

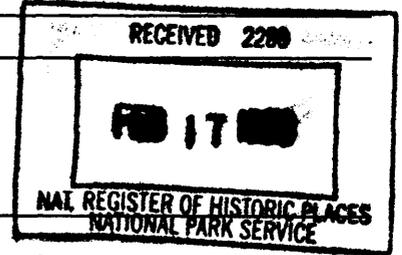
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NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

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 Tybee Island Strand Cottages Historic District
other names/site number The Strand



2. Location

street & number The 1200 and 1300 blocks along Butler Avenue between 12th Street and 14th Street.
city, town City of Tybee Island (n/a) vicinity of
county Chatham code GA 051
state Georgia code GA zip code 31328

(n/a) not for publication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:	<u>Contributing</u>	<u>Noncontributing</u>
buildings	18	3
sites	1	0
structures	1	0
objects	0	0
total	20	3

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 Clower 2.10.99
Signature of certifying official Date

for W. Ray Luce
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 Ma J M. W. 4/2/99

() determined eligible for the National Register _____

() determined not eligible for the National Register _____

() removed from the National Register _____

() other, explain: _____

() see continuation sheet _____

for _____
Keeper of the National Register Date

6. Function or Use

Historic Functions:

DOMESTIC/single dwelling
OUTDOOR RECREATION/beach
LANDSCAPE/natural feature

Current Functions:

DOMESTIC/single dwelling
OUTDOOR RECREATION/beach
LANDSCAPE/natural feature

7. Description

Architectural Classification:

OTHER: Strand Cottages
OTHER: Raised Tybee Cottages

Materials:

foundation	brick
walls	wood
roof	metal, asphalt
other	n/a

Description of present and historic physical appearance:

The Tybee Island Strand Cottages Historic District, also known as The Strand, encompasses late 19th- to early 20th-century raised cottages situated in a coastal landscape on Tybee Island. Tybee Island, located east of Savannah, is Georgia's most northern barrier island and is situated at the mouth of the Savannah River (see Attachment 1). The landscape of The Strand consists of sandy dry ground that borders on a dune system. The dunes have sea oats and various shrubs and grasses growing on them that serve to stabilize and preserve the dunes.

The historic dwellings were constructed within two periods of the development of Tybee Island. The first period of development from 1895 to 1923 consisted of the construction of resort cottages, locally known as the Strand cottages, by families to use for vacations during the summer months. Historically, the Strand cottages were "sandwiched" between the two largest late 19th- to early 20th-century Tybee Island resort hotels, the Ocean House near 5th Street and Butler Avenue and Hotel Tybee near 14th Street and Butler Avenue. These two early resort hotels spurred the development of the island as a coastal vacation destination (see attachment 4). (The Ocean House is no longer standing and a wing of the Hotel Tybee remains; however, the wing has been significantly altered and no longer retains historic integrity.) Due to modern development on Tybee Island, the cottages located within the two blocks of Butler Avenue between 12th Street and 14th Street are the only

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Road in Thunderbolt, Georgia and then continued east towards Tybee Island. The one-lane road was lined with palmetto trees and other coastal vegetation, similar to the coastal vegetation lining the lot lines of the Strand cottages on Tybee Island. The Georgia Department of Transportation widened Tybee Road/U.S. Highway 80 from one lane to two lanes during the mid-20th century resulting in almost all of the roadside coastal landscaping being destroyed.

The opening of Tybee Road in 1923 provided better access to the island by automobile and spurred a dramatic increase in the demand for oceanfront property. The cottages built on Tybee Island during this period are locally referred to as raised Tybee cottages. The raised Tybee cottages are constructed on raised wooden piers and feature a hipped or gabled roof with pressed-tin shingles, wrap-around porches, balloon-frame construction, and long floor-to-ceiling windows. Unlike the Strand cottages, the raised Tybee cottages are smaller in size and are, for the most part, square in form. According to the updated 1954 Sanborn Fire Insurance map, some of the raised Tybee cottages feature original ells (see Attachment 5). The ground level still retains servants' quarters and changing rooms, but garage space for an automobile is incorporated into the design. Long vertical slats (lattice) cover most of the garage area under the raised level, and lattice garage doors provide access to the parking space (see photo 3). In this district, these cottages are not situated in a distinctive row like the Strand cottages, but are located near the back of the long narrow lots closer to Butler Avenue and alleys.

The only two-story historic dwelling located within the district is located at 1206 Butler Avenue (see Q on National Register Map). The dwelling was constructed c.1930 and brick veneer was applied several years ago (see photo 2). The dwelling is the only one of its type located within the district. Unlike the Strand or raised Tybee cottages, this dwelling does not rest on a raised foundation and its massing is much larger. The other distinctive architectural features include a two-story full-height front porch, second-story full-width porch, and single and paired four-over-one double-hung windows. Even though this dwelling does not share the architectural characteristics of the Strand and raised Tybee cottages, it does maintain the coastal landscape features represented throughout the district.

During the 1970s and 1980s, the area around the Tybee Island Strand Historic District was heavily developed with single- and multiple-family dwellings. Some of the long narrow lots within the district were subdivided and ranch houses or multiple-unit condominiums built. On these subdivided lots, the new construction is located both in front of (see photo 5) and behind the Strand cottages. The characteristics of the multiple-unit condominiums consist of a height of three-stories, a square form, and low-hipped roofs. The ranch houses are typically long, low, one-story buildings. Even though the coastal landscape of the subdivided lots was destroyed by the new construction, the palmetto trees and other coastal vegetation remain intact along the boundary lines of the lots. These landscape features partially block the view of the new construction on the subdivided lots from the

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porches of the historic cottages on the intact lots (refer to photo 5). Much of the historic Strand area was lost by the new construction; these remaining historic cottages within their coastal setting are all that remain of the resort development of The Strand.

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):

COMMUNITY PLANNING AND DEVELOPMENT
ENTERTAINMENT/RECREATION
ARCHITECTURE
LANDSCAPE ARCHITECTURE

Period of Significance:

1873 to 1930

Significant Dates:

1873 A plan for subdividing Tybee Island was created (see attachment 3).
1887 Completion of the Savannah and Tybee Island Railroad.
1895-1930 Construction of the coastal resort cottages within the district.
1923 Completion of Tybee Road (US Highway 80) from Savannah to the Tybee Island.

Significant Person(s):

n/a

Cultural Affiliation:

n/a

Architect(s)/Builder(s):

AP Solomon Sr./builder	Middleton-Crawford Cottage
David Thomas Furse/builder	Stoker-Furse-Sipple Cottage
George Dutton/builder	Roberts-Sack-Hickman Cottage

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Narrative statement of significance (areas of significance)

The Tybee Island Strand Cottages Historic District consists of late 19th- and early 20th-century resort cottages located in a unique landscape design only found in Georgia on this coastal island. The district is significant in community planning and development, entertainment/recreation, architecture, and landscape architecture. The district is eligible under National Register Criteria A and C and has a state level of significance.

The district is significant in the area of community planning and development and entertainment/recreation for its development as a beach resort during the late 19th century. Unique in Georgia, Tybee Island is the only barrier island to be developed by a land developer as a coastal resort for the general population. Georgia's other barrier islands were owned by wealthy individuals who built large homes to serve as retreats, such as "Dungeness" on Cumberland (built by the Thomas Carnegie in the 1910s and now in ruins) and "Main House" on Ossabaw Island (built by the Torrey family in 1924) and by land developers who constructed exclusive elegant hotels, such as the Cloisters Hotel (1928) on Sea Island and Jekyll Island Club Hotel (1901) on Jekyll Island, as vacation destinations for the wealthy.

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 British physicians expounded the virtues of the curative powers of sea water as an 18th-century panacea. 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 other people throughout the South traveled north to resorts in Long Branch, New York, Cape May, New Jersey, and Nantucket, Massachusetts. These resorts were popular and set the standard for resorts by offering such amenities as transportation networks, hotels, service-oriented businesses, and amusement establishments. The resort development of Tybee Island was modeled after these resort areas. At the height of its resort popularity, Tybee Island featured grand hotels, dance pavilions, bath houses, boarding houses and inns, service-oriented businesses, railroad stops, and private summer cottages.

During the mid-19th century, limited recreational activities were provided on Tybee Island; however, visitors had to board a steamer at Savannah and travel over one hour to reach the island. Many people throughout the South had to travel to northern coastal cities to enjoy seaside resorts, which were established during the early 19th century. The development of Tybee Island from limited recreational purposes to a seaside resort was begun in 1873 by the Tybee Improvement Company. In 1873, the company acquired the island and subdivided the oceanfront property south of Fort Screven into lots (see Attachment 2). The area of this historic district consists of lots 73 through 84, and lots 77, 80, and 81 have maintained their original 1873 plan, while lots 74 and 75 have retained their original front portions, and lot 83 still has its original rear lot. To insure the sale of the lots, the

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Tybee Improvement Company announced the construction of a hotel, named Ocean House, in 1876, and the Savannah and Tybee Railroad, which cut the travel time to the island and brought more people to the beach, was completed in 1890. To attract more people to the resort, a grander, more elegant hotel, the Hotel Tybee, was completed on the southern end of the island in 1891. The lots located within the district were seen as desirable due to their beachfront locations and close proximity to the two resort hotels (see Attachment 4). The subdivision of the land into individual lots in 1873 determined the eventual pattern of cottage development and the design of the coastal landscape which creates the physical framework for the historic district and gives it its unique overall character. Cottages were built in the center of the long narrow lots and coastal vegetation planted along the lot lines. Walkways connected each cottage to its neighbor, the Hotel Tybee, and to the Atlantic Ocean. The large expanse between the cottages and the Atlantic Ocean was filled with coastal vegetation (see photo 4). This arrangement afforded the property owners a spacious and private setting with a somewhat communal element. The cottages within the district were built by families and served as vacation or resort cottages during the summer months.

The transition of the development of the island from a summer resort location into a permanent settlement is represented by the two-story residence located at 1206 Butler Avenue. This two-story residence is the only example within the district of the gradual transition of the island, beginning in the early 1930s, from primarily a summer destination to a year-round settlement. This residence lacks some of the resort features found in the raised cottages since it was to provide shelter year-round; however, it appropriately reflects the architectural character of the more typical house.

The district is significant in the area of architecture for its excellent examples of Strand and raised Tybee Island cottages situated within a unique coastal and seaside resort landscape design. The residential beach resort architecture on Tybee Island is unique to this Georgia coastal island and features two periods of development. Unlike the other barrier islands of Georgia, the cottage resort architecture of Tybee Island was designed to be seasonal and occupied by middle-class families.

The first period of cottage construction is from 1895 to 1923 and is represented by the Strand cottages. The character-defining features of the single-family Strand cottages include their shared setback and orientation towards the Atlantic Ocean, construction on raised wooden piers, hipped or gabled roofs, brace-frame construction with mortise-and-tenon joints, wrap-around porches, overhanging eaves, tin roofs, long floor-to-ceiling windows, and general rectangular form with either rear or side ells. The servants' quarters and beach changing rooms are located on the ground floor with the main living quarters located on the raised level (see photo 10). The 1916 Sanborn Fire Insurance Map of the district area illustrates the development of the Strand cottages with their shared setbacks, orientation towards the Atlantic Ocean, and rectangular form with rear and side ells, as well as the development of the former Hotel Tybee with its private resort cottages (see Attachment 3). The unique character-defining features of the Strand cottages are a direct response

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to the oceanfront environment, with its occasional storm winds and high water, as well as an informal, summer-resort lifestyle. The Rodgers-Fulmer Cottage, located at 1210 Butler Street, is an excellent example of the Strand-cottage type. The wood-framed cottage features a hipped roof with pressed tin shingles, long two-over-two double-hung windows with wooden shutters, a recessed wrap-around porch with an attached gazebo, and rectangular form with a rear ell (see photo 4 and Attachment 3). These special architectural characteristics are unique to the Strand cottages. As illustrated on the 1916 Sanborn Fire Insurance Map and c.1917 post card (see Attachments 3 and 6), the nearby resort cottages built by the Tybee Island Hotel, now demolished, were built as multi-family cottages constructed at the ground level and feature uniformly designed with low-pitched hipped roofs, integral front porches, six-over-six double-hung windows, and oriented towards the hotel.

The second period of development took place between 1923 and 1930 and is represented by the raised Tybee cottages. The raised Tybee cottage is unique to Tybee Island and not found anywhere else in Georgia. This type evolved from the Strand-cottage type as the result of the introduction of the automobile to Tybee Island following the completion of Tybee Road (now US Highway 80) in 1923. The design of the raised cottages provides space to accommodate the automobile. The ground level still retains servants' quarters and changing rooms as in the Strand cottages; however, garage space for an automobile is incorporated into the design. Long vertical slats cover most of the garage area under the raised level, and lattice garage doors provide access to the parking area. The changing rooms and servants' quarters became less important as the automobile became more important. Other features unique to the design of the raised cottage are its overall smaller square form and balloon-frame construction. The change in design also represents the change in the use of the cottages. Families would travel in their cars to their cottages on the weekends and return home. Fewer families were staying the entire summer season, as previously. The cottage located at 1208 Butler Avenue (rear) (see O on National Register Map) and the Strobhar-Armand Cottage at 13 13th Street (see I on National Register Map) are excellent examples of the raised Tybee cottages. The cottage at 1208 Butler Avenue (rear) is constructed on raised wooden piers and the character-defining features include a hipped roof, enclosed wrap-around porch, overhanging eaves, rear ell, and garage with lattice doors. The original section of the house features a square massing with an historic ell addition (see photo 3). The Strobhar-Armand Cottage is an excellent example of the raised Tybee cottage located on the back edge of the lot close to the road, 13th Avenue (see photo 12). The raised Tybee cottages are located near the edge of Butler Avenue and along the alleys (see Attachment 5).

Few alterations or additions have occurred to the Strand Cottages or the raised Tybee cottages. Several cottages have rear or side ells which were either original to the cottage or added during the historic period (see O on National Register Map, photo 3, and F on National Register Map, photo 9).

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The Cummings Cottage/Georgiana Inn, built 1910 (see B on National Register Map), was one of the earliest dwellings constructed on Tybee Island as a year-round residence. The cottage is larger and original features include an overall side-gable, long, rectangular form unlike the Strand and raised Tybee cottages, porch columns, and long two-over-two double-hung windows. The alterations include an enclosure of part of the wrap-around porch during the 1930s to accommodate bathrooms and the raised basement was partially enclosed with concrete walls during the 1950s (see photo 15).

The two-story residence located at 1206 Butler Street (see Q on National Register Map) is the only other example of a year-round residence built during the historic period within the district. The residence, constructed c.1930, was built during the transition of Tybee Island from a summer resort destination into a permanent settlement. Even though the building was brick veneered after the historic period, many of its significant features remain. Character-defining features of the residence include paired and single four-over-one double-hung windows (shorter and narrower than found on the summer cottages), hipped roof with full-facade front portico, and a full-width second-story porch. The residence shares the setback as the summer cottages but lacks the raised first floor and wrap-around porch featured on the summer cottages (see photos 1 and 2).

The cottage located at 1310 Butler Avenue (see D on National Register Map, photos 13 and 15) is a noncontributing property within the district; however, the property is not considered an intrusion. The cottage is similar in form, size, location, and feeling of the historic Strand cottages. Even though the cottage has lost architectural integrity, the integrity of the historic pattern of the coastal landscape has remained intact. The landscaping of the remaining front yard of the cottage is a continuation of the historic coastal landscape pattern present within the district. Also, the historic pattern of the subdivision of the back of the long narrow lot and the construction of a raised Tybee cottage behind the centrally located cottage remains intact (see National Register Map).

The district is significant in the area of landscape architecture as an excellent example of a unique coastal landscape design. When the land within the district was subdivided in 1873, long narrow lots were created. During the first period of development for the district, cottages were constructed near the center of the lots with the front of the dwellings facing the Atlantic Ocean and the rear facing Butler Avenue (see Attachment 3). The existing communal walkway was constructed in front of the cottages and existing boardwalks were constructed from the front porches across the sand dunes to the beach (see photos 8 and 11). The system of sand dunes features sea oats and various shrubs and grasses growing on it to stabilize and preserve the dunes. Indigenous plants, such as wax myrtles, palmetto trees, and oak trees, mark the property lines and fill in the grassy expanses created between the cottages and the edges of the lots. Three of the original 1873 subdivided lots, numbers 77, 80, and 81, within the district retain their original configuration, while several others retain their original front yards. These lots represent the historic landscape that once characterized the entire Strand area. Nowhere else on Tybee island does this unique historic landscape survive.

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The landscapes of two Strand-type cottages, the Rodgers-Fulmer Cottage, located at 1210 Butler Avenue (see N on National Register Map), and Stoker-Furse-Sipple Cottage, located at 1306 Butler Avenue (see F on National Register Map), are excellent examples. The Rodgers-Fulmer Cottage is located approximately in the center of the long narrow lot. A grassy expanse created between the cottage and the ocean consists of palmetto trees, tall grasses, oak trees, and wax myrtles lining the property lines and filling in the expanse towards the beach. A boardwalk leads from the front porch over the sand dunes towards the beach (see photo 4 and 5). The Stoker-Furse-Sipple Cottage is also situated in the center of its lot with access provided by a drive leading from Butler Street to the back of the cottage (see photo 12). The grassy expanse between the front of the cottage and the beach consists of wax myrtles, tall grasses, and palmetto trees, and sand dunes covered with sea oats and other native vegetation (see photo 9). A boardwalk leads from the front porch to through the grassy expanse to the beach (see photo 10) and a communal walkway is located directly in front of the house (see photo 11). Approximately half of the historic landscapes associated with the Strand cottages in the district have survived. Although the other half have been lost to new development on subdivided front lots, the effect to the district is tempered by the high degree of integrity of the surviving landscaped lots and the way in which the new development is shielded to some degree by historic landscaping along the property lines (photo 5).

The original landscape design was maintained in the front yards of the Strand cottages during the second phase of development. However, the raised Tybee cottages introduced new patterns of landscaping, especially in the back portions of the original lots. During the second period of development from 1923 to 1930, new cottages were smaller and located towards the edge of the lots, closer to Butler Street and the alleys. The Strobhar-Delaney Cottage is an excellent example of this later landscape design. The cottage is situated near the edge of Butler Avenue and the palmetto trees and oak trees are located close to the cottage (see photo 6).

During the past three decades, new construction has increased within the district area. Some of the long narrow lots have been subdivided and multi-storied residences have been built. Most of the new construction on the subdivided lots has taken place between the historic cottages and the Atlantic Ocean. As a result, some coastal landscaping has been lost. However, the character-defining features of the landscape have retained historic integrity and reflect the spatial organization, physical character-defining features, and historic associations to the development of the Strand.

The spatial organization of the coastal landscape has maintained integrity. Even though some of the original 1873 lots have been subdivided and new construction has occurred, the original boundary demarcations remain landscaped with coastal vegetation. These landscaped boundary demarcations function as visual buffers for the new multi-storied condominiums (see photos 4 and 5). The overall pattern of long narrow lots has also maintained integrity. The subdividing of the lots has

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taken place within the historic east to west (Atlantic Ocean to Butler Street) boundaries (see National Register Map).

The physical character-defining features include the cottages and intact topographic features, the indigenous coastal vegetation, within a coastal setting. Historically, the Strand cottages were located between the Atlantic Ocean and Butler Avenue between 4th Street and 14 Street. The Strand cottages located between 12th Street and 14th Street are the last remaining cottages that retain their coastal setting. Four of the original 1873 platted lots have retained their original coastal settings with the cottages and coastal landscaping (see photos 4, 5, and 9). These coastal-setting features include the coastal vegetation, original boundary demarcations, centrally located Strand cottages within the long narrow lots, grassy expanse between the Strand cottages and the Atlantic Ocean, raised Tybee cottages on the rear of the lots, and communal walkway and boardwalks. Even though nonhistoric development has surrounded the district area, these intact physical character-defining features retain enough historic integrity to convey the feeling of their significant coastal setting.

The coastal landscape was created and also gained significance through its association to the development of Tybee Island as a seaside resort. The 1873 plan of Tybee Island provided for the creation of long narrow lots, which were oriented towards the Atlantic Ocean, and locations for hotel development. In response to this seaside resort design, summer cottages were built between two large resort hotels and indigenous coastal vegetation was used to landscape. Even though the hotels are gone and modern development has occurred outside the National Register boundary, the significant features of the resort plan are still discernible within the National Register boundary.

National Register Criteria

The Tybee Island Strand Cottages Historic District is eligible under National Register Criterion A for its association to the American coastal resort movement and residential development. The district is also eligible under National Register Criterion C for its excellent examples of coastal architecture in their historic coastal landscape design.

Criteria Considerations (if applicable)

n/a

Period of significance (justification)

The period of significance for the Tybee Island Strand Cottages Historic District begins in 1873 with the "Plan of Tybee Island" subdividing the land south of Fort Screven which formed the physical

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framework for the development of the district including its unique landscape characteristics. Three lots, numbers 77, 80, and 81, still retain their historic design as laid out in the 1873 plan, and other lots retain significant vestiges of their original layout. The period of significance ends in 1930 since the last resort cottages were built up to this period, and the Savannah and Tybee Railroad ceased service to the island in the early 1930s.

Contributing/Noncontributing Resources (explanation, if necessary)

The 20 contributing resources encompass 18 historic buildings, which include cottages, garages, and auxiliary buildings; one historic site consisting of the overall coastal landscape design; and one structure consisting of the entire system of communal walkways and boardwalk. The three noncontributing resources within the National Register boundary include a nonhistoric garage and two significantly altered Strand cottages (see D and M on National Register Map).

Developmental history/historic context (if appropriate)

The development of Tybee as a beach resort in the 1870s represents a late manifestation of the American coastal resort movement. 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 sea water and sea air as an 18th-century panacea. 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 up north to resorts in Long Island, New York, Cap May, New Jersey, and Nantucket, Massachusetts. These resorts had been in operation for many years and had set the standard by offering such amenities as transportation networks, hotels, service-oriented businesses, and amusement establishments. Tybee 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. The Tybee Island Strand Cottages Historic District is one of the summer resort settlements that sprang up as a result of the development of Tybee as a regional seaside resort.

In the early 1870s a group of entrepreneurs formed the Tybee Improvement Company for the purpose promoting the development of Tybee as a seaside resort. In 1873 a daily steamer route to the island was established, and a plan for the subdivision of the island into building lots was developed. In an effort to stimulate lot sales, plans were made for the establishment of a comfortable hotel on the south end with the oceanfront lots between Centre and 3rd Streets having been selected as the proposed site. John Trebeau's 1873 "Plan of Tybee Island" shows all of the lots from Centre St. to 11th St. and from 3rd St. beyond Tilton Ave. as having already been sold, indicating the success of the stockholders' marketing scheme.

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In 1876 the hotel, named the Ocean House, was completed and a wooden tramway was built to transport guests from the steamship pier on the north end 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 bath houses, 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 cut the traveling time in half (45 minutes as opposed to 1 1/2 hours), it also made the entire island accessible by offering eight stops between the north end and the Back River Inlet.

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 1887, at least two new hotels, complete with dancing pavilions and bathing facilities, as well as a number of summer cottages had been built in the vicinity of the Ocean House. Perhaps in an effort to encourage lot sales at the most southern end of the island, the stockholders announced plans for the construction of a first-class hotel between 14th and 15th Streets. The hotel was called Hotel Tybee and was completed in 1891. As the stockholders had hoped, lots were sold and summer cottages, boarding houses and other businesses began to grow around the new hotel.

This was the climate in which the area now known as the Strand originally developed. The area sandwiched between the two hotels, Hotel Tybee and the Ocean House, is the original Strand area. These lots were desirable due to their beachfront locations and their close proximity to the two main resort hotels. In addition, the railroad had five stops along Main St. (later Butler Avenue) that made these lots easily accessible. In 1895, Central of Georgia bought the railroad, giving hundreds of cities in Georgia and Alabama a direct link to the Island. This made Tybee a regional rather than a local resort, resulting in the construction of numerous summer cottages for Savannah families and out-of-town families as well. The Strand was one of the first areas of the island to build as a direct result of all these factors.

The Strand cottages are a row of resort homes built between 1895 and 1923. Most of the cottages are raised on wooden piers and feature hipped roofs, wrap-around porches, and rectangular shape. Servants' quarters and changing rooms were located on the ground floor with the main living quarters located on the raised level. Each was built in the center of a full oceanfront lot that extended from Butler Ave. to the Strand. 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

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setback from the dunes which provided a grassy expanse between the homes and the beach. A communal walkway passed in front of the steps of each house connecting the settlement with the resort on 14th St. Each house had a bridle path to the beach that ran off the walkway.

The completion of Tybee Road (U.S. Highway 80) 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 which spawned the construction of the classic summer cottages which are so characteristic of Tybee today. By the late 1920s there were over 400 privately owned cottages on the island.

The building boom of the 1920s had a profound effect on construction and developmental practices within the Strand district. Instead of one large cottage being built in the center of an original lot, lots were being subdivided and many smaller cottages were built. The practice of providing a substantial setback from the dunes, as well as maintaining the communal aspects of the Strand area, was discarded. It was during this time that the raised Tybee cottages were built within the Strand.

The raised Tybee cottages built during this period of the district's development (1923-1930) had many of the characteristics of their predecessors. Most of the cottages are raised on wooden piers and feature a hip roof with a recessed wrap-around verandah. The main living quarters remains on the raised level. The chief differences, however, are that these cottages are smaller and, for the most part, square in shape. The ground level still retains the servants' quarters and changing rooms, but garage space for automobiles is incorporated into the new design. Long vertical slats (lattice) cover most of the garage area under the raised level, and lattice garage doors face the side street or alley. The compact design of this cottage type and its accommodation of the automobile are characteristics that reflect the changes in the district brought on by the Tybee Road.

By the time of the great building boom of the 1920s and 1930s, most of the boarding houses, bath houses, clubs, and other service-oriented buildings that were located near the Strand (Most of which were situated around the Ocean House) were gone. Many of these buildings were lost either during the hurricanes of the 1890s or to random fires. Since the main resort area had shifted farther down the south end of the island (between 14th and 19th Streets) many businesses were simply relocated. Summer cottages were built on lots where these buildings once stood, making the district, for the most part, primarily a private summer-cottage neighborhood.

Through the 1940s and 1950s, the number of year-round residences on the island began to increase, bringing a more suburban/domestic architecture to Tybee. Within the Strand, however, most new construction continued to employ the major characteristics of the raised Tybee cottage type of the 1920s and 1930s. In recent years (1970-present), intrusions have been introduced into

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section 8--Statement of Significance

the district. Ranch style houses and concrete slab duplexes have been built. Condominiums have been built in front of the Strand cottages.

9. Major Bibliographic References

Interviews

Mary Ciucevich and Josephine Grevemburg interviewed by Robert Ciucevich in September 1992.

John E. Ciucevich, Jr. interviewed by Robert Ciucevich in March 1996.

Historic Maps and Plats

Plan of Tybee Island, C. 1873 by John R. Trebeau.

Plan of a Part of Tybee Island, c.1890 by Percy Sugden.

Sanborn Fire Insurance Map #164 of Tybee Island, Savannah, GA. 1916.

Sanborn Fire Insurance Map #405 of Savannah Beach, Tybee Island, Savannah, GA. 1954.

Newspapers

Savannah Morning News - Several articles dating from 1874 through the 1960s that are located on microfiche at the Georgia Historical Society and the Main Branch of the Chatham County Public Library, the vertical files at the Georgia Historical Society, and various scrap books at the Tybee Branch of the Chatham County Public Library.

Memoirs

Varnedoe, Sam L. Memoirs of Tybee Island: 1909-1988.

Other

1992-1993 Chatham County Historic Resources Survey conducted by the Chatham County Metropolitan Planning Commission, Savannah, GA.

"Tales of Tybee." Savannah Morning News 12 Feb. 1905.

Godley, Margaret. Historic Tybee Island. Savannah, GA. Savannah Beach Chamber of Commerce, 1958.

Richardson, B.H. "A History of Tybee Island, GA., and a Sketch of the Savannah and Tybee Railroad." Savannah Times Publishing Company, c.1886.

Tybee Creek Beach Neighborhood. Savannah College of Art and Design/Historic Preservation Department. Savannah, GA. 1992.

Synder, R.N. Savannah, Georgia: The Progressive City. 1912.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section 9--Major Bibliographic References

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

- preliminary determination of individual listing (36 CFR 67) has been requested**
- preliminary determination of individual listing (36 CFR 67) has been issued
date issued:**
- 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:

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

Georgia Historic Resources Survey Number (if assigned): CH-T-56 thru CH-T-70

10. Geographical Data

Acreege of Property Approximately 10 acres.

UTM References

A)	Zone 17	Easting 514620	Northing 3539940
B)	Zone 17	Easting 514380	Northing 3539700
C)	Zone 17	Easting 514330	Northing 3539720
D)	Zone 17	Easting 514440	Northing 3539990

Verbal Boundary Description

The boundary for the Tybee Island Strand Cottage Historic District is indicated by a heavy black line on the attached USGS topographical map.

Boundary Justification

The Tybee Island Strand Cottages Historic District encompasses the contiguous historic cottages in their historic coastal landscape bounded on the north by 12th Street, on the east by the Atlantic Ocean, on the south by 14th Street, and on the west by Butler Avenue. The area outside of the National Register boundary has lost its historic integrity due to the construction of multi-story condominiums, hotels, and restaurants.

11. Form Prepared By

State Historic Preservation Office

name/title Amy Pallante/Natural Register Specialist
organization Historic Preservation Division, Georgia Department of Natural Resources
street & number 500 The Healey Building, 57 Forsyth Street
city or town Atlanta **state** Georgia **zip code** 30303
telephone (404) 656-2840 **date** February 1999

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

name/title Robert A. Ciucevich/Preservation Consultant
organization Quatrefoil Consulting
street and number 1240 East Victory Drive, Apt. 4
city or town Savannah **state** Georgia **zip code** 31404
telephone (912) 233-8655

(x) **consultant**
() **regional development center preservation planner**
() **other:**

(HPD form version 02-24-97)

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Photographs

Name of Property: Tybee Island Strand Cottage Historic District
City or Vicinity: City of Tybee Island
County: Chatham
State: Georgia
Photographer: James R. Lockhart
Negative Filed: Georgia Department of Natural Resources
Date Photographed: September 1997

Description of Photograph(s):

- 1 of 15 View of the Pierce-McCall Cottage; photographer facing southwest.
- 2 of 15 View of historic two-story dwelling; photographer facing northwest.
- 3 of 15 View of a raised Tybee cottage; photographer facing northwest.
- 4 of 15 View of Rodgers-Fulmer Cottage; photographer facing west.
- 5 of 15 View from the front porch of the Rodgers-Fulmer Cottage; photographer facing east.
- 6 of 15 View of the Strobhar-Delaney Cottage; photographer facing east.
- 7 of 15 View of the Sims Cottage; photographer facing north.
- 8 of 15 View of the communal walkway and landscaping; photographer facing south.
- 9 of 15 View of the Stoker-Furse-Sipple Cottage and landscape from the sand dunes; photographer facing west.
- 10 of 15 Detail view of the coastal landscape and the cottage; photographer facing west.
- 11 of 15 Detail view of the raised wooden pier with lattice, communal walkway, and coastal landscape; photographer facing south.
- 12 of 15 View of garage/outbuilding and coastal landscape of the cottage; photographer facing east.
- 13 of 15 View of Strand cottages from the sand dunes; photographer facing southwest.

United States Department of the Interior
National Park Service

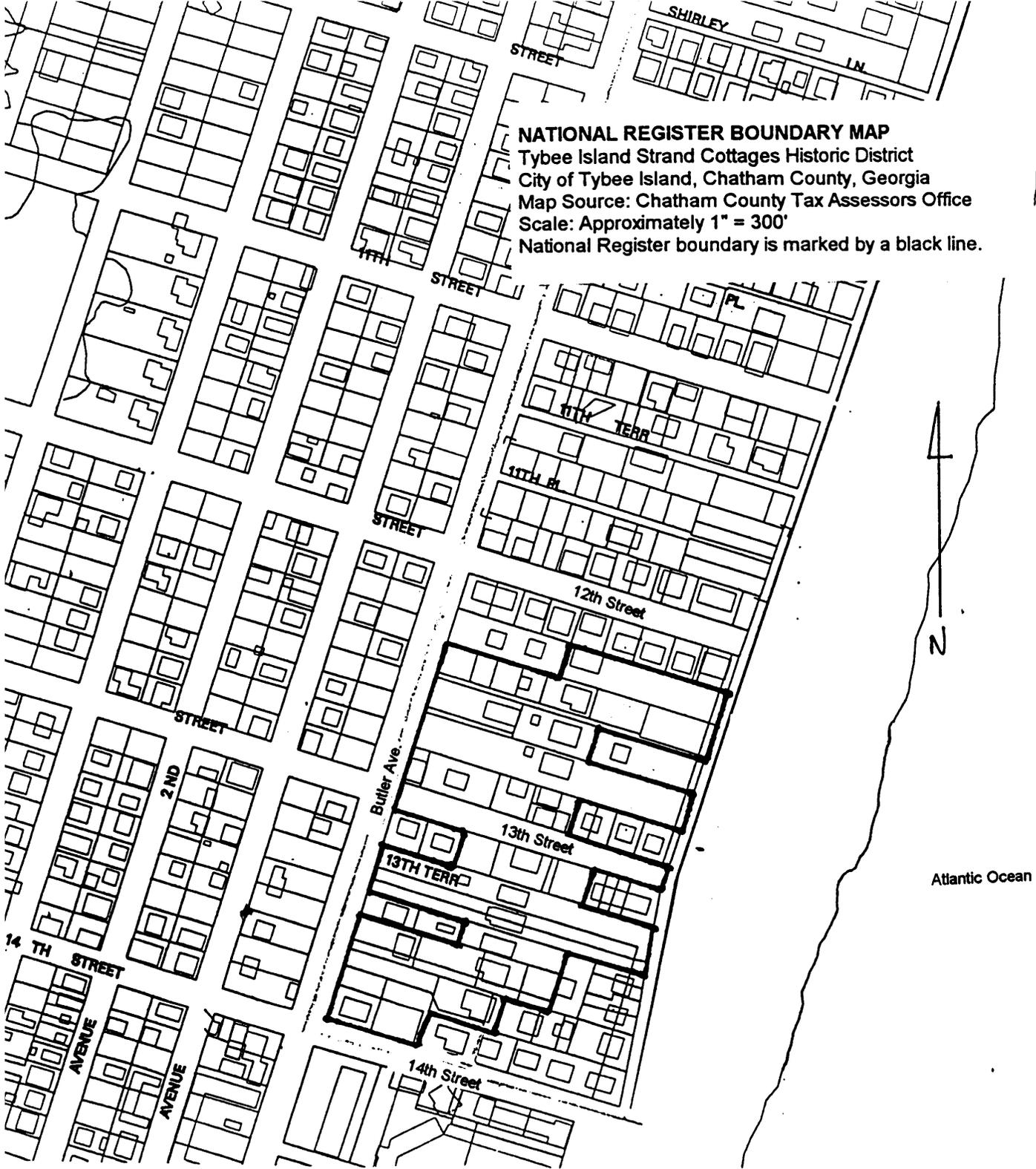
**National Register of Historic Places
Continuation Sheet**

Photographs

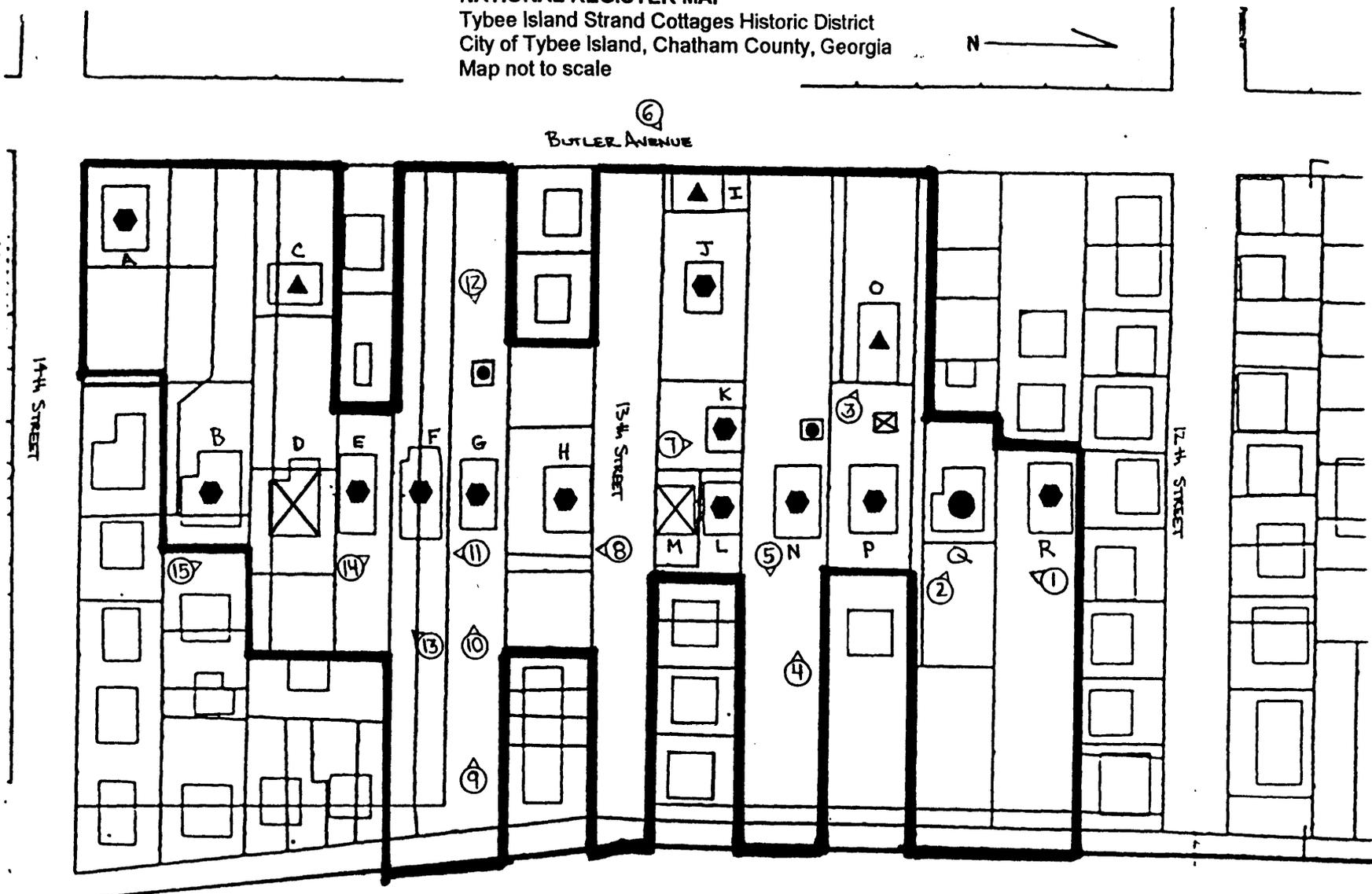
14 of 15 View of the Dixon-sayer and Lindsay-Davis cottages; photographer facing north.

15 of 15 View of the Cummings-Wylly Cottage/Georgianna Inn; photographer facing north.

NATIONAL REGISTER BOUNDARY MAP
Tybee Island Strand Cottages Historic District
City of Tybee Island, Chatham County, Georgia
Map Source: Chatham County Tax Assessors Office
Scale: Approximately 1" = 300'
National Register boundary is marked by a black line.



NATIONAL REGISTER MAP
 Tybee Island Strand Cottages Historic District
 City of Tybee Island, Chatham County, Georgia
 Map not to scale

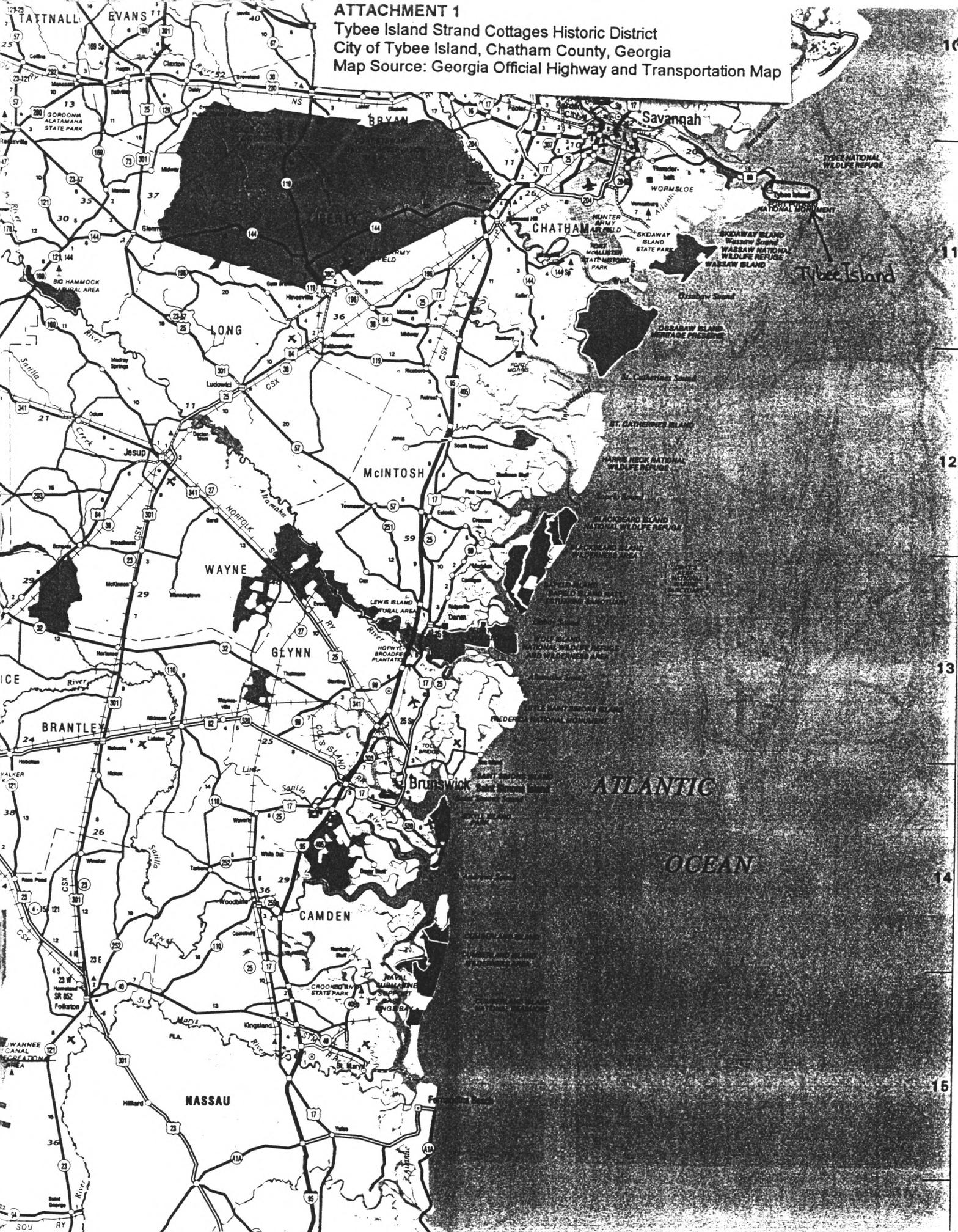


Key

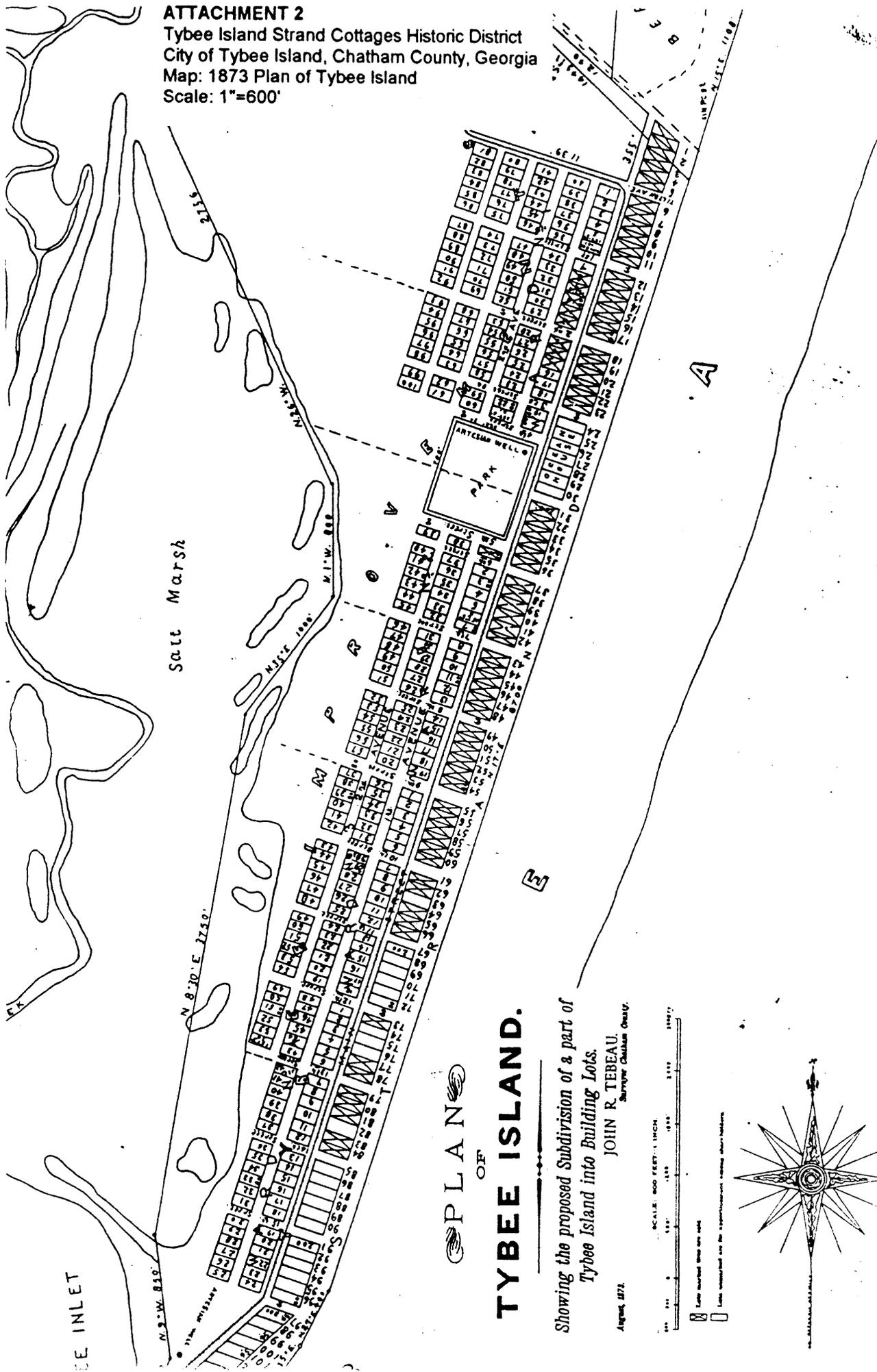
- | | | |
|--------------------|--------------------|----------------------------|
| A) 13 14th St. | G) 1304 Butler Av. | M) 1 13th St. |
| B) 1312 Butler Av. | H) 9 13th St. | N) 1210 Butler Av. |
| C) 12 14th St. | I) 13 13th St. | O) 1208 Butler Av. (Rear) |
| D) 1310 Butler Av. | J) 14 13th St. | P) 1208 Butler Av. (Front) |
| E) 8 13th St. | K) 5 13th St. | Q) 1206 Butler Av. |
| F) 1306 Butler Av. | L) 3 13th St. | R) 1204 Butler Av. |

-  = Contributing Strand cottages
-  = Contributing raised Tybee cottages
-  = Other contributing resources
-  = Noncontributing resources
-  = Photo number and direction
-  = National Register boundary

ATTACHMENT 1
Tybee Island Strand Cottages Historic District
City of Tybee Island, Chatham County, Georgia
Map Source: Georgia Official Highway and Transportation Map



ATTACHMENT 2
 Tybee Island Strand Cottages Historic District
 City of Tybee Island, Chatham County, Georgia
 Map: 1873 Plan of Tybee Island
 Scale: 1"=600'



PLAN OF

TYBEE ISLAND.

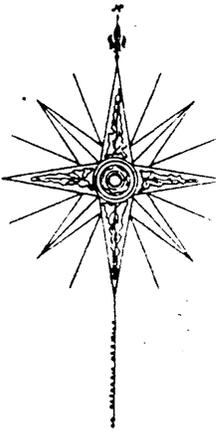
Showing the proposed Subdivision of a part of
 Tybee Island into Building Lots.

JOHN R. TEBEAU,
 SURVEYOR CHATHAM COUNTY.

August, 1872.

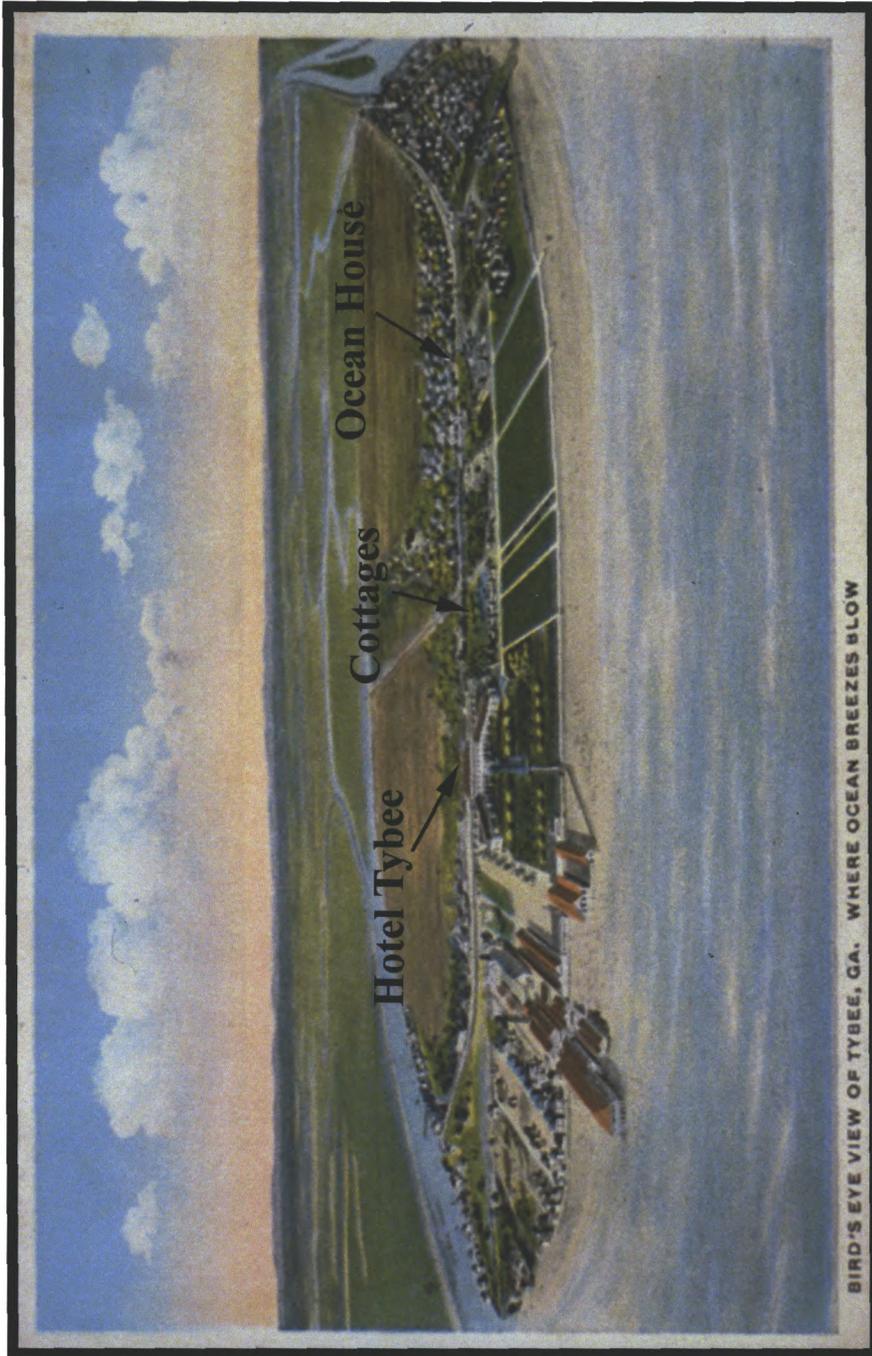


Lot's marked thus are sold.
 Lot's unmarked are for re-entrancement having about 1872.



ATTACHMENT 4

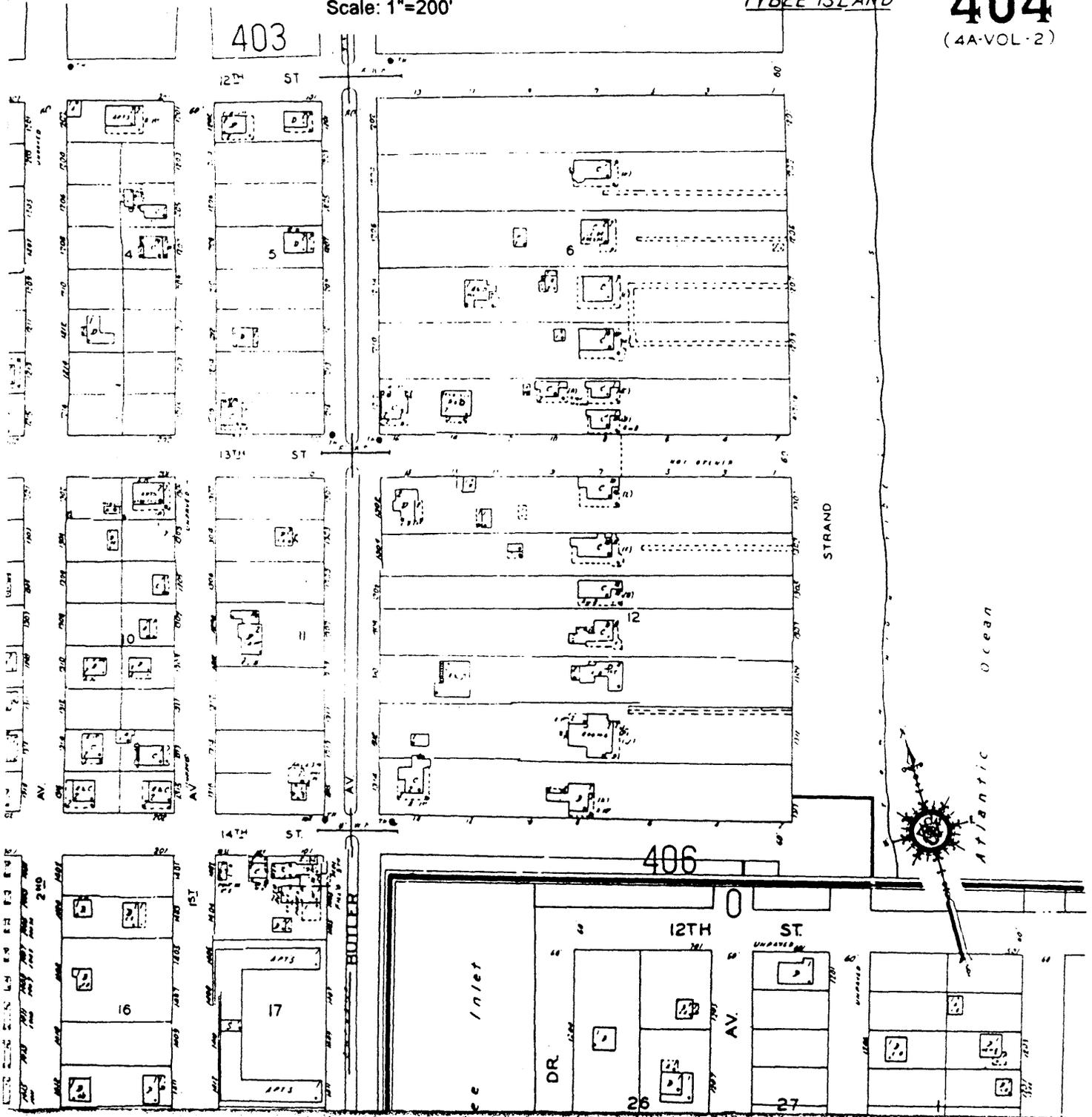
Tybee Island Strand Cottages Historic District
City of Tybee Island, Chatham County, Georgia
Illustration: 1917 Post Card of Tybee Island



ATTACHMENT 5
Tybee Island Strand Cottages Historic District
City of Tybee Island, Chatham County, Georgia
Map: 1954 Sanborn Fire Insurance Map
Scale: 1"=200'

TYBEE ISLAND

SALAMANCA GA 30084
404
(4A-VOL-2)



ATTACHMENT 6
Tybee Island Strand Cottages Historic District
City of Tybee Island, Chatham County, Georgia
Illustration: 1917 Post Card of Tybee Island

