

United States Department of the Interior
National Park Service

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**NATIONAL REGISTER OF HISTORIC PLACES
MULTIPLE PROPERTY DOCUMENTATION FORM**

This form is for use in documenting multiple property groups relating to one or several historic contexts. 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. For additional space use continuation sheets (Form 10-900-a). Type all entries.

A. Name of Multiple Property Listing

Raised Tybee Cottages on Tybee Island, Georgia

*Raised Cottages of Tybee Island, Georgia
1923-1955.
1923*

B. Associated Historic Contexts

- Early Development of Tybee Island as a Regional Summer Beach Resort 1873-1920
- Early Summer Cottage Development on Tybee 1888-1920
- The Development of the Raised Tybee Cottage on Tybee 1923-1955

C. Geographical Data

The city limits of the City of Tybee Island, Georgia

D. Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this documentation form meets the National Register documentation standards and sets forth requirements for the listing of related properties consistent with the National Register criteria. This submission meets the procedural and professional requirements set forth in 36 CFR Part 60 and the Secretary of the Interior's Standards for Planning and Evaluation.

Signature of certifying official

Date

W. Ray Luce, Division Director and
Deputy State Historic Preservation Officer
Georgia Department of Natural Resources

I, hereby, certify that this multiple property documentation form has been approved by the National Register as a basis for evaluating related properties for listing in the National Register.

Signature of the Keeper of the National Register

Date

E. Statement of Historic Contexts

Discuss each historic context listed in Section B.

Early Development of Tybee Island as a regional summer beach resort 1873-1920

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 up north to resorts in Long Island, New York, Cape 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 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 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.

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 ½ 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 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 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 ocean front resort area between 14th and 17th Streets had grown to include three hotels, three dance pavilions, four bath house pavilions, and dozens of boarding houses and inns.

Early Summer Cottage Development on Tybee 1895-1920

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

The area sandwiched between Tybee's first major hotels, Hotel Tybee and the Ocean House, is the location of the original "Strand." These lots became desirable due to their beachfront locations and their close proximity to the two main resort centers. In addition, the railroad had five stops along Main Street (later Butler Avenue) that made these lots easily accessible. The Strand district was one of the first areas of the island to build up as a direct result of these factors.

Although the earliest construction in the Strand district began with the completion of the Ocean House in 1876 and the subsequent development that built up around it, very little of this section was left by the turn of the century. Few buildings on the island survived the devastating hurricanes of 1881, 1893, and 1898. In addition, fires were a frequent reality.

Located between 12th and 14th Streets, the oldest buildings remaining in the Strand district are a row of private summer cottages that developed next to Hotel Tybee known as the "Strand Cottages." Built between 1895 and 1920, each cottage was built in the center of a full oceanfront lot that extended from Butler Avenue to the beach. As the row took shape, a common landscape theme was adopted by each subsequent addition to the settlement. All cottages were built at a substantial setback from the dunes, which provided a grassy expanse (or strand) with wax myrtle, various palmetto trees, mature oaks, and sand dunes between the homes and the beach. A walkway passed in front of the steps of each cottage, connecting the

settlement with the resort at Hotel Tybee. This arrangement afforded the property owners a spacious and private setting with a somewhat communal aspect when desired. In addition, each cottage had a bridle path to the beach that ran off the walkway.

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

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

The most intact group of cottages offering the most unadulterated portrayal of the architectural and landscape characteristics of the district are located between Inlet Avenue and the mouth of the Back River. This row of cottages, sometimes referred to as "Colony Row," was built between 1900 and 1915. Each cottage is situated in the center of a 1 ½ acre lot facing the river.

Exhibiting strong French Colonial influences, the South End/Back River Cottages are characterized as large, two-story, hip roof buildings featuring an overall square shape, widely overhanging eaves with exposed rafter ends, and a recessed, two-tier, wrap-around porch that extends around all four sides of the building. The main living quarters (bedrooms and living room) is located on the second floor while service-related rooms (dining room and kitchen) are located on the ground floor. Most South End/Back River Cottages have a foursquare derived floor plan in which several of the rooms open onto the porches through French doors or floor length windows. The type is also typically of mortise-and-tenon construction and has a wood pier foundation. Unlike the Strand Cottages of the same period, the servant quarters and bathhouses are located in separate buildings in back of the house.

Both the Tybee Island Strand Cottages and the Tybee Back River Historic Districts were listed in the National Register in 1999. Both districts include examples of the Raised Tybee Cottage, indicating the changes experienced within each district following the completion of the Tybee Road in 1923.

The Development of the Raised Tybee Cottage on Tybee Is. 1923-1955

The beach houses that have come to be known as Raised Tybee Cottages were first introduced during Tybee's golden era as a coastal summer resort. Built between the early 1920s and as late as the mid 1950s, the Raised Tybee Cottage retains several design elements of the earlier cottages built on the island while providing a new functionality that lent

itself more effectively to the new developmental trends brought on by the new resorts of the Roaring Twenties.

The Raised Tybee Cottage is characterized as a frame, generally square, two-story beach house in which the main living quarters are situated on the raised level and servants quarters, changing rooms, and automobile stall are located on the ground level. The main living quarters are generally raised on trussed wood piers, with the ground level enclosed with wood lattice in which lattice garage doors face side streets or lanes. Most examples have hip roofs, which are often covered with pressed metal shingles, and recessed wrap-around porches. Early Raised Tybee Cottages feature a casual, communal open plan in which the entrance opens into a large common room or parlor that is flanked on both sides by several smaller rooms. Bedrooms are usually located along the side porch, with service oriented rooms (kitchen, bathroom, etc) located on the opposite side of the parlor. The parlor is generally quite large and serves several functions, often doubling as a casual dining area. Raised Tybee cottages are generally smaller than their predecessors in order to take advantage of smaller building lots.

The completion of the Tybee Road in 1923 ushered in a golden era for Tybee. As a result of the island's increased accessibility, the resorts flourished and Tybee entered into an unparalleled building boom. It was during this time that Cab Calloway, Bob Crosby, and other Big Band personalities performed at Tybee's dancing pavilions. Tybee was arguably the most popular resort on the south Atlantic coast. Rows of boarding houses were built and numerous small hotels were established during this time to accommodate the crush of people visiting the island. It was during this time that the classic Raised Tybee cottage was first introduced.

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

Whether or not it was the intention of Tybee's cottage builders of the 1920s and 1930s, the new cottage that resulted, in many ways, appears to be a combination of the Strand and Back River cottages. The Raised Tybee Cottage retains the square shape, two-story height, and recessed wrap-around porch of the Back River Cottages while employing the basic functionality of the Strand Cottage: namely the open, raised ground level containing the servants quarters and changing rooms with exterior lattice surround. The combination of the compact square shape of the Back River Cottages and the ground level location of the changing rooms and servants quarters of the Strand Cottages allowed maximum utilization of the newly subdivided lots. The most significant evolutionary trait of the Raised Tybee cottage, however, is its full height ground level, which was raised a full story in order to incorporate garage space for automobiles into the new design. Because Tybee's streets were little more than one lane sand pathways when these oceanfront cottages were built, it was necessary to provide a place to store the automobiles of the new generation of summer cottage owners without using up any of the already space-challenged lots.

With this in mind, it is apparent that the compact design of the Raised Tybee cottage and its accommodation of the automobile are local characteristics that reflect the changes in land use

and development trends brought on by the completion of the Tybee Road.

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

Although the design of the Raised Tybee Cottage is not attributed to any one builder or architect, A.P. Solomon, Jr., owner of the Tybee Contracting Company, is the person most closely associated with the genesis and construction of this unique beach cottage type. In 1931 Solomon established Shirley Park Subdivision, located between Butler Avenue and the Ocean and between 10th and Shirley Streets. Built adjacent the Fresh Air Home, the development was billed in newspaper advertisements as "Tybee's New and Only Ocean Front Subdivision." While most speculators and developers were selling off subdivided lots one by one to individuals, Solomon offered lots and cottages "built and sold as a unit." Created through the subdivision of two original oceanfront lots, the Shirley Park Subdivision offered 17 graded building lots with electric and water connections. Solomon's contribution to the development of the Raised Tybee cottage is evidenced in the building plans offered by his company to individuals purchasing lots in Shirley Park. As pointed out in an advertisement for the subdivision that appeared in the May 17th, 1931 edition of the Savannah Morning News, Solomon was offering prospective buyers "several plans which he has and which his company will build and sell to purchasers, complete." Of the 15 cottages built by Solomon and his company in Shirley Park, 11 are Raised Tybee Cottages. In addition to these cottages, several Raised Tybee Cottages built before and after 1931 have been attributed to Solomon and the Tybee Contracting Company, leaving little doubt that Solomon was, at the very least, a leading proponent of the cottage type on Tybee.

Other builders associated with the Raised Tybee Cottage include George Dutton (14 13th Street Lane, c1929), Joseph Muir Lang (1714 Chatham Avenue, c1930s), Ed Braun (4 8th Street, c1932), John Lee (11 8th Place, c1935 & 7 8th Street, c1930-34), and Henrik Wallen (8 9th Street, c1930-34). The Seiler Cottage, located at 12 8th Street, was built c1936 by Perry Solomon, Sr., A.P. Solomon's father.

Although the Raised Tybee Cottage is not generally thought of as an "architect designed" building (and indeed, the vast majority are not), there were a few examples that were designed by prominent Savannah architect Cletus Bergen (1896-1966). Bergen, who is referred to as "the Dean of Savannah Architects" during the 20th century, completed a series of plans for Tybee beach cottages between 1931-1936. These are the only plans for Raised Tybee Cottages that are known to exist (or have been located). For all six of these commissions, Bergen chose to present a Raised Tybee Cottage design to his clients. Only three of the six plans, which can be found in Exhibit F, are known to have been built. The Pierpont Cottage (still extant), designed and built in 1931, is the earliest of the Bergen commissions, and is a more formal, high style incarnation of the more traditional Raised Tybee Cottage, clearly indicating that the cottage was designed for an upper middle class client. The large oceanfront lot in which the building is sited, the more formal arrangement of the interior spaces (which features, for example, separate dining and living rooms), and the sprawling, linear

design of the cottage are all atypical of the type. However, the cottage is unmistakably a Raised Tybee Cottage, featuring all the key characteristics of the type. Subsequent Bergen commissions in 1935 and 1936 resulted in designs for the Jesse Fulenwider and Harry Fulenwider Cottages (identical cottages designed and built in 1935), the Andrew Smith Cottage (1936), and the Fitzgerald Cottage (1936). These designs indicate that Bergen had accepted the Raised Tybee Cottage design as a standard for beach houses on Tybee during this period of his career, as each of these examples feature all the hallmarks of the type.

Given Cletus Bergen's educational and career background, it is compelling to consider whether he was the architect responsible for the design of the Raised Tybee. Upon graduating from Georgia Tech in Atlanta in 1919, Bergen began his career as an architect in the office of Levy and Clarke in Savannah, rising to the level of partner in 1924. Bergen started his own architectural firm in 1927. Although the earliest examples of the type were built during the mid-to-late 1920s, the Raised Tybee Cottage probably enjoyed its greatest period of popularity during the early to mid 1930s. It is also interesting to consider that A.P. Solomon, Jr., who is known and accepted as the most prolific builder of the type, offered several different cottage plans for his c1931 Shirley Park Subdivision. It is not difficult to imagine that Solomon and Bergen knew of each other, as the Tybee Contracting Company had done a majority of cottage building on the island, and Bergen was working during this time on the Pierpont Cottage, which he designed and was under construction in 1931. Could Solomon have retained Bergen to produce cottage designs for his new development? If Bergen didn't conceive the original design that was the inspiration for the Raised Tybee Cottages built before 1931 (although it is entirely possible that plans exist from this period of his career that have not yet surfaced), who did? Additional information will be needed to more fully explore the origins of the design (The Cletus Bergen Collection at the Georgia Historical Society, which is currently being processed and cataloged, may provide additional information in the future).

Although a majority of Raised Tybee Cottages are located in the Strand area, there are several examples located on inland lots west of Butler Avenue. By the early 1930s few prime oceanfront lots remained available, as most of the seaside lots (subdivided building lots on the ocean side of Butler Avenue) on the island had been purchased and built upon. As a result, several dozen examples of the type were built on lots scattered throughout the inland section of the island. The smaller inland lots located between Butler and Jones Avenue was ideal for the compact design of the Raised Tybee Cottage. Most of the later examples of the type were built on these lots during the late 1930s and throughout the 1940s and early 1950s. It was during this time that variations on the Raised Tybee Cottage type were introduced.

During the 1940s through the 1960s and 1970s, side porches and sections of the ground floor were commonly enclosed to create additional living space. In most examples, the basic design of the cottage remained intact with a majority of the ground floor remaining open, particularly the lattice enclosed areas under façade and side porches.

The influence of the classic Raised Tybee Cottage type on Tybee remains strong today, with key characteristics of the type – general square shape, hip roof, recessed porches, raised living quarters, and ground level with auto bays and lattice work surround - having become standard design elements for contemporary cottage construction on the island.

Summary

Raised Tybee cottages were built on Tybee throughout the late 1920s and 1930s with variations of the cottage type persisting through the 1950s up to the present.

In 2004, a historic resources survey of all historic resources on Tybee Island identified 103 examples of the Raised Tybee Cottage type. Raised Tybee Cottages were identified as the most common historic building type on Tybee, representing nearly ¼ of the historic resources remaining on the island.

A list of Tybee Island's Raised Tybee Cottages with the historic name (if applicable), address, estimated construction date, and National Register eligibility can be found in Exhibit D.

F. Associated Property Types

Raised Tybee Cottage Characteristics

General Characteristics

The Raised Tybee Cottage is characterized as a frame, generally square, two-story beach house in which the main living quarters are situated on the raised level and servant quarters, bath/changing rooms, and automobile stall(s) are located on the ground level. The main living quarters are generally raised on trussed wood piers with the ground level enclosed with wood lattice in which lattice garage doors face side streets or lanes. Most examples have steeply pitched hip roofs, widely overhanging eaves, exposed rafter ends, and recessed wrap-around porches that extend around two or more sides. Side and front gable examples are not uncommon. Rooms located along porches often open directly onto the porch through private access doors.

Raised Tybee Cottages are of balloon frame construction and were almost exclusively built using heart pine wood for framing, interior walls, ceilings, and flooring. Inexpensive and light weight, pine was easy to transport. From a structural standpoint, the use of pine in the construction of these cottages was ideal as it allowed the building to move and give way to strong winds associated with the frequent summer storms and the occasional hurricanes common to coastal areas. In a sense, the pine framing allows the cottage to "bend, not break." Original pine interiors were left unpainted, and instead, clear shellac was applied to protect and to highlight the natural character of the wood. Early examples of the type sometime feature Craftsman-inspired interior treatments such as built in bookshelves, benches (in dining room area), and wrought iron fixtures (door hinges and latches, light fixtures, handles, etc). Most examples of the type, however, are characteristically devoid of ornament and reflect a more austere, "beach house" aesthetic. Clapboard siding was used for exterior cladding with asbestos shingles commonly added later. Single and paired 6/6 and 2/2 double-hung windows are common, while casement windows are occasionally found in some examples. Wood shingles were commonly used as roofing materials before 1931 (when the use of wood shingles in new construction were prohibited by local ordinance), with the use of pressed metal shingles, standing seam, and asphalt shingles becoming common during the remainder of the 1930s.

Ground Level

In most examples, the ground level is almost completely open, with the area located immediately under the recessed porches of the raised main living section remaining open

(without exception). These areas most often remain bare, sandy ground and appear to be generally used for outdoor recreational storage (boats, barbeque grills, fishing nets, crab pots, etc). Concrete walks leading to the bath/changing rooms and servants quarters are common, as well as concrete tread pads for the auto stalls. In many examples, however, a poured concrete floor was added later, connecting the main service components of the ground level (auto stall(s), servant quarters, and bath/changing rooms).

Bath/Changing Rooms, Servants Quarters

The location of bath/changing rooms and servants quarters appears to be random, largely being determined by the location of the auto stall, which most often faces the adjacent street or lane. Most often, bath/changing rooms and servants quarters were located along the wall opposite or adjacent the auto stall openings, depending on the general shape of the building, the size of the building lot, and its orientation to the site. Changing rooms and servants quarters were often, but not always, built side by side and appear to always be located under the main mass of the raised main living quarters. The size and number of bath/changing rooms and servant quarters vary. Bath/changing rooms and servant quarters generally have clapboard exterior siding and bead board walls and ceilings. Bath/changing rooms generally feature poured concrete floors and two or three-light, wood hopper windows while servant quarters feature hard wood floors and double-hung wood windows.

Trussed Pier Foundation/Lattice Work Surround

The auto stalls, bath/changing rooms, and servant quarters are positioned between the trussed wood piers that support the raised main living quarters of the cottage. Pier foundations are generally square, 8x8 inch wide wood pilings resting on, and bolted to, 1x1 foot wide, 1 foot tall, poured concrete pillows. In order to provide a degree of privacy, the ground floor is enclosed by a lattice work surround comprised of a series of evenly spaced vertical wood slats affixed to a horizontal framing between the exterior wood foundation piers. The width and depth of the vertical slats, the spaces between the slats, as well as the framing structure in which they are attached, appear to vary with each example (although the earlier examples appear to consistently employ 3" wide X 1" deep wood slats spaced 2" apart).

Auto Stalls

A pair of hinged lattice garage doors provides access to each auto stall space incorporated into the ground level. The number of auto stalls per example varies, generally ranging from one to three spaces.

Access Stairs between Ground Level and Raised Main Living Quarters

Access between the ground floor and the raised living section also vary with each example. Many examples of the type feature a wood stair between the ground level and the raised porch, from which entry into the raised main living quarters is then accessed through the façade entrance. Just as common are stair halls that lead directly from the ground level into the interior of the main living quarters. These stairways often are located in a corner of the ground level and open into the kitchen or in the center of the ground floor, opening into an access hall or space between service-related rooms (kitchen, bath, etc). Many Raised Tybee cottages, particularly in early examples, feature both porch stairs and interior stair halls between the ground level and main living quarters. Exterior stairs (located outside of the

lattice surround) leading directly to the upper porch are also common as an original treatment, although there are several instances in which exterior stairs were added later.

Raised Main Living Quarters

Floor Plans

Many early examples of the type feature a casual, communal open plan in which the main entrance opens into a large common room or parlor that is flanked on both sides by several smaller rooms. Bedrooms are usually located in a row along the side porch, with service-oriented rooms (kitchen, bathroom, etc) located on the opposite side of the parlor. The parlor is generally quite large and serves several functions, often doubling as a casual dining area. Bedrooms are accessed from the parlor and, in addition to access doors opening directly onto the porch, often feature doors between each bedroom as well. It appears that this floor plan developed into a standard for the type by the early 1930s.

Although not as common, several early examples of the type also feature a variation on the bungalow floor plan, which was apparently carried over from the Strand Cottages of the early 1900s. Like the Strand Cottage, these examples are more rectangular in shape, feature low pitched hip roofs, and a recessed wrap-around porch that often extends around three sides. Unlike their predecessors, they are smaller in size and feature a fully raised ground floor with all those characteristics common to the Raised Tybee Cottage type.

Porches

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

Variations

It appears that most of the variations on the cottage type occurred during the late 1930s through the early to mid 1950s, or the mid-to-late period of the cottage type's development. The majority of these examples are located on smaller inland lots situated along First, Second, and Jones Avenues. Variations most often involve the floor plan, porches, and the enclosed ground-level, service-related spaces.

Floor Plans and Roof Shape

Generally after 1935, many examples of the type were designed with what is essentially a standard bungalow floor plan. Unlike earlier Raised Tybee Cottages with bungalow-derived plans, this variation evolved into a sub form featuring a front-oriented gable. These examples, which essentially resemble a raised front gable bungalow, feature either a recessed wrap-

around porch or simply a recessed façade porch. Apart from these variations, all other cottage characteristics are present (main living quarters raised on trussed wood piers and ground level with service-oriented rooms, auto stalls, and lattice work surround). Most of these examples are situated on inland lots. Eventually, other forms were substituted for the raised main living quarters in the same manner as the front gable bungalow. With only a few occurrences, these examples feature all the ground level characteristics of the Raised Tybee Cottage while employing a decidedly non-coastal architecture, such as the post World War II house form, for the raised main living quarters.

Pier Foundations

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

Porches

By the late 1930s, in concert with other variations (such as the floor plan – see above), it was not uncommon for examples of the type to feature non-integral wrap-around porches. In these examples, porches are raised as before, but are not recessed under the main roof of the building, and may or may not wrap-around two sides of the building. In addition, it is common in these examples for the areas under the “attached” porch to serve as the location for an auto stall(s).

Servant Quarters and Bath/Changing Rooms

Although few in number, some late examples of the type do not feature servants quarters and may or may not have originally featured enclosed changing rooms and baths on the ground level. These examples are without exception modest beach houses built on small inland lots for middle class families who had no need for servants, particularly following the difficult economic times of the Depression-era 1930s. In place of the servant quarters, the ground level might have other rooms such as a small living room, kitchen, and/or dining room. A simple shower head erected within the interior of the lattice work, to rinse off after swimming, would probably constitute a “bath house” in these examples.

Statement of Significance

The Raised Tybee Cottage is significant in architecture, community planning and development, and entertainment/recreation for its association with the development of Tybee Island as one of the most popular summer beach resorts on the South Atlantic coast from the early 1920s through the late 1940s; as a local cottage type unique to Tybee Island and not found anywhere else in Georgia; and for its compact, two-story, raised design, which developed as a result of the introduction of the automobile to Tybee Island following the completion of the Tybee Road in 1923. The opening of the Tybee Road spurred a dramatic

increase in the demand for oceanfront property, causing development and construction practices in the Strand district to be changed dramatically. Instead of one large cottage being built in the center of an original oceanfront lot, the lots were subdivided and many smaller cottages were built. The smaller size of the lots required a different type of cottage than those built on the island in previous years. The new cottage that developed as a result of these trends incorporated elements of both the Strand and Back River cottages. The combination of the recessed wrap-around porches and compact square shape of the Back River Cottages and the ground level location of the changing rooms and servants quarters of the Strand Cottages allowed maximum utilization of the newly subdivided lots. The most significant evolutionary trait of the Raised Tybee cottage, however, is its full height ground level, which was raised a full story in order to incorporate garage space for automobiles into the new design. The ground level is enclosed with the cottages signature lattice-work of vertical slats, while lattice garage doors provide access to the auto bay. The compact design of the Raised Tybee Cottage and its accommodation of the automobile are local characteristics that reflect the changes in land use and development trends brought on by the completion of the Tybee Road.

Raised Tybee Cottages are significant under architecture, community planning and development, and entertainment/recreation if they display the aforementioned characteristics common to Raised Tybee Cottages and if they have retained historic integrity. Raised Tybee Cottages meet National Register Criterion A for their association to the American coastal resort movement and summer cottage development following the completion of the Tybee Road. Raised Tybee Cottages are also eligible under National Register Criterion C as a distinct local building type exhibiting a unique design and construction and as an outstanding example of coastal resort architecture built on Tybee Island during the mid-to late 1920s through the mid 1950s.

Property Type Registration Requirements

To meet the property type registration requirements, the cottage must display the following basic characteristics of the type: balloon frame construction, general square shape, two stories tall with the main living quarters situated on the raised level and servant quarters, bath/changing rooms, and automobile stall(s) located on the ground level; and with the main living quarters raised on trussed wood piers with the ground level enclosed with wood, lattice work surround in which lattice garage doors face side streets or lanes. The interior of the main living quarters must retain a good degree of integrity by maintaining original pine board walls and ceilings, hard wood floors, and a relatively intact floor plan.

Additions made to the Raised Tybee Cottage on the rear façade do not represent a loss of integrity as long as the square footage of the addition does not exceed that of the Raised Tybee Cottage or its massing does not overwhelm or obscure the original form.

Alterations to a Raised Tybee Cottage which result in the enclosing of a majority of the raised porch area (particularly the façade) and/or a majority of the ground level, or doubling the size of a Raised Tybee Cottage with an addition, would result in its loss of integrity and therefore be considered not eligible for listing in the National Register of Historic Places. The recessed wrap-around porch is a major design element and, when present, should be maintained. However, enclosure of a section of the porch does not automatically constitute a loss of integrity as long as the porch remains open on two or more sides and the enclosed areas are still recognizable as having originally been an open porch. Likewise, alteration of the ground

level floor plan through enclosure of open spaces does not constitute a loss of integrity as long as an equal amount of the ground level remains open, particularly the open areas under the raised porch, and the original exterior lattice work surround is maintained. Partial enclosure of the open ground level and open porch spaces should be considered on a case by case basis, taking into consideration the evolving demands of cottage culture on Tybee and the threat of demolition as a result of mounting developmental pressures.

As Raised Tybee Cottages were built throughout the South End of the island, examples of the type that are moved from one residential building lot to a similar lot will be considered eligible for listing in the National Register of Historic Places provided the new lot is located in those areas of the island in which Raised Tybee Cottage construction is known to have taken place. This area includes all lots south of Highway 80 (or 1st Street), excluding the resort/commercial district (the area located east of Butler Avenue between 14th Street and Izlar Avenue), 6th Avenue between Highway 80 and 3rd Street, and 5th and Miller Avenues between Highway 80 and 9th Street. The relocation of a Raised Tybee Cottage from its original site to a compatible new site should be considered only as a last resort when demolition of the cottage is the only remaining alternative.

G. Summary of Identification and Evaluation Methods

Discuss the methods used in developing the multiple property listing.

This multiple property nomination is largely based on the information gathered from sources listed under Major Bibliographic References and from site visits made to several Raised Tybee Cottages. The text used for the associated historic context Early Development of Tybee Island as a Regional Summer Beach Resort 1873-1920 and Early Summer Cottage Development on Tybee 1888-1920 is from National Register of Historic Places Registration Forms prepared by Robert Ciucevich for the Tybee Back River Historic District and the Tybee Strand Cottages Historic District; the associated historic context The Development of the Raised Tybee Cottage on Tybee 1923-1955 is from the 2004 Tybee Island Historic Resources Survey Report written by Robert Ciucevich. The historic resources survey of Tybee Island formed the basis of the inventory of Raised Tybee Cottages found in Exhibit B.

H. Major Bibliographic References

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

Ciucevich, Robert A. "Tybee Island Strand Cottages Historic District." National Register Nomination Form, 1997. On file at the Historic Preservation Division, Georgia Department of Natural Resources, Atlanta, Georgia.

Ciucevich, Robert A. "Tybee Island Back River Historic District." National Register Nomination Form, 1997. On file at the Historic Preservation Division, Georgia Department of Natural Resources, Atlanta, Georgia.

Ciucevich, Robert A. "Minis-Minkovitz Cottage." National Register Nomination Form, 2005.

On file at the Historic Preservation Division, Georgia Department of Natural Resources, Atlanta, Georgia.

Ciucevich, Robert A. Tybee Island, Georgia: The Long Branch of the South, Charleston, S.C.: Arcadia Publishing, 2005.

Reiter, Beth "Chatham County Historic Resources Survey, 1992-1993." On file at the Historic Preservation Division, Georgia Department of Natural Resources, Atlanta, Georgia.

Primary location of additional documentation:

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

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