

Tybee Island
HISTORIC PRESERVATION COMMISSION
Meeting Minutes

Date & Time: March 9, 2026, 6:00 pm
Present: Mike Goldberg, John Simshauser, Allen Bosbyshell, Cara Cole, and Maggie Wright
Observers: Dawn Shay (Forever Tybee), Lisa Gray (Forever Tybee)
Location: Burke Day Public Safety Building, Conference Room, 78 Van Horne Avenue

Call to Order

The meeting was called to order at 6:05 PM by Chair Mike Goldberg. A quorum was present.

Mike Goldberg opened the meeting with remarks recognizing outgoing Chair Holly Grell Lawe, expressing appreciation for her leadership, dedication, and the lasting impact of her work on the Commission over several years.

Approval of Minutes

The February 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

The Chair made no additional announcements; however, introductions were provided to welcome new members, leadership, and observers in attendance.

Ongoing Business

CLG Grant Project-Local Historic District for Fort Screven and North Campbell Neighborhood

The Commission discussed the CLG Grant Project for the proposed Local Historic District for the Fort Screven and North Campbell Neighborhood. The item is scheduled for a City Council meeting on March 12, 2026, at 6:30 PM. It was noted that the completion report and final reimbursement request would be submitted to the state platform within the next few days. Cara Cole provided a brief overview of the project and the purpose of the public hearing. Maggie Wright stated that she would seek clarification regarding whether HPC members may speak at the public hearing as private residents rather than as representatives of the Commission.

Central Tybee Island National Historic District Application
The Commission then moved to discuss the Central Tybee Island National Historic District Application. It was noted that revisions to the application are required, and Maggie Wright will pursue an extension of the contract with consultant Bob Ciucevich. Funding is available for these revisions, and the application is anticipated to be presented to the State Review Board in the fall. Cara Cole provided an overview of the proposed district and the reasoning behind the application. A related discussion took place regarding the CLG grant application for an updated historic resources survey, which Maggie Wright confirmed has been submitted. She noted that updates will be provided as they become available.

Update on Fort Screven Guardhouse Reroofing and Maintenance Needs
Updates were also provided on the Fort Screven Guardhouse reroofing and maintenance project. Chair Goldberg reported that bids are currently being gathered for roof, porch, and soffit repairs through a Request for Proposals process. The Commission has strongly recommended that the roof be replaced with slate to match the original material.

Update on Fort Screven Firehouse/Arts Center Windows Restoration
Additionally, an update was given on the Fort Screven Firehouse, also known as the Arts Center, regarding window restoration efforts. The building will undergo a condition assessment, and although a Request for Proposals was issued several years ago, two windows are currently being restored. The City will explore incorporating the remaining window restorations into a future budget. It was also noted that the proposed "Preservation in the Park" event will not move forward due to permitting and parking limitations. Alternative programming options are being considered.

New Business

Authorization for former HPC chair Holly Grell-Lawe to present on behalf of HPC to the City Council on 3/12/2026
The Commission considered authorization for former HPC Chair Holly Grell Lawe to present on behalf of the Commission at the City Council meeting on March 12, 2026. It was noted that Ms. Grell Lawe has extensive knowledge of the project and volunteered to present. A motion to approve this authorization was made by Cara Cole and seconded by John Simshauser. The motion passed unanimously.

Permit for Review

204 7th Street
The permit for 204 7th Street, to replace 6 windows and 1 door, was received on February 10, 2026. The property was identified as a contributing resource within the proposed Central Tybee Island National Historic District, with a construction date of circa 1940. The HPC recommended approval of this building permit application via email on February 19, 2026.

140 South Campbell Avenue
The permit for 140 South Campbell Avenue to replace the roof and sheathing around the chimney was received on February 11, 2026. The property was identified as a circa 1959 structure that may be eligible for listing on the National Register of Historic Places, and the HPC recommended approval via email on February 18, 2026.

16 12th Street
The permit for 16 12th Street, also known as the Homer Peeples Cottage, for new windows was received on February 10, 2026. The property was identified as a contributing Raised Tybee Cottage dating to circa 1938. The HPC recommended approval of this permit via email on February 19, 2026.

During this discussion, John Simshauser requested clarification regarding the permit review process and which applications require HPC recommendation.

A reminder was also provided regarding the current vacancy on the Historic Preservation Commission.

Adjournment
There being no further business, a motion to adjourn was made by Cara Cole and seconded by Allen Bosbyshell. The motion passed unanimously, and the meeting was adjourned at 7:11 PM.