



**A G E N D A**  
**HISTORIC PRESERVATION COMMISSION**  
**April 8, 2024 at 6:00 PM**  
HPC MEMBER DIAL IN: 706-829-3205

**Call to Order**

**Approval of Minutes**

1. March 25, 2024 Meeting Minutes

**Announcements**

3. Tybee/MLK
4. Lazaretto Coalition
5. HPC Chair

**Ongoing Business**

5. Historic Preservation Month Planning (May 2024)

**Permit Reviews**

6. 1215 Jones Ave.

**Adjournment**



## **Tybee Island HISTORIC PRESERVATION COMMISSION Meeting Minutes**

**Date & Time:** March 25, 2024, 6:00 pm

**Present:** Holly Grell-Lawe (Chair), Marna Lewin, Cara Cole, Mike Goldberg, Cassidi Kendrick

**Absent:** Mary Anne Butler

**Observers:** Jackie Boling (former HPC Intern), Dawn Shay (Forever Tybee)

**Location:** Burke Day Public Safety Building, Conference Building, 78 Van Horne Ave

### **Call to Order**

The meeting was called to order at 6:00pm. A quorum was present.

Cassidi Kendrick made an announcement that she will be transitioning into a new position with the City of Tybee, as the Communications and Outreach Director. Kendrick will continue overseeing the HPC and attend meetings as needed and until the Main Street/DDA Coordinator position is filled.

### **Approval of Minutes**

The minutes of the February 26, 2024 HPC meeting were unanimously approved upon motion by Cara Cole and seconded by Marna Lewin.

The packet of the February 3, 2024 HPC Annual Planning Meeting was unanimously approved upon motion by Cara Cole and seconded by Marna Lewin.

### **Announcements**

#### **Tybee/MLK**

Holly Grell-Lawe updated that Pat Leiby could not attend tonight due to the Tybee MLK Annual Lazaretto Day program from 6:00pm-7:30pm at the Guard House. Leiby provided an update to HPC via email that stated Tybee MLK will be moving forward with May 7<sup>th</sup> as the date for the Black History Trail (BHT) dedication. Brent Levy from DPW has the BHT signs and they expect them to be installed soon. Leiby also asked if HPC would like to be involved in the kick off event for Preservation Month. It was determined that HPC can promote the event on social media by Cassidi Kendrick and members will share the event details and plan to attend the event. At this time, we are not able to provide any additional manpower to the event. Interested individuals can reach out to Pat directly if they are willing to volunteer. Marna Lewin stated she will reach out to Pat about volunteering.

#### **Lazaretto Coalition**

Marna Lewin emailed Julia Pearce to request an update. At this time there is no update from the Coalition to be shared. Lewin will reach out to Tybee MLK members again seeking more information.

### **HPC Chair**

Holly Grell-Lawe provided two announcements stating she will be leaving March 28<sup>th</sup> and not returning to Tybee until May 5<sup>th</sup>. Additionally, internet communications may be limited during that time. Cassidi Kendrick will take the lead on usual HPC communications during the Chair's absence. The Chair will participate in meetings via phone until May.

Additionally, the Chair shared that HPC has received the first set of comments from SHPO regarding the Strand Summer Cottage/Central Tybee Island Residential National Historic District nomination package. Staff and HPC Chair have reached out to Bob Ciucevich regarding the comments received and confirmed with him that the existing budgets (FY24, FY25) are adequate to continue this project. The SHPO comments will be forwarded to HPC members for review. Ciucevich shared that the boundaries for the district are set, and have been changed from the original nomination packet submission. Staff and HPC Chair will work with Ciucevich to make sure the changes sought by SHPO are addressed.

### **Ongoing Business**

#### **May 2024 Historic Preservation Month Planning**

There has been adequate correspondence between HPC members via email discussing the planning of Historic Preservation Month activities, including some feedback from some individuals in the community who have assisted with these activities in the past. It was determined that six weeks was not an enough time to successfully plan a Tour of Homes and HPC agreed to postpone this event to next year (May 2025).

In place of the Tour of Homes, the HPC Chair, HPC Advisor (Sarah Jones) and Staff (Cassidi Kendrick) brainstormed ideas ahead of the HPC meeting so that members could review the proposed activities and volunteer to assist with activity implementation. The brainstorming work plan document highlighted three proposed Preservation Month activities, including a golf cart tour, Archival Library Open House, and Fort Screven Walking Tours. These activities could be done in conjunction with social media promotion and with coordination support from the Tybee Island Historical Society.

After lengthy discussion of each item and the responsibilities and duties of each, the commission unanimously voted (upon motion by Mike Goldberg and seconded by Cara Cole) to move forward with the TIHS Archival Library/HPC Open House and self-guided Fort Screven Walking Tour, with some support from TIHS. Commission members, Marna Lewin and Cara Cole, agreed to assist staff with coordinating the Open House event with TIHS. Cassidi Kendrick also shared that everything was prepared to move forward with the across the road banner and yard signs for Preservation Month.

### **Permit Reviews**

2 2<sup>nd</sup> Street—This demolition permit has been reinstated as of March 4<sup>th</sup> 2024 due to issues that the purchaser has with DNR being resolved. Staff and HPC Leadership have communicated and begun reaching out to individuals interested in relocating the upper cottage on this property.

1611 Jones Avenue- Permit application to enclose porch. HPC does not recommend approval due to the permanent alteration of the external façade of this historic Raised Tybee Cottage that may have the potential to be eligible for listing on the National Register. Received on 2/28/24. Responded 3/18/24.

12 10<sup>th</sup> Terrace- Known as the Geriner Cottage, this permit application requested to add a screen porch and renovate the interior of the home. HPC Chair sent a letter to the property owner to make them aware of the property's potential eligibility to be listed on the National Register and that alterations could jeopardize this potential listing and tax incentives. The property owner replied, and declined to reconsider the permit request. Received on 2/28/24. Responded 3/18/24.

### **Adjournment**

The meeting adjourned at 7:05pm with unanimous approval upon motion by Cara Cole and seconded by Marna Lewin.



City of Tybee Island, Georgia  
 912-472-5033 – [Lschaaf@cityoftybee.org](mailto:Lschaaf@cityoftybee.org)  
**APPLICATION FOR BUILDING PERMIT**

HPC

**Property Address:** 1215 JONES Street **PIN:** 4000710011

	Name	Mailing address	Telephone
Owner	<u>Edwin Clark</u>	<u>389 Hunt Drive <sup>SRV. 00 31406</sup></u>	email: <u>Edge@TDCCustomHomes.com</u> Cell: <u>912-313-0968</u>
Architect or Engineer	<u>N/A</u>		email: Cell:
Contractor	<u>Edwin Clark</u>	<u>ABOVE</u>	email: Cell: <u>Edge@TDCCustomHomes.com</u>

Check all that apply

- Single Family
- Duplex
- Multi-Family \_\_\_ units
- \* Commercial \_\_\_ unit(s)
- Discovery/Tearout
- Footprint Changes
- \_\_\_ additional square feet heated/cooled
- Demolition or Relocation
- Other \_\_\_\_\_

\* A commercial project requires 2 sets of sealed drawings by a design professional and construction by a contractor with the appropriate State of Georgia professional license. A commercial project may require Site Plan Approval.

Details of Project: Replacing KITCHEN CABINETS / Interiors / Replacing tubs + tile / vinyl flooring / painting Interior + Exterior / Replacing Windows + doors / Insulate 6"0  
Force AT REAR OF HOUSE 6"0 / upgrade Fiberglass

Estimated Cost of Construction: \$ 60,000.00 (materials + labor + profit/overhead)

If applicable, attach a copy of the certified elevation certificate and/or survey of the property. Depending upon the scope of the work, two sets of construction drawings and/or a site plan may be required.

Year Built: 1959 Listed on National Historic Register or located within a National Historic District? Y / N  
 • Buildings older than 50 years may be eligible to be listed on the State / National Register. With this designation, you may be eligible to take advantage of various tax incentive programs while preserving the heritage of Tybee Island.  
 • Also see the Tybee Island Land Development Code Article 14: Historic Preservation

**During construction:**  
 On-site restroom facilities will be provided through have commode is house. Construction debris will be disposed by Dump trailer by means of Edwin Clark. I understand that I must comply with zoning, flood damage control, building, fire, shore protection and wetland ordinances, FEMA regulations and all applicable codes and regulations. I realize that I must ensure the adequacy of drainage of this property so that surrounding property is in no way adversely affected as required by Article 16, Stormwater Management. I accept responsibility for any corrective actions that may be necessary to restore drainage impaired by this permitted construction.

Date \_\_\_\_\_ Signature: [Signature]  
 Printed Name of Applicant: Edwin Clark

**Note:** A permit normally takes 7 to 10 days to process. Processing time for a historic structure may be longer.

Approvals: Signature Date  
 Planning & Zoning Manager \_\_\_\_\_  
 Building Official \_\_\_\_\_  
 Water/Sewer/Drainage \_\_\_\_\_

FEES	
Permit	_____
Inspection fee	_____
Cap. Cost Rec.	_____
Water Tap	_____
Sewer Stub	_____
Eng. Fee	_____
Aid to Const.	_____
_____	_____
_____	_____
Plan rev. fee	_____
<b>TOTAL</b>	_____

PARID: 40007 10011  
COX WALTER MYERS III

1215 JONES AVE

**Most Current Owner**

*50% = 56,200.00*

Current Owner	Co-Owner	Care Of	Mailing Address
COX WALTER MYERS III			1215 JONES AVE TYBEE ISLAND GA 31328-9619

**Digest Owner (January 1)**

Owner	Co-Owner	Address 1	Address 2	City	State	Zip
COX WALTER MYERS III		1215 JONES AVE		TYBEE ISLAND	GA	31328

*AE 9'  
R-2*

**Parcel**

Status	ACTIVE
Parcel ID	40007 10011
Category Code	RES - Residential
Bill #	2987183
Address	1215 JONES AVE
Unit # / Suite	
City	TYBEE ISLAND
Zip Code	31328-
Neighborhood	20225.00 - T225 TYBEE INNER
Total Units	
Zoning	R-2
Class	R3 - Residential Lots
Appeal Status	

**Legal Description**

Legal Description	LOT 125 WARD 4 SAVANNAH BEACH TY BEE ISLAND
Deed Book	356B
Deed Page	279

**Permits**

Permit #	Permit Date	Status	Type	Amount
140465-3	06/26/2014	Complete	RF - ROOF	\$11,950.00
130796-2	12/17/2013	Complete	HT - HEAT/FURN/HVAC	\$650.00
13-0582-1	09/18/2013	Complete	HT - HEAT/FURN/HVAC	\$3,817.00

**Inspection**

Inspection Date	Reviewer ID
04/04/2023	OFALLEN
05/13/2021	RKRYZAK

03/23/2018  
12/29/2014

KMMORENO  
CTLAVENDER

**Appraised Values**

Tax Year	Land	Building	Appraised Total	Reason
2023	300,000	112,400	412,400	<i>50% = 56,200.00</i>
2022	300,000	104,100	404,100	
2021	135,000	123,300	258,300	
2020	135,000	159,100	294,100	
2019	135,000	159,100	294,100	
2018	135,000	119,800	254,800	
2017	201,500	68,300	269,800	
2016	201,500	59,300	260,800	
2015	198,200	61,700	259,900	

**Sales**

Sale Date	Sale Price	Sale Validity	Instrument	Book - Page	Grantor	Grantee
10/14/2009 0		U	NA	356B - 279	COX FRANCES R	COX WALTER MYERS III
07/10/1995 0		U	NA	173P - 0689	COX WALTER M JR	COX FRANCES R

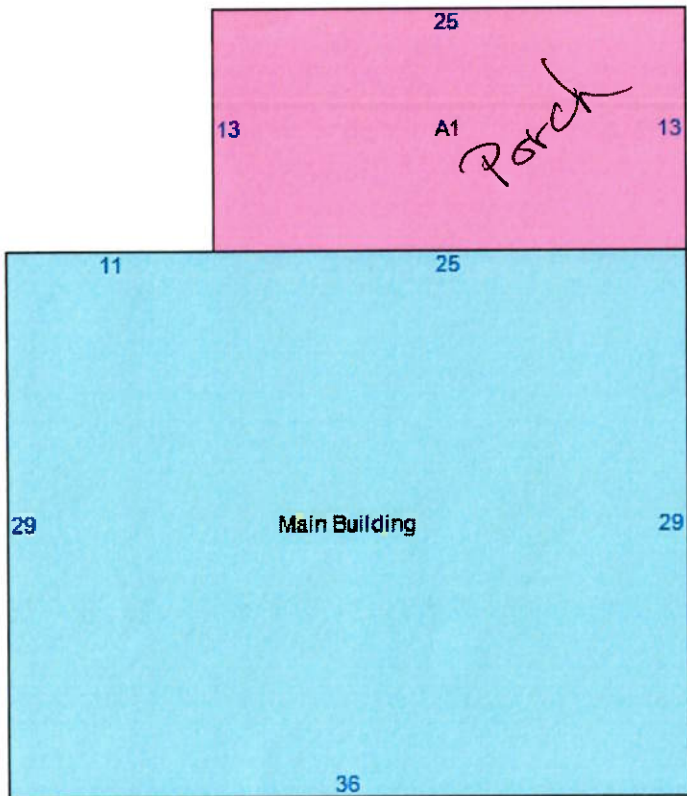
**Land**

Line Number	1
Land Type	U - UNIT
Land Code	01 - SINGLE FAMILY RES
Square Feet	0
Acres	.13
Influence Factor 1	
Influence Reason 1	
Influence Factor 2	
Influence Reason 2	

**Residential Building**

Card #	1
Actual Year Built	1959
Effective Year Built	1980
Type	1 - Single Family Residence
Style/Stories	1 - ONE STORY
Percent Complete	100
Quality	300
Condition	AV - AVERAGE
Living Area	1,044

Basement Area 0  
 Finished Basement Area No  
 Bedrooms 3  
 Full / Half Baths 2 / 0



Item	Area
Main Building	1044
A1 - 907:907-Enclosed Porch (SF), Scree	325





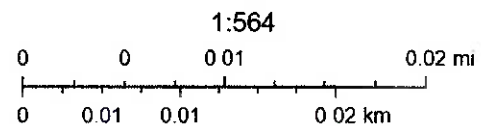
# SAGIS Map Viewer



4/1/2024, 10:06:57 AM

## Effective Flood Zones (2018)

- AE - Inside the 100 year Flood Zone
- A - Inside the 100 year Flood Zone
- AE Floodway - Inside a Regulatory Floodway
- VE - Inside the 100 year Flood Zone w/ Velocity Hazard
- X\_500 - Inside the 500 year Flood Zone
- X - Outside the 500 year Flood Zone
- Zoning
- Property Boundaries (Parcels)



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Google Maps 1215 Jones Ave

Tybee Island, Georgia

 Google Street View

Aug 2017

[See more dates](#)



Image capture: Aug 2017 © 2024 Google

