

Tybee Island
HISTORIC PRESERVATION COMMISSION
Meeting Minutes

Date & Time: April 20, 2026, 6:00 pm
Present: Mike Goldberg, John Simshauser, Allen Bosbyshell, Cara Cole, and Maggie Wright
Observers: Dawn Shay (Forever Tybee), Ben Goggins
Location: Burke Day Public Safety Building, Conference Room, 78 Van Horne Avenue

Call to Order

The meeting was called to order at 6:04 PM by Chair Mike Goldberg. A quorum was present.

Approval of Minutes

The March 9, 2026, Historic Preservation Commission Monthly Meeting Minutes were reviewed. No changes were requested. The minutes were approved unanimously 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 informed the Commission that City Council voted not to approve the proposed Fort Screven North Campbell Local Historic District (LHD). Chair Goldberg then read the following statement into the record:

"Mayor, City Council, and Tybee Island Residents,

On March 12, 2026, the Tybee Island City Council voted 4–2 to deny approval of the Fort Screven North Campbell Local Historic District. While this outcome is disappointing, the Tybee Island Historic Preservation Commission (HPC) recognizes the two supporting votes as meaningful progress in the ongoing effort to preserve the island's historic architectural fabric.

We extend our appreciation to Council members Kathryn Williams and Nick Sears for their leadership and for recognizing the important role historic preservation plays in Tybee Island's cultural identity and long-term economic sustainability. Protecting the island's most iconic buildings is not only about honoring the past, but also about shaping a thoughtful future.

Throughout this process, the proposed district faced significant public concern, much of it centered on property rights and the perceived impact of additional regulations. We understand and respect these concerns. At the same time, preservation efforts are intended to balance individual property

interests with the collective value of safeguarding Tybee's unique character.

Historic preservation is fundamentally rooted in community pride, skilled craftsmanship, and the continuation of local traditions. It supports local jobs and helps ensure that future generations can experience the same sense of place that defines Tybee Island today.

A key challenge remains the absence of strong protections against large-scale development that could alter the island's historic landscape. Tybee has long worked to maintain its distinct identity, and thoughtful planning will be essential to preserving that character in the face of growth pressures.

The HPC also appreciates the City Council's recommendation to explore the creation of a conservation overlay for the proposed district. This approach may offer a viable path forward in protecting some of Tybee's most vulnerable and historically significant structures.

Our goal remains unchanged: to preserve the historic fabric of Tybee Island's architecture while working collaboratively with residents and stakeholders. We hope this effort serves as a foundation for future discussions and that, moving forward, there will be continued progress toward solutions that reflect the island's shared interests.

Mike Goldberg, Chair"

Following the statement, Chair Goldberg introduced Ben Goggins as an applicant for the Historic Preservation Commission.

The Commission then discussed the differences between a conservation district and a local historic district, and Maggie Wright was asked to gather additional information regarding conservation districts for future discussion. Chair Goldberg also shared preservation resources with the Commission, including the Historic Resources Survey and National Park Service preservation bulletins, prompting additional discussion regarding preservation tools and available resources.

Ongoing Business

Update on Fort Screven Firehouse/Arts Center Windows Restoration

Chair Goldberg reported that he, Cara Cole, and Maggie Wright met with Robyn and Aleesha to discuss applying for a T Mobile Hometown Grant to support restoration of the windows at the former Fort Screven Fire Station, now the Tybee Arts Center. The proposed grant application would be submitted jointly by the City of Tybee Island and the Historic Preservation Commission.

The building is currently undergoing a condition assessment. Commissioners discussed that the estimated restoration cost is approximately $2,500 per window and noted that two windows are already undergoing restoration work by Henshaw Preservation. The City has included funding for the building in the current budget, and the Commission expressed interest in pursuing National Register designation for the structure.

Central Tybee Island National Historic District Application

Maggie Wright provided an update on behalf of consultant Bob Ciucevich regarding the Central Tybee Island National Historic District Application. Mr. Ciucevich reported that revisions to the nomination are currently underway and that the district boundaries have now been finalized. He

noted that the expanded boundaries added several noncontributing resources, but the Georgia Historic Preservation Division appears confident that the ratio of contributing to noncontributing resources remains viable. Mr. Ciucevich stated that he remains optimistic about the nomination and looks forward to presenting the application to the National Register Review Board.

Update on Fort Screven Guardhouse Reroofing and Maintenance Needs
The Commission discussed maintenance needs for the Fort Screven Guardhouse. Commissioners noted that the building requires a full condition assessment. The original roof was slate and should ultimately be restored with slate materials. The current faux slate roof is not holding up well. Additional repairs are needed to the fascia, porch, eaves, and overhangs.

Education and Promotion Committee – Tour of Homes
Maggie Wright presented the Education and Promotion Committee report regarding the Tour of Homes event. Cara Cole explained that the committee meets separately from regular Commission meetings in order to save time during board meetings and encourage greater participation from community members.

New Business

Fund for Historic Preservation on Tybee Island – Revolving Loan Fund
The Commission discussed the possibility of establishing a revolving loan fund for historic preservation projects on Tybee Island modeled after programs administered by the Historic Savannah Foundation. Commissioners discussed that the fund may need to operate as a separate nonprofit organization since the HPC functions as part of the City government. Maggie Wright was asked to research revolving loan fund models and report back to the Commission. Additional discussion followed regarding HPC processes, the Local Historic District effort, and façade easements.

Review of Permit Review Process
The Commission reviewed permit application procedures and best practices for newer members. Commissioners discussed the current process by which permit applications are received from the Community Development Department and distributed to HPC members by Maggie Wright. Cara Cole explained that she provides supplemental information for each application, including survey information, construction dates, architectural styles, and historic significance.

Commissioners discussed that HPC members may view properties from the public right of way, but any site visits must go through the appropriate process and may not be requested individually by members. The Commission also reviewed recommendation procedures, timelines, and the authority of the HPC to delay applications when necessary. Commissioners clarified that the HPC reviews exterior changes for structures that are 50 years old or older.

Permit for Review

1305 2nd Avenue
The Commission reviewed an application to replace windows at 1305 2nd Avenue. The property is listed as Resource #317 in the latest draft of the Central Island District National Historic District Survey Index (2025) with a construction date of 1940 and identified as a front gable bungalow. The HPC received the application on March 12, 2026, and responded on March 25, 2026, with a

recommendation to deny approval because replacement of the original ground floor windows may compromise the historic integrity of the structure.

704 Jones Avenue
The Commission reviewed an application to replace windows at 704 Jones Avenue. The property is identified as a contributing American Small House constructed circa 1948. The HPC received the application on March 12, 2026, and responded on March 25, 2026, with a recommendation to approve the permit application.

901 Lovell Avenue
The Commission reviewed an application to replace windows at 901 Lovell Avenue. The property is identified in the Tybee Island Historic Resources Survey, Phase I (2016), as a Craftsman style Raised Tybee Cottage constructed between 1930 and 1939. Commissioners discussed that the building typology has been identified by the Georgia Trust for Historic Preservation as a Place in Peril. The HPC received the application on March 12, 2026, and responded on March 25, 2026, with a recommendation to deny approval because replacement of the original windows may compromise the structure's potential eligibility for National Register listing.

1307 Solomon Avenue
The Commission reviewed an application to replace windows at 1307 Solomon Avenue. The property is listed in the Tybee Island Historic Resources Survey, Phase II (2020), as an American Small House constructed in 1950 and may be eligible for National Register listing. The HPC received the application on March 12, 2026, and responded on March 25, 2026, with a recommendation to deny approval because replacement of the original windows may compromise the structure's potential eligibility for National Register listing.

16 12th Street
The Commission reviewed an application for new windows at 16 12th Street, identified as the Homer Peoples Cottage. The property is listed in the Central Island District Survey Index and the Tybee Island Historic Resources Survey Report as a Raised Tybee Cottage with Craftsman influences constructed between 1930 and 1939. The HPC received the application on March 25, 2026. Following discussion, the Commission voted unanimously to recommend denial of the permit application because replacement of the original windows may compromise the structure's potential eligibility for National Register listing.

1415 6th Avenue
The Commission reviewed an application for new siding at 1415 6th Avenue. The property is identified in the City of Tybee Island Historic Resource Survey Phase I as a Craftsman style Raised Tybee Cottage constructed circa 1938 and eligible for National Register listing. The HPC received the application on March 31, 2026, and responded on April 12, 2026, with a recommendation to approve the permit application.

Cara Cole also discussed the responsibilities she and Chair Goldberg have undertaken related to permit review procedures, including reviewing historic resource surveys, sharing relevant information with Commission members, and monitoring City Council and Planning Commission agendas for applications involving historic structures, including rezonings and variances.

Adjournment
There being no further business, a motion to adjourn was made by Cara Cole and seconded by

John Simshauser. The motion passed unanimously, and the meeting was adjourned at 8:03 PM.