Tybee Island
HISTORIC PRESERVATION COMMISSION
Meeting Minutes

Date & Time: July 13, 2026, 6:00 pm
Present: Mike Goldberg, John Simshauser, Ben Goggins, and Maggie Lannon
Observers: Michelle Nooney (Forever Tybee)
Location: Burke Day Public Safety Building, Conference Room, 78 Van Horne Avenue

Call to Order
The meeting was called to order at 6:02 PM by Chair Mike Goldberg. A quorum was present.

Approval of Minutes
The minutes from the June 15, 2026, Historic Preservation Commission meeting were presented for approval. No changes were requested. The minutes were approved upon a motion by Ben Goggins 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.

Ongoing Business

Fort Screven Firehouse/Arts Center Windows Restoration
Mike Goldberg reported that he met with Bret Bell, Michelle Owens and Pete Gulbronson to discuss the restoration of the Firehouse windows. The group confirmed that the building is slated for a full restoration and agreed that the Historic Preservation Commission should continue moving forward with the window restoration project.

Mike explained that the restoration process is extensive, requiring the windows to be removed and restored off-site while repairs to the window casings are completed in place. He also noted the need to replace the existing flexible HVAC piping with hard piping to prevent pest issues.

The company that restored the two windows previously sponsored by the Commission remains

willing to complete the work at cost and is flexible with its payment schedule.

Maggie Lannon also provided an update on the T-Mobile Hometown Grant application. Letters of support are currently being collected in support of the grant request of up to $50,000.

Central Tybee Island National Historic District Application
Maggie reported that consultant Bob Ciucevich submitted the Central Tybee Island National Register Historic District application to the Georgia State Historic Preservation Office during the previous week. Feedback from SHPO is anticipated within approximately 60 days.

Fort Screven Guardhouse
The Commission received an update that additional roof replacement bids are being collected for the Guardhouse, as previous bids are no longer valid.

Tour of Homes
Maggie reported that planning continues for the 2026 Tour of Homes, scheduled for November 21, 2026, from 10:00 AM to 4:00 PM.

Seven properties have been confirmed to participate, with outreach continuing to additional prospective homeowners. Two air-conditioned trolleys have been secured to support this year's self-guided, hop-on, hop-off format, allowing attendees to visit homes at their own pace while increasing ticket capacity.

Volunteer and sponsorship registration are now open. One sponsorship has been received to date, and Maggie continue to recruit additional sponsors, volunteers, and participating properties while coordinating with community partners, including the Tybee Island Historical Society.

Parking Lot Projects
Chair Mike Goldberg reviewed how annual planning meetings have historically been conducted and led a discussion on future Historic Preservation Commission priorities. Potential projects identified included the development of Elevation Design Guidelines and additional Historic Preservation initiatives.



Permit for Review

3 2nd Avenue

Maggie reviewed the permit application for 3 2nd Avenue. The property is identified as "unidentified" in architectural style in the Phase II Historic Resources Survey with a recorded construction date of 1965, while the permit application lists the construction date as 1935.

The application proposed replacing 21 existing windows with vinyl, single-hung, one-over-one windows. The Historic Preservation Commission received the permit application from the Community Development Department on June 18, 2026, and provided a recommendation for approval via email on June 29, 2026.

1 18th Street

Maggie reviewed the permit application for 1 18th Street, which proposes replacing the existing roof due to leaks and deterioration. The Historic Preservation Commission received the application from the Community Development Department on July 7, 2026. Recommendations for approval have been received from Commissioners Ben Goggins and John Simshauser, and additional discussion and recommendations will continue via email.

During the discussion, Commissioner John Simshauser requested that future permit reviews include more detailed information regarding the scope of work, including the specific materials being replaced and the proposed replacement materials.

Adjournment

There being no further business, a motion to adjourn was made by John Simshauser and seconded by Ben Goggins. The motion passed unanimously, and the meeting was adjourned at 6:53 PM.