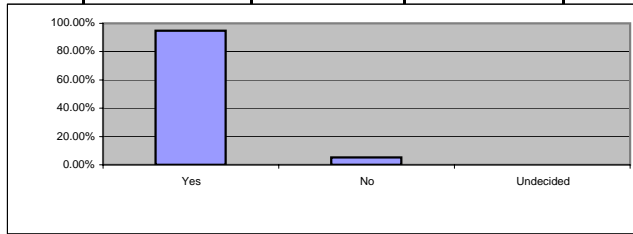


**Tybee Island Mini Survey – Tabulated Results**  
**Results of Tybee Neighborhood Association Website Survey Questions**  
**October 2006 Mini-Survey** **58 responses**

**During our November meeting we will be focusing on the Island's historical resources. Your answers on the following questions will help us address this area.**

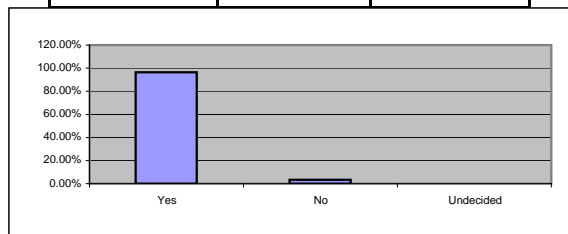
1. Do you believe that Tybee Island's historic buildings are important to our tourist-based economy?

Yes	No	Undecided
94.83%	5.17%	0.00%



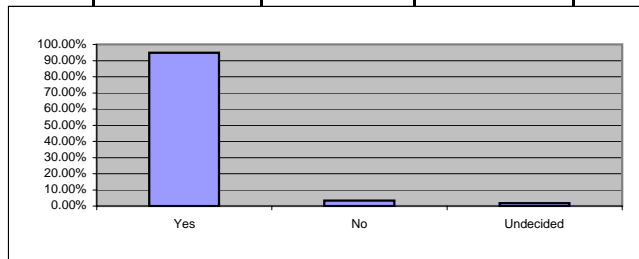
2. Do you believe that Tybee Island's historic buildings are important to the way residents and visitors perceive Tybee Island?

Yes	No	Undecided
96.55%	3.45%	0.00%



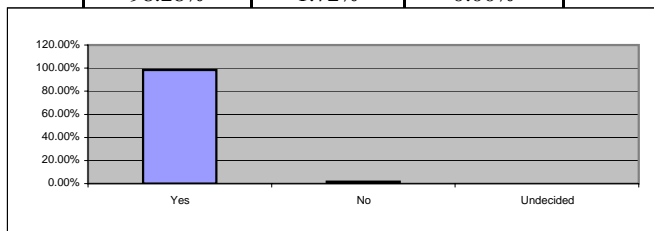
3. Do you believe that Tybee Island's historic buildings are threatened by new growth and development?

Yes	No	Undecided
94.83%	3.45%	1.72%



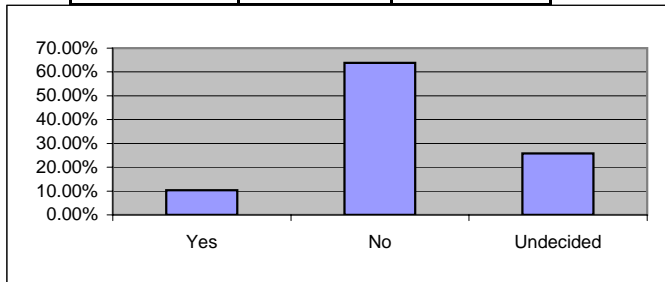
4. Do you believe that Tybee Island has historic buildings other than the Lighthouse and Museum?

Yes	No	Undecided
98.28%	1.72%	0.00%



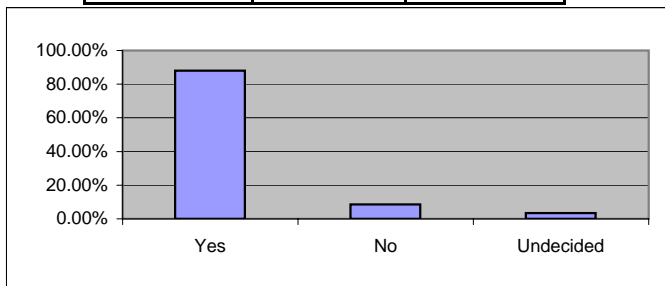
5. Do you believe Tybee's elected and/or appointed officials have done enough to protect Tybee Island's historic character and buildings?

Yes	No	Undecided
10.34%	63.79%	25.86%



6. Would you support efforts to protect Tybee Island's historic buildings?

Yes	No	Undecided
87.93%	8.62%	3.45%



7....See Comments Section below.

## Survey Comments

Tybee has already suffered damage by money-grubbing developers. How many historic buildings were destroyed by these developers before the citizens in Tybee started to wake up and look around and see what they had???? We own an old cottage, and the first thing we wanted to do was protect it after we are gone, and have applied and are awaiting National Historic status. Our application has been approved by the state of Georgia, etc.

Cape Cod used to be like Tybee long, long ago and now it is horrid. I can get to Tybee faster than I can get to Cape Cod (which is less than 100 miles from my front door in Boston)..... learn for other's mistakes..... Protect Tybee and do not allow any more development.... you'll only regret it in the end.

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### Houses on Officers Row have already been compromised

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You can look at Charleston and Beaufort as examples for what they have done to preserve the historical buildings. The Tybee gov. has to make this its number one thing. The South end is under siege. All the huge condos going up. I suggest a moratorium on all building for six months until the land use plan can be implemented. Many of these builders who are erecting these large condos, don't live on Tybee and probably don't care about the true character of the island. They are in it for profit only and move on. It is going to take a commission with spines of steel to go in the right direction.

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I believe the old theater is at risk.

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Tybee cottages, especially those near the ocean are under extreme pressure. those "beach side of Butler" are under the greatest pressure because the area is zoned R2, thus allowing duplexes. Developers buy the cottages, tear them down or move them, then build duplexes on the land and double their money or better.

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The Tybee raised cottages, The Carbo House, all are homes that need to be protected better. These are a tremendous resource and could be a great tourist promotion to drive more off season visitors!!!

The small bungalow and cottage for the working class is a very important part of our history. It is very important to preserve the community feel on Tybee Island.

I feel all of the old commercial area buildings "Carbo House", Chu's, Hunter House, etc. and the old homes on south end are at risk.

I have stated at city council, though don't know if I've gotten through, that I believe people doing historic preservation should get special consideration when asking for variances, etc. I'm not talking about ripping historic building apart and moving them. What I am talking about is being more flexible with variances (such as setbacks), and working with property owners to help them qualify for historic tax credits and freezes, so that people will be motivated to preserve these structures instead of tearing them down. We could learn from preservationists in Savannah, and are in need of information on how to qualify for historic tax credits, etc. There is a misconception on Tybee that if you try to qualify for historic tax credits, then once you receive them your hands are tied, and you have no flexibility to update these structures. To hear some people talk about it you would think that you can't even install central HVAC. This is simply not true. It is important for the owners of historic structures to have good resources to find out their options, and be encouraged by the city to preserve these buildings.

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These structures are a great asset to our community. In today's real estate market, where the dirt is so valuable, we need to give property owners a reason to preserve these structures, and tax credits/ freezes are a financial benefit that property owners can take to the bank.

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The houses on the "strand" are listed in the national register of historic houses.

They should be preserved, but the combination of local restrictions, the DNR restrictions and the county tax assessors are causing them to be put up for sale. This is because taxes are so exorbitant, the restrictions on developing the remaining property are so stringent by the city council and the DNR claims jurisdiction over one third of the property, owners have by the city

council and the DNR claims jurisdiction over one third of the property, owners have no choice but to sell. However, what developer will buy with so many regulations governing the property? Older buildings of the fort and on Homes on Officers Row. The infirmary and pharmacy. Many of the homes and Chapels that are original structures are important to the culture and history of the island.

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The buildings that are a most risk appear to be those on the North half of the Island. Old beach front homes being replaced with new homes and/or condos. My wife and I looked at property from FL to Tybee and chose Tybee because of all of the things you see today. If I had wanted Hilton Head, Daytona Beach, etc, etc, etc, I would not have come to Tybee. Please save all you can!!!

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Land values on Tybee have risen to a point that demolition of existing structures has become the norm. All of Tybee's historic structures are at risk, no matter what location. It is imperative that Tybee enact a strong preservation ordinance immediately to preserve our heritage. The City of Savannah offers a great model to consider. It has a number of historic districts with different protective covenants designed to encourage preservation in each.

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Historic Beach Houses along the Beach side of Butler - the # Streets and Lanes not in a listed historic district  
Best Lots smaller historic homes  
Historic Beach Houses not in listed historic district  
The rehabilitation of Historic Homes and Tybee's Building Codes - need to enforce the Historic Building Code adopted in the State of Georgia  
New Construction - Lot size (Subdivision of Deep Lots) / Building Heights / Lot Coverage  
GOOD LUCK!

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I don't think we need to look far for a model community that preserves its historic buildings. Downtown Savannah, a short drive away, has been very proactive in preserving its character. While it is also very pricey to live downtown, at least its main tourist attraction and its charm, the historic buildings/architecture, is intact. If people moved the historic houses into small corners and into back lots of downtown Savannah and instead prominently displayed the boring aluminum-sided McMansions that are being crowded onto Tybee, then Savannah would no longer be Savannah. I fear Tybee will soon no longer be Tybee.

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At risk - raised Tybee cottages, remaining boarding houses and Ft. Screvens cottages. I do not think one particular area of the island has more buildings at risk than other areas. Tybee protects its trees more than these old structures.

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The old beach cottages and raised cottages are at great risk. There are individuals that work very well with the city to move these cottages to new locations when development is to take place on the property where they are located. However, there are fewer and fewer available lots that can accommodate them. We need to find ways to protect historic structures and historic sites in the neighborhoods and the business district (ex. Carbo House) so that the Island can retain its historic character.

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We would say that the Fort Screven area is most critical. However, there are many historical cottages on the ocean side of Butler

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All the old Tybee beach houses should be saved and all areas of Tybee are threatened. The destruction of the old Desoto Hotel was a blow to historic preservation.

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The remaining Ft Screven buildings need to be addressed

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The bungalows remaining need incentives to maintain, as is - this part of Tybee's character is disappearing rapid

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OLD Tybee cottages, but who can tell someone they can't tear down an old building, after they pay excessive prices for the land they sit on.

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I believe that Tybee's historical cottages give Tybee its charm. If these cottages are allowed to be torn down or replaced by new housing or multi-family housing Tybee will be like every other beach community on the east coast just

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I think the homes are at the greatest risk and hope that the 4H is not in danger. We've done a great job on the Lighthouse and Ft. Screven buildings. Downtown Savannah is an excellent model for preservation.

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Most of Fort Screven and all the bunkers. Old Hospital and Doctor's residence, railroad bed/Soloman ave

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Savannah's Historic District is obviously the model to follow. What constitutes a historic structure? I would think the definition should require it be not less than 100 years old. Has the Fort Screven area been designated as a Historic District yet?

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The beautiful old beach cottages have been demolished to make way for ugly McMansion-style condos and duplexes with little or no green space.

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In our view, we think that the tiny cottages being restored and scattered around the island are not necessarily of historic importance and do little to promote tourism.

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