Office Use Only

COA Number: \_

Application Accepted as Complete: \_



## **UNINCORPORATED CHATHAM COUNTY** HISTORIC PRESERVATION COMMISSION

Per House Bill 493, detailed checklists of items required to be submitted for each type of project are supplemental to this application. Each item **must be checked off and a page number where the item is located must be noted** and included with the application. The applicant must sign the affidavit, at the end of the application and each required checklist, certifying that all required items are provided. If there are questions regarding items required for your specific project, contact staff for clarification prior to submitting the application.

<u>Note:</u> Applications that do not provide documentation or required materials will be noted as incomplete and may result in delays in the Board or Staff's review of the application and/or denial of the request. Revisions made to the applications after the submittal deadline and prior to the Board hearing may be continued to the following month's hearing. The Board reserves the right to require additional information if it believes that the submission of such information is necessary to understand the nature of the intended activity.

#### Local Historic Districts and Local Historic Properties:

Pin Point Historic District	Maridon Property
Pennyworth Island Historic District	Isle of Hope Missionary Baptist Church
□ None of the Above	New Ogeechee Baptist Church
	□ None of the Above
Applicant Mailing Address:	
Name:	
Address:	
City:S	tateZip
Phone:E	E-Mail Address
Property Owner Mailing Address:	
Name:	
Address:	
City:S	tateZip
Phone:E	E-Mail Address
<b>Official Correspondence:</b> Applicant Owner Other (Check all that applicant that applicant Other)	
Property Information of Proposed Work: (PIN and Zon	ing information can be found at www.sagis.org.)
Address:	
IN (Property Identification Number):Zoning:	
2022 CCHPC Meeting Schedule:	
Application Deadline (Due by Close of Business: 3:00pt	m) Meeting Date at 3:00 p.m.:
U Wednesday, April 6, 2022	Wednesday, May 4, 2022
□ June 8	July 6
□ August 10	September 7
• October 5	November 2

Questions? Email the Preservation Department at historic@thempc.org or call 912-651-1440. Email, Hand Deliver or Mail Applications: MPC, Historic Preservation Department, 110 East State Street, Savannah, GA 31401 **Scope of Work:** (Check all that apply.)

STAFF REVIEW:		BOARD REVIEW:	
□ Alterations/rehabilitation		New Construction	
□ Windows	Doors	Addition	
□ Shutters	Awnings	Demolition of a contributing building	
□ Siding	□ Stucco	Relocation of a building	
□ Roof	Brick	Historic District Designation	
□ Screening	• Other:	Historic Property Designation	
Demolition of a non-contributing building			
Signage Image   Fences/landscape walls/paving			
OTHER:			
Amendment to Previous COA file number:			
• Other (description):			
Contact Staff for checklist requirements prior to submittal			

#### Estimated Cost of the Proposed Work: \$\_

**Filing Fee Schedule:** (Fees shall be paid digitally at <u>https://www.thempc.org/Application#gsc.tab=0</u>)

Estimated Cost of Scope of Work	Base Filing Fee
□ \$0 - \$5,000	\$25.00 plus \$40 posting sign fee
□ \$5,000-\$25,000	\$50.00 plus \$40 posting sign fee
□ \$25,001-\$50,000	\$100.00 plus \$40 posting sign fee
□ \$50,001-\$100,000	\$150.00 plus \$40 posting sign fee
□ \$100,001-\$500,000	\$200.00 plus \$40 posting sign fee
□ \$500,001-\$1,000,000	\$300.00 plus \$40 posting sign fee
□ \$1,000,00-\$5,000,000	\$500.00 plus \$40 posting sign fee
□ \$5,000,001 - \$10,000,000	\$1,000.00 plus \$40 posting sign fee
□ Over \$10,000,001	\$2,000.00 plus \$40 posting sign fee
Local designation of National Register District	\$100 + \$1 for each property
□ Local designation of a non-National Register District	\$200 + \$2 for each property
□ Waiver of designation fee	\$0*
Local designation of National Register Property	\$100
□ Local designation of non-National Register Property	\$200
□ All New Construction	
Residential	Square footage x \$80 plus base filing fee
Commercial	Square footage x \$100 plus base filing fee
□ Additions over 5000 square feet	
Residential	Sq ft x \$80 plus base filing fee (est. cost of scope of work)
	Sq ft X \$ 100 plus base filing fee (est. cost of scope of work)
Demolition of a contributing building	\$500.00 plus \$40 posting sign fee
□ Appeal of Staff Decision	\$200.00
Deferrals	
□ 60 days or less	\$50 plus base filing fee
□ 60 days or greater	\$100 plus base filing fee
□ After-the-Fact (Work completed without a COA)	Double the base filing fee

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#### Affidavit Certifying Completeness of Application:

I hereby acknowledge that I understand the requirements listed above for what constitutes a complete application. I have checked off each box and included a page number where the item is located. I confirm that the requirements for a complete application have been met.

Si	gna	tur	e:

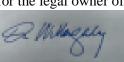
\_\_\_\_\_Date:\_\_\_\_\_

#### Signature of Legal Owner or Authorized Agent:

B. Wittergely

I have read and understand all the information enclosed in this application form. I hereby certify that I am the legal owner or authorized agent for the legal owner of the subject property.

Signature:



Date:

\* Waiver of District Designation Fee Criteria: The applicant may request in writing a waiver of the District Designation Fee if the median income level for the proposed district is below \$25,000, as verified on the most recent Census records. If the applicant believes that the Census records do not adequately reflect the current median income level of the proposed district, the applicant may self-report the income of each household located within the proposed district with the head of each household signing a statement attesting to the veracity of the self-reported income level. Please contact the Preservation Professional for more information.

Office Use Only

COA Number:

Application Accepted as Complete: \_



# UNINCORPORATED CHATHAM COUNTY HISTORIC PRESERVATION COMMISSION

Historic District Designation

Per House Bill 493, detailed checklists of items required to be submitted for each type of project are supplemental to this application. Each item **must be checked off and a page number where the item is located must be noted** and included with the application. The

applicant must sign the affidavit, at the end of the application and each required checklist, certifying that all required items are provided. If there are questions regarding items required for your specific project, contact staff for clarification prior to submitting the application.

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<u>Historic District Designation</u>. Please feel free to include as much information as you feel is relevant to the historic district. The following list is the minimum amount of information required for review (please check):

**REQUIRED** Pre-Application Conference):

Date attended and with which staff member: \_\_\_\_\_March 10, 2022 with Leah Michalak and Monica Gann\_\_\_\_

Provide one (1) electronic copy of the entire submittal packet. (Email to historic@thempc.org with 15MB max)

Provide electronic payment receipt and indicate amount: \$\_\_\_\_117\_\_\_\_

Page No.\_\_\_1\_\_\_: Written description of the proposed designation and the existing condition of the district Include the following:

include the following.

- Is the proposed district already listed on the National register?
- Is the proposed district currently under consideration for National Register listing?
  - If yes, date applied?
- Proposed Historic name
  - Other possible names
- Approximate acreage of district
- Overall Character
- Appearance
- Architectural characteristics
- Environmental surroundings
- Classification of resources: contributing and non-contributing
  - Buildings
  - Sites
  - Structures
  - Objects

Questions? Email the Preservation Department at historic@thempc.org or call 912-651-1440. Email, Hand Deliver or Mail Applications: MPC, Historic Preservation Department, 110 East State Street, Savannah, GA 31401 - Total number of contributing resources and non-contributing resources

overall character, appearance, architectural characteristics, and environmental surroundings

	Page No:2: Statement of Significance. Criteria for Local Designation. (mark one or more boxes for applicable criteria)			
		District is associated with events that have made a significant contribution to the broad patterns of our history.		
		District has a special character, land use pattern, or special or aesthetic interest or value.		
		District is associated with an event or person(s) of historical or cultural significance to the County of Chatham, State of Georgia, or the region.		
		District represents one or more periods or styles of architecture typical of one or more eras in the history of the County of Chatham, State of Georgia or region.		
	District contains one of the few remaining examples of a past architectural style.			
Pa	Page No2-3: Specific areas of significance (mark one or more boxes).			
		Agriculture		Invention
		Archaeology- historic		Landscape architecture
		Archaeology-prehistoric		Law
		Architecture		Literature
		Art		Maritime history
		Commerce		Military
		Communications		Performing arts
		Community planning		Philosophy
		Conservation		Politics/government
		Economics		Religion
		Engineering		Science
		Entertainment/recreation		Sculpture
		Ethnic Heritage		Social/humanitarian
		Exploration/settlement		Transportation
		Health/medicine		Women's history
_		Industry		Other (specify)

Page No.\_\_2-3\_\_\_: Narrative Statement of Significance. Explain the significance of the district. Reference each box marked above.

Page No.\_\_\_3\_\_\_: Narrative History. Provide a written history of the district Include the physical development of the district, the uses of the properties within the district, the people associated with the district, the events and activities that took place in the district, and key dates.

Page No.\_\_\_\_4-5\_\_\_\_: Location Map (location of the district within Chatham County).

Page No.\_\_\_\_6-7\_\_\_\_\_: Written Boundary description. Describe the boundaries of the district. This must follow the legal description or survey: explain why the boundaries were selected.

Email, Hand Deliver or Mail Applications: MPC, Historic Preservation Department, 110 East State Street, Savannah, GA 31401

- Page No.\_\_\_5\_\_\_: District Map (location of district boundaries). Indicate which presources are contributing and which are non-contributing.
- Page No.\_\_\_8-24\_\_\_\_: Representative color photographs (minimum 10) depicting typical examples of structures within the district.
- Page No.\_\_25-35\_\_\_\_: Completed Property Owner Consent form with the majority of affected property owners' signatures (See separate form).

Page No.\_\_\_36\_\_\_\_: List of all property owners within the proposed district. Provide the name, address of the property within the district, PIN # of the property, and the mailing address. This information can be obtained at the county tax assessor's office or online at <u>www.sagis.org</u>.

#### Affidavit Certifying Completeness of Application:

I hereby acknowledge that I understand the requirements listed above for what constitutes a complete application. I have checked off each box and included a page number where the item is located. I confirm that the requirements for a complete application have been met.

Signature:

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A. Minel	ly .
$\sim$	/

Date: March 31, 2022

# Narrative Description of the Proposed Isle of Hope Bluff Historic District

The greater Isle of Hope was listed on the National Register of Historic Places in 1984. The proposed Isle of Hope Bluff Historic District is smaller and is centered on a horse-shoe shaped bend in the Skidaway River, approximately eight miles from Savannah. The District includes 17 parcels, 9 of which feature contributing buildings and a total acreage of 17.116. There are 24 non-contributing buildings, most of which are accessory buildings. There are six non-contributing dock structures.

Bluff Drive parallels the bend in the River and houses on the Bluff face the River. Secondary streets fan off of Bluff Drive. The District is almost exclusively residential, with the sole exception of the marina, at the heart of the District. Contributing buildings date from the early nineteenth to early twentieth century. Most structures are raised wood-frame and have masonry foundations. Architectural styles include Greek Revival, Neoclassical, Victorian Eclectic and Craftsman. Porches feature prominently and reinforce the relationship of the Skidaway River with the Bluff. Houses were sited to maximize breezes and viewsheds to the River. The vegetation in the area is mature and dense. Live Oaks line Bluff Drive and provide shade and ambiance to the District. Residences feature formal and informal landscaping.

# Statement of Significance for the Proposed Isle of Hope Bluff Historic District

The District is associated with events that have made a significant contribution to the broad patterns of our history. The District has a special character, land use pattern, or special or aesthetic interest or value. The District is associated with persons of historical or cultural significance to the County of Chatham, State of Georgia, and the region. The District represents one or more periods or styles of architecture typical of one or more eras in the history of the County of Chatham, State of Georgia or region. Specifically, the area is unique in terms of architecture, community planning, exploration and settlement, transportation and landscape architecture.

The Isle of Hope Bluff Historic District is a unique coastal riverside community established in 1736 as an important outpost along the waterway to the southern part of the Colony. It evolved to become as a historic summer retreat for nearby Savannah. It is historically significant in terms of community planning and development, architecture, exploration and settlement, transportation and landscape architecture. In terms of community planning and development, the District is significant as a summer community that developed to provide a refuge from Savannah's intense heat and malaria problems. It has a unique crescent-shaped layout. In terms of architecture, the District is significant for its fine and varied collection of early-nineteenth through early-twentieth-century residences which range from small cottages to large mansions. In terms of exploration and settlement, the area was established in 1736 as an early outpost to protect the Colony to the north. In terms of transportation, the District has important historical ties to the railroad as well as the streetcar. In terms of landscape architecture, the District is significant for its road and building sitings which reflect an awareness of the scenic qualities of the riverfront location and take full advantage of the viewsheds to the River. (National Register of Historic Places, IOH Nomination Form)

### Narrative History of the Proposed Isle of Hope Bluff Historic District

The Isle of Hope was settled in 1736 as an outpost along the waterway to the southern part of the Colony by three men— Noble Jones, John Fallowfield, and Henry Parker—who received land grants from the British crown. The area of the island in the District, originally belonging to Henry Parker, was divided by his family into smaller riverfront lots and larger inland lots in the early nineteenth century. Parker served as President of the Colony from 1750-1754. Very gradually, in the 1840s and 1850s, summer houses were built on the riverfront lots by wealthy Savannah residents who discovered the locale as a place to escape the summer heat and malaria problems of the city. Growth was slow until after the Civil War when, in 1871, a railroad line was laid connecting the Isle of Hope to the city and establishing it as a popular summering spot. By the early twentieth century, the Isle of Hope had become a suburb of Savannah, and many people were living there year round. A small black settlement in the district along Parkersburg Road is believed to date from the years after the Civil War when freed black slaves from neighboring Wormsloe Plantation settled there.

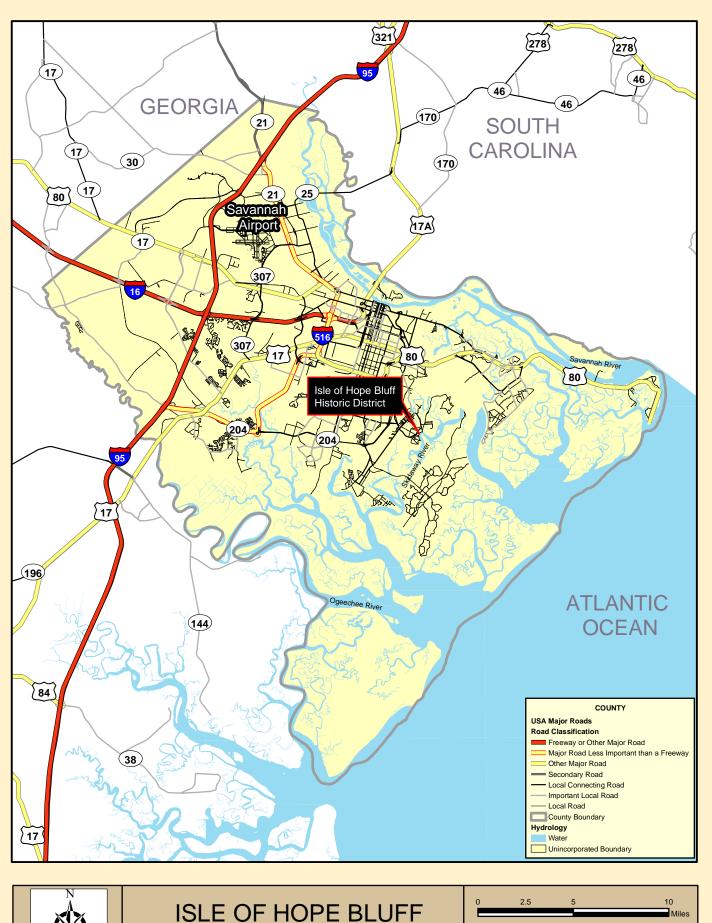
Isle of Hope Bluff Historic District is significant in terms of community planning and development for three reasons. First, its crescent-shaped riverfront layout, which deviates considerably from the linear or gridiron plans associated with the majority of Georgia's communities, is unique. This unusual plan derives from the early nineteenth-century subdivision of the Parker family's riverfront lands in a manner which assured maximum use of prevailing breezes and riverfront scenic vistas. Second, it is one of the few remaining intact examples in the state of the summer communities that grew up away from the coastal cities to provide relief from the heat and mosquitoes. Third, it is an example of an incrementally developed community that grew to its present appearance over a hundred year period as large lots were subdivided.

Architecturally, the district is significant for its fine and varied collection of residences that range in date from the early nineteenth to the early twentieth centuries and range in size from small cottages to large mansions. Together, these houses document a broad spectrum of architectural types and styles. Small Victorian cottages and early twentieth-century bungalows as well as a number of two- and three-story antebellum Greek Revival, late nineteenth-century Victorian Eclectic, and turn-of-the-century Neoclassical mansions can be found in the district. These houses Illustrate typical types, styles, and building technology of their periods as they were locally Interpreted by carpenter-builders. Many, with prominent front porches and raised basements, illustrate how these styles were adapted over a period of time to meet the specific needs of summering in a hot climate. The houses, built primarily as summer houses in what was a rural setting, contrast interestingly with urban residences of the same period in nearby Savannah. The row of residences facing the Skidaway River along Bluff Drive is a particularly fine group that documents the full range of styles and period represented in the District.

The District has important associations with exploration and development because it was originally established as an important outpost to protect the Colony to the north.

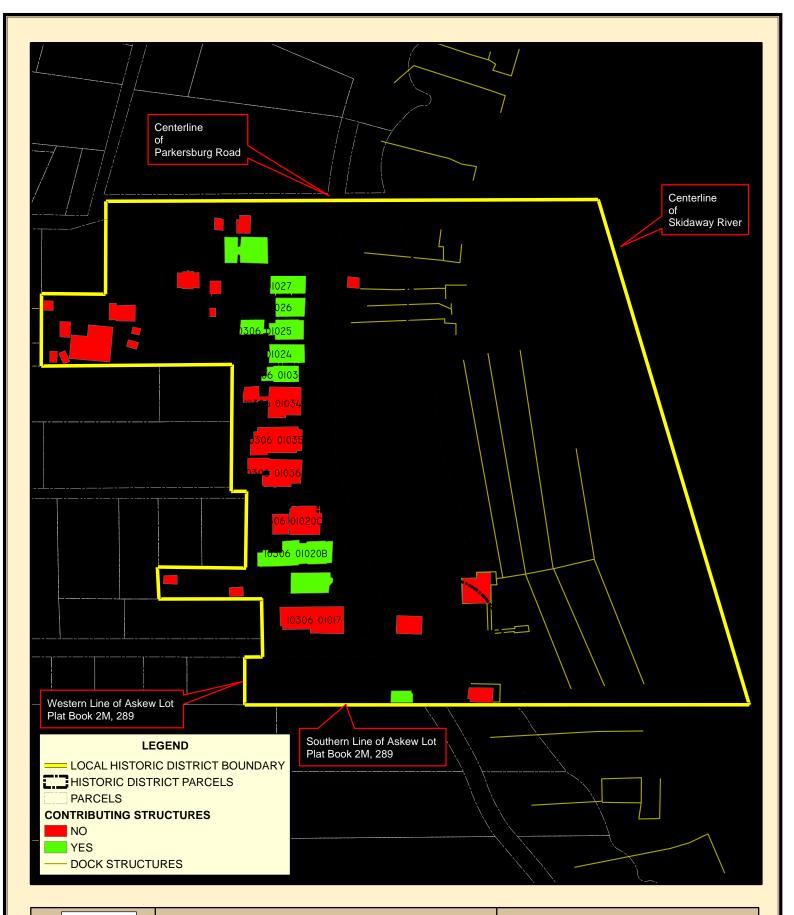
Early transportation history recognizes the importance of the District because it served as the terminus of the Savannah, Skidaway & Seaboard Railroad. Additionally, the fist streetcar line in Savannah was to the Isle of Hope. The first street car ride occurred on July 17, 1869. The last streetcar ride in Savannah was also to the Isle of Hope and occurred on August 26, 1946.

In terms of landscape architecture, the District is significant for its crescent-shaped layout which takes advantage of a scenic bend in the Skidaway River. The siting of Bluff Drive paralleling the river and the orientation of the Bluff Drive houses toward the River clearly document a conscious landscaping decision to take advantage of the scenic location and viewsheds. The magnificent live oaks that line Bluff Drive; the palms, water oaks and other shade trees scattered throughout the District; the informally planted yards of the cottages; and the more formal grounds of the larger houses combine to provide a richly landscaped, semi-tropical setting. (National Register of Historic Places, IOH Nomination Form)



HISTORIC DISTRICT

Map Date: 3/30/2022



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# ISLE OF HOPE BLUFF HISTORIC DISTRICT



Map Date: 3/30/2022

## Boundary Description of the Proposed Isle of Hope Bluff Historic District

The proposed property boundaries focus on the heart of the Isle of Hope Bluff Historic District and center on Bluff Drive. Per the National Register Nomination, "Bluff Drive represents a particularly fine group that documents the full range of styles and periods represented in the district... The siting of Bluff Drive paralleling the river and the orientation of the Bluff Drive houses toward the river clearly document a conscious landscaping decision to take advantage of the scenic location." It is anticipated that the boundaries may be expanded in the future to match the boundaries of the IOH National Register Historic District, but given the County's majority property owner consent requirements, this may not be possible.

The boundaries of the proposed district include the following Parcel Identification Numbers: 10306 01028, 10306 01027, 10306 01026, 10306 01025,10306 01024, 10306 01033,10306 01034, 10306 01035, 10306 01036, 10306 01020C, 10306 01020B, 10306 01018, 10306 01017, 10306 03030, 1030602001, 10306 02005, 10306 02004, 10306 03030.

#### Legal Description Isle of Hope Bluff Historic District:

Commencing at the Intersection where the Centerline of Cramer Avenue meets the Centerline of Parkersburg Road. Thence eastwardly along the Centerline of Parkersburg Road to the Centerline of Bluff Drive. Thence along a projected Centerline of Parkersburg Road to the Centerline of the Skidaway River. Thence southwardly along the Centerline of the Skidaway River to the projected southern line of the Askew Lot (Plat Book 2M, Page 289). Thence westerly along the southern line of the Askew Lot to a "Stone" on the eastern Right of Way Line of Bluff Drive. Thence westerly across Bluff Drive 40' to a "Large Oak" as described in Plat Book 2M, Page 289. Thence North 72 degrees 40 minutes West a distance of 316.0' to a "Pipe" as described in Plat Book 2M, Page 289. Thence North 16 degrees 28 minutes East a distance of 84.0' to a "Pipe" at the southern Right of Way line of Rose Avenue as described in Plat Book 2M, Page 289. Thence southeast along the southern Right of Way line of Rose Avenue to the Projected western boundary of the "Parcel B" A Portion of Bandy Lots as described in Plat Book 4P, Page 102 and referred to in Deed Book 60B page 538. Thence north across the Rose Avenue 30 foot Right of Way to a Iron Pin Set on the southwest corner of aforesaid "Parcel B (A Portion of Bandy Lot)" as described in Plat Book 4P, Page 102. Thence along the western boundary of "Parcel B (A Portion of Bandy Lot)", North 19 degrees 05 minutes 10 seconds East 69.20' to an Iron Pin Set as described in Plat Book 4P, Page 102. Thence North 70 degrees 54 minutes 50 seconds West a distance of 179.45' to an Iron Pin Set as described in Plat Book 4P, Page 102. Thence North 18 degrees 31 minutes 10 seconds East a distance of 54'. Thence South 70 degrees 54 minutes 50 seconds East a distance of 75' to an Iron Pin Set. Thence South 70 degrees 54 minutes 50 seconds East a distance of 76.80' to an Iron Pin Set. Thence North 18 degrees 31 minutes 10 seconds East a distance of 121.00' to an Iron Pin Set at the southern Right of Way Line of Rosenbrook Avenue. Thence North 18 degrees 31 minutes 10 seconds East a distance of 12.20' to the Northern Line of Rosenbrook Avenue. Thence westerly along the northern right of way line of Rosenbrook Avenue to an Iron Pin Set, as referred in Plat 4P, Page 102. Thence from an "Old Iron Pin as defined in Plat Book 4S, Page 85 thence North 19 degrees 31 minutes 20 seconds East a distance of 120.73' to a "Stake". Thence North 19 degrees 31 minutes 20 seconds East a distance of 99.47' to a "Stake". Thence North 71 degrees 08 minutes 40 seconds West a distance of 41.99' to an "Old Iron Pin" as described in Plat Book 4S, Page 85. Thence North 71 degrees 08 minutes 40 seconds West a distance of 289.32' to an "Old Iron Pin" as defined in Plat Book 14S, Page 57. Thence North 19 degrees 00 minutes 00 seconds East a distance of 123.00' to an "Old Iron Pin" as described in Plat Book 14S Page 57. Thence South 70 degrees 40 minutes 00 seconds East a distance of 111.00' to an "Old Iron Pin" as described in Plat Book 14S Page 57. Thence South 70 degrees 57. Thence North 19 degrees 00 minutes 00 seconds East a distance of 130.29' to an "Old Iron Pin" as described in Plat Book 14S Page 57. Thence South 84 degrees 00 minutes 33 seconds East to a "Railroad Spike" on the southern Right of Way line of Parkersburg Road as described on Plat Book 14S Page 57. Then back to the Point of Beginning at the intersection of the Centerline of Cramer Avenue and the Centerline of Parkersburg Road.



































#### THE CHATHAM COUNTY REGISTER OF HISTORIC PLACES

- I understand by signing this petition, I am consenting to the processing of the application for the • Isle of Hope to become a local historic district, as per the Chatham County Historic Preservation Ordinance (for a copy of the ordinance or more information visit www.thempc.org, call 912-651-1453, or visit 110 East State Street, Savannah, GA).
- I understand that this does not necessarily guarantee that the area will become a local historic • district.
- I understand that design standards for the proposed district will be developed and that alterations, demolitions, new constructions, and relocations of buildings will need to receive a Certificate of Appropriateness from the Chatham County Historic Preservation Commission or their staff before a building permit is issued.
- I understand that there will be at least three opportunities for public comment on the • designation of the area as a historic district when the application goes before the CCHPC for a recommendation and when it goes before the Chatham County Commissioners for the final designation.
- By signing this petition, I certify that I am the legal owner of the property at the address given.

NAME CARL W. QUANTE, JA 27 W. BLUFF DR Jane R. Quante 27 W Bluff Dr.

ADDRESS

Carl W. Quanter Ju 3-30-2022 Janek Quante 3-30-2028

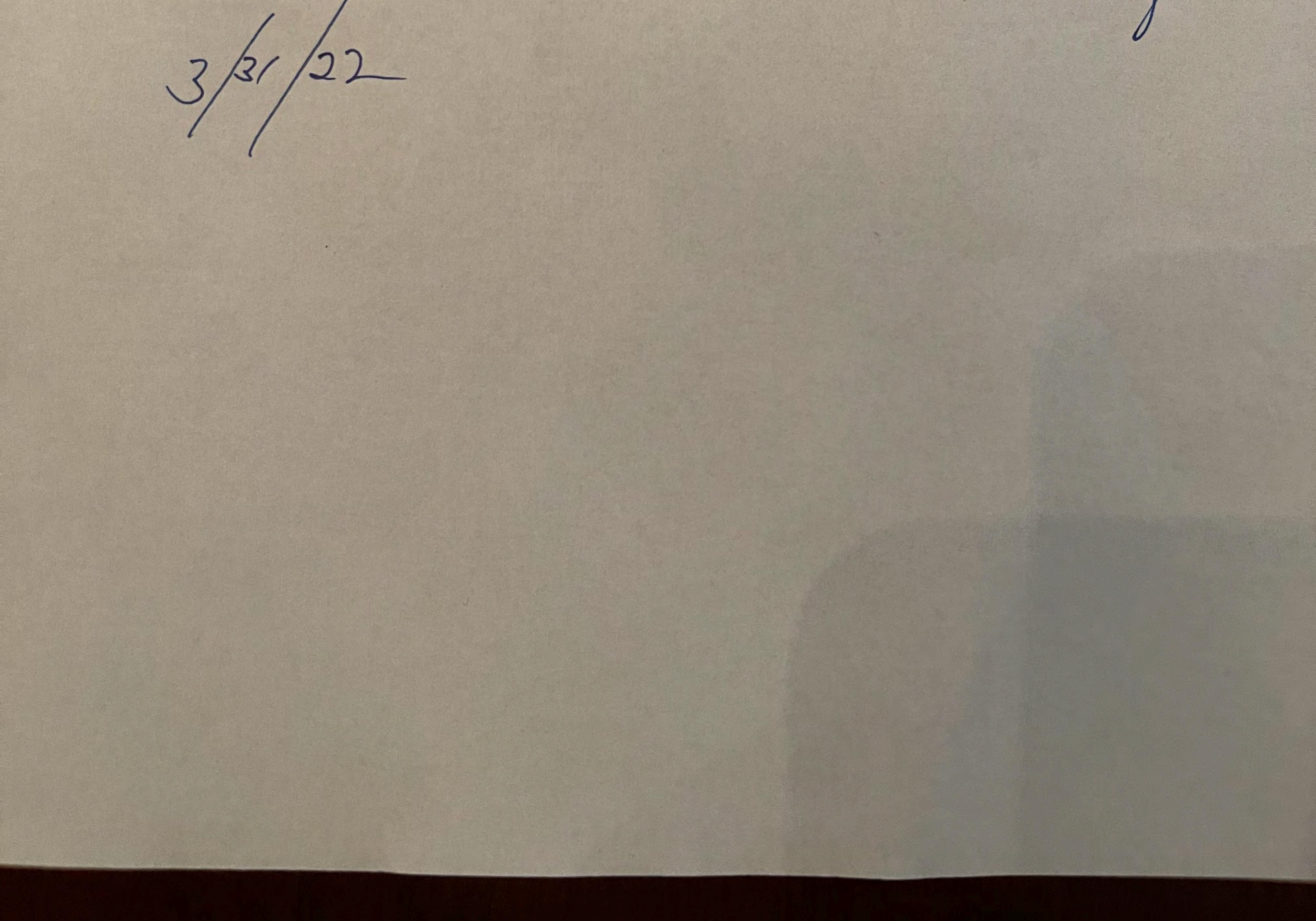
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"DORSEY FLANDERS 33 BLUFFOR

SIGNATURE

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NAME	Rosemary M. Magee
------	-------------------

ADDRESS 29 W. Bluff Drive, Isle of Hope, Savannah, GA

SIGNATURE

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NAME

ADDRESS

SIGNATURE

Christopher T. Melogy

Jennifer L. Melooy

37 ~ Blatt Pr. Sarannah, 67 31406

37 W, Bhiff Dr. Savannah GA 31406

Christoph T. melay Anipertralicy

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John MichAEl Butler 39 West BLUFF DR. Mr. M. R. H. Savannah, GA. 31406 Mr. M. R. H. Beverly JANE Butler 39 Wood Bluff Dorve Benuly J. Kuth Javannah, GA 31406

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- By signing this petition, I certify that I am the legal owner of the property at the address given.

NAME

Shy BHoltsdan Shevry B Holtzclaw JANG F. HOUTON

#### ADDRESS

SIGNATURE

41 W.Bluff Dr Savannah GA 314000 VI W. BMAR DAWE SNUN WNMA WA 31406

Dr. BHoltzclen)

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#### THE CHATHAM COUNTY REGISTER OF HISTORIC PLACES

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NAME

ADDRESS

ANGELEN Rapelli

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NAME ADDRESS SIGNATURE Blaire L. Baisden 49W Bluff Dr Blaur Baisel

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U Waller Tett Wallace

ea anne look Waller 47 West Bluff De. Savannah, Gc. 31814

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SIGNATURE

47 West Bluff Dr. Gavaanah BA 31406

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NAME Lisa Dodd West ADDRESS 25 Bluff Drive, Savannah, GA 31406 SIGNATURE

DocuSigned by: lisa Vodd West AFB8AD36A3934C1...

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NAME Lucy Hill

ADDRESS 31 West Bluff DRui Lung tell

SIGNATURE

	STREET ADDRESS	Isle of Hope Bluff PIN	ion MAILING ADDRESS	
	STREET ADDRESS	PIN	<b>OWNER</b> Lisa Dodd West, Trustee of Lisa Dodd West Spousal	94 Peachtree Way, Atlanta,
1	25 Bluff Drive	10306 01028	Linited Access Trust	Ga. 30305
T		10300 01028		27 Bluff Drive, Savannah, Ga.
2	27 Bluff Drive	10306 01027	Carl W. Quante and Jane R. Quante	31406
Z	27 DIUIT DITVE	10300 01027	Carr W. Quarte and Jane K. Quarte	51400
				1717 North Decatur Road NE
3	29 Bluff Drive	10306 01026	Rosemary M. Magee as Trustee of Magee AP Trust	Apt. #120, Atlanta, Ga. 30307
5		10300 01020	Noseniary with wagee as thasee of magee his thase	512 Moon River Court,
4	31 Bluff Drive	10306 01025	Gladys A. Hill as Trustee of the Gladys Hill Trust	Savannah, Ga. 31406
•	SI BIGH BINC	10500 01025		9 Bluff Drive, Savannah, Ga.
5	33 Bluff Drive	10306 01024	H. Dorsey Flanders	31406
-				11 Island Drive, Savannah,
6	35 Bluff Drive	10306 01033	35 Bluff Drive LLC	Ga. 31406
				37 Bluff Drive, Savannah, Ga.
7	37 Bluff Drive	10306 01034	Christopher T. Melroy and Jennifer Leann Melroy	31406
				39 Bluff Drive, Savannah, Ga.
8	39 Bluff Drive	10306 01035	John Michael Butler and Beverly Butler	31406
				41 Bluff Drive, Savannah, Ga.
9	41 Bluff Drive	10306 01026	James F. Holtzclaw and Sherry Holtzclaw	31406
				45 Bluff Drive, Savannah, Ga.
10	45 Bluff Drive	10306 01020C	Angella Rupelli	31406
				47 Bluff Drive, Savannah, Ga.
11	47 Bluff Drive	10306 01020B	Jeffrey D. Wallace and LeAnn Wallace	31406
				49 Bluff Drive, Savannah, Ga.
12	49 Bluff Drive	10306 01018	Blaire L. Baisden	31406
				50 Bluff Drive, Savannah, Ga
13	50 Bluff Drive	10306 02004	IOH Inc. and Isle of Hope	31406
				PO Box 967, Boulder,
14	51 Bluff Drive	10306 01017	Barry L. Ploog and New Direction IRA Inc.	Colorado 80306
				50 Bluff Drive, Savannah, Ga
15	Bluff Drive (No Number on	5 10306 02001	IOH Inc. and Isle of Hope	31406
				50 Bluff Drive, Savannah, Ga
16	Bluff Drive (No Number on	S 10306 02005	IOH LLP	31406

# *Proposed* Isle of Hope Bluff Historic District Design Guidelines and Criteria (March 30, 2022)

# I. Background, Intent, Limitation, Applicability, and Waiver or Modification

A. <u>Background</u>: The Chatham County Historic Preservation Ordinance (the "Ordinance") contains general development standards to protect and enhance historic properties and districts in the county. Each historic property and district in the county also must have its own Design Guidelines and Criteria ("Design Guidelines") that supplement the Ordinance and reflect the individual character of the historic property or district.

B. <u>Intent</u>: These Design Guidelines of the Isle of Hope Bluff Historic District (the "District") are intended to reflect and protect the historic and aesthetic characteristics of the District; protect against loss of federal and local historic district status; protect property values and Viewsheds in the District; and together with the Ordinance, establish a uniform procedure for property owners in the District to consult when planning new construction and/or additions, demolition, or relocation of Resources (as defined herein).

- C. <u>Limitation</u>: These Design Guidelines do not:
  - 1. Apply to any property on Isle of Hope outside the District;
  - 2. Require any changes to the current condition of any property;
  - 3. Restrict owners' use of their property;
  - 4. Regulate the interior of any property; or
  - 5. Regulate the paint color of any property.

D. <u>Applicability</u>: These Design Guidelines apply to the following circumstances affecting property in the District:

- 1. Demolition or relocation of any Contributing Resource;
- 2. Demolition or relocation of any Non-Contributing Resource visible from a public right-of-way;
- 3. New construction of Resources visible from a public right-of-way, including additions to existing Resources;
- 4. Material Changes to the exterior of Resources visible from a public right-of-way; and
- 5. Material Changes to signs and fences visible from a public right-of-way and to pavements more than 4 feet wide visible from a public right-of-way.

The circumstances listed above require a Certificate of Appropriateness approved and issued by the Chatham County Historic Preservation Commission (the "Commission"), except as permitted under Section 3-505(3), Staff Review, in the Ordinance. The criteria for a Certificate of Appropriateness shall be as described in the Ordinance, as supplemented herein.

E. <u>Waiver; Modification</u>. The Commission, at its sole discretion, may waive or modify strict compliance and interpretation of the Ordinance and/or these Design Guidelines, if it finds that a proposed change: (i) is not detrimental to any Contributing Resource, (ii) is visually compatible with the Historic Character of the District, and (iii) complies with all other guidelines, standards, and/or requirements of applicable ordinances and codes.

# II. Definitions

A. <u>Building</u>: A construction created principally to shelter any form of human activity (for example, a house, garage, shed, or barn).

B. <u>Certificate of Appropriateness</u>: A document evidencing approval by the Commission of an application to make a Material Change to a Resource.

C. <u>Contributing</u>: That which adds to the historic, architectural, or archaeological value of the District and is within the Period of Significance.

D. <u>Demolition by Neglect</u>: Deterioration of exterior features of any Resource leading to any of the following defects:

- 1. Structural decay of vertical and horizontal supports that causes leaning, sagging, splitting, listing, or buckling.
- 2. Ineffective waterproofing of exterior walls, roofs, and foundations, including broken windows and doors.

E. <u>Historic Character</u>: The historic features, finishes, materials, construction techniques, examples of craftsmanship, architectural details, forms, and placement of a Contributing Resource, whether original to the Contributing Resource or alterations that have acquired historic significance.

F. <u>Material Change</u>: A change that will affect the exterior architectural features of any Resource in the District. Such changes include, but are not limited to, the following:

- 1. A reconstruction or alteration of the size, shape, or facade of a Resource, including repositioning any architectural features, details, or elements;
- 2. Demolition or relocation of a Resource;
- 3. New additions, exterior alterations, or related new construction of a Resource;
- 4. Erection, alteration, restoration, or removal of a Building, including foundations, exterior walls, windows, doors or other entrances, railings, porches, fences, steps, or appurtenant features, exterior architectural details such as roofs, and chimneys, and excepting paint alterations; and
- 5. Erection or alteration of any sign that is visible from the public right-of-way except when replacing an existing sign with a new sign the same size or smaller than the original sign.

G. <u>Non-Contributing Resource</u>: A Resource that does not add to the historic, architectural, or archaeological value of the District and is not within the Period of Significance.

H. <u>Object</u>: A construction that is not a Building or Structure and is primarily artistic in nature or relatively small in scale, and associated with a specific setting appropriate to its historic use, role or character (for example, a fountain, milepost, or memorial).

I. <u>Period of Significance</u>: The time period from approximately 1820 to 1935 when the District was associated with important events, activities, or persons, and attained the characteristics that qualified it to be designated the Isle of Hope Bluff Historic District.

J. <u>Resource</u>: Any Building, Structure, or Object within the District.

K. Site: The area of ground on which a Building, Structure, or Object is constructed or placed.

L. <u>Structure</u>: As distinguished from Buildings, a construction made for purposes other than human shelter (for example, a dock, bridge, or silo).

M. <u>Viewshed:</u> The line of sight to and from a Resource from the public right-of-way.

# **III.** Alterations and Additions to Contributing Resources

A. <u>Intent</u>: The intent of these Design Guidelines is to ensure that the Historic Character of Contributing Resources is preserved to the maximum extent possible, that alterations and additions to Contributing Resources are appropriate, and that the historic integrity of Contributing Resources is protected while allowing new or expanded uses. All Contributing Resources shall be identified on the "Isle of Hope Bluff Historic District Map."

B. <u>Location</u>: The primary Contributing Building shall retain the most prominent location on the Site, and alterations, new construction and/or additions shall be subordinate to the primary Contributing Building.

C. <u>Driveways and Parking Areas</u>: To convey a sense of place, a primary Contributing Building should be prominent in relation to the accommodation of vehicles, and the primary Contributing Building and its driveway and parking area should be situated in a manner consistent with the District's historic development patterns.

D. <u>Additions to Contributing Resources</u>: Additions to Contributing Resources shall comply with the following requirements and the Design Guidelines for new construction in Section VI herein:

- 1. Additions shall be subordinate to the Contributing Resource and not obscure or destroy any of its Historic Character.
- 2. Additions shall not be on the primary or front facade of a primary Contributing Resource.

E. <u>Preservation</u>: The following Design Guidelines shall be applied to assess the appropriateness of an alteration to a Contributing Resource:

- 1. The Historic Character of a Contributing Resource shall be retained and preserved. The removal of any aspect of the Historic Character of a Contributing Resource shall be avoided.
- 2. The Contributing Resource shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other Buildings or other time periods, shall not be undertaken.

- 3. Most Contributing Resources change over time. Those changes that have acquired historic significance in their own right shall be retained and preserved.
- 4. Historic features, materials, and architectural details that have deteriorated shall be repaired rather than replaced. Where the severity of deterioration requires replacement, the replacement shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing historic features, materials, and architectural details shall be substantiated by documentary, physical, and/or pictorial evidence.
- 5. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of Contributing Resources, if appropriate, shall be undertaken using the gentlest means possible.
- 6. Material Changes shall not destroy the Historic Character. The new work shall be compatible with the mass, size, scale, and architectural features to protect the historic integrity of the Contributing Resource and its environment.
- 7. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the Contributing Resource and its environment would not be impaired.

# IV. Relocation of Contributing Resources

A. <u>Intent</u>: Relocating Contributing Resources is detrimental to the historic fabric of the District because the location, context, and setting of a Contributing Resource is significant. Moving a Contributing Resource may destroy the relationship between the Contributing Resource and its surroundings, associations with historic events and persons, potential archaeological Contributing Resources, and historic features such as landscaping, foundations, and chimneys. Relocating also may create a false sense of historic development. However, there are exceptional circumstances which may require relocation.

- B. <u>Relocation Guidelines:</u>
  - 1. Contributing Resources shall not be moved out of the District. If approval to move is obtained, the new location shall be in as close proximity as possible to the original location and shall approximate the Historic Character and development of the original Site.
  - 2. The Contributing Resource shall be in sufficient condition to move without causing significant damage to the Contributing Resource.

C. <u>Documentation:</u> When a Contributing Resource is proposed for relocation, the Commission shall determine that the standards in the Ordinance have been met and the application for a Certificate of Appropriateness includes the following additional documentation:

- 1. Detailed explanation of the reason for the relocation and why it cannot be avoided, such as the relocation is required to alleviate an immediate threat to public health or public safety as confirmed by the County Manager, or the relocation is required to avoid demolition
- 2. Detailed site plan of the proposed Site.
- 3. Detailed description of how the proposed Site is compatible with the Historic Character of the Contributing Resource.
- 4. A report from a structural engineer, licensed in the State of Georgia, with demonstrated experience in renovation, restoration or rehabilitation, as to the structural soundness of the Contributing Resource and its capacity for relocation. All dangerous, hazardous, or unsafe conditions shall be identified.
- 5. Information documenting the construction date, history, and development of the Contributing Resource.

D. <u>Conditions:</u> In granting a Certificate of Appropriateness for relocation, the Commission may impose, in addition to those conditions listed herein, reasonable conditions, such as documentation and salvaging requirements, that will mitigate the negative effects of the relocation.

# V. Demolition of Contributing Resources

A. <u>Intent</u>: Demolishing Contributing Resources permanently destroys the historic fabric of the District and is detrimental to the public interest. Demolition should be undertaken only when it is the only viable option.

B. <u>Documentation</u>: When a Contributing Resource is proposed for demolition, the Commission shall determine that the standards in the Ordinance have met and the application for a Certificate of Appropriateness includes the following additional documentation:

- 1. A report from a structural engineer, licensed in the State of Georgia, with demonstrated experience in renovation, restoration or rehabilitation, as to the structural soundness of the Contributing Resource and its adaptability for continued use, renovation, restoration or rehabilitation. All dangerous, hazardous, or unsafe conditions shall be identified.
- 2. Evidence that the owner(s) has given a notice of intent to demolish, in whole or in part, by registered mail, to all property owners on the street.
- 3. A copy of an order for demolition, in whole or in part, signed by the Director of the Chatham County Department of Building Safety and Regulatory Services, due to an immediate dangerous, hazardous or unsafe condition.
- 4. Evidence that the order for demolition, in whole or in part, has been reviewed and signed by the Chatham County Manager.

C. <u>Conditions:</u> In granting a Certificate of Appropriateness for demolition, the Commission may impose, in addition to those conditions listed herein, reasonable conditions, such as documentation and salvaging requirements, that will mitigate the negative effects of the demolition.

# VI. Alterations to Non-Contributing Resources and New Construction

A. <u>Intent</u>: The intent of these Design Guidelines is to ensure appropriate and compatible alterations to Non-Contributing Resources and new construction within the District.

B. <u>Guidelines</u>: The following Design Guidelines shall be applied to assess the appropriateness of all alterations to Non-Contributing Resources and all new construction within the District:

- 1. *Viewshed*: Buildings and Structures shall not negatively impact the Viewshed.
- 2. Location:
  - (a) The primary Building shall have the most prominent location on the Site.
  - (b) Accessory Buildings and Structures (other than a dock or boat house) shall be situated to the side or rear of the primary Building.
  - (c) Rhythm of primary Buildings on street: The open spaces between a primary Building and its adjacent primary Buildings on a street shall be visually comparable to open spaces between other primary Buildings on the street.
  - (d) Setbacks:
    - i. The front yard setback shall be the average of the setbacks for the primary Contributing Buildings within the block.
    - ii. A minimum rear yard setback of 30 feet shall be maintained. Where applicable, the rear 15 feet of such area shall be used for meeting the off-street parking requirements.
    - iii. A minimum side yard setback of 15 feet shall be maintained for the primary Building and residential accessory Buildings. A minimum side yard setback of 20 feet shall be maintained for nonresidential Buildings and Structures.
- 3. Height and Mass:
  - (a) General: The height and mass of any accessory Building or Structure shall not exceed the height and mass of the primary Building.
  - (b) Height: The maximum height of all Buildings and Structures located between Bluff Drive in the District and the Skidaway River shall be 15 feet above grade or 15 feet above the 100-year flood plain, whichever is higher. For all other sites within the District, the maximum height of a primary Building shall be within ten percent of the average height of all primary Contributing Buildings within the block. If there are no primary Contributing Buildings within the block, the maximum height shall be within ten percent of the average height of all primary Buildings within the block.
  - (c) Mass: The mass of a primary Building shall be comparable to the mass of all primary Contributing Buildings within the block. If there are no primary Contributing Buildings within the block, the mass shall be comparable to the mass of all primary Buildings within the block.

- (d) Lot Coverage: The maximum aggregate Buildings coverage shall not exceed 40 percent of the lot area.
- 4. *Foundation*:
  - (a) Intent: Foundations that match the traditional pattern of construction in height and materials complement the craftsmanship of existing construction. The visual impression of separate piers is important to the look of traditional construction in the District.
  - (b) Materials: Foundations shall be constructed of brick, stone, or traditional (hard coat) stucco over concrete block piers.
  - (c) Configuration:
    - i. Foundations shall have a finished floor height at least 30 inches above grade.
    - ii. The space between piers may be filled with wood lattice, brick, or traditional (hard coat) stucco over concrete block, but it must be recessed at least three inches behind the front edge of the pier so that the piers are clearly visible and differentiated.
    - iii. Foundations shall be recessed beneath a Building or a Structure and not project forward of the exterior walls.
- 5. Exterior Walls:
  - (a) Intent: Exterior walls of Buildings and Structures should reflect and complement the traditional materials and construction techniques of the District's architecture.
  - (b) Materials: Exterior walls shall be constructed of brick, wood, traditional (hard coat) stucco, or smooth fiber-cement siding in a wood-lap or board and batten style.
  - (c) Configuration:
    - i. Blank wall areas shall not exceed 15 feet in vertical direction and 30 feet in the horizontal direction visible from a public right-of-way.
    - ii. If different exterior construction materials are used, the material that is visible from a public right-of-way must wrap around the corner of the Building or Structure and not stop on the primary or front facade.
- 6. Windows:
  - (a) Intent: The placement of windows should provide a sense of rhythm and continuity in architecture.
  - (b) Materials:
    - i. Window casings and sashes shall be made of wood or clad wood material.
    - ii. Window glass other than stained glass shall be transparent with no dark tints or reflective effects.
  - (c) Configuration:
    - i. The arrangement of windows shall be similar to historic arrangement patterns in the District.
    - ii. Windows shall be taller than they are wide, except for accent windows.
    - iii. Windows shall be double-hung, triple-hung, or casement.
    - iv. Framing members shall be covered with appropriate trim. Trim shall feature a header, surrounds, and a pronounced sill where appropriate.
    - v. Between-the-glass muntins shall not be permitted.
    - vi. Bottom window sashes shall be inset not less than three inches from the facade.
  - (d) Exterior Shutters:
    - i. Shutters shall be constructed from a durable wood species or a smooth fibercement wood.
    - ii. Shutters shall be sized to fit the window and able to be closed over the window.
- 7. Doors and Entrances:
  - (a) Intent: The placement of doors and entrances should provide a sense of rhythm and continuity in architecture.
  - (b) Materials: Doors and transoms shall be glass, wood, clad wood or steel (without wood grain simulation).
  - (c) Configuration: The front door shall face the primary street on which the primary Building is located (normally the street from which it takes its address).

- 8. Porches, Decks, and Balconies:
  - (a) Intent: Porches, decks, and balconies enhance the sense of rhythm in architecture, provide visual interest, and promote the sense of community.
  - (b) Materials for Porches and Decks:
    - i. Piers and base walls shall be the same material as the foundation wall facing the street.
    - ii. Flooring, stair treads, and risers shall be constructed of brick, a durable wood species, a smooth fiber-cement wood, or stone.
  - (c) Configuration:

i.

- Porches, Front Entrance. A primary Building shall have a first-floor front porch with a minimum depth of six feet over a minimum of 50 percent of the width of its front. (A) Porch columns shall have a cap and base molding.
  - (B) Porches shall have a railing system, with balusters placed between the upper and lower rails. The distances between balusters shall not exceed four inches. The height of the railing shall not exceed 36 inches.
  - (C) Porches shall not be enclosed in any manner.
- ii. Porches, Secondary Entrances. All entrances other than entrances on the front of primary Buildings shall have a porch that may be covered or uncovered, and may be enclosed with wire mesh screening, glass, wood lattice, or shutters.
- iii. Decks. Any uncovered deck shall be at the rear of the primary Building, except as a part of a dock or boat house.
- iv. Balconies. Residential balconies shall not extend more than three feet in depth from the face of a primary Building and shall be supported by brackets or other types of architectural support.
- 9. Roofs:
  - (a) Intent: Roof forms should be designed to provide visual interest in a manner that is consistent with Contributing Buildings within the block.
  - (b) Materials: Roofs shall be constructed of standing seam metal, V-crimp, slate or equivalent synthetic material, or architectural asphalt or similar shingles.
  - (c) Configuration:
    - i. The roof shape shall match the predominant roof shape of Contributing Buildings within the block. If there are no Contributing Buildings within the block, or if there is no predominant roof shape, the roof shape shall be compatible with Buildings within the block.
    - ii. Gable and hip roofs shall be symmetrically pitched between 4:12 and 8:12.
    - iii. Shed roofs and porch roofs, subordinate and attached to the primary Building, shall be pitched between 2:12 and 6:12.
    - iv. Skylights and roof vents shall be permitted only on the roof plane opposite the public right-of-way facade, or when screened from public view.
    - v. Eaves shall extend no fewer than 12 inches beyond the supporting walls.
    - vi. Dormers are permitted.
    - vii. Applied mansard roofs are not permitted.
- 10. *Docks and Dock Structures:* In addition to the requirements of the Georgia Department of Natural Resources, the Army Corps of Engineers, and other regulatory bodies, docks and dock Structures should be consistent with the height and mass, and reflect and complement traditional materials and construction techniques, of docks in the District.
- 11. *Mechanical Equipment and Refuse Containers:* These items shall not be visible from the public right-of-way.
- 12. Lighting:
  - (a) On Buildings and Structures: Materials, design, and placement of light fixtures shall be compatible with the Historic Character of the District.
  - (b) On dock Structures and their walkways: Materials, design, and placement of light fixtures shall be compatible with the Historic Character of the District and shall not negatively impact neighbors.

# VII. Site

- A. <u>Parking and Pavements</u>:
  - 1. *Intent*: Parking areas should be located to the side and rear of Buildings so that streets are not obstructed and active pedestrian streets are protected.
  - 2. *Materials*: Use of pervious paving shall be encouraged.
  - 3. *Configuration*:
    - (a) Paved areas shall be kept to a minimum with the primary Building having the most prominent position.
    - (b) Breaking up large paved areas into smaller, landscaped islands of paving is encouraged. Landscaped islands shall be required when the footprint of the paving exceeds 1,500 square feet. When required, the landscaped area shall be at least five percent of the total paved area.
    - (c) Where a parking lot or storage lot extends over 30 feet in length along any public rightof-way, a 36-inch-high wall or fence shall be placed parallel to the public right-of-way in order to screen the lot.
    - (d) Paved driveways for residential properties shall not be wider than 12 feet.
  - 4. *Limitation*: Paved walkways less than 4 feet in width are exempt from review.
- B. <u>Fencing and Walls</u>:
  - 1. *Intent*: Fences and walls can help define outdoor spaces, separate private and public areas, and add architectural interest.
  - 2. Materials:
    - (a) Walls and fences shall be constructed of wood, smooth fiber-cement wood, iron, or brick.
    - (b) Chain-link fences are discouraged and may be installed only along the rear lot line and along the side lot lines backward of the primary Building's rear facade.
  - 3. *Configuration*:
    - (a) A fence or wall no more than 36 inches in height may be installed along the street property line and any side lot line forward of the primary Building's rear facade.
    - (b) A fence or wall no more than six feet in height may be installed along the rear lot line and along the side lot lines backward of the primary Building's rear facade.

C. <u>Pools</u>: Pools shall be located to the side or rear of the primary Building and shall be screened from view from the public right-of-way.

# VIII. Protective Maintenance of Resources

A. <u>Intent</u>: Lack of maintenance that leads to Demolition by Neglect detracts from the aesthetic appearance of the District, creates hazardous conditions, and lessens property values.

B. <u>Maintenance Required</u>: All Resources shall be preserved against decay and deterioration. Exterior walls, roofs, foundations, doors, and windows shall be maintained or secured in a weather-tight condition to prevent structural decay.

C. <u>Certificate of Appropriateness</u>: A Certificate of Appropriateness is not required if the ordinary maintenance or repair work of any exterior feature to correct deterioration, decay, or damage does not involve a Material Change in design, material, or exterior appearance.

D. <u>Securing Vacant Property</u>: All windows and doors, except the front door through which access to the interior of the Building or Structure is made, shall be secured, at a minimum, in accordance with the standards and/or requirements of applicable ordinances and codes. Additionally, the following measures shall be undertaken:

- 1. A deadbolt lock or other locking device shall be installed on the front exterior door above the existing lockset.
- 2. All exterior sheathing shall be painted with at least one coat of primer on all exterior surfaces.
- 3. Leaking roofs shall be repaired so that water cannot enter the Building or Structure.
- 4. Exterior walls shall be sheathed such that weather cannot penetrate the Building or Structure.

# [END OF DOCUMENT]

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		Subtotal	\$117.00
Drive, Chatham County Historic District Designation Application			_
Application Fee, 3/31/2022 7:36:42 AM, Isle of Hope Historical Association, 75 West Bluff	\$117.00	\$0.00	\$117.00

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