

**CITY OF TYBEE ISLAND
HISTORIC RESOURCES SURVEY
PHASE I**



Prepared for:

The City of Tybee Island and the
Tybee Island Historic Preservation Commission

By

Quatrefoil Consulting
22 W. Bryan Street #139
Savannah, Georgia 31401
RACQuatrefoil@aol.com

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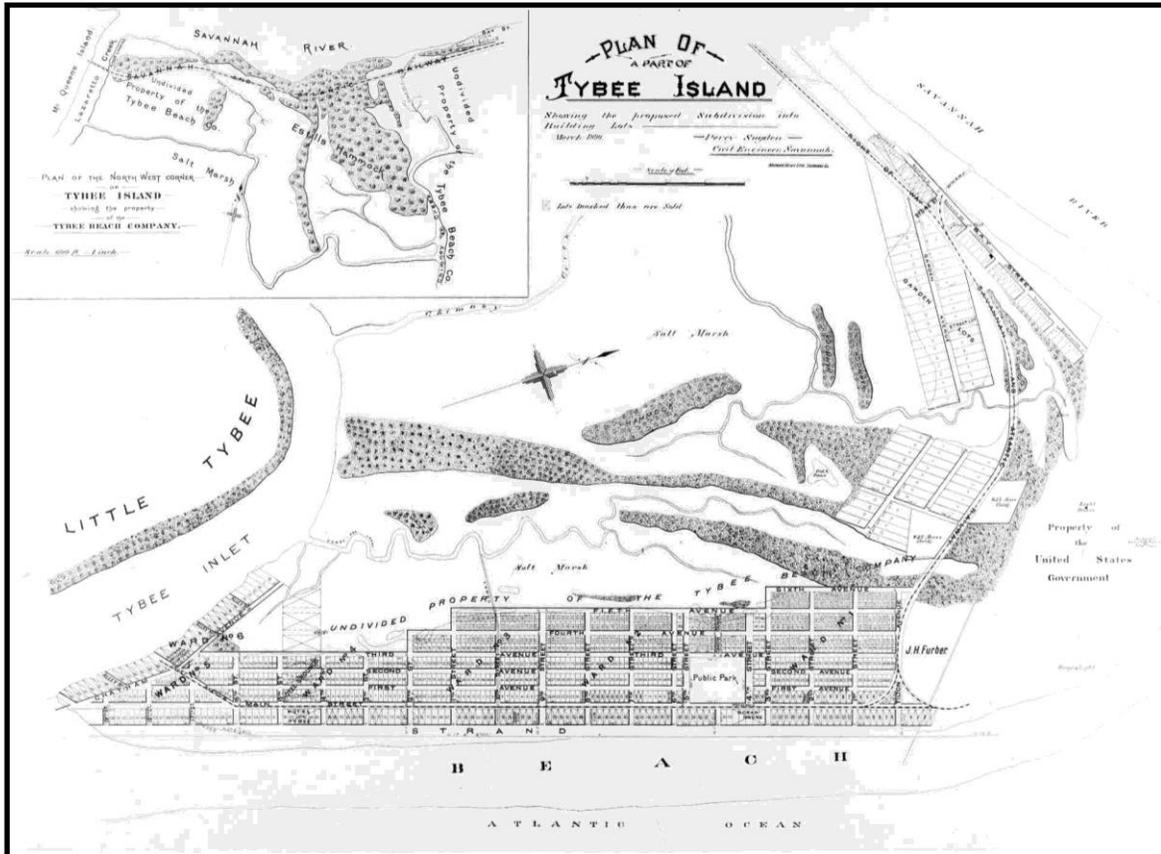
By

QUATREFOIL CONSULTING
Robert A. Ciucevich, M.P.H. – Project Manager, Historic Preservation Planner

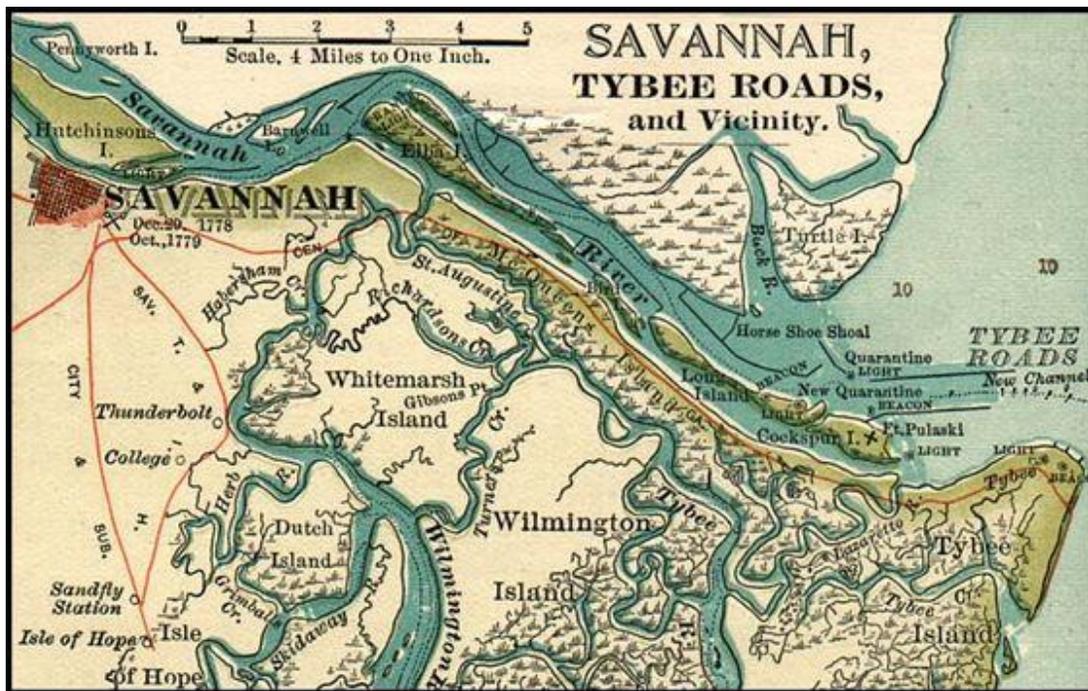


2 6th Street (c1950), GNAHRGIS #252223

June 2016



“Plan of a Part of Tybee Island Showing the Proposed Subdivision into Building Lots, March, 1890” – Percy Sugden, Civil Engineer, Savannah.



“Savannah, Tybee Roads, and Vicinity” Central of Georgia Railroad Map c1897.

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TABLE OF CONTENTS

Introduction	5
Executive Summary	5
Project Description	7
Methodology	9
Summary of Previous Preservation Projects	11
Developmental History	13
Survey Results	25
Construction Dates	26
Original Use	28
Architectural Analysis	29
Architectural Style	29
General Outline of Styles	29
Building Types	39
Local Building Types	39
General Outline of Types	40
Structural Characteristics and Building Materials	78
Integrity and Physical Condition	80
National Register Eligibility	81
Properties Listed in the National Register	81
Evaluation of National Register Eligibility	81
Properties that Appear Eligible for Listing in the National Register	83
Recommendations of Priorities for Nomination	90
Bibliography	101
Appendix A: Index of Historic Resources Surveyed	102

EXECUTIVE SUMMARY

On May 20, 2014, the City of Tybee Island became Georgia’s 88th Certified Local Government or “CLG”. A Certified Local Government is defined as “*any city, town, or county that has enacted a historic preservation ordinance, enforces that ordinance through a local preservation commission, and has met requirements outlined in the Procedures for Georgia’s Certified Local Government Program*”. The CLG Program extends federal and state preservation programs to the local level, expanding the scope of local responsibilities and opportunities for preservation (Georgia Historic Preservation Division c2016). The City of Tybee Island passed a local ordinance in 1999 and maintains a seven-person citizen’s board that serves as its historic preservation commission – or “HPC”. During the past several years Tybee’s HPC has been working to establish local historic districts on the island. In consultation with the Georgia Historic Preservation Division staff, it was determined that a new comprehensive historic resources survey would be required in order for the HPC to accomplish this goal and adequately assess the island’s existing contributing historic resources, to determine local historic district boundaries, and to develop design guidelines, as the last comprehensive historic resources survey was completed in 2001. Since the last survey was completed, a significant number of mid-20th Century historic resources have attained the age threshold required for historic significance, requiring that this building stock be identified and added to the island’s inventory of historic resources and their overall developmental context be added to the existing developmental history of the City of Tybee Island. As a result, the Tybee Island HPC applied for and was awarded a 2015 Historic Preservation Fund Grant to have a historic resources survey of the island completed. Certified Local Governments are the only municipalities eligible to apply for Historic Preservation Fund Grants, one of the many advantages that come with CLG status.



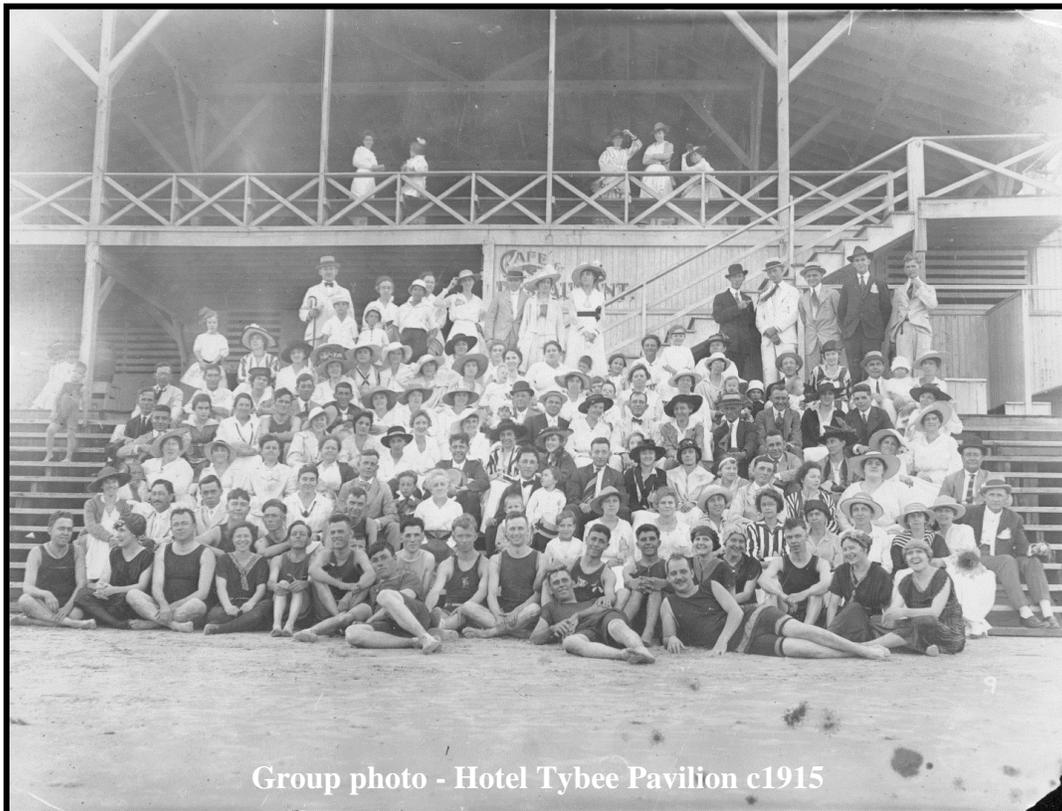
Tybrisa Pavilion, corner of 16th Street and Strand, South End, Tybee Island c1900s

TYBEE ISLAND HISTORIC RESOURCES SURVEY

The Tybee Historic Resources Survey was begun in August of 2015. A comprehensive, island-wide windshield survey revealed 826 historic resources that met the survey requirements for inclusion (40 years or older and maintaining a moderate-to-high degree of integrity). As the survey was funded for 600 historic resources, the decision was made to break the survey into two phases to be covered by two separate grant cycles. Phase I of the survey encompassed nearly all of that section of the island traditionally associated with the resort, which is made up of the South End and central section of the island south of Second Street. Phase II of the survey will address the remaining 226 resources located primarily on the island's North End, which is made up of the resources along Highway 80 and the Fort Screven Historic District.

Recommendations for future preservation action within the Phase I survey area include the establishment of a local historic district for the resort area (South End and central section of the island), a Multiple Property Nomination for the island's unique Raised Tybee Cottages, and the preparation of a National Register nomination for the "Greater Tybee Island Historic District" (generally composed of the South End and central sections of the island – or the "resort area").

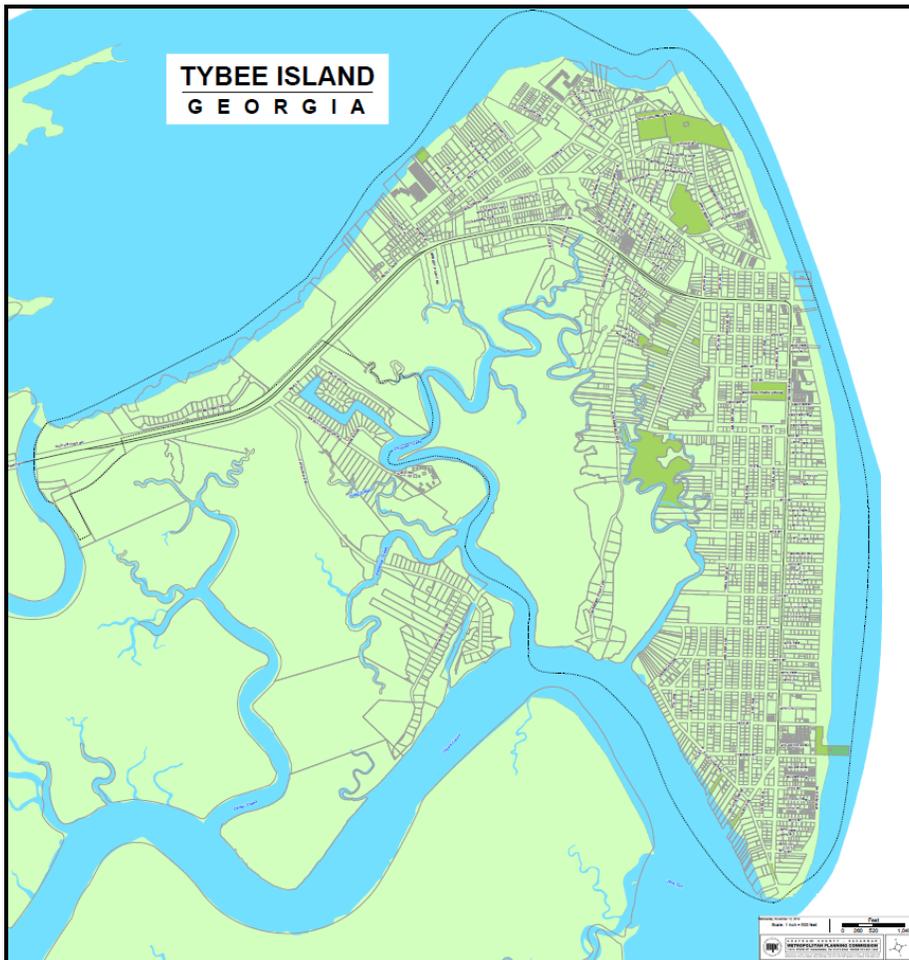
Phase I of the Tybee Historic Resources Survey was conducted by Robert A. Ciucevich of Quatrefoil Consulting in consultation with Chantel Morton - Executive Director of the Tybee Island Development Authority and Tybee Main Street, Sarah Jones – Executive Director of the Tybee Island Historical Society, and Stephanie Cherry-Farmer – National Register Coordinator and Survey Program Manager, Georgia Historic Preservation Division.



TYBEE ISLAND HISTORIC RESOURCES SURVEY

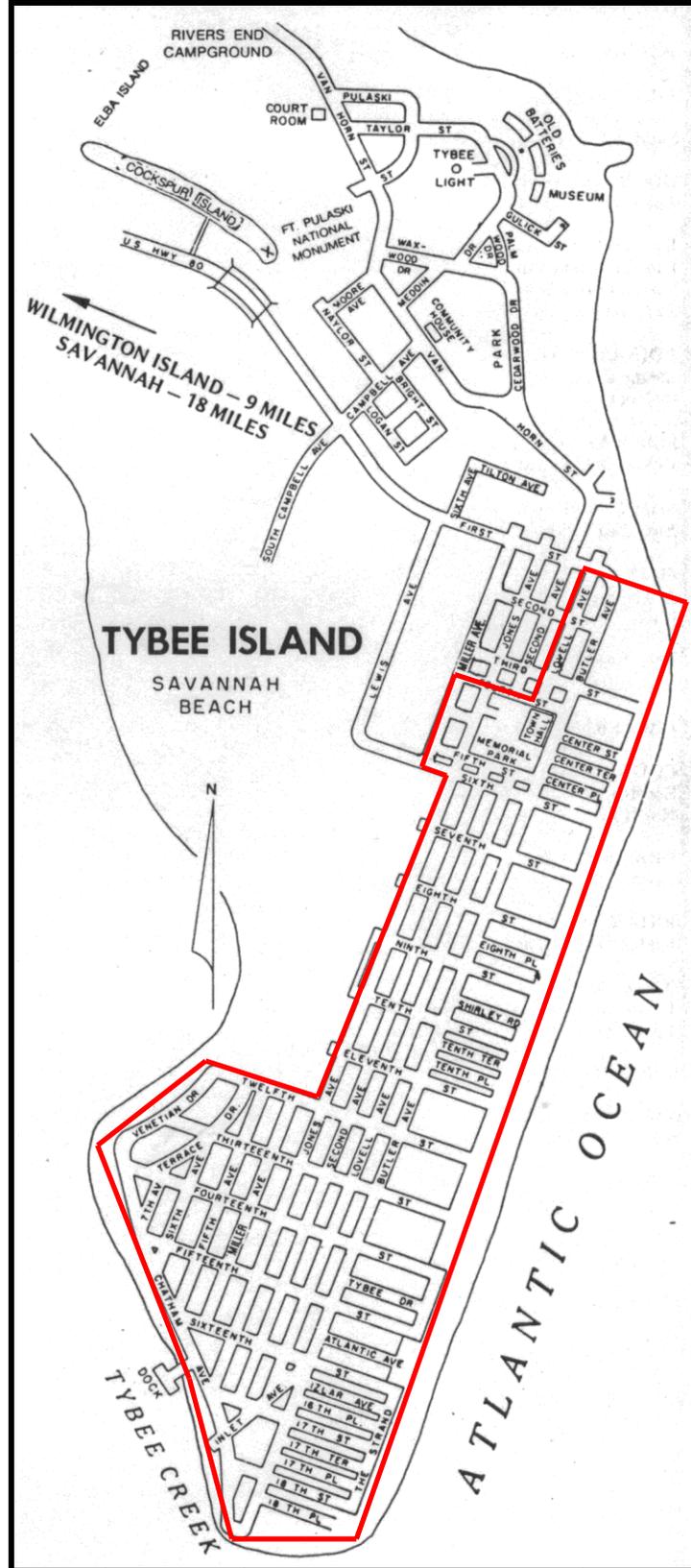
PROJECT DESCRIPTION

Phase I of the Tybee Island Historic Resources Survey was conducted as part of an ongoing city-wide preservation planning initiative sponsored by the Tybee Island Historic Preservation Commission and the City of Tybee Island. The survey will identify all historic buildings, structures, and sites within the incorporated limits of the City of Tybee Island and will serve as an update to the 2001 Tybee Island Historic Resources Survey (also conducted by Quatrefoil Consulting of Savannah, Georgia). The survey, which will form the basis for future preservation planning, was funded through a Certified Local Government (CLG) Survey and Planning Grant from the Historic Preservation Division of the Georgia Department of Natural Resources and matched in part by the City of Tybee Island. All phases of the survey were conducted by Robert A. Ciucevich of Quatrefoil Consulting in consultation with Chantel Morton - Executive Director Development Authority/Tybee Main Street. The survey encompassed all areas within the Phase I Survey Area (see page 8 for map depicting Phase I survey boundaries).



City of Tybee Island c2015

TYBEE ISLAND HISTORIC RESOURCES SURVEY



Tybee Island Historic Resources Survey – Phase I Survey Area

METHODOLOGY

Survey procedures outlined in the Georgia Historic Resources Survey Manual provided by the Historic Preservation Division were followed throughout the Tybee Island Historic Resources Survey.

The surveyor conducted a preliminary area analysis field survey of the survey area during which the different types of historic properties, locations of their major concentrations, and general periods and patterns of development of the historic resources were identified. Following this, an intensive field survey was performed in which all properties deemed to be 40 years of age or older were photographed, marked on a community base map, and a Georgia Historic Resource Survey form completed. Those resources that suffered a significant loss of integrity were excluded from the survey. Following the field survey, all data and digital photos were input in GNAHRGIS, Georgia's Natural, Archeological, and Historic Resources Geographic Information Systems online data base. All data and digital photos resulting from this survey can be viewed by logging onto the GNAHRGIS website, www.itos.uga.edu/nahrgis

Due to funding constraints limiting the number of historic resources to be surveyed to 600, the areas that were found to possess the greatest concentrations of resources and the highest degree of integrity was selected to be surveyed first. The survey was begun in the residential area at the south end of the island known locally as "the Point" (where the Back River meets the ocean), and then proceeded north up Butler Avenue to include the resort area east of Butler Avenue known as the "boarding house district". The survey then proceeded northwest to include the Tybee Island Back River Historic District – a concentration of mostly private summer cottages along Chatham Avenue, followed by the Venetian Terrace Subdivision – a mix of summer resort cottages and year-round residential housing located south of 12th Street, east of Second Avenue, north-northwest of Chatham Avenue, and west of Venetian Drive. The remainder of the "South End" – the section of the island south of 12th Street where the largest concentration of resort-related resources – both commercial and residential – are located, was completed with the survey of Tybee's main commercial area along Butler Avenue between Tybrisa Street (Tybee's traditional "Main Street"), 14th Street, and the Strand, followed by the survey of the Tybee Island Strand Cottages Historic District, which is bounded by Butler Avenue, 14th Street, 12th Street, and the Strand. The survey then moved north along Butler Avenue with the survey of the largely residential central section of the island located between 12th and 2nd Streets, concluding in the residential neighborhood a few blocks north of Memorial Park. Two large sections of the island were not surveyed – the commercial areas along the length of Hwy 80 and the small residential areas that flank the corridor on each side, and the Fort Screven Historic District, located on the island's "North End." It is estimated that these two sections of the island contain approximately 226 historic resources that meet survey criteria (40 years of age or older and possessing a qualifying degree of integrity). These resources will be surveyed during Phase II.

Although the survey is intended to be a comprehensive analysis of all extant historic resources built before 1975, it should be noted that an extremely limited number of resources built after this date have been included in the survey because they are excellent,

intact examples of a type and/or style. All but one of the eight resources that fall into this small category are examples of the “Raised Vernacular” type and are only a few years shy of the mandated cut off age of 40 years or older: 14 17th Street (c1977), #250810; 1304 6th Avenue (c1977), #251040; 1207 5th Avenue (c1976), #251090; 1205 5th Avenue (c1976), #251091; 2 12th Street (c1977), #251669; 14 10th Terrace (c1976), #251749; and 201 7th Street (c1977), #252232. One resource – 1617 Chatham Avenue (c1989), #250946, was included in the survey because of its outstanding modern design – it is clearly an architect-designed home that will one day be contributing in the district.

Historical information for the preparation of the developmental history of Tybee Island, as well as the background information of the individual properties – including the historic name of the house/building if known (often named for the original owner/occupant), was obtained through research at the Georgia Historical Society, the Tybee Island and Live Oak Branches of the Chatham-Effingham County Public Library, and the archives of the Tybee Island Historical Society. The 1992 and 2001 historic resource surveys of Tybee Island were cross-referenced throughout the survey process and information from the individual survey forms was incorporated into the survey where appropriate.

While it is possible that a historic property may have been inadvertently omitted from this survey, whether as a result of physical changes that have obscured its historic character or due to borderline age, the surveyor believes that the vast majority of historic resources located within the survey area have been documented by this project.



c1940s postcard of the Strand area with views of the various oceanfront hotels and boarding houses, concrete seawall and walkway, and oceanfront parking.

SUMMARY OF PREVIOUS PRESERVATION PROJECTS

The City of Tybee Island is a Certified Local Government with an active historic preservation commission and Main Street Program. In partnership with the non-profit Tybee Island Historical Society, the city actively pursues preservation planning grants and has recently taken steps to nominate local historic districts and prepare design guidelines.

The City of Tybee Island is a small seaside city of roughly 3000 year round residents. Over half of the homes on the island are summer cottages that are primarily occupied during the resort season beginning in late spring and continuing through the summer months – a period extending roughly from May to mid-September. During this time, the population of the island doubles as seasonal cottage owners return to the island “to summer” (living on the island and commuting to work in Savannah during the week) and short term visitors descend on the city, staying in the numerous hotels, boarding houses, and rental cottages scattered throughout the island. During the last few decades Tybee’s numerous small cottages have become popular as extended stay vacation rental properties, not just during the summer resort season but also during the off-season months as retirees and other non-traditional tourists take advantage of the island’s numerous cultural, historical, and environmental amenities and attractions as well as its close proximity to the City of Savannah.

For a city of its size, Tybee Island boasts a significant number of historic resources dating from the Colonial Period through the Cold War. The earliest resources are located on the North End of the island and are associated with the island’s considerable maritime and military heritage (Fort Screven, the Lazaretto Quarantine Station, and the Tybee Island Light Station) – all of these resources will be surveyed during Phase II of the Tybee Island Historic Resources Survey.

Most of the resources included in Phase I of the survey are associated with Tybee’s past as a popular late 19th to mid-20th century seaside resort and are located in the middle and at the South End of the island. Tybee’s traditional Main Street – its commercial center – developed near the oceanfront resort area along 16th Street (now Tybrisa Street) between Butler Avenue and the Strand. While many of the original resort amenities are no longer extant, a new pier was built on the site of the original Tybrisa Pavilion at the end of 16th Street in 1996 while nearby several historic commercial buildings and boarding houses associated with the golden era of the resort remain intact. The Raised Tybee Cottage – a local building type that developed as a standard for beach house design following the completion of the Tybee Road in 1923, is the most common building type on the island and is found scattered throughout the Phase I survey area (although significant concentrations of the type are located on the ocean side of Butler Avenue in the middle section of the island). Following the end of World War II, Tybee experienced an unprecedented building boom of small permanent homes as the island accelerated its transition into a year round community. Built during the mid-to-late 1940s and throughout the 1950s, the majority of these buildings were frame and concrete block American Small House and Ranch type houses, which account for nearly half of the new

resources added to the inventory since the last survey in 2001, and represent the second and third most common building types found within the Phase I survey area, respectively.

Since the first comprehensive historic resources survey of the city was completed in 2001, surprisingly little has changed in terms of existing historic resources. Although some significant historic resources have been lost during the last 15 years – either to fire (two Raised Tybee Cottages), demolition (Hotel Tybee Cottages), or insensitive alterations (Tybee Bus Station), the vast majority of historic resources located within the Phase I survey area that were included as part of the 2001 survey have survived relatively intact. As a result of the 2001 survey and the increased awareness that it has afforded city officials and citizens, a great deal has been done during this time to ensure the preservation of several of the most significant resources identified in the 2001 survey report. Of the nine recommended “priorities” for listing in the National Register, some form of action was taken on four of these during this time period: six Raised Tybee Cottages were individually listed in the National Register as the result of the context “*Raised Tybee Cottages on Tybee Island, Georgia*”, a state-level pre-registration context written in support of a potential Multiple Property Nomination; the Carbo House, the best remaining example of a boarding house on Tybee, was individually listed in the National Register; the Beach View Hotel, an excellent example of a “four seasons hotel” and one of the few remaining hostelryes from Tybee’s golden era as a resort, was rehabilitated and individually listed on the National Register; and several apartments and boarding houses identified as being significant were sensitively rehabilitated (Pearl S. Bowen Boarding House – 205 15th Street, Smith Apartments – 8 T.S. Chu Terrace, and Riverside Lodge – 1511 Chatham Avenue) and/or individually listed on the National Register (Carbo House, Beach View Hotel). Three additional historic resources were listed on the National Register during this time period: the Morgan-Ille Cottage at 702 Second Avenue, the Weil House at 802 14th Street, and the Thompson Cottage at 300 Second Avenue (pending). Many of the resources listed above were tax-advantaged rehabilitations.

A positive change in public perception regarding historic preservation in general is perhaps the biggest and most significant change that has occurred on the island since the completion of the 2001 historic resources survey. Before the 2001 survey most residents regarded the Light House and Fort Screven area as being the only places that were historic on the island. Today most residents acknowledge the importance and significance of Tybee’s coastal resort architecture due in part to the numerous successful tax advantaged rehabilitations that have been completed in recent years as well, many of which have been well documented by the local media.

DEVELOPMENTAL HISTORY

Colonial (1733-1782), Early Republic (1782-1819), & Antebellum (1820-1860) Periods

Despite a few scattered attempts to form settlements on Tybee, the island remained largely un-inhabited throughout the Colonial, Early Republic, and Antebellum periods. The island was used primarily during this time for governmental functions associated with navigation and defense.

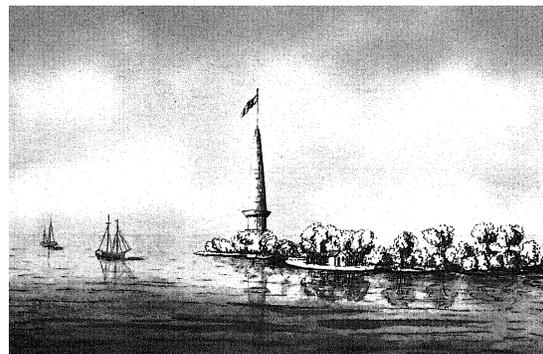
The first known development by Europeans on Tybee Island occurred during the General James Oglethorpe's founding of Georgia in 1733. Oglethorpe planned a number of fortified, self-sufficient settlements on the outlying perimeter of Savannah. These villages would guard all overland and river-borne approaches to the colony. Because of the island's key location at the mouth of the Savannah River, the settlement on Tybee was to be the first line of defense against river-borne invasion.

In addition to building and manning a fort, Oglethorpe ordered the settlers to construct a navigational beacon on the north end of the island. Oglethorpe realized that if Savannah was going to prosper, the mouth of the river had to be clearly marked so that ships could easily find its entrance.

Little is known about the actual village that was built on Tybee because no plan or description of the settlement has been found. It is known that approximately 10 families inhabited the island and that individual lots were granted to the settlers in 1734. Each unmarried male received a 50-acre lot, while those with a wife and family received a 100-acre lot.

Tybee's soil proved incapable of supplying enough food to sustain the colony. Living conditions on the island were abysmal, due in large part to the fact that most of the lots were primarily marsh and wetlands. The settlers' health began to fail, and by the end of 1734, half of the settlers had died of disease. Because Oglethorpe and his officials did little to help the remaining settlers (and instead attributed their problems to excessive drinking), all but one of the settlers were either dead or had abandoned the colony by 1735.

In 1736, workers from Savannah, under the direction of Noble Jones of Wormsloe, completed the work on the lighthouse that was begun by the settlers. The daymark (a lighthouse without a light) was octagonal in shape and was constructed of brickwork and cedar piles. The beacon was 90 feet tall, making it the tallest structure of its kind in America at the time. It was also the first documented structure on Tybee.



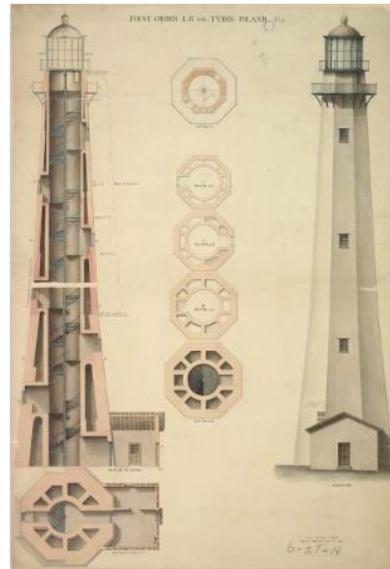
"View of Tibby Lighthouse at the entrance of the Savannah River, Georgia, Dec. 1764." ND

In 1742 a second lighthouse was constructed, replacing the first daymark, which was swept away in a storm. The structure, built by Thomas Sumner, was 94 feet tall and had a flagstaff that hovered over the top of the beacon. In 1748 a full time pilot was hired to assist ships coming down the river. Aside from the river pilot, Tybee was uninhabited.

In accordance with an act permitting the importation of slaves into the colony, a lazaretto (Italian for pest house), or quarantine station, was erected on the westernmost tip of Tybee in 1768. Passing ships that had slaves or passengers aboard who were sick or infected with disease were left at the station's hospital to be treated before being allowed into the city. Those who died were buried in unmarked graves.

A third lighthouse was constructed in 1773, replacing the existing daymark, which was in danger of being washed away by the tides. The structure was 100 feet tall, built of wood and brick, and was lit with spermaceti candles. This was Tybee's first true lighthouse.

Besides being the location of the lighthouse and quarantine station, Tybee served other purposes before the Revolutionary War. During the 1750s and 1760s, large tracts of land were granted to seven individuals, most of whom were from families of Carolina planters. According to Cynthia Miller in her paper, "Tybee Island, Georgia: Changing Images and Land Use, 1733 – 1895," these owners ran a co-operative horse pen on the island. Miller maintains that it was unlikely that the owners resided on the island since they all owned large estates elsewhere in Georgia. Slaves or servants most likely were left behind to tend to the horses. Following the Revolutionary War, these tracts were confiscated by the State of Georgia because the owners had remained loyal to the English Crown.

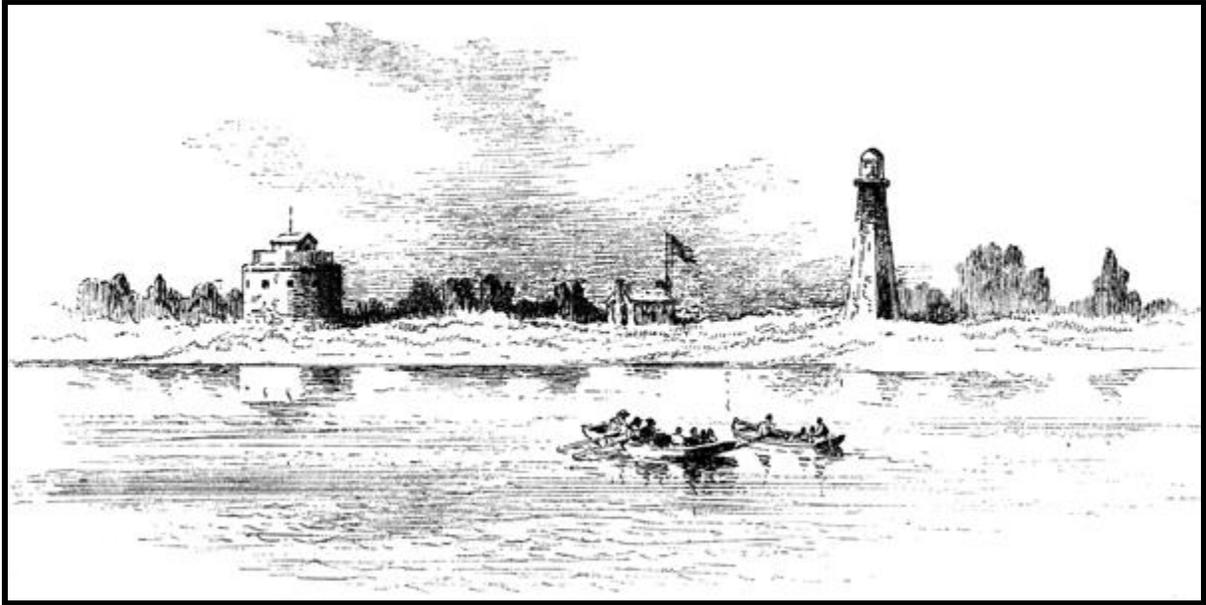


Tybee Lighthouse Plans c1867

Tybee was a refuge for loyalists throughout the Revolutionary War years (1776 – 1782). Many loyalists and their families fled to Tybee to escape the mounting anti-Crown sentiments and to avoid uncompromising persecution by the patriots who had gained influence in the city. A Tory settlement was soon established on the island in which merchants prospered from trade with the British ships anchored at the mouth of the Savannah River. Shortly after the capture of Savannah in 1778, the British built and garrisoned a fort on the island called Fort Tybee that was located next to the lighthouse. During the evacuation of Savannah in 1782, it was from Tybee that British loyalists, soldiers, and government officials boarded ships bound for other British territories.

During the War of 1812, it was feared that the British would again attack Savannah. The British never came, but the experience brought attention to the need for some kind of coastal defense on Tybee. Around 1815, Isiah Davenport was commissioned by the United States Government to construct what came to be known as the Martello Tower

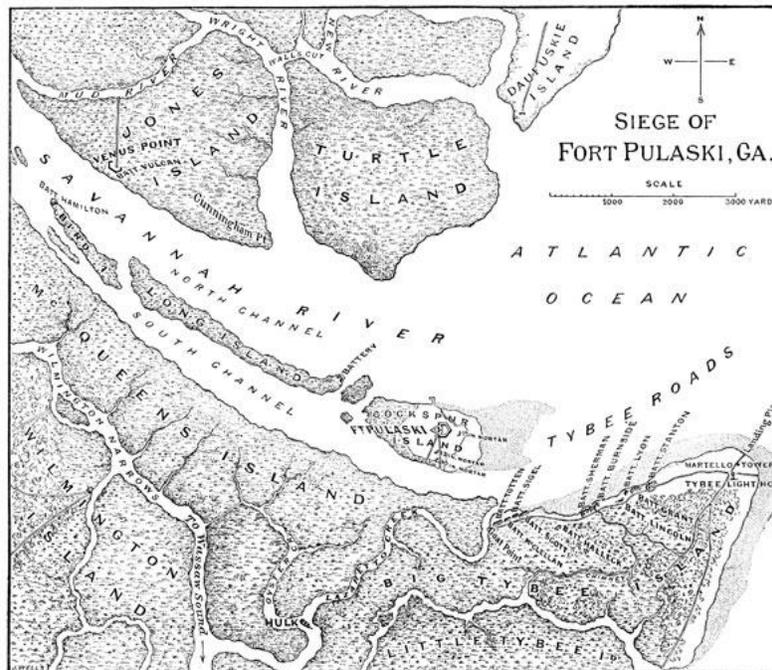
(the design and name was derived from similar batteries built on the coast of Spain). The tower was situated on the beach in front of the lighthouse. It was round and had thick tabby walls. On top of the tower a cannon was mounted on a swivel, allowing the weapon to be fired in all directions.



“A Wartime Sketch of Tybee Island Showing the Martello Tower and Light House” c1860 (BL). For many years the Martello Tower (left) and the Tybee Lighthouse were the only buildings on the island

During the antebellum years Tybee’s only inhabitants were the river pilots and lighthouse keepers. The quarantine station at the mouth of Lazaretto Creek, having fallen into disrepair, was abandoned in 1785 and a new station was built on Cockspur Island. The houses of a few river pilots and their families were located at the hammock west of Chimney Creek (Spanish Hammock).

During the early months of the Civil War, Confederate forces stationed on Tybee erected a small earthwork battery next to the Martello Tower. Fort Pulaski, located on Cockspur Island, was Savannah’s chief defense against water borne attack. Small coastal batteries, such as the one on Tybee, were erected along the river and its approaches as an extra defensive precaution. It was believed later that these batteries were superfluous. As a result the Confederate forces were withdrawn from all outlying positions during the last months of 1861. Because Fort Pulaski was believed to be invulnerable to bombardment from Tybee, the island was left undefended. Almost immediately after the evacuation of the island, plans were made by Union forces for the reduction and capture of Fort Pulaski utilizing Tybee as the main point of attack. After communication and supply lines between Savannah and the fort had been severed, a series of eleven earthwork batteries were constructed that extended from the mouth of Lazaretto Creek and continued eastward along the coast of Tybee. Two of the batteries were equipped with newly developed rifled cannons. During the April 1862 siege, the overwhelming performance of the rifled cannon in the reduction of the fort far outweighed the expectations of the attackers. After a 30-hour bombardment, the walls of the fort were breached, and the



General Gilmore's Plan of Attack on Fort Pulaski – National Archives (ND)

... defenders surrendered. The siege and reduction of Fort Pulaski from Tybee marked the first effective use of rifled cannon against a masonry fortification, rendering these type of defenses obsolete.

In 1862, a major portion of the lighthouse was destroyed when Confederate troops from Fort Pulaski ignited a keg of powder on the third floor of the tower to prevent its use by Union forces. After the war, the U.S. Lighthouse Service decided to rebuild the lighthouse utilizing the lower 60 feet of the old structure that remained standing. The new lighthouse was completed in 1867 and was constructed of masonry and metal. A cast iron and glass cupola at the top of the tower housed the lighthouse's first order Fresnel lens.

Reconstruction (c1865-1879) and New South (c1880-1919) Periods

Construction of Fort Screven (c1897 – 1904)

As part of a nationwide effort to improve coastal defenses, the U.S. Army Corps of Engineers announced plans for the construction of a new fort on Tybee in 1872. In 1875, 205 acres were acquired by the federal government on the north end of the island for the establishment of a military reservation. The northern end of Tybee was chosen because of its historically recognized strategic location for the defense of Tybee Roads, Calibogue Sound, and the City of Savannah. Fort Screven, an Endicott Period or "Fourth Order" fort, was one segment of a network of coastal defense batteries conceived during the period of Caribbean and Pan American unrest of the 1890s and constructed along the eastern and gulf coasts to protect major cities and ports from naval bombardment and

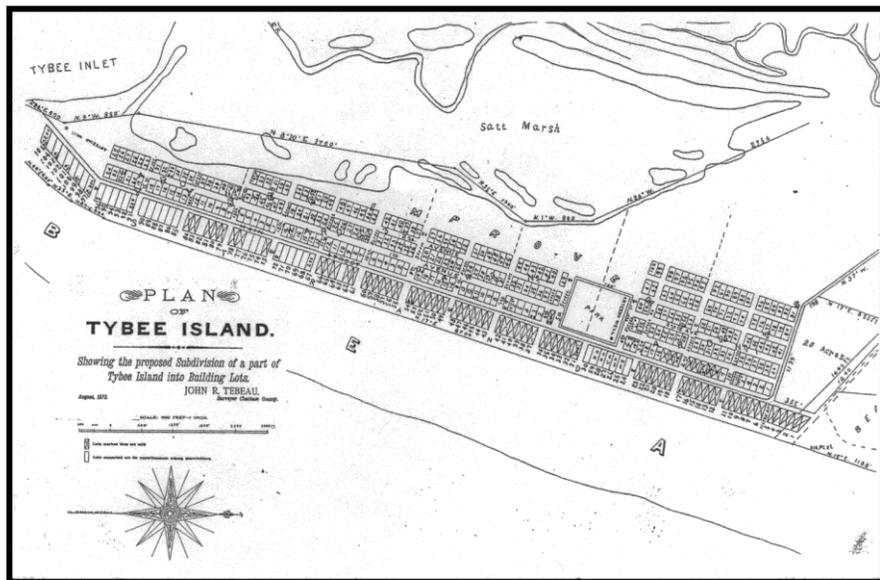
blockage. The first phase of Fort Screven was constructed from 1897 to 1904 as an Army Coast Artillery Station. The post consisted of six poured-in-place, reinforced concrete gun emplacements; and officers row of housing and headquarters buildings; a fort village including a senior non-commissioned officers row of housing; non-commissioned officers housing, enlisted men's barracks, and post service buildings; a quartermaster's area including storage, service, and office buildings; a post hospital; a regimental parade ground; and landscaped grounds with streets and pedestrian paths. The fort was constructed at the same time that Tybee was developing as a popular summer beach resort.

The Development of Tybee as a Coastal Resort

The development of Tybee as a beach resort in the early 1870s represented a late manifestation of the American coastal resort movement, which gave rise to the establishment of numerous coastal resorts along the North Atlantic coast. These resorts had been in operation for a number of years and had set the standard by offering such amenities as transportation networks, hotels, service oriented businesses, and amusement establishments. Tybee was modeled after these resorts, being referred to in advertisements as "The Long Branch of the South." Like the northern resorts, many private cottages were built on land surrounding the hostelrys on lots made available by development companies.

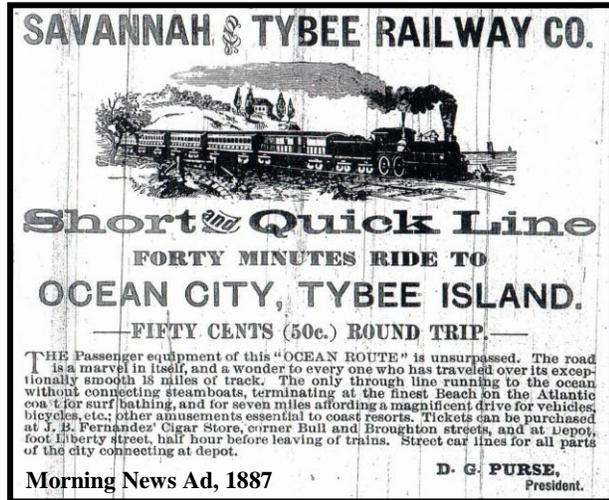
In the early 1870s a group of entrepreneurs formed the Tybee Improvement Company to promote the establishment of Tybee as a seaside resort. In 1873 a daily steamer route to the island was established and a plan for its subdivision into building lots was developed. The Ocean House, the island's first major hotel, was constructed in 1876 in an effort to stimulate lot sales. A wooden tramway was built to transport guests from the steamship pier on the North End to the resort along the oceanfront. The horse railway continued along the Main Street (later Butler Avenue) to the Inlet in order to provide guests with the option of bathing in the calm waters of the Back River. By the 1880's the development of Tybee as a seaside resort was a great success. Many bathhouses, dancing pavilions, boarding houses, and summer cottages were erected along the beachfront close to the hotel.

Right: "Plan of Tybee Island" by John Tebeau c1873



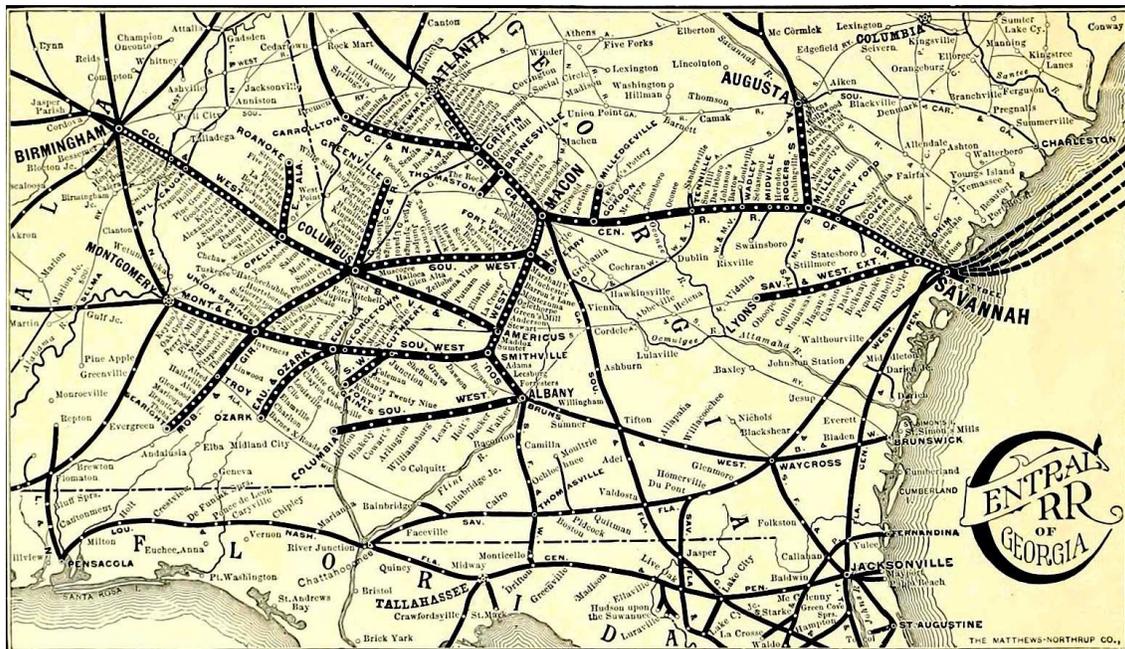
TYBEE ISLAND HISTORIC RESOURCES SURVEY

In 1885 the Tybee Beach Company obtained a controlling interest in the island with the goal of bringing the resort to the next level. It was agreed that a railroad to Tybee was a necessity for further development and in 1887 the Savannah and Tybee Railroad was completed. The train not only cut the traveling time to the island in half (45 minutes as opposed to 1 ½ hours), it also made the entire island accessible by offering eight stops between the North End and the Inlet (Back River).



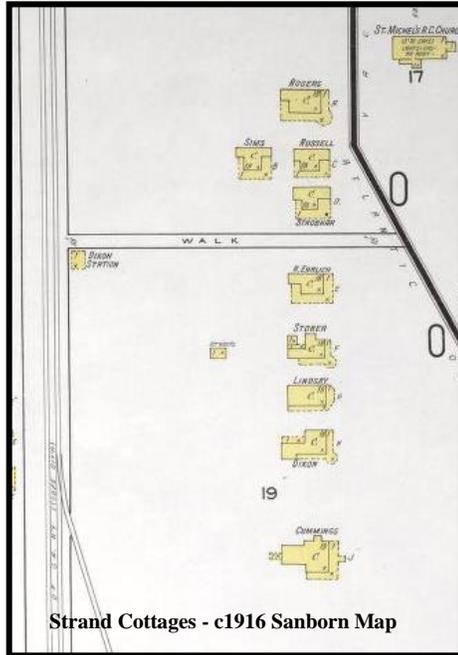
In an effort to encourage lot sales near the southern most end of the island, plans were announced for the construction of another major hotel near the Inlet (or Back River). The hotel, called Hotel Tybee, was completed in 1891. As the stockholders had hoped, lots were sold and summer cottages, boarding houses, and other businesses began to develop around the new hotel.

Tybee became a regional resort when the railroad became a unit of the Central of Georgia in 1890, and then under its direct ownership in 1895. This new affiliation gave the island a direct link to hundreds of towns and cities throughout Georgia and Alabama. In an effort to entice people to come to the resort by way of their rail system, the Central of Georgia built an enormous dancing and entertainment pavilion, the Tybrisa, next to Hotel Tybee around 1900.

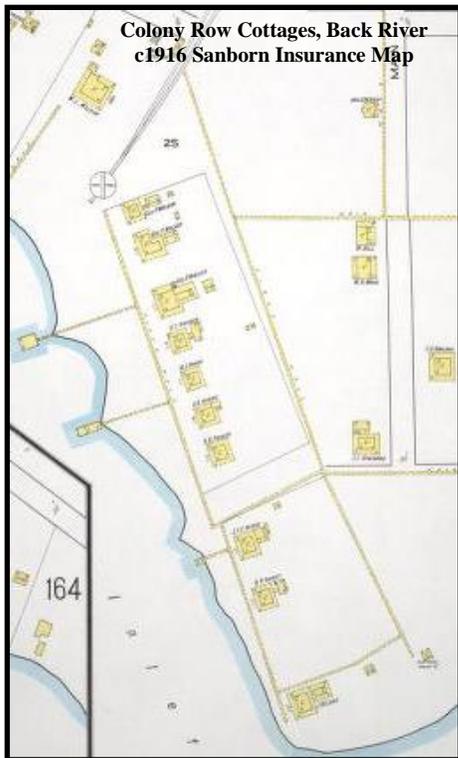


Tybee became a regional resort when the railroad became a unit of the C of GA in 1890.

Two of Tybee’s oldest summer cottage developments, the Strand and the Back River area, both developed during this time as a direct result of the construction of the Savannah-Tybee Railroad and Hotel Tybee on the South End of the island. The Strand, built between 1895 and 1923, was a row of private summer cottages that developed along the oceanfront next to Hotel Tybee (between 11th and 14th Streets). Each cottage was built in the center of a full oceanfront lot that extended from Butler Avenue to the beach. As the row took shape, a common landscape scheme was adopted by each subsequent addition to the settlement. All cottages were built at a substantial setback from the dunes, which provided a grassy expanse (or strand) between the homes and the beach. A walkway passed in front of the steps of each cottage, connecting the settlement with the resort at Hotel



Strand Cottages - c1916 Sanborn Map



**Colony Row Cottages, Back River
c1916 Sanborn Insurance Map**

Tybee. This afforded the property owners a spacious and private setting with a somewhat communal aspect when desired. The Back River area was developed early as 1888, although most of the cottages built during this time were destroyed during the devastating hurricanes of 1893 and 1898. A new development, known locally as Colony Row, was begun along the Back River in 1900. Developed between 1900-1915, Colony Row is a concentration of similar, square, two-story cottages built in a row between Inlet Avenue and the mouth of the Back River. Each cottage was situated in the center of a 1 ½ acre lot facing the Back River with separate servants quarters located on the back of the property near Chatham Avenue. A boardwalk ran the length of the bluff in front of the cottages to Inlet Station, where the Central of Georgia turnstile was located. The Back River area was developed as a more secluded alternative to the frenetic bustle of the resort, where families from Savannah and the region returned each season to spend the summer.

The 1920s to the Present

After World War I, Fort Screven became the Headquarters of the 8th Infantry returning from Europe. The fort’s location adjacent Tybee’s resort area made the base a popular duty station. The fort continued to function as an Army Coast Artillery Station until



1920s Collage from a Central of Georgia Railroad Publication

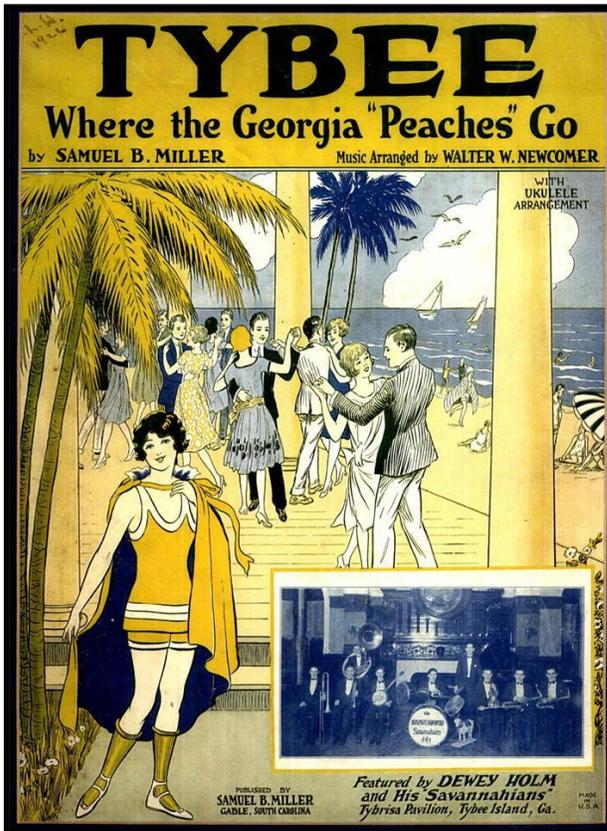
1924, when all Endicott-era coastal artillery batteries were dismantled as the advent of aerial warfare had rendered them obsolete. In 1929 the 8th Infantry Divisional Headquarters were moved to Fort Moultrie in Charleston, S.C., leaving one battalion at Fort Screven.



Tybee Road c1935

The completion of the Tybee Road in 1923 ushered in a golden era for Tybee as a resort. As the eastern end of US Highway 80, the Tybee Road was built as an extension of Victory Drive, connecting Savannah and Tybee Island via an 18 mile shell and oil road that extended from the Town of Thunderbolt on the outskirts of Savannah to Butler Avenue at the “North End” of Tybee Island, passing through Whitmarsh, Wilmington, and McQueens Island along the way. As a result of the island’s increased

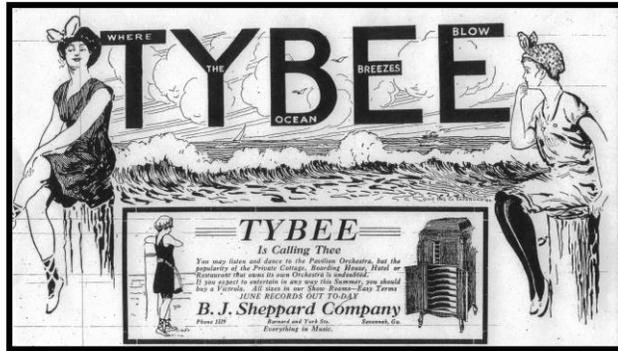
accessibility, the resorts flourished and Tybee entered into an unparalleled building boom. It was during this time that Cab Calloway, Bob Crosby, and other Big Band personalities performed at Tybee’s dancing pavilions. Tybee was arguably the most popular summer beach resort on the South Atlantic coast. Rows of boarding houses and numerous small hotels were established to accommodate the crush of people visiting the island. It was during this time that the some of the first of the classic summer cottages (or “Raised Tybee Cottages”) which became so characteristic of the island were built. By the late 1920s there were over 400 privately owned cottages on the island.



Above: Built in 1908, the second Hotel Tybee was the finest resort hotel every built on the island (photo c. 1930s)

Left: Tybee’s renown as a resort was never greater than during the 1920s and 1930s. In 1926 Samuel B. Miller wrote a dance number about Tybee entitled “Tybee: Where the Georgia Peaches Go.” The song became a regional hit and was played nightly at the Tybrisa.

Because of the Tybee Road, people were able to live year round on the island. By the end of the 1920s a substantial number of year round residences had been built on the island. In 1929 the name of the city was changed to the City of Savannah Beach, Tybee Island, Georgia. The population of the town was 202 in 1930, and was soon known as something other than just a summer resort. By 1940, the population had grown to 636. Throughout the 1950s and 1960s, the number of year round residences increased, many of which were built between Second and Third (Jones) Avenues.



Heading of full page ad for Tybee businesses placed in the Savannah Morning News in May, c1916.

Despite the great development boom inspired by the completion of the Tybee Road, the coming of the automobile eventually marked the end of an era for many of the old staples of the resort. The train continued to operate until 1933 when it could no longer compete with the auto. Bath houses became obsolete because people simply drove home in wet clothes rather than change, since they did not have to board the train or return to a boarding house or hotel. People who lived in town drove to the beach for the day rather than staying the night at a hotel or boarding house. In addition to these realities, the



Durden & Powers (left) and Hotel Tybee (right) Pavilions along boardwalk c1935



1940s view of hotels and boarding houses along the Strand, oceanfront parking on left.

Great Depression discouraged many from participating in recreational outings of any kind during this time. As a result of all these factors, Tybee Island never regained the height of success it enjoyed during the 1920s.

During the early 1930s, Fort Screven became a training camp for the Citizen's Military Training Program (CMTP) established by the National Defense Act of 1920. In 1933 Civilian Conservation Corps projects brought additional army personnel to the base to coordinate the CMTP for Georgia and northern Florida. General Georgie Marshall, then a Lt. Colonel, served his first command at Fort Screven during 1932-33. Marshall, who later became U.S. Army Chief of Staff during World War II and engineered the economic recovery of Europe as Secretary of State through the Marshall Plan, championed the CMTP program at Fort Screven. During his two short years as commandant, three Civilian Military Training Camps were constructed at the base. Fort Screven continued to be used as a training command through World War II.

Despite the changes that the resort experienced during the 1930s, the City of Savannah Beach remained a popular regional summer resort destination, and continued to enjoy a good reputation. In 1940, the last of Tybee's great hostelries, the Desoto Beach Hotel and Cabana Club, opened to much fanfare. The complex included two Mediterranean style villas, a cabana court and recreation ground, and a pavilion and beach shop.

During World War II, the U.S. Army established on Tybee the Deep Sea Diving and Salvage School, it's only training school for beginning divers. At its camp near Chimney Creek, the men of the 105th Engineers "Post Construction and Repair" were trained for clearing ports in Africa and Europe of sunken ships and ordinance after the allied invasion.

Following the end of World War II, Fort Screven was declared surplus federal property by the War Department and the land and buildings were dispensed to the City of Savannah Beach through the Federal Housing Administration (FHA) in 1946. Between 1897 and 1945, over 200 auxiliary buildings were built on the base. The soldiers stationed at the fort had been consistent consumers of the resort for 50 years, and the loss of revenue to the town was greatly missed. The conversion of the barracks and other structures to residential use further strengthened the perception that Savannah Beach was not just a seasonal year round town.

By the 1960s the population of the city was well over 1,000. The construction of year round dwellings began to reflect the architecture of suburban Savannah, rather than the Raised Tybee Cottage type that had been popular during the 1920s through the 1950s.

In the early 1960s Hotel Tybee was demolished to make way for a modern motel. All that remained of the complex was one wing of the hotel and a row of eight cottages along 15th Street.

In 1967, the Tybrisa, the last of the major pavilions on the island, was destroyed by fire. The only major hostelry that remained from Tybee's resort days was the Desoto Beach Motel.

During the 1970s and 1980s, new hotels and condominiums were built where the heart of the resort had once been. Condos and apartment buildings were also built along the oceanfront and along the north side of the island along the river shore.

By 1990, Tybee had a population of over 2,000 people.

The construction of a new pavilion on the old Tybrisa site and the coming of the Olympics to Georgia in 1996 revitalized interest in Tybee. During the late 1990s, several dozen historic boarding houses and summer cottages were demolished to make way for the construction of new condominiums. The height of adverse development on the island resulted in the loss of Tybee's last major historic hostelry, The Desoto Beach Hotel in 1998. Despite these losses, renewed interest in the island also rekindled an interest in Tybee's classic coastal architecture, resulting in the restoration of several summer cottages, as well as the listing of the Strand and Back River Historic Districts in the National Register in 1999.

In 1978 the name of the town was changed back to the City of Tybee Island.

SURVEY RESULTS

A total of 600 historic resources were surveyed during Phase I of the Tybee Island Historic Resources Survey. A survey index listing the survey field number, Georgia Historic Resources Survey Resource ID number, historic name (if applicable), address, academic style, academic type, construction date, and National Register eligibility can be found in the appendices.

Following the completion of a comprehensive windshield survey of the entire island, the survey area was broken into two main parts: 1) the ‘North End’ of the island, which consists of the Fort Screven Military Reservation and the commercial resources and small residential neighborhoods along US Highway 80, and 2) the resort area located in the center and on the ‘‘South End’’ of the island, which consists of the vast majority of summer cottages on the island as well as all of the boarding houses, bath houses, restaurants, stores, and other service-oriented resources that served the resort on the island’s ‘‘South End.’’ Phase I of the survey addresses most of the resources in the resort area while Phase II will address the remaining 226 resources located primarily on the island’s North End.

Survey Results – Overview

The Resort Area:

This Phase I survey yielded 600 historic resources and included two National Register Historic districts, the Tybee Island Strand Cottages Historic District located east of Butler Avenue between 12th and 14th Streets and the Tybee Island Back River Historic District located along Chatham Avenue, as well as the resort/commercial district and Venetian Terrace Subdivision located on the South End of the Island. Tybee was established as a resort following the subdivision of the majority of the island into building lots in 1873, 1890, and again in 1922. The grid-pattern plan features four long, principal north-south avenues and nineteen short, east-west streets. Almost all of the resources surveyed in this section of the survey area were built between 1900 and 1960 and include summer cottages, apartment buildings, boarding houses, single and duplex rental cottages, restaurants, shops, bath houses, pavilions, and other service-related resources associated with the resort as well as houses, churches, municipal buildings, and other amenities associated with the development of a permanent year-round community during the mid-20th century. The majority of these resources are summer cottages built between 1920 and 1950 during Tybee’s heyday as one of the most popular summer beach resorts on the South Atlantic Coast.

Historic Resources Lost Since 2001

It appears that most of the historic resources surveyed during the 2001 historic resources survey remain extant and are represented in the new survey update. However, some historic resources have been lost over the course of the last fifteen years while others remain threatened. Two classic Raised Tybee Cottages – the Stovall-Murphy Cottage

and the Kaminsky Cottage, were lost to fire while the remaining row of original Hotel Tybee Cottages along 15th Street were demolished, leaving only one of the original row of eight cottages intact. Historic commercial buildings along Tybrisa Street – Tybee’s traditional “Main Street” – remain threatened by demolition and insensitive remodeling. In 2014, 23 Tybrisa Street – a one-story concrete block and stucco commercial building dating from the earliest development of the island’s first traditional commercial district, was demolished and replaced with a large commercial building that is out of scale with its neighboring historic resources. In addition, two important wood frame commercial buildings – Earl’s Restaurant at 15 Tybrisa Street and the old bus station at the corner of Butler and Tybrisa Street, were extensively remodeled to the point that they would no longer be contributing to a potential historic district.

New Historic Resources Added to the Inventory

Of the 600 historic resources surveyed within the resort area – the Phase I survey area of the survey, 306 of these resources were surveyed for the first time. Since the completion of the 2001 Tybee Island Historic Resources Survey, which was limited to historic resources built on or before 1950, two major mid-20th century housing types – the American Small House and the Ranch House, have attained the age threshold required for consideration of historical significance (as a clarification, the present survey is limited to historic resources that are at least 40 years of age or older). The end of World War II greatly accelerated the growth of Savannah Beach as a viable year-round “beach town.” Tybee benefited from the housing shortage that was occurring in Georgia and throughout the nation at this time as there were hundreds of available building lots for purchase on the island. As a result, Tybee experienced an unprecedented building boom of small homes during the mid-to-late 1940s and throughout the 1950s, with the majority being frame and concrete block American Small House and Ranch type houses. While many of these new houses were built along Jones and Second Avenue and within the Venetian Terrace Subdivision, American Small House and Ranch houses were built throughout the island wherever building lots were available. American Small House and Ranch type houses account for nearly half of the new resources added to the inventory, and represent the second and third most common building types found within the Phase I survey area, respectively.

Survey Results – Analysis

Construction Dates

In analyzing the results for property distribution by common historical time periods, the majority of resources surveyed during this survey were built during the 1940s and 1950s (principally between 1945 and 1955), or the World War II/pre-Cold War and Cold War Periods. On Tybee, the end of World War II greatly accelerated the growth of Savannah Beach as a viable year-round “beach town” due to the availability of inexpensive building lots and the Island’s close proximity to Savannah resulting in an unprecedented building boom of small homes during the mid-to-late 1940s and throughout the 1950s. A total of

TYBEE ISLAND HISTORIC RESOURCES SURVEY

216 historic resources, or 36% of the properties surveyed, date to this period. The following is a list of other major historical time periods in Tybee and Georgia's history - as defined by the New Georgia Encyclopedia, that are represented in the survey:

- ❖ Reconstruction (1865-1879) – 0 historic resources
- ❖ New South (1880-1919) – 53 historic resources (8.8%)
- ❖ Roaring Twenties (1920-1929) – 40 historic resources (6.6%)
- ❖ Great Depression (1930-1939) – 155 historic resources (25.8%)
- ❖ WW II/pre-Cold War (1940-49) – 132 historic resources (22%)
- ❖ Cold War (1950 – 1975) – 219 historic resources (36.5%)

Table 1. Breakdown of Resources by Construction Date

Time Period	Number of Resources
1870 – 1879	0
1880 – 1889	2
1890 – 1899	7
1900 – 1909	12
1910 – 1919	34
1920 – 1929	40
1930 – 1939	155
1940 – 1949	132
1950 – 1959	84
1960 – 1969	71
1970 – 1975	64



909 2nd Ave. (c1927), #10980 – A nice late-period example of a South End Cottage

ORIGINAL USE

The table categories of uses listed below are defined by the GNAHRGIS survey program and are reflected in the entry for each resource. Original use is meant to convey the original intended use of each resource, regardless of its current use (for example, a gas station that is now used as a café is recorded here as a gas station). The original use of each resource was determined through a combination of field analysis and archival research utilizing historic photos, Sanborn Insurance Maps, city directories, and local histories. “Transient” or rental housing has a special distinction on Tybee as these resources were originally built for commercial purposes and were not “owner occupied” whereas most seasonal beach houses as well as year round houses on Tybee were built for the use of a single family.

In analyzing the results for original use, an overwhelming majority of resources were domestic – single dwelling. A total of 532, or 88.6% of the buildings surveyed in this section, fell into this category. Most of the remaining resources surveyed are domestic – transient housing made up of boarding houses and various types of rental cottages, both single and duplex, as well as solitary or associated with a hotel or motel/tourist court, representing the second most common original use, making up 4.1% of resources surveyed. Domestic – multiple dwelling (apartments, duplex, and quadplex) represented the third most common original use making up 3.6% of resources surveyed.

Table 2. Breakdown of Resources by Original Use

Original Use	Number of Resources
domestic – single dwelling	532
domestic – multiple dwelling	22
domestic – transient housing (hotel/motel/boarding house)	25
commercial – store/specialty shop	6
commercial – restaurant/bar	3
commercial – department store	2
education – school	2
governmental (public) – post office	1
governmental (public) – city hall	1
governmental (public) – public works	1
health care – sanatorium	1
healthcare – clinic	1
healthcare – housing associated with healthcare facility	2
recreation/culture/entertainment – campground/picnic area/park	2
religion – church	4
religion – rectory	1
transportation – rail-related passenger depot	1

ARCHITECTURAL ANALYSIS

ARCHITECTURAL STYLE

The architecture of a building – its overall form and ornamentation, is classified as a style. Style has long been among the important ways to identify buildings and has been a useful tool for describing, analyzing, and evaluating them. Architectural style has two definitions. The first and more obvious definition of style is “the decoration or ornamentation that has been put on a house/building in a systematic pattern or arrangement.” The second, more subtle, definition is “the overall design of a house/building including proportion, scale, massing, symmetry or asymmetry, and relationship among parts such as solids and voids or height, depth, and width” (from “Georgia’s Living Places” c1991).

Of the 600 historic resources surveyed, only 140 properties, or 23.3% of the buildings surveyed, are representative of an academic architectural style. Buildings exhibiting only minimal elements of a style as well as those with no identifiable style are classified as having “no academic style”.

Table 3. Breakdown of Resources by Architectural Style

Architectural Style	Number of Examples
Folk Victorian	6
Neoclassical Revival	7
Craftsman	32
Moderne	5
International	1
Contemporary	50
Plain-style (Ranch houses)	39
No Academic Style	458
Unknown (insufficient information)	2

As indicated in Table 3, Contemporary and Plain style (ranch houses) are the most common architectural styles found in the Phase I survey area, representing 35.2% and 27.4% of examples surveyed, respectively. It should be noted that while 32 examples of the Craftsman style were identified during the survey, the nature of Tybee’s coastal architecture, with its overhanging eaves and exposed rafter ends, evoke a secondary stylistic reference to the Craftsman style (but is not treated as a primary influence here). Examples inventoried in the survey are representative examples of their respective style – resources that exhibit only “elements” of a style are not included here. Few high style examples were identified.

General Outline of Styles

The outline that follows provides an overview of the different academic architectural styles found within the Phase I survey area on Tybee Island and gives the architectural and historical contexts that shaped the development of these historic resources on a local, regional, and national level.

Folk Victorian (1870s – 1910s)

The Folk Victorian style is defined by the presence of Victorian detailing on National Folk, or post-railroad house forms. The principle areas of elaboration are the porch and cornice line. The Queen Anne-inspired spindle work detailing (turned spindles and lace-like spandrels), jigsaw cut trim, and turned or chamfered posts are characteristic porch details. Italianate-inspired brackets are commonly found along the cornices. Although Folk Victorian houses share similar decorative detail, they are easily differentiated from Queen Anne style houses by virtue of their symmetrical facades and the lack of textured and varied wall surfaces that is characteristic of the former. (McAlester, “Field Guide to American Houses”, c1984)

Folk Victorian houses were built across Georgia in very large number and were commonly found in both urban and rural parts of the state from the 1870s through the 1910s (“Georgia’s Living Places” c1991). The growth of the railway system played a key role in the popularity of the Folk Victorian style in that it made possible the distribution of inexpensive, pre-cut Victorian detailing throughout the nation. Many builders simply grafted this newly available trim onto the traditional folk house forms they were familiar with. Pre-cut detailing was also used as a way to update an older folk form, often by adding a new Victorian porch. (McAlester, c1984)

Six (6) buildings surveyed during Phase I of the Tybee Island Historic Resources Survey are representative examples of the Folk Victorian style, accounting for 4.2% of surveyed properties conforming to an academic style.



Pierce-McCall Cottage (c1900), 1204 Butler Ave., #11173 – Most examples of the style are located within the Strand Cottages Historic District.

Neoclassical Revival
(1890s -1930s)

The Neoclassical Revival style has its origins in the classically inspired models designed and executed by the nation’s top architects at the World’s Columbian Exposition of 1893. At a time when the United States was beginning to assert its economic and military influence on the world stage, the Exposition was intended to illustrate America’s artistic and cultural parity with the countries of the Old World. The planners chose a classical theme in an effort to draw a parallel between America’s growing might and the unrivaled power and influence of the Roman Empire. The monumental, colonnaded buildings that were arranged around the central court inspired countless public and commercial buildings across the country during the first decades of the 20th century, while the formal arrangement of the buildings and public spaces at the Exhibition gave rise to the City Beautiful Movement. (McAlester, “A Field Guide to American Houses”, c1984)

Although never quite as popular as Colonial Revival, the Neoclassical Revival style was a dominant style for domestic building during the first half of the 20th century. The Neoclassical Revival style was built in Georgia’s rural areas, cities, and small towns from the 1890s through the 1930s” (“Georgia’s Living Places, c1991). The style, which is primarily based on an eclectic mixture of Early Classical Revival and Greek Revival styles, usually features a partial width, full height portico supported by classical columns, typically Ionic or Corinthian. Neoclassical Revival houses have symmetrical facades and often feature decorative door surrounds based on Georgian, Adam, or Greek Revival precedents, modillions or dentils under the eaves, and paired, triple, or bay windows (McAlester, c1984).

Seven (7) buildings surveyed during Phase I of the Tybee Island Historic Resources Survey are representative examples of the Neoclassical Revival style, accounting for 4.9% of surveyed properties conforming to an academic style.



Cohen Building (c1928), #11135 – Fresh Air Home, 906 Butler Avenue

Craftsman (1910 – 1930s)

The Craftsman style was the most popular early 20th century style in Georgia. Craftsman houses were built across the state in rural, small town, and urban setting from the 1910s through the 1930s (“Georgia’s Living Places” c1991). Craftsman houses were inspired by the work of Charles Sumner and Henry Mather Greene, two California architects who designed and executed a number of highly detailed landmark buildings that combine such influences as the English Arts and Crafts movement, Oriental wooden architecture, Swiss roof forms, and the manual arts. Vernacular versions of Greene and Greene’s work was spread throughout the country through pattern books and popular magazines, quickly making the one-story Craftsman house the most popular and fashionable smaller house in the country (McAlester, “A Field Guide to American Houses”, c1984).

Craftsman style houses feature a low-pitched roof, usually gable, with a wide, unenclosed eave overhang and exposed rafter ends. Other common details include knee braces, false beams, paired and casement windows, and square, battered columns resting on masonry piers (McAlester, c1984).

Thirty-two (32) buildings surveyed during Phase I of the Tybee Island Historic Resources Survey are representative examples of the Craftsman style. The Craftsman style was the third most common architectural style identified within the survey area, making up 22.5% of surveyed properties conforming to an academic style.



302 10th Street (c1930), GNAHRGIS #11088

Moderne (1930 – 1950)

Moderne, also referred to as Art Moderne or Streamline Moderne, followed the Art Deco style in its rejection of traditional ornamentation. Popular throughout the 1930s, Moderne looked to the modern age for inspiration, especially the beginning of streamlined industrial design for ships, airplanes, and automobiles. The smooth surfaces, curved corners, and horizontal emphasis of the Moderne style contributed to a feeling of aerodynamic force. The Moderne style was commonly used for commercial and public buildings. It was popularly used for entertainment-related buildings such as movie theaters and transportation-related buildings like Greyhound bus stations and airport terminals. Although never common, many houses were built in the style as well – scattered examples can be found throughout the country. Characteristic features include soft round corners, flat roofs, and smooth wall finish without surface ornamentation; horizontal bands of windows that create a distinctive streamlined look, sometimes emphasized by the use of curved window glass that wraps around corners; ornamentation may consist of mirrored panels, glass block walls, and cement panels; and aluminum and stainless steel are often used for door and window trim, railings, and balustrades. (Colorado Preservation, Inc. 2016)

Five (5) buildings surveyed during Phase I of the Tybee Island Historic Resources Survey are considered representative examples of the Moderne style.



18 Tybrisa Street (c1955), #251557

International (1930 – 1960)

The International style provided a radical break with architectural traditions. It was developed in the 1920s and 1930s by European architects who wanted to break with historical precedent and take advantage of modern building materials and technology. The result was a structural skeleton covered with a thin exterior skin of material. Design was stripped to its basics; the efficient functioning of a building without decorative ornamentation became the guiding principal. Brought for Europe to the United States in 1930s, the International style was not popular in Georgia. Its radically different approach conflicted with conservative architectural traditions and popular ongoing stylistic revival. While pure examples of architect designed International style buildings area rare – especially residential examples, many buildings of the era between 1930 and 1950 show its influence, particularly schools and commercial office buildings (Georgia’s Living Places. Georgia Department of Natural Resources, Historic Preservation Division c1991).

An International style building consists of simple geometric shapes that reflect the structural skeleton underneath the exterior wall material. The roof is always flat. Windows are flush with the walls, often grouped in bands, and may turn a corner. Usually windows are metal casements, and structural glass block may also let in light. Thin exterior wall material is smooth and unornamented and usually stucco. The overall shape of the building is generally asymmetrical, often with cantilevered projections. (Georgia’s Living Places, DNR-HPD, c1991)

One (1) building surveyed during Phase I of the Tybee Island Historic Resources Survey was considered a representative example of the International Style.



US Post Office (c1961), 251556 – 1601 Inlet Avenue

Contemporary Style (1950 - 1969)

The Contemporary style represents a post-war iteration of the International style in which defining elements of the former were softened into a more widespread vernacular. The style was equally applied to both commercial and residential building types and was a favorite for architect-designed buildings throughout the United States from 1950 to 1970. The style occurs in two distinctive subtypes based on roof shape: flat or gable. The flat-roofed subtype is a derivation of the earlier International style which it further resembles in its lack of decorative detailing. The gabled subtype is more strongly influenced by the early modernism of the Craftsman and Prairie style and often features overhanging eaves and heavy exposed roof beams. Both subtypes feature various combinations of wood, brick, and stone exterior cladding and lack traditional detailing. Other character defining features include open floor plans, expressed post-and-beam construction (in wood or steel), open gable ends enclosed with glass/flat roofs with widely overhanging eaves and cantilevered canopies, flush mounted metal frame full-height and clerestory windows, and exterior staircases, decks, patios and balconies. (McAlester, “A Field Guide to American Houses”, c1984).

Fifty (50) buildings surveyed during Phase I of the Tybee Island Historic Resources Survey are considered representative examples of the Contemporary style. The Contemporary style was the most common architectural style identified within the survey area, making up 35.2% of surveyed properties conforming to an academic style.



1504 6th Avenue (c1957), #251053 – Outstanding Contemporary style Ranch House – an example of the “gable subtype”.



1215 Jones Ave. (c1959), #251387 – One of several examples of the “flat roof subtype” identified within the Phase I survey area. Many of these small, compact houses feature American Small House plans.



913 2nd Avenue (c1960), #252018 – Good example of an “Eichler” Ranch House.



Chapel by the Sea Baptist Church (c1965), 811 Butler Avenue, #251798 – Contemporary style front gable church.



12 Center Place (c1960), #252224 – A good example of the architect-designed residences built between 6 and 7th Streets during the 1960s and 1970s.

Plain Style (1950-1975)

“Plain” or “no academic style” Ranch Houses are those examples of the type whose appearance is defined primarily by its sub-type form and not by historical styles of applied ornamentation. The Plain style – which is the most prevalent architectural style of Ranch House in Georgia, relies on the architectural fundamentals of form, roofline, window and door openings, and wall treatments for effect. The absence of historically derived forms and ornament, and the presence of functionally derived forms and features, straightforward construction and use of materials, and an exterior design that often reflects the interior arrangement of spaces and functions. Plain-style Ranch Houses were among the earliest Ranch Houses in Georgia. (Sullivan, Reed and Fedor, “Ranch Houses in Georgia: Guidelines for Evaluation”, c2010)

Thirty-nine (39) Ranch Houses surveyed during Phase I of the Tybee Island Historic Resources Survey are representative examples of the Plain style. The Plain style was the second most common architectural style identified within the survey area, making up 27.4% of surveyed properties conforming to an academic style.



1405 6th Avenue (c1967), #251048 – Linear Ranch House sub-type in Venetian Terrace Subdivision, South End.

BUILDING TYPE

In addition to architectural style, Georgia buildings may be categorized by architectural type. Building type means the overall form of the house/building, the unadorned outline or “envelope” of the main or original part of the house/building, as well as the general layout of the rooms. The simplest definition of building type is the formula, *plan + height = type*. Knowing the house/building type allows us to compare one house/building to others of the same form and can also tell us the general distribution of similar houses/buildings throughout the state. (“Georgia Living Places” c1991)

Table 4. Breakdown of Twelve Most Common Resource Types

Architectural Building Type	Number of Examples
House/One-story – Hall-Parlor	12
House/Other – Strand Cottage	10
House/Other – South End Cottage	21
House/Other – Raised Tybee Cottage	117
House/One-story – Bungalow	43
House/One-story – American Small House	73
House/One-story – Ranch House	75
House – Mid 20 th Century Two Story	12
House/Other – Raised Vernacular	37
House – Unable to Determine Type	19
House – Unidentified House Type	71
Other Building Type – Duplex Cottage	31
Other Building Type – Duplex House	6
Places of Accommodation – Boarding House	10

A total of 511 properties surveyed during Phase I of the Tybee Island Historic Resources Survey were identified as conforming to one of the architectural types recognized by the Historic Preservation Division. Forty-six (46) building types were identified during the survey – Table 4 lists the twelve (12) most common building types existing within the survey area. As indicated in Table 4, the Raised Tybee Cottage (117 historic resources or 22.8%), the Ranch House (75 historic resources or 14.6%), and the American Small House (73 historic resources or 14.3%) are the most common building types identified in the Phase I survey area. Seventy-nine (79) historic resources, representing 13.1% of the total number of buildings surveyed, were either too altered to determine the building type or did not conform to any academic building type.

Local Building Types:

Tybee Island is unique among Georgia’s barrier islands and coastal areas for its wealth and concentration of one of a kind coastal resort architecture. In addition to the various other building types that are commonly found throughout Georgia and the nation, Tybee Island also boasts four local building types – groups and concentrations of buildings that are unique to the island and not found anywhere else in the state. Each of the local building types identified on Tybee Island display a similar combination of distinct

characteristics, building methods and materials, location and setting, and developmental history.

The earliest of these local building types are the Strand and South End/Back River Cottages – two separate concentrations of summer cottages that developed independently of one another during the turn of the 20th century with each featuring distinct settings and architectural characteristics. Each of these local building types are named for the locations in which they are found – the Strand Cottages were established along the ocean front area known as “the Strand”, just north of Hotel Tybee between 14th and 12th Streets. The South End/Back River Cottages were established along Chatham Avenue at the “South End” of the island along the Back River. Borrowing attributes from its predecessors, a new type of summer cottage – the Raised Tybee Cottage, was developed during the years following the completion of the Tybee Road in 1923. These cottages were designed to house servants, bath houses, and automobiles on the ground level but were also more compact in order to take advantage of the smaller building lots that were then being offered in response to an accelerated demand for seaside property that was fueled by increased access made possible by the newly completed road. By the 1930s the Raised Tybee Cottage had become a standard for beach house design on Tybee and is today the most common historic building type on the island. By 1960 a new iteration of the Raised Tybee Cottage developed – the “Raised Vernacular”, which retained several of its predecessor’s characteristics minus a key element – the servant’s quarters, while also utilizing more contemporary building materials and techniques (the developmental history and architectural characteristics of each local building type is presented in more detail later in this section).

Aside from their developmental histories, what sets these local building types apart from the more common, statewide building types identified on the island is their distinct coastal resort characteristics: high pitched hip roofs with overhanging eaves and exposed rafter ends, recessed wrap-around porches, main living quarters located on the second floor – which is often raised on trussed wood piers, open ground level enclosed with lattice framework surround, integral auto bays and servant’s quarters, among other attributes.

In 1995 the Tybee Island Historical Society began an initiative to locate the oldest concentrations of resort architecture on the island and to develop a number of potential historic districts. The Strand, South End/Back River, and Raised Tybee Cottages were first identified as local building types during the initial preparation of these National Register Historic Districts, which ultimately resulted in the listing of the Strand Cottages and Back River Historic Districts. In 2005 a state-level pre-registration context was written in support of a potential Multiple Property Nomination for the Raised Tybee Cottage in which an inventory of all known examples was compiled. The Raised Vernacular Cottage was identified as a result of the 2015 historic resources survey.

A) General Outline of Types

The outline that follows provides an overview of the different academic building types and local building types found during Phase I of the Tybee Island Historic Resources Survey and gives the architectural and historical contexts that shaped the development of these historic resources on a local, regional, and national level.

Hall-Parlor

Hall-parlor houses, named after two old fashioned uses for rooms, are a traditional British folk form that consists of two unequal rooms. Entry is into the larger of the two rooms, the hall (not hallway), which served multiple functions. Almost always gabled, the hall-parlor house can have one or two exterior end chimneys, but typically features a single chimney in the parlor end. Although this house type is one of the earliest found in America, in Georgia most of the remaining examples were built in the last half of the nineteenth century and the first three decades of the twentieth. The type was adaptable and expandable and was popular for farm owners, tenant farmers, and mill workers alike.

Twelve (12) buildings surveyed during Phase I of the Tybee Island Historic Resources Survey were identified as hall-parlor type houses, making up 2.3% of surveyed properties conforming to an academic building type.



1513 ½ Jones Avenue (c1920), #251222 – Frame example in Venetian Terrace Subdivision.

Strand Cottage (Local Type)

The oldest buildings in the Tybee Island Strand Cottages Historic District are a row of private summer cottage that developed next to Hotel Tybee known as the “Strand Cottages”. Built between 1895 and 1923, each cottage was built in the center of a full oceanfront lot that extended from Butler Avenue to the beach. As the row took shape, a common landscape theme was adopted by each subsequent addition to the settlement. All cottages were built at a substantial setback from the dunes, which provided a grassy expanse (or strand) between the homes and the beach. A walkway passed in front of the steps of each cottage, connecting the settlement with the resort at Hotel Tybee. This arrangement afforded the property owner a spacious and private setting with a somewhat communal aspect when desired. In addition, each house had its own bridle path to the beach that ran off the walkway.

The Strand Cottages are rectangular, have hip roofs, recessed wrap-around porches, and are of braced frame construction with mortise-and-tenon joinery. Most of the cottages are raised a ½ story on trussed wood piers. Servant’s quarters and changing rooms (for “ocean bathing”) are located on the ground (or basement) level with the main living quarters located on the raised level. The main living quarters of most examples appear to be a variation of the bungalow, although some examples have a Georgian Cottage-derived floor plans as well. These cottages are more ornate than the South End/Back River type cottages. Many feature floor length windows, French doors, stained glass windows, transom and sidelight door surrounds, pressed metal shingles, roof finials, bay windows, and polygonal corner porches.



Rogers-Fulmer-Delany Cottage (c1895), #11177 – 1210 Butler Avenue



South Elevation – Rogers-Fulmer-Delaney Cottage. Floor length windows along the south side of the cottage provide cooling breezes and direct access to the porch from each bedroom. Note the ½ raised basement – changing rooms and servants quarters are located on the ground/basement level.

Ten (10) examples of the Strand Cottage type were identified within the Phase I survey area on Tybee Island, making up 2.1% of properties surveyed that conform to a type. All of these resources are listed in the National Register as part of the Tybee Island Strand Cottages Historic District. A list of these resources – along with its historic name, if applicable, is provided below:

*Survey Field #/GNAHRGIS ID**

- ❖ #315/11188 – Cummings Wylly Cottage/Georgianna Inn (c1910), 1312 Butler Avenue
- ❖ #319/11186 – Montgomery-Dixon-Saylor Cottage (c1896), 10 13th Terrace
- ❖ #320/11185 – Davis-Lindsay Cottage (c1898), 6 13th Place
- ❖ #321/11184 – Storer-Furse-Sipple Cottage (c1898), 1304 Butler Avenue
- ❖ #322/11183 – Ehlich-Harris-Traub Cottage (c1905), 11 13th Street
- ❖ #328/11180 – Sims Cottage (c1915), 10 13th Street
- ❖ #329/11179 – Strobhar Cottage #1 (1915), 8a 13th Street
- ❖ #330/11178 – Russell-Reeves Cottage (c1915), 8b 13th Street
- ❖ #331/11177 – Rogers-Fulmer-Delaney Cottage (c1895), 1210 Butler Avenue
- ❖ #335/11173 – Pierce-McCall Cottage (c1900), 1204 Butler Avenue

*If known, the historic name of the resource has been included. The historic name is often derived from the original or long term owner of a house or the name of a long running business.



Stoker-Furse-Sipple Cottage (c1898), 1304 Butler Avenue, #11184. Façade – this example features floor length 2/4 windows, three-sided wrap-around porch, and a polygonal porch projection on the corner. Like other Strand Cottages, this example was later raised a full story to accommodate auto storage following the completion of the Tybee Road in 1923.



Stoker-Furse-Sipple Cottage (c1898), 1304 Butler Avenue – Rear elevation.

South End/Back River Cottage (Local Type)

The general character of the Back River district is that of an early 20th Century assemblage of beach resort cottages situated at the mouth of and along the length of the Back River. While resort hotels, bath houses and pavilions, as well as summer cottages were built along the oceanfront, this area was developed as a more secluded alternative to the frenetic bustle of the resort. Most of the cottages were built for families from Savannah and the region to spend the summer months.

Although the South End/Back River Cottage type was introduced to Tybee as early as 1888, most of the cottages built during this time were destroyed during the devastating hurricanes of 1893 and 1898. The most intact concentration of South End/Back River Cottages is located between Inlet Avenue and the mouth of the Back River. This row of cottages, sometimes referred to as “Colony Row”, was built between 1900 and 1915. Each cottage is situated in the center of a 1 ½ acre lot facing the river. Originally, a boardwalk ran the length of the bluff in front of the cottages to Inlet Station, where the Central of Georgia turnstile was located.



Walker-Lynah Cottage (c1905), 1801 Chatham Avenue, #11278 – façade viewed from the Back River. Perhaps the best example of the type remaining on Tybee.

Exhibiting strong French Colonial influences, the South End/Back River Cottage type is characterized as a large, two-story, hip roof building with overall square shape, widely overhanging eaves with exposed rafter ends, and a recessed, two-tier, wrap-around

porch that extends around all four sides of the building. The main living quarters (bedrooms and living room) is located on the second floor while service-related rooms (dining room and kitchen) are located on the ground floor. Most South End/Back River Cottages have a foursquare derived floor plan in which several of the rooms open directly onto the porches through French doors or floor length windows. This type is also typically of mortise-and-tenon construction and has a wood pier foundation. Unlike the Strand Cottages of the same period, the servant quarters and bath houses are located in separate buildings in back of the house.



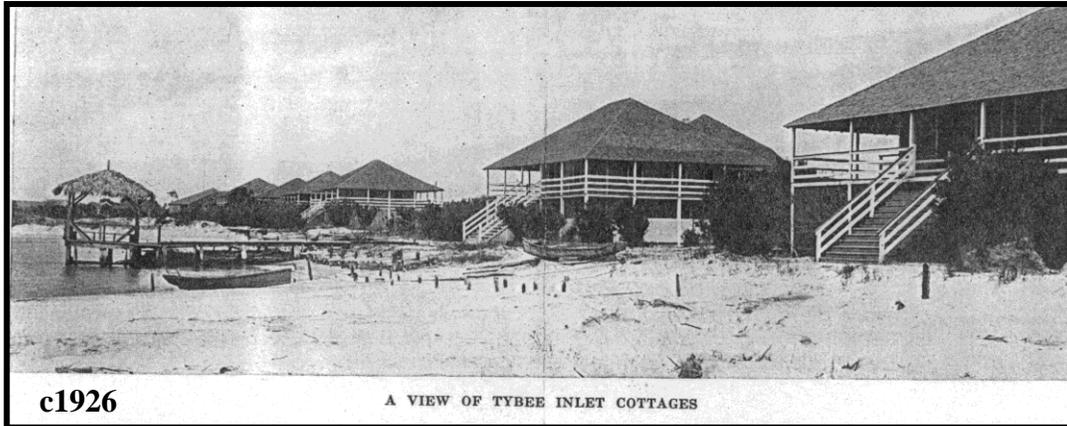
Walker-Lynch Cottage (c1905), 1801 Chatham Avenue, #11278 – Rear Elevation viewed from Chatham Avenue. Note wrap-around porch around rear two-story ell – the ell is connected to the house by a breezeway. Photo c2010

Twenty (20) examples of the South End/Back River Cottage type were identified within the Phase I survey area on Tybee Island, making up 4.2% of properties surveyed that conform to a type. Nearly all of these are listed in the National Register as part of the Tybee Island Back River Historic District. A list of these resources – along with its historic name, if applicable, is provided below:

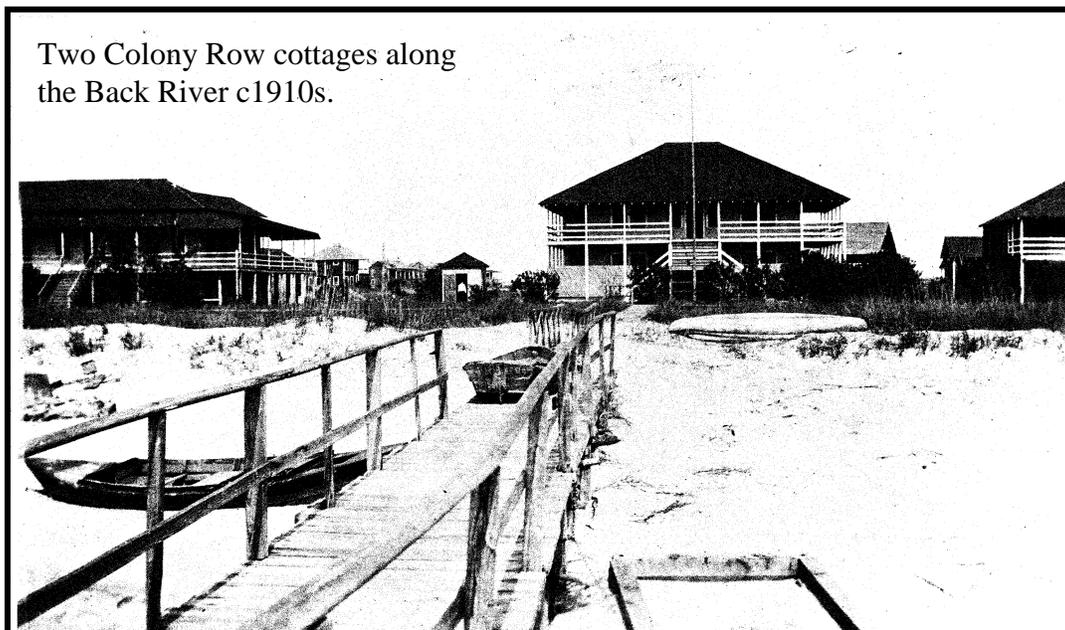
*Survey Field #/GNAHRGIS ID**

- ❖ #001/250194 – Adams Cottage (c1915), 1904a Chatham Avenue
- ❖ #003/250558 – Lawrence Cottage (c1915), 1902 Butler Avenue
- ❖ #004/10943 – G.A. Gordon-Peoples Cottage (c1890), 1812 Butler Avenue

*If known, the historic name of the resource has been included. The historic name is often derived from the original or long term owner of a house or the name of a long running business.



- ❖ #005/10942 – AMFICO Club (1905/1928), 1813-17 Butler Avenue
- ❖ #010/10939 – Cunningham-Rowland Cottage (c1890), 1806 Butler Avenue
- ❖ #019/250717 – Bell Cottage/Wisteria Apts. (c1910), 1801 Butler Avenue
- ❖ #041/249271 – Bordley-Wallis Cottage/Beach View Hotel (c1915), 1701 Butler Ave.
- ❖ #074/11271 – Smart-Sprague-Reeve Cottage (c1903), 1903 Chatham Avenue
- ❖ #075/11273 – 1811 Chatham Avenue (c1915), 1811 Chatham Avenue
- ❖ #076/11274 – Palmer –Sprague Cottage (c1904), 1809 Chatham Avenue
- ❖ #077/11275 – Baker-Lamar Cottage (c1900), 1807 Chatham Avenue
- ❖ #079/11276 – Harmon-Weiss Cottage (c1900), 1805 Chatham Avenue
- ❖ #080/11277 – Stillwell-Downing Cottage(c1904), 1803 Chatham Avenue
- ❖ #081/11278 – Walker-Lynah Cottage (c1905), 1801 Chatham Avenue
- ❖ #082/11279 – Walker-Saussy Cottage (c1910), 1713 Chatham Avenue
- ❖ #083/11280 – Walker-Varnedoe Cottage (c1900-27/1948), 1711 Chatham Avenue
- ❖ #086/11248 – 1710 Chatham Avenue (c1916)
- ❖ #087/11259 – Gignialant Cottage (c1917), 1706 Inlet Avenue
- ❖ #088/11281 – Chatham Artillery Club (c1888), 1703 Inlet Avenue
- ❖ #479/10980 – 909 2nd Avenue (c1927-28)



Raised Tybee Cottage (Local Type)

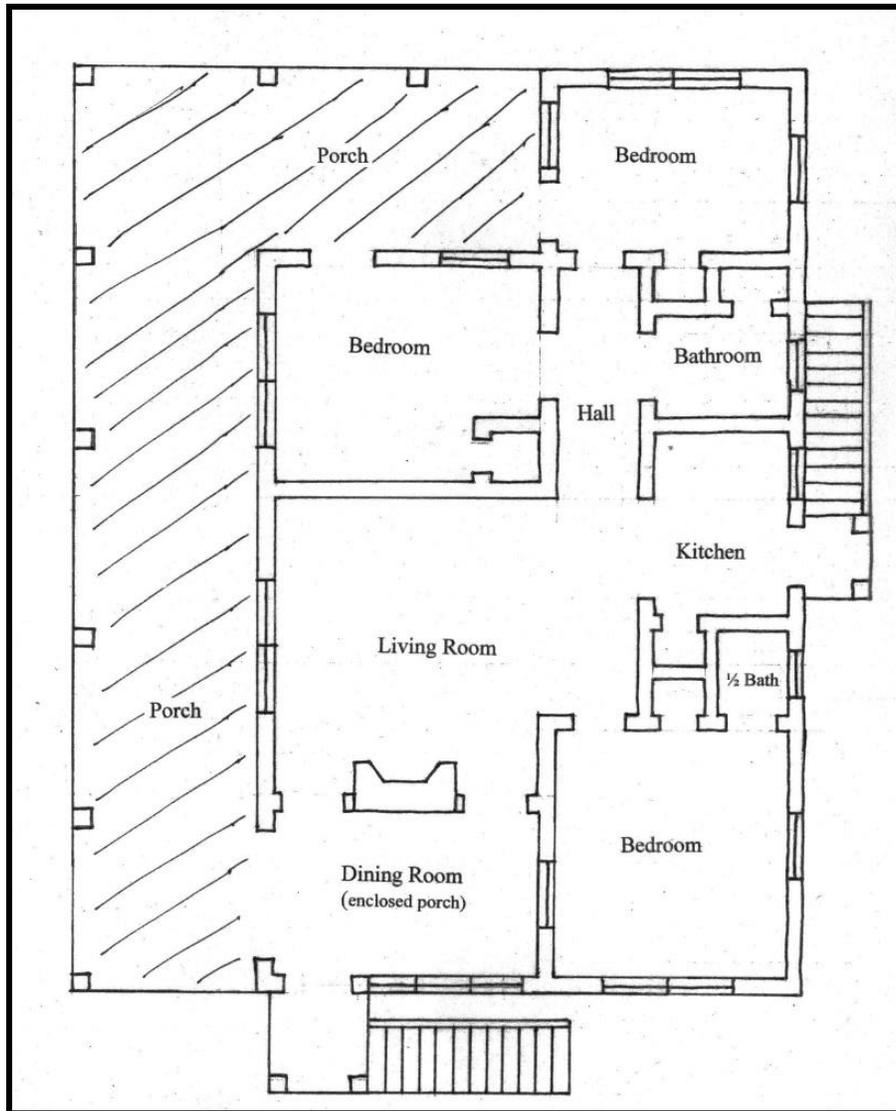
The completion of the Tybee Road in 1923 ushered in a golden age on Tybee. As a result of the island's increased accessibility, the resorts flourished and Tybee entered into an unparalleled building boom. It was during this time that the Raised Tybee Cottage was first introduced. Built between the early 1920s and the late 1950s, the Raised Tybee Cottage retains several design elements of the earlier cottages that were built on the island – the Strand and Back River/South End Cottages – while providing a new functionality brought on by the new resorts of the Roaring Twenties.

The opening of the Tybee Road spurred a dramatic increase in the demand for oceanfront property, causing development and construction practices in the Strand district to be changed dramatically. Because the island was more accessible than ever before, more people were interested in beach cottages. Instead of one large cottage being built in the center of an oceanfront lot, the lots were subdivided and many smaller cottages were built. The small size of the lots required a different type of cottage than those built on the island in previous years, thus providing the inspiration for the Raised Tybee Cottage.



Mulherin-Righton Cottage (c1933-35), 14 8th Place, #11126

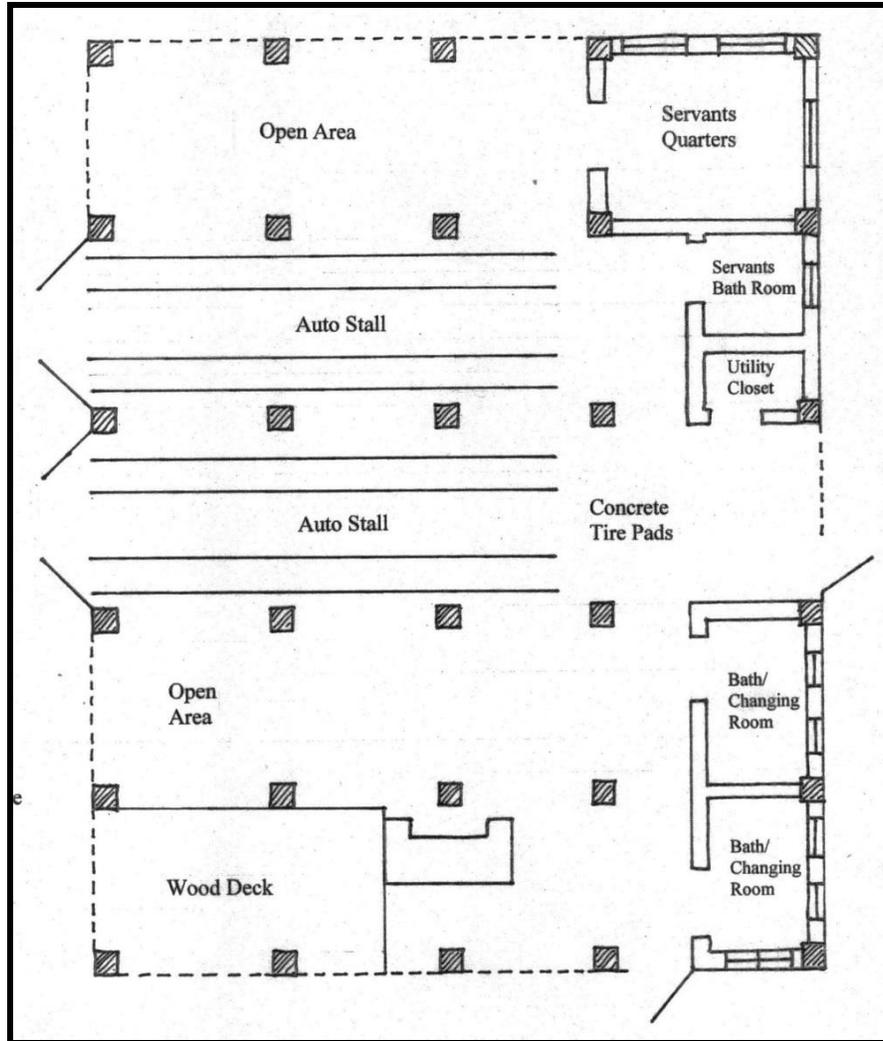
The Raised Tybee Cottage is characterized as a frame, generally square, two-story beach house in which the main living quarters are situated on the raised level and the servant quarters, bath/changing rooms, and automobile stall(s) are located on the ground level. The main living quarters are raised a full story on trussed wood piers while the largely open ground level is enclosed on the perimeter with a wood frame, lattice surround with lattice garage doors facing side streets or lanes. Most examples have hip roofs, which are



Mulherin-Righton Cottage – Floor Plan, Raised Main Living Quarters
(Drawing by R.A. Ciucevich, Quatrefoil Consulting c2005)

often covered with pressed metal shingles, and recessed wrap-around porches. Early period Raised Tybee Cottages feature a casual, communal open plan in which the entrance opens into a large common room or parlor that is flanked on both sides by several rooms. Bedrooms are usually located along the side porch, with service oriented rooms (kitchen, bathroom, etc) located on the opposite side of the parlor. The parlor is generally quite large and serves several functions, often doubling as a casual dining area. Raised Tybee Cottages are generally smaller than their predecessors in order to take advantage of small building lots.

Whether or not it was the intention of Tybee's cottage buildings of the 1920s and 1930s, the new cottage that resulted, in many ways, appears to a combination of the Strand and Back River cottages. The RTC retains the square shape, two-story height, and recessed



Ground Level Plan of the Mulherin-Righton Cottage – note servant’s quarters, bath/changing rooms, and auto stalls. (drawing by R.A. Ciucevich, c2005)

wrap-around porch of the Back River Cottages while employing the basic functionality of the Strand Cottage: namely the open, raised ground level containing the servant quarters and bath/changing rooms with exterior lattice surround. The combination of the compact square shape of the Back River Cottages and the ground level location of the bath/changing rooms and servant quarters of the Strand Cottages allowed maximum utilization of the newly subdivided lots. The most significant evolutionary trait of the Raised Tybee Cottage, however, is its full height ground level, which was raised a full story in order to incorporate garage space for automobiles into the new design. Because Tybee’s streets were little more than one lane sand pathways when these oceanfront cottages were built, it was necessary to provide a place to store the automobiles of the new generation of summer cottage owners without using up any of the already space-challenged lots. It is apparent that the compact design of the Raised Tybee Cottage and its accommodation of the automobile are local characteristics that reflect the changes in land use and development trends brought on by the completion of the Tybee Road.



Stovall Cottage (c1936), 8 9th Street, #11130

Raised Tybee Cottages were built throughout the mid to late 1920s, 1930s, and 1940s, with variations of the cottage type persisting through the 1950s up to the present. Most variations of the cottage type involve the floor plan of the raised main living quarters and employ bungalow, Georgian, or American Small House type floor plans (among others) while retaining the primary characteristic of the type – the open first floor ground floor with open auto stalls, bath/changing rooms, and servants quarters enclosed with a wood frame perimeter lattice surround. Common historic/non-historic alterations include the replacement – or infill, of this lattice with concrete block or frame walls with clapboard siding.

One hundred and seventeen (117) buildings surveyed during Phase I of the Tybee Island Historic Resources Survey were identified as Raised Tybee Cottage type houses. The Raised Tybee Cottage is most common building type identified within the Phase I survey area, accounting for 24.8% of properties surveyed that conform to a type. A list of these resources – along with its historic name, if applicable, are provided below:

Survey Field #/GNAHRGIS ID*

- ❖ #006/250567 – 4 18th Lane (c1955)
- ❖ #007/250631 – 2 18th Lane (c1950)920-29)

*If known, the historic name of the resource has been included. The historic name is often derived from the original or long term owner of a house or the name of a long running business.



10 11th Street (c1935), #11163

Survey Field #/GNAHRGIS ID

- ❖ #011/250660 – Rosen Cottage (c1939), 9 18th Place
- ❖ #014/250678 – 1804 Butler Avenue (c1940)
- ❖ #015/250681 – Thompson/Walker Cottage (c1935), 17 18th Terrace
- ❖ #016/250693 – Wright Cottage (c1935), 15 18th Terrace
- ❖ #017/250695 – 12 18th Terrace (c1935)
- ❖ #018/250716 – 6 18th Terrace (c1936)
- ❖ #021/250749 – 104 18th Street (c1945)
- ❖ #022/250754 – 17 18th Street (c1938)
- ❖ #031/250786 – 1705 Butler Avenue (c1955)
- ❖ #032/250787 – Judkins-Seay-Bernstein Cottage (c1932), 1706 Butler Avenue
- ❖ #033/250788 – 17 T.S. Chu Terrace (c1935)
- ❖ #038/11229 – 9 T.S. Chu Terrace (c1935)
- ❖ #039/11228 – 7 T.S. Chu Terrace (c1935)
- ❖ #040/11227 – 5 T.S. Chu Terrace (c1935)
- ❖ #044/250807 – 18 17th Street (c1945)
- ❖ #062/250831 – 302 17th Street (c1939)
- ❖ #084/11256 – 1716 Chatham Avenue (c1935)
- ❖ #085/11257 – Ranitz Cottage (c1935), 1712 Chatham Avenue
- ❖ #105/11289 – Goette Cottage (c1920), 1517B Chatham Avenue
- ❖ #109/11292 – Judge Rourke Cottage (c1928), 1511 Chatham Avenue
- ❖ #114/11297 – 1405 Chatham Avenue (c1929)
- ❖ #115/11298 – 1403 Chatham Avenue (c1935)



Cheney Cottage (c1935) – 10 10th Terrace, #11154 (photo c2010).

Survey Field #/GNAHRGIS ID

- ❖ #119/251006 – 1306 Venetian Drive (c1935)
- ❖ #129/251024 – Dutton-Waller Cottage (c1938), 1416 Chatham Avenue
- ❖ #140/249453 – Rourke-Butler Cottage (c1946), 702 14th Street
- ❖ #147/11103 – 1415 6th Avenue (c1938)
- ❖ #154/11104 – 602 15th Street (c1935)
- ❖ #169/11109 – 1301 5th Avenue (c1945)
- ❖ #231/249571 – J. Herbert & Julia Johnson Cottage (c1931), 1306 Jones Avenue
- ❖ #250/11022 – 1416 2nd Avenue (c1941)
- ❖ #259/11098 – 1315 2nd Avenue (c1940)
- ❖ #268/11107 – 1215 2nd Avenue (c1935)
- ❖ #269/11014 – 1213 2nd Avenue (c1930)
- ❖ #284/11095 – 1301 Lovell Avenue (c1925)
- ❖ #308/11194 – 15 15th Street (c1936)
- ❖ #313/11187 – 10 14th Street (c1930)
- ❖ #314/11190 – Cummings Cottage (c1929), 20 14th Street
- ❖ #317/11187 – Robert-Sack-Hickman Cottage (c1929), 16 13th Lane
- ❖ #326/11192 – Strobhar-Armond Cottage (c1930), 16 13th Street
- ❖ #327/11181 – Strobhar- Delaney Cottage (c1930), 14 13th Street
- ❖ #334/11070 – 1207 Butler Avenue (c1930)
- ❖ #336/251664 – 1201 Butler Avenue (c1935)
- ❖ #342/11172 – 12 12th Street (c1930)
- ❖ #344/11170 – Homer-Peeples Cottage (c1938), 16 12th Street



Seiler Cottage (c1936) – 12 8th Street, #11118

Survey Field #/GNAHRGIS ID

- ❖ #346/11169 – 1104 Butler Avenue (c1930)
- ❖ #347/251670 – 9 11th Terrace (c1944)
- ❖ #351/11161 – Joyce-Bond Cottage (1935), 15 11th Street
- ❖ #353/11167 – Doyle Cottage (c1935), 1 11th Street
- ❖ #354/11166 – Pierpont-Ellis-Shellman Cottage (c1935), 4 11th Street
- ❖ #355/251674 – 8 11th Street (c1935)
- ❖ #356/11163 – 10 11th Street (c1935)
- ❖ #357/11162 – Exely Cottage (c1930), 14 11th Street
- ❖ #358/11160 – Rudd Cottage (c1930), 16 11th Street
- ❖ #359/11159 – 18 11th Street (c1930)
- ❖ #360/11067 – DeRosett Cottage (c1930), 1015 Butler Avenue
- ❖ #361/11066 – Beebe Cottage (c1930), 1013 Butler Avenue
- ❖ #363/11156 – 1008 Butler Avenue (c1940)
- ❖ #365/251745 – 10 10th Place (c1950)
- ❖ #366/251746 – 8 10th Place (c1954)
- ❖ #368/11158 – Minkovitz Cottage (c1930), 3 10th Place
- ❖ #371/10887 – Geriner Cottage (c1935), 12 10th Terrace
- ❖ #372/11154 – Cheney Cottage (c1935), 10 10th Terrace
- ❖ #373/11153 – 8 10th Terrace (c1935)
- ❖ #374/11152 – Wilensky Cottage (c1935), 2 10th Terrace



1008 Butler Avenue (c1940), #11156 – Variation on the Raised Tybee Cottage type – raised main living quarters is essentially a front gable bungalow type plan.

Survey Field #/GNAHRGIS ID

- ❖ #378/251753 – 1001 Butler Avenue (c1935)
- ❖ #379/11044 – 1116 Lovell Avenue (c1948)
- ❖ #380/11043 – 1113 Lovell Avenue (c1935)
- ❖ #381/11042 – 1105 Lovell Avenue (c1935)
- ❖ #385/11039 – 1009 Lovell Avenue (c1935)
- ❖ #392/251833 – 1111 2nd Avenue (c1940)
- ❖ #394/10975 – 1103 2nd Avenue (c1930)
- ❖ #395/11091 – 1101 2nd Avenue (c1930)
- ❖ #403/251838 – 1108 Jones Avenue (c1930)
- ❖ #412/251842 – 1008 Jones Avenue (c1935)
- ❖ #419/251776 – 5 10th Street (c1959)
- ❖ #422/11145 – Philips Cottage (c1935), 18 10th Street
- ❖ #423/11148 – 10 10th Street (c1935)
- ❖ #424/11149 – 8 10th Street (c1938)
- ❖ #425/11150 – 6 10th Street (c1935)
- ❖ #426/11151 – Goldsmith Cottage (c1935), 2 10th Street
- ❖ #427/251778 – 18 Shirley Road (c1935)
- ❖ #428/11143 – Mathews Cottage (c1935), 15 Shirley Lane
- ❖ #430/11142 – 9 Shirley Lane (c1935)
- ❖ #431/11140 – 7 Shirley Lane (c1935)
- ❖ #432/11140 – 5 Shirley Lane (c1935)
- ❖ #442/11132 – 9 9th Street (c1946)



8 10th Terrace (c1935), #11153 – Example of a variation of the Raised Tybee Cottage type – while most examples feature a lattice framework surround around the perimeter of the ground floor, the alternate use of concrete block as a substitute is not uncommon.

Survey Field #/GNAHRGIS ID

- ❖ #443/251795 – 7 9th Street (c1940)
- ❖ #444/1113 – Kane Cottage (c1935), 1 9th Street
- ❖ #445/11130 – Stovall Cottage (c1936), 8 9th Street
- ❖ #446/251797 – 4 9th Street (c1937)
- ❖ #450/11127 – 13 8th Place (c1940)
- ❖ #451/11126 – Mulherin-Righton Cottage (c1933-35), 14 8th Place
- ❖ #452/11125 – Kelly Cottage (c1935), 11 8th Place
- ❖ #453/11124 – Barthelmess-Blun Cottage (c1935), 10 8th Place
- ❖ #454/11123 – 5 8th Place (c1940)
- ❖ #457/251809 – 8 8th Terrace (c1940)
- ❖ #458/11121 – Backus Cottage (c1935), 4 8th Terrace
- ❖ #460/11035 – 915 Lovell Avenue (c1935)
- ❖ #462/11033 – 907 Lovell Avenue (c1935)
- ❖ #464/251814 – 901 Lovell Avenue (c1935)
- ❖ #473/11089 – 27 10th Street (c1927)
- ❖ #480/252029 – 910 2nd Avenue (c1935)
- ❖ #508/11118 – Seiler Cottage (c1936), 12 8th Street
- ❖ #509/11120 – Fulenwider Cottage (c1936), 7 8th Street
- ❖ #511/11117 – Abrahams-Levy Cottage (c1932), 4 8th Street
- ❖ #515/11116 – McNeil Cottage (c1928), 708 Butler Avenue
- ❖ #517/11060 – 701 Butler Avenue (c1932)

Survey Field #/GNAHRGIS ID

- ❖ #522/11114 – Espy-Egan Cottage (c1934), 5 7th Street
- ❖ #529/252215 – 606 Butler Avenue (c1946)
- ❖ #536/252223 – 2 6th Street (c1950)
- ❖ #552/11026 – 603 Lovell Avenue (c1939)
- ❖ #572/252261 – 710 Jones Avenue (c1930)
- ❖ #594/252280 – 210 Butler Avenue (c1940)
- ❖ #595/11052 – 208 Butler Avenue (c1935)



Strobhar-Delaney Cottage (c1930) – 14 13th Street, #11181. Nice Raised Tybee Cottage featuring a raised hip porch with three auto bays located underneath. Servant quarters and changing rooms are located along the back of the cottage on ground level. The porch serves as an outdoor living room that opens into a central communal room – the communal room functions as a dining room (in this example). Bedrooms flank the communal room on each side with the kitchen and utility rooms located at the back of the cottage on the raised main living quarters.

Bungalow

Sometimes mistakenly referred to as a style, bungalow house forms are long and low with irregular floor plans within an overall rectangular shape. Integral porches are common, as are low-pitched roofs with wide overhangs. Bungalows were very popular in all regions of Georgia between 1900 and 1939, almost as popular in rural areas as in cities and towns. The bungalow type is divided into four subtypes based on roof forms and roof orientation: front gable, side gable, hip, and cross gable. The front and side gable versions of the bungalow greatly outnumber hipped bungalows, while cross-gabled bungalows are rare. (“Georgia’s Living Places”, c1991)

Forty-three (43) buildings surveyed during Phase I of the Tybee Island Historic Resources Survey were identified as bungalow type houses, making up 9.1% of surveyed buildings conforming to an academic building type.



7 Shirley Lane (c1935), #11141 – A good example of a front gable bungalow.

American Small House

Also commonly referred to as the “post World War II house,” the ubiquitous American Small House can be found in 1940s and early 1950s suburbs and subdivisions across America. Built to accommodate the staggering demand for housing precipitated by the large number of returning servicemen and their growing families following the defeat of the Axis Powers in 1945, these houses were designed to provide basic habitation for newly-weds and beginning families. Inexpensive and easy to build, the American small house was ideally suited to meet these needs. The type is generally characterized as a small, one-story, rectangular-shaped two bedroom house of balloon frame construction. It typically features a side gable, asphalt shingle roof with little or no eave overhang and often features triangular shaped wood vents in side gables. Another common characteristic is the use of inexpensive cladding, such as asbestos siding, as an original exterior siding (although the use of shiplap and clapboard siding is common as well). The basic floor plan of the houses is similar to other small houses of the era, being two unequal rooms wide by two rooms deep. Entry is in the living room, which is typically adjacent to the master bedroom located in the opposite front corner of the house. A small interior hallway located in the center of the house provides access to the kitchen (which is also accessed through the living room) and second bedroom, which flank a small bathroom located at the back of the house. These houses sometimes include a small dining room wing or sunroom located on the side of the house adjacent the living room and/or a small ell for extra living space on the rear of the house. These types often feature historic additions that were added in later years. (McAlester, “A Field Guide to American Houses, c1984)



1313 Miller Avenue (c1950), #251168 – A typical frame example of the type in Venetian Terrace Subdivision.



Two of the numerous frame and asbestos clad examples at 1515 2nd Avenue (c1940), #251420, at left, and 1211 5th Avenue (c1945), #251089 on right.

Seventy-three (73) buildings surveyed during Phase I of the Tybee Island Historic Resources Survey were identified as belonging to the American small house type. The American small house was the third most common building type found within the Phase I survey area, accounting for 14.3% of surveyed buildings conforming to an academic building type.



304 9th St. (c1947), #251144 – one of the several concrete block examples of the type.



204 11th Street (c1959), #251757 – One of several small, compact Contemporary style houses of concrete block construction built throughout the Phase I survey area (representing both flat and gable subtypes).



609 Jones Ave. (c1945), #252143 – Basic concrete block American Small House.

Ranch

The ranch house was originated in the mid-1930s by several creative California architects and gained popularity during the 1940s to become the dominant house type throughout the country during the decades of the 1950s and 1960s. The popularity of “rambling” ranch houses was made possible by the country’s increasing dependence on the automobile. Streetcar suburbs of the late 19th and early 20th centuries still used relatively compact house forms on small lots because people walked to nearby streetcar lines. As the automobile replaced streetcars and buses as the principal means of personal transportation in the decades following World War II, compact houses could be replaced by sprawling designs on much larger lots. Never before had it been possible to be so lavish with land, and the rambling form of the ranch house emphasizes this by maximizing façade width (which is further increased by built-in garages that are an integral part of many ranch houses).



1510 Chatham Avenue (c1960), #250968 – Nice concrete block and stucco linear Ranch House in the Venetian Terrace Subdivision.

In Georgia, the Ranch House type can be categorized into eight major sub-types: Compact (small, simply massed, nearly square); Linear (simply massed but long and rectangular); Transverse Linear (a Linear Ranch but oriented transversely on its lot – with narrow ends of the house facing the road and rear of the lot); Linear with Clusters (Linear Ranch with clusters of rooms at one end forming front and/or rear projections, giving the house an “L” or “T” shape); Courtyard (features two wings that form a courtyard); Half

Courtyard (features only one wing giving the house a pronounced “L” shape); Bungalow (low, deep, nearly square); Rambling (sprawling, features three distinct setbacks); Alphabet (Y,V, T,, H and W shaped); Architect-Designed (singular example). (Ranch Houses in Georgia: A Guide to House Types (Sub-types). GA DNR-HPD, c2010)

The type is loosely based on early Spanish Colonial precedents of the American Southwest, modified by influences borrowed from Craftsman and Prairie modernisms of the early 20th century. Asymmetrical one-story shapes with low-pitched roofs dominate. There is usually a moderate or wide eave overhang. This may be either boxed or open, with rafters exposed as in Craftsman houses (although uncommon in Georgia). Both wooden and brick wall cladding are used, sometimes in combination. Builders frequently add modest bits of traditional detailing, usually loosely based on Spanish and English precedents. Decorative iron or wooden porch supports and decorative shutters are the most common. Ribbon windows are frequent as are large picture windows in the living area. Partially enclosed courtyards or patios, borrowed from Spanish houses, are a common feature. These private outdoor living areas to the rear of the house are a direct contrast to the large front and side porches of most late 19th and early 20th century types.

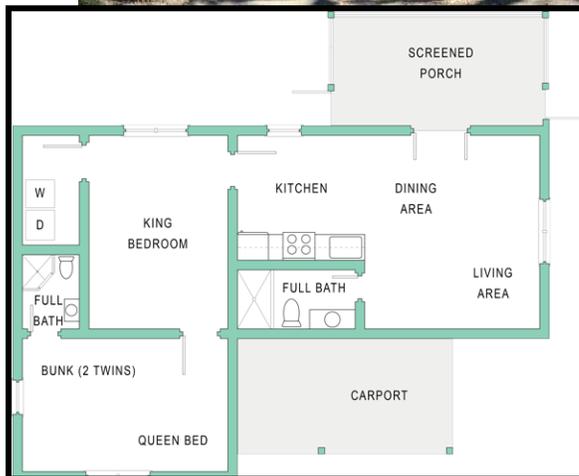
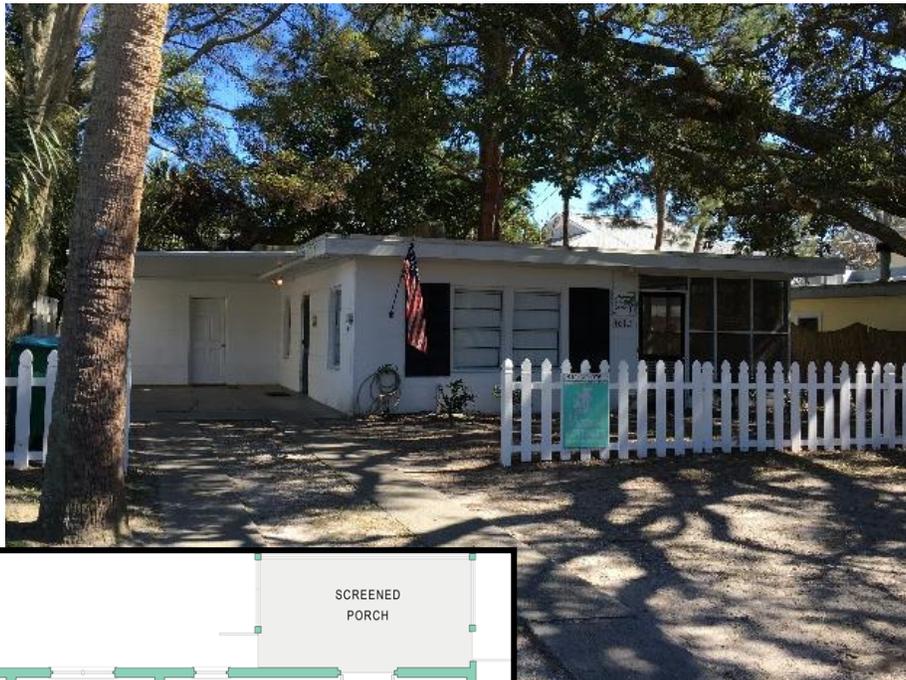
Seventy-five (75) buildings surveyed during Phase I of the Tybee Island Historic Resources Survey were identified as ranch type houses. The ranch house is the second most common building type identified within the Phase I survey area, accounting for 14.6% of surveyed properties conforming to an academic building type.



405 6th Avenue (1967), #251048 – Traditional suburban Ranch Houses such as this Linear Ranch subtype are common on Tybee.



1010 Butler Avenue (c1956), #251743 – One of several front gable, Eichleresque Ranch House examples identified within the Phase I survey area.



1012 Jones Avenue (c1954), #251763 – Nice flat roof example of a Contemporary style Ranch House similar in plan to 1010 Butler Avenue (above). (floor plan courtesy of Mermaid Cottages)

Mid-20th Century Two-Story House

As the name suggests, the Mid-20th Century Two-story House was popular during the decades preceding and following 1950 and – in the same way that the American Small House can be seen as a simplified version of the one-story houses that preceded it, the Mid-Century Two-Story house reflects the traditional two-story houses of the 19th and early 20th Century – the I-House and Georgian House, minus the decorative details. This type of house displays the same size and massing of its predecessors but often is expressed in modern terms, featuring brick veneer, asbestos siding, clapboard, or a combination of these materials. Examples of the type often display asymmetrical facades with undefined floor plans.

Twelve (12) examples of the Mid 20-Century Two Story House type were identified within the Phase I survey area on Tybee, making up 2.34% of properties surveyed that conform to a building type.



1205 Jones Avenue (c1947)/#251401

Raised Vernacular (Local Form)

The “Raised Vernacular” cottage is essentially a modern version of the Raised Tybee Cottage, exhibiting many of the same characteristics with one major exception – the presence of servant’s quarters within the ground level enclosure. Most examples of this local type were built after the Jim Crow era – generally between 1960 and 1979, and as such, do not feature this most distinct characteristic of its forebearer. Like the Raised Tybee Cottage, Raised Vernacular cottages are two-story beach houses with the main living quarters situated on the raised level and the service related rooms – such as auto stalls and bath/changing rooms – located on the ground level. The ground level is usually of concrete block construction and is generally devoid of a lattice framework surround around the perimeter. Auto stalls and other open areas of the ground level are often left un-enclosed and completely open – although decorative concrete block screen walls can occasionally be found along the side elevations. Most examples of the type are built in the Contemporary style and exhibit a modern aesthetic, featuring stacked bond concrete block on the ground level and a Contemporary style board and batten panel exterior on the raised level.

Thirty-seven (37) examples of the Raised Vernacular type were identified within the Phase I survey area on Tybee, making up 7.8% of properties surveyed that conform to a building type.



14 17th Street (c1977), #250810. One of several excellent late period examples of the Raised Vernacular type that were included in the survey despite being built after 1975.



4 11th Terrace (c1971), #241671 – This example has the appearance of a Raised Tybee Cottage yet is expressed in Modernist terms and with modern materials of the period. Note the stacked concrete block on the ground floor and false beams in gable – the raised living quarters is of frame construction with plywood exterior.



1304 6th Avenue (c1977), #251040 – A nice example located in Venetian Terrace

Unable to Determine House Type

Single family houses that have been altered to such an extent that the house type cannot be determined have been grouped into this category for the purpose of this survey. Nineteen (19) houses identified during Phase I of the Tybee Historic Resources Survey met this criteria.

1711 Butler Avenue (c1912)/#250771 (at right) – Historic and non-historic additions and alterations have encased the original fabric of this house making it difficult to determine type.



Unidentified House Types

Single family houses which are not representative examples of an academic building type as defined in “*Georgia’s Living Places*” or GNAHRGIS do not show characteristics of a local building type have been grouped into this category for the purpose of this survey. The seventy (71) houses that were identified during Phase I of the survey display a diversity of age, size, height, and building materials as exhibited by the following examples.



10 17th Place (c1945)/#250773

This simple concrete block cottage lacks the depth of a bungalow and its asymmetrical form suggests a floor plan that does not conform to an accepted academic building type.



5 Silver Avenue (c1970)/#250820

This two-story single family house also does not conform to an accepted academic building type, although it does exhibit coastal characteristics common to Tybee (raised main living quarters and verandah, overhanging eaves, exposed rafter ends, etc).



1611 Lovell Avenue (c1952)/#250833

A two-story Mid-20th Century example featuring a concrete block first floor, a frame second floor, a a recessed two-tier porch on the façade.



34 15th Street (c1950)/#251126

This example appears to be a variant of one of the National Folk forms (see page 70) but rather than being two unequal rooms wide and one room deep (the floor plan for a hall-parlor type house), this example is clearly three rooms wide and therefore is non-conforming to any accepted academic building type.



2 11th Terrace (c1974)/#251672 – A large, likely architect-designed, oceanfront single family house that clearly does not conform to any accepted academic building type.

Duplex Cottage

A duplex – or “paired” – cottage is characterized as any one-story building containing two units with identical (yet inverted) floor plans, have separate entrances, and share a party wall. On Tybee there are several examples of paired cottages having American Small House plans but also examples with undefined plans as well. Character defining features include hip or side gable roofs, rectangular massing, and concrete block or frame construction. Most of the examples found on Tybee were built between the late 1930s and 1960 as rental cottages located on a single lot or as a part of a motel court or hotel complex.

Thirty-three (33) examples of the one-story duplex type were identified within the Phase I survey area on Tybee, making up 7% of properties surveyed that conform to a building type.



Duplex Cottage (c1940), 904 Butler Avenue, #11134. Two auto bays, one for each unit, were locate between the gables originally.

Places of Accommodation: Boarding Houses

Most Tybee boarding houses are frame, two-story buildings featuring a hip roof with widely overhanging eaves, exposed rafter ends, and a two-tier, recessed wrap-around porch from which all rooms are accessed. Most, but not all, boarding houses feature an exterior stair that provides access between floors. First and second floors feature identical floor plans in which access doors between interior rooms allowed any number of rooms to be rented to one or more parties. The remaining boarding houses identified within the Phase I survey area were built during Tybee’s golden era as a resort, a period extending roughly from 1920 to 1949.

Ten (10) examples of the boarding house type were identified within the Phase I survey area on Tybee, making up 1.9% of properties surveyed that conform to a building type.



Carbo House (c1932)/#11203, 9 Tybrisa Street – Listing in the National Register in 2010, the Carbo House is the best intact example of a boarding house remaining on Tybee.

Other Building Types

There were a variety of building types identified during Phase I of the Tybee Island Historic Resources Survey in which there were only a handful of examples. These resources are grouped here according to their type category (ie “single family house”, “commercial building type”, etc.).

Other Single Family House/One-story House Types

This group of house types are all examples of national folk forms that were popular in Georgia during the 19th through the Mid-20th centuries. On Tybee these type of simple houses were used to house servants, Central of Georgia RR workers, or as basic shelter for fishermen within the numerous fish camps that were located throughout the island. Most examples on Tybee are balloon frame and were built between 1910 and 1950 and include the central hallway (1 resource), foursquare cottage (2 resources), gable wing cottage (3 resources), Georgian cottage (1 example), side gable cottage (3 examples), and single pen (2 resources). (“Georgia’s Living Places”, c1991)



1513 Jones Avenue (c1930), #251218

An example of a foursquare type cottage, which has the same floor plan as the side gable cottage (two equal rooms wide, two rooms deep) but lacks a side gable roof.



1408 2nd Avenue (c1951), #251467

One of three concrete block, mid-20th Century gable wing cottages. T or L shaped, this three room house type features a gable front at one end and a recessed wing that is parallel to the façade.

Single Family House/Two-Story House Types

The split-level house – of which there is one (1) example in the Phase I survey area – consists of three levels, two of them stacked and the third to one-side, raised above the lowest level but below the highest level. The main doorway is near the center, in the middle level, and a garage is typically in the lowest level.

Other Building Types/Multiple Family

Other multiple family type residences on Tybee include the quadplex – of which there are four (4) examples in the Phase I survey area, and apartment houses – of which there are two (2) examples. The quadplex type is simply a two-story building with two identical living units per floor. The two apartment houses identified on Tybee were originally built as two-story, single family residences and were remodeled during the

historic period to include several separate apartment units. These building types are not categorized as boarding houses because they were remodeled for long term habitation (as opposed to a boarding house which operated much like a traditional motel or hotel offering daily or weekly accommodations).



May's Apts. – 1514 Butler Ave. (c1937), #11197
A nice example of a brick veneer quadreplex.



901 Butler Avenue (c1930), #11064 – one of two single family houses in the survey area converted into apartments.

Commercial Building Types

The nearly dozen or so commercial buildings identified in the Phase I survey area are all located along or in close proximity to Tybrisa Street – Tybee Island’s traditional “Main Street, between Butler Avenue and Strand. The community store type – of which three (3) were identified within the survey area, is a one room building featuring a front gable roof with symmetrical façade having a centered entrance flanked by display windows. The single retail type – of which one (1) was identified, is a single unit built standing alone or next to others, featuring flat or sloping roofs, and usually a three bay façade. The multiple retail type – of which four (4) were identified within the survey area, is similar to the single retail type but features more than one store unit with identical façades. The department store type – of which one (1) was identified, is a large sprawling building – usually of steel reinforced concrete construction, having high ceilings to accommodate shelving and merchandise. All of the commercial buildings within identified within the survey area were built between 1920 and 1960, are one-story in height, and – with the exception of two wood frame community stores types, are of concrete block construction. (Commercial Types in Georgia. Georgia Department of Natural Resources, Historic Preservation Division Accessed 7/15/16.)

http://www.georgiashpo.org/sites/uploads/hpd/pdf/commercial_types.pdf



Doc's Bar (c1920)
10 Tybrisa Street, #11199

A nice example of the community store type. Along with Strickland's Market (also a community store type), Doc's Bar is one of the few balloon frame commercial buildings remaining on Tybee Island.



**Christie's Department Store (c1949/68)
Corner Tybrisa and Strand, #11202**
One of two department store types in survey area.



1515 Butler Avenue (c1967), #251563
A two unit multiple retail type building (with a third unit added on north side).

Places of Accommodation

There were three (3) motels identified within the Phase I survey area, all being examples of automobile age accommodations: Royal Palm Motel (c1958/66)/#251792, 909 Butler Avenue; American Tourist Court/Tybee Terrace Cottages (c1940s)/#11059-11059, 603 Butler Avenue; and The Tides Motel Court Annex (c1968)/#251525, 1415 Lovell Avenue. The Royal Palm Motel is a classic U-shaped, concrete block motel court with pool in the center while the Tides Motel Annex is a two-story, brick veneer, strip-type motel wing with two-tier verandahs on the façade and rear elevations that provide direct access to rooms. The American Tourist Court/Tybee Terrace Cottages is a classic auto court featuring nearly a dozen frame and concrete block duplex cottages each equipped with one or two bedrooms, a bathroom, and a kitchenette.



Royal Palm Motel (c1958/66), #251563 –
- classic U-shaped motel court.



1415 Lovell Avenue (c1968), #251525
- residential style, strip type motel wing.

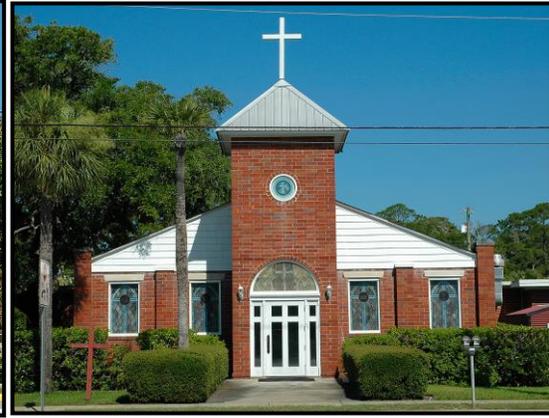
Churches/Places of Worship

There were four (4) churches identified within the Phase I survey area, with one (1) – Trinity Chapel United Methodist Church (c1947)/#11065 at 911 Butler Avenue, being an example of the center tower church type and the other three (3) – Chapel by the Sea Baptist Church (c1965)/#251798 at 811 Butler Avenue, All Saints Episcopal Chapel (c1958)/#251178 at 804 Jones Avenue, and St. Michaels by the Sea Catholic Church (c1892)/#11063 at 800 Butler Avenue – are all examples of the front gable type church. A front gable type church is a straightforward box with one or two doors in the front and

five or more windows in the sides. A central tower features a projecting entrance tower in the center of the façade, usually flanked by windows. Both types are common in Georgia. (Church Types in Georgia. Georgia Department of Natural Resources, Historic Preservation Division. Accessed 7/15/16. <http://www.georgiashpo.org/historic/religious>)



St. Michael's Catholic Church (c1892)/311063
- a good example of a front gable type church.



**Trinity Chapel United Methodist Church (c1947)
#11065** – good example of a central tower church.

Educational Building Types

There were two schools identified within the Phase I survey area. The former St. Michael's Catholic School (c1948)/#11085, on 8th Street between Lovell and Second Avenues (at right), is an example of the “three part school type”, and features a projecting central entrance block – which gives the appearance of three parts even though a main corridor, double loaded with classrooms, extends the full width of the building. Tybee Public School (c1955-59)/#252257 along 5th Street at the south end of Memorial Park, is an example of a “modern school type”, featuring a separate school block with low pitched side gable roof and a gym/cafeteria connected by a flat roof canopy. (School Types in Georgia. Georgia DNR-HPD. Accessed 7/15/16.)



http://georgiashpo.org/sites/uploads/hpd/pdf/school_types.pdf

Health Care Building Types

The Fresh Air Home (c1928)/#11135-11138; #251793 at 906 Butler Avenue (see page 91 for illustrations) is a convalescent/recreational facility established for poor children from Savannah's urban industrial core. Building types identified at the complex include a sanitarium (Cohen Building), a clinic (Memorial Hospital), and two associated dormitories (Mothers Building and Staff Building).

Public/Governmental Types

The Neoclassical Revival style Tybee City Hall (c1939)/#111356 at 403 Butler Avenue (at right) and the International style former U.S. Post Office (c1961)/#251556 at 1601 Inlet Avenue were the only public/governmental building types identified within the Phase I survey area. Tybee City Hall is a good example of a 1930s era, multi-purpose, small town city hall featuring municipal offices, public library branch, and city council chamber that doubled as an auditorium having a stage at one end and balcony seats at the other. The post office (see illustration on page 98) is also typical of the minimal, box-like buildings that were built in small towns throughout the nation during the 1950s and 1960s.



Railroad-Related/Road Related Building Types



The Atlantic Club Station, Central of Georgia Railroad (c1910)/#10858 at 701 Butler Avenue (see page 88 for illustration) and the gas/service station (c1950)/#251566 at 1413-1415 Butler Avenue (at left) are the only railroad-related and road-related building types identified within the Phase I survey area, respectively. The Atlantic Club Station is typical of early 20th Century passenger depots with its rectangular shape, low pitched hip roof with overhanging

eaves, and its open interior spaces designed to accommodate waiting passengers and their associated luggage/belongings. A simple concrete block structure with side gable roof and multiple auto bays, the service station is a good example of the type of independently owned buildings that were built in small communities rather than the corporate-designed stations that became the norm throughout the rest of the country.

Other Building Types/General



Pump House (c1940s)/#251528 – 105 14th Street
Other Building Type: A simple concrete block pump house building with 6/6 wood windows and overhanging eaves with exposed raft ends.



Memorial Park Pavilion and Picnic Shelters (c1947)/#252279, Memorial Park Drive

The trussed wood posts, low pitched roofs, and exposed rafter ends are reminiscent of Tybee's resort architecture (historic pavilions as well as cottages).



Izlar Bath House (c1932)/#11210 – 11 Izlar Avenue

This hip roof, brick bearing building is the last remaining commercial bath house on Tybee Island. Before being converted into small apartments, this building was partitioned into several small changing rooms with private showers allowing patrons to change into swim suits and later shower and change into dry clothes for the auto or train ride home.



Hotel Tybee Lighting Plant (c1911)/#11073, 1401 Butler Avenue

Before this brick bearing building was converted for use as a gas/service station, it housed the steam powered generators and other apparatus that provided electricity to Hotel Tybee.

STRUCTURAL CHARACTERISTICS & BUILDING MATERIALS

In addition to analyzing the survey data for architectural style and building type, information relating to the type of construction, height, and building materials utilized for the exterior siding and roofs of the buildings were also tallied.

The majority of buildings surveyed within the Phase I survey area on Tybee Island (406 properties or 66.6% of resources surveyed) are balloon frame residential buildings built between 1910 and 1950, a period that spans the development, growth, and height of Tybee as one of the most popular summer beach resorts on the South Atlantic coast. Concrete block was identified as the second most common type of construction with one-hundred and forty-nine (149) examples, accounting for 24.4% of resources surveyed. A considerable number of buildings (32 properties or 5.25% of resources), all of which are associated with Tybee’s earliest summer cottage developments, the Strand and Back River areas, are of mortise-and-tenon construction. Of the remaining resources, fourteen (14) buildings are of brick bearing construction and six (6) are of tile block construction.

A total of 315 historic resources, or 52.5% of the buildings surveyed, are one-story in height. Of the remaining historic resources, 260 buildings (43.3%) are 2 stories, 14 are 1½ story (2.3%), 5 are 2 ½ stories, 3 are three stories, and 3 multi-level/indeterminate.

Table 6. Breakdown of Resources by Exterior Materials

Exterior Materials	Number of Examples
Brick – Common Bond	14
Brick – Running Bond	55
Concrete – Fiberboard Siding	1
Concrete – Concrete Block	129
Stucco	61
Synthetics – Asbestos	98
Synthetics – Masonite Siding	3
Synthetics – Permastone	1
Synthetics – Tarpaper	1
Synthetics – Vinyl Siding	95
Terra cotta – Tile Block	7
Wood – Board and Batten	19
Wood – Plywood	15
Wood – Shingle	5
Wood – Shiplap	13
Wood – Vertical Board	12
Wood – Weatherboard/Clapboard	120

Over three-quarters of the resources surveyed in the Phase I survey area appear to have retained their original/historic siding, with 21.5% of the properties surveyed having concrete block exteriors, 20% having clapboard or shiplap siding, 16.3% having asbestos siding, and 11.5% having brick exteriors. 17.6% of resources exhibited substitute siding

such as vinyl siding (15.8%), faux tabby, hardi-plank, and in some instances, non-historic stucco. This information is presented in Table 6 (above).

Concrete block was the most common material used for foundations. Used for piers and for continuous foundations, concrete block was utilized as a foundation material in 239 resources. Other materials used for foundations were wood pier (133 resources), brick (103 resources), poured concrete slab (79 resources), tile block (6 resources), and stuccoed masonry (3 resources). The materials utilized in the foundations of 15 buildings were undetermined (due to being covered over by vegetation or substitute materials such as vinyl siding, plywood, or stucco).

In discussing foundation materials, it should be noted that 172 buildings, or 28.6% of resources surveyed, featured a fully elevated ground floor consisting of a different type of construction/and or building material as the raised level above it. Most of these resources are either Raised Tybee or Raised Vernacular type cottages. Raised Tybee Cottages most often feature a ground level of post and beam construction (trussed wood piers with a lattice work surround) although concrete block construction is not uncommon. Most examples of the Raised Vernacular cottage type feature ground floors of concrete block construction. For the purposes of this survey, the balloon frame raised level – or main living quarters, has been used to record the principal type of construction and exterior material for these particular resources while the secondary type of construction/exterior material is reflected in the data compiled for the foundation material. Of the 172 buildings featuring principal and secondary types of construction and exterior materials, 102 resources featured ground floors of post and beam construction with lattice framework perimeter surrounds; 64 resources featured ground floor of concrete block pier and continuous wall construction; 5 resources feature ground floors of tile block construction; and one resource features a ground floor of brick bearing construction.

Three quarters of the buildings (449 resources or 74.8%) surveyed during Phase I of the Tybee Island Survey have asphalt shingle roofs, while most of the remaining resources have standing seam roofs (111 resources or 18.5%). Other roof materials include built up/tar and gravel (23 resources or 3.8%), pressed metal shingle (14 resources or 2.3%), slate (1 resource), and clay tile (one resource).

INTEGRITY AND PHYSICAL CONDITION

The overall level of integrity of the properties surveyed during Phase I of the Tybee Island Historic Resources Survey Update ranges from fair to good. A considerable number of resources exhibited moderate to severe alterations and/or additions, resulting in 161 historic resources retaining a poor (16.5% of resources surveyed) to fair (14% of resources surveyed) degree of historic integrity. These changes include side and rear additions, changes in fenestration, and the enclosing of porches. One of the most common alterations in the Phase I survey area on Tybee Island is the replacement of original wood and metal casement windows with vinyl coated replacement windows. This type of alteration appears to be the most damaging and prevalent cause of integrity loss within the survey area. Another common alteration was the use of substitute exterior materials such as vinyl siding, which was present on 17.6% of properties surveyed. Despite these changes, a majority of historic resources surveyed (365 resources or 69%) retained a good degree of integrity.

The physical condition of about 2% of the historic resources surveyed during the Tybee Island Historic Resources Survey are in poor or deteriorated condition. The overall physical condition of the majority of resources range from fair (10%) to good (88%).

NATIONAL REGISTER ELIGIBILITY

PROPERTIES LISTED IN THE NATIONAL REGISTER

Of the historic resources surveyed during Phase I of the Tybee Island Historic Resources Survey, the following properties are listed in the National Register of Historic Places:

National Register Historic Districts

Listed

- 1999 – Tybee Island Back River Historic District
- 1999 – Tybee Island Strand Cottages Historic District

Individual Properties Listed on National Register

Listed

- 2003 – Sea View Apartments (1923)/#249447 – 7 18th Street
- 2008 – Mulherin-Righton Raised Tybee Cottage (1930)/#11126 – 14 8th Place
- 2008 – Johnson Raised Tybee Cottage (1931-32)/#249571 – 1306 Jones Avenue
- 2008 – Dutton-Waller Raised Tybee Cottage (c1938)/3251018 – 1416 Chatham Ave.
- 2008 – Morgan-Ille Cottage (c1930/48)/#252251 – 702 2nd Avenue
- 2009 – Rourke-Butler Raised Tybee Cottage (c1920/46)/#249453 – 702 14th Street
- 2010 – Carbo Boarding House (c1932)/#11203 – 9 Tybrisa Street
- 2014 – Wallis Cottage/Beach View Hotel (c1915)/#249271 – 1701 Butler Avenue
- 2014 – Weil House, 802 14th Street (c1926)/#249838 – 802 14th Street
- Pending – Judkins-Seay-Bernstein Raised Tybee Cottage (c1932)/#250787 – 1706 Butler
- Pending – Abrahams-Levy Raised Tybee Cottage (c1935)/#11117 – 4 8th Street

EVALUATING NATIONAL REGISTER ELIGIBILITY

Each resource surveyed was assessed for individual eligibility for listing in the National Register. The consultant evaluated properties according to the criteria and standards for historic resources established by the National Park Service. In order to meet National Register requirements, the property must be a minimum of 50 years old and retain sufficient integrity to convey the period of time in which they are significant. The National Register recognizes a property's integrity through seven aspects, or qualities. To retain historic integrity, a property should always possess several, and usually most, of the seven aspects. (Beth Savage and Sarah Dillard Pope, "*National Register Bulletin: How to Apply the National Register Criteria for Evaluation.*" NPS c2009). The seven qualities include the follow:

- ❖ Location: The place where the historic property was constructed, or the place where the historic event occurred.
- ❖ Design: Combination of elements that create the form, plan, space, structure, and style of a property
- ❖ Setting: The physical environment of a historic property

- ❖ Materials: Physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property
- ❖ Workmanship: Physical evidence of the crafts of a particular culture or people during any given period in history of prehistory
- ❖ Feeling: A property's expression of the aesthetic or historic sense of a particular period of time
- ❖ Association: Direct link between an important historic event or person and a historic property

The majority, if not all, of the surveyed historic properties retain qualities of location, setting, feeling, and association. Single-family residences presently used as duplex or multi-family dwellings retain quality of association as a residential building. The residential, commercial, and institutional feeling throughout the survey area is unaltered. Properties which have undergone alterations resulting in the loss of historic material (ie. replacement windows, application of vinyl siding, etc.) were identified as lacking integrity of materials. In the event that a property exhibits insensitive large-scale additions, or has been altered to such a degree that the original form or design of the resources is no longer evident, was determined to lack the quality of design. Finally, numerous architectural styles are characterized by distinct decorative elements or enhancements. When these character-defining features have been removed or altered, the quality of workmanship has been compromised.

For those properties that were observed to have retained the majority of these qualities of integrity, an evaluation of their significance based on National Register criteria was then undertaken. To be considered eligible for the National Register, the property must not only retain integrity, but must also possess significance at the local, state, or national level in relationship with similar properties within a specific historic theme, period, or geographic region. (Savage and Pope, "*National Register Bulletin: How to Apply the National Register Criteria for Evaluation.*" NPS c2009). To be considered eligible, the property must meet one of the following four Criteria:

- ❖ Criteria A: Are associated with events that have made a significant contribution to the broad patterns of history; or
- ❖ Criteria B: Are associated with the lives of persons significant in the past; or
- ❖ Criteria C: Embody distinctive characteristics of a type, period, or method of construction, or represent the work of a master, possess high artistic values, or represent a significant and distinguishable entity whose components may lack individual distinction; or
- ❖ Criteria D: Have yielded, or may be likely to yield, information important in prehistory or history.

PROPERTIES THAT APPEAR ELIGIBLE FOR THE NATIONAL REGISTER

Based on the field survey, evaluation of individual resources, and analysis of architectural patterns, a total of 163 properties (or 27.1%) within the Phase I survey area are known to retain integrity and possess significance at the local level. Therefore these resources may be individually eligible for listing in the National Register pending interior observations and additional research. Of the remaining surveyed properties, 150 resources “may” be individually eligible for listing in the National Register, 57 resources require “more information” before a determination could be made, while 230 resources did not appear individually eligible for listing in the National Register. This information is listed in the survey index contained in the Appendices.

The preliminary recommendations are based on exterior observations only. Review and concurrence by the Georgia Historic Preservation Division would be required in order to formally determine the National Register eligibility for each resource.

*List of Resources that Appear Eligible for Listing in the National Register**

(NOTE: Properties already on the National Register as part of a historic district have been excluded)

- Survey Field #/GNAHRGIS ID***
1. #004/10943 – G.A. Gordon-Peoples Cottage (c1890), 1812 Butler Avenue
 2. #010/10939 – Cunningham-Rowland Cottage (c1890), 1806 Butler Avenue
 3. #011/250660 – Rowland Cottage (c1939), 9 18th Place
 4. #015/250681 – Thompson-Walker Cottage (c1935), 17 18th Terrace
 5. #016/250693 – Wright Cottage (c1935), 15 18th Terrace
 6. #018/250716 – 6 18th Terrace (c1936)
 7. #021/250749 – 104 18th Street (c1945)
 8. #026/250772 – 14 17th Place (c1935)
 9. #037/250801 – S.F. Smith Cottage #1 (c1911-14), 2 T.S. Chu Terrace
 10. #038/11229 – 9 T.S. Chu Terrace (1935)
 11. #039/11228 – 7 T.S. Chu Terrace (c1935)
 12. #042/11255 – W.G. Logan Cottage (c1912), 105 17th Street
 13. #043/250806 – S. Blumenthal Cottage (c1910/1965), 102 17th Street
 14. #044/250807 – 19 17th Street (c1945)
 15. #049/250817 – 17th Street Inn (c1930), 12 17th Street
 16. #053/250821 – 3 Silver Avenue (c1944)
 17. #055/10924 – 16 Izlar Avenue (c1932)
 18. #057/11210 – Izlar Bath House (c1932), 11 Izlar Avenue
 19. #066/250836 – 1610 2nd Avenue (c1952)

*It should be noted that this historic resource survey report does not in any way change the City of Tybee Island’s existing individual property or historic district listings in the National Register of Historic Places. Any amendments to existing listings and/or the nomination of additional properties or districts, including those recommended herein, must be made through the National Register of Historic Places process according to 36 CFR 60, as amended.

**If known, the historic name of the resource has been included. The historic name is often derived from the original or long term owner of a house or the name of a long running business.

Survey Field #/GNAHRGIS ID

- 20. #068/11264 – 1610 Jones Avenue (c1937)
- 21. #070/11266 – 2 McLeod Drive (c1935)**
- 22. #085/11257 – Ranitz Cottage (c1935), 1712 Chatham Avenue
- 23. #086/11248 – 1710 Chatham Avenue (c1916)
- 24. #087/11259 – Gignialant Cottage (c1917), 1706 Inlet Avenue
- 25. #107/250967 – 1510 Chatham Avenue (c1960)
- 26. #119/251006 – 1306 Venetian Drive (c1935)
- 27. #138/251042 – 1314 6th Avenue (c1950)
- 28. #141/251046 – 1401 6th Avenue (c1956)
- 29. #142/251047 – 1402 6th Avenue (c1953)
- 30. #147/11103 – 1415 6th Avenue (c1938)
- 31. #149/251053 – 1504 6th Avenue (c1957)
- 32. #154/11104 – 602 15th Street (c1935)
- 33. #161/251076 – 1404 5th Avenue (c1950)
- 34. #169/11109 – 1301 5th Avenue (c1945)
- 35. #170/11092 – 503 13th Street (c1945)
- 36. #181/251105 – 1514 Miller Avenue (c1945)
- 37. #183/11113 – 1509 Miller Avenue (c1949)
- 38. #184/251108 – 1506 Miller Avenue (c1946)
- 39. #187/251126 – 34 15th Street (c1950)



**G.A. Gordon, Jr. Cottage (c1890), 1812 Chatham Avenue, #10943 –
Built for the brother of Girl Scout founder Juliette Gordon Low.**

- Survey Field #/GNAHRGIS ID*
40. #203/251184 – 1221 Miller Avenue (c1947)
 41. #211/251218 – 1513 Jones Avenue (1930)
 42. #212/251222 – 1513 ½ Jones Avenue (c1929)
 43. #213/251203 – 1512 Jones Avenue (c1945)
 44. #217/251241 – 1503 Jones Avenue (c1955)
 45. #222/251288 – 1401 Jones Avenue (c1935)
 46. #223/251279 – 402 14th Street (c1955)
 47. #225/251310 – 1313 Jones Avenue (c1952)
 48. #233/251377 – 403 13th Street (c1945)
 49. #235/251387 – 1215 Jones Avenue (c1959)
 50. #237/251401 – 1205 Jones Avenue (c1947)
 51. #240/251420 – 1515 2nd Avenue (c1940)
 52. #249/251459 – Pearl S. Bowen Boarding House (c1932), 204 15th Street
 53. #252/251466 – 1412 2nd Avenue (c1941)
 54. #259/11098 – 1315 2nd Avenue (c1940)
 55. #263/11015 – 1310 2nd Avenue (c1940)
 56. #264/251489 – 1307 2nd Avenue (c1955)
 57. #268/11107 – 1215 2nd Avenue (c1935)
 58. #270/11013 – 1212 2nd Avenue (c1955)
 59. #275/11106 – Mayflower Hotel Cottage (c1930), 106b Tybrisa Street
 60. #282/251538 – 1311 Lovell Avenue (c1949)
 61. #286/11047 – 1205 Lovell Avenue (c1949)
 62. #287/11046 – 1307 Lovell Avenue (c1935)



808 2nd Avenue (c1935), #252129/252130 – Identical rental cottages.

TYBEE ISLAND HISTORIC RESOURCES SURVEY

Survey Field #/GNAHRGIS ID

63. #288/251552 – 1203 Lovell Avenue (c1960)
64. #291/11207 – Strickland’s Market/Post Office (c1920), 1606 Butler Avenue
65. #292/251555 – Midy Tidy Laundromat (c1960), 1604 Butler Avenue
66. #293/251556 – U.S. Post Office (c1961), 1601 Inlet Avenue
67. #297/11199 – Doc’s Bar (c1920), 10 Tybrisa Street
68. #299/11202 – T.S. Chu Department Store (c1937-48), 6 Tybrisa Street
69. #307/11195 – 17 15th Street (c1930)
70. #334/11070 – 1207 Butler Avenue (c1930)
71. #342/11172 – 12 12th Street (c1930)
72. #343/11171 – 14 12th Street (c1935)
73. #344/11170 – Homer Peeples Cottage (c1938), 16 12th Street
74. #345/11069 – Telephone Exchange (c1930), 1113 Butler Avenue
75. #346/11169 – 1104 Butler Avenue (c1930)
76. #347/251670 – 9 11th Terrace (c19440)
77. #353/11167 – Doyle Cottage (c1935), 1 11th Street
78. #354/11166 – Pierpont-Ellis-Shellman Cottage (c1935), 4 11th Street
79. #356/11163 – 10 11th Street (c1935)
80. #357/11162 – Exley Cottage (c1930), 14 11th Street
81. #359/11159 – 18 11th Street (c1930)
82. #363/11156 – 1008 Butler Avenue (c1940)
83. #365/251745 – 10 10th Place (c1950)
84. #371/10887 – Geriner Cottage (c1935), 12 10th Terrace
85. #372/11154 – Cheney Cottage (c1935), 10 10th Terrace
86. #373/11153 – 8 10th Terrace (c1935)



“Mighty Tidy Laundromat” (c1960) – 1604 Butler Avenue, #251555

Survey Field #/ GNAHRGIS ID

87. #374/11152 – Wilensky Cottage (c1935), 2 10th Terrace
88. #378/251753 – 1001 Butler Avenue (c1935)
89. #279/11044 – 1116 Lovell Avenue (c1948)
90. #384/11041 – 1012 Lovell Avenue (c1948)
91. #385/11039 – 1009 Lovell Avenue (c1935)
92. #388/11037 – 1003 Lovell Avenue (c1928)
93. #389/11036 – 1001 Lovell Avenue (c1925)
94. #391/251832 – 1114 2nd Avenue (c1935)
95. #392/251833 – 1111 2nd Avenue (c1940)
96. #393/10976 – 1105 2nd Avenue (c1930)
97. #394/10975 – 1103 2nd Avenue (c1930)
98. #395/11091 – 1101 2nd Avenue (c1930)
99. #397/251757 – 204 11th Street (c1959)
100. #399/251835 – 1014 2nd Avenue (1947)
101. #401/251836 – 1005 2nd Avenue (c1940)
102. #406/10971 – Tybee Beach Co. Spec. Cottage B (c1924), 1107 Jones Avenue
103. #407/10972 – Tybee Beach Co. Spec. Cottage C (c1924), 1105 Jones Avenue
104. #408/10973 – Tybee Beach Co. Spec. Cottage D (c1924), 1103 Jones Avenue
105. #410/251763 – 1012 Jones Avenue (c1954)
106. #416/251767 – 1002 5th Avenue (c1952)
107. #417/251768 – 1001 5th Avenue (c1957)
108. #421/11065 – Trinity Chapel United Methodist Church (c1947), 911 Butler Ave
109. #422/11145 – Philips Cottage (c1935), 18 10th Street
110. #425/11150 – 6 10th Street (c1935)



1116 Lovell Avenue (c1948), #11044 – Outstanding late period Raised Tybee Cottage. Note use of Savannah Grey Brick for brick wall and ground level piers.

Survey Field #/GNAHRGIS ID

111. #426/11151 – Goldsmith Cottage (c1935), 2 10th Street
112. #427/11143 – Mathews Cottage (c1935), 15 Shirley Lane
113. #431/11141 – 7 Shirley Lane (c1935)
114. #434/11136 – Fresh Air Home, Cohen Building (c1928), 906 Butler Avenue
115. #435/11137 – Fresh Air Home, Mother s Cottage (c1928), 906 Butler Avenue
116. #436/11138 – Fresh Air Home, Memorial Hospital (c1928), 906 Butler Avenue
117. #437/11139 – Fresh Air Home, Staff Building (c1928), 906 Butler Avenue
118. #438/251793 – Fresh Air Home Pavilion (c1928), 906 Butler Avenue
119. 439/11134 – 904 Butler Avenue (1940)
120. #445/11130 – Stovall Cottage (c1936), 8 9th Street
121. #447/251798 – Chapel by the Sea Baptist Church (c1961-65), 811 Butler Ave.
122. #452/11125 – Kelly Cottage (1935), 11 8th Place
123. #453/11124 – Barthelmess-Blun Cottage (c1935), 10 8th Place
124. #454/11123 – 5 8th Place (c1940)
125. #457/251809 – 8 8th Terrace (c1940)
126. #458/11121 – Backus Cottage (c1935), 4 8th Terrace
127. #459/11063 – St. Michael’s by the Sea Catholic Church (c1891/52), 800 Butler
128. #460/11035 – 915 Lovell Avenue (c1935/60)
129. #468/11032 – 807 Lovell Avenue (c1947)
130. #469/11031 – 806 Lovell Avenue (c1948)
131. #471/11090 – 203 10th Street (c1948)
132. #473/11089 – 27 10th Street (c1927)
133. #474/11088 – 302 10th Street (c1930)



McNeil Cottage (c1928)/#11116 – 708 Butler Avenue. Outstanding Raised Tybee situated on one of the last un-partitioned oceanfront lots.

Survey Field #/GNAHRGIS ID

134. #475/252018 – 913 2nd Avenue (c1960)
135. #479/10980 – 909 2nd Avenue (c1927-28)
136. #480/252029 – 910 2nd Avenue (c1935)
137. #484/252061 – 813 2nd Avenue (c1940)
138. #484/252065 – 812 2nd Avenue (c1938)
139. #491/252129 – 808a 2nd Avenue (c1935)
140. #492/252130 – 808b 2nd Avenue (c1935)
141. #498/252144 – 304 9th Street (1947)
142. #505/252182 – 906 Miller Avenue (c1930)
143. #506/252183 – 403 9th Street (c1940)
144. #508/11118 – Seiler Cottage (c1936), 12 8th Street
145. #511/11117 – Abraham-Levy Cottage (c1932)
146. #512/11084 – St. Michael's Rectory/Franciscan Convent (c1910/50s), 101 8th St
147. #515/11116 – McNeil Cottage (c1928), 708 Butler Avenue
148. #516/10859 – 705 Butler Avenue (c1930)
149. #518/10852 – Central of Georgia Railroad Station (c1910), 702 Butler Avenue
150. #524-526 – American Tourist Court/Tybee Terrace Cottages (c1940s/1950)
151. #528/252214 – 2 6th Place (c1960)
152. #536/252223 – 2 6th Street (c1950)
153. #537/252224 – 12 Center Place (c1960)
154. #545/11029 – 707 Lovell Avenue (c1940)
155. #546/11027 – 705 Lovell Avenue (c1929)
156. #552/11026 – 603 Lovell Avenue (c1939)
157. #553/250025 – Eugenia McCants Willis House (c1939), 601 Lovell Avenue
158. #554/252235 – 103 5th Street (c1926/50)
159. #560/252240 – 709 2nd Avenue (c1925)
160. #566/252256 – 203 5th Street (c1954)
161. #571/252261 – 710 Jones Avenue (c1930)
162. #599/252282 – 105 Butler Avenue (c1946)
163. #600/252283 – 305 Lovell Avenue (c1940)

Recommendations of Priorities for Nomination:

The following is a short list of resources located within the Phase I survey area that have been recommended for nomination to the National Register. They have been chosen on the basis of their unique character, local and regional significance, integrity, relationship to other important historic resources, and in some cases, susceptibility to development pressures. Exclusion from this list is not an indication of a resource's (or group of resources) lack of importance or ineligibility for listing in the National Register.

❖ Atlantic Club Station, Central of Georgia Railroad, #10858

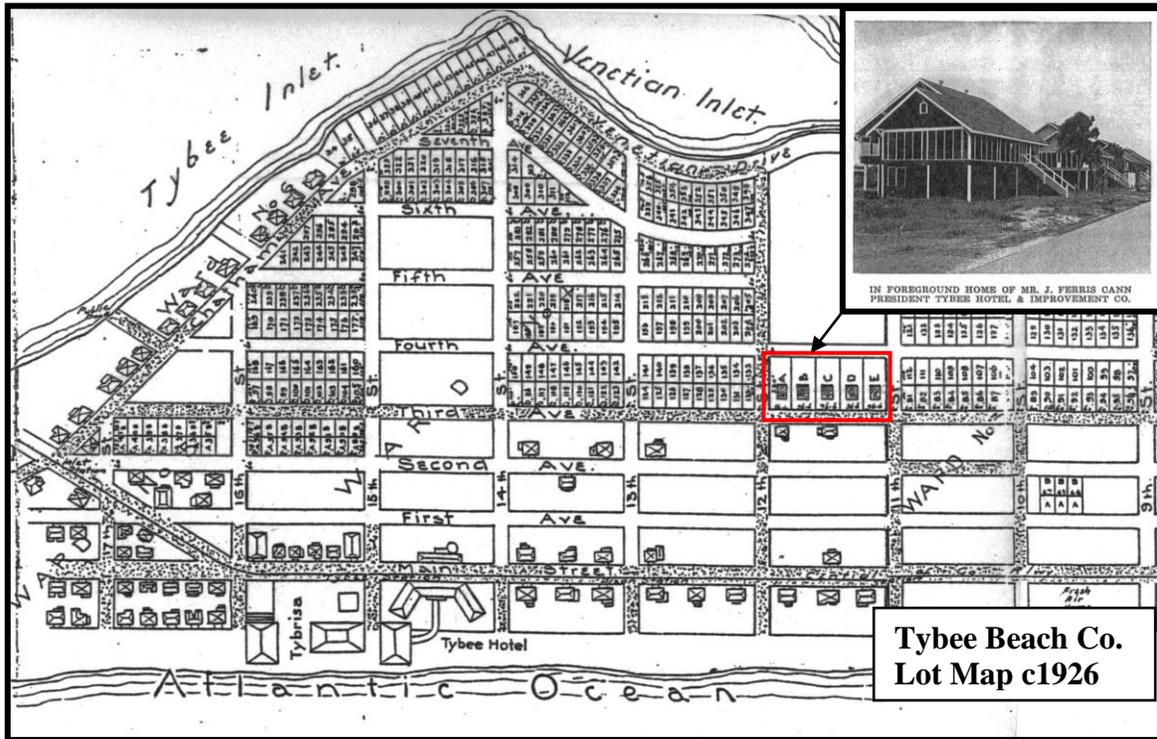
Following the completion of the Savannah and Tybee Railroad in 1887, eight stops were established between the North End and the Inlet (or Back River) at the island's South End: Estill Station, Fort Screven Station, Lovell Station, Atlantic Club Station, 11th Street Station, Dixon Station, Tybee Station (at the resort center), and Inlet Station (where the turnstile was located on the Back River). The Central of Georgia Railroad – which acquired the railway in 1895, built this substantial Neoclassical Revival style passenger station on the corner of 7th and Butler Streets about 1910. With the exception of Fort Screven and Tybee Stations, the other stops along Butler Avenue were not true depots, but rather simple covered platforms. The Atlantic Club Station is significant as the only railroad station remaining on Tybee Island. Individual listing on the National Register is recommended.



Atlantic Club Station, Central of Georgia RR (c1910) – 701 Butler Ave, #10858

❖ Tybee Beach Company Spec Cottages A – D, #10970 - #10973

Built in 1924, the Tybee Beach Company Spec Cottages are a row of four identical, Craftsman style raised cottages built along Jones Avenue between 12th and 11th Streets. These marsh-front cottages were built by the Tybee Beach Company to promote the 1922 subdivision of the west side of the island into building lots available for sale. The cottages are significant as one of the last intact resources associated with the early 20th Century development of Tybee as a coastal resort. Listing as a small historic district is recommended, although the more intact examples appear to be eligible as individual nominations as well.



**Tybee Beach Company Cottage D
1103 Jones Avenue, #10972**

These demonstration cottages” were likely a key inspiration for what would later develop into the Raised Tybee Cottage as they share many similar characteristics (raised main living quarters, service oriented rooms on ground floor, auto stall under side porch, lattice surround – the servants quarters and bath/changing rooms are absent, however).

❖ American Tourist Court/Tybee Terrace Cottages, #11058–59, #251212

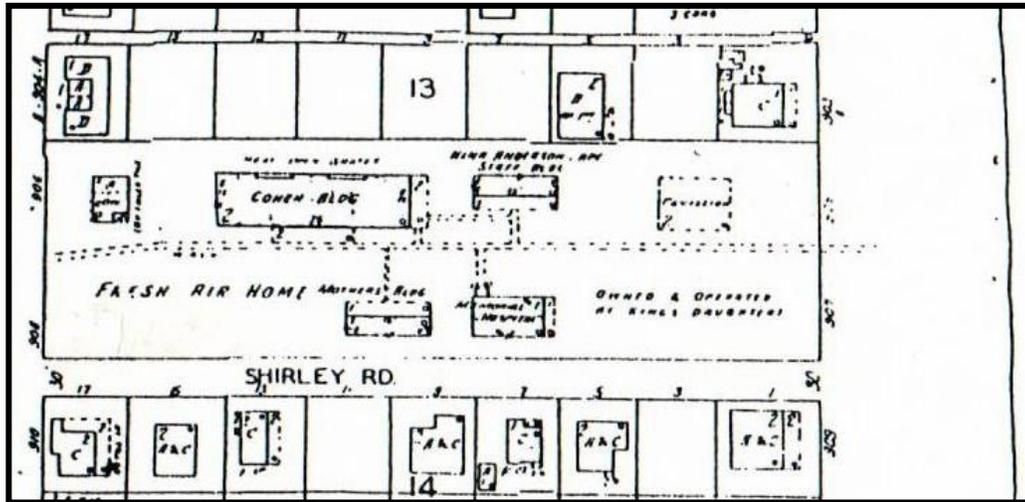
Located along Butler Avenue between 7th and 8th Streets, the earliest resources within the complex were originally built as the American Tourist Court during the 1940s. By the mid 1950s the motel court was known as Tybee Terrace Cottages, having 32 units offering one and two bedroom accommodations. Today the complex consists of an office and two frame cottages (c1940s) and twelve concrete block duplexes (c1950). The property is significant as a good example of an intact, Mid-20th Century tourist court and as one of the few hostelries remaining from Tybee’s heyday as a coastal resort. Individual listing for the entire complex is recommended.



Duplex cottages (c1950), #252212 – American Tourist Court/Tybee Terrace Cottages

❖ Fresh Air Home, 906 Butler Avenue, #11135-11138; #251793

The Fresh Air Home was organized in 1898 by Mrs. Nina Anderson Pape as a summer home for underprivileged children. The complex is one of numerous “Fresh Air Homes” established in coastal resort communities along the East coast during the turn of the century as a way of easing the ill effects of the Industrial Revolution on the poor youth of America’s urban industrial centers. The present complex was built in 1928 and includes the Cohen Building (main building), gatehouse, Mother’s Building, Nina Anderson Pape Staff Building, Memorial Hospital, and pavilion. The Fresh Air Home is significant as a local expression of a national social and philanthropic movement to provide recreational opportunities at the seashore to the nation’s poor urban youth, which would be otherwise be unavailable to them. Individual listing for the entire complex is recommended.



Fresh Air Home (c1928), 906 Butler Avenue – 1954 Sanborn Insurance Map



Clockwise from top left to right:
Cohen Building (#11135), Mothers
Building (#11136), Memorial
Hospital (#11137), Staff Building
(11138), and Pavilion (#251793).

❖ Doc's Bar – 10 Tybrisa Street, #11199

Located on 16th Street in the heart of the resort district/Tybee “Main Street”, Doc's Bar is one of the oldest businesses on Tybee (1948 to present). Well in to the 1960s, Tybee was known as a place where illegal gambling occurred and where ‘blue laws’ were not observed, as



alcohol was openly served on Tybee on Sundays. Doc's was one of the several small bars and lounges on Tybee in which craps, lots, and poker was played for money in back rooms. Situated in a c1920s, one room, front gable community store type building, Doc's is significant as one of the few remaining clapboard commercial buildings remaining on the island as well as one of the few businesses that remain from Tybee's heyday as a coastal resort.

❖ Post Office/Strickland's Market – 1606 Butler Avenue, #11207

Strickland's Market, located in Tybee commercial village area on Butler Avenue near Inlet Avenue, is one of the last frame commercial buildings remaining on the island. The building was built as a store during Tybee's boom period (1920-34), later becoming an important part of the island's year round community as a section of the store served as the post office during the 1940s and 1950s. Between 1960 and the late 1980s the building housed Strickland's Market. Individual listing on the National Register is recommended.



❖ Apartment and Boarding Houses

Following the completion of the Tybee Road in 1923, Tybee entered into a golden era as one of the most popular summer beach resorts on the South Atlantic coast. During this time (c1925-34) dozens of small inns, apartments, and boarding houses were built on Tybee, with a large concentration of boarding houses being built east of Butler Avenue between 16th and 18th Streets. In recent years, almost two-dozen boarding houses have been demolished to make way for condominium development. Eight boarding houses and four apartment buildings associated with this period of the resort's development were identified during the survey. Although some of these resources may be eligible for individual listing on the National Register, all of the resources may be eligible as a multiple property nomination.

❖ T.S. Chu's Department Store – 6 Tybrisa Street, #11202

Reflecting the town's maturation as a year round community, 16th Street between Butler Avenue and the Strand had developed into a traditional small-town commercial district by the mid-1950s. Tybee's "Main Street" was anchored by T.S. Chu's sprawling one-story, stucco and concrete block department store. The new Moderne style store, completed in 1948, became a focal point for the resort, offering exotic items from "the Orient" that were ideal for resort patrons and year-round residents alike. By the mid-1950s, Chu's Department Store had expanded, establishing a second ocean-side storefront that opened onto the parkway facing the Strand. In 1967 a third addition was added on the south side, creating another entrance along Inlet Avenue. Individual listing on the National Register is recommended.

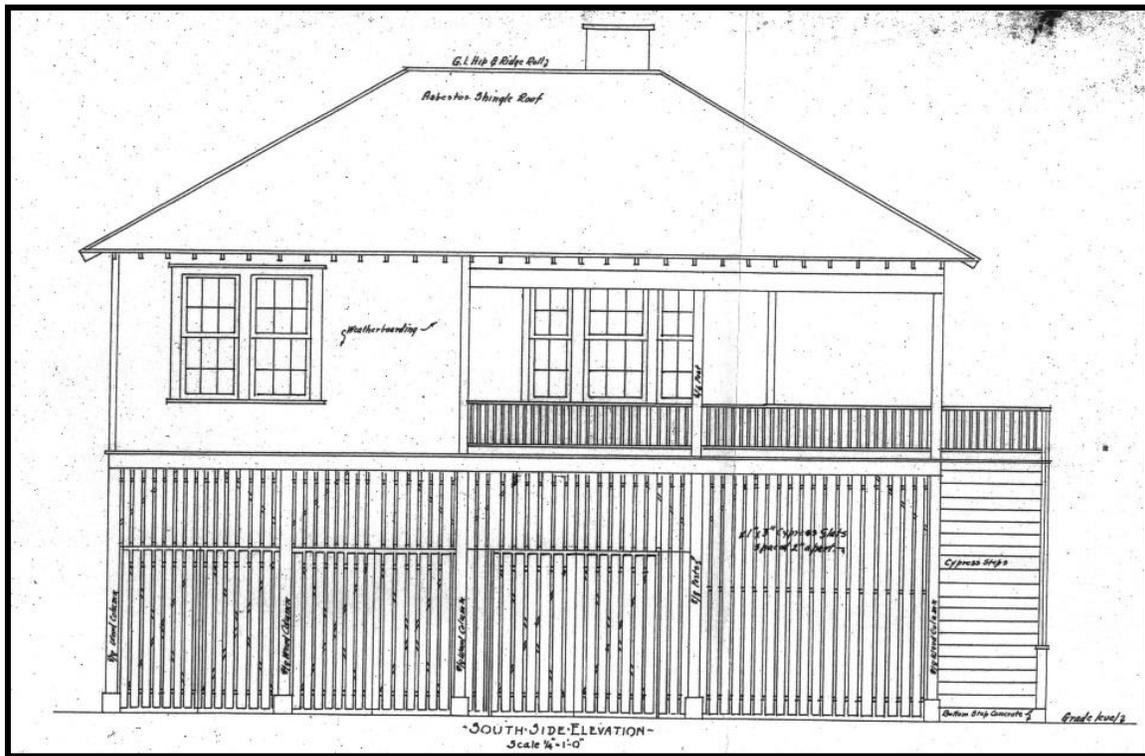


1940s postcard of 16th St. – Chu's on right



❖ Raised Tybee Cottages – Multiple-Property Nomination

The completion of the Tybee Road in 1923 ushered in a golden era for Tybee. As a result of the island’s increased accessibility, the resorts flourished and Tybee entered into an unparalleled building boom. It was during this time that the classic Raised Tybee Cottage was first introduced. Built between the early 1920s and the late 1940s, the Raised Tybee Cottage retains several design elements of the earlier cottages – the South End and Strand Cottages – while providing a new functionality that lent itself more effectively to the new developmental trends brought on by the new resorts of the Roaring Twenties. Of the 600 historic resources identified within the Phase I survey area, almost 1/5 are Raised Tybee Cottages (117 RTC), representing the largest concentration of coastal resort architecture of its kind in Georgia and perhaps the region.

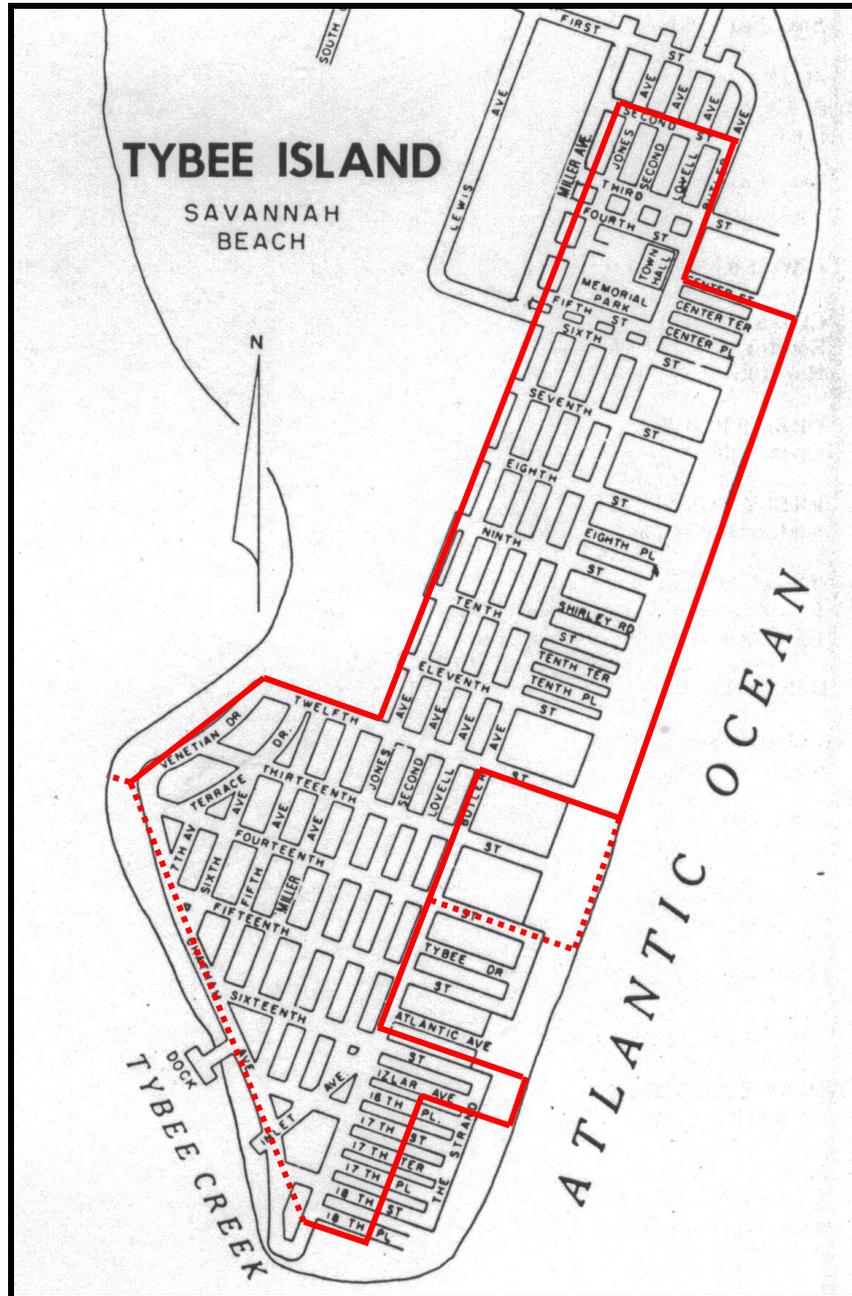


Harry Fulenwider Cottage (c1936) – one of a series of “Tybee Cottages” designed during the 1930s by Cletus W. Bergen, AIA – “The Dean of Savannah Architects”

TYBEE ISLAND HISTORIC RESOURCES SURVEY

❖ Greater Tybee Island Historic District

The proposed Greater Tybee Island Historic District would encompass all of the historically significant summer cottages, year-round residences, boarding houses, small inns, and commercial, governmental, religious and institutional buildings on the island's South End and central section that are associated with Tybee's development as a seasonal summer resort – from its height of popularity between 1890 and the late 1920s, to its transition into a year round “seaside community” between 1925 and the mid to late

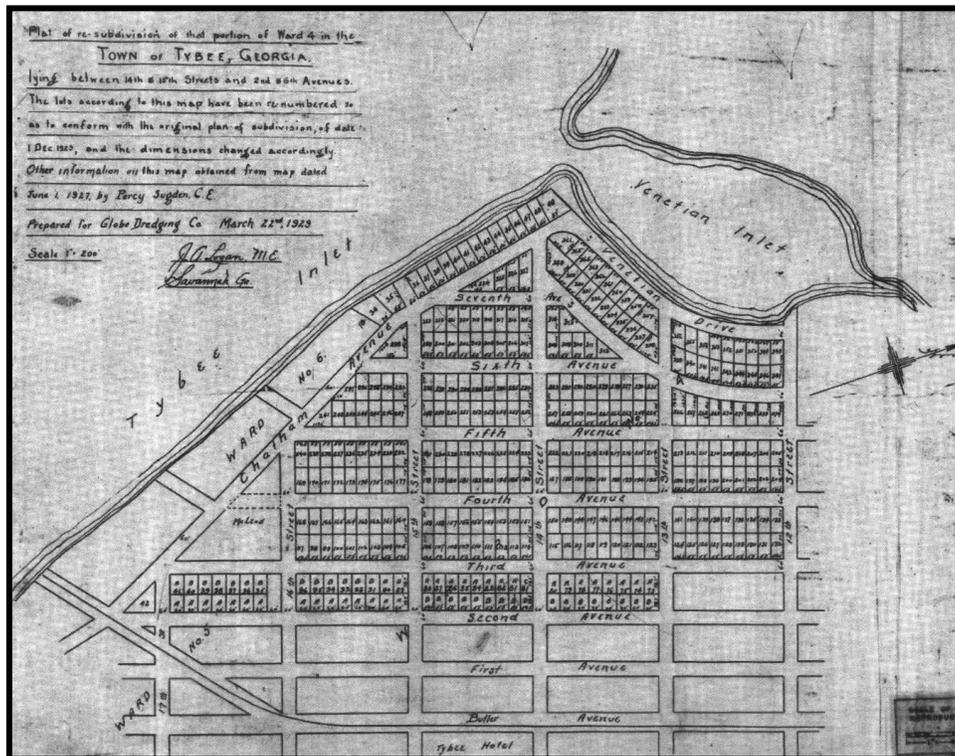


Proposed Boundaries of the Greater Tybee Island Historic District

TYBEE ISLAND HISTORIC RESOURCES SURVEY

1960s. With the exception of the existing Tybee Back River and Tybee Strand Cottages National Register Historic Districts (indicated on the map on page 78 by red hash marks), the proposed district would encompass nearly all of the Phase I survey area, and is roughly bounded by Second Street on the north, the Atlantic Ocean on the east, Jones Avenue and Venetian Drive on the west, and Chatham Avenue on the south.

The district is significant as it is directly associated with the development of the island by the Tybee Improvement Company as a beach resort during the 1870s and later – by its successor, the Tybee Beach Company, during the late 19th and early 20th centuries. The development of Tybee as a beach resort reflects a local manifestation of the American coastal resort movement in which development companies promoted the establishment of coastal resorts and the sale of building lots by offering amenities such as transportation networks, hotels, service-oriented businesses, and amusement establishments. Tybee Island’s development companies promoted the establishment of the resort through a succession of land subdivisions followed by the construction of new attractions in order to encourage lots sales. The first partial subdivision of Tybee in 1873 was followed by the establishment of steamboat service to the island and a mule drawn tram system that extended the length of the island (transportation networks) as well as the construction of the island’s first true resort hotel in 1876 – The Ocean House. Following the construction of the Savannah-Tybee Railroad in 1887 and the second partial subdivision of the island in 1890, the Tybee Beach Company built a new resort hotel on the South End of the island in 1892 called Hotel Tybee, which was strategically located near the newly subdivided portion of the island. The development company added two major ocean-side



A re-subdivision of Venetian Terrace on the South End of Tybee c1929

attractions to the resort center during the late 1890s – the Hotel Tybee Dancing Pavilion and Bathhouse as well as the Tybrisa Pavilion and Bath House (in partnership with the Central of Georgia Railroad, who built the Tybrisa on land donated by the Tybee Beach Company). In anticipation of the completion of Tybee Road in 1923, the Tybee Beach Company subdivided the remaining section of the island while a new development called Venetian Terrace - intended to be developed for year-round living, was established west of Jones Avenue on reclaimed marshland between 1922 and 1924. In support of their new developments, the Tybee Beach Company built a row of five identical summer cottages along Jones Avenue between 11th and 12th Streets in 1924 – directly in the center of their land subdivision and within close proximity to Venetian Terrace, while also building a “demonstration house” within Venetian Terrace at 802 14th Street in 1926 – a suburban-style bungalow that was clearly intended to promote the development for year round living. It was also during this time that the classic “Raised Tybee Cottage”, a local building type that developed as a standard for beach house design within the proposed district, was first built, eventually becoming the most common historic building type on the island. During the 1930s the South End began to develop as the main commercial section of the island where much of the daily business of the town was conducted. A bus station, department stores, grocery stores, and other businesses and institutions were established in this section of the district to cater not only to the visiting summer resort crowd, but also to the increasing number of year round residents that had begun to call



During the 1920s Tybee’s town hall was housed in a wing on the side of the original school house. Built c1900, the school house featured an apartment on the second floor for the teacher. A proper city hall wouldn’t be built on the island until 1939.

TYBEE ISLAND HISTORIC RESOURCES SURVEY

Tybee home. The “Town of Savannah Beach” made the full transition from a seasonal beach resort to a year round seaside community during the years following the end of World War II. Dozens of small houses were built throughout the district while a fully developed commercial strip was established along 16th Street – Tybee’s “Main Street”. By 1960 Butler Avenue had developed as a principal, multi-use corridor through the district, with governmental, religious, and institutional buildings (city hall, schools, churches, motor courts, etc) situated alongside residential buildings in the central section of the island while the island's first true U.S. Post Office (c1961) was established near the commercial center at the intersection of Butler Avenue and 16th Street. Although most of the original resort hotels and associated amenities are no longer extant, the district's resort history is reflected in its plan of streets and its resort architecture while its transition to a year round community is reflected in its extant associated architecture.



“Main Street Tybee” – 16th Street (now Tybrisa) c1960s



US Post Office (c1961) – 1601 Inlet Avenue, #251556

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APPENDIX A: INDEX OF HISTORIC RESOURCES SURVEYED*

TYBEE ISLAND HISTORIC RESOURCES SURVEY

Abbreviation Key

An * next to the “Survey Field Number” indicates a new resource being surveyed for the first time (and is therefore not included in the previous 1992 and 2001 surveys).

National Register Column

Yes = Appears to be individually eligible for listing in the National Register

No = Does not appear to be individually eligible for listing in the National Register

May = May be individually eligible for listing in the National Register

More Info = Additional information required to make a determination of individual National Register eligibility

No – Age = Resource does not meet the age requirement of 50 years or older and is therefore not eligible for individual listing in the National Register

No – INT = The resource no longer possesses a qualifying degree of integrity due to the extent of loss of original fabric and therefore appears ineligible for individual listing on the National Register

National Register Eligibility: It should be noted that this historic resource survey report does not in any way change the City of Tybee Island’s existing individual property or historic district listings in the National Register of Historic Places. Any amendments to existing listings and/or the nomination of additional properties or districts, including those recommended herein, must be made through the National Register of Historic Places process according to 36 CFR 60, as amended.

TYBEE ISLAND HISTORIC RESOURCES SURVEY

<i>Survey Field #</i>	<i>Georgia Historic Resources Survey ID</i>	<i>Address and/or Resources Name</i>	<i>Arch. Style</i>	<i>Building Type</i>	<i>Date of Constr.</i>	<i>NR Elig.</i>
001	250194	Adams Cottage – 1904a Chatham Avenue	n/a	South End Cottage	1915-19	Back River
002	250549	Adams Cottage Servants Quarters 1904b Chatham Avenue	n/a	hall-parlor	1915-19	Back River
003	250558	Lawrence Cottage – 1902 Butler Avenue	n/a	South End Cottage	1915-19	Back River
004	10943	G.A. Gordon- Peeples Cottage 1812 Butler Avenue	Craftsman	South End Cottage	c1890	Yes
005	10942	AMFICO Clubhouse 1813-17 Butler Avenue	n/a	South End Cottage	1905-14 c1928	Yes
006*	250567	4 18 th Lane	n/a	Raised Tybee Cottage?	c1955	May
007*	250631	2 18 th Lane	n/a	Raised Tybee Cottage variant	c1950	May
008	250635	1809a Butler Avenue	n/a	bungalow	c1935	May
009	250638	1809b Butler Avenue	n/a	undetermined	c1940	May
010	10939	Cunningham-Rowland Cottage 1806 Butler Avenue	n/a	South End Cottage	1890-99	Yes
011	250660	Rosen Cottage 9 18 th Place	n/a	Raised Tybee Cottage	c1939	Yes
012*	250665	1807 Butler Avenue	n/a	unknown	c1950	No-INT
013	10940	W.H. Wade Cottage 1803 Butler Avenue	Craftsman	unidentified type	1910-14	May
014	250678	1804 Butler Avenue	n/a	Raised Tybee Cottage	c1940	More Info
015	250681	Thompson/Walker Cottage 17 18 th Terrace	Craftsman	bungalow – RTC variant	1935-39 1950?	Yes
016	250693	Wright Cottage 15 18 th Terrace	Craftsman	bungalow – RTC variant	1935	Yes
017	250695	12 18 th Terrace	n/a	Raised Tybee Cottage	1935	More Info
018*	250716	6 18 th Terrace	Craftsman	Raised Tybee Cottage	c1936	Yes
019	250717	Bell Cottage/Wisteria Apartments 1801 Butler Avenue	n/a	South End Cottage	1910-14	May
020*	250748	105 18 th Street	n/a	bungalow	c1967	More I
021*	250749	104 18 th Street	n/a	Raised Tybee Cottage	c1945	Yes
022	250754	17 18 th Street	n/a	Raised Tybee Cottage	c1938	May
023	250758	“Apple Jack” Cottage 15 18 th Street	n/a	bungalow	c1922	May
024	249447	Sea View Apartments 7 18 th Street	Craftsman	boarding house	c1923	Listed 2003
025	250771	B.M. Koch Cottage 1711 Butler Avenue	n/a	undetermined	c1912	May
026	250772	14 17 th Place	n/a	boarding house	c1935	Yes
027*	250773	10 17 th Place	n/a	unidentified	c1945	more info
028*	250774	12? 17 th Place	n/a	unidentified	c1960	more info
029*	250775	7 17 th Place	n/a	undetermined	c1940	no

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<i>Survey Field #</i>	<i>Georgia Historic Resources Survey ID</i>	<i>Address and/or Resources Name</i>	<i>Arch. Style</i>	<i>Building Type</i>	<i>Date of Constr.</i>	<i>NR Elig.</i>
030*	250785	1707 Butler Avenue	n/a	raised vernacular	c1970	More Info
031*	250786	1705 Butler Avenue	n/a	Raised Tybee Cottage variant	c1955	More Info
032	250787	Judkins-Seay-Bernstein Cottage 1706 Butler Avenue	n/a	Raised Tybee Cottage	c1932	pending
033*	250788	17 T.S. Chu Terrace	n/a	Raised Tybee Cottage	c1935	May
034	249981	S.F. Smith Cottage #4/Smith Apartments – 8 T.S. Chu Terrace	n/a	boarding house	1911-14	May
035	250799	S.F. Smith Cottage #3 6 T.S. Chu Terrace	n/a	undetermined	1911-14	More Info
036*	250800	S.F. Smith Cottage #2 4 T.S. Chu Terrace	n/a	undetermined	1911-14	More Info
037	250801	S.F. Smith Cottage #1/Oshiek Cottage – 2 T.S. Chu Terrace	n/a	unidentified house type	1911-14	Yes
038	11229	9 T.S. Chu Terrace	n/a	Raised Tybee Cottage variant	c1935	Yes
039	11228	7 T.S. Chu Terrace	Craftsman	Raised Tybee Cottage variant	c1935	Yes
040	11227	5 T.S. Chu Terrace	n/a	Raised Tybee Cottage variant	c1935	May
041	249271	Bordley Cottage/Beach View Hotel – 1701 Butler Avenue	n/a	South End Cottage	c1915	Listed 2004
042	11255	W.G. Logan Cottage 104 17 th Street	n/a	Unidentified house type	c1912	Yes
043*	250806	S. Blumenthal Cottage 102 17 th Street	n/a	n/a	c1910 /1965	Yes
044	250807	18 17 th Street	n/a	Raised Tybee Cottage	c1945	Yes
045	250808	17 17 th Street	n/a	duplex cottage	c1945	More Info
046	250809	16 17 th Street	n/a	bungalow	c1935	More Info
047	250810	14 17 th Street	Contemporary	raised vernacular	c1977	No – Age
048	250816	13 17 th Street	n/a	American small house	c1945	More Info
049	250817	17 th Street Inn – 12 17 th Street	n/a	boarding house	c1930	Yes
050	250818	7 17 th Street	Craftsman	boarding house	c1938	May
051*	250819	1614 18 th Street	n/a	duplex cottage	c1964	May
052*	250820	5 Silver Avenue	n/a	unidentified	c1970	No
053	250821	3 Silver Avenue	n/a	quadraplex	c1944	Yes
054	11208	19 Izlar Avenue	n/a	bungalow	1924-35	No-INT
055	10924	16 Izlar Avenue	n/a	Georgian Cott.	c1932	Yes
056*	250822	14 Izlar Avenue	n/a	unable to determine	1950	More Info
057	11210	Izlar Bathhouse - 11 Izlar Ave.	n/a	bath house	c1932	Yes
058	11211	10 Izlar Avenue	n/a	duplex cottage	c1940	More Info

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059	11212	7 Izlar Avenue	n/a	hall-parlor	c1930	May
060*	250828	204 17 th Street	n/a	duplex cottage	c1950	May
061*	250830	203 17 th Street	n/a	Mid 20 th 2 story	c1960	May
062	250831	302 17 th Street	n/a	Raised Tybee Cottage	c1939	May
063	11260	1611 Inlet Avenue	n/a	bungalow	c1934	More Info
064*	250832	1609 Lovell Avenue	n/a	ice house/ single residence	1947/ 1965	May
065*	250833	1611 2 nd Avenue	n/a	unidentified	c1952	May
066*	250836	1610 2 nd Avenue	n/a	unidentified	c1952	Yes
067	11261	1606 2 nd Avenue	n/a	bungalow	c1934	May
068	11264	1610 Jones Avenue	Craftsman	duplex cottage	c1937	Yes
069	11263	1611 Jones Avenue	n/a	unidentified	c1930	More Info
070	11266	2 McLeod Drive	n/a	unidentified	1930-39	Yes
071*	250837	404 McLeod Street	n/a	ranch	c1971	No-age
072*	250838	1603 Jones Avenue	n/a	American Small house	c1960	May
073	11265	1601 Jones Avenue	n/a	American Small House	1940-49	May
074	11271	Smart-Sprague-Reeve Cottage 1903 Chatham Avenue	n/a	South End Cottage	c1903	Back River
075	11273	1811 Chatham Avenue	n/a	South End Cottage	1915-19	Back River
076	11274	Palmer-Sprague Cottage 1809 Chatham Avenue	n/a	South End Cottage	c1904	Back River
077	11275	Baker-Lamar Cottage 1807 Chatham Avenue	n/a	South End Cottage	1900-09	Back River
078*	250887	1810 Chatham Avenue	n/a	undetermined	c1945	No-INT
079	11276	Harmon-Weiss Cottage 1805 Chatham Avenue	n/a	South End Cottage	1900-09	Back River
080	11277	Stillwell-Downing Cottage 1803 Chatham Avenue	n/a	South End Cottage	c1904	Back River
081	11278	Walker-Lynah Cottage 1801 Chatham Avenue	n/a	South End Cottage	1905-15	Back River
082	11279	Walker-Saussy Cottage 1713 Chatham Avenue	n/a	South End Cottage-variant	c1910	Back River
083	11280	Walker-Varnedoe Cottage 1711 Chatham Avenue	n/a	South End Cottage	1900-27 /1948	Back River
084	11256	1716 Chatham Avenue	n/a	Raised Tybee Cottage	c1935	May
085	11257	Ranitz Cottage 1712 Chatham Avenue	n/a	bungalow – RTC variant	c1935	Yes
086	11258	1710 Chatham Avenue	n/a	South End Cottage	c1916	Yes
087	11259	Gignialant Cottage 1706 Inlet Avenue	n/a	South End Cottage	c1917	Yes
088	11281	Chatham Artillery Club 1703 Inlet Avenue	n/a	South End Cottage	c1888	Back River

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089	11282	Servant's Cottage – 1701 Inlet Avenue	n/a	hall-parlor	c1900	Back River
090*	250909	1704 Chatham Avenue	Plain style	ranch	c1958	May
091	11262	1702 Chatham Avenue	n/a	unidentified	c1929	May
092	11283	1701 Chatham Avenue	n/a	undetermined	1940-49	Back River
093	11284	Servants Cottage – 1701b Chatham Avenue	n/a	unable to determine	c1945	Back River
094*	250935	1623 Chatham Avenue	n/a	Mid-20 th Century 2 story	c1945	Back River
095	11285	1621b Chatham Avenue	n/a	single pen	c1930	Back River
096*	250941	1621c Chatham Avenue	n/a	duplex cottage	c1960	Back River
097	250946	1617 Chatham Avenue	Contemporary	unidentified	c1989	Back River
098*	250953	1614 Chatham Avenue	n/a	American Small house	c1940	May
099*	250954	1612 Chatham Avenue	n/a	bungalow	c1958	May
100*	250955	1610 Chatham Avenue	Plain style	Ranch-rambler	c1971	No-age
101	11286	Detached Dining Room/Kitchen – Collin's Cottage, 1615c Chatham	n/a	detached kitchen	c1900	Back River
102	11287	Ducey Cottage 1613 Chatham Avenue	n/a	bungalow	c1940	Back River
103*	250956	1611 Chatham Avenue	n/a	bungalow	c1945	Back River
104	11288	Mock Cottage 1609 Chatham Avenue	n/a	unidentified	c1935	Back River
105	11289	Goette Cottage 1517b Chatham Avenue	n/a	Raised Tybee Cottage variant	c1920	Back River
106*	250967	1515 Chatham Avenue	Contemporary	undetermined	1910s/1965	Back River
107*	250968	1510 Chatham Avenue	Plain style	ranch	c1960	Yes
108	11291	"Old Man Ryan's" Fishing Cabin – 1513 Chatham Avenue	n/a	hall-parlor	c1915	Back River
109	11292	Judge Rourke Cottage/Riverside Lodge, 1511 Chatham Avenue	n/a	Raised Tybee Cottage	c1928/1948	Back River
110	11293	1507 Chatham Avenue	n/a	unidentified	c1938	Back River
111	11294	1501 Chatham Avenue	n/a	unidentified	c1935	Back River
112	11295	1413 Chatham Avenue	n/a	unidentified	c1945	Back River
113*	250986	1411 Chatham Avenue	n/a	bungalow	1975?	Back River
114	11297	1405 Chatham Avenue	n/a	Raised Tybee Cottage	c1929	Back River
115	11298	1403 Chatham Avenue	n/a	Raised Tybee Cottage	c1935	Back River

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116*	251000	1401 Chatham Avenue	Plain style	ranch	c1973	Back River
117*	251001	1316 Venetian Drive	n/a	unidentified	c1973	No-INT?
118*	251005	1308 Venetian Drive	n/a	unidentified	c1975	No-INT?
119*	251006	1306 Venetian Drive	n/a	Raised Tybee Cottage	c1935	Yes
120*	251007	1216 Venetian Drive	Plain style	ranch	c1962	May
121*	251008	fish cottage – 212 Venetian Drive	n/a	hall-parlor	1930-39	May
122*	251016	1210 Venetian Drive	n/a	ranch	c1970	No-age
123*	251017	1206 Venetian Drive	n/a	unknown	c1940/70	More Info
124	11102	704 15 th Street	Craftsman	bungalow	c1935	May
125*	251018	Dutton-Waller Cottage 1416 Chatham Avenue	n/a	Raised Tybee Cottage	c1938	Listed 2008
126*	251020	703 14 th Street	n/a	Duplex cottage	c1953	May
127*	251021	704 14 th Street	n/a	quadreplex	c1971?	May
128	249838	Weil-Atkinson House 802 14 th Street	n/a	bungalow	c1926	GA 2014 NR pending
129*	251024	1303 7 th Avenue	n/a	Raised Tybee Cottage	c1935	More info
130*	251025	701 13 th Street	n/a	Mid 20 th 2 story	c1960	May
131	251082	fishing cottage 1207 6 th Avenue	n/a	American Small House	c1949	May
132*	251027	fishing cottage - 1209 6 th Avenue	n/a	single pen	c1940	No INT
133*	251028	1211 6 th Avenue	n/a	American Small House	c1940	More Info
134*	251029	fishing cottage - 1213 6 th Avenue	n/a	unidentified	c1930	No-INT
135*	251030	1217 6 th Avenue	Plain style	Ranch	c1950	May
136*	251040	1304 6 th Avenue	Contemporary	raised vernacular	c1977	No - age
137*	251041	1308 6 th Avenue	n/a	bungalow	1960	No-INT?
138*	251042	1314 6 th Avenue	n/a	ranch	c1950	Yes
139*	251043	1311 6 th Avenue	n/a	bungalow	c1953	May
140	249453	Rourke-Butler Cottage 702 14 th Street	n/a	Raised Tybee Cottage	c1920/ 1946	Listed 2010
141*	251046	1401 6 th Avenue	n/a	American Small house	c1956	Yes
142*	251047	1402 6 th Avenue	Plain style	ranch	c1953	Yes
143*	251048	1405 6 th Avenue	Plain style	ranch	c1967	May
144*	251049	1407 6 th Avenue	Plain style	ranch	c1965	May
145*	251050	1404 6 th Avenue	Contemporary	ranch	c1961	May
146*	251051	1411 6 th Avenue	Plain style	ranch	c1960	May
147	11103	1415 6 th Avenue	Craftsman	Raised Tybee Cottage variant	c1938	Yes
148*	251052	604 15 th Street	n/a	ranch	c1948	More Info
149*	251053	1504 6 th Avenue	Contemporary	“Eichler” ranch	c1957	Yes
150*	251054	1510 5 th Avenue	Plain style	ranch	c1954	No-INT
151*	251055	1507 5 th Avenue	n/a	undetermined	c1970	No-age
152*	251056	1505 5 th Avenue	n/a	bungalow	c1945	May

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153*	251058	503 15 th Street	Contemporary	ranch	c1947	May
154	11104	602 15 th Street	n/a	Raised Tybee Cottage	c1929	Yes
155*	251070	506a 15 th Street	Contemporary	raised vernacular	c1967	More Info
156*	251071	506b 15 th Street	n/a	undetermined	c1957	More Info
157*	251072	1413 5 th Avenue	n/a	bungalow	c1948	May
158*	251073	1411 5 th Avenue	Plain style	ranch	c1967	No - INT
159*	251074	1410 5 th Avenue	n/a	American Small house	c1945	No - INT
160*	251075	1406 5 th Avenue	Plain style	bungalow ranch	c1949	No-INT
161*	251076	1404 5 th Avenue	n/a	American Small house	c1950	Yes
162*	251077	503 14 th Street	Contemporary	duplex cottage	c1970	No-age
163*	251078	504 14 th Street	Contemporary	ranch	c1960	May
164*	251079	602 14 th Street	Plain style	ranch	c1972	May
165*	251080	1314 5 th Avenue	n/a	American Small house - duplex	c1946	No-INT
166*	251081	1310 5 th Avenue	Plain style	ranch	c1971	No-age
167*	251083	1307 5 th Avenue (secondary dwell)	n/a	American Small House	c1948	May
168*	251084	1305 5 th Avenue	n/a	American Small House	c1954	May
169	11109	1301 5 th Avenue	n/a	Raised Tybee Cottage variant	1945-54	Yes
170	11092	503 13 th Street	n/a	American Small house	c1945	Yes
171*	251085	602 13 th Street	n/a	duplex house	c1970	No-age
172*	251087	504 13 th Street	n/a	American Small house	c1955	May
173*	251088	1213 5 th Avenue	n/a	American Small House	c1945	May
174*	251089	1211 5 th Avenue	n/a	American Small house	c1945	May
175*	251090	1207 5 th Avenue	n/a	raised vernacular	c1976	No-age
176*	251091	1205 5 th Avenue	n/a	raised vernacular	c1976	No-age
177*	251093	1204 5 th Avenue	n/a	ranch	c1959	May
178*	251095	403 Tybrisa Street	n/a	American Small House	c1960	May
179*	251101	408 Tybrisa Street	n/a	American Small house	c1967	No-age
180*	251102	1517 Miller Avenue	Contemporary	ranch - rambler	c1960	May
181	251105	1514 Miller Avenue	n/a	American Small House	1940-49	Yes
182*	251106	1508 Miller Avenue	Moderne	ranch	c1949	May
183	11113	1509 Miller Avenue	n/a	American Small House	c1949	Yes
184*	251108	1506 Miller Avenue	n/a	American Small house	c1946	Yes

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185*	251123	1505 Miller Avenue	Plain style	ranch	c1973	No-age
186*	251124	403 15 th Street	n/a	American Small house	c1955	No-INT
187*	251126	34 15 th Street	n/a	unidentified	c1950	Yes
188*	251127	1409 Miller Avenue	Plain style	ranch	c1968	May
189*	251129	1407 Miller Avenue	n/a	American Small house	c1945	May
190*	251160	1403 Miller Avenue	Plain style	ranch	c1960	May
191*	251161	403 14 th Street	n/a	American Small house	c1955	No- INT
192*	251163	502 14 th Street	n/a	raised vernacular	c1955	May
193*	251166	1316 Miller Avenue	n/a	American Small house	c1970	No-age
194*	251167	1314 Miller Avenue	n/a	American Small house	c1960	No-INT
195*	251168	1313a Miller Avenue	n/a	American Small house - duplex	c1950	May
196*	251169	1312 Miller Avenue	n/a	duplex cottage	c1950	More Info
197*	251170	1309 Miller Avenue	n/a	Mid 20 th 2 story	c1970	No-age
198*	251171	1305 Miller Avenue	Contemporary	ranch	c1950	More Info
199*	251172	1308 Miller Avenue	Contemporary	American Small house	c1953	No-INT
200*	251174	1306 Miller Avenue	n/a	American Small house	c1958	No-INT
201	11111	1303 Miller Avenue	n/a	American Small house	c1947	May
202	11093	501 13 th Street	n/a	American Small house	c1947	More Info
203*	251184	1221 Miller Avenue	n/a	unidentified	c1947	Yes
204*	251185	1210 Miller Avenue	Plain style	bungalow ranch	c1945	May
205*	251186	1207 Miller Avenue	n/a	American Small house	c1945	More Info
206*	251191	1205 Miller Avenue	n/a	American Small house	c1946	More Info
207*	251193	1206 Miller Avenue	n/a	bungalow ranch	c1945	More Info
208*	251196	1204 Miller Avenue	n/a	undetermined	1945-54	No-INT
209*	251197	1514 Jones Avenue	n/a	unidentified	c1946	More Info
210*	251198	1519 Jones Avenue	n/a	undetermined	c1938	No-INT
211	251218	1513 Jones Avenue	Craftsman	foursquare cottage	c1930	Yes
212	251222	1513½ Jones Avenue	Craftsman	hall-parlor	c1929	Yes
213*	251203	1512 Jones Avenue	n/a	American Small house	c1945	Yes
214*	251204	1510 Jones Avenue	Contemporary	American Small house	c1953	May
215*	251205	1508 Jones Avenue	n/a	American Small house	c1969	No-age
216*	251209	1509 Jones Avenue	n/a	gable ell cottage	c1945	May

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217	251241	1503 Jones Avenue	n/a	American Small house	c1955	Yes
218*	251243	1413 Jones Avenue	n/a	American Small House	c1955	No INT
219*	251244	1414 Jones Avenue	n/a	American Small house	c1950	More Info
220*	251270	1411 Jones Avenue	n/a	bungalow	c1950	No-INT
221*	251272	1409 Jones Avenue	Plain style	ranch	c1963	No-INT
222	251283	1401 Jones Avenue	n/a	bungalow	c1935	Yes
223*	251279	402 14 th Street	n/a	ranch	1955-59	Yes
224	251288	1315 Jones Avenue	n/a	raised vernacular	c1940/2000	No-INT (raised)
225*	251310	1313 Jones Avenue	Contemporary	American Small house	c1952	Yes
226	251311	1312 Jones Avenue	n/a	hall-parlor	c1910-19	May
227*	251326	1311 Jones Avenue	Contemporary	ranch	c1955	May
228	251334	1310 Jones Avenue	n/a	Side Gable Cottage	c1948	No-INT
229*	251335	1308 Jones Avenue	Contemporary	Eichler ranch	c1960	No-INT
230*	251343	1307 Jones Avenue	Contemporary	ranch	c1960	No-INT
231	249571	J. Herbert & Julia Johnson Cottage 1306 Jones Avenue	n/a	Raised Tybee Cottage variant	1931-32	Listed 2008
232	251359	1304 Jones Avenue	n/a	bungalow	1930-39	May
233	251377	403 13 th Street	n/a	unidentified	1940-49	Yes
234	251383	304 13 th Street	n/a	gable ell cottage	c1945	No-INT
235*	251387	1215 Jones Avenue	Contemporary	American Small house	c1959	Yes
236*	251394	1213 Jones Avenue	Contemporary	ranch	c1959	No-INT
237	251401	1205 Jones Avenue	n/a	Mid 20 th 2 story	c1947	Yes
238*	251405	1201 Jones Avenue	Plain style	ranch	c1967	No-INT
239*	251409	301 Tybrisa Street	Plain style	ranch	c1955	No-INT
240	251420	1515 2 nd Avenue	n/a	American Small house	c1940	Yes
241*	251421	1513 2 nd Avenue	n/a	American Small house	c1955	May
242*	251431	1514 2 nd Avenue	n/a	unidentified	c1935	May
243*	251437	1511 2 nd Avenue	Plain style	ranch	c1974	No-age
244*	251438	1510 2 nd Avenue	Plain style	ranch	c1972	No-age
245	251443	1508a 2 nd Avenue	n/a	single pen	c1930	More Info
246	251445	1508b 2 nd Avenue	n/a	single pen	c1930	More Info
247*	251454	1505 2 nd Avenue	n/a	undetermined	c1946	No-INT
248*	251456	301 15 th Street	Plain style	ranch	c1972	No-age
249	251459	Pearl S. Bowen Boarding House 204 15 th Street	n/a	boarding house	c1932	Yes
250*	11022	1416 2 nd Avenue	n/a	Raised Tybee Cottage variant	c1941	More info
251*	251460	1415 2 nd Avenue	n/a	quadreplex	c1940	May
252*	251466	1412 2 nd Avenue	n/a	American Small house	c1941	Yes
253*	251467	1408 2 nd Avenue	n/a	gable ell cott.	c1951	No-INT

TYBEE ISLAND HISTORIC RESOURCES SURVEY

<i>Survey Field #</i>	<i>Georgia Historic Resources Survey ID</i>	<i>Address and/or Resources Name</i>	<i>Arch. Style</i>	<i>Building Type</i>	<i>Date of Constr.</i>	<i>NR Elig.</i>
254	11020	Row of identical cottages (1 of 3), 1409 2 nd Avenue	n/a	unidentified	c1935	More Info
255	11019	Row of identical cottage (2 of 3), 1407 2 nd Avenue	n/a	unidentified	c1935	May
256	11018	Row of identical cottage (3 of 3), 1405 2 nd Avenue	n/a	unidentified	c1935	No-INT
257	251471	1403 2 nd Avenue	n/a	unidentified	c1935	No-INT
258	11099	1401 2 nd Avenue	n/a	raised bungalow	c1930	May
259	11098	1315 2 nd Avenue	n/a	Raised Tybee Cottage variant	c1940	Yes
260	11100	1314 2 nd Avenue/204 14 th Street	n/a	boarding house	c1930	May
261	11017	1313 2 nd Avenue	n/a	boarding house	c1930	More Info
262*	251484	1311 2 nd Avenue	n/a	American Small house	c1940	May
263	11015	1310 2 nd Avenue	n/a	unidentified	c1940	Yes
264*	251489	1307 2 nd Avenue	Contemporary	American Small house	c1955	Yes
265*	251490	1306 2 nd Avenue	Plain style	Bungalow ranch	c1955	May
266*	251491	1304 2 nd Avenue	n/a	unidentified	c1950	No-INT
267*	251497	1303 2 nd Avenue	n/a	duplex cottage Amer. Sm Cott	c1955	May
268*	11107	1215 2 nd Avenue	Craftsman	Raised Tybee Cottage variant	c1935	Yes
269	11014	1213 2 nd Avenue	n/a	Raised Tybee Cottage	c1930	No-INT
270	11013	1212 2 nd Avenue	n/a	hall-parlor	c1955	Yes
271*	251501	1211 2 nd Avenue	n/a	bungalow	c1960	May
272*	251512	1210 2 nd Avenue (moved to site)	n/a	hall-parlor	c1910	More info
273*	11012	1208 2 nd Avenue (moved to site)	n/a	single pen	c1915	More info
274*	251513	1206 2 nd Avenue	n/a	duplex house	c1965	No-INT
275	11106	Mayflower Hotel Cottage 106b Tybrisa Street	n/a	foursquare cottage	c1930	Yes
276	251514	Mayflower Hotel Cottage 106c Tybrisa Street	n/a	hall-parlor	c1935	May
277*	251525	motel wing - 1415 Lovell Avenue	n/a	motel	c1968	May
278*	251526	1404 Lovell Avenue (?)	n/a	American Small House	c1960	More Info
279*	251527	1403 Lovell Avenue	Contemporary	duplex cottage	c1947	May
280	251528	pump house – 105 14 th Street	n/a	pump house	c1940	May
281	11049	1313 Lovell Avenue	n/a	duplex cottage	c1930	May
282*	251538	1311 Lovell Avenue	n/a	raised vernacular	c1949	Yes
283	11048	1307 Lovell Avenue	n/a	h-p?	c1930	May
284	11095	1301 Lovell Avenue/201 13 th St.	n/a	Raised Tybee Cottage	c1925	May
285*	251549	1211 Lovell Avenue	n/a	unidentified	c1971	No-age
286	11047	1205 Lovell Avenue	n/a	American Small House	c1949	Yes
287	11046	1307 Lovell Avenue	n/a	bungalow	c1935	Yes
288*	251552	1203 Lovell Avenue	Contemporary	unidentified	c1960	Yes

TYBEE ISLAND HISTORIC RESOURCES SURVEY

<i>Survey Field #</i>	<i>Georgia Historic Resources Survey ID</i>	<i>Address and/or Resources Name</i>	<i>Arch. Style</i>	<i>Building Type</i>	<i>Date of Constr.</i>	<i>NR Elig.</i>
289	251553	1201 Lovell Avenue	n/a	RTC/apt. house	c1935	May
290	251554	103 12 th Street	n/a	duplex house	c1948	No-INT
291	11207	Strickland's Market/Post Office 1606 Butler Avenue	n/a	community store	c1920	Yes
292*	251555	Midy Tidy Laundromat 1604 Butler Avenue	Contemporary	community store	c1960	Yes
293*	251556	US Post Office – Tybee Island 1601 Inlet Avenue	International	post office	c1961	Yes
294*	251557	Beach Drug Company 18 Tybrisa (16 th) Street	Moderne	multiple retail	c1955	May
295*	251558	17 Tybrisa (16 th) Street	n/a	multiple retail	c1948	No-INT
296	11204	13 Tybrisa (16 th) Street	n/a	multiple retail	c1940	More Info
297	11199	Doc's Bar – 10 Tybrisa Street	n/a	community store	1920-29	Yes
298	11203	Carbo House 9 Tybrisa (16 th) Street	n/a	boarding house	c1932	Listed 2010
299	11202	T.S. Chu's Department Store 6 Tybrisa (16 th) Street/Izlar Ave.	Moderne	Department Store	1937-48	Yes
300	11200	Christy's Department Store Tybrisa (16 th) Street and Strand	Moderne	Department Store	c1949-1968	May
301	11201	The Strand Hotel 1605 Strand at Izlar Avenue	n/a	boarding house	c1935	May
302*	251563	1515 Butler Avenue	n/a	multiple retail	c1967	More Info
303*	251564	restaurant – 1513 Butler Avenue	n/a	single retail	c1970	No-age
304	11198	May's Apartments 1514 Butler Avenue	n/a	quadrex	c1937	May
305	11197	Seabreeze Hotel Restaurant & Quarters – 10 Atlantic Avenue	n/a	restaurant	c1910	May
306	11196	19 15 th Street	Craftsman	bungalow	c1930	No-INT
307	11195	17 15 th Street	Craftsman	bungalow	c1930	Yes
308	11194	15 15 th Street	n/a	Raised Tybee Cottage	c1936	May
309	11192	Hotel Tybee Cottage 14 15 th Street	n/a	unidentified	1910-19	May
310*	251566	auto garage/filling station 1403-1405 Butler Avenue	n/a	gas/service station	c1950	May
311	11073	Hotel Tybee Lighting Plant 1401 Butler Avenue	n/a	n/a	c1911/1940	More Info
312*	251591	2 14 th Street	n/a	raised vernacular	c1974	No-age
313	11187	10 14 th Street	n/a	Raised Tybee Cottage	1925-34	Strand
314	11190	Cummings Cottage 20 14 th Street	n/a	Raised Tybee Cottage	c1929	Strand NRHD
315	11188	Cummings-Wylly Cottage/ Georgianna Inn, 1312 Butler Ave.	Folk Victorian	Georgian/ Strand Cottage	c1910	Strand NRHD
316*	251605	10 13 th Lane	n/a	unidentified	c1945	Strand
317	11187	Robert-Sack-Hickman Cottage 16 13 th Lane	n/a	Raised Tybee Cottage	c1929	Strand NRHD

TYBEE ISLAND HISTORIC RESOURCES SURVEY

<i>Survey Field #</i>	<i>Georgia Historic Resources Survey ID</i>	<i>Address and/or Resources Name</i>	<i>Arch. Style</i>	<i>Building Type</i>	<i>Date of Constr.</i>	<i>NR Elig.</i>
318*	251614	1308 Butler Avenue	Contemporary	unidentified	c1974	Strand NC
319	11186	Montgomery-Dixon-Saylor Cottage – 10 13 th Terrace	Folk Victorian	Georgian/ Strand Cottage	c1896	Strand NRHD
320	11185	Davis-Lindsay Cottage 6 [^] 13 th Place	n/a	Strand Cottage	c1898	Strand NRHD
321	11184	Storer-Furse-Sipple Cottage 1304 Butler Avenue	Folk Victorian	Strand Cottage	c1898	Strand NRHD
322	11183	Ehlich-Harris-Traub Cottage 11 13 th Street	n/a	Strand Cottage	c1905	Strand NRHD
323*	251630	17 13 TH Street	n/a	raised vernacular	c1960	Strand NC
324*	251635	19 13 th Street	n/a	raised American small house	c1938	Strand
325	11071	1303 Butler Avenue	n/a	unidentified	c1940	May
326	11182	Strobhar-Armond Cottage 16 13 th Street	n/a	Raised Tybee Cottage	c1930	Strand NRHD
327	11181	Strobhar-Delany Cottage 14 13 th Street	n/a	Raised Tybee Cottage	c1930	Strand NRHD
328	11180	Sims Cottage – 10 13 th Street	n/a	Strand Cottage	c1915	Strand
329	11179	Strobhar Cottage #1 8a 13 th Street	n/a	Strand Cottage	c1915	Strand NRHD
330	11178	Russell-Reeves Cottage 8b 13 th Street	n/a	Strand Cottage	c1915	Strand NRHD
331	11177	Rogers-Fulmer-Delaney Cottage 1210 Butler Avenue	Folk Victorian	Strand Cottage	c1895	Strand NRHD
332	11175	Middleton-Crawford Cottage 6 12 th Place	n/a	bungalow	c1922	Strand NRHD
333	11174	6 12 th Terrace	NCR	unidentified	c1929	Strand
334	11070	1207 Butler Avenue	n/a	Raised Tybee Cottage	c1930	Yes
335	11173	Pierce-McCall Cottage 1204 Butler Avenue	Folk Victorian	Strand Cottage	1900-1909	Strand NRHD
336*	251664	1201 Butler Avenue	n/a	Raised Tybee Cottage	c1935	No-INT
337*	251665	15 12 th Street	n/a	ranch	c1972	No-age
338*	251666	13 12 th Street	n/a	Mid 20 th 2 Story	c1965	No-INT
339*	251667	11 12 th Street	n/a	raised vernacular	c1970	No-age
340*	251668	3 12 th Street	Contemporary	raised vernacular	c1969	May (more info)
341*	251669	2 12 th Street	Neo Colonial	raised vernacular	c1977	No-age
342	11172	12 12 th Street	n/a	Raised Tybee Cottage	c1930	Yes
343	11171	14 12 th Street	n/a	unidentified	c1935	Yes
344	11170	Homer Peeples Cottage 16 12 th Street	n/a	Raised Tybee Cottage	c1938	Yes
345	11069	Telephone Exchange 1113 Butler Avenue	n/a	bungalow	c1930	Yes

TYBEE ISLAND HISTORIC RESOURCES SURVEY

<i>Survey Field #</i>	<i>Georgia Historic Resources Survey ID</i>	<i>Address and/or Resources Name</i>	<i>Arch. Style</i>	<i>Building Type</i>	<i>Date of Constr.</i>	<i>NR Elig.</i>
346	11169	1104 Butler Avenue	n/a	Raised Tybee Cottage	c1930	Yes
347	251670	9 11 th Terrace	n/a	Raised Tybee Cottage variant	c1944	Yes
348*	251671	4 11 th Terrace	Contemporary	raised vernacular	c1971	May
349*	251672	2 11 th Terrace	n/a	unidentified	c1974	No-age
350*	251673	1102 Butler Avenue	n/a	unidentified	c1958	No-INT
351	11161	Joyce-Bond Cottage 15 11 th Street	n/a	Raised Tybee Cottage variant	c1935	May
352	11165	5 11 th Street	n/a	unidentified	c1940	No-INT
353	11167	Doyle Cottage 1 11 th Street	Craftsman	Raised Tybee Cottage variant	c1935	Yes
354	11166	Pierpont-Ellis-Shellman Cottage 4 11 th Street	n/a	Raised Tybee Cottage	c1935	Yes
355	251674	8 11 th Street	Craftsman	Raised Tybee Cottage	c1935	No-INT
356	11163	10 11 th Street	n/a	Raised Tybee Cottage	c1935	Yes
357	11162	Exley Cottage 14 11 th Street	n/a	Raised Tybee Cottage	c1930	Yes
358	11160	Rudd Cottage 16 11 th Street	n/a	Raised Tybee Cottage	c1930	May
359	11159	18 11 th Street	n/a	Raised Tybee Cottage	c1930	Yes
360	11067	DeRosett Cottage 1015 Butler Avenue	n/a	Raised Tybee Cottage	c1930	More Info
361	11066	Beebe Cottage 1013 Butler Avenue	n/a	Raised Tybee Cottage	c1930	May
362*	251743	1010 Butler Avenue	Contemporary	Eichler ranch	c1956	No-INT
363	11156	1008 Butler Avenue	n/a	Raised Tybee Cottage variant	c1940	Yes
364*	251744	12 10 th Place	n/a	unidentified	c1948	No-INT
365*	251745	10 10 th Place	n/a	Raised Tybee Cottage variant	c1950	Yes
366*	251746	8 10 th Place	n/a	Raised Tybee Cottage variant	c1954	May
367*	251747	6 10 th Place	n/a	raised vernacular	c1968	No-age
368	11158	Minkovitz Cottage 3 10 th Place	n/a.	Raised Tybee Cottage	c1930/ 2005	No – Integrity
369*	251748	1007 Butler Avenue	Plain style	ranch	c1957	May
370*	251749	14 10 th Terrace	n/a	unidentified	c1976	No-age
371	10887	Geriner Cottage 12 10 Terrace	n/a	Raised Tybee Cottage	c1935	Yes
372	11154	Cheney Cottage 10 10 th Terrace	n/a	Raised Tybee Cottage (RTC)	c1935	Yes
373	11153	8 10 th Terrace	n/a	RTC variant	c1935	Yes

TYBEE ISLAND HISTORIC RESOURCES SURVEY

<i>Survey Field #</i>	<i>Georgia Historic Resources Survey ID</i>	<i>Address and/or Resources Name</i>	<i>Arch. Style</i>	<i>Building Type</i>	<i>Date of Constr.</i>	<i>NR Elig.</i>
374	11152	Wilensky Cottage 2 10 th Terrace	n/a	Raised Tybee Cottage	c1935	Yes
375*	251750	1002 Butler Avenue	n/a	ranch	c1965	May
376*	251751	9 10 th Court	n/a	raised vernacular	c1971	No-age
377*	251752	7 10 th Court	n/a	unidentified	c1973	No-age
378	251753	1001 Butler Avenue	n/a	Raised Tybee Cottage variant	c1935	Yes
379	11044	1116 Lovell Avenue	n/a	Raised Tybee Cottage variant	c1948	Yes
380	11043	1113 Lovell Avenue	Craftsman	Raised Tybee Cottage	c1935	May
381	11042	1105 Lovell Avenue	n/a	Raised Tybee Cottage	c1935	No-INT
382	251754	1017 Lovell Avenue	n/a	raised vernacular	c1948	May
383	11040	1011-13 Lovell Avenue	n/a	duplex cottage	c1938	No-INT
384	11041	1012 Lovell Avenue	Contemporary	unidentified	c1948	Yes
385	11039	1009 Lovell Avenue	n/a	Raised Tybee Cottage	c1935	Yes
386*	251755	1008 Lovell Avenue	n/a	ranch	c1971	No-age
387	11038	1005 Lovell Avenue	n/a	unidentified	c1935	May
388	11037	1003 Lovell Avenue	n/a	unidentified	c1928	Yes
389	11036	1001 Lovell Avenue	n/a	bungalow	c1925	Yes
390	11024	1115 2 nd Avenue	n/a	hall-parlor (raised)	c1917	May
391	251832	1114 2 nd Avenue	n/a	bungalow	c1935	Yes
392	251833	1111 2 nd Avenue	n/a	Raised Tybee Cottage variant	c1940	Yes
393	10976	1105 2 nd Avenue	n/a	Side Gable cottage	c1930	Yes
394	10975	1103 2 nd Avenue	n/a	Raised Tybee Cottage variant	c1930	Yes
395	11091	1101 2 nd Avenue	n/a	Raised Tybee Cottage	c1930	Yes
396*	251756	203 11 th Street	Contemporary	ranch	1955-59	No-INT
397*	251757	204 11 th Street	Contemporary	American Small house	c1959	Yes
398*	251758	1015 2 nd Avenue	Contemporary	Eichler ranch	c1959	No-INT
399	251835	1014 2 nd Avenue	n/a	bungalow	c1947	Yes
400*	251759	1008 2 nd Avenue	Plain style	ranch	c1971	No-age
401	251836	1005 2 nd Avenue	n/a	bungalow	c1940	Yes
402	251761	1116 Jones Avenue	n/a	unidentified	c1935	May
403	251838	1108 Jones Avenue	n/a	Raised Tybee Cottage	c1930	May
404*	251762	1104 Jones Avenue	n/a	unidentified	c1960	No-INT
405	10970	Tybee Beach Co. Spec Cottage A 1115 Jones Avenue	Craftsman	raised cottage – RTC forerunner	c1924	May

TYBEE ISLAND HISTORIC RESOURCES SURVEY

<i>Survey Field #</i>	<i>Georgia Historic Resources Survey ID</i>	<i>Address and/or Resources Name</i>	<i>Arch. Style</i>	<i>Building Type</i>	<i>Date of Constr.</i>	<i>NR Elig.</i>
406	10971	Tybee Beach Co. Spec Cottage B 1107 Jones Avenue	Craftsman	raised cottage – RTC forerunner	c1924	Yes
407	10972	Tybee Beach Co. Spec Cottage C 1105 Jones Avenue	Craftsman	raised cottage – RTC forerunner	c1924	Yes
408	10973	Tybee Beach Co. Spec Cottage D 1103 Jones Avenue	Craftsman	raised cottage – RTC forerunner	c1924	Yes
409	251841	Tybee Beach Co. Spec. Cottage E 1101 Jones Avenue	Craftsman	raised cottage RTC forerunner	c1924/ 1940s	May
410*	251763	1012 Jones Avenue	Contemporary	ranch	c1954	Yes
411*	251764	1007 Jones Avenue	n/a	American Small House	c1955	No-INT
412	251842	1008 Jones Avenue	n/a	Raised Tybee Cottage	c1935	No-INT
413	251843	O’Leary Cottage 1004 Jones Avenue	n/a	duplex house	c1948	May
414*	251765	fishing cabin – 5 Billfish Lane	n/a	unidentified	c1940	No-INT
415*	251766	1011 Miller Avenue	n/a	unidentified	c1975	No-age
416*	251767	1002 5 th Avenue	Contemporary	ranch	c1952	Yes
417*	251768	1001 5 th Avenue	Contemporary	ranch rambler	c1957	Yes
418*	251769	9 10 th Street	n/a	raised vernacular	c1974	No-age
419*	251776	5 10 th Street	n/a	Raised Tybee Cottage variant	c1959	No-INT
420*	251777	Sutlive Cottage 1 10 th Street	n/a	raised vernacular	c1971	No-age
421	11065	Trinity Chapel United Methodist Church – 911 Butler Avenue	n/a	central tower	c1947	Yes
422	11145	Phillips Cottage – 18 10 th Street Shirley Park Subdivision c1931	n/a	Raised Tybee Cottage	c1935	Yes
423	11148	10 10 th Street – Shirley Park Subdivision c1931	n/a	Raised Tybee Cottage	c1935	No-INT
424	11149	8 10 th Street – Shirley Park Subdivision c1931	n/a	Raised Tybee Cottage	c1938	May
425	11150	6 10 th Street – Shirley Park Subdivision c1931	n/a	Raised Tybee Cottage	c1935	Yes
426	11151	Goldsmith Cottage – 2 10 th Street Shirley Park Subdivision c1931	Moderne	Raised Tybee Cottage	1931-39	Yes
427*	251778	18 Shirley Road – Shirley Park Subdivision c1931	n/a	Raised Tybee Cottage	1931-39	More Info
428	11143	Mathews Cottage – 15 Shirley Ln Shirley Park Subdivision c1931	n/a	Raised Tybee Cottage variant	1935-39	Yes
429*	251779	13 Shirley Lane Shirley Park Subdivision c1931	n/a	raised vernacular	c1966	No-age
430	11142	9 Shirley Lane Shirley Park Subdivision c1931	n/a	Raised Tybee Cottage	1931-39	May
431	11141	7 Shirley Ln – Shirley Park Sbdv	n/a	bungalow	c1940	Yes
432	11140	5 Shirley Lane Shirley Park Subdivision c1931	n/a	Raised Tybee Cottage	1931-39	May

TYBEE ISLAND HISTORIC RESOURCES SURVEY

<i>Survey Field #</i>	<i>Georgia Historic Resources Survey ID</i>	<i>Address and/or Resources Name</i>	<i>Arch. Style</i>	<i>Building Type</i>	<i>Date of Constr.</i>	<i>NR Elig.</i>
433*	251792	Royal Palm Motel 909 Butler Avenue	n/a	motel court	c1958/ 1966	May
434	11135	Fresh Air Home – Cohen Building 906 Butler Avenue	Neoclassical Revival	dormitory	c1928	Yes
435	11136	Fresh Air Home – Mothers Cottage, 906 Butler Avenue	Neoclassical Revival	dormitory	c1928	Yes
436	11137	Fresh Air Home – Memorial Hospital, 906 Butler Avenue	Neoclassical Revival	health care /clinic	c1928	Yes
437	11138	Fresh Air Home – Staff Building 906 Butler Avenue	Neoclassical Revival	dormitory	c1928	Yes
438*	251793	Fresh Air Home Pavilion 906 Butler Avenue	n/a	raised pavilion	c1928	Yes
439	11134	904 Butler Avenue	n/a	duplex cottage	1930-39	Yes
440	11064	901 Butler Avenue	n/a	apartments	1930-39	May
441*	251794	11 9 th Street	n/a	unidentified	1940-49	No-INT
442	11132	9 9 th Street	n/a	Raised Tybee Cottage variant	c1946	More Info
443*	251795	7 9 th Street	n/a	Raised Tybee Cottage	c1940	More Info
444	11131	Kane Cottage – 1 9 th Street	n/a	Raised Tybee Cottage	c1930-39	May
445	11130	Stovall Cottage – 8 9 th Street	n/a	Raised Tybee Cottage	c1940	Yes
446*	251797	4 9 th Street	n/a	Raised Tybee Cottage	c1937/ 2001?	No-INT remodeled
447*	251798	Chapel by the Sea Baptist Church 811 Butler Avenue	Contemporary	front gable church	1961/ 1965	Yes
448*	251799	812 Butler Avenue	n/a	American Small House	c1957	May
449*	251800	8 8 th Lane	n/a	raised vernacular	c1976	No-age
450	11127	13 8 th Place	n/a	Raised Tybee Cottage	1940-49	May
451	11126	Mulherin-Righton Cottage 14 8 th Place	n/a	Raised Tybee Cottage	c1930	Listed 2008
452	11125	Kelly Cottage – 11 8 th Place	n/a	Raised Tybee Cottage	c1935	Yes
453	11124	Barthelmess-Blun Cottage 10 8 th Place	n/a	Raised Tybee Cottage variant	1930-39	Yes
454	11123	5 8 th Place	n/a	Raised Tybee Cottage	c1945	Yes
455*	251807	4 8 th Place	n/a	unidentified	c1970	No-age
456*	251808	16 8 th Terrace	Contemporary	ranch	1955-64	May
457*	251809	8 8 th Terrace	n/a	Raised Tybee Cottage variant	1940-49	Yes
458	11121	Backus Cottage – 4 8 th Terrace	n/a	Raised Tybee Cottage	c1935	Yes

TYBEE ISLAND HISTORIC RESOURCES SURVEY

<i>Survey Field #</i>	<i>Georgia Historic Resources Survey ID</i>	<i>Address and/or Resources Name</i>	<i>Arch. Style</i>	<i>Building Type</i>	<i>Date of Constr.</i>	<i>NR Elig.</i>
459	11063	St. Michael's by the Sea Catholic Church – 800 Butler Avenue	n/a	front gable church	1891/1952	Yes
460	11035	915 Lovell Avenue	Craftsman	Raised Tybee Cottage variant	c1935/1960	Yes
461	11034	913 Lovell Avenue	n/a	Raised Tybee Cottage variant	1920-29	May
462	11033	907 Lovell Avenue	Craftsman	Raised Tybee Cottage variant	1935	May More info
463*	251813	903 Lovell Avenue	n/a	American Small House	c1955-59	May
464*	251814	901 Lovell Avenue	Craftsman	Raised Tybee Cottage variant	1930-39	More Info
465*	251815	105 9 th Street	n/a	bungalow	1940-49	May
466	11086	104 9 th Street	n/a	unidentified	1940-49	May
467*	251816	813 Lovell Avenue	n/a	raised vernacular	c1969	No-age
468	11032	807 Lovell Avenue	n/a	bungalow	c1947	May
469	11031	806 Lovell Avenue	n/a	bungalow	c1930	May
470	11030	805 Lovell Avenue	n/a	bungalow	c1948	May
471	11090	203 10 th Street	n/a	American Small House	c1948	Yes
472*	251821	301 10 th Street	Contemporary	American Small House	c1953	May
473	11089	27 10 th Street	n/a	Raised Tybee Cottage	c1927	Yes
474	11088	302 10 th Street	Craftsman	bungalow	1925-34	Yes
475*	252018	913 2 nd Avenue	Contemporary	ranch	c1960	Yes
476*	252017	914 2 nd Avenue	n/a	ranch	c1958	May
477*	252016	912 2 nd Avenue	n/a	raised vernacular	c1975	No-age
478*	252019	911 2 nd Avenue	n/a	raised vernacular	c1975	No-age
479	10980	909 2 nd Avenue	n/a	South End Cottage	1927-28	Yes
480	252029	910 2 nd Avenue	n/a	Raised Tybee Cottage variant	1930-39	May
481*	252031	908 2 nd Avenue	n/a	American Small House	1955-59	May
482	252035	906 2 nd Avenue	n/a	unidentified	c1942	No-INT
483*	252060	901 2 nd Avenue	n/a	duplex house	c1946	May
484*	252061	813 2 nd Avenue	n/a	American Small House	1940-49	May
485	252062	814 2 nd Avenue	n/a	American Small House	c1945	May
486	252065	812 2 nd Avenue	n/a	bungalow	c1938	Yes
487*	252067	811 2 nd Avenue	n/a	undetermined	1943/60	May
488*	252122	809 2 nd Avenue	Craftsman	bungalow	1940-49	No-INT
489*	252125	810 2 nd Avenue	Contemporary	unidentified	1940/60	May
490*	252128	807 2 nd Avenue	n/a	bungalow	1955-59	May

TYBEE ISLAND HISTORIC RESOURCES SURVEY

<i>Survey Field #</i>	<i>Georgia Historic Resources Survey ID</i>	<i>Address and/or Resources Name</i>	<i>Arch. Style</i>	<i>Building Type</i>	<i>Date of Constr.</i>	<i>NR Elig.</i>
491	252129	rental cottage – 808a 2 nd Avenue	n/a	unidentified	c1940	Yes
492	252130	rental cottage – 808b 2 nd Avenue	n/a	unidentified	c1940	Yes
493*	252138	303 10 th Street	n/a	ranch	c1958	May
494	11087	304 10 th Street	n/a	raised bungalow	1930-39	May
495*	252141	913 Jones Avenue	n/a	Mid 20 th 2 Story	1935/65	No-INT
496	252142	905 Jones Avenue	n/a	American Foursquare	1935-39	May
497*	252143	906 Jones Avenue	n/a	ranch	c1973	No-age
498*	252144	304 9 th Street	n/a	American Small House	c1947	Yes
499*	252145	33 9 th Street	n/a	ranch	c1963	More info
500*	252177	810 Jones Avenue	n/a	unidentified	c1972	No-age
501*	252178	All Saints Chapel – Episcopal 804 Jones Avenue	Contemporary	front gable church	c1958	May
502*	252179	912 Miller Avenue	n/a	undetermined	1955-64	May
503*	252180	909 Miller Avenue	n/a	American Small House	1945-54	More Info
504*	252181	910 Miller Avenue	n/a	unidentified	c1965	May
505*	252182	906 Miller Avenue	n/a	American Foursquare	1930-39	Yes
506*	252183	403 9 th Street	Craftsman	American Small House	1935-44	Yes
507*	252184	11 8 th Street	n/a	Mid 20 th 2 Story	1940-49	No-INT
508	11118	Seiler Cottage 12 8 th Street	n/a	Raised Tybee Cottage	c1936	Yes
509	11120	Fulenwider Cottage 7 8 th Street	n/a	Raised Tybee Cottage	1935-39	May
510	11119	5 8 th Street	n/a	Mid 20 th 2 Story	c1933	No-INT
511	11117	Abraham-Levy Cottage 4 8 th Street	n/a	Raised Tybee Cottage	c1935	Yes
512	11084	St. Michael's Rectory/Franciscan Convent – 101 8 th Street	Folk Victorian	unknown	1915-24/ 1950s	Yes
513	11062	711 Butler Avenue	n/a	American Small House	c1946	May
514*	252203	709 Butler Avenue	n/a	American Small House	c1969	No-age
515	11116	McNeil Cottage 708 Butler Avenue	n/a	Raised Tybee Cottage	c1928	Yes
516	10859	705 Butler Avenue	n/a	bungalow	1930-39	Yes
517	11060	701 Butler Avenue	n/a	Raised Tybee Cottage	c1932	May
518	10852	Central of Georgia RR Station 702 Butler Avenue	Neoclassical Revival	passenger depot	c1910	Yes
519*	25204	7 7 th Street	Contemporary	raised vernacular	c1975	No-age
520*	252209	14 7 th Street	Contemporary	raised vernacular	c1968	No-age
521*	252210	6 7 th Street	n/a	raised vernacular	c1967	No-age

TYBEE ISLAND HISTORIC RESOURCES SURVEY

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522	11114	Espy-Egan Cottage 5 7 th Street	n/a	Raised Tybee Cottage	c1934	May
523*	252211	2 7 th Street	n/a	raised vernacular	c1975	No-age
524	11058	Office – American Tourist Court/ Tybee Terrace Cottages 603 Butler Avenue	n/a	single pen	1940-49	Yes (as a complex)
525	11059	Cottages – American Tourist Court/Tybee Terrace Cottages 603 Butler Avenue	n/a	duplex cottage (x2)	1940-49	Yes (as a complex)
526	252212	Cottages – Tybee Terrace Cottages 603 Butler Avenue	n/a	duplex cottage (x12)	c1950	Yes (as a complex)
527*	252213	4 6 th Place	n/a	unidentified	c1946	May
528*	252214	2 6 th Place	Contemporary	raised vernacular	c1960	Yes
529*	252215	606 Butler Avenue	n/a	Raised Tybee Cottage	c1948	No-INT
530*	252217	604 Butler Avenue	Contemporary	raised vernacular	c1975	No-age
531*	252218	7 6 th Terrace	n/a	Mid 20 th 2 story	c1949	May
532*	252219	15 6 th Street	Contemporary	unidentified	c1970	No-age
533*	252220	12 6 th Street	n/a	Mid 20 th 2 story	c1966	May
534*	252221	6 6 th Street	Contemporary	raised vernacular	c1955	May
535*	252222	3 6 th Street	Contemporary	raised vernacular	c1975	No-age
536*	252223	2 6 th Street	n/a	Raised Tybee Cottage variant	c1950	Yes
537*	252224	12 Center Place	Contemporary	unidentified	c1960	Yes
538*	252225	506 Butler Avenue	n/a	Split level	c1966	No-age
539*	252226	10 Center Terrace	Contemporary	raised vernacular	c1970	No-age
540*	252227	8 Center Terrace	n/a	ranch	c1961	May
541*	252228	9 Center Street	n/a	unidentified	c1948	May
542	11085	St. Michael’s Catholic School 8 th Street at Lovell Avenue	n/a	three part	c1948	May
543	11083	“Hodge Lodge” – 202 8 th Street	n/a	unidentified	c1936	May
544*	252229	709 Lovell Avenue	n/a	ranch	c1949	May
545	11029	707 Lovell Avenue	n/a	American Small House	1940-49	Yes
546	11027	705 Lovell Avenue	n/a	bungalow	c1929	Yes
547	11028	706 Lovell Avenue	n/a	bungalow	1930-39	May
548*	252232	201 7 th Street	n/a	raised vernacular	c1977	No-age
549	11081	204 7 th Street	n/a	unidentified	c1940	May
550*	252233	611 Lovell Avenue	n/a	unidentified	c1972	No-age
551*	252234	607 Lovell Avenue	n/a	raised vernacular	c1974	No-age
552	11026	603 Lovell Avenue	n/a	Raised Tybee Cottage	1930-39	May

TYBEE ISLAND HISTORIC RESOURCES SURVEY

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553	250025	Eugenia McCants Willis House 601 Lovell Avenue	n/a	bungalow/ American Small House	c1939	Yes
554*	252235	103 5 th Street	n/a	unidentified	c1926/50	May
555	11082	204 8 th Street	n/a	duplex cottage	c1946	May
556*	252236	302 8 th Street	n/a	bungalow	1930-39	No-INT
557*	252237	713 2 nd Avenue	n/a	ranch	c1960	May
558*	252238	714 2 nd Avenue	n/a	Eichler ranch	c1960	No-INT
559	252239	712 2 nd Avenue	n/a	unidentified	c1928	May
560	252240	709 2 nd Avenue	n/a	South End Cottage	c1925	Yes
561*	252250	708 2 nd Avenue	n/a	raised vernacular	c1974	No-age
562*	252251	Morgan–Ille Cottage 703 2 nd Avenue	n/a	American Small House	c1930/ 1948	Listed 2008
563*	252253	203 7 th Street	n/a	American Small House	c1955-59	May
554*	252254	605 2 nd Avenue	n/a	unidentified	c1930	No-INT
565*	252255	606 2 nd avenue	Plain style	ranch	c1948	May
566*	252256	203 5 th Street	Contemporary	ranch	c1954	Yes
567*	252257	Tybee Public School – 5 th Street, south end Memorial Park	n/a	modern	1955-59	No-INT
568*	252258	715 Jones Avenue	Plain style	ranch	c1966	No-age
569*	252259	713 Jones Avenue	Plain style	ranch	c1968	No-age
570*	252260	711 Jones Avenue	Plain style	ranch	c1968	No-age
571	252261	710 Jones Avenue	n/a	Raised Tybee Cottage	c1940	Yes
572*	251262	707 Jones Avenue	Plain style	ranch	c1965	No-age
573*	251263	704 Jones Avenue	n/a	American Small House	c1948	No-INT
574*	252264	701 Jones Avenue	n/a	ranch	c1969	No-age
575*	252265	609 Jones Avenue	n/a	American Small House	c1945	May
576*	252266	606 Jones Avenue	Plain style	ranch	c1971	No-age
577*	252267	607 Jones Avenue	n/a	American Small House	1955-64	More Info
578*	252268	605 Jones Avenue	n/a	unidentified	c1968	No-age
579*	252269	604 Jones Avenue	Plain style	ranch	c1971	No-age
580*	252270	603 Jones Avenue	Plain style	ranch	c1971	No-age
581*	252271	600 Jones Avenue	Plain style	ranch	c1972	No-age
582*	252272	507 Jones Avenue	Plain style	ranch	c1960	No-INT
583*	252273	501 Jones Avenue	n/a	American Small House	c1950	May
584*	252274	404 5 th Street	n/a	Mid 20 th 2 story	c1974	No-age
585*	252275	407 Jones Avenue	n/a	unknown	c1940	May
586*	252276	405 Jones Avenue	n/a	American Small House	1955-64	May
587*	252277	403 Jones Avenue	n/a	American Small House	c1960	May

TYBEE ISLAND HISTORIC RESOURCES SURVEY

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588*	252278	401 Jones Avenue	n/a	American Small House	c1950	May
589	11057	Tybee City Hall, Memorial Park 403 Butler Avenue	Neoclassical Revival	city hall	c1939	May
590	252279	Park Pavilion and Picnic Shelters Memorial Park Drive	n/a	picnic/group shelter	c1947	May
591	11056	305 Butler Avenue	n/a	unable to determine	1920-29	More Info
592	11055	303 Butler Avenue	Craftsman	bungalow	c1938	Yes
593	11054	S.F. Smith Cottage 205 Butler Avenue	n/a	unable to determine	c1912	More Info
594	252280	210 Butler Avenue - Desoto B&B	n/a	Raised Tybee Cottage	c1940	More Info
595	11052	208 Butler Avenue	n/a	Raised Tybee Cottage variant	1930-39	No -INT
596	11051	Hahne House 204 Butler Avenue	n/a	unidentified	1930-39	More Info
597*	252281	201 Butler Avenue	n/a	ranch	1965-69	No-age
598	11075	McIntyre Cottage 2 2 nd Street	n/a	hall-parlor (raised)	c1910 1887?	More Info
599*	252282	0 Butler Avenue	n/a	American Small House - duplex	c1946	Yes
600	252283	305 Lovell Avenue	n/a	American Small House	c1940	Yes