



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

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