENT COMPANY UNKNOWN DATE



# CIRCA 1903 AVONDALE RIFLE RANGE PLAT

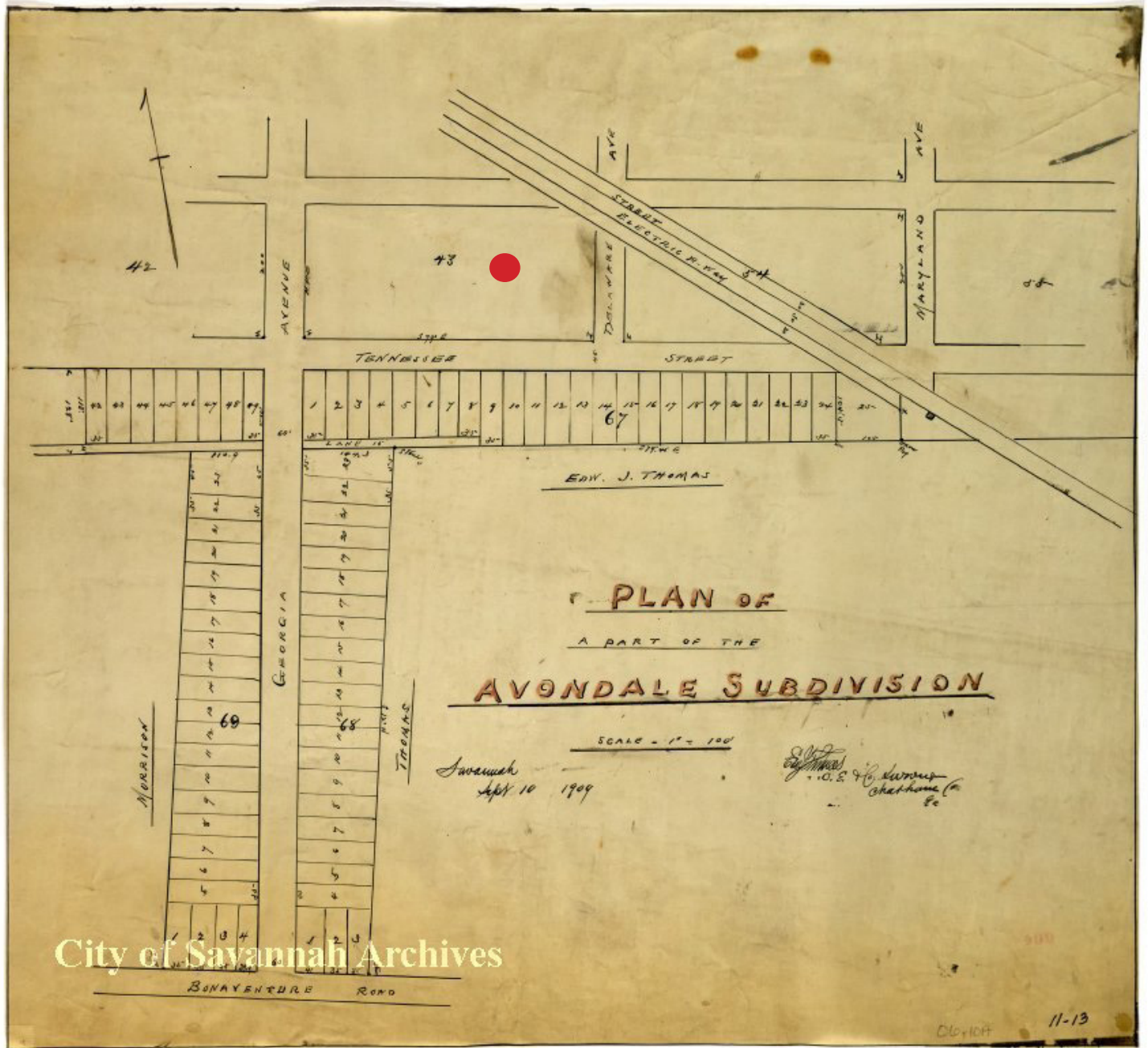


The Avondale Rifle Range was located just west of Bonaventure Cemetery. It was used by the Savannah Volunteer Guards. This plat from 1903 shows land features and backstops for targets.

35

Circled structure is located on section of land titled "Thomas." 2311 Texas Avenue lots are located in the vicinity.

# 1909 PLAN OF AVONDALE SUBDIVISION



# 1939 BOARD OF TAX ASSESSORS CARD

## BOARD OF TAX ASSESSORS

CHATHAM COUNTY, GA.

WARD Avondale

LOT 13 to 20 (43)

STR#

Tennessee Ave  
Texas Ave

OWNER

	ASSESSMENT			
	YEAR	LAND	IMPROVEMENTS	TOTAL
1	Arthur B. Cook			
	39	\$	\$	\$ 1020
2	Wm. F. Cook (2.20)			
3				
4				
5				
6				
7				
8				

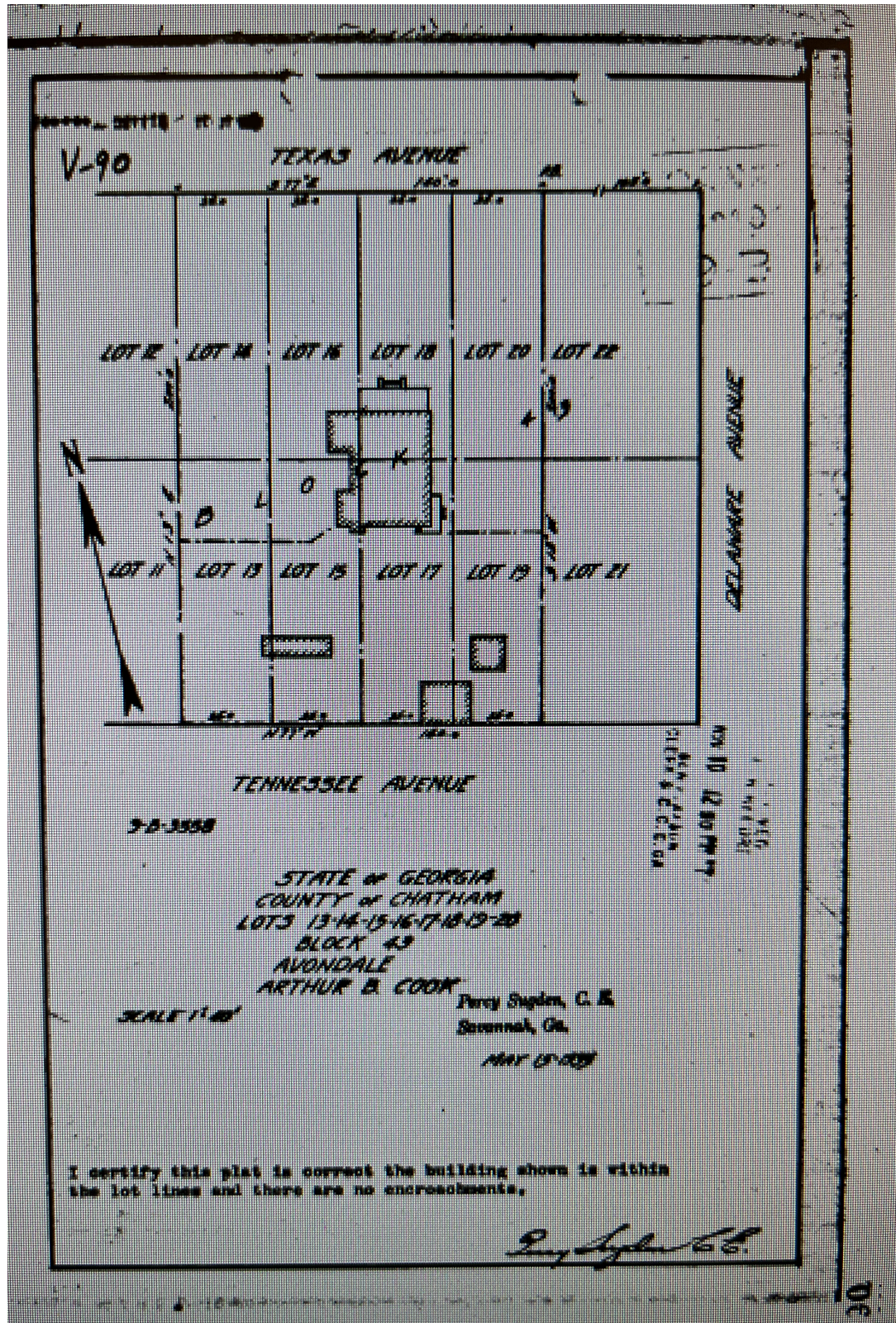
REMARKS

*Handwritten:* 100 (Hale) 2.65 ✓ 86  
18531-35

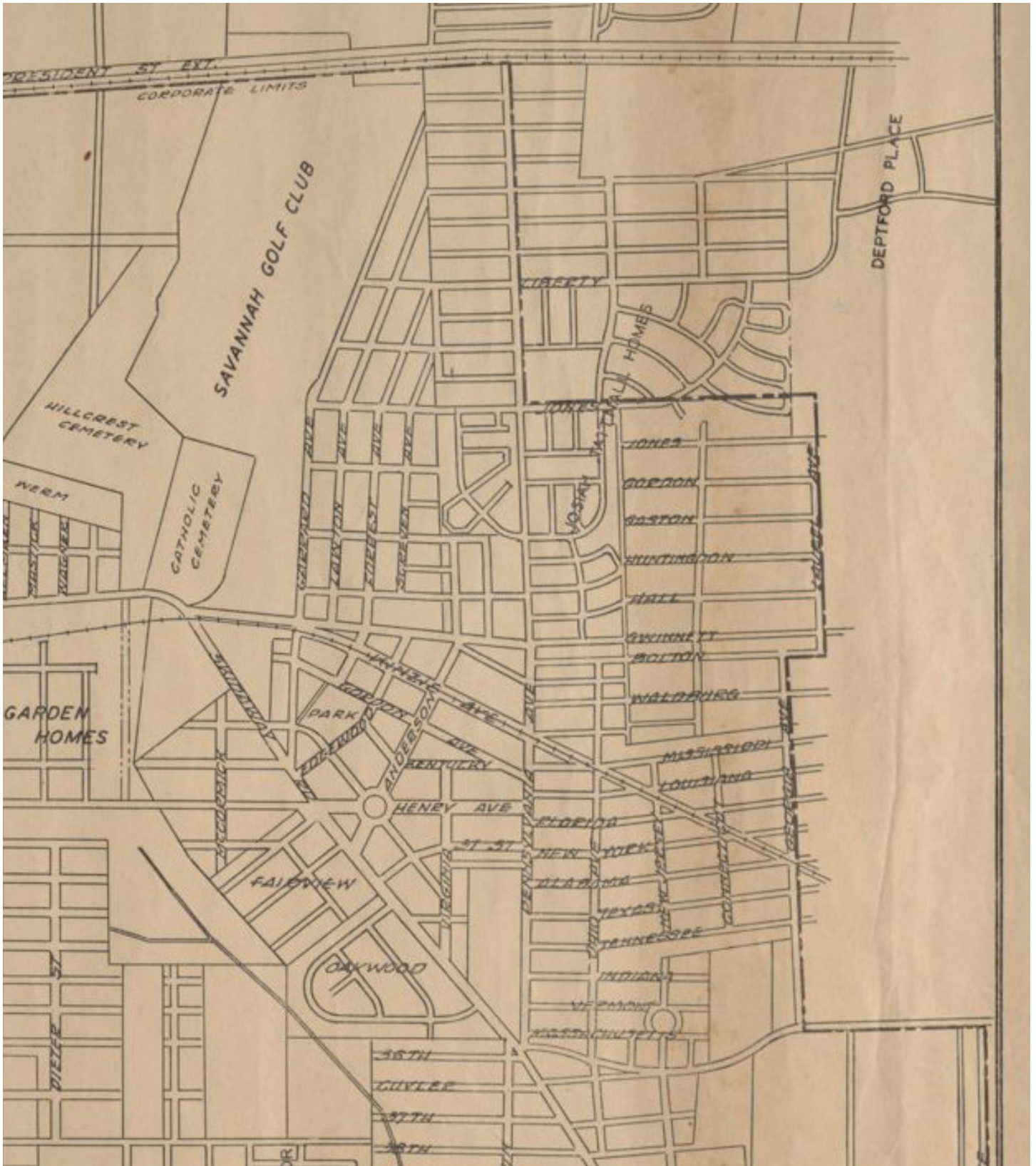
**ORIGINAL-PROPERTY OF  
CLERK OF SUPERIOR COURT,  
CHATHAM COUNTY GA.**



# CIRCA 1939 2311 TEXAS AVENUE PLAT



# 1945 CITY OF SAVANNAH ENGINEERING MAP



# 1949 AVONDALE LOT AND BLOCK ATLAS



# NEWSPAPERS

THE SAVANNAH PRESS; OCTOBER 9, 1913

SS THURSDAY, OCTOBER 9, 1913.

THREE

SAVANNAH

## AVONDALE

One hundred Lots in *Avondale* Subdivision on the North Side of the Thunderbolt Car Line at **\$100.00 Cash per Lot, or \$150 per Lot on time, \$5.00 down and \$2.50 per month. No Interest. No Taxes.**

AVONDALE

Twenty Thousand dollars is now being spent to beautify and develop the South Side of the Thunderbolt Car Line in this beautiful Subdivision, where you can buy Choice Lots from **\$200.00 to \$500.00 on easy terms, \$5.00 down and \$5.00 per month, without Interest or Taxes. We guarantee what we say in writing.**

Bear in mind that we do not guarantee any improvements on this side of Car Line.

### AVONDALE DEVELOPMENT CO.

PHONE 3029

ROOM 5 PROVIDENT BUILDING

THUNDERBOLT

SOUTH SIDE

NORTH SIDE

SAVANNAH ELECTRIC CAR LINE TO THUNDERBOLT.





# NEWSPAPERS

THE MORNING NEWS; MARCH 30, 1890

BROUGHTON street car line takes you to  
Avondale. HARMON, WALKER &  
McHARRIE.

EFFORTS will be made to make Avondale a  
manufacturing town.

# NEWSPAPERS

THE MORNING NEWS; APRIL 15, 1890

**T**HE Agents of Avondale Lots ask parties to see the beautiful streets that are in this subdivision, and they are sure of selling them one or more.

**S**URGICAL INSTRUMENTS—  
Send for Catalogue to  
HEIDT'S,  
Manufacturer's Agent,

**W**ANTED, every one to know that the SAVANNAH MATTRESS CO. will renovate old mattresses or make new ones at prices that cannot be duplicated. Call at 69 Habersham street, corner Perry street lane.

**A**VONDALE LOTS went as fast as hot cakes to-day. The agents were astonished at the clamoring.

**A** FEW choice \$50 lots left; monthly payments. ROBT. H. TATEM, Real Estate Dealer.

**B**EFORE you buy or sell property consult ROBT. H. TATEM, Real Estate Dealer and Auctioneer.

**T**HE man from the North, South, East or West, even the poor, every-day workingman who misses the opportunity of buying one or more lots at Avondale certainly will regret it at a future time.

**D**RINK Pineapple Gem, the finest thing you ever tasted, 5c. At LIVINGSTON'S PHARMACY.

**A.** GOODRICH, lawyer, 124 Dearborn street, Chicago 25 years' successful practice; advice free; n. publicity; special facilities in many states.

**O**RANGE, ash, hickory, oak, snake wood, ebony, malacca walking canes at GARDNER'S, 30 $\frac{1}{2}$  Bull street.

**I**NVESTORS, be careful how you put your money into suburban lots. Look at Avondale first; see how high an elevation you obtain; it is one of the highest points around Savannah, perfectly healthy and dry, and it's bound to build up and be a town. HARMON, WALKER & McHARRIE, Agents.

# NEWSPAPERS

THE MORNING NEWS; APRIL 27, 1890

**O**N YOUR WAY to Thunderbolt, look for Avondale.

**G**ALLAGHER & MARCUS will be on deck for the season to look out for the public safety.

**S**AVED! Money saved by buying your Clothing, Hats and Gents' Furnishing Goods at DAVE S. GREENBAUM, 34 Whitaker street.

**P**OCKETKNIVES, Stationery, Lamp Goods, Tooth Brushes, and Combs and Brushes at reasonable prices at SYMONS & MELLIS.

**L**OOK AT AVONDALE and see how prettily it is being cleared of underbrush and the beautiful avenues. Then reflect and purchase a lot from HARMON, WALKER & McHARRIE.

**G**O TO CRAIG'S BAKERY, 43 East Broad street, for Bread, Rolls, Cakes and Pies. All of the very best quality fresh daily.

**F**RENCH BALBRIGGAN UNDERSHIRTS, any size, 3 for one dollar, at DAVE S. GREENBAUM, 34 Whitaker street.

**R**ESIDENTS and strangers in the city desiring a superior article of Pin should try the can't bend 'em; they neither rust, bend or break. To be had at Mrs. KOLB'S, 116 Broughton street.

**H**UMPHREY'S SPECIFIC REMEDIES, full line at SYMONS & MELLIS, West Broad and Charlton streets.

**A**VONDALE is bound to build up. Railroad men buy one or more lots and reap the reward of your labor.

**V**ISITORS should go on the Coast Line Railroad. Ask for a ticket to Avondale and take a view of the surroundings and buy a lot for future profits.

# 2311 TEXAS AVENUE; 2012



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