



A G E N D A
HISTORIC PRESERVATION COMMISSION
October 9, 2023 at 6:00 PM
Call- In # for HPC Members: (706) 829-3205

Call to Order

Approval of Minutes

- [2.](#) September 11, 2023 Meeting Minutes

Announcements

- [3.](#) Tybee/MLK
- [4.](#) Lazaretto Coalition

Ongoing Business

- [5.](#) Mid-Island Historic District Update
- [6.](#) North Campbell Conservation District

New Business

- [7.](#) HPC Vacant Position Posting

Permit Reviews

Adjournment



Tybee Island HISTORIC PRESERVATION COMMISSION Meeting Minutes

Date & Time: September 11, 2023, 6:00 pm

Present: Holly Grell-Lawe (via phone), Mike Goldberg, Cara Cole, Cassidi Kendrick, Jackie Boling

Absent: Marty Harrell, Mary Anne Butler, Spec Hosti

Observers: Dawn Shay, Forever Tybee; Pat Leiby, Tybee/MLK

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

Call to Order

The meeting was called to order at 6:00pm. Pursuant to Section 11 of the *Procedures for the Conduct of HPC Business*, the meeting was chaired by Main Street Director Cassidi Kendrick since the HPC Chair not present in the meeting room, but was participating by phone. A roll call confirmed that a quorum was present.

Approval of Minutes

The minutes of the August 14, 2023 meeting were unanimously approved by a roll call vote upon motion by Mike Goldberg and seconded by Cara Cole.

Announcements

Tybee/MLK

Pat Leiby reported that the brochure for the Black History Trail has been printed and the last edits have been made on the Black History Trail signs. The signs should go to the printer shortly. Indigenous Peoples Day will be celebrated on October 9 at the Post Theater. There will be a demonstration of a Pow-Wow. Another event celebrating Indigenous People will be held on November 10 or November 17, which will be a movie at the Post Theater.

Lazaretto Coalition

No update was available.

Ongoing Business

Mid-Island Historic District Update

The September update emailed by Bob Ciucevich of Quatrefoil Historic Preservation Consulting indicates that the following tasks are completed: Task 1 (Initial and Additional Research), Task 2 (Draft Developmental History), Task 5 (Draft Contributing/Non-Contributing Resources Index) and Task 6 (Draft Field Map/Preliminary Boundaries Determination). Task 3 (Draft Physical Description) is in process and then Task 4 (Statement of Significance) will be drafted. Bob Ciucevich will present in person at the October HPC meeting.

North Campbell Conservation District



HPC members reviewed a draft Property Owner Input Form. No changes or edits were proposed. Holly Grell-Lawe reminded HPC members that the North Campbell Neighborhood Public Meeting was still targeted to happen on November 1st at 6:30pm at the Guard House. Holly Grell-Lawe informed HPC members that HPC Advisor Sarah Jones has reviewed the list of contributing and non-contributing structures submitted to her and the list is now considered final. The percentage of historic contributing structures in the neighborhood is 47% (N=16). Holly Grell-Lawe indicated that there are 37 properties in the North Campbell Subdivision containing 5 undeveloped (empty) lots and 32 properties with 34 structures (there are 2 properties that each contain 2 structures). Following up on input from Mike Goldberg, Holly Grell-Lawe will reconfirm the number of undeveloped lots and their ownership. Holly Grell-Lawe reminded HPC members that a conservation district necessarily relies on a conservation district ordinance that must be supported by the neighborhood and approved by the City Council. The commission was reminded that the main purpose of this conservation district is to prevent demolition of historic houses in the North Campbell Neighborhood. There is a substantial amount of anecdotal historical information about the North Campbell neighborhood, however there is no formal history of the area or properties documented by HPC at this time.

New Business

Promotion & Education Committee Report

The newly formed HPC Promotion & Education Committee met September 7th 2023 at 2:00pm and is prepared at this meeting to present its recommendations on the design of the HPC promotional banner and yard signs. The recommended design was displayed electronically at the meeting (and had been emailed prior to the meeting to HPC Chair participating by phone). In response to input from Mike Goldberg, members of the Committee confirmed that they will work with the printing company to ensure an appropriate scale and sizing of the lettering and logo on the promotional banner. The banner and yard sign designs were approved by roll call vote upon motion by Holly Grell-Lawe and seconded by Cara Cole.

Permit Reviews

HPC actions on the following applications for building permits were summarized during the meeting as follows:

7 Tybrisa Street (c1937) – This structure is located in the Historic South Business Overlay District. It is the oldest part of the Chu Department Store. The *Tybee Island Historic Resources Survey Phase 1 (2016)* identifies the Chu Department Store as eligible for listing on the National Register of Historic Places. Permit application is to replace windows and remove and replace siding. A letter to the property owner will be prepared to advise them of options related to retaining original windows, maintaining historic siding and a referral for donating original building materials if they are removed. HPC recommended approval of the permit on 9/5/2023.

201 Lovell Avenue (c1930) – This is a bungalow identified as Field Survey ID #605 in the *Tybee Island Historic Resources Survey Phase 2 (2017)* and eligible for listing in the National Register of Historic Places. Permit application is to enclose porch and perform interior work. Property owner to be advised of National Register eligibility and provided with hyperlinks to information



detailing how to pursue National Register listing. HPC recommended approval of the permit on 8/29/2023. Mike Goldberg asked if the lot of 201 Lovell Ave. was subdivided into lot "A" and lot "B". According to the county records, the property is only one parcel however from the street view, there appears to be two distinct addresses on the house. It was determined that the property physically labelled 201 B is not the property the permit is requesting.

1407 6th Avenue (c1965) – This is a ranch house identified as Field Survey ID #144 in the *Tybee Island Historic Resources Survey Phase 1 (2016)* and as may be eligible for listing in the National Register of Historic Places. The permit application is for demolition. This ranch house would be a contributing historic structure in a local or national historic district, but on its own it is not likely to be architecturally unique for an individual listing on the National Register. The permit application was approved on 8/24/2023. Mike Goldberg asked what the context of the neighborhood character was and informed the commission that this property is one of three ranch style homes built in that area of the island. A discussion ensued among HPC members about how the demolition represents another loss of a potential historic structure on Tybee and the possible value of taking account of the context of the surrounding properties in the new build. Cara Cole mentioned various educational materials that were covered at the CAMP training in July that could be shared with the property owner. Holly Grell-Lawe also suggested perhaps the HPC invite George Shaw, Community Development Director to a future meeting to provide an overview on flooding and FEMA education. Mike Goldberg would like to draft a letter to the property owners of 1407 6th Avenue.

1207 Butler Avenue (c1930) – This is a Raised Tybee Cottage (an architectural style unique to Tybee) identified as Field Survey ID #334 in the *Tybee Island Historic Resources Survey Phase 1 (2016)* and as eligible for listing on the National Register of Historic Places. The permit application is for replacing the steps and glassing in the screened porch. Information on how to pursue listing on the National Register to be provided to the property owner. HPC recommended approval of the permit on 8/29/2023.

6 12th Terrace (c1929) – This permit application is not on the agenda as it was received one day before tonight's HPC meeting. This structure is identified as Field Survey ID #333 in the *Tybee Island Historic Resources Survey Phase 1 (2016)* and is located in the Strand area but may not be within the Strand National Historic District. Permit application is to repair and replace damaged brick veneer and interior remodeling changes. There was discussion of the difficulties of reusing brick if it has not been cleaned. A letter to property owners to be prepared that provides information on this topic.

Adjournment

The meeting adjourned at 7:11pm with unanimous approval via roll call vote upon motion by Cara Cole and seconded by Holly Grell-Lawe.