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# NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

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

## 1. Name of Property

**historic name** Carbo House, The  
**other names/site number** Carbo Boarding House

## 2. Location

**street & number** 9 Tybrisa Street (originally 16<sup>th</sup> Street)  
**city, town** Tybee Island ( ) **vicinity of**  
**county** Chatham **code** GA 051  
**state** Georgia **code** GA **zip code** 31328

( ) not for publication

## 3. Classification

### Ownership of Property:

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

### Category of Property:

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

Number of Resources within Property:	<u>Contributing</u>	<u>Noncontributing</u>
buildings	1	0
sites	0	0
structures	0	0
objects	0	0
total	1	0

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

**Name of previous listing:** N/A

**Name of related multiple property listing:** N/A

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#### 4. State/Federal Agency Certification

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

*Rickard Uloves*

Signature of certifying official

*3-31-10*

Date

*DC*  
Dr. David Crass  
Historic Preservation Division Director  
Deputy State Historic Preservation Officer

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

Signature of commenting or other official

Date

State or Federal agency or bureau

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#### 5. National Park Service Certification

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I, hereby, certify that this property is:

entered in the National Register

*Edson H. Beall* *5-21-10*

( ) determined eligible for the National Register

( ) determined not eligible for the National Register

( ) removed from the National Register

( ) other, explain:

( ) see continuation sheet

*Joe*

Keeper of the National Register

Date

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## 6. Function or Use

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### Historic Functions:

DOMESTIC: hotel

### Current Functions:

DOMESTIC: multiple dwelling  
COMMERCE/TRADE: business

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## 7. Description

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### Architectural Classification:

LATE 19<sup>TH</sup> AND EARLY 20<sup>TH</sup> CENTURY AMERICAN MOVEMENTS: Bungalow/Craftsman

### Materials:

<b>foundation</b>	BRICK CONCRETE
<b>walls</b>	WOOD: weatherboard
<b>roof</b>	ASPHALT
<b>other</b>	N/A

### Description of present and historic physical appearance:

#### SUMMARY DESCRIPTION

The Carbo House is located in the main commercial area on the south end of Tybee Island, a historic resort island off the coast of Savannah in Chatham County, Georgia. Tybee Island is Georgia's most northern barrier island and is situated at the mouth of the Savannah River.

The Carbo House is located at 9 Tybrisa Street (originally 16<sup>th</sup> Street), less than a half a block off of Strand Avenue, which runs along the beach at the southeast end of Tybee Island. Built in 1932, the Carbo House is a large, two-story, frame, 16-room building. The building is rectangular in shape with a low-pitched, hip roof with wide-overhanging eaves. The two-story, wrap-around porch extends along on all four sides of the building and has chamfered wood posts and a balustrade. Wood exterior staircases located on each side of the building provide access to the second-story rooms. The first and second floors are identical with original, five-panel, wood doors leading to each of the 16 rooms and four-over-one sash windows. The building retains its original floor plan with four equal-size rooms facing Tybrisa Street and four facing the rear of the property on each floor. Ten of the 16 rooms retain the original beadboard walls and ceilings, hardwood floors, door and window surrounds, and moldings. The remaining rooms have sheetrock or plywood paneling that was added in the 1970s over the original materials. Originally there were four bathrooms accessed by exterior doors and located in the center of each floor. In the 1950s, interior baths were added to each of the exterior end rooms and the original interior baths were incorporated into the interior rooms by closing off the exterior doors. A 1990s nonhistoric alteration to the building was the addition of shed-roof dormers and a one-room addition in the rear of the building for a "penthouse" suite. There is minimal

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Section 7--Description

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landscaping with a few foundation plantings and palm trees. The surrounding area is mostly nonhistoric beachfront development with a mixture of seasonal rentals and retail businesses.

**NOTE: The following description was prepared by Robert Ciucevich, Quatrefoil Consulting. "Carbo House." Draft *National Register of Historic Places Form*, September 21, 2007. On file at the Historic Preservation Division, Georgia Department of Natural Resources, Atlanta, Georgia.**

Built in 1932, the Carbo House is located at 9 Tybrisa (originally 16<sup>th</sup>) Street and is a substantial frame, two-story, 16-room boarding house on Tybee's main commercial street in the heart of the resort district. The building is rectangular and features a low-pitched, asphalt-shingle, hip roof. The exterior is weatherboard siding (photographs 1-3). Craftsman-style details of the building are the single and paired four-over-one wood windows, wide overhanging eaves, and exposed rafter ends (photographs 5, 6, and 17). There is an integral, two-tier, wrap-around porch with chamfered posts that extends around all four sides of the building (photographs 4 and 6). Wooden stairs on each side of the building provide access between the upper and lower tiers of the porch (photographs 12, 14, and 16). Other features include two-light transoms, five-panel wood doors, and decorative brackets on the centered porch posts that frame the front and rear porch entrances on each story (photographs 4, 5, and 11).

The floor plan of the first and second floors is identical, with all rooms being accessed from the exterior. Each floor features eight equal-sized rooms in which half of the rooms are accessed from doors facing Tybrisa Street (front façade) and the other half from the rear elevation. Rooms feature beadboard walls and ceilings, hard wood floors, and simple door and window frames, cornice molding, and baseboards (photographs 8, 9, and 20).

When the Carbo House was built in 1932, it was common for bathrooms to be located independent of the boarding rooms; this was the standard practice for boarding houses on Tybee and at other beach resorts since the turn of the 20<sup>th</sup> century. The Carbo House originally featured a total of eight bathrooms, four on each floor, located in the center of the building and flanked by four boarding rooms on each side. All of the bathrooms were originally accessed from the porches, with a set of entrances featuring five-panel doors with two-light transoms located in the center bays on the front and rear facades. The number of bathrooms provided by the Carbo House was a luxury for the time period (one bath for every two boarding rooms), perhaps contributing to the rooming house's popularity during the 1930s and 1940s.

During the 1950s the Carbo House was remodeled in an effort to compete with new motel courts constructed along Butler Avenue. By this time, bathrooms with tub/shower facilities in each room were a common feature in modern motels and hotels. As part of the Carbo House remodeling, private bathrooms were created for each room. The eight original bathrooms on each floor were reconfigured to provide private access from the interior boarding rooms. The original exterior doors were closed in and covered with weatherboard (photograph 5). Interior access doors were created between the bathrooms and interior boarding rooms. The original two-light transom windows were

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retained for ventilation. For the eight boarding rooms on the exterior ends of the building, a small frame-and-sheetrock bathroom was added within each room (photograph 19). Small one-over-one windows were added in the outer wall for each of the framed-in bathrooms. All of the Carbo House's sixteen bathrooms were outfitted with a porcelain sink, toilet, and a tile shower stall during this time.

Also during the 1950s, brick and concrete steps were added to the front façade and the original brick pier foundation was infilled with concrete block.

Most non-historic alterations are limited to the interior. During the 1970s, a few of the bathrooms and boarding rooms were remodeled. Four of the original bathrooms were remodeled with sheetrock or plywood paneling installed over the original beadboard walls and ceilings. Four of the boarding rooms (rooms 1, 2, 7, and 10) were also remodeled with plywood paneling added over original beadboard walls or sheetrock added over ceilings and walls. Two additional boarding rooms were partially altered with sheetrock installed on two walls of one unit (room 12) and paneling installed on one wall of the other unit (room 11). Both of these rooms are otherwise intact. All of the framed-in bathrooms added during the 1950s remain largely intact while three of the original bathrooms (adjoining baths for rooms 6, 14, and 15) retain their original beadboard interiors and 1950s finishes. The interiors of ten of the sixteen boarding rooms remain completely intact. During 2005, the bathroom for room 7 was remodeled (plywood was added over the original beadboard walls) and a cased opening between rooms 7 and 8 was created (photograph 15).

A non-historic alteration to the exterior of the building was the addition of roof dormers when the attic space was converted into a penthouse during the 1990s. Shed roof dormers were added to the front façade and side elevations and a small one-room addition was added to the second floor on the rear elevation (photographs 1 and 6). The addition serves as an entry foyer to the penthouse, which is accessed from a framed-in staircase located on the second floor porch (photograph 24).

The surrounding area is modern beachfront development with non-historic condominiums, hotels, stores, and vacation homes (photographs 21 and 22). The Carbo House is one of the last remaining historic boarding houses on Tybee Island.

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## 8. Statement of Significance

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

nationally       statewide       locally

**Applicable National Register Criteria:**

A       B       C       D

**Criteria Considerations (Exceptions):**  N/A

A       B       C       D       E       F       G

**Areas of Significance (enter categories from instructions):**

ARCHITECTURE  
COMMUNITY PLANNING AND DEVELOPMENT  
ENTERTAINMENT/RECREATION

**Period of Significance:**

1932-1960

**Significant Dates:**

1932—construction of the Carbo House

**Significant Person(s):**

N/A

**Cultural Affiliation:**

N/A

**Architect(s)/Builder(s):**

N/A

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Section 8--Statement of Significance

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**Statement of significance (areas of significance)**

Located along one of Tybee's main commercial streets, the Carbo House was built in 1932 as part of a rebuilding campaign following a devastating fire in 1931. The fire destroyed 25 buildings, including the original Carbo House, in the historic boarding house area of Tybee, east of Butler Avenue between 16<sup>th</sup> Street and Silver Avenue. J.D. and Nan Carbo of Waycross, Georgia, built their first, smaller rooming house on Tybee c.1920 on Izlar Avenue. After the 1931 fire, the Carbos purchased additional property and built their second, larger, 16-room boarding house facing 16<sup>th</sup> Street. By 1935, the Carbos expanded their business by adding a restaurant, called Carbo's Grill and located at 1116<sup>th</sup> Street, and a patio area with a soda and sandwich stand between the boarding house and the restaurant (both no longer extant). After Nan's death in 1937 and J.D.'s death in 1938, the Carbo House continued to be operated by various family members until 1972. The building remains in use as a rental property to the present day. The Carbo House is significant at the state level because it is a rare surviving example of an intact historic boarding house on the Georgia coast.

The Carbo House is significant in architecture as an excellent example of a coastal resort boarding house. The building is one of the few historic boarding houses left on Tybee Island and retains its historic exterior and interior character-defining features. The Carbo House retains a good degree of historic integrity and is a largely intact, excellent example of resort-era boarding house, one of a handful of examples remaining on Tybee Island. Character-defining features of the two-story boarding house are its weatherboard exterior, verandahs on each floor that wrap around the building, and Craftsman-style design elements including the low pitched, hip asphalt shingle roof, overhanging eaves with exposed rafter ends, and four-over-one wood sash windows. The building retains its exterior wooden stairs that provide access to the second floor porch. As is typical of historic Tybee boarding houses, the first and second floor plans are identical with all rooms being accessed from the porches. Each floor features eight equal-sized rooms in which half of the rooms are accessed from entry doors facing Tybrisa Street and the other half from the rear elevation. All rooms feature beadboard walls and ceilings, hardwood floors, and simple door and window frames, cornice molding, and baseboards. During the 1950s private bathrooms were added in each room in an effort to compete with the modern motel courts being built along Butler Avenue. As part of this remodeling, kitchenettes were also added in many rooms in order to accommodate extended stay patrons, reflecting a growing demand for both seasonal and residential accommodations as Tybee was becoming more of a year round community. The Carbo House, which continues to be operated as a boarding house, is an excellent example of the few remaining historic boarding houses on Tybee Island.

The Carbo House is significant in the areas of community planning and development and entertainment/recreation because it represents Tybee's boarding house district that was located between 16<sup>th</sup> and 18<sup>th</sup> streets. The boarding house district featured an assortment of boarding houses and rental cottages that were available for rent by the week, month, or season. In the first decades of the 20<sup>th</sup> century, Tybee Island, also known as Savannah Beach, developed as a coastal resort for residents of nearby Savannah. The opening of the Tybee Road in 1923, a causeway that linked the island with Savannah, fueled the demand for small inns, rooming houses, and apartments for middle-class vacationers. The Carbo House was the most well known and popular of Tybee's

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new small inns and boarding houses during the 1930s and 1940s and its early success during the rebuilding of the boarding house district served as a catalyst for the early development of 16<sup>th</sup> Street into Savannah Beach's main commercial corridor by the beginning of the 1950s.

**National Register Criteria**

The Carbo House meets National Register Criterion A in the areas of community planning and development and entertainment/recreation as an excellent, intact example of the type of small inns, rooming houses, and small hostelrys that were built near the resort at Savannah Beach for middle class Georgians as a more affordable and less pretentious alternative to Hotel Tybee during Tybee's golden era as one of the most popular summer beach resorts on the South Atlantic coast (c1925-1949). The Carbo House was one of the most popular and well known of Tybee's new small inns and boarding houses during the 1930s and 1940s and its early success during the rebuilding of the boarding house district served as a catalyst for the early development of 16<sup>th</sup> Street into Savannah Beach's main commercial corridor by the beginning of the 1950s. The Carbo House clearly contributes to the broad patterns of American history by its association with the American coastal resort movement, in which middle class patrons from Savannah and the region rent rooms in one of Tybee's numerous small inns and boarding houses for summer beach vacations.

The Carbo House meets National Register Criterion C in the area of architecture as an excellent example of a classic Tybee boarding house, one of a handful of examples remaining on the island that was originally built specifically for that use. The building retains its exterior and interior character-defining features. The building also retains its boarding house floor plan in which all rooms are accessed via the recessed two-tier wrap-around porch. During the 1950s private bathrooms were added in each room in an effort to compete with the modern motel courts being built along Butler Avenue. As part of this remodeling, kitchenettes were also added in many rooms in order to accommodate extended stay patrons, reflecting a growing demand for both seasonal and residential accommodations as Tybee was becoming more of a year round community.

**Criteria Considerations (if applicable)**

N/A

**Period of significance (justification)**

The period of significance begins in 1932 with the construction of the Carbo House and ends in 1960, the end of the historic period, to include the continuous use of the building as a boarding house on Tybee Island.

**Contributing/Noncontributing Resources (explanation, if necessary)**

The boarding house is the one contributing building on the property.

**Developmental history/historic context (if appropriate)**

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**NOTE: The following developmental history was written by Robert Ciucevich, Quatrefoil Consulting. "Carbo House." Draft *National Register of Historic Places Form*, September 21, 2007. On file at the Historic Preservation Division, Georgia Department of Natural Resources, Atlanta, 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 seawater and sea air as an 18<sup>th</sup>-century panacea. By the 19<sup>th</sup> 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 Island was modeled after these resorts and was even referred to in advertisements as "The Long Branch of the South." Like the Northern resorts, private cottages were also 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 11<sup>th</sup> Street and from 3<sup>rd</sup> 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-drawn railway continued along Main Street (now Butler Avenue) to the Inlet in order to provide guests with the option of bathing in the calm waters of the Back River. By the 1880s the development of Tybee as a seaside resort was a great success. Many bathhouses, dancing pavilions, boarding houses, and summer cottages were erected along the beachfront close to the hotel.

In 1885, Daniel G. Purse, a Savannah entrepreneur, bought a controlling interest in the island and solicited financial backing from his peers for the purpose of developing a railroad to Tybee. The Savannah and Tybee Railroad was completed in 1887. The train not only 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

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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 14<sup>th</sup> and 15<sup>th</sup> 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 were built near the new hotel.

Tybee Island became a regional resort when the Savannah-Tybee railroad became a unit of the Central of Georgia Railroad 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 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 14<sup>th</sup> and 17<sup>th</sup> Streets had grown to include three hotels, three dancing pavilions, four bathhouse pavilions, and dozens of boarding houses and inns.

The completion of the Tybee Road in 1923 ushered in a golden era for Tybee. As proclaimed in a c.1925 brochure, Tybee was now "the accessible playground of 8,000,000 people of the Southeast, and the Queen of the South Atlantic resorts." As a result of the island's increased accessibility, the resorts flourished during the 1920s and early 1930s, and Tybee entered into an unparalleled building boom. Rows of boarding houses and numerous small hotels were established to accommodate the crush of people visiting the island. It was during this time that Cab Calloway, Bob Crosby, and other Big Band personalities performed at Tybee's dancing pavilions. With more people visiting the island than ever before, Tybee was arguably the most popular resort on the south Atlantic coast during this period.

Centered on Izlar Avenue, Tybee's boarding house district developed south of the resort center between 16<sup>th</sup> and 18<sup>th</sup> Streets and featured an assortment of boarding houses and rental cottages that were available for rent by the week, month, or season. These establishments offered an inexpensive and more casual alternative to Hotel Tybee and other hotels. Boarding houses built in the district by 1930 included the Waynesboro Tea Room and the Izlar Boarding House on Izlar Avenue (1910s), the Tybee Beach House, and The Perkins House. Anton Solm's Seaside Cottages

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on the corner of Strand and Izlar Avenue were among the several dozen cottages available for rental within the boarding house district and along the Back River. All of these establishments were within two blocks of the "The Front," as the main resort area was sometimes called.

On July 21, 1931, a devastating fire destroyed a major portion of the boarding house district. The fire destroyed a section of two square blocks, an area roughly centered on Izlar Avenue. Of the 25 buildings that were destroyed, "not a timber was left standing, the places they occupied being an almost level stretch of smoking ashes." Among the buildings and cottages destroyed were A.F. Solm's Seaside Cottages, where the fire originated; The Perkin's House (also known as the Shamrock Lodge); Mrs. Bowen's rooming house, known as the Waynesboro Tea Room; the original Carbo House as well as several rental cottages owned by Mrs. J.D. Carbo, E.B. Izlar, and Mrs. Charles B. Cregar; and two private cottages owned by M. Wilensky and Mrs. Fannie Lasky. Among the businesses destroyed were Joe Whelan's store and Mrs. Harris's Coffee Shop located in the ground floor of the Seaside Cottages.

Despite the severity of the loss, several businessmen who had lost buildings in the blaze were quick to rebuild. In 1932, A.F. Solm announced the construction of a new, two-story brick hotel along the ocean parkway between 16<sup>th</sup> and 17<sup>th</sup> Streets, on the site of his former Seaside Cottages. This substantial 30-room hotel was completed in time for the new season, opening on May 15, 1932.

By the mid-1930s, new construction had gradually begun to fill in the lots left vacant by the fire, giving rise to a new commercial center consisting of a mix of concrete block and frame construction (in accordance with the 1931 building code requiring the use of fire resistant materials in the resort/boarding house district). In an article announcing the opening of the 1937 season, the May 30 edition of the *Savannah Morning News* observed:

Many new stores, hotels, apartment buildings, and eating places were evidence of greater optimism for the success of this season at Savannah Beach. Some of the new places have not been quite completed, but almost everything going full tilt gave Tybee a lively appearance.

These new establishments included Wilson's Hotel, a small two-story brick building on 16<sup>th</sup> Street adjacent Doc's Bar; May's Apartments, a two story brick quadplex built near the corner of Butler Avenue and 16<sup>th</sup> Streets in 1937; and the Strand Hotel, a two-story concrete block-and-frame building adjacent to Solm's hotel on the corner of Inlet Avenue and the Strand (c.1935). Several new boarding houses were established during this time as well, including the Beach View Hotel (corner of Butler Avenue and 17<sup>th</sup> Street) and the Cobb Apartments (corner of 17<sup>th</sup> Street and Strand), both occupying remodeled, turn-of-the-20<sup>th</sup>-century summer cottages. A post office and bus station were also built during this time in Tybee's emerging commercial business district, which eventually developed at the corner of Butler Avenue and 16<sup>th</sup> Street. The bus station was located in a two-story concrete block-and-frame building on the corner of Butler Avenue and 16<sup>th</sup> Street, and the post office was in a portion of a one-story concrete block-and-frame store at the corner of Butler and Inlet avenues. One of the first year-round businesses established in the commercial district was Chu's Department Store, which opened in a frame one-story building near the corner of 16<sup>th</sup> Street and the Strand (adjacent the Carbo House) in 1933.

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Section 8--Statement of Significance

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By the mid 1950s, the intersection of Butler Avenue and 16<sup>th</sup> Street had begun to resemble a small town commercial district. Reflecting the town's maturation as a year-round community, it was during this time that 16<sup>th</sup> Street, between Butler Avenue and the Strand, became Tybee's Main Street. By 1955, a row of one-story, concrete-block storefronts had been established along 16<sup>th</sup> Street between the bus station and Chu's. In 1955, the Beach Drug Company, which opened for business a few years earlier, completed a new, large, one-story, stucco building on the north side of 16<sup>th</sup> Street opposite the bus station. Christy's Department Store and Refreshment Stand (c.1949), on the opposite side of the Tybrisa Building (16<sup>th</sup> Street and Strand), was established in the remodeled first floor of the old Haar Building (1900s). The street was anchored by T.S. Chu's sprawling one-story concrete-block department store. The new Chu's building, completed during the late 1940s, became a focal point of the resort, offering exotic imported items from "the Orient" that were ideal for resort patrons and year-round residents alike. By the mid 1950s, Chu's Department Store had expanded, establishing a second ocean side storefront that opened onto the parkway facing the Strand. By the end of the 1950s, most of the area that had been lost to the fire of 1931 had been redeveloped.

The Carbo House, located at 9 Tybrisa Street (originally 16<sup>th</sup> Street), was one of several new boarding houses and businesses constructed within the boarding house district as part of the rebuilding effort that followed the devastating fire of July 1931. Built in 1932, the Carbo House became one of the best known and most popular of the smaller hostelrys operating on Tybee during the 1930s, 1940s, and 1950s.

Circa 1900, E.B. Izlar, one of the principal pioneers of the resort, began to purchase several oceanfront tracts south of Hotel Tybee and centered on 16<sup>th</sup> Street. Having purchased, subdivided, and developed the heart of what became Tybee's oceanfront resort center (Front Lots 94 through 99), Izlar was instrumental in development of the resort on the south end during the 1900s as well as establishing the boarding house district along Izlar Avenue during the 1910s.

In 1900, Izlar subdivided the front lots numbered 94, 95, and 96 into multiple smaller (30' x 70') lots numbered 1 through 55. According to a 1966 resolution of the Savannah Beach City Council in which Izlar is declared "Mr. Savannah Beach", Izlar played a major role in the establishment of the Tybrisa Pavilion at the end of 16<sup>th</sup> Street in 1900 (most likely providing the land to the Central of Georgia Railroad, who built and owned the pavilion).

In 1902, Izlar established one of Tybee's principle hotels, the Ocean View Hotel, on the corner of Main (now Butler Avenue) and 16<sup>th</sup> Streets. In 1909 and 1910, he purchased front lots 98 and 99, respectively. During the 1910s, Izlar developed some of his property, established several boarding houses along Izlar Avenue as well as the Sea Breeze Hotel on Atlantic Avenue, and sold off several parcels as well, which were in turn developed by others. By the early 1920s, Izlar had assembled an impressive concentration of property on Tybee's south end.

One of the parcels Izlar sold off for development was lot 7, which he sold in 1913 to Nan and J.D. Carbo of Waycross, Georgia. The lot was situated on the north side of Izlar Avenue near the Strand, between the Caldwell House and two boarding houses owned by Izlar. The Carbos built a boarding

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house (the first Carbo House) on this lot sometime between 1916 and 1925. The original Carbo House was a small two-story frame boarding house with a two-tier porch along the front façade.

In 1921, E.B. Izlar subdivided the original front lot #97 into 19 tracts designated lots number 1 through 19. In 1926, Izlar sold lots 13 and 14 to Nan and J.D. Carbo. The location of the lots were advantageous for the Carbos for two reasons: the rear of the lots bordered their existing property fronting Izlar Ave, and lots 13 and 14 fronted 16<sup>th</sup> Street, which was the primary entrance to the oceanfront parking pavilion along the Strand. At this time the south side of 16<sup>th</sup> Street was practically undeveloped.

In 1931, the Carbos continue to expand their holdings, purchasing lots 9, 10, 11, and 12 from E.B. Izlar. Together with lots 13 and 14 purchased in 1926, the Carbos now owned six contiguous lots fronting 16<sup>th</sup> Street. The south side of 16<sup>th</sup> Street was still undeveloped at this time.

On July 21, 1931, only three days after purchasing several lots from E.B. Izlar, the original Carbo House on Izlar Avenue was among the 25 buildings in the boarding house district destroyed by fire. All of E.B. Izlar's boarding houses, as well as Pearl S. Bowen's Waynesboro Tea Room, were among the buildings lost.

Like many of those that lost businesses in the fire, the Carbos quickly replaced their boarding house with a new building in 1932, choosing to rebuilt their business along 16<sup>th</sup> Street rather than their original location fronting Izlar Avenue. The second Carbo House, built on lots 12, 13, and 14, was a boarding house with 16 rooms accessed from the two-tier, recessed wrap-around porch. Also during this time, the Carbos built a small free-standing, one-story apartment to the rear of the new boarding house for their own personal use, which they dubbed the Love Nest.

The Carbos continued to expand their business along 16<sup>th</sup> Street, adding a large one-story, hip roof restaurant on lots 9 and 10 by 1935. Located at 11 16<sup>th</sup> Street, the new business was called Carbo's Grill (no longer extant). In between the Carbo House and Carbo's Grill, the Carbos also established a patio area on lot 11 with tables and chairs adjacent a small soda and sandwich stand that was dubbed "Aunt Nan's" (no longer extant). The new Carbo House and Carbo's Grill served as a catalyst for the early development of 16<sup>th</sup> Street into Tybee's main commercial corridor during the 1930s and 1940s.

The Carbos continued to operate their businesses on Tybee until their deaths in 1937 and 1938 (Nan Carbo died 6/23/37, J.D. Carbo died 10/26/38). Both Nan and J.D. Carbo had separate wills leaving their respective one-half interest in the their jointly held property to different heirs. J.D. Carbo left his half interest in the property to their three grandchildren Virginia, Gene, and Bernard J. Carbo, Jr. (children of their son Bernard J. Carbo). Nan Carbo left her half interest to her niece, nephew, two brothers, and two sisters. The executors of the wills, Bernard J. Carbo and John G. Miller (Nan Carbo's brother), arranged an agreement between the two sets of heirs in which the Miller heirs received the Carbo's Waycross residence and property and lot 7 on Tybee Island and the Carbo heirs received lots 9 through 14 on Tybee Island, which included the Carbo House, the Love Nest, and the Carbo restaurant.

National Register of Historic Places **Continuation Sheet**

Section 8--Statement of Significance

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The Carbo family continued to operate the family business during the 1940s, 1950s, and 1960s with Bernard J. Carbo, Sr., managing the affairs of his three children (the heirs). In 1944, the Carbos leased the restaurant building (Carbo's Grill and Aunt Nan's) and property (lots 9 & 10) to Roy Matthews. By 1950, the Carbos redeveloped part of lot 10 and lot 11 for commercial use, constructing a small one-story commercial store building adjacent the restaurant building, most likely as an investment.

After gaining full control of their inheritance from their father in 1966, the Carbo family continued to operate the Carbo House until 1972 when Gene P. and Bernard J. Carbo, Jr. (the remaining heirs) sold the property (lots 12, 13, & 14) to Julia M. Christy, the owner of Christy's Department Store (corner of 16<sup>th</sup> Street and Strand).

Christy operated the Carbo House for the next seven years before selling the property to Charles T. Masterpolis in 1979. Masterpolis, who purchased lots 9, 10, and 11 from the Carbo's in 1978, now owned all of the lots and improvements along 16<sup>th</sup> Street that had originally been owned and developed by Nan and J.D. Carbo during the 1930s (Carbo House, Carbo's Grill) and later by the Carbo heirs during the 1950s (c.1950 commercial building on part of lot 10 and lot 11).

Masterpolis continued to operate the Carbo House during the 1970s and most of the 1980s until he sold the property to Bruce O. and Patricia L. Covington in 1986. The Covingtons in turn sold the property to James E. and Barbara D. Chaffin in 1995. The Chaffin's operated the Carbo House as The Chaff Inn from 1995 to 1998.

In 1998, the property was purchased by its present owner James Eldo Hartz, who restored the original name of the property. Hartz has operated the Carbo House in recent years as an extended stay hostelry.

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## 9. Major Bibliographic References

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Ciucevich, Robert A. "Carbo House." Draft *National Register of Historic Places Form*, September 21, 2007. On file at the Historic Preservation Division, Georgia Department of Natural Resources, Atlanta, Georgia.

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

\_\_\_\_\_. *Tybee Island: The Long Branch of the South*. Charleston, SC: Arcadia Publishing, 2005.

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

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

**Primary location of additional data:**

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

**Georgia Historic Resources Survey Number (if assigned):**

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## 10. Geographical Data

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**Acreage of Property**      Less than one acre.

### **UTM References**

Zone 17      Easting 514355      Northing 3539350

### **Verbal Boundary Description**

The National Register boundary is indicated by a heavy black line, drawn to scale, on the attached tax map.

### **Boundary Justification**

The National Register boundary is the current legal boundary and includes the land historically associated with the boarding house.

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**11. Form Prepared By**

---

**State Historic Preservation Office**

**name/title** Gretchen Brock/National Register Coordinator  
**organization** Historic Preservation Division, Georgia Department of Natural Resources  
**mailing address** 254 Washington Street, SW, Ground Level  
**city or town** Atlanta      **state** Georgia      **zip code** 30334  
**telephone** (404) 656-2840      **date** March 26, 2010  
**e-mail** gretchen.brock@dnr.state.ga.us

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

**name/title** Robert A. Ciucevich/Consultant  
**organization** Quatrefoil Consulting  
**mailing address** 22 W. Bryan Street #139  
**city or town** Savannah      **state** Georgia      **zip code** 31401  
**telephone** (912) 233-8655  
**e-mail** N/A

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

**Property Owner or Contact Information**

**name (property owner or contact person)** James Eldo Hartz  
**organization (if applicable)** N/A  
**mailing address** 204 7<sup>th</sup> Street  
**city or town** Tybee Island      **state** Georgia      **zip code** 31328  
**e-mail (optional)** N/A

National Register of Historic Places **Continuation Sheet**

Photographs

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**Name of Property:** Carbo House, The  
**City or Vicinity:** Tybee Island  
**County:** Chatham  
**State:** Georgia  
**Photographer:** James R. Lockhart  
**Negative Filed:** Georgia Department of Natural Resources  
**Date Photographed:** August 2009

**Description of Photograph(s):**

Number of photographs: 24

1. Front façade; photographer facing southwest.
2. Front façade; photographer facing south.
3. Front façade; photographer facing southeast.
4. Front façade; photographer facing southwest.
5. Front façade, first floor, detail; photographer facing southeast.
6. Rear (south) façade; photographer facing northeast.
7. Rear (south) façade, first floor porch detail; photographer facing west.
8. Interior, first floor, room 3; photographer facing south.
9. Interior, first floor, room 6; photographer facing north.
10. Front façade, first floor porch detail; photographer facing east.
11. Front façade, detail; photographer facing southeast.
12. First floor exterior stair; photographer facing southeast.
13. First floor porch; photographer facing northwest.
14. First floor exterior stair; photographer facing southeast.
15. Interior, first floor, room 8; photographer facing east.
16. First floor, detail of corner and exterior stair; photographer facing southeast.

National Register of Historic Places **Continuation Sheet**

Photographs

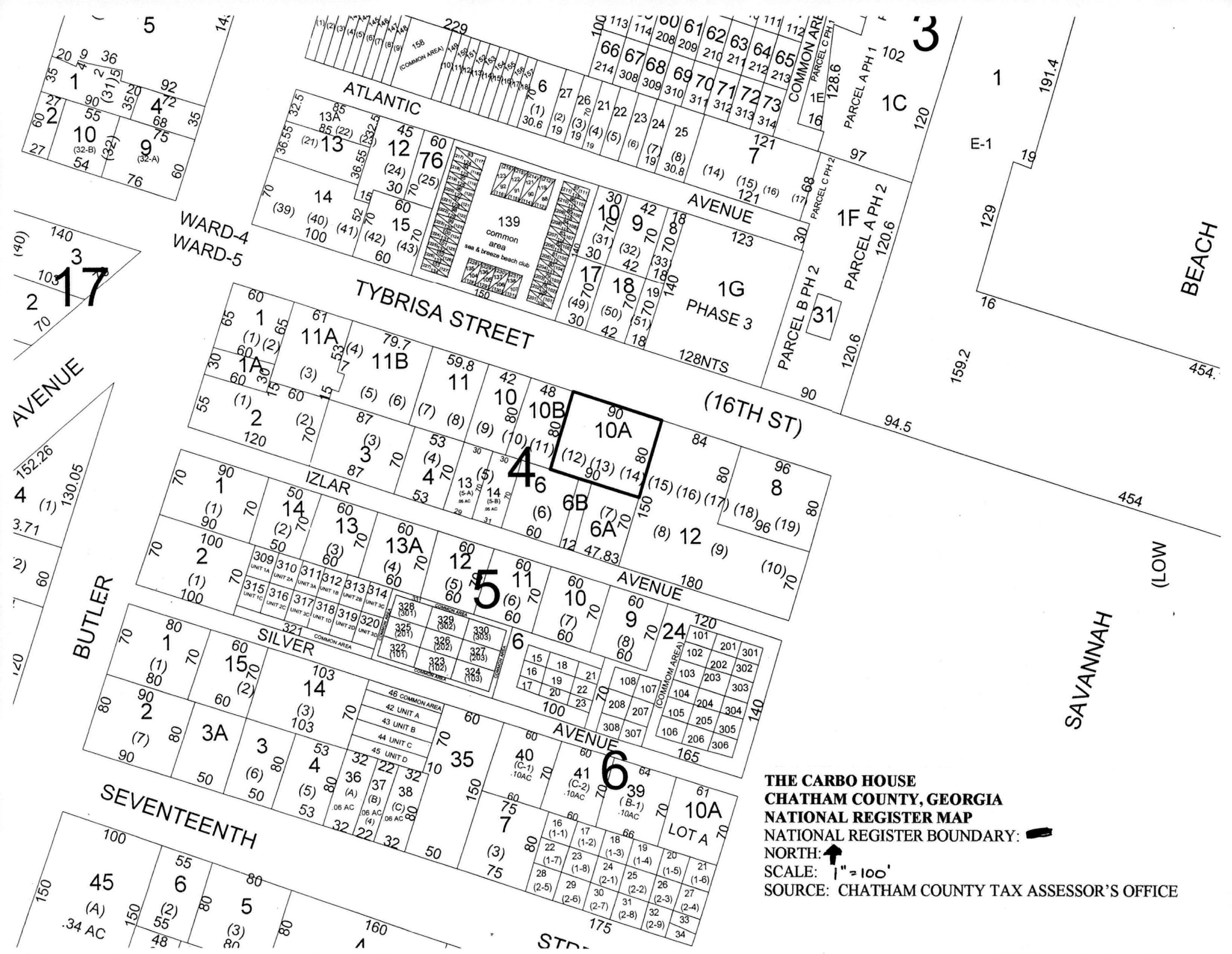
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17. Second floor, rear façade, detail of porch; photographer facing east.
18. Second floor, stair; photographer facing north.
19. Interior, second floor, room 16; photographer facing northeast.
20. Interior, second floor, room 10; photographer facing southwest.
21. Second floor, porch detail, front facade; photographer facing west.
22. Second floor, porch detail; photographer facing southwest.
23. View from second floor porch towards beach; photographer facing east.
24. Second floor, porch detail, rear façade; photographer facing west.

ATTACHMENT 1: The Carbo House, historic photograph, c.1935.

ATTACHMENT 2: The Carbo House, original floor plan.

(HPD WORD form version 11-03-01)

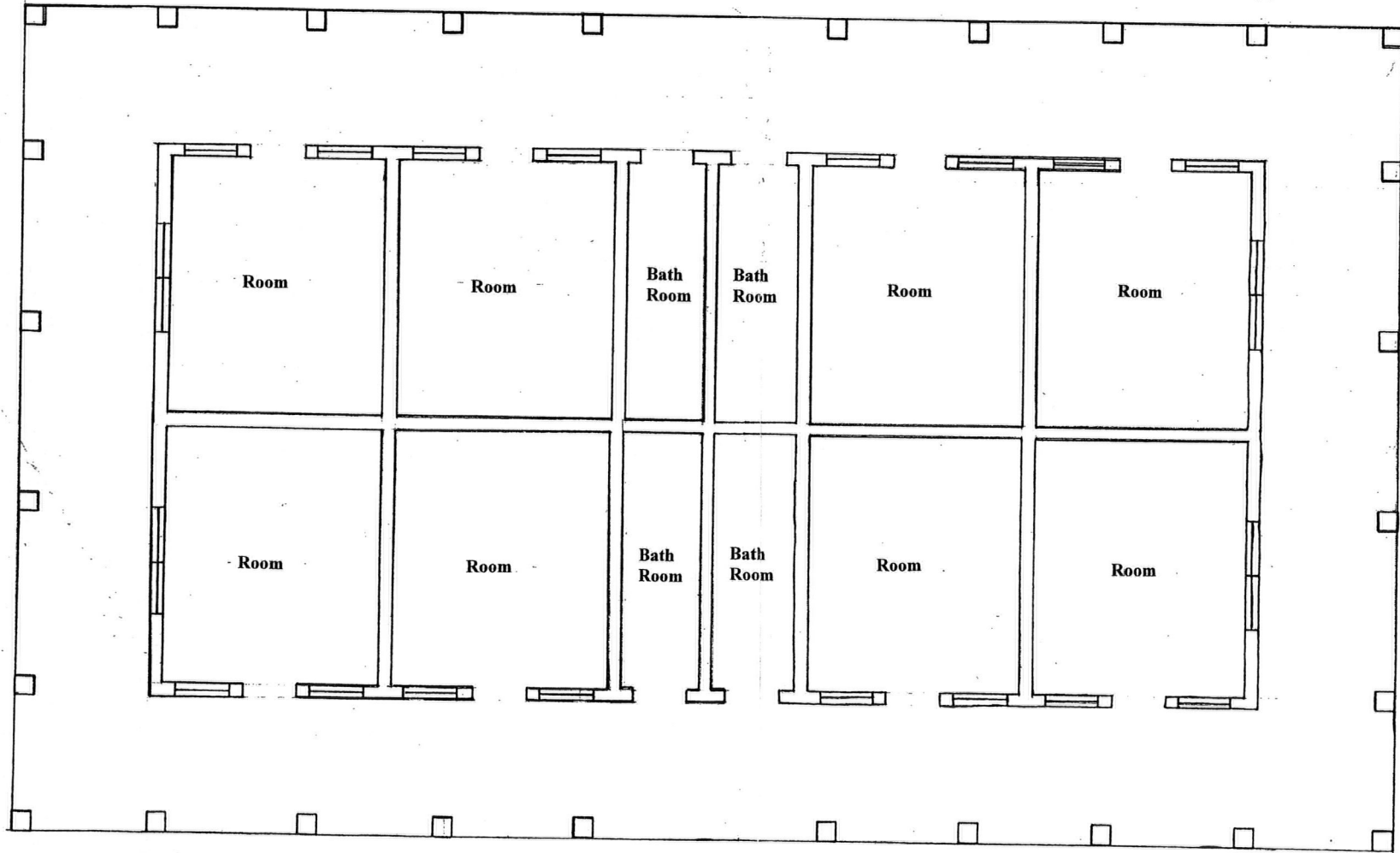


**THE CARBO HOUSE**  
**CHATHAM COUNTY, GEORGIA**  
**NATIONAL REGISTER MAP**  
**NATIONAL REGISTER BOUNDARY:**   
**NORTH:**   
**SCALE:** 1" = 100'  
**SOURCE:** CHATHAM COUNTY TAX ASSESSOR'S OFFICE

**ATTACHMENT 1: THE CARBO HOUSE  
CHATHAM COUNTY, GEORGIA  
HISTORIC PHOTOGRAPH, c.1935  
SOURCE: ROBERT CIUCEVICH**





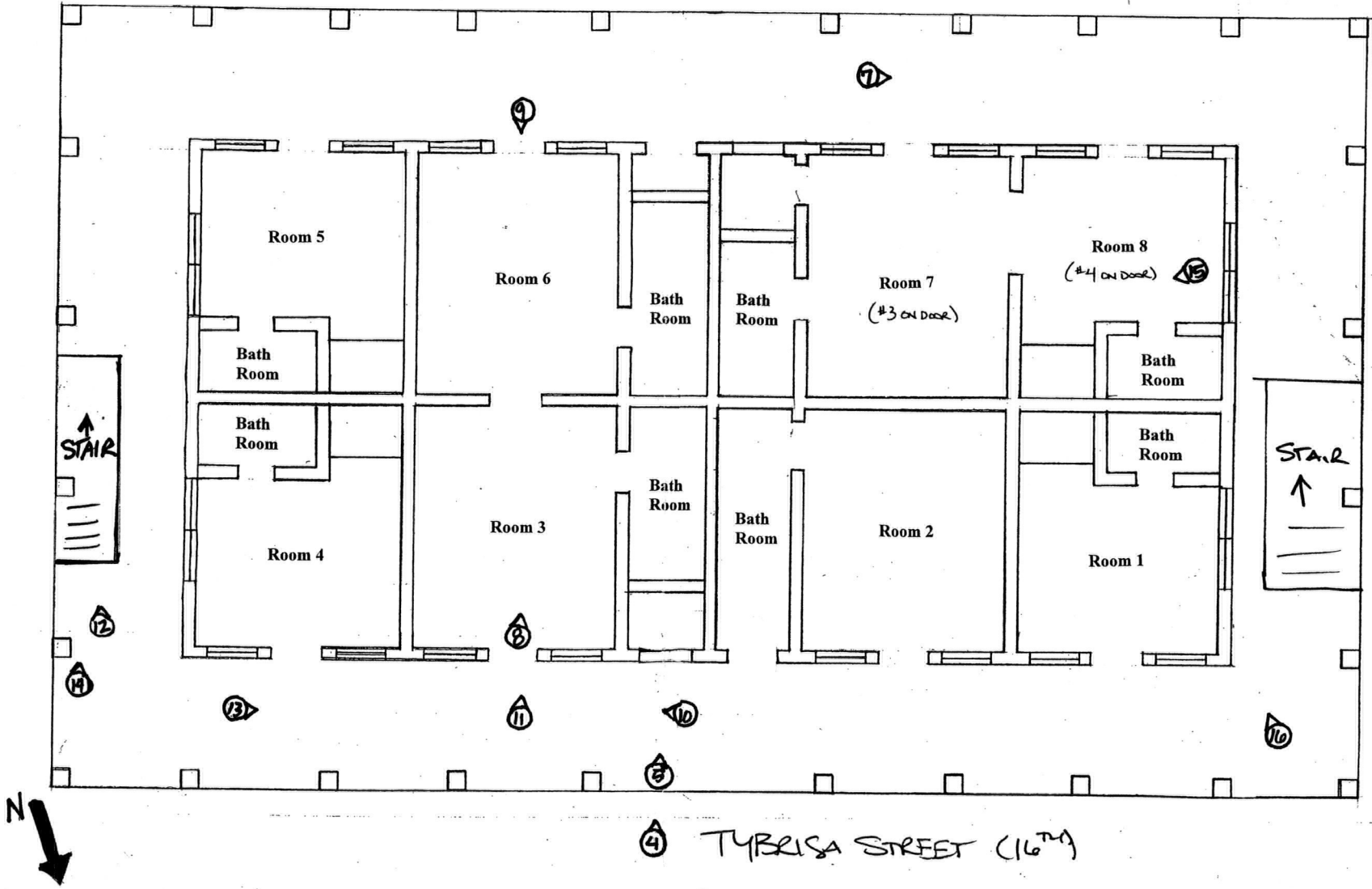
**ATTACHMENT 2: THE CARBO HOUSE**  
**CHATHAM COUNTY, GEORGIA**  
**ORIGINAL FLOOR PLAN (1<sup>ST</sup> + 2<sup>ND</sup> FLOORS ARE THE**  
**DRAWN BY: ROBERT CIUCEVICH, 2006** **SAME)**





TYRISA STREET (16<sup>TH</sup> STREET)

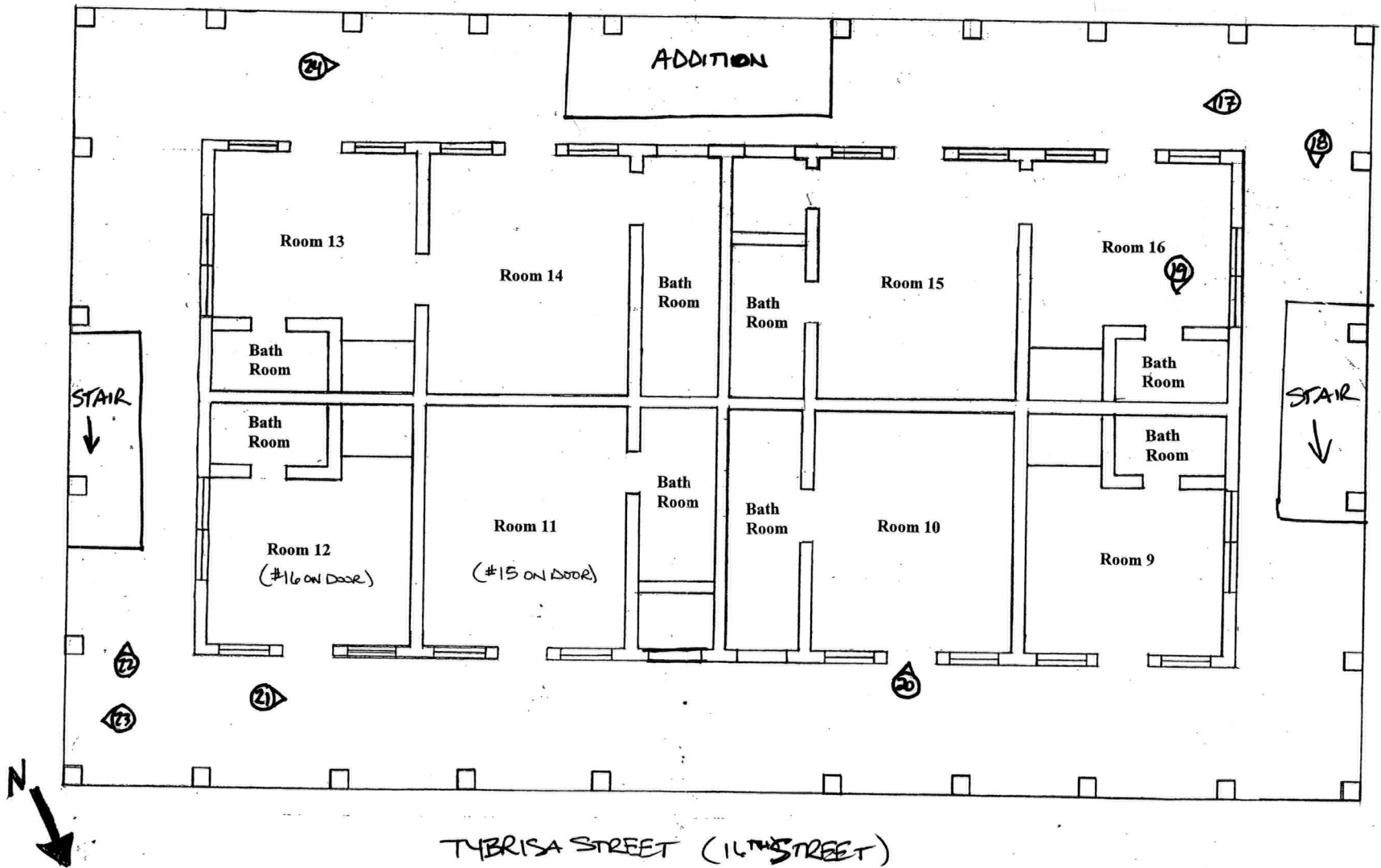
**THE CARBO HOUSE  
CHATHAM COUNTY, GEORGIA  
FIRST FLOOR PLAN**

NORTH:   
PHOTOGRAPH/DIRECTION OF VIEW:   
SCALE: NOT TO SCALE  
DRAWN BY: ROBERT CIUCEVICH, 2006



**THE CARBO HOUSE  
CHATHAM COUNTY, GEORGIA  
SECOND FLOOR PLAN**

NORTH:   
PHOTOGRAPH/DIRECTION OF VIEW:   
SCALE: NOT TO SCALE  
DRAWN BY: ROBERT CIUCEVICH, 2006



UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY Carbo House, The  
NAME:

MULTIPLE  
NAME:

STATE & COUNTY: GEORGIA, Chatham

DATE RECEIVED: 4/06/10 DATE OF PENDING LIST: 5/10/10  
DATE OF 16TH DAY: 5/25/10 DATE OF 45TH DAY: 5/21/10  
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 10000273

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 5-21-10 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.



Carbo Boarding House  
Chatham County, Georgia  
Photograph 1 of 24



Carbo Boarding House  
Chatham County, Georgia  
Photograph 2 of 24



Carbo Boarding House  
Chatham County, Georgia  
Photograph 3 of 24



Carbo Boarding House  
Chatham County, Georgia  
Photograph 4 of 24



Carbo Boarding House  
Chatham County, Georgia  
Photograph 5 of 24



Carbo Boarding House  
Chatham County, Georgia  
Photograph 6 of 24



Carbo Boarding House  
Chatham County, Georgia  
Photograph 7 of 24



Carbo Boarding House  
Chatham County, Georgia  
Photograph 8 of 24



Carbo Boarding House  
Chatham County, Georgia  
Photograph 9 of 24



Carbo Boarding House  
Chatham County, Georgia  
Photograph 10 of 24



Carbo Boarding House  
Chatham County, Georgia  
Photograph 11 of 24



Carbo Boarding House  
Chatham County, Georgia  
Photograph 12 of 24



Carbo Boarding House  
Chatham County, Georgia  
Photograph 13 of 24



Carbo Boarding House  
Chatham County, Georgia  
Photograph 14 of 24



Carbo Boarding House  
Chatham County, Georgia  
Photograph 15 of 24



Carbo Boarding House  
Chatham County, Georgia  
Photograph 16 of 24



Carbo Boarding House  
Chatham County, Georgia  
Photograph 17 of 24



Carbo Boarding House  
Chatham County, Georgia  
Photograph 18 of 24



Carbo Boarding House  
Chatham County, Georgia  
Photograph 19 of 24



Carbo Boarding House  
Chatham County, Georgia  
Photograph 20 of 24



Carbo Boarding House  
Chatham County, Georgia  
Photograph 21 of 24



Carbo Boarding House  
Chatham County, Georgia  
Photograph 22 of 24

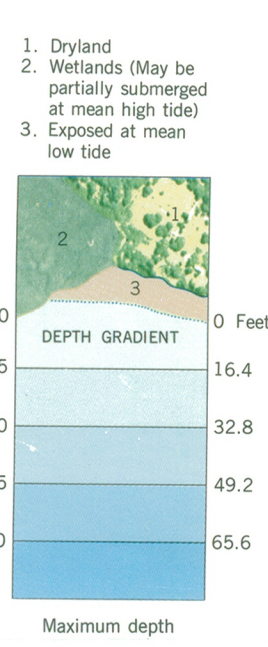
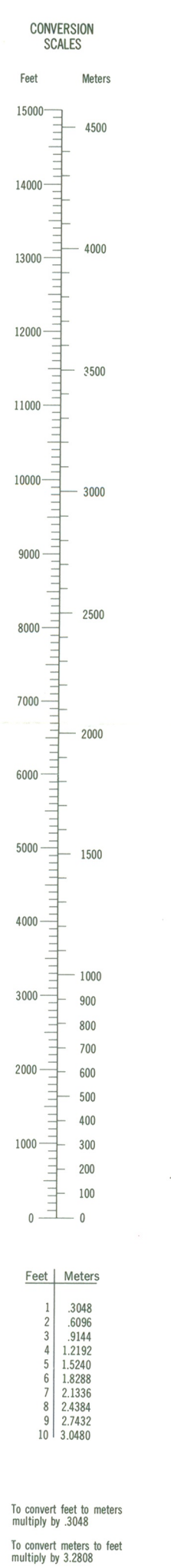
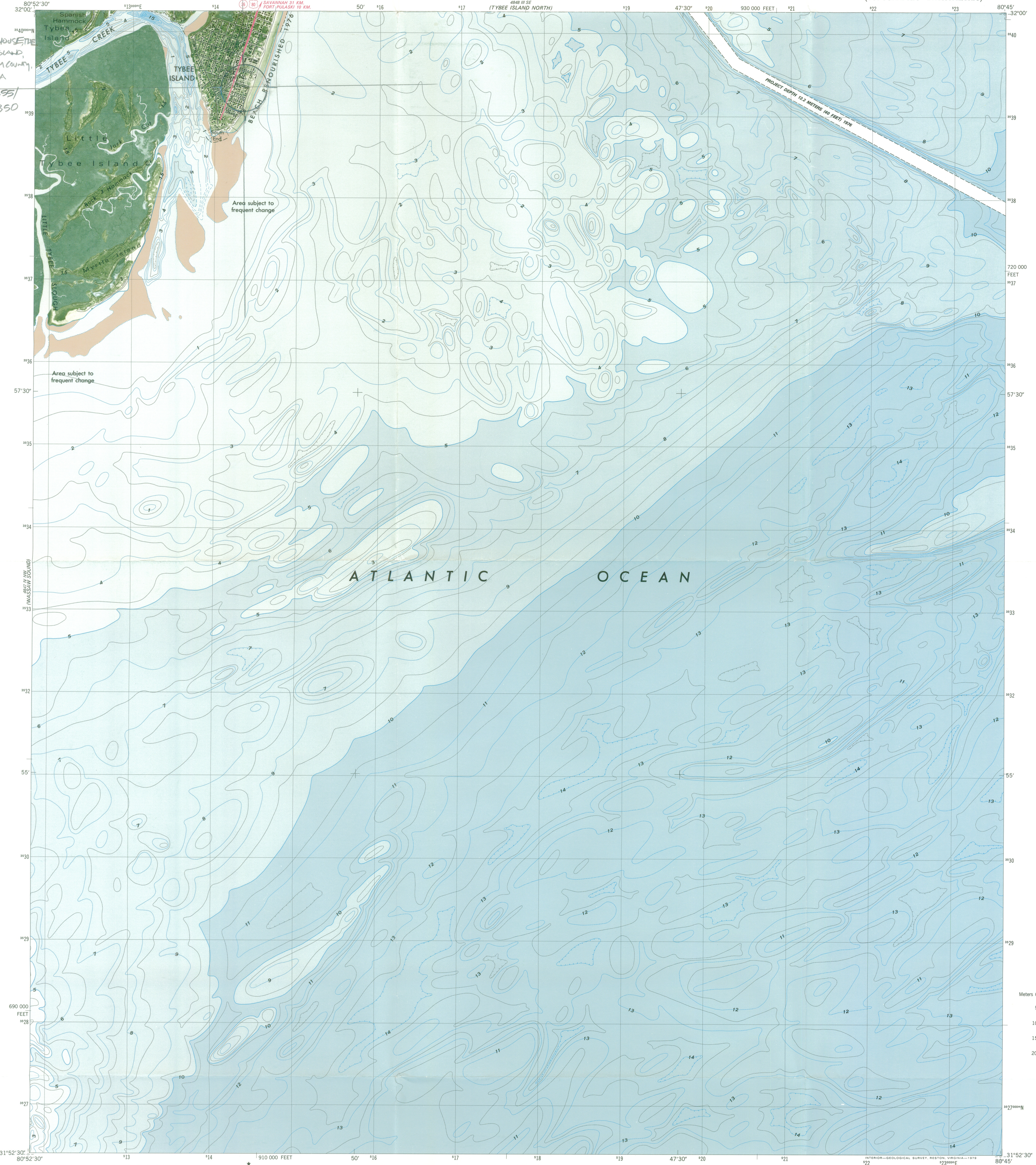


Carbo Boarding House  
Chatham County, Georgia  
Photograph 23 of 24



Carbo Boarding House  
Chatham County, Georgia  
Photograph 24 of 24

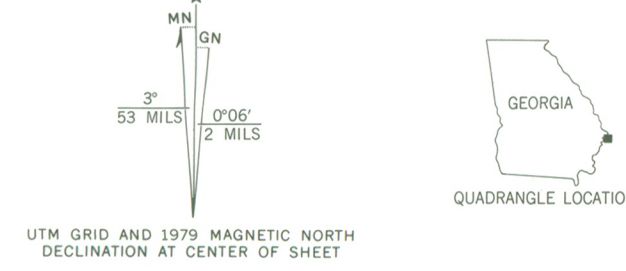
CARBO HOUSE THE  
TYBEE ISLAND  
CHATHAM COUNTY  
GEORGIA  
17/519355/  
3539350



1. Dryland
2. Wetlands (May be partially submerged at mean high tide)
3. Exposed at mean low tide

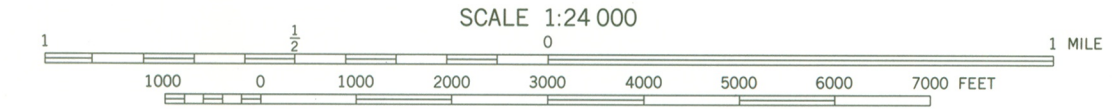
Mapped, edited, and published by the Geological Survey and the National Ocean Survey  
Control by USGS and NOS/NOAA

Orthophotomaps prepared by the Geological Survey from aerial photographs taken April 18, 1974. Topography by planimetric surveys 1957; revised from aerial photographs taken 1974. Field checked 1975. Map edited 1979. Superimposed topographic map dated 1957.  
Bathymetry compiled by the National Ocean Survey from tide-coordinated hydrographic surveys.  
This information is not intended for navigational purposes.  
Mean low water (dotted) line and mean high water (solid) line compiled by NOS from tide-coordinated aerial photographs and State of Georgia aerial photographs. Apparent shoreline (outer edge of vegetation) shown by photoimagery.  
Projection and 10,000-foot grid ticks: Georgia coordinate system, east zone (transverse Mercator).  
1:000-meter Universal Transverse Mercator grid, zone 17 1927 North American datum.  
To place on the predicted North American Datum 1983 move the projection lines 18 meters south and 17 meters west as shown by dashed corner ticks.



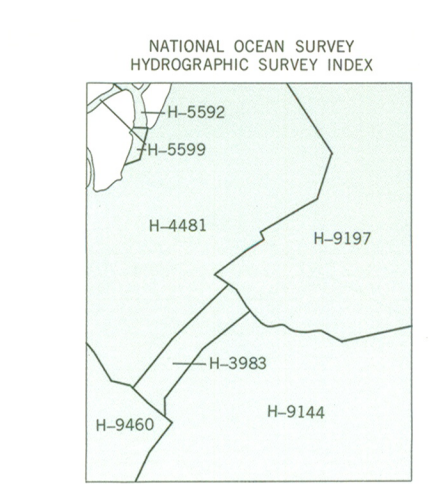
HYDROGRAPHIC SURVEY INFORMATION

Survey Number	Survey Date	Survey Scale	Survey Line Spacing (Naut. Miles)
H-3983	1916-17	1:80,000	10-1, 15
H-4481	1926	1:10,000	0.1-1, 15
H-5928	1928	1:10,000	0.1-1, 15
H-5999	1934	1:20,000	0.2-1, 15
H-9144	1979	1:20,000	0.2-1, 15
H-9197	1971-73	1:20,000	0.2-1, 15
H-9460	1974	1:20,000	0.2-1, 15



CONTOUR INTERVAL 1.5 METERS  
NATIONAL GEODETIC VERTICAL DATUM OF 1929  
BATHYMETRIC CONTOUR INTERVAL 1 METER WITH SUPPLEMENTARY 0.5 METER CONTOURS-DATUM IS MEAN LOW WATER  
THE RELATIONSHIP BETWEEN THE TWO DATUMS IS VARIABLE  
THE MEAN RANGE OF TIDE IS APPROXIMATELY 2.1 METERS

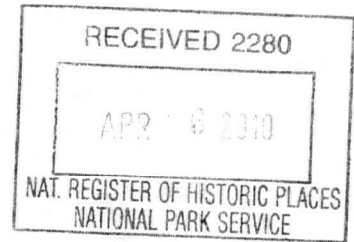
BASE MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
BATHYMETRIC SURVEY DATA COMPLIES WITH INTERNATIONAL HYDROGRAPHIC ORGANIZATION (IHO) SPECIAL PUBLICATION 44 ACCURACY STANDARDS AND/OR STANDARDS USED AT THE DATE OF THE SURVEY  
FOR SALE BY U.S. GEOLOGICAL SURVEY, DENVER, COLORADO 80225, OR RESTON, VIRGINIA 22092  
AND NATIONAL OCEAN SERVICE, ROCKVILLE, MARYLAND 20852  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST



ROAD CLASSIFICATION  
Primary highway, Light-duty road, hard or improved surface  
Secondary highway, hard surface  
Unimproved road  
Trails  
Interstate Route, U.S. Route, State Route

TYBEE ISLAND SOUTH, GA.  
(FORMERLY SAVANNAH BEACH SOUTH)  
N3152.5-W8045/7.5  
PHOTOINSPECTED 1983  
1979  
DMA 4847 IV NE-SERIES V8450

Map photoinspected 1983  
No major culture or drainage changes observed



March 29, 2010

Ms. Carol D. Shull, Keeper of the  
National Register  
National Park Service  
National Register of Historic Places  
1201 Eye Street, NW (2280)  
Washington DC 20005

Dear Ms. Shull:

Enclosed please find three (3) new National Register nominations for Ohio. All appropriate notification procedures have been followed for these new submissions.

NEW NOMINATION


Wilson-Falkner-Baldauf House  
Saint Joseph's Roman Catholic Church  
The Gothic Building

COUNTY

Lorain  
Stark  
Summit

If you have questions or comments about these documents, please contact the National Register staff in the Ohio Historic Preservation Office at (614) 298-2000.

Sincerely,

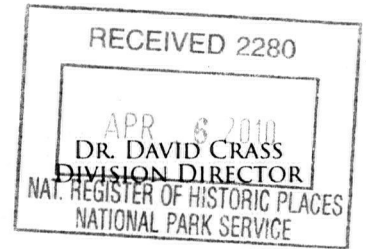
*for*   
Burt Logan  
Executive Director and CEO  
State Historic Preservation Officer

Enclosures



HISTORIC PRESERVATION DIVISION

CHRIS CLARK  
COMMISSIONER



March 30, 2010

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

Dear Mr. Loether:

Please find enclosed the following nominations to the National Register of Historic Places for your consideration:

Carbo House, The, Chatham County, Georgia  
Eleventh District A & M School/South Georgia College Historic District, Coffee County,  
Georgia

Sincerely,

A handwritten signature in black ink, appearing to read "Gretchen Brock".

Gretchen Brock  
National Register & Survey Program Manager  
Historic Preservation Division

Enclosure