



ISLE OF HOPE
Historical Association

Preserving Isle of Hope's Past for the Future

FRIDAY
JUNE 24, 6:00PM

ST. THOMAS
EPISCOPAL CHURCH

Community Meeting



Topic of Discussion:

Proposed Bluff Local Historic District Designation

THE ISLE OF HOPE HISTORICAL ASSOCIATION

Revived last summer with three goals:

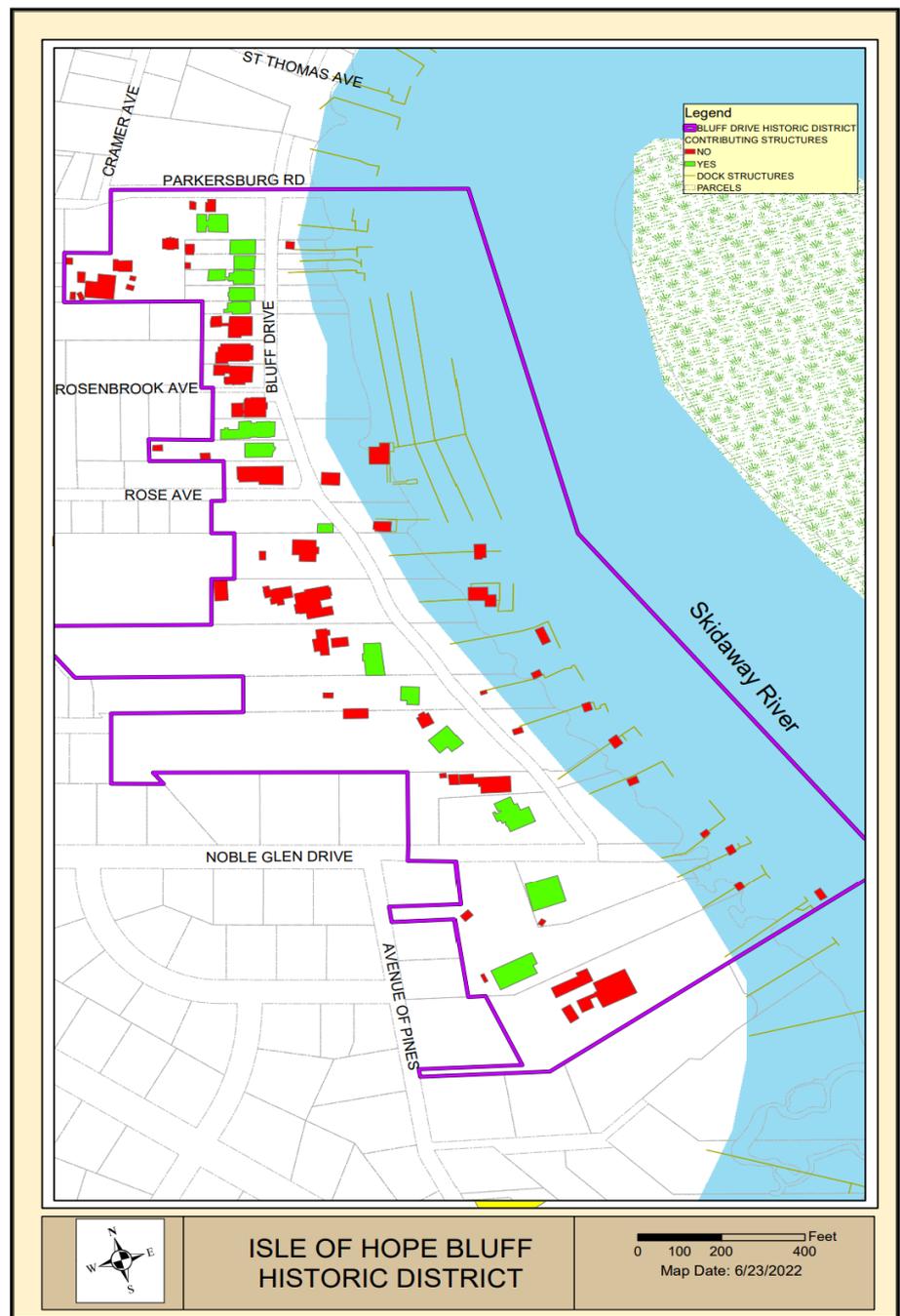
- ✓ To collect and present history of Isle of Hope
- ✓ To sponsor community building events
- ✓ To preserve Isle of Hope's historic character by protecting the Bluff area

July	Ethos Preservation meets with interested Isle of Hope property owners.
August	Ethos Preservation retained to provide guidance regarding historic district.
September	Historical Association forms committee regarding proposed historic district of Bluff area.
September – November	Draft Design Guidelines are in development.
December	<p>Historical Association posts to website of preservation initiative “to have this riverfront area designated as a local historic district to save the Bluff from unwanted development and preserve its current character.”</p> <p>Article in IOH News that Historical Association has a preservation initiative to have bluff area designated as a local historic district by Chatham County.</p>

2021 TIMELINE OF HISTORICAL ASSOCIATION PRESERVATION EFFORT

PROPOSED BLUFF HISTORIC DISTRICT

- ✓ 27 Properties
- ✓ 23 Residential Properties
- ✓ 15 Homes built pre-1930
- ✓ 10 Homes built in 1800s
- ✓ 4 Pre-Civil War Homes
- ✓ 3 Carsten Hall Properties
- ✓ Oldest Home on IOH
- ✓ Home of Alexander Barbee,
The Terrapin King
- ✓ 4 Cottages built by Alexander
Barbee



COMMUNITY SUPPORT FOR PROPOSED DISTRICT

**27 Parcels in
Proposed
District**

**20 Property
Owners in
Favor**

**74% in
Favor**

**23 Homeowners
in Proposed
District**

**20 Homeowners
in Favor**

**87% in
Favor**

1 NOBLE GLEN DRIVE (1820)



75 WEST BLUFF DRIVE (1840)



67 WEST BLUFF DRIVE (1868)



61 WEST BLUFF DRIVE (1854)



49 WEST BLUFF DRIVE (1898)



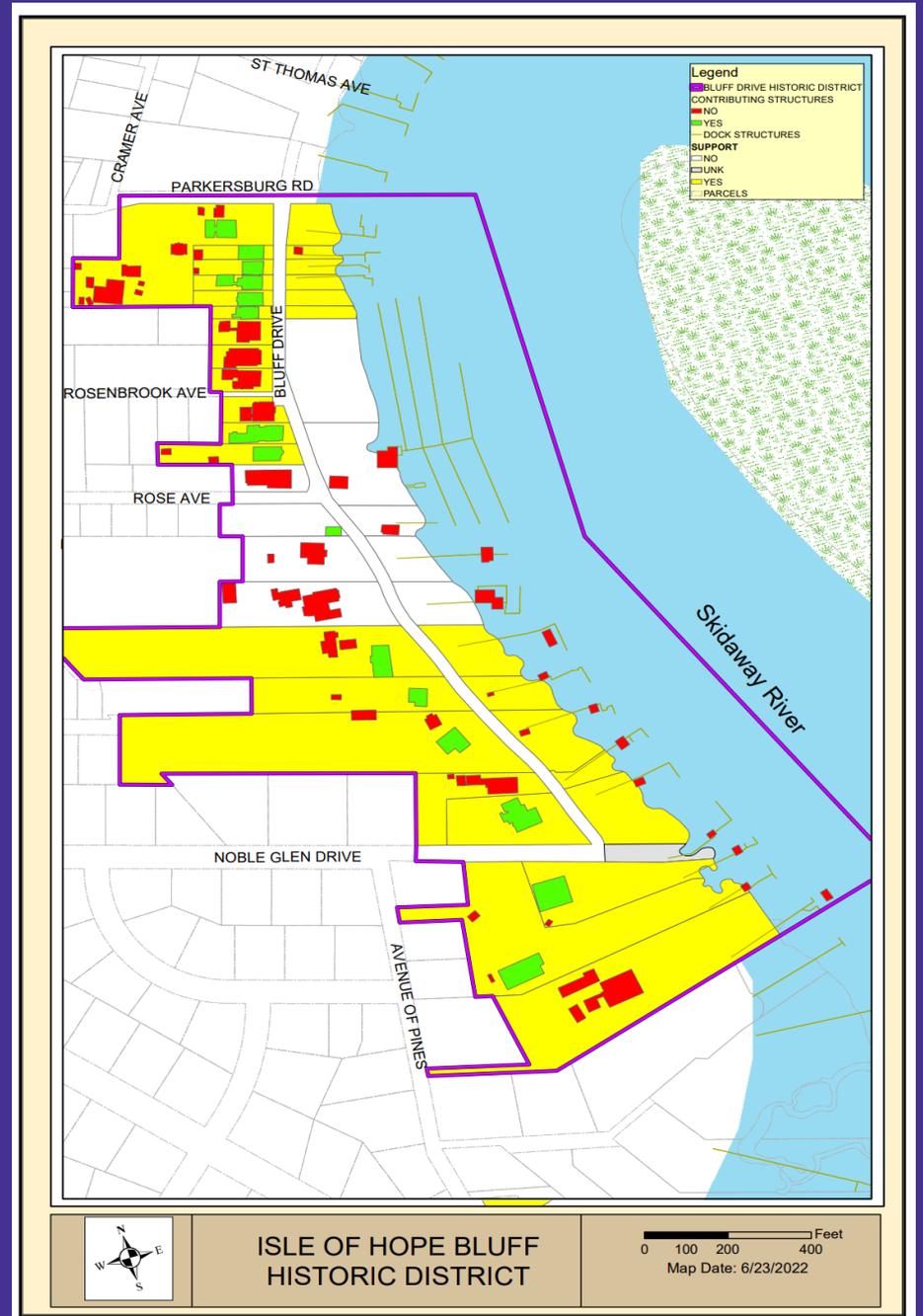
27, 29, 31 & 33 BLUFF DRIVE (1900)



25 WEST BLUFF DRIVE (1859)



SUPPORT FOR PROPOSED BLUFF HISTORIC DISTRICT



PROCESS FOR DESIGNATING A LOCAL HISTORIC DISTRICT

**Identify Time Period of Significance
and District Boundaries**

**Develop Draft
Design Guidelines**

**Meet with Property Owners for
Input and Consent to Proceed**

**Secure 50%+ Property
Owner Consent**

Finalize District Boundaries

**Hold Pre-Application
Meeting with MPC**

**Submit Application
to MPC**



**MPC Makes
Recommendation to
Chatham County
Historic Preservation
Commission (CCHPC)**

**CCHPC Holds
Public Hearing**

**CCHPC Makes
Recommendation to
Chatham County
Commission**

**Chatham County
Commission Holds
Public Hearing**

**Chatham
County
Commission
Decides**

Chatham County Historic Preservation Ordinance

WHAT DOES THIS MEAN TO ME?

DOES NOT

- ✓ Apply to properties outside the District
- ✓ Restrict access to the Bluff
- ✓ Regulate paint color
- ✓ Regulate interiors
- ✓ Require changes to current condition of property
- ✓ Restrict use
- ✓ Require review of repairs or maintenance

DOES

- ✓ Regulate demolition and relocation of buildings in District
- ✓ Ensure compatibility of alterations, additions, and new construction
- ✓ Require Certificate of Appropriateness (COA) from MPC Staff or Historic Preservation Commission for those events

GRANDFATHERING NON-HISTORIC HOUSES

“All features within the District that do not comply with these Design Guidelines shall be deemed to be nonconforming or ‘grandfathered.’ When considering a Certificate of Appropriateness for alteration to the exterior of an existing structure, a grandfathered feature shall be permitted to remain, expand, and/or be replicated on the same structure.”

NEXT STEPS



July 6, 3:00 PM Chatham County Historic Preservation Commission(CCHPC) Public Hearing and Recommendation



TBD Chatham County Board of Commissioners Public Hearing



TBD Chatham County Board of Commissioners Decision

QUESTIONS?

Stay informed:

www.iohha.org

www.thempc.org

www.chathamcountyga.gov