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AUG 19 2016

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Nat. Register of Historic Places
National Park Service

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Weil, Edgar A., House
other names/site number _____

2. Location

street & number 802 14th Street

N/A	not for publication
N/A	vicinity

city or town Tybee Island
state Georgia code GA county Chatham code 051 zip code 31328

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,
I hereby certify that this nomination _____ request for determination of eligibility 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 _____ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:
 national statewide local

Dr. David C. Crass 15 AUG 2016
Signature of certifying official/Title: Dr. David C. Crass/Historic Preservation Division Director/Deputy SHPO Date
Historic Preservation Division, Georgia Dept. of Natural Resources
State or Federal agency/bureau or Tribal Government

In my opinion, the property _____ meets _____ does not meet the National Register criteria.

Signature of commenting official _____ Date _____

Title _____ State or Federal agency/bureau or Tribal Government _____

4. National Park Service Certification

I hereby certify that this property is:
 entered in the National Register determined eligible for the National Register
 determined not eligible for the National Register removed from the National Register
 other (explain:)
Dr. Elson H. Beall 10-4-16
Signature of the Keeper Date of Action

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5. Classification

Ownership of Property
(Check as many boxes as apply.)

Category of Property
(Check only **one** box.)

Number of Resources within Property
(Do not include previously listed resources in the count.)

- private
- public - Local
- public - State
- public - Federal

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

Contributing	Noncontributing	
1	0	buildings
0	0	sites
0	0	structures
0	0	objects
1	0	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing)

Number of contributing resources previously listed in the National Register

N/A

N/A

6. Function or Use

Historic Functions
(Enter categories from instructions.)

Current Functions
(Enter categories from instructions.)

DOMESTIC: single dwelling

DOMESTIC: single dwelling

7. Description

Architectural Classification
(Enter categories from instructions.)

Materials
(Enter categories from instructions.)

LATE 19TH AND EARLY 20TH CENTURY

foundation: CONCRETE

AMERICAN MOVEMENTS: Bungalow/Craftsman

walls: WOOD: clapboard

SYNTHETICS: asbestos shingle

roof: METAL

other: BRICK: (chimney)

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Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

The Edgar A. Weil House is a one-story, south-facing house located on 14th Street between 7th and Chatham avenues, in a residential area near the southwest end of Tybee Island. The house, built c.1926, is a balloon-framed, cross-gabled bungalow with wide, overhanging boxed eaves and a traditional cornice return. Wooden shingles and arched attic vents accentuate the gable ends; clapboard and asbestos siding covers the exterior walls; and a continuous, poured-in-place concrete foundation supports the house, which is essentially rectangular in plan with a small, one-room ell in the rear. A porch extends the full width of the front gable and marks the main entry, while a separate screened porch extends the length of the east elevation and is accessed through French doors in each of the three bedrooms on the east side of the house. Single, paired, and triple four-over-one windows are found on all but the east elevation, which gains natural light through each bedroom's French doors and a four-light casement window in the bathroom. In the late 1960s, a shed-roofed utility room was added to the eastern side of the rear ell and is accessed from a central hallway that connects the back rooms of the house. Original and historic materials include gypsum board walls and ceilings with panel strips that cover seams and nails; hardwood floors; simple wooden baseboards, door frames, and window surrounds; functioning transom lights above several interior doors; original hardware and cut-glass knobs on two-panel doors; exterior and interior French doors; and decorative herringbone-pattern brickwork on the chimney in the living room. The Edgar A. Weil House retains a high degree integrity, on both the interior and exterior.

Narrative Description

(The following description was written by Robert Ciucevich, and edited by Laura Beth Ingle, Architectural Historian, Historic Preservation Division. It is taken from "Weil-Atkinson House," draft National Register Nomination Form, January 24, 2012, on file at the Historic Preservation Division, Georgia Department of Natural Resources, Stockbridge, Georgia.)

The Edgar A. Weil House is located in coastal Georgia, on the southwest side of Tybee Island, approximately 18 miles east of downtown Savannah. The house is less than one block from Tybee Creek, the waterway which forms the southwest border of the island, and is a half-mile west of Butler Avenue, the island's main north-to-south thoroughfare. The bungalow, completed c.1926, is in the Venetian Terrace neighborhood and was part of a movement to promote year-round living on the island. The surrounding neighborhood is a mixture of summer cottages, such as the Tybee Island variant – the Raised Tybee Cottage, and later year-round residences, such as ranch houses and American Small Houses.

Exterior

The Edgar A. Weil House sits on the north side of 14th Street between 7th and Chatham avenues on a flat lot surrounded by a grass and dirt yard. While most neighboring lots are rectangular, 802 14th Street is an abnormally-shaped polygon, and the house is centrally sited on the parcel. Large and small palms and several mature deciduous trees dot the surrounding landscape and an informal, wooden flowerbed is in the west side yard. There is no driveway, although a gravel parking area has been created on the west side of the yard, and concrete steps with a simple handrail lead to the front porch.

The house exhibits characteristics of the bungalow house type with its low form and overall rectangular shape. The cross-gabled roof and integral porches are further indications of its type. It is a one-story, balloon-framed house with a continuous poured-in-place concrete foundation. It features a low-pitched, standing-seam, metal roof with wide, overhanging boxed eaves and a traditional cornice return. Some original clapboard siding covers portions of the south, east, and north elevations, but the clapboard has been replaced with asbestos siding on much of the house's exterior. Front-facing and side-facing gables are clad in wooden shingles and contain arched attic vents, while shingles in the rear-facing gable have also been replaced with asbestos siding.

On the south façade, a partial-width gable extends over a slightly recessed front porch and marks the main entrance of the house (photograph 1). Three narrow, squared posts support the gable, and a wide, plain bargeboard defines the roofline. The four-light front door mimics the light pattern of windows found throughout the house, including the set of

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three four-over-one windows located immediately west of the front door. Single and paired four-over-one windows are found on the remaining elevations of the house.

A large brick chimney is located on the front portion of the house's west side elevation, sandwiched between two historic windows (photograph 2). The chimney has an inset, rectangular stuccoed panel and simple corbelling. Additionally, a small, partial-width gable projects from the center of this elevation. Four-over-one windows are abundant along this side of the house, including a pair with this light pattern in the gabled projection.

At the rear of the house, a small one-room ell with a gabled roof extends from the northwest corner (photograph 3). This room appears to be original, despite being absent from the c.1955 Sanborn map. It was likely intended as a guest room or "mother-in-law suite," as prior to the recent rehabilitation, it was not accessible from the main body of the house, but had its own exterior entrance. In the late 1960s, a partial-width, shed-roof utility room was added to the back of the house, beside the rear ell. After the addition, access to the rear ell was through this room; however, during the recent rehabilitation, the door from the utility room to the ell was fixed in place and the ell is now entered through the kitchen.

A screened porch with shed roof runs along the full length of the east side elevation. It can be accessed directly from each of the three bedrooms located on this side of the house via French doors or from the side yard via a set of three wooden stairs (photograph 4). This large porch, which appears to be original, was enclosed in the mid to late-1960s and aluminum awning windows were installed at that time. However, the enclosure was removed during recent rehabilitation work, returning the porch to its historic appearance and use.

Interior

On the interior, the bungalow house type is exhibited through an irregular floor plan, the integration of porches, and the interconnectedness of rooms. As is fairly typical of a bungalow plan, the living room, dining room, and kitchen are located on one side of the house and the bedrooms and bathroom are located along the other side. Most rooms are directly connected to adjacent rooms, rather than only being accessible from a central or side hallway.

The front door opens into the living room, which features a large brick fireplace on the west wall (photograph 5). The fireplace has an arched firebox surround, a red-tile hearth, and an expanse of exposed brick with an inset panel of decorative, herringbone-pattern brickwork.

The walls and ceiling in the living room, and throughout the house, are gypsum board. This is an original feature of the house, as there was no evidence of lathe or plaster on exposed wall studs prior to the rehabilitation. It appears to be an early form of gypsum board with panel strips or battens used in place of tape to cover seams and nails, creating an intentional paneled effect. This method was commonly used in the installation of an earlier fiberboard wall panel called "beaver board" (Jester 1995, 123) and appears to be carried over here. Gypsum board was first patented in 1894, but it was not until its standardization and increased production just before World War I that its use became widespread. In the early 1920s, U.S. Gypsum introduced several gypsum building boards which attached directly to interior studs as seen here.

All rooms, with the exception of the kitchen, bathrooms, and rear ell, retain original hardwood floors. Other features found throughout the house include simple window and door frames, baseboards, and two-panel wood doors with original hardware and cut-glass knobs.

A pair of multi-light French doors on the north wall of the living room leads into the dining room (photograph 6), while a single cased opening in the opposite corner of the north wall leads from the living room into a hallway. The dining room, as noted previously, has the same finishes and materials found in the living room. An original light fixture from this room was relocated to the adjacent kitchen during the recent rehabilitation (photograph 7). During the rehabilitation, a cased opening was created between the kitchen and the original rear ell and new flooring was installed in both rooms (photographs 7 and 8).

The hallway from the living room runs through the house, providing direct access to one bedroom, a bathroom, the utility room, and the kitchen (photograph 10). Adjacent to the living room and accessed through a small hallway are the two front bedrooms and a bathroom. All doors off this small hall feature a functional one-light transom (photograph 12).

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Each bedroom along the east side of the house has a pair of multi-light French doors that open onto the full-width screened porch (photographs 13 and 15). The bedrooms have the same historic finishes seen elsewhere in the house, such as hardwood floors, gypsum board walls and ceilings, baseboards, simple window and door surrounds, and original hardware.

While porches are standard on bungalows, the Weil house is a slight variant on this standard due to its coastal location. The long screened porch, running the full length of the east elevation provides an indoor/outdoor space for the temperate climate.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

Architecture

Community Planning and Development

Period of Significance

1926

Significant Dates

c.1926 – date of construction

Significant Person

(Complete only if Criterion B is marked above.)

N/A

Cultural Affiliation

N/A

Architect/Builder

N/A

Period of Significance (justification)

The period of significance for the Edgar A. Weil House is c.1926, the approximate date of construction.

Criteria Considerations (explanation, if necessary)

N/A

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

The Edgar A. Weil House is significant at the local level of significance under National Register Criterion C in the area of architecture as a good and intact example of a cross-gable bungalow. The cross-gable is a rare subtype of the bungalow in Georgia, as defined in the statewide context *Georgia's Living Places: Historic Houses in Their Landscaped Settings*. The house's irregular floor plan, overall rectangular shape, low-pitched roof with wide overhangs, and integral use of porches are indicative of its type, and it retains a high degree of integrity. The Edgar A. Weil House is also significant at the local level under National Register Criterion A in the area of community planning and development as an early example of the next phase of development on the island following completion of Tybee Road. The "smooth beautiful highway," as it is referred to in marketing brochures from the Tybee Hotel and Improvement Company in 1926, connected Tybee "not only with Savannah, but with the entire Southeast, by reason of its million dollar paved automobile highway." Tybee Road was completed in 1923, and at that time, the Tybee Hotel and Improvement Company began to market the island's improved accessibility, growing list of amenities, and its potential for year-round housing. The Edgar A. Weil House, while used as a vacation home for much of its history, was built in a style typical of mainland houses found throughout Georgia. This was a drastic deviation from the hotels, boarding houses, and raised cottages typically built during the early phases of the island's resort development and marked a change in perception of the island from a purely recreational destination to a potential location for full-time residence.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

The Edgar A. Weil House is significant at the local level of significance under National Register Criterion C in the area of architecture as a good and intact example of the cross-gable bungalow subtype on Tybee Island. According to the statewide context, *Georgia's Living Places: Historic Houses in Their Landscaped Settings*, bungalows were very popular throughout all regions of state between 1900 and 1930 and could be found in four subtypes: front gable, side gable, hipped, and cross gable. However, the cross-gable subtype is considered to be the rarest of the subtypes. This subtype displays such character-defining features as a long and low form with a low-pitched roof and widely overhanging boxed eaves, an irregular floor plan, an overall rectangular shape, and integral use of porches. All features the Weil house exhibits. While porches are a standard feature of bungalows, the Weil house is a slight variant on this standard due to its coastal location. The long screened porch, running the full length of the east elevation provides an indoor/outdoor space for the house's temperate climate. The Edgar A. Weil House with its low form, integrated porches, and irregular floor plan is representative of the bungalows' popularity across the state and is a good and very early example of this house type on Tybee Island.

Built c.1926, the house today retains its original configuration and a high level of integrity. Intact exterior features include: arched vents and wooden shingles in gable ends; sections of clapboard siding; single, paired, and triple four-over-one wooden windows; a large brick chimney; and a continuous poured-in-place concrete foundation. The intact interior retains original gypsum board walls and ceilings; hardwood floors; two-panel wood doors, many with working transoms; simple wood trim and moldings; and historic fixtures and hardware. The gypsum board walls and ceilings utilized batten strips to cover seams and nail holes, an early camouflaging technique that pre-dates tape and created an intentional paneled effect throughout the house. There have been minimal alterations, such as the addition of a shed-roofed utility room at the rear of the house and installation of new floors in the kitchen and back bedroom.

The Edgar A. Weil House is also significant at the local level under National Register Criterion A in the area of community planning and development as an early example of the next phase of development on Tybee Island following completion of Tybee Road in 1923. Based on documentation in a 2015 survey of Tybee Island, the Edgar A. Weil House was built as a model house to showcase the viability of year-round living on the island and specifically in the Venetian Terrace subdivision. While Tybee Island was first developed as a resort destination, its accessibility to the mainland via the new road meant new possibilities for development. No longer was the island relegated to vacationers and people seeking escape from the city. People could now reside on the island and easily commute to the city for work and errands.

Development of Tybee Island as a seaside resort began in the early 1870s. Completion of Tybee's first hotel, the Ocean House in 1876, led to the construction of bathhouses, dancing pavilions, boarding houses, and summer cottages along the beachfront. Throughout the earliest years, a steamboat ferried beachgoers to the island, but in the late 1880s, the

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Savannah & Tybee Railroad was completed, cutting travel time to the island in half. At this time, the Tybee Beach Company was formed to supervise and control development of the island, which continued to be developed as a seasonal vacation destination. Anticipating an influx of development following the completion of Tybee Road, the Tybee Beach Company reclaimed marshland west of Jones Avenue on Tybee's South End and subdivided the southwest portion of the island during the early to mid-1920s. This subdivision, called Venetian Terrace, consisted of 88 acres divided into lots, cut with streets, and laid with sidewalks. Pamphlets circulated by the Tybee Beach Company's successor company, Tybee Hotel and Improvement Company, touted the new development as its "best property" and explained that a beautiful boulevard would circle the subdivision, running alongside the inlet and back into the main road providing residents easy access to a public dock as well as the beachfront.

The house at 802 14th Street was built as part of the original development of Venetian Terrace, a venture which deviated from the hotels and lodges of the early resort development and moved towards a model of individual houses with the potential for year-round living. Purchased in 1926 by Edgar A. Weil, the residential nature of the house was intentionally uncharacteristic of the type of seasonal beach resort cottages that had been built on the island up to that time. The company planned to promote their new project as a residential suburb of Savannah suitable for year-round living as a direct result of increased accessibility to the island made possible by the completion of the Tybee Road. This road reduced travel time from Savannah to the island by nearly half. However, the stock market crash of 1929 subsequently halted development, and the Edgar A. Weil House remained one of the only houses in Venetian Terrace until the housing boom of the late 1940s. Today, the surrounding neighborhood is a mixture of summer cottages in typical resort style and year-round residences, the majority of which were built between the late 1940s and 1960s.

According to *Tybee Island, the Long Branch of the South*, despite a lag in new construction, development companies continued to tout the efficiency and benefits of living on the island full-time. Promotional brochures stated, "you can live at Tybee the year-round and live economically. Convenient transportation either by train or automobile will connect you with your business almost as quickly as though you lived in the city. You can make your fortune in beautiful, progressive Savannah and maintain your home on Tybee beach, insuring health, happiness, and longevity to you and your loved ones" (Ciucevich 2005, 105). While construction within Venetian Terrace came to a near standstill during the 1930s, it continued elsewhere on the island. By the mid-1930s, Tybee's permanent population numbered approximately 350 residents and many houses for year-round occupancy had been built (Ciucevich 2005, 106). A bus station, post office, department and grocery stores, and a school were also built to meet the needs of year-round residents, as Tybee Island matured from a seasonal resort destination to a full-time home for many.

Developmental history/additional historic context information (if appropriate)

(The following historic context was written by Robert Ciucevich. It is taken from "Weil-Atkinson House," draft National Register Nomination Form, January 24, 2012, on file at the Historic Preservation Division, Georgia Department of Natural Resources, Stockbridge, Georgia.)

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 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 north to resorts in Long Island, New York; Cape May, New Jersey; and Nantucket, Massachusetts to visit these resorts, which 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 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.

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 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 of the island with the oceanfront lots between Centre and Third streets having been selected as the proposed site. 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, 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 rather than the Atlantic Ocean. 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 Island. The Savannah & Tybee Railroad was completed in 1887. The train not only cut the traveling time in half (45 minutes as opposed to one-and-a-half hours), 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 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.

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 grow around the new hotel.

Tybee Island became a regional resort when the Savannah & Tybee Railroad became a unit of the Central of Georgia in 1890, and then under its direct ownership in 1895. This new affiliation gave the island a direct link to hundreds of towns and cities throughout Georgia and Alabama, 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 built an enormous dancing and entertainment pavilion, the Tybrisa, next to Hotel Tybee around 1900.

By 1910, the south end of the island had become the center of resort activity on Tybee. In 1911, the new Hotel Tybee, an elegant three-and-a-half story, Mediterranean-style concrete hotel, was completed on the site of the first Hotel Tybee, which was destroyed by fire in 1908. The new hotel, which was easily the finest hostelry ever built on the island, elevated the resort to new levels, offering unparalleled comfort and luxury to resort patrons.

Tybee's popularity as a resort continued to grow and by 1920, the oceanfront resort area between 14th and 17th streets had grown to include three hotels, three dancing pavilions, four bath house pavilions, and dozens of boarding houses and inns.

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 tourism industry 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 established during this time to accommodate the crush of people visiting the island. In addition, the demand for oceanfront property increased dramatically and many lots were subdivided to accommodate the construction of seasonal beach houses along, and in the close proximity of, the oceanfront. It was during this time that the classic Raised Tybee Cottage – a house type that developed as a standard beach house design for middle-class families on Tybee Island - was first introduced.

Venetian Terrace Subdivision

In addition to increasing Tybee's popularity as a resort, the completion of Tybee Road made Tybee Island a more viable alternative as a year-round community. In anticipation of a sustained building boom, the Tybee Beach Company made a third and final subdivision of the island in 1922, making available hundreds of additional building lots for the construction of summer cottages along the length of Jones Avenue, a large area of land toward the backside of the island yet still within a few blocks walk from the oceanfront. Included as part of this new land offering was a planned subdivision

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development called Venetian Terrace, which was located west of Jones Avenue on the back side of Tybee's South End on reclaimed marshland adjacent to Horse Pen Creek. The Tybee Beach Company planned to promote this new development as a residential suburb of Savannah suitable for year-round living as a direct result of increased accessibility to the island made possible by the Tybee Road, only a year away from completion when planning for the development was begun. Globe Dredging Company was hired by the Tybee Beach Company during this time to fill in the marsh west of Jones Avenue in order to create buildable lots for the development. Company brochures of the period indicate that marketing for the subdivision was begun as early as 1925, and deed records at the Chatham County Courthouse indicate that the majority of lots within Venetian Terrace were available for sale by the Tybee Beach Company as early as 1926.

Throughout its development, it was the practice of Tybee's development companies that every new partition and land offering was accompanied by new construction to promote the sale of lots. Tybee Improvement Company's initial subdivision of the island along the oceanfront in 1873 was followed by the construction of the island's first resort hotel – the Ocean House, in 1876. Subsequently, the successor to the Tybee Improvement Company – the Tybee Beach Company, followed its c.1890 subdivision of the South End of the island with the construction of a second and larger hotel – Hotel Tybee, in 1891. The Tybee Beach Company continued this practice by following up its c.1922 subdivision and land offering of the west side of the island with the construction in 1924 of a row of five identical, Craftsman-style cottages along the west side of Jones Avenue between 11th and 12th streets. Depicted on a c.1925 lot subdivision sales brochure map as cottages A – E, the row was perfectly placed near the center of the new subdivision of land and immediately adjacent the 12th Street entrance to the new Venetian Terrace subdivision, which was lined with palm trees to guide prospective buyers from Jones Avenue into the development. The location of the row outside of this planned residential subdivision and the summer resort character of the cottages' architecture clearly indicate the intention of the Tybee Beach Company to continue to promote the construction of seasonal summer beach cottages in the other sections of the island as they had in previous land offerings.

In stark contrast to the summer resort cottages built by the Tybee Beach Company along Jones Avenue, the company built a single demonstration house for Venetian Terrace in 1926 – a well-built and designed – yet fairly standard single family bungalow located on a strategic lot at the furthest end of the subdivision. A second palm-tree-lined entry road guided prospective buyers from Jones Avenue into the heart of the development and directly to 802 14th Street. The purely residential character of the demonstration house was intentionally uncharacteristic of the type of seasonal beach resort cottages that had been built on the island up to that time and reflected the Tybee Beach Company's plans to develop the neighborhood as a year-round community.

In March of 1926, the Tybee Beach Company sold Lot 328, Ward 4 to Edgar A. Weil for the sum of \$1500, a price which indicates that a house was extant on the property at the time (Book 21P, Folio 156). According to courthouse records, this was the only lot sold in Venetian Terrace during the remainder of the 1920s, as the stock market crash of 1929 and subsequent Great Depression stalled the momentum of lot sales experienced on Tybee up to that time. As a result, most of the lots in the subdivision remained vacant for decades until the post-World War II residential building boom of the late 1940s and 1950s.

Early Owners of the Edgar A. Weil House

Edgar A. Weil, the original owner of 802 14th Street, was a professional salesman who worked at a variety of retail stores in downtown Savannah during the 1910s through the 1950s. Weil owned and operated a wholesale shoe store on Broughton Street in downtown Savannah during the 1910s, which is listed in the Directory of Trade Names and Brands of Shoes published in 1915 by the Tudor Press of Boston as the E.A. Weil Co. of Savannah, Georgia. In 1926, the year he purchased the Tybee bungalow at 802 14th Street, Weil was employed by Frank and Company, a wholesale dry goods store co-owned by the Frank family and his father Frederick A. Weil. Edgar lived with his brothers Albert and Armond, who were also salesman, at 506 East Bolton Street in Savannah. Albert also worked for Frank and Company, while Armond worked at the Globe Shoe Company on Broughton Street.

In April of 1926, less than two weeks after purchasing the Tybee property, Edgar Weil conveyed an undivided 6/7 interest to his brother Armond, Jerome H. Herman, Marcus Kahn, Edwin M. Frank, Arthur S. Sternshine, and Joe S. Fishman, as all seven men agreed to split the cost of the property evenly (Book 21P, Folio 190). It appears that the two things that Weil and the six other co-owners of 802 14th Street held in common was their Jewish heritage and their occupation, as all were salesmen working in downtown Savannah. While four of the other men would eventually sell their 1/7 share back to

Weil, Edgar A., House

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the remaining owners, Edgar Weil and his brother Armond, as well as Edwin M. Frank, the son of their father's business partner (who was a majority owner of Frank & Company), maintained the property as a summer retreat in common from 1926 to 1957, until their respective deaths. Edgar Weil, a life-long bachelor, maintained various apartments throughout his life and for a period during the 1940s resided with his brother and sister-in-law at their residence on 50th Street.

In July of 1958, T.J. Atkinson, a freight checker for the Georgia Ports Authority who resided in the working middle-class section of the South Victorian District, purchased 802 14th Street from the estate of Edgar A. Weil (Book 70F, Folio 239). Shortly thereafter, he conveyed a three-quarters interest in the property to his wife, Francis Taylor Atkinson; his sister, Francis Atkinson Strickland; and his brother-in-law, Leon H. Strickland (Book 70G, Folio 239). The Atkinson and Strickland families maintained the property jointly as a summer retreat until 1967, when the Atkinson's purchased the Strickland's half-interest in the property (Book 91S, Folio 5). The Atkinson's maintained the house as a personal residence until the death of T.J. Atkinson in the late 1970s. In 1980, Frances Atkinson deeded the house to her daughters, Clara A. Stewart and Lois A. Groshans, and niece Frances A. "Billie" Strickland (Book 152Z, Folio 362), who maintained the property as a summer retreat until selling the property to a developer in 1999.

Following its sale in 1999, 802 14th Street was leased as a year-round residence until falling into disrepair and eventually left unoccupied and largely abandoned. The property was purchased in 2011 by Cindy Kelley and Kenneth Zapp and underwent an extensive rehabilitation.

Weil, Edgar A., House
Name of Property

Chatham County, Georgia
County and State

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Ciucevich, Robert A. "Raised Tybee Cottages on Tybee Island, Georgia, c1925 – 1949." *National Register of Historic Places Multiple Property Registration Form*, 2005. On file at the Historic Preservation Division, Georgia Department of Natural Resources, Stockbridge, Georgia.

Ciucevich, Robert A. "Tybee Island Historic Resources Survey and Report, 2002-2004." Survey report, 2004. On file at the Historic Preservation Division, Georgia Department of Natural Resources, Stockbridge, Georgia.

Ciucevich, Robert A. "City of Tybee Island Historic Resources Survey, Phase I." Draft survey report, 2016. On file at the Historic Preservation Division, Georgia Department of Natural Resources, Stockbridge, Georgia.

Ciucevich, Robert A. *Tybee Island: The Long Branch of the South*. Charleston, SC: Arcadia Publishing, 2005.

Ciucevich, Robert A. "Weil-Atkinson House." Draft *National Register of Historic Places Form*, January 2012. On file at the Historic Preservation Division, Department of Natural Resources, Stockbridge, Georgia.

Jester, Thomas C. (ed.) *Twentieth Century Building Materials: History and Conservation*. New York: McGraw-Hill Companies, 1995.

Tybee Hotel and Improvement Company. *Tybee Island: The Playground of the Southeast*. Savannah: Review Publishing & Printing Company, 1926.

Previous documentation on file (NPS):

preliminary determination of individual listing (36 CFR 67 has been requested)
 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 # _____
 recorded by Historic American Landscape Survey # _____

Primary location of additional data:

State Historic Preservation Office
 Other State agency
 Federal agency
 Local government
 University
 Other
Name of repository: _____

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

10. Geographical Data

Acreage of Property less than one acre
(Do not include previously listed resource acreage.)

Latitude/Longitude Coordinates
Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

1. **Latitude:** 31.997121

Longitude: -80.853941

Verbal Boundary Description (Describe the boundaries of the property.)

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

Weil, Edgar A., House
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Boundary Justification (Explain why the boundaries were selected.)

The boundary follows the legal parcel boundary and includes the property currently and historically associated with the Edgar A. Weil House, identified historically as Lot 328, Ward 4.

11. Form Prepared By

name/title Laura Beth Ingle, Architectural Historian
organization Historic Preservation Division, GA Dept. of Natural Resources date August 2016
street & number 2160 GA Hwy 155 SW telephone (770) 389-7841
city or town Stockbridge state GA zip code 30281
e-mail laurabeth.ingle@dnr.ga.gov

name/title Robert A. Ciucevich, Principal
organization Quatrefoil Historic Preservation Consulting date January 2012
street & number 22 West Brian Street telephone (912) 233-8655
city or town Savannah state GA zip code 31401
e-mail RACQuatrefoil@aol.com

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.
A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Name of Property: Edgar A. Weil House

City or Vicinity: Tybee Island

County: Chatham

State: Georgia

Photographer: Charlie Miller, Historic Preservation Division, Georgia Dept. of Natural Resources

Date Photographed: June 2014

Weil, Edgar A., House

Name of Property

Chatham County, Georgia

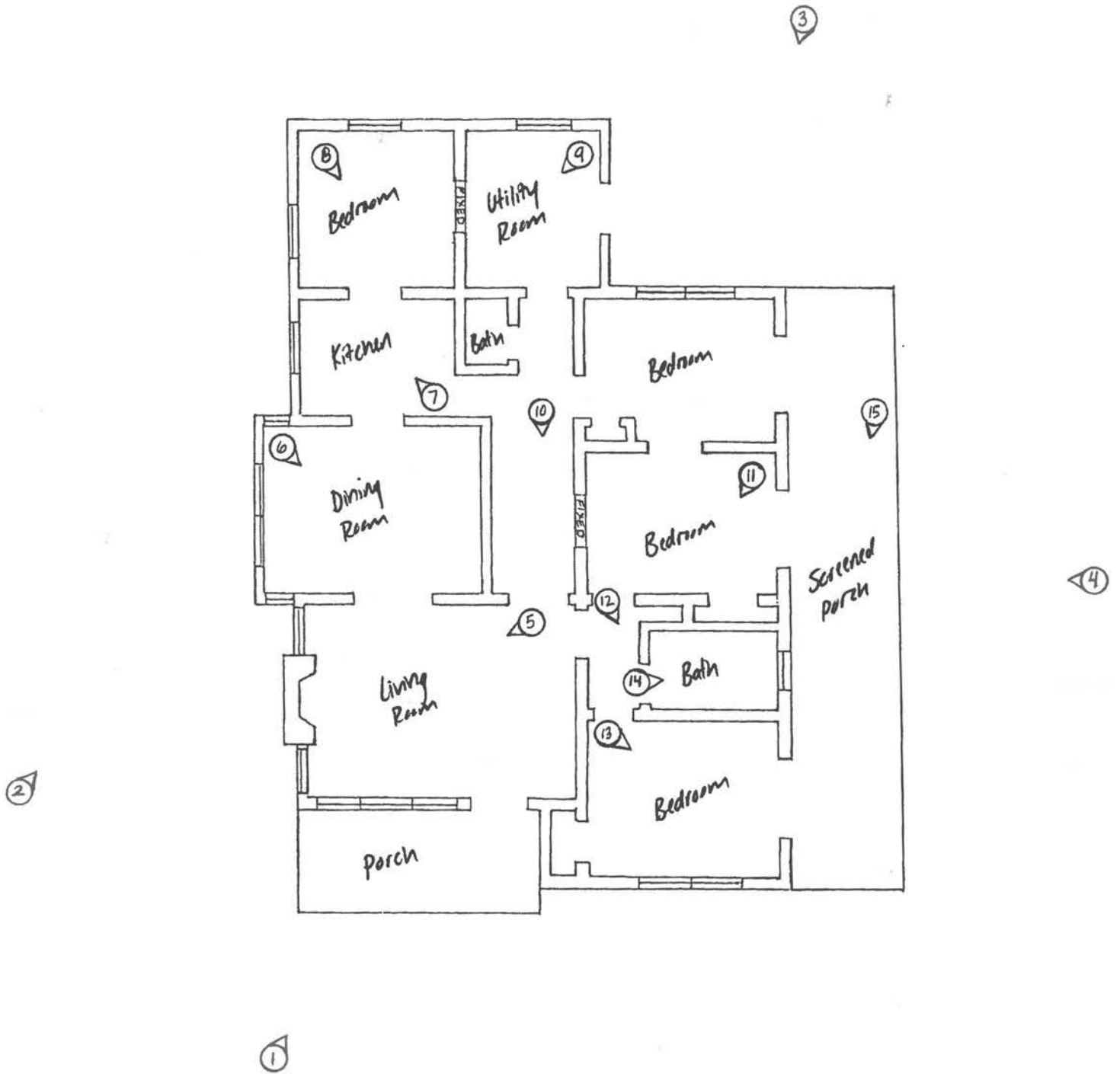
County and State

Description of Photograph(s) and number:

- 1 of 15. Front façade of house. Photographer facing northeast.
- 2 of 15. West elevation of house. Photographer facing northeast.
- 3 of 15. Rear elevation of house. Photographer facing south.
- 4 of 15. East elevation of house. Photographer facing west.
- 5 of 15. Living room. Photographer facing southwest.
- 6 of 15. Dining room. Photographer facing southeast.
- 7 of 15. Kitchen. Photographer facing northwest.
- 8 of 15. Back bedroom. Photographer facing southeast.
- 9 of 15. Utility Room. Photographer facing southwest.
- 10 of 15. Hallway. Photographer facing south.
- 11 of 15. Middle bedroom. Photographer facing southwest.
- 12 of 15. Small hallway connecting bedrooms and bathroom. Photographer facing southeast.
- 13 of 15. Front bedroom. Photographer facing southeast.
- 14 of 15. Bathroom. Photographer facing east.
- 15 of 15. Screened porch extending the full length of east elevation. Photographer facing south.

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.



Edgar A. Weil House

Tybee Island, Chatham County, Georgia

Photo key, not to scale

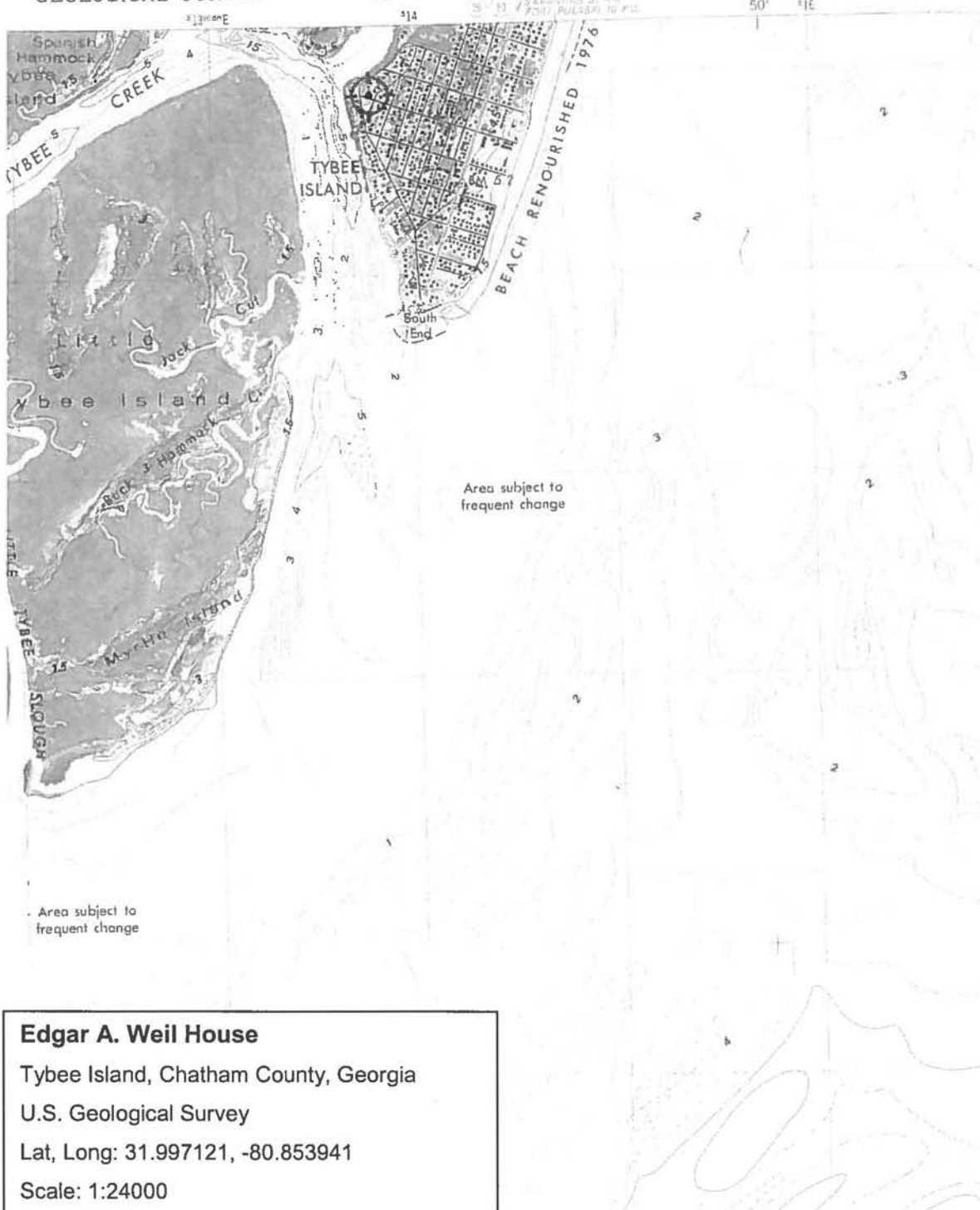
Photograph #/Direction of view:

North:

UNITED STATES
DEPARTMENT OF THE INTERIOR
GEOLOGICAL SURVEY



DI
GEO



Edgar A. Weil House
Tybee Island, Chatham County, Georgia
U.S. Geological Survey
Lat, Long: 31.997121, -80.853941
Scale: 1:24000
North: ↑



Edgar A. Weil House

Tybee Island, Chatham County, Georgia

National Register Boundary: **——**

Source: Savannah Area Geographic Information System

North: **↑**



802

3
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STAY OFF OF
ROCK MOUNTAIN
& LIVING TREE
THEY'VE BEEN TO
MAKE A LIFE





BLOSSOM











Vintage Houses = Vintages Pipes
Toilet Paper Only
Please do not flush feminine products,
baby wipes, Kleenex or paper towels.



SOAK IT UP!
Tybee Island

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: Weil, Edgar A., House

MULTIPLE NAME:

STATE & COUNTY: GEORGIA, Chatham

DATE RECEIVED: 8/19/16 DATE OF PENDING LIST: 9/19/16
DATE OF 16TH DAY: 10/04/16 DATE OF 45TH DAY: 10/04/16
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 16000686

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: N SLR DRAFT: N NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 10.4.16 DATE

ABSTRACT/SUMMARY COMMENTS:

Entered in
The National Register
of
Historic Places

RECOM./CRITERIA _____

REVIEWER _____ DISCIPLINE _____

TELEPHONE _____ DATE _____

DOCUMENTATION see attached comments Y/N see attached SLR Y/N

If a nomination is returned to the nominating authority, the nomination is no longer under consideration by the NPS.

HISTORIC PRESERVATION DIVISION

MARK WILLIAMS
COMMISSIONER

August 12, 2016

J. Paul Loether
National Park Service
National Register of Historic Places
1201 "I" (Eye) Street, N.W. 8th floor
Washington, D.C. 20005

DR. DAVID CRASS
DIVISION DIRECTOR
RECEIVED 2280

AUG 19 2016

Nat. Register of Historic Places
National Park Service

Dear Mr. Loether:

The enclosed disk contains the true and correct copy of the nomination for **Edgar W. Weil House** in **Chatham County, Georgia** to the National Register of Historic Places.

- Disk of National Register of Historic Places nomination form and maps as a pdf
- Disk with digital photo images
- Physical signature page
- Original USGS topographic map(s)
- Sketch map(s)/attachment(s)
- Correspondence
- Other: Letters of support

COMMENTS:

- Please insure that this nomination is reviewed
- This property has been certified under 36 CFR 67
- The enclosed owner objection(s) do do not constitute a majority of property owners.
- Special considerations:

Sincerely,



Lynn Speno
National Register Specialist

Enclosures