



A G E N D A
HISTORIC PRESERVATION COMMISSION
September 9, 2025, 6:00 p.m.
HPC Member Call-In Number: 912-760-4374

Call to Order

Approval of the Minutes

1. 8/11/2025 HPC Monthly Meeting Minutes
2. 8/18/2025 HPC Education & Promotion Committee Meeting Minutes

Announcements

3. Tybee MLK & Lazaretto Coalition
4. HPC Chair

Ongoing Business

5. Central Tybee Island National Historic District Application Update
6. CLG Grant Project-Local Historic District for Fort Screven and North Campbell
Neighborhood

Adjournment



Tybee Island
HISTORIC PRESERVATION COMMISSION
Meeting Minutes

Date & Time: August 11 2025, 6:00 pm

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

Absent:

Observers: Dawn Shay (Forever Tybee) and Tony Ploughe (City Councilman)

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

Call to Order

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

Approval of Minutes

The minutes of the 7/14/2025 HPC monthly meeting were approved unanimously by upon motion by Mike Goldberg and seconded by Marna Lewin.

Announcements

Tybee/MLK & Lazaretto Coalition

Marna Lewin provided an update on behalf of the Tybee MLK and Lazaretto Coalition. She reported that Julia Pearce has been in contact with the Boat Captain Association, who remain open to the placement of the Lazaretto Healing Memorial and subsidizing its cost. Tybee MLK will arrange a meeting after the summer session and would like HPC and the City of Tybee Island to be present. Marna will follow up and inform HPC members once the meeting with the Boat Captains Association is scheduled.

On August 5, 2025, Tybee MLK met with City staff to discuss the Lazaretto marker in Memorial Park. A community picnic was held on July 29, 2025 in Lazaretto Park, which was well-attended and enjoyed by all. Julia Pearce is scheduled to address Tybee Island City Council on Thursday, August 14, 2025 regarding the process of how a public park could become a private park. Additionally, Tybee MLK is considering projects to honor America's 250th anniversary on July 5, 2026, including recognizing the contributions of enslaved peoples who built Tybee's landmarks.

HPC Chair

Holly Grell-Lawe informed members she will be out of town from September 4–October 12, 2025, but will be available by text or email. She reminded members to submit any agenda items by close of business the Wednesday before each HPC meeting. Holly also noted that the Education and Promotion Committee should begin planning now if they wish to hold a Trolley Tour in the spring, in addition to the window sponsorship program. Maggie confirmed the next meeting of the HPC

Education & Promotion Committee is scheduled for August 18, 2025 at 4:00 PM.

Ongoing Business

Central Tybee Island National Historic District Application Update

Holly Grell-Lawe reported that Bob Ciucevich, HPC's consultant, provided an email with the final draft of the revised application. She noted that the draft needed minor editorial changes and is nearly complete. He has revised the Statement of Significance to align with National Register bulletins, as requested by the State Historic Preservation Office (SHPO), and all of SHPO's suggested changes have been addressed. Mr. Ciucevich is targeting early August for resubmission and will complete the markup district map and have it digitized this week. HPC members should submit any comments or concerns to him by Wednesday, August 13, 2025.

Holly noted that when the application is submitted, it should be accompanied by a letter of support from HPC, and Mike Goldberg agreed to prepare a draft of the letter. She also mentioned that 69% of all buildings in the proposed district are considered historically contributing.

SHPO has 60 days to review the application. If approved, the next step is review and approval by the Georgia National Register Review Board, which meets on October 24, 2025. The application likely will not meet that deadline; if not, it will go before the board in Spring 2026.

Holly asked if the HPC members felt they had reviewed the application enough to vote. Jacilyn Ledford stated she needed more time to review, so the HPC members agreed to vote by email and revisit the item at the September HPC meeting.

CLG Grant Project-Local Historic District (LHD) for Fort Screven and North Campbell Neighborhood

Holly Grell-Lawe reported that she had planned to present at the August 18, 2025 Planning Commission meeting but, after consulting with Patricia Sinel, Community Development Director, determined it was premature. Instead, HPC will present at the September 15, 2025 Planning Commission meeting. The presentation will be an informational update and input opportunity that will include sharing the initial drafts of the design guidelines and designation ordinance.

If the project schedule holds, the October 20, 2025 Planning Commission meeting will serve as a public hearing, where the Commission may vote on the designation ordinance and zoning map amendment. City Council presentations and public hearings will follow later in the year, with proper public notice provided. Holly will present to the Tybee Island Historical Society board on August 19, 2025 at 3:00 PM. HPC members, Jacilyn Ledford and Cara Cole, will present HPC's update at the September 15, 2025 Planning Commission meeting in Holly's absence, with slides prepared by Holly. HPC will also provide a quick update to City Council on September 10, 2025 presented by Maggie Wright or Cassidi Kendrick, as Holly will be out of town, and other HPC members are encouraged to attend in support.

The preliminary design guidelines and designation ordinance are due to SHPO on September 15, 2025. SHPO has 30 days to respond to the drafts, and the draft designation ordinance must also be reviewed by the City's attorneys.

Holly proposed that the CLG grant team hold a call on either Friday, August 15, 2025 or Monday, August 18, 2025 to discuss the draft design guidelines and make a clear decision on whether to bring the draft to the upcoming public workshop. The LHD Public Workshop is scheduled for August 19, 2025 at 6:00 PM at the Guard House, with members asked to arrive at 4:15 PM to assist with setup. The format will be a small-group seating to encourage discussion. The interactive portion of the workshop is still in development.

Holly noted that both the Planning Commission and attendees at the May 14, 2025 LHD Public Visioning Session expressed interest in expanding the proposed boundaries of the local district. However, the project team has determined that due to the advanced stage of the project and the project's budget constraints, boundary expansion is not an option at this time. Boundary expansion was considered in Phase 1, but it brought in many noncontributing properties and few historic ones. Expanding now would require reevaluating subdivisions and buildings for historical integrity and significance. Private property owners may designate their own property as historic, following the steps outlined in the City's Historic Preservation Ordinance. The Planning Commission and City Council can add additional properties to the district in the future.

Holly emphasized that public input remains a critical part of the project, and although the timeline has been pushed back, the team is not rushing that portion of the process. The goal is for City Council to vote on the designation in December 2025 or early January 2026. Holly will update the project schedule to reflect the revised deadlines.

Holly thanked Maggie Wright for helping conduct outreach for the August 19, 2025 LHD Public Workshop. Maggie sent letters to all historic property owners within the proposed districts and distributed flyers to all other property owners in the proposed districts to notify them of the workshop.

Permit Reviews

16 8th Terrace (update) – This is a demolition permit application received by HPC on 6/12/2025. This is a historically contributing structure (c. 1950) in the proposed Central Tybee Island National Historic District (ID #138).

Holly Grell-Lawe reported that she emailed the owner on July 24, 2025 advising her of the historic status of the property. Lisa Schaff in Community Development was notified of HPC's recommendation not to approve on July 115, 2025. A response from the property owner was received on August 5, 2025 and Holly sent a clarification email to the property owner on August 6, 2025.

Holly shared that the property owner's correspondence raised the need to consider modifying HPC's procedures for demolition permits, specifically whether site visits should be conducted. HPC did not conduct a site visit for this permit due to the property's status in the proposed Central Island District. From the correspondence, it appears the structure has fallen into significant disrepair.

Holly explained that site visits require the property owner's permission to view the exterior, and entry inside a structure is only allowed if the owner extends an invitation. Jacilyn Ledford

suggested that, as an alternative to site visits, property owners could be asked to submit photos, noting that some may be uncomfortable with people walking around their property. Holly agreed this would be a reasonable option and emphasized that she provides owners with resources, tax incentive information, and preservation guidance to support them.

Adjournment

The meeting adjourned at 6:58 pm with unanimous approval upon motion by Mike Goldberg and seconded by Cara Cole.

DRAFT



Tybee Island HPC

committee report

Minutes of the HPC 2025 Trolley Tour of Homes After-Action/ Recap Meeting

Date: August 18, 2025

Time: 4:00 PM

Location: Public Safety Building, 78 Van Horn Avenue

Members Present: Cara Cole, Mike Goldberg, Marna Lewin, Jacilyn Ledford, and Maggie Wright

Tour of Homes

The committee began by discussing the Trolley Tour of Homes and explored potential changes for future events. Alternatives to traditional trolley transportation, such as bike rentals or golf cart rentals, were considered. To expand participation, the group suggested posting a public call for interested homeowners, with Surf Song and Makel's noted as potential participants. The format may also shift to a step-on, step-off style tour.

Members emphasized the need for a formal call for committee volunteers to help grow the event. Potential outreach methods include the water bill, newsletter, flyers, and social media, with an October 1 deadline suggested for responses. While the tour will continue to benefit the Historic Fire Station, the committee questioned whether May is the best time of year and proposed alternatives such as the holiday season or February.

Fundraising for Fort Screven Fire Station Restoration

The committee then turned its attention to fundraising efforts for the former Fort Screven Fire Station, home of the Tybee Arts Association. One proposal was to host a community fundraising event at the Fire Station, featuring appetizers, drinks, and possible performances such as dance or music. Fundraising methods such as cash donations and QR codes were considered, with an emphasis on creating simple, passive ways for the community to contribute. It was suggested that this event be scheduled after Land of the Sweets to maximize community engagement.

The group also discussed the window sponsorship program, noting that restoration work will require a formal bid process, although it may be completed in phases.

Additionally, the committee addressed merchandise opportunities using artwork from the 2025 Trolley Tour of Homes and considered whether homeowners might allow their properties to be featured on promotional materials. Cassidi will be consulted to determine any legal requirements.

Holiday Market

For the Holiday Market, the committee agreed that they would like to set up a booth again this year. The booth will be used to align with and promote whichever project or fundraising initiative is most relevant at the time.

Next Steps

- Cara reaching out to TAA and Tybee Ballet Theatre (TBT)
- Maggie:
 - Inquiring about the RFP/RFB process
 - Exploring QR code donation options
 - Consulting about waivers for homeowners

Next Meeting

The next meeting of the HPC Education and Promotion Committee is scheduled for September 15, 2025, at 4:00 PM at the Public Safety Building.



PRELIMINARY REPORT ON THE HPC'S PUBLIC WORKSHOP ON A LOCAL HISTORIC DISTRICT FOR FORT SCREVEN AND THE NORTH CAMPBELL NEIGHBORHOOD HELD AUGUST 19, 2025 AT THE FORT SCREVEN GUARDHOUSE

Preliminary Report Note

This is a preliminary report on the Local Historic District Public Workshop held by the Tybee Island Historic Preservation Commission (HPC) on August 19, 2025. It includes the presentation slides, the results of the flipchart voting activities, and the written comments (index cards) received from the participants. A summary of the Q&A discussions during the workshop is forthcoming and this report will be amended with that information. Some of the Q&A discussions are being incorporated into a Frequently Asked Questions (FAQ) document which is also forthcoming and will be posted on the local historic district project website at <https://talktyb.org/hpc-clg-grant-project>

The HPC continues to welcome comments and questions from the public about the local historic district project, particularly from property owners within the proposed district boundaries. A comment form is available online at <https://talktyb.org/hpc-clg-grant-project> and printed copies of the comment form are available in the lobby area of city hall. You can also email comments and questions to maggie.wright@cityoftybee.gov with "LHD Project Comment" in the subject line of the email. Stay up to date on the project at <https://talktyb.org/hpc-clg-grant-project>

Purpose of the Public Workshop

On August 19, 2025, the [City of] Tybee Island Historic Preservation Commission (HPC) held a public workshop on a local historic district for Fort Screven and the North Campbell Neighborhood of Tybee Island. The project to develop the local historic district is a grant-funded project financed with assistance from the Historic Preservation Fund administered by the National Park Service, U.S. Department of the Interior, through the Historic Preservation Division of the Georgia Department of Community Affairs.

The purpose of the public workshop was to seek public input to help shape the proposed local historic district. Specifically, public input was sought on the period of historical significance of the proposed local district; draft design guidelines for new additions, new construction, and demolition within the proposed local historic district; and, the topics that should be emphasized in the development of design guidelines. Other goals of the workshop were to provide an overview of the project; highlight the economic and other benefits of local historic districts; share the public input received to date from the Planning Commission, City Council, State Historic Preservation Office, and May 14, 2025 Public Visioning Session; answer questions; listen to public concerns; dispel misconceptions and counter misinformation.

Workshop Participants

The HPC estimates that 65-75 participants attended the workshop, excluding HPC members, staff, and consultants and one Savannah Morning News reporter. Unfortunately, only 55 persons signed in on the workshop attendance sheet. An informal headcount taken at one point during the workshop counted 68 participants (again, excluding HPC members, staff and consultants and one new reporter). The flipchart voting activity on the question of the period of historical significance captured 77 votes where each person was allowed one vote. Of the 55 persons who signed in on the workshop attendance sheet, 22 were owners representing 33 historically contributing structures within the proposed local historic district.

WORKSHOP PRESENTATION SLIDES

The following six pages contain the information presented by HPC to the workshop participants in a Powerpoint slide format.



Local Historic District (LHD) for Fort Screven & North Campbell Neighborhood Public Workshop August 19, 2025

1

Meet the Local Historic District Project Consultants



SARAH WARD
WARD ARCHITECTURE + PRESERVATION



BOB CIUCEVICH
QUATREFOIL HISTORIC PRESERVATION CONSULTING



2

What is the goal of HPC's Local Historic District Project?



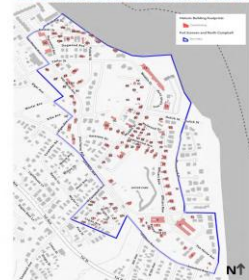
To preserve the unique historic character of Tybee's north end for future generations

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Local Historic District Boundaries



Fort Screven & North Campbell Neighborhood LOCAL HISTORIC DISTRICT MAP



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Why preserve Tybee's historic structures?



- Historical significance - buildings tell the story of our community
- Cultural significance - help our community retain its uniqueness
- Architectural significance - keeps examples of styles, unique layouts, design details and craftsmanship alive
- Gives the gift of history, culture and education to future generations



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Economic Benefits of Local Historic Districts on Tybee



- Potential increase in property values
- May qualify owner-occupants for State historic preservation tax credits
- Protects preservation investments of property owners
- Supports cultural and historic tourism
- Potential for historic rehabilitation job creation
- Decreased landfill usage



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Other Benefits of Local Historic Districts on Tybee



- Saves Tybee history
- Instills civic pride
- Encourages sensitive design and protection
- Improves community awareness and understanding of historic preservation
- Supports public confidence that decisions use a defined process



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Local Historic Districts



- **DO NOT** restrict property uses
- **DO NOT** restrict the sale of properties
- **DO NOT** require owners to make improvements
- **DO NOT** restrict paint color choices
- **DO NOT** review interiors of historic structures
- **DO NOT** qualify owners for federal preservation grants



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Develop a Local Historic District for the Fort Screven National Historic District and the North Campbell Neighborhood



PHASE	PERFORMANCE PERIOD	PHASE TITLE
✓ 1	1-Nov-2024 to 24-Jan-2025	Local Historic Resources Inventory Update <i>(completed)</i>
✓ 2	27-Jan-2025 to 7-Mar-2025	Research & Developmental History <i>(completed)</i>
📄 3	10-Mar-2025 to 12-Sep-2025	Nomination Report, Draft Designation Ordinance & Design Guidelines <i>(in process)</i>
📍 4	1-May-2025 to 29-Aug-2025	Community Input & Review/ Comment Period <i>(in process)</i>
5	15-Sep-2025 to 31-Dec-2025	Nomination of Local Historic District

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What HPC Learned: City Council



- Appreciation for HPC efforts
- Questions about the period of historical significance
- What percentage of owners of historic structures in the proposed district support the local historic district designation?
- Property rights concerns



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What HPC Learned: Planning Commission



- Supportive of the local historic district to preserve the 124 historic structures
- Yes, proposed boundaries make sense
 - Interest in expanding district boundaries
- Supportive of the period of historical significance (1880-1975)
- Concern about what the design guidelines will be
- Suggested moving up project timeline



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What HPC Learned: 5/14/25 LHD Visioning Session



- Overall support for:
 - LHD to preserve the 124 historic structures
 - The proposed LHD boundaries
 - Some support for expanding the boundaries
 - Avoiding demolition of historic structures
 - Use of modern replacement materials with same look
- General support for:
 - Period of historical significance (1880-1975)
 - Eco-friendly and eco-efficient options in materials substitution
 - Important features of historic buildings are size, scale and setting; wood siding; exposed rafter tails
- Mixed support
 - New construction consistent with mass and scale of surrounding structures
 - vs
 - No requirements for new construction



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HELP SHAPE THE LOCAL HISTORIC DISTRICT!



Period of Historical Significance 1880-1975:

- Academically appropriate
- Consistent with federal guidelines
- Accepted by State Historic Preservation Office

DO YOU SUPPORT THE 1880-1975 PERIOD OF HISTORICAL SIGNIFICANCE?

- **We're opening it up for large group discussion now**
- **We ask that you please use a voting dot to indicate your preference as you leave the workshop this evening**

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Clarifications from State Historic Preservation Office (SHPO)



HPC Inquiry	SHPO Response
Are exemptions from the "Certificate of Appropriateness" (COA) process allowed?	<ul style="list-style-type: none"> • This would be out of compliance with the CLG Program and the GHPA. • A COA is required for material changes in the exterior architectural appearance (excluding paint color) of any existing building within the designated local historic district.

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Definitions (GA Historic Preservation Act & City of Tybee Historic Preservation Ordinance)



"Certificate of Appropriateness"

Documented approval by the HPC of an application to make a material change in the appearance of a designated historic property or of a property located within a designated historic district

"Material Change in Appearance"

A change that will affect the exterior architectural or environmental features of a historic property or any building, structure or landscape feature within a historic district

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So, what 's the bottom line?



- Within the local historic district, the COA process applies to:
 - historic and non-historic properties
 - new construction
 - demolition or relocation
- HPC will adopt design criteria and guidelines to inform its decisions
 - Some of those are mandated by City of Tybee Historic Preservation Ordinance
- Expansion of district boundaries is not feasible under current LHD project timeline and budget
 - Expansion/adding properties can happen after the fact if the community and City Council desire it



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Overview of COA Process (City of Tybee Historic Preservation Ordinance)



- HPC has responsibility and authority for COA decisions
- Specific timelines are mandated
- COA applications must be filed
- Applicant and affected owners have a right to be heard
- HPC holds public hearing or public meeting
- Design review is conducted consistent with design guidelines
- Includes an:
 - "Undue hardship" clause
 - Appeal process



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Design Criteria & Guidelines



- DO:**
 - Respect the historic character of the district
 - Prioritize preservation of character-defining elements of historic buildings
 - Provide guidance to property owners, contractors and others in developing design solutions for proposed changes to historic structures
 - Support consistency and fairness in HPC decisions on COAs
- DO NOT:**
 - Affect the use or interior of properties
 - Prohibit new construction or additions
 - Limit or regulate where growth takes place



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Local Historic District Design Criteria & Guidelines

(City of Tybee Historic Preservation Ordinance)



	<p>Secretary of the Interior's Standards for Rehabilitation & Guidelines for Rehabilitating Historic Buildings</p> <p>...greater latitude is given...to replace extensively deteriorated, damaged, or missing features using either the same material or compatible substitute materials. Rehabilitation provides for alterations and the construction of a new addition, if necessary for a continuing or new use for the historic building.</p>
	<p>Guidelines on Flood Adaptation for Rehabilitating Historic Buildings</p> <p>...stresses the inherent sustainability of historic buildings and offer specific guidance on solar technology, weatherization, and other energy saving treatments.</p>
	<p>Guidelines on Sustainability for Rehabilitating Historic Buildings</p> <p>...provides information about how to adapt historic buildings to be more resilient to flooding risk in a manner that will preserve their historic character</p>

Secretary of Interior Standards for Rehabilitation



Standards below are from the 2017 edition. Two of the standards addressing use and archaeology extend beyond the authority of the HPC and have been omitted (Standards 1 and 8 from the 2017 edition).

- The historic character of a contributing property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
- Each contributing property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
- Changes to a contributing property that have acquired historic significance in their own right will be retained and preserved.
- Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a contributing property will be preserved.
- Deteriorated historic features on contributing resources will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- Chemical or physical treatments, if appropriate, will be undertaken on contributing buildings and structures using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the contributing property or historic district. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

HELP SHAPE THE LOCAL HISTORIC DISTRICT!



- With your small group, review and discuss each example of a design guideline:
 - Additions
 - Demolition
 - New Construction
- Using the blank index cards, record the key points of your discussions as a group or record your individual responses on your own after the discussion.
- Are they consistent with the 8 Secretary of Interior Standards?
- Are they understandable and informative?
- What do you like or not like about them?
- What changes would you make, if any?



Design Guidelines: Additions



In addition to the *Secretary of the Interior's Standards and Guidelines for Rehabilitation*, the following guidelines apply for additions to historically contributing structures in the Fort Screven & North Campbell Neighborhood local historic district:

- Locate new additions on secondary or non-character defining elevations. Locate the addition on the rear elevation whenever possible. Rooftop additions should be inconspicuous and setback from the primary façade.
- The size and scale of the new addition should be relational to the historic building and subordinate in massing and scale.
- Design new additions to be compatible with the historic building by using complementary materials.
- Construct new additions to have the least possible loss of historic materials so that character-defining features are not obscured or destroyed.

Design Guidelines: Demolition



The demolition of historic contributing resources has a negative impact on the district as a whole and results in a loss of historic integrity. Once a resource is demolished, it no longer conveys historical significance.

Because of the negative implications of demolition of historic contributing resources, it should only be considered as a last resort upon exhaustion of all other remedies.

Design Guidelines: Demolition



The following considerations for **demolition** of a historic contributing building/structure must be met and demonstrated:

- The demolition is required to alleviate a threat to public health or safety and determined by the building official based on supporting documentation from a licensed structural engineer; and/or
- The demolition is required to avoid exceptional practical difficulty or undue hardship upon the owner of the contributing resource. If the difficulty or hardship claimed is economic, the applicant shall submit sufficient evidence, including an appraisal, property assessment, amount paid for the property, past income activity, estimates for rehabilitation construction, and attempts to sell the property or relocate the building to demonstrate that the application of the standards and guidelines of this section deprives the applicant of a positive economic use or return. Hardship should not be a result of the owner's own making or negligence.
- If there are plans for redevelopment of the lot within 12 months, new construction shall meet the design guidelines for the historic district and receive a Certificate of Appropriateness prior to demolition of the contributing resource.
- Upon approval of demolition, the HPC may impose conditions to help document or mitigate the negative impact of the loss of historic integrity to the district (i.e. documentation through photographs and/or measured drawings, research the history of the site, etc.)

Design Guidelines: New Construction



In general, new buildings should be harmonious in form, siting, scale, and material with the established character of the Fort Screven & North Campbell Neighborhood Local Historic District. The following guidelines apply:

- Designs for new construction should be compatible with surrounding historically contributing buildings in height, scale and massing.
- The front elevation of new construction should align with the established set-back of the historically contributing buildings within the district.

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What's Next?



Timeframe	Activity/Event
July-August 2025	<ul style="list-style-type: none"> • Update and Input Session with Tybee Island Historical Society • Draft Design Guidelines & Designation Ordinance • Outreach to historic property owners
August 19, 2025	Local Historic District Public Workshop (6pm @ Guardhouse)
September 15, 2025	Update and Input Session with Planning Commission
September 15-October 15, 2025	<ul style="list-style-type: none"> • City Attorney Legal Reviews • SHPO/DCA Review & Approvals
October 16-31, 2025	<ul style="list-style-type: none"> • Planning Commission Review & Vote on Designation Ordinance, Zoning Map Amendment • Notices of Public Hearing on Local Historic District Nomination
November 3-14, 2025	Public Hearing on Local Historic District Nomination
November 17-26, 2025	HPC Resolution to City Council for Approval of Local Historic District Ordinance
December 2025-January 2026	City Council Vote on HPC Resolution & Designation Ordinance (1 st and 2 nd readings)

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HELP SHAPE THE LOCAL HISTORIC DISTRICT!



Before leaving tonight, stop by the flipcharts and VOTE using your voting dots.

- Which period of historical significance do you support?
 - Option 1: 1880-1975
 - Option 2: 1880-1946
 - Option 3: Neither. I do not support designation of the local historic district.
- Vote for only one option on this question.

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HELP SHAPE THE LOCAL HISTORIC DISTRICT!



- **Before leaving tonight, stop by the flipcharts and VOTE using your voting dots. Vote only once per item. You may have voting dots left over if there are items that you do not think should be emphasized.**
- **What do you think should be emphasized in the design guidelines?**
 1. Exterior Alterations to Historic Buildings? (e.g. roofs, windows, doors, siding, porches, architectural features, etc.)
 2. New Additions to Historic Buildings?
 3. New Construction Within the Local District?
 4. Site Design? (e.g. fences, walls, parking areas, signs, etc.)
 5. Landscaping and Related Natural Features?
 6. Demolition of Historic Buildings?
 7. Relocation of Historic Buildings?

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HELP SHAPE THE LOCAL HISTORIC DISTRICT!



- Make your views known to HPC
- Ask questions/seek clarifications
- Fill out public comment form
- Email HPC at maggie.wright@cityoftybee.gov
- Stay connected: <https://talktyb.org/hpc-clg-grant-project>
- If you own a historic property within the proposed district, please tell us where you stand on designation of the Local Historic District
 - Yes? No? Undecided? More information?
- Voice your support
 - Planning Commission public hearing
 - City Council public hearing

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THANK YOU!



THANK YOU FOR YOUR TIME TONIGHT!
HPC APPRECIATES YOUR INTEREST AND PARTICIPATION
IN THE LOCAL HISTORIC DISTRICT PROJECT

TAKE A SELF-GUIDED TOUR OF FORT SCREVEN!
www.tybeelighthouse.org



ACKNOWLEDGEMENT OF FEDERAL ASSISTANCE
 The project to develop a local historic district for the Fort Screven National Historic District and the North Campbell Neighborhood has been financed with assistance from the Historic Preservation Fund, administered by the National Park Service, U. S. Department of Interior, through the Historic Preservation Division of the Georgia Department of Community Affairs. Any opinions, findings, conclusions or recommendations expressed in this project are those of the authors and do not necessarily reflect the views or policies of the Department of the Interior or the Georgia Department of Community Affairs, nor does the mention of trade names, commercial products or consultancy constitute endorsement or recommendation by these agencies. This program receives Federal financial assistance for identification and preservation of historic properties under Title 14 of the Civil Rights Act of 1975, as amended, the U. S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, sex, gender or disability in its federally assisted programs. If you believe you have been discriminated against in any program, activity, or facility as described above, or if you desire further information, please write to: Office for Equal Opportunity, National Park Service, 1849 C Street, N. W., Washington, D.C. 20240.

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RESULTS OF THE FLIPCHART VOTING ACTIVITY

Participants were each given eight voting dots and asked to vote on their preferred answers to two questions. The first question concerned the period of historical significance for the proposed local historic district and participants were asked to vote only one option using one voting dot. The second question asked what topics should be emphasized in the design guidelines for the proposed local historic district. Participants were able to vote for up to seven options using their remaining seven voting dots. If a participant felt that there were only a few topics that should be emphasized in the design guidelines, they were able to vote once for each of those few topics and could discard their remaining voting dots.

QUESTION #1: WHICH PERIOD OF HISTORICAL SIGNIFICANCE DO YOU SUPPORT?		
<i>Vote only one option.</i>		
Voting Options	Number of Votes	Percentage of Total
1880-1975	38	49%
1880-1946	17	22%
Neither. I do not support designation of the local historic district	22	29%
QUESTION #2: WHAT DO YOU THINK SHOULD BE EMPHASIZED IN THE DESIGN GUIDELINES?		
<i>Vote only once per item. You may have voting dots left over if there are items that you do not think should be emphasized.</i>		
Voting Options	Number of Votes	Percentage of Total
Exterior Alterations	19	17%
Additions	17	16%
New Construction	19	17%
Site Design	2	2%
Landscape	4	4%
Demolition	39	36%
Relocation	9	8%

WRITTEN COMMENT CARDS FROM PARTICIPANTS' REVIEW OF EXAMPLE DESIGN GUIDELINES FOR DEMOLITIONS, NEW CONSTRUCTION AND ADDITIONS

Workshop participants were provided with example design guidelines for demolition, new construction and additions. (See the Presentation Slides for the example design guidelines). Working in small groups, they were asked to review and discuss each example and to record on index cards the key points of their discussions or to record their individual responses on the cards. Questions posed to them were:

- Are they consistent with the 8 Secretary of Interior Standards for rehabilitation?
- Are they understandable and informative?
- What do you like or not like about them?
- What changes would you make, if any?

The following 29 responses were recorded on the index cards:

Demolitions

1. Only if in disrepair. How do we make sure homes do not fall to disrepair?
2. Modern additions to historic buildings should be allowed to be demolished. Historic buildings, especially in the Ft Screven should not be permitted to demolish unless extending circumstances.
3. Should provide grants for preserving and incentives to preserve over demolition.
4. Suggested guideline seems to favor investors, not existing home owners.
5. Demolition should be the last resort.
6. Issue found with Demo guideline, page 4 provided. No other notes.
7. Amend, upon approval of a demo, new construction 'at any time' should meet the guidelines, not within 12 months.
8. What is the penalty for not adhering to HPC request?

New Construction

1. New build on demo should follow the same foot print of what was there.
2. Would you have to follow the footprint if the house was destroyed by storm/fire?
3. There should be no guidelines on new construction, focus on the historic properties.
4. Follow established setbacks
5. Set radius for height scale and mass
6. Front elevation setback in new setback requirements

Additions

1. Does not fit in additions
2. Additions should be allowed to be placed anywhere necessary on the home.
3. Can you add an addition to the back of a house?
4. Does this apply to structures that have already replaced historic features?
5. Can a second story be added if area buildings are also 2 stories?
6. Nice that the addition is compatible with the overall historic character
7. Is installation of solar panels allowed? Only in rear of house?
8. In this designated era 1880-1946, additions should match original fabrication of building, especially Ft Screven buildings.
9. Addition should be compatible with existing

Other Notes

1. Are there pros/cons on a website or a video where SAV Local Historic District owners have shared their experience?
2. In all cases, if not tax incentives are received, there should be no additional oversight.
3. Properties purchased before formation of new LHD should be grandfathered out of mandates until new ownership is realized.
4. Incentive Participation
5. Who is the ultimate party that will approve the LHD?
6. Would the need for a lift/elevator be considered a hardship for a COA?

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