Tybee Island
HISTORIC PRESERVATION COMMISSION
Meeting Minutes

Date & Time: June 15, 2026, 6:00 pm
Present: Mike Goldberg, John Simshauser, Cara Cole, Ben Goggins, and Maggie Wright
Observers: Dawn Shay (Forever Tybee)
Location: Burke Day Public Safety Building, Conference Room, 78 Van Horne Avenue

Call to Order

The meeting was called to order at 6:06 PM by Chair Mike Goldberg. A quorum was present.

Approval of Minutes

The May 11, 2026, Historic Preservation Commission Monthly Meeting Minutes were reviewed. No changes were requested. The minutes were approved upon a motion by Cara Cole and seconded by John Simshauser. The motion passed unanimously.

Announcements

Tybee/MLK & Lazaretto Coalition

No update was received.

HPC Chair

Chair Mike Goldberg welcomed attendees and reminded newcomers and members of the public that the Historic Preservation Commission is comprised of five volunteer commissioners who review exterior permit applications for structures that are 50 years of age or older. He also encouraged attendees to reference Section 14 of the City's Historic Preservation Ordinance for additional information regarding the Commission's responsibilities.

Chair Mike Goldberg welcomed Ben Goggins to his first Historic Preservation Commission meeting as a newly appointed commissioner.

Ongoing Business

Update on Fort Screven Guardhouse Reroofing and Maintenance Needs

Chair Goldberg reported that he has remained in contact with Brent and Cale from the Department of Public Works regarding the guardhouse reroofing project. The City continues to obtain bids for replacement with real slate roofing.

Update on Fort Screven Firehouse/Arts Center Windows Restoration

Chair Goldberg reported that renovation work has begun at the Firehouse/Arts Center, and a dumpster has been delivered to the site. He also shared that the City anticipates issuing a Request

for Proposals (RFP) for the remaining window restoration work.

Maggie Wright reported that the City is pursuing a T-Mobile Hometown Grant to assist with funding the remaining window restoration project.

Central Tybee Island National Historic District Application
Maggie Wright reported that consultant Bob Ciucevich continues to work on the updated National Register Historic District application and remains on schedule to submit the completed application to the State Historic Preservation Office by June 30, 2026.

Education and Promotion Committee - Tour of Homes
Maggie Wright reported that the next Tour of Homes Committee meeting is scheduled for June 16, 2026, at 3:30 PM in the Public Safety Building Conference Room.

Maggie also reported that two air-conditioned trolleys have been secured for the event. Commissioners were encouraged to continue reaching out to homeowners and building owners who may be interested in participating in the tour.

Permit for Review

21 Officers Row

The Historic Preservation Commission reviewed the permit application and previously voted not to recommend approval. The Commission's recommendation was forwarded to Community Development via email on May 21, 2026.

The Commission determined that the proposed design would alter and remove historic stairs, raise and relocate a historic door, and introduce a modern-style deck railing. Commissioners expressed concern that the property is a significant historic structure on Tybee Island and that the surrounding terrain contributes substantially to the historic character of the area. The Commission encouraged the property owner to reconsider the proposed design and develop an alternative that is more sensitive to the architectural and historical significance of the property and its setting.

1801 Butler Avenue

The Commission reviewed a permit application for roof repairs, replacement of steps, an addition, siding replacement, and front door replacement.

The property is identified as Survey Field #019 and Georgia Historic Resources Survey ID #250717 in the City of Tybee Island Historic Resources Survey Phase I. The structure, known as the Bell Cottage/Wisteria Apartments, is classified as a South End Cottage building type and is estimated to have been constructed between 1910 and 1914. Based on the survey findings, the property may be eligible for listing on the National Register of Historic Places.

The Commission received the permit application via email on May 18, 2026. Following review, comments were submitted to Community Development on June 5, 2026, and the Commission voted not to recommend approval of the permit.

1101 2nd Avenue

The Commission reviewed a permit application for replacement of the side stairs.

The property is identified as Survey Field #395 in the City of Tybee Island Historic Resources Survey Phase I. The structure is classified as a Raised Tybee Cottage and was constructed in 1930. According to the survey, the property is eligible for listing on the National Register of Historic Places.

The Commission received the permit application via email from Community Development on May 18, 2026. Following review, comments were submitted on June 2, 2026, and the Commission voted to recommend approval of the permit.

The Commission acknowledged receipt of permit applications for 115 Jones Avenue and 802 14th Street. Members agreed that both applications will be reviewed and discussed via email in accordance with the Commission's established permit review procedures.

Commissioners also held a discussion regarding the Historic Preservation Commission's permit review process and procedures.

Adjournment

There being no further business, a motion to adjourn was made by Cara Cole and seconded by Ben Goggins. The motion passed unanimously, and the meeting was adjourned at 6:31 PM.