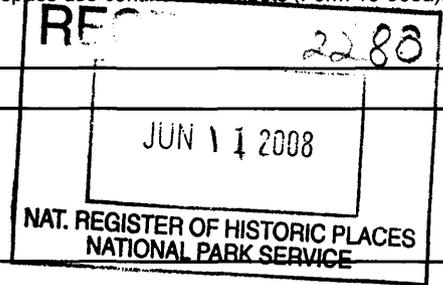


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NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in "Guidelines for Completing National Register Forms" (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.



1. Name of Property

historic name Dutton-Waller Raised Tybee Cottage
other names/site number N/A

2. Location

street & number 1416 7th Avenue
city, town Tybee Island () **vicinity of**
county Chatham **code** 051
state Georgia **code** GA **zip code** 31328

() not for publication

3. Classification

Ownership of Property:

- private
- public-local
- public-state
- public-federal

Category of Property:

- building(s)
- district
- site
- structure
- object

Number of Resources within Property:

Contributing

Noncontributing

buildings	1	0
sites	0	0
structures	0	0
objects	0	0
total	1	0

Contributing resources previously listed in the National Register: N/A

Name of previous listing: N/A

Name of related multiple property listing: N/A

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets the National Register criteria. () See continuation sheet.

Richard Coover
Signature of certifying official

4-29-08
Date

for W. Ray Luce
Historic Preservation Division Director
Deputy State Historic Preservation Officer

In my opinion, the property () meets () does not meet the National Register criteria. () See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency or bureau

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register

Edson H. Beall 7-24-08

determined eligible for the National Register

determined not eligible for the National Register

removed from the National Register

other, explain:

see continuation sheet

[Signature]
Keeper of the National Register

Date

6. Function or Use

Historic Functions:

Domestic: single dwelling

Current Functions:

Domestic: single dwelling

7. Description

Architectural Classification:

Other: raised Tybee cottage

Materials:

foundation	Concrete
walls	Wood
roof	Asphalt
other	Brick

Description of present and historic physical appearance:

The Dutton-Waller Raised Tybee Cottage is located in the Back River section of Tybee Island, a historic resort community about 20 miles from Savannah. The Dutton-Waller cottage is an excellent example of a raised Tybee cottage, a standard beach house design for middle-class families on Tybee Island in the 1930s and 1940s. Built in 1938, the Dutton-Waller cottage is a two-story, wood-frame cottage raised on wood posts and covered with a front-gable roof. The main living space is located on the second floor, which includes screened porches on two sides. Exterior stairs at the front and rear provide access to the second floor.

The Dutton-Waller cottage is sided with wood weatherboard and covered with an asphalt-shingle roof. The front-facing gable features overhanging eaves and exposed rafter ends. The engaged porch spans the full length of the house along the main (west) façade and the south façade. The ground level is enclosed by vertical wood latticework that provides security and privacy to the bath/changing rooms and servant's quarters. An exterior brick chimney is located on the north side of the house.

The main façade faces west toward 7th and Chatham avenues and the Back River. Stairs across the front and rear of the house provide access to the second level. Windows on the upper level are single and paired six-over-six sashes and the main entrance includes a glazed, three-panel wood door. Lattice double doors on the façade form the automobile entrance. A single lattice door is for use by pedestrians.

Like the main façade, the south and east (rear) elevations feature six-over-six sash windows. The

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Section 7--Description

porch at the southeast corner of the main living quarters is inverted to create an expansive covered space at the rear of the cottage. An enclosed wood staircase provides access from the ground level to the rear of the main living quarters near the kitchen. The north elevation of the cottage features single and paired six-over-six sash windows on the upper and lower levels. The brick chimney, which provides a fireplace in the living room, is located on the north wall.

The interior of the raised main floor is arranged in a bungalow plan with the living room, dining room and kitchen along one side and two bedrooms and a bathroom along the other side. The cottage retains its original unpainted, heart-pine interior, which was common for Tybee cottages during the early 20th century. All rooms feature varnished, vertical-board paneling on the walls, hardwood floors, plain pine baseboards, five-panel doors, and plain pine doors and window frames. The brick fireplace on the north side of the living room includes a pine mantel.

The ground floor features an auto stall, servant's quarters, and a bath/changing room located along the north wall. A grid of wood posts that measure 8-inches square support the main living quarters above. The posts are bolted to concrete footings. A wood-plank floor was added to the ground floor. The auto stall, which is located in the northwest corner, is accessed on the main façade through a pair of hinged, lattice doors. The auto stall originally featured concrete tread pads, which were augmented with poured concrete.

The ground floor includes the servant's quarters along the north wall. It is a rectangular, balloon-framed room clad in weatherboard on the exterior and lined with flush vertical sheathing on the interior. The servant's quarters feature a five-panel wood door and a double-hung sash window on the north side of the room. The bath/changing room, which is adjacent to the larger servant's quarters on the ground floor, includes a sink, toilet, and shower. The walls are lined with vertical sheathing.

The cottage was altered during the 1950s and 1960s as Tybee Island experienced a building boom and Savannah Beach developed as a year-round community. The Dutton-Waller cottage was among the first houses built in the Venetian Terrace subdivision, which was among the first year-round neighborhoods on Tybee Island. When the cottage was remodeled for year-round use, the original lattice that surrounded the ground level was replaced with shiplap siding to create an enclosed workshop. A wood deck was added to the unfinished ground floor. During the 1960s, scallop-edged asbestos siding was laid over the clapboard and shiplap exterior. The porch was mostly rebuilt with new balusters, handrails, lattice, and screen. A pent roof was built above the porch for added protection against the sun. Cast-concrete stairs were built across the front of the cottage, though it is not known if these replaced an original wood stair. Changes to the interior have been minimal. In the 1960s, the upper-level bathroom and kitchen were remodeled and sheetrock was added to most ceilings.

The rehabilitation, which was submitted for final certification by the National Park Service, centered on repairing and/or replacing damaged elements of the cottage and removing nonhistoric elements that had been added since the period of significance. The asbestos and shiplap siding was removed and the historic weatherboard was repaired and replaced. The enclosed ground level was opened

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Section 7--Description

and lined with lattice. The nonhistoric elements of the porch were removed and the porch framing was rebuilt as it appeared in the 1930s. The nonhistoric concrete stair was replaced with a wood stair that is more compatible with the historic character of the cottage. New plumbing and HVAC systems were installed. The upper-floor bathroom, which had been altered in the 1950s and 1960s, was rebuilt and the attic was finished to provide additional living space. The historic ground-floor plan and upper-floor plan were retained

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria:

A B C D

Criteria Considerations (Exceptions): N/A

A B C D E F G

Areas of Significance (enter categories from instructions):

Architecture
Community Planning and Development
Entertainment/Recreation

Period of Significance:

c.1938 – 1958

Significant Dates:

c.1938 – Edward A. Dutton built the cottage on Tybee Island as a speculative investment.

1940 – Real estate investor and developer Blanche S. Waller purchased the cottage.

Significant Person(s):

N/A

Cultural Affiliation:

N/A

Architect(s)/Builder(s):

N/A

National Register of Historic Places **Continuation Sheet**

Section 8--Statement of Significance

Statement of significance (areas of significance)

The Dutton-Waller Raised Tybee Cottage is an excellent example of a raised Tybee cottage, a standard beach house design for middle-class families on Tybee Island from the early 1920s through the 1940s. During the first half of the 20th century, Tybee Island developed as a popular seaside resort for nearby residents of Savannah, especially after the Tybee Road was opened in 1923. The Dutton-Waller cottage is an excellent example of a raised Tybee cottage, a beach house that emerged in the early 1920s. In recent years, skyrocketing land values and intensive development have resulted in the demolition of numerous raised Tybee cottages. The Dutton-Waller cottage is significant at the state level of significance because it is among the few intact cottages that survive from Tybee's golden era of resort development from the 1910s through the 1930s.

The raised Tybee cottage is unique to Tybee Island, Georgia, where multiple developers built as many as 110 raised Tybee cottages. This type of cottage is the most prevalent historic building type on the island, comprising nearly 25 percent of the historic buildings on Tybee.

The Dutton-Waller Raised Tybee Cottage is significant in the area of architecture as an excellent example of a raised Tybee cottage. Built in 1938, the Dutton-Waller cottage is a two-story, wood-frame cottage raised on wood posts and covered with a front-gable roof. The main living space is located on the second floor, which includes screened porches on two sides. Exterior stairs at the front and rear provide access to the second floor. The informal bungalow plan is organized around the living room, dining room, and kitchen along the north half of the house and two bedrooms with a shared bathroom along the south side. The first floor includes an automobile stall set between a grid of wood posts and servant's quarters located against the rear wall. The small size of the cottage reflects the size of the building lots, which were subdivided as demand for building sites on the island increased.

The Dutton-Waller cottage is significant in the areas of community planning and development and entertainment/recreation because it represents the first period of intensive resort development on Tybee Island. In the first decades of the 20th century, Tybee Island, also known as Savannah Beach, developed as a coastal resort for residents of nearby Savannah. The opening of the Tybee Road in 1923 fueled the demand for oceanfront property. Many lots were subdivided to accommodate the construction of seasonal beach houses, such as the Dutton-Waller cottage.

Tybee Island is unique among the coastal island resorts in Georgia because it developed as the only major coastal resort in the state and the only coastal resort in Georgia for the middle class. A few wealthy families owned many of Georgia's barrier islands, such as Cumberland, Ossabaw, St. Catherines, and Sapelo islands. Some islands developed as exclusive resorts for the wealthy, such as Jekyll Island Club on Jekyll Island. St. Simons is an example of a Georgia coastal island that was transformed by development in the mid- to late 20th century. Tybee Island is the only barrier island that developed as a middle-class resort. Its resort history is reflected in its plan of streets and its resort architecture.

National Register of Historic Places **Continuation Sheet**

Section 8--Statement of Significance

National Register Criteria

A— The Dutton-Waller Raised Tybee Cottage is significant at the state level in the areas of community planning and development and entertainment/recreation because it represents the first period of intensive resort development on Tybee Island.

C— The Dutton-Waller Raised Tybee Cottage is significant at the state level in the area of architecture as an excellent example of a raised Tybee cottage, a house type that developed as a beach house design for middle-class families on Tybee Island from the early 1920s through the 1940s.

Criteria Considerations (if applicable)

N/A

Period of significance (justification)

The period of significance begins in 1938 with the completion of the Dutton-Waller cottage on Tybee Island and ends in 1958 at the 50-year end date when the house last served as a seaside retreat during the historic period.

Contributing/Noncontributing Resources (explanation, if necessary)

The Dutton-Waller Raised Tybee Cottage is only the historic resource associated with this nomination. There are no other resources located within the bounds of the property.

Developmental history/historic context (if appropriate)

Early Resort Development on Tybee Island: 1873-1920

Prepared by Robert A. Cuicevich

Tybee Island is the only example of the American coastal resort movement in Georgia. The movement finds its roots in the English coastal resorts of Scarborough and Briton, in which English physicians expounded the virtues of the curative powers of seawater and sea air as a panacea in the 18th century. By the 19th century, this idea was transplanted to America and gave rise to the coastal resorts along the Atlantic coast. Many Georgians as well as people throughout the South traveled north to resorts in Cape May, New Jersey, and Nantucket, Massachusetts, and on Long Island, New York. These resorts had been in operation for many years and had set the standard by offering such amenities as transportation, hotels, service-oriented businesses and amusement establishments. Tybee was modeled after these resorts and was even referred to in advertisements as "The Long Branch of the South." Like the northern resorts, many private cottages were built near the resorts on land made available by the development companies.

National Register of Historic Places **Continuation Sheet**

Section 8--Statement of Significance

In the early 1870s, a group of entrepreneurs formed the Tybee Improvement Company for the purpose of promoting the development of Tybee as a seaside resort. In 1873, a daily steamer route to the island from nearby Savannah was established, and a plan for the subdivision of the island into building lots was developed. In an effort to stimulate the sales of lots, plans were made for the establishment of a comfortable hotel on the south end of the island with the oceanfront lots between Centre and 3rd streets. John Tebeau's 1873 "Plan of Tybee Island" shows all of the lots from Centre Street to 11th Street and from 3rd Street beyond Tilton Avenue as having been sold.

In 1876, the Ocean House hotel was completed along with a wooden tramway to transport guests from the steamship pier on the north end of the island to the resort along the beachfront. The horse railway continued along Main Street (now 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 1880s, 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.

In 1885, Daniel G. Purse, a Savannah entrepreneur, bought a controlling interest in the island and solicited financial backing from his peers for the purpose of developing a railroad to Tybee. The Savannah and Tybee Railroad was completed in 1887. The train not only reduced by half the travel time from Savannah to 45 minutes, it also made the entire island more accessible by offering eight stops between the north end and the Back River.

The Tybee Beach Company was formed earlier that same year to supervise and control the continued development of the island. The stockholders must have been pleased with the burst of new development that occurred following the opening of the railroad. By 1888, at least two new hotels with dancing pavilions and bathing facilities, as well as a number of summer cottages, had been built in the vicinity of the Ocean House.

In an effort to encourage lot sales on the south end of the island, the stockholders announced the construction of a first-class hotel in the vicinity of the Back River, between 14th and 15th Streets. The hotel, named 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 Savannah and Tybee Railroad became a unit of the Central of Georgia Railroad in 1890 and then under its direct ownership in 1895. This affiliation gave the island a direct link to hundreds of towns and cities throughout Georgia and Alabama, resulting in the construction of numerous summer cottages for Savannah families and out-of-town families as well. In an effort to entice people to come to the resort by way of their rail system, the Central of Georgia in c.1900 built an enormous dancing and entertainment pavilion, called the Tybrisa, next to Hotel Tybee.

By 1910, the south end had become the center of resort activity on Tybee. In 1911, the new Hotel Tybee, an elegant three-and-one-half story, Mediterranean-style hotel, was completed on the site of

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Section 8--Statement of Significance

the first Hotel Tybee, which was destroyed by fire in 1908. The new hotel, which was easily the finest hostelry built on the island, elevated the resort construction to new levels, offering guests unparalleled comfort and luxury.

Tybee's popularity as a resort continued to increase and by 1920, the oceanfront resort area between 14th and 17th streets included three hotels, three dance pavilions, four bathhouse pavilions, and dozens of boarding houses and inns.

Early Summer Cottages on Tybee Island: 1895-1920

The Strand and Back River neighborhoods, which represent the oldest and most substantial concentration of resort cottages remaining on Tybee, are private summer resort settlements that developed between 1895 and 1920 as a direct result of the construction of the Savannah and Tybee Railroad in 1887 and the construction of Hotel Tybee on the south end of the island in 1891.

The beachfront area sandwiched between Tybee's first major hotels, the Hotel Tybee and the Ocean House, is the location of the original "Strand." These lots became desirable because of their beachfront locations and their proximity to the two main resort centers. In addition, the railroad had five stops along Main Street (later Butler Avenue), adjacent to the Strand district. Tybee Island suffered devastating hurricanes in 1881, 1893, and 1898 and several fires destroyed many buildings in the Strand district.

Located between 12th and 14th streets, the oldest buildings remaining in the Strand district are a row of private summer cottages, known as the "Strand cottages," which developed next to Hotel Tybee. Built between 1895 and 1920, each cottage was built in the center of an oceanfront lot that extended from Butler Avenue to the beach. The cottages were built at a substantial setback from the dunes, which provided a grassy expanse (or strand) with wax myrtle, palmetto trees, mature oaks, and sand dunes 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 property owners private and communal settings. In addition, each cottage had a path to the beach.

The Strand cottages feature hip roofs with overhanging eaves and recessed wraparound porches. Most cottages are raised one-half story on wood piers. Servant's quarters and changing rooms (for ocean bathing) were located on the ground level with the main living quarters located on the raised level. The main living quarters of most cottages appear to be a variation of the bungalow floor plan, although some have central-hall and Georgian plans. Strand cottages are generally more ornate than cottages on the south end or the Back River, the area at the mouth of Chimney Creek along the west side of the island. Many cottages 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.

The character of the Back River district is that of an early 20th century neighborhood of beach resort cottages. While resort hotels, bathhouses, and pavilions, as well as summer cottages were built

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along the frenetic oceanfront, the Back River developed as a quiet, secluded neighborhood. Most of the cottages were built for families from Savannah and the region to spend the summer months. The most intact group of cottages is located between Inlet Avenue and the mouth of Chimney Creek. 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 one- and one-half-acre lot facing the river.

The South End/Back River cottages are characterized as large, two-story, hip-roof buildings featuring an overall square shape, widely overhanging eaves with exposed rafter ends, and a recessed, two-tier, wraparound porch that extends around all four sides of the building. The main living quarters (bedrooms and living room) are 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 onto the porches through French doors or floor length windows. The type is also typically mortise-and-tenon construction and has a wood pier foundation. Unlike the Strand cottages of the same period, the servant's quarters and bathhouses are located in separate buildings in back of the house.

Both the Tybee Island Strand Cottages Historic District and the Tybee Island Back River Historic District were listed in the National Register in 1999.

The Raised Tybee Cottage: 1923-1955

The beach houses that have come to be known as raised Tybee cottages were first introduced during Tybee's golden era as a coastal summer resort. Built from the early 1920s through the 1940s, the raised Tybee cottage retains several design elements of the earlier cottages built on the island while providing a new functionality that served new trends in development in the 1920s.

The raised Tybee cottage is characterized as a frame, often square, two-story beach house in which the main living quarters are situated on the raised level and servant's quarters, changing rooms, and automobile stall are located on the ground level. The main living quarters are generally raised on wood piers, with the ground level enclosed with wood lattice in which lattice garage doors face side streets or lanes. Most examples have hip roofs, which are often covered with pressed metal shingles, and recessed wraparound porches. Early raised Tybee cottages feature an informal plan in which the entrance opens into a large common room or parlor that is flanked on both sides by several smaller rooms. Bedrooms are usually located along the side porch, with service-oriented rooms, such as the kitchen and bathroom, located on the opposite side of the parlor. The parlor is usually 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 smaller building lots.

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 Cab Calloway, Bob Crosby, and other Big Band personalities performed at Tybee's dancing pavilions. Tybee was arguably the most popular resort on the south Atlantic coast. Rows of boarding houses were built and numerous small hotels were

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established during this time to accommodate the crush of people visiting the island. It was during this period that the raised Tybee cottage was first introduced.

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.

Whether or not it was the intention of Tybee's cottage builders of the 1920s and 1930s, the new cottage that resulted appears to be a combination of the Strand and Back River cottages. The raised Tybee cottage retains the square shape, two-story height, and recessed wraparound porch of the Back River cottages while employing the basic form of the Strand cottage with its open, raised ground level containing the servant's quarters and changing rooms. The combination of the compact square shape of the Back River cottages and the ground level location of the changing rooms and servant's quarters of the Strand cottages allowed maximum utilization of the newly subdivided lots. The most significant change in the raised Tybee cottage, however, is its full-height ground level, which was raised a full story in order to incorporate space for automobiles. 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 without using up any of the already space-challenged lots.

With this in mind, 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.

Apart from what has been garnered through field research and analysis, relatively little is known about the origin of the raised Tybee cottage. It appears that the cottage was established as a local building type shortly after the completion of Tybee Road and the design was subsequently adopted by Tybee's cottage builders. The establishment of the design as a building standard for beach cottages on Tybee is evidenced by the number of raised Tybee cottages built on the island during its period of significance and by the variety of contractors and builders who are known to have built them. In addition, the raised Tybee cottage is the most common historic building type on the island.

Although the design of the raised Tybee cottage is not attributed to any one builder or architect, A. P. Solomon, Jr., owner of the Tybee Contracting Company, is the person most closely associated with the genesis and construction of this unique beach cottage type. In 1931, Solomon established the Shirley Park subdivision, located between Butler Avenue and the beach and between 10th and Shirley streets. Built adjacent to the Fresh Air Home, the development was billed in newspaper advertisements as "Tybee's New and Only Ocean Front Subdivision." While most speculators and developers were selling subdivided lots one by one to individuals, Solomon offered lots and cottages "built and sold as a unit." Created through the subdivision of two original oceanfront lots, the Shirley

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Park subdivision offered 17 graded building lots with electrical and water connections. Solomon's contribution to the development of the raised Tybee cottage is evidenced in the building plans offered by his company to individuals purchasing lots in Shirley Park. As noted in an advertisement for the subdivision that appeared in the *Savannah Morning News* on May 17, 1931, Solomon offered prospective buyers "several plans which he has and which his company will build and sell to purchasers, complete." Of the 15 cottages built by Solomon and his company in Shirley Park, 11 are raised Tybee cottages. Other builders associated with the raised Tybee cottage include George Dutton (14 13th Street Lane, c.1929), Joseph Muir Lang (1714 Chatham Avenue, 1930s), Ed Braun (4 8th Street, c.1932), John Lee (11 8th Place, c.1935 and 7 8th Street, c.1930-1934), and Henrik Wallen (8 9th Street, c.1930-1934). The Seiler Cottage, located at 12 8th Street, was built c.1936 by Perry Solomon, Sr. Perry Solomon was the father of Tybee developer A. P. Solomon.

Most raised Tybee cottages were constructed by builders without plans prepared by architects. There were, however, a few examples that were designed by prominent Savannah architect Cletus Bergen (1896-1966), who may have had a significant role in developing the raised Tybee cottage. Bergen, a graduate of the Georgia Institute of Technology in Atlanta in 1919, began his career as an architect in the office of Levy and Clarke in Savannah. Five years later he became a partner in the firm. Bergen, who is called the "dean of Savannah architects" during the 20th century, started his own architectural firm in 1927. Between 1931 and 1936, he completed plans for six raised Tybee beach cottages. Of the three that were constructed, the Pierpont Cottage, designed and built in 1931, is the earliest of the Bergen cottages. It is a formal example of a raised Tybee cottage with separate living and dining rooms. This may be an indication that the client was an upper-middle-class client. Subsequent Bergen commissions in 1935 and 1936 resulted in designs for the Jesse Fulenwider Cottage (1935), the identical Harry Fulenwider Cottage (1935), the Andrew Smith Cottage (1936), and the Fitzgerald Cottage (1936), which represent typical raised Tybee cottages.

The earliest examples of the raised Tybee cottage were built during the mid-to-late 1920s, but the cottage enjoyed its greatest popularity during the early to mid-1930s. Although a majority of raised Tybee cottages are located in the Strand area, there are several examples located on inland lots west of Butler Avenue. By the early 1930s, few prime oceanfront lots remained available as most of the seaside lots on the ocean side of Butler Avenue had been purchased and developed. As a result, several dozen examples of raised Tybee cottages were built on lots scattered throughout the inland section of the island. The smaller inland lots located between Butler and Jones avenues were ideal for the compact design of the raised Tybee cottage. Most of the later examples of the type were built on these lots from the late 1930s through the early 1950s.

From the 1940s to the 1970s, side porches and sections of the ground floor were commonly enclosed to create additional living space. In most examples, the basic design of the cottage remained intact with a majority of the ground floor remaining open, particularly the lattice enclosed areas under façade and side porches. The raised Tybee cottage remains a distinctive house type on Tybee Island, the only middle-class resort to develop on the Georgia coast. The characteristics of the house type that remained constant are its roughly square shape, hip roof, recessed porches, raised living quarters, and ground level with servant's quarters and bath/changing rooms, and auto bays surrounded by lattice work.

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Architectural Characteristics of Raised Tybee Cottages

The raised Tybee cottage is characterized as a frame, usually square, two-story beach house in which the main living quarters are situated on the raised level and servant's quarters, bath/changing rooms, and automobile stall(s) are located on the ground level. The main living quarters are raised on wood piers with the ground level enclosed with wood lattice in which lattice garage doors face side streets or lanes. Most examples have steeply pitched hip roofs, widely overhanging eaves, exposed rafter ends, and recessed wraparound porches that extend around two or more sides. Side- and front-gable examples are common. Rooms located along porches often open directly onto the porch.

Raised Tybee cottages were built with balloon-frame construction, clad in weatherboard. Asbestos shingles often were added later. Single and paired six-over-six-light and two-over-two-light double-hung windows are common. Casement windows are occasionally found in some examples. Wood shingles were most often used as roofing materials until 1931, when they were banned by a local building ordinance. Pressed-metal shingles, asphalt shingles, and standing-seam sheet metal became the preferred roofing material.

Heart pine was used almost exclusively for framing, interior walls, ceilings, and floors. Inexpensive and lightweight, pine was easy to transport. From a structural standpoint, the use of pine in the construction of these cottages was ideal as it provides the building with flexibility in strong winds associated with summer storms and hurricanes, allowing the cottage to "bend, not break." Pine interiors were left unpainted, and instead coated with clear shellac that protected and highlighted the natural character of the wood. Early examples sometime feature Craftsman-inspired interior treatments such as built-in bookshelves, benches (in dining room area), and wrought-iron fixtures (door hinges and latches, light fixtures, handles, etc). Most raised cottages, however, characteristically feature very little ornament and reflect an austere "beach house" aesthetic.

Ground Level

In most examples, the ground level is almost completely open. These areas remain bare, sandy ground and appear to be generally used for the storage of outdoor recreational equipment, such as boats, barbeque grills, fishing nets, and crab pots. Concrete walks leading to the bath/changing rooms and servant's quarters are common, as are concrete tread pads for the auto stalls. In many examples, a poured-concrete floor was added later.

Bath/Changing Rooms, Servant's Quarters

The location of bath/changing rooms and servant's quarters is largely determined by the location of the auto stalls, which most often face the adjacent street or lane. Most often, bath/changing rooms and servant's quarters were located along the wall opposite or adjacent to the auto stall openings, depending on the general shape of the building, the size of the building lot, and its orientation to the

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site. Changing rooms and servant's quarters were often, but not always, built side by side and appear to always be located under the main mass of the raised main living quarters. The size and number of bath/changing rooms and servant's quarters vary. Bath/changing rooms and servant's quarters usually have clapboard exterior siding and bead-board walls and ceilings. Bath/changing rooms generally feature poured-concrete floors and two or three-light, wood hopper windows, while servant's quarters feature hardwood floors and double-hung wood windows.

Pier Foundation and Lattice Work

The auto stalls, bath/changing rooms, and servant's quarters are positioned between the trussed wood piers that support the raised main living quarters of the cottage. Pier foundations are usually eight-inch-square wood pilings set atop eight-inch-square poured-concrete footings. In order to provide a degree of privacy, the ground floor is enclosed by lattice work comprised of a series of evenly spaced vertical wood slats affixed to a horizontal framing between the exterior wood foundation piers. The width and depth of the vertical slats, the spaces between the slats, as well as the framing structure in which they are attached, appear to vary with each example.

Auto Stalls

Hinged lattice garage doors on the ground level provide access to each auto stall. Raised Tybee cottages include one to three auto stalls, each marked by two, poured-concrete tread pads.

Access Stairs between Ground Level and Raised Main Living Quarters

Access between the ground floor and the raised living areas also vary with each example. Many examples of the type feature an exterior wood stair between the ground level and the raised porch, from which entry into the raised main living quarters is accessed through the main entrance. The exterior stair may also lead directly to the interior of the main living quarters. These stairways often are located in a corner of the ground level and open into the kitchen or are located in the center of the ground floor and open into an access hall or space between service-related rooms, such as the kitchen and bathroom. Many raised Tybee cottages, particularly in early examples, feature both exterior porch stairs and interior stair halls between the ground level and main living quarters. Stairs located outside of the lattice surround that lead directly to the upper porch were also commonly constructed.

Raised Main Living Quarters

Floor Plans

Many early examples of the type feature an informal open plan in which the main entrance opens into a large common room or parlor that is flanked on both sides by several smaller rooms. Bedrooms are usually located in a row along the side porch, with service-oriented rooms (kitchen, bathroom, etc.) located on the opposite side of the parlor. The parlor is usually large and serves several

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functions, often doubling as a casual dining area. Bedrooms are accessed from the parlor and, in addition to access doors opening directly onto the porch, often feature doors between each bedroom. This floor plan likely developed into the standard for the raised Tybee cottage by the early 1930s.

Although not as common, several early examples of the raised Tybee cottage feature a variation on the bungalow floor plan, which was apparently carried over from the Strand cottages of the early 1900s. Like the Strand cottages, these examples are rectangular in shape, feature low-pitched hip roofs, and a recessed wraparound porch that often extends around three sides. Unlike their predecessors, these cottages are smaller in size and feature a fully raised ground floor.

Porches

Most examples of the raised Tybee cottage feature recessed wraparound porches that extend fully or partially along the length of at least two sides of the building. The earliest examples were built in the Strand area east of Butler Avenue facing the ocean. These examples typically have recessed porches along the main façade (east elevation) and south elevation in order to take advantage of northeasterly ocean breezes. Service rooms are typically located along the north elevation where there is often no porch. Most inland examples of the type appear to have adopted the same porch arrangement with west facing lots featuring a porch on the west elevation. Porches typically feature wood railings with either a cross pattern or plain square balusters.

Variations

It appears that most of the variations on the raised Tybee cottage type occurred during the late 1930s through the mid-1950s. The majority of these examples are located on smaller inland lots situated along First, Second, and Jones avenues. Variations, which most often involve the floor plan, porches, and the enclosed ground level, are discussed below.

Floor Plans and Roof Shape

Generally after 1935, many examples of the raised Tybee cottage were designed with what is essentially a standard bungalow floor plan. Unlike earlier raised Tybee cottages with bungalow-derived plans, this variation evolved into a sub-form featuring a front-oriented gable. These examples, which essentially resemble a raised front-gable bungalow, feature either a recessed wraparound porch or simply a recessed façade porch. Apart from these variations, all other cottage characteristics are present (main living quarters raised on wood piers and ground level with service-oriented rooms, auto stalls, and lattice work surround). Most of these examples are situated on inland lots. Eventually, other forms were substituted for the raised main living quarters in the same manner as the front gable-bungalow. With only a few occurrences, these examples feature all the ground-level characteristics of the raised Tybee cottage while employing a decidedly non-coastal architecture for the raised main living quarters.

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Pier Foundations

There are a few examples in which brick or concrete block were used in supporting the main raised living quarters of the structure. This application appears to be limited to the exterior supports located under the recessed porches and outer walls (those areas visible from the outside), with wood lattice located between the piers, enclosing the ground level as would have been the norm if the characteristic wood piers had been used. Under the building, however, the use of wood piers is maintained. This variation appears to be limited to mid-to-late examples of the type, typically cottages built between 1935 and 1950 along the inland lots west of Butler Avenue.

Porches

By the late 1930s, in concert with other variations, such as the floor plan, some examples of the type feature non-integral wraparound porches. In these examples, porches are raised as before, but are not recessed under the main roof of the building, and may or may not wrap around two sides of the building. In addition, it is common in these examples for the areas under the "attached" porch to serve as the location for one or more auto stalls.

Servant's Quarters and Bath/Changing Rooms

Although few in number, some late examples of the type do not feature servant's quarters and may or may not have originally featured enclosed changing rooms and baths on the ground level. These examples are without exception smaller beach houses built on small inland lots for middle-class families who had no servants, particularly following the difficult economic times of the Great Depression. In place of the servant's quarters, the ground level might have other rooms such as a small living room, kitchen, and/or dining room. In these examples, the bath/changing room may be reduced to an unenclosed showerhead used to rinse off after swimming in the surf.

The Dutton-Waller Raised Tybee Cottage

The Dutton-Waller Raised Tybee Cottage, which was built in 1938, was owned by nearly a dozen property owners, most of whom purchased the property as an investment in the popular seaside resort of Tybee Island, Georgia. The original lot associated with the cottage, Lot 322, Ward 4, is part of the original Venetian Terrace subdivision, which was subdivided into building lots by the Tybee Beach Company in 1928. In March 1932, E. F. Broderick, Jr., a Savannah plumber, purchased lots 322 and 323 from the Tybee Beach Company as a speculative venture. Six months later, Broderick sold Lot 322 to James T. Monahan, Jr., of Mercer County, New Jersey for \$350. Monahan likely purchased the lot as a real estate investment on the advice of his father, James J. Monahan, who owned the local real estate firm Monahan Realty Company. A native of Savannah, James T. Monahan, Jr., resided at 512 E. Julian Street in downtown Savannah when he purchased the Tybee Island lot in 1932.

In mid-1938, Monahan sold the lot to Edward A. Dutton, a Savannah lawyer. In 1938, Dutton served

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as secretary to Judge John Rourke, Jr., while he lived at 711 Whitaker Street in midtown Savannah. Dutton probably built the cottage that year because the lot appears empty in an aerial photo of Venetian Terrace taken the previous year. Dutton, who most likely purchased the property in order to develop the lot as a speculative venture, eventually moved to Savannah Beach, where he served as mayor during the late 1940s and early 1950s.

In 1940, Dutton sold the cottage to real-estate investor and developer Blanche S. Waller. Waller's husband was William Penn Waller who owned Waller Lumber and Supply Company in Savannah. Blanche and Penn Waller purchased dozens of investment properties throughout the county, concentrating on Wilmington and Tybee islands and the Chatham County town of Bloomingdale. In 1942, the Wallers moved from Savannah to Wilmington Island. The next year, Blanche Waller transferred the title to 1416 7th Avenue to the Waller Lumber and Supply Company, possibly indicating a change from personal use to a rental cottage.

Between 1943 and 1947 (the records are unclear), the Wallers sold 1416 7th Avenue to Thomas and Benita Corcoran. Thomas Corcoran served as treasurer of the Solomon Transfer Company in 1947. He and his wife resided at 210 E. Liberty Street in downtown Savannah. The Corcorans probably purchased 1416 7th Avenue as an investment because Benita Corcoran purchased the adjacent lot (Lot 321) in February 1948. In May of that year, the Corcorans sold both lots (with the cottage) to James J. and Mary Frances O'Neill. In 1948, James J. O'Neill was an assistant auditor at the Citizens and Southern National Bank in Savannah. The O'Neills, who resided at 220 Hall Street in downtown Savannah, probably purchased the property for personal use as a summer cottage. Both lots remained as a single property for the next 55 years.

In 1953, the O'Neills sold the property to Charles L. and Hattie Mae Jarrell, who resided at 1311 Henry Street in the Meadows, an upper-middle-class neighborhood of professionals and businessmen on the eastside of Savannah. In 1953, Charles Jarrell served as vice president of both the Colonial Oil Industries and the Chatham Towing Company in Savannah. In 1957, the Jarrells sold the property to Helen S. and Cord Meyer, Jr., who remodeled the cottage for use as a year-round residence. The Meyers maintained their permanent residence in the Tybee cottage. Cord Meyer, a dentist, commuted from Tybee Island to his office on Taylor Street in downtown Savannah.

In 1960, the Meyers sold the property to William F. and Margaret F. Braziel, who resided 624 E. 44th Street in Ardsley Park, a fashionable upper-middle-class suburb of Savannah. Braziel was a principal partner in the law firm Braziel and Anestos in Savannah. The Braziels probably used the cottage seasonally until they sold it a decade later to James S. and Hazel Aliffi. In 1970, James Aliffi is listed in the city directory as a deputy county sheriff and a resident of Savannah Beach. The Aliffis likely purchased the cottage for year-round use. The city directory lists them as residents of Savannah Beach from 1970 through the early 1980s. In 1984, the property was transferred to the Aliffi's daughter, Nancy Robinson, who sold the property to Eugene L. McDonald in 1985. McDonald and his wife, who used the cottage both as a summer and year-round residence, sold the property in 2004 to Julia and John Wylly, III. Wylly, a developer, sold the cottage to the present owner, Diane Kaufman in 2005. Wylly retained Lot 321 to build another cottage as an investment property. In 2006, the current owner rehabilitated the cottage. The rehabilitation was submitted for final

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certification from the Technical Services Branch of the National Park on October 31, 2006.

9. Major Bibliographic References

Ciucevich, Robert A. "Raised Tybee Cottages on Tybee Island, Georgia. National Register of Historic Places Multiple Property Registration Form, June 2005. On file at the Historic Preservation Division, Georgia Department of Natural Resources, Atlanta, Georgia. Note: This draft document is used as a historic context for the identification and evaluation of raised Tybee cottages.

_____. "Tybee Island Historic Resources Survey and Report, 2002-2004." On file at the Historic Preservation Division, Georgia Department of Natural Resources, Atlanta, Georgia.

_____. Tybee Island: The Long Branch of the South. Charleston, S.C.: Arcadia Publishing, 2005.

Previous documentation on file (NPS): () N/A

- () **preliminary determination of individual listing (36 CFR 67) has been requested**
- (X) **preliminary determination of individual listing (36 CFR 67) has been issued**
date issued: December 29, 2005
- () **previously listed in the National Register**
- () **previously determined eligible by the National Register**
- () **designated a National Historic Landmark**
- () **recorded by Historic American Buildings Survey #**
- () **recorded by Historic American Engineering Record #**

Primary location of additional data:

- (X) **State historic preservation office**
- () **Other State Agency**
- () **Federal agency**
- () **Local government**
- () **University**
- () **Other, Specify Repository:**

Georgia Historic Resources Survey Number (if assigned): N/A

10. Geographical Data

Acreage of Property Approximately 0.75 acres

UTM References

A) Zone 17 Easting 513800 Northing 359750

Verbal Boundary Description

The historic district boundary is indicated by a heavy black line on the attached map, which is drawn to scale.

Boundary Justification

The boundary includes the remaining property historically associated with the Dutton-Waller cottage.

11. Form Prepared By

State Historic Preservation Office

name/title Steven Moffson, Architectural Historian
organization Historic Preservation Division, Georgia Department of Natural Resources
mailing address 34 Peachtree Street, N.W., Suite 1600
city or town Atlanta **state** Georgia **zip code** 30334
telephone (404) 656-2840 **date** March 31, 2008
e-mail steven.moffson@dnr.state.ga.us

Consulting Services/Technical Assistance (if applicable) () not applicable

name/title Robert A. Ciucevich
organization Quatrefoil Consulting
mailing address 22 West Bryan Street #139
city or town Savannah **state** GA **zip code** 31401
telephone N/A
e-mail N/A

- () **property owner**
(X) **consultant**
() **regional development center preservation planner**
() **other:**

Property Owner or Contact Information

names Diane Kaufman
organization (if applicable)
mailing address P.O. Box 2677
city or town Tybee Island **state** GA **zip code** 31328
e-mail (optional) N/A

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Photographs

Name of Property: Dutton-Waller Raised Tybee Cottage
City or Vicinity: Tybee Island
County: Chatham
State: Georgia
Photographer: James R. Lockhart
Negative Filed: Georgia Department of Natural Resources
Date Photographed: May 2007

Description of Photograph(s):

Number of photographs: 22

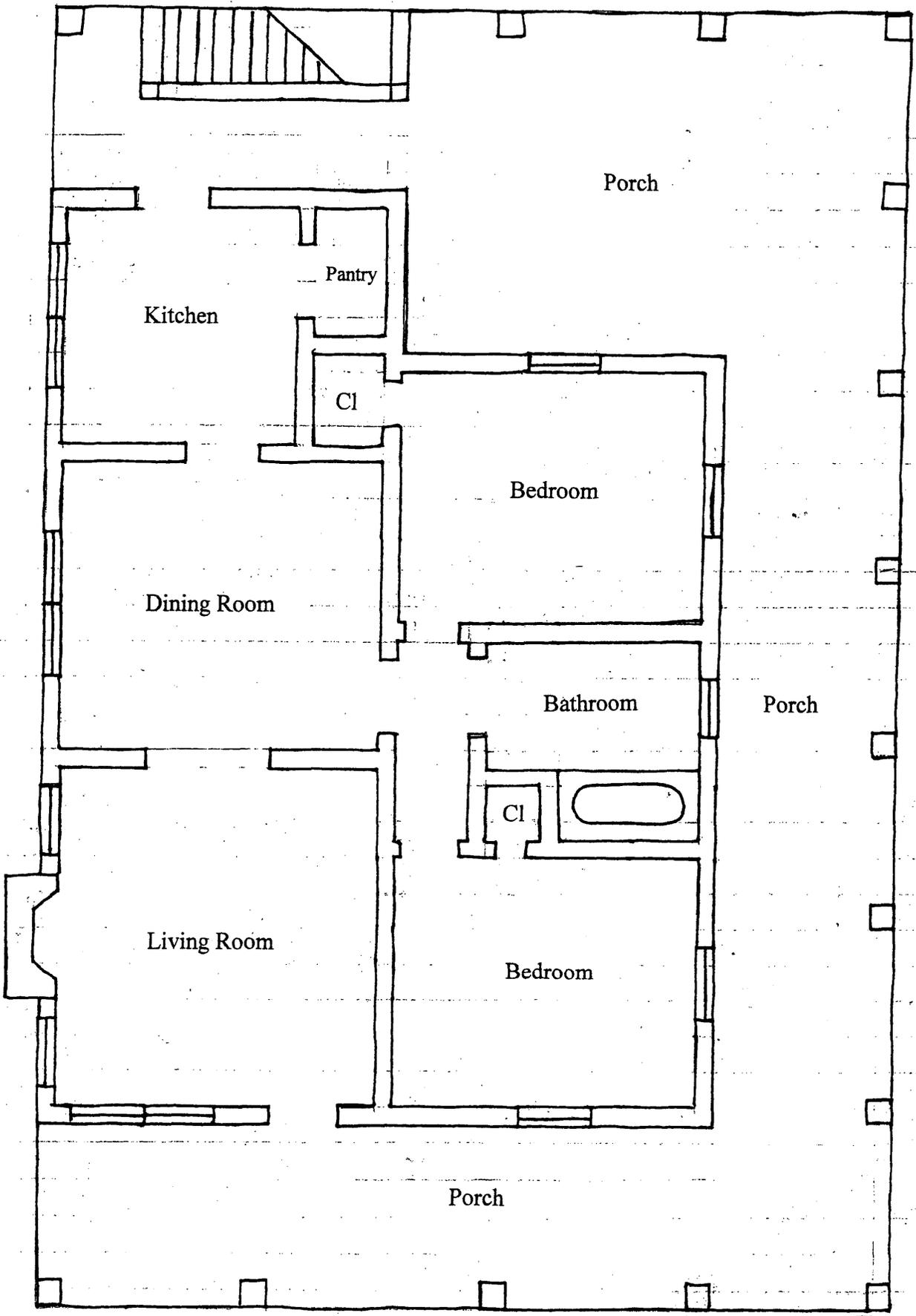
1. Main facade, photographer facing southeast.
2. Main façade, photographer facing east.
3. Main façade, photographer facing east.
4. Main façade, photographer facing east.
5. Detail of stairs and porch, main façade, photographer facing east.
6. North side, photographer facing southeast.
7. North side, photographer facing south.
8. South side, photographer facing northwest.
9. Rear façade, photographer facing southwest.
10. Rear façade, photographer facing southwest.
11. Detail of rear façade, photographer facing west.
12. Interior, first floor, storage area with bath/changing room (right), photographer facing northwest.
13. Interior, first floor, rear stairs and servant's quarters (left), photographer facing north.
14. Interior, second floor rear stairs, photographer facing south.
15. Second floor, rear porch, photographer facing southeast.
16. Second floor, front door, photographer facing east.

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Photographs

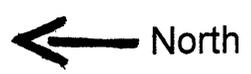
17. Interior, second floor, living room, photographer facing west.
18. Interior, second floor, living with view to dining room, photographer facing northeast.
19. Interior, second floor, dining room with view to living room, photographer facing east.
20. Interior, second floor, front bedroom, photographer facing southwest.
21. Interior, second floor, hall with view to bathroom (left) and front bedroom (right), photographer facing southwest.
22. Interior, second, floor, kitchen, photographer facing east.

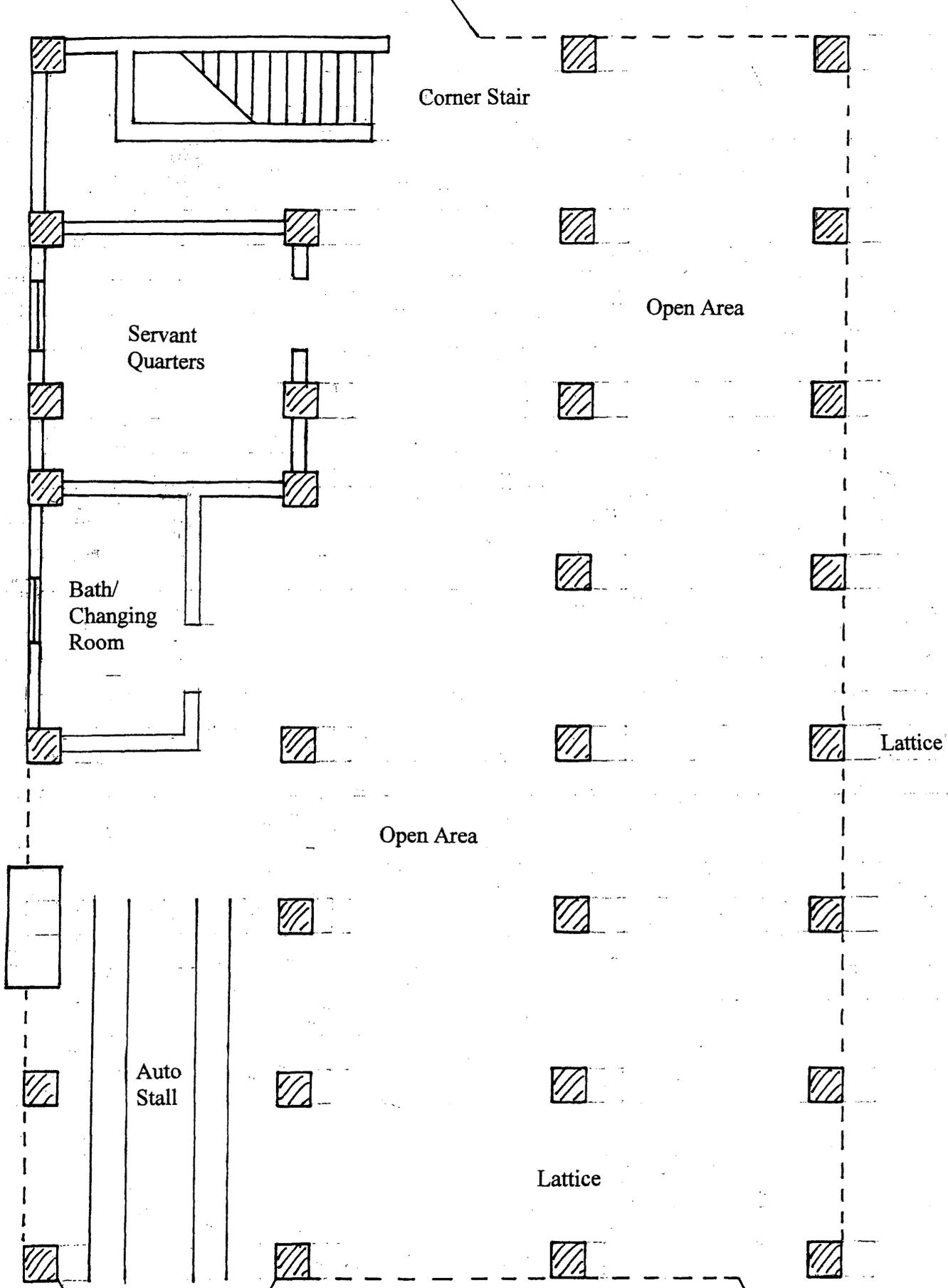
(HPD WORD form version 11-03-01)



Raised Main Living Quarters
Dutton-Waller Cottage – 1416 7th Avenue
Tybee Island, Chatham Co., Ga. , 31328
Drawn by R.A. Ciucevich, 2005

No Scale





North



Ground Level
Dutton-Waller Cottage – 1416 7th Avenue
Tybee Island, Chatham Co., Ga. , 31328
Drawn by R.A. Ciucevich, 2005

No Scale

Dutton-Waller Raised Tybee Cottage
Tybee Island, Chatham County, Georgia

Sketch Map

National Register Boundary 

Approximate scale: 1 inch = 60 feet

