



Tybee Island
HISTORIC PRESERVATION COMMISSION
Meeting Minutes

Date & Time: February 10, 2025, 6:00 pm

Present: Holly Grell-Lawe (Chair), Cara Cole, Mike Goldberg, Marna Lewin, Jacilyn Ledford, Maggie Wright

Guests: Patricia Sinel (Community Development Director)

Observers: Dawn Shay (Forever Tybee)

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

Call to Order

The meeting was called to order at 6:02 pm. A quorum was present.

Approval of Minutes

The record of the January 21, 2025 HPC Annual Planning Meeting were unanimously approved by upon motion by Mike Goldberg and seconded by Cara Cole.

Announcements

Tybee/MLK & Lazaretto Coalition

Marna Lewin, HPC's Liaison to Tybee MLK/Lazaretto Coalition, reported that the 5th Annual Lazaretto Day will be held in Memorial Park on March 22, 2025 at 3:00 pm. There will be music and vendors. The speaker will be Kwesi DeGraft Handon, a historian and landscape architect from Emory University. Everyone is invited.

HPC Chair

On February 5, 2025, Holly Grell-Lawe and Cassidi Kendrick met with Alan Robertson who is coordinating the Memorial Park Master Planning process for the city. The meeting was to advise him of HPC's support for a Lazaretto Memorial in Memorial Park (a request for support made by Julia Pearce of Tybee MLK/Lazaretto Coalition) and to seek information on how the Memorial Park Master Planning process will be moving forward and its current status. Based on the information discussed, Holly Grell-Lawe presented a draft letter from HPC to the Mayor and City Council for review and approval by HPC members. A motion to approve sending the letter as drafted was approved unanimously upon motion by Marna Lewin and seconded by Cara Cole.

Holly Grell-Lawe noted that there are many community interests and demands on Memorial Park and those could drift over into demands on JC Park as well. The City Manager indicated in the December 2024 meeting with Holly Grell-Lawe and Cassidi Kendrick that HPC could have its own opportunity to provide input on Memorial Park. Holly Grell-Lawe wants the Tybee Island Historical Society (TIHS) to participate in that opportunity.

Patricia Sinel advised the members that City Council will be hiring the Urban Land Institute (ULI) to help with the envisioning process for Memorial Park. ULI will be onsite to conduct a series of stakeholder meetings on April 30 and May 1. An end presentation by ULI is expected on May 1. ULI will not be developing design plans for the park. ULI is expected to present a vision/visualization for how to reconcile the multiple interests for the park, what it is now and what it could be based on the inputs from the stakeholder meetings. HPC expects to be among those stakeholder meetings.

Holly Grell-Lawe stated that HPC will need to ensure that its interests and positions related to Memorial Park, and those of the Tybee Island Historical Society, are represented in the ULI stakeholder meetings. She suggested planning for HPC's participation before the end of March.

Patricia Sinel also stated that an architect from Atlanta has reached out to her about the redevelopment of the Coco's property that was purchased by the Bar Pilots Association. Understanding the importance of the Lazaretto Creek area to Tybee, they asked if the city had any considerations, visions or design standards that should be addressed in the redevelopment designs that they develop. Any site plans will have to be submitted to the city so there will be opportunities for review. Holly Grell-Lawe indicated this may represent an opportunity for Lazaretto Memorial signage on that property. Marna Lewin will convey this information to Tybee MLK.

The next meeting of the HPC was rescheduled to March 3, 2025 (from March 10, 2025) due to a schedule conflict for Maggie Wright that resulted from the recent snow event.

Ongoing Business

Historic Preservation Month Trolley Tour of Homes (5/3/2025)

Maggie Wright confirmed that the 2nd tour has been moved to 1:00-4:00pm so that participants can have enough time to tour the Lighthouse grounds (which TIHS has agreed to include at no charge). There are now 4-5 sponsors committed to the tour which will cover the cost of the trolleys and help with printing expenses. Tickets for the trolley tours will be virtual. The Education & Promotion Committee will meet tomorrow, 2/11/2025 at 4pm.

Arts Center Window Sponsorship Fundraising Program

At their meeting tomorrow (2/11/2025), the Education & Promotion Committee will discuss when to launch this program. The historical text on the outreach materials has been reviewed by HPC Advisor, Sarah Jones. Maggie Wright is working on a separate account set-up with the Finance Department for the Arts Center Restoration funds that can cross over fiscal years and only be used for the purpose of restoration actions at the Arts Center Building (former Fort Screven Firehouse). Jacilyn Ledford will work with Maggie Wright as the HPC Lead for the Education & Promotion Committee on this effort.

Central Tybee Island National Historic District Application Update

Holly Grell-Lawe, Maggie Wright and Sarah Jones had a call with Bob Ciucevich on 2/5/2025 to discuss the latest feedback from the State Historic Preservation Office (SHPO) on the Central Tybee Island National Historic District Application. It was noted by Bob Ciucevich that some of the SHPO comments appear contradictory. He is planning on having a call with our SHPO reviewer after some initial steps are taken to formulate our next revision of the application. The first next step is to finalize the map as much as possible (SHPO expanded some of the boundaries of the proposed district). Patricia Sinel has agreed to work with Bob Ciucevich on the map revisions. Other steps include paring down the photos, adding the citations, reformatting portions into the format SHPO now requests (per the NPS guidance for residential suburbs), then addressing the SHPO comments. After these steps, he will have a call with the SHPO reviewer to seek clarification on some specific points. Bob Ciucevich will be providing a budget estimate for the current fiscal year to cover these revisions (HPC has some funds for him in current FY budget), a budget estimate for next fiscal year, and a firm deadline when he can complete this next revision of the application.

When asked by Mike Goldberg if these budget estimates include the required 10-year update of the Tybee Island Historic Resources Survey (required for all Certified Local Governments), Holly Grell-Lawe said they do not. That project will fall into FY2026-2027, assuming that the Historic Preservation Fund is still available from the federal government next year. The Georgia Department of Community Affairs (DCA) Historic Preservation Fund is a pass-through of federal funds from revenue generated by offshore oil and gas leases. If the Historic Preservation Fund continues, Georgia DCA's RFP for CLG Grants under this Fund will open on December 1, 2025 and a proposal by HPC for funds to update the Tybee Island Historic Resources Survey will be due by February 1, 2026. To submit that proposal, the city must commit to providing the needed matching funds.

Local Historic District CLG Grant Project

Cassidi Kendrick and Holly Grell-Lawe had a call with consultants Sarah Ward and Bob Ciucevich on 1/28/2025 to discuss the results of Phase 1 of the project. The discussion focused on the results as they impact the boundaries of the proposed local district. Holly Grell-Lawe noted that decisions on the boundaries will be made at the end of Phase 2, taking into account the information and recommendations from the consultants. The initial map of the Phase 1 historic resources inventory update for the project area clearly indicates that the beachfront areas of Fort Screven are now infilled with non-contributing contemporary structures. A preliminary decision was made to exclude those beachfront areas from the boundaries of the local historic district. Consideration is being given to including within the boundaries several additional historic buildings such as the commissary. The North Campbell neighborhood was also discussed and a decision made to wait until the end of Phase 2 to determine if the neighborhood has sufficient historic resources remaining to be included in a Fort Screven local historic district. Two properties in the North Campbell neighborhood were researched by the consultants in Phase 1 and it was confirmed that they housed retired military persons. Phase 2 (Developmental History of the project area) is now underway through March. With approval from HPC members, Holly Grell-Lawe has requested to be on the City Council meeting agenda for 2/27/2025 to update City Council and the community on the results of Phase 1 and a heads-up on Phase 2 activities.

Proposal for Local Economic Incentives for Historic Preservation

Changes made in the final draft of HPC's proposal for the provision of local economic incentives for historic preservation were reviewed and discussed. Changes were made after a meeting between Holly Grell-Lawe and Patricia Sinel which served to clarify the applicability of specific permit fees in specific circumstances. An additional incentive was proposed, discussed and accepted for historic property designation by individual property owners, including owners of historic properties adjacent to a designated local historic district. Determining historical significance of a property is laid out in Tybee's Historic Preservation Ordinance, as is the process for local designation of a historic property or district. That process does include a requirement for information on a proposed local designation to be sent to SHPO. Holly Grell-Lawe stated she does not know whether that notification is simply a "heads-up" communication to SHPO or something more. If City Council accepts the historic property designation by an individual owner as an action to be incentivized, then HPC will need to develop a "packet" of information for owners that would clearly delineate the process, property owner responsibilities and the role of HPC. Jacilyn Ledford noted the importance of community information so the owner would know what to expect. Holly Grell-Lawe stated that she is speaking on How to Save Historic Structures at the next community "Lunch & Learn" at the All Saints Episcopal Church on March 12, 2025 at 11:30am.

Patricia Sinel requested that HPC make its proposal to Council at the same timeframe (March 2025) as the Community Development Department presents the updated permit fee schedule to City Council. This will happen in March as part of the current budget cycle. Given unanimous approval by the members, Holly Grell-Lawe indicated she will request time on an upcoming City Council Workshop agenda to present HPC's proposal for local historic preservation incentives.

Permit Reviews

14 Izlar Avenue – With unanimous approval upon motion by Holly Grell-Lawe and seconded by Cara Cole, the HPC recommends approval of the building permit application for this property.

Adjournment

The meeting adjourned at 7:14 pm with unanimous approval upon motion by Holly Grell-Lawe and seconded by Cara Cole.