



**AGENDA**  
**HISTORIC PRESERVATION COMMISSION**  
**November 08, 2021 at 6:00 PM**

Call to Order

Approval of Minutes

1. Minutes of October 11, 2021
2. Minutes of September 13, 2021

Old Business

3. Memory Board Projects
4. Special Districts Discussion
5. Equity/Inclusion Initiatives
6. Facilities/Maintenance

New Business

7. Main Street Program Updates

Permit Review

Adjournment



## **TYBEE ISLAND HISTORIC PRESERVATION COMMISSION**

### **Meeting Minutes**

Date & Time: 10/11/21; 6:00 PM

Present: Mary Anne Butler, Fidelia Fowler, Holly Grell-Lawe, Sarah Jones, Michelle Owens

Absent: Marty Harrell, Spec Hosti

Observers: Pat Leiby, Tybee MLK & Human Rights Organization; Shirley Wright, Forever Tybee; Jan Will, North Campbell Subdivision

Guest Speakers: Leah Michalak, City of Savannah Metropolitan Planning Office; Bob Ciucevich, Quartrefoil Consulting.

Location: Burke Day Public Safety Building, Conference Room, 78 Van Horne Ave. and Zoom Virtual meeting

#### **Call to order**

Meeting was called to order by Michelle Owens at 6:00 PM. No quorum was present.

#### **Welcome**

Michelle welcomed the guest speakers. Leah helped create Savannah's Conservation Districts; Bob has worked with Tybee on various historical preservation projects. Michelle stated the purpose of the meeting was to explore preservation options for older neighborhood like the North Campbell subdivision.

#### **Approval of Minutes**

No quorum was present to approve minutes from September.

#### **Old Business**

##### *Neighborhood Preservation Discussion*

Michelle explained that this item was the only item on the agenda so that the commission members could learn about solutions for neighborhood preservation from the guest speakers.

Jan Will shared that she lives in North Campbell and would like to see the older, smaller cottages preserved. She shared a neighborhood plat for North Campbell subdivision that dated to 1919. She said most likely, non-military workers from Fort Screven lived in the neighborhood and that 45-50 percent of the houses are 50 years old or more.

Michelle Owens noted that the neighborhood was also significant to Tybee's railroad history because of a nearby train stop. She said Tybee currently has no mechanism to protect areas like North Campbell subdivision because previous attempts had failed. North Campbell is a good pilot project for a conservation district or something similar.

Leah Michalak discussed how Savannah created Conservation Districts to protect quaint old neighborhoods. This is a special district that prevents demolition of contributing historic structures. The district does not control new construction, demolition of non-historic structures or renovations. The districts fall under Article 7.0 of Savannah's code.

Savannah currently has four Conservation Districts: Ardsley Park/Chatham Crescent; Ardmore/Chatham Terrace; Daffin Park/Parkside; Carver Village/Flatman Village.

Leah noted that the districts did not encounter opposition because the neighborhoods approached the city about creating such protections.

Bob Ciucevich suggested revisiting the Fort Screven Historic District to see if the boundaries could be expanded to North Campbell. He advised that a special district similar to the conservation districts would be a viable solution for Tybee.

Leah stated that for Tybee to implement something similar to a conservation district, the city would most likely have to approve a text amendment. The Tybee Historical Society could sponsor that amendment according to Bob.

The board agreed that a conservation district would be an option for North Campbell. Sarah Jones stated this would be a more widely accepted solution than the restrictive historic designations that were unpopular in the past.

The board will work with the neighborhood and Jan Will to gauge interest and determine next steps with the city.

#### Permit Reviews

15 Tybrisa – Upgrade of windows and doors and addition of three dormers to the roof. Sarah said the project cannot be stopped and that the building has had too many alterations over the years to be considered historic. The HPC would like to ask the owners to consider an option other than dormers since these are not representative of structures on the street.

#### Announcement

Michelle announced that the city has scheduled interviews with three candidates for the Main Street Director's position.

#### Adjournment

Meeting adjourned at 7:13 PM



## Minutes

### HISTORIC PRESERVATION COMMISSION

September 13, 2021, 6:00 PM

Present: Mary Anne Butler, Holly Grell-Lawe, Marty Harrell, Spec Hosti, Fidelia Fowler, Sarah Jones, Michelle Owens

Absent: None

Vacancy: Once vacant seat

Meeting called to order at 6 p.m.

Approval of Minutes: Marty Harrell moved to approve the minutes of July 12, 2021 and August 9. Fidelia Fowler seconded the motion. Motion passed unanimously.

#### Old Business

1. Historic Signage Projects – Sarah Jones shared examples of sign designs. All research for the project is complete. Sarah will work with designer to create mock up signs and send out to commission feedback.
2. Historic Building Maintenance –
  - a. Michelle Owens updated the board on a meeting with the city manager about the old school building. The city has no plans to use the old school building for anything other than its current use.
  - b. Sarah Jones shared that she met with the city engineer to discuss a new roof for the Tybee arts building. He requested her assistance picking out a historically suitable roof and gutters.
  - c. New shutters were installed on the bathrooms adjacent to the guardhouse that match the historic guardhouse shutters.
  - d. Sarah Jones updated the board that the historic designation application for City Hall is going to review board in October. This is the last step, so it looks like that designation will happen.
3. Mid-Island Historic Designation – The application is still under consideration.



#### 4. Equity/Inclusion Initiative –

- a. The planning group for the Lazaretto Creek historic memorial planning group meets Sept. 14 at 3 p.m. HPC member Mary Ann Butler will be attending on HPC's behalf along with Michelle Owens.
- b. Tybee MLK will be holding its annual meeting Sept. 14 at 4:30 p.m.
- c. Pat Leiby announced that Tybee MLK was expecting to hear about their Georgia Historical Society grant for a marker on the Pier commemorating Civil Rights wade-ins of the 1960s. She also shared that the group is working with Georgia Southern, Tybee Historical Society and local historians to map out a Black History Trail for Tybee Island

5. Special Districts – Commission agreed to devote the Oct. 11th HPC meeting to a discussion of special districts or other solutions for historic neighborhood preservation.

#### New Business

- a. Michelle updated that the city has advertised the position of Main Street director to fill the position she vacated. Sarah Jones recommended posting it on PreserveNet since it's a free job posting site for the preservation community.
- b. Michelle will schedule and send out an invite for the historic Tybee Trolley tour for September 24, 9 a.m. – 2 p.m.

#### Permit Reviews

- 301 8<sup>th</sup> Street – Replacing siding, windows, rotten porch and drywall
- 5 Kingry – Add on front and back porch
- 23 Meddin – Change sliding glass doors and windows
- 103 Butler – Trash removal and flood proofing

Announcement: Reverend June Johnson announced that All Saints Episcopal Church has purchased the vacant lot next door and plans to put some type of meditation or reflection garden in place.

Adjournment: Marty Harrell moved to adjourn the meeting. Holly Grell-Lawe seconded the motion. Meeting adjourned at 7:00 p.m.