

CHATHAM COUNTY HISTORIC PRESERVATION COMMISSION

**REGULAR MEETING
110 EAST STATE STREET**

ARTHUR A. MENDONSA HEARING ROOM

March 4, 2009

2:00 P.M.

MINUTES

CCHPC Members Present:

**George Cohen, Chairman
Vaughnette Goode-Walker, Vice-Chairman
Jane A. Feiler
William Haynes
Stephen T. Lindell
Pamela G. Lossing
Lisa L. White**

CCHPC Members Not Present:

**Daves Rossell
Christian Sottile**

CCHPC/MPC Staff Members Present:

**Thomas L. Thomson, P.E./AICP, Exec. Director
Ellen Harris, Historic Preservation Planner
Janine Person, Historic Preservation Admin. Asst.
Sarah Sisser, Historic Preservation Intern**

I. WELCOME

The meeting was called to order at 2:05 p.m.

II. INTRODUCTIONS

Mr. Cohen asked everyone to introduce themselves. He introduced Mr. Herbert Kemp from Sandfly and Ms. Patricia Deveau.

III. Presentation: Georgia Conservancy Blueprints Program and Sandfly, Patricia McIntosh, Georgia Conservancy

Ms. Harris introduced Ms. Patricia McIntosh, Vice President of Coastal Programs and Growth Management for the Georgia Conservancy. She said that Ms. McIntosh has worked with the Sandfly community specifically developing the Sandfly at the Crossroads Blueprints for Successful Communities, which was completed in 2004. Ms. McIntosh will be working with the Pin Point community on a Blueprints project scheduled for this fall.

Ms. Patricia McIntosh stated that she has been in Savannah for approximately ten years and her husband is a descendant of the McIntosh family in McIntosh County. She showed slides relating to the natural environment and the Georgia Conservancy, stating that it was established in 1967, and that it has been on the coast since 1972. Their primary mission is to protect Georgia's environment and the natural resources, but they also recognize that their natural, cultural, and historic resources are intricately woven together and could not be separated.

Their work revolves around keeping the air and water clean, the marshlands and the barrier islands protected, environmental education for kindergarten through 12th through teacher training, and other programs. She spoke about the Blueprints for Successful Communities program; a flagship program of technical assistance designed to facilitate community-based planning efforts across the state. The program was put in place in 1995 to address growth issues that affect the natural and cultural resources.

Blueprints ask the communities they are involved in to adopt or abide by certain principles. She said that sustainable communities are designed to be safe, healthy, economically strong, environmentally sound, and inclusive, and the focus is maintaining and enhancing the quality of life for residents. The program seeks to work together as a community, bring everybody with different interests to the table to produce a high quality of life, and to protect the resources that are important. The program also considers the effect of the built environment on natural, historic, and cultural environments. They encourage communities to work regionally on strategies that are protective of the natural and cultural resources whether it is through transportation, land use, or economic growth. The heart of this is promoting efficient land uses, infrastructure, energy, land and water, and incorporating compact integrated land uses to bring people closer to work, school, and shopping. It's also important to safeguard undeveloped and culturally important lands for agriculture, greenspace, habitat preservation, and other appropriate uses.

She reviewed the outline of the Blueprints. The process is based on the belief that a key component of quality growth and protecting the valued assets and resources involves the communities in their own visioning and planning process by developing a plan of action to make the most of the assets that the communities identify.

Ms. Goode-Walker stated that Sandfly was pursuing historic designation, Pin Point has it, and asked how it would differ in the approach with Blueprints now that Pin Point has the designation.

Ms. McIntosh stated that Sandfly started looking at a State historic designation before the County ordinance was passed. She said that a lot of the work being done in Sandfly was one of the reasons that the ordinance was created. Pin Point has been able to take advantage of it because it did not exist when Sandfly started their process. It will be interesting to see how the County historic designation for Sandfly might help with the State designation.

Ms. Goode-Walker asked if it would be easier now that Pin Point has the designation to help them know the direction that they are going.

Ms. McIntosh answered yes. She said that Sandfly had been in a position of looking at the development pressures and were ready to start looking at specific strategies to address them. Some of those issues may not have come up yet in Pin Point.

Ms. Goode-Walker asked about the meeting on the 28th.

Ms. McIntosh stated that it will be at the Sweetfield Eden Church. She said that she will include the Commission on the notice for that meeting.

Mr. Cohen asked what types of costs there are.

Ms. McIntosh stated that they ask the community to put up the costs. She said that fortunately for Pin Point and Sandfly they were able to obtain grants and there won't be a cost to the community. Typically, the Blueprints process costs approximately \$40,000.

Ms. Goode-Walker asked if that is why they are looking for partners in the area.

Ms. McIntosh answered yes. She said they usually go after foundation funding and that a lot of communities they have worked with in the Atlanta area are organized and have strong neighborhood associations. They can go to developers in the community to raise funds, find grants on their own, and do their own leg work. For communities that need help they try to find grants.

Ms. Feiler asked who the grantors are.

Ms. McIntosh stated that Pin Point received a grant from The Home Depot Foundation to do a Blueprints project and to do some broader educational work statewide.

Mr. Cohen asked what proactive approach the conservancy has on the coast.

Ms. McIntosh stated that it is not enough. She said that most of the Blueprints marketing has been in the Atlanta area. There is a team on the coast that has the skills but they have not been in a position to market it until staff is built up, and they don't have the school connection that is necessary. They had a past relationship with the Savannah College of Art and Design (SCAD), but as they get more international students that don't fit with the communities, it is more difficult and their interest is purely architectural rather than community design. They might need to build teams with the University of Georgia professors and students that are interested and could help.

IV. Presentation: What is Sandfly? Interpreting Community Character through Historical Development Patterns and Architectural Inventory, Sarah Sisser, MPC Historic Preservation Department Intern

Ms. Harris stated that Ms. Sarah Sisser started working with the MPC in June as an intern in the Historic Preservation Department while attending school at SCAD. She said that Ms. Sisser was hired as a part-time employee, graduated in November with a bachelor's degree in Historic Preservation and a minor in Architectural History. She continued working on the Architectural and Historic Resources Survey for the Sandfly community and has a report on all of her findings. Ms. Sisser will present her findings today because she will be leaving on March 25th to pursue a master's degree in Community Planning at Auburn.

Ms. Sarah Sisser stated that she has been working closely with Ms. Harris on the documentation and survey work for Sandfly. She said that she has completed 278 resource survey forms for all of the parcels in the proposed Sandfly Historic District, and a comprehensive document to define the community character through architectural inventory by identifying any influences that might have contributed to the development of the community throughout its history.

She presented the information to the Commission and stated that she believed Sandfly is an important asset to the greater historic fabric of Chatham County. The majority of the presentation focused on the less tangible aspects of the historic value of Sandfly, patterns of development, and manifestations of cultural practices that are essential to the interpretation. She gave a brief description of what the proposed district would look like and a brief history of Sandfly.

V. Updates:

- A. Revisions to Chatham County Historic Preservation Ordinance**
- B. Pin Point Historic District Designation**

Ms. Harris stated that on Friday, February 27th the County Commission had the second reading on both the revisions to the Chatham County Historic Preservation Ordinance, as well as the Pin Point Historic District Designation, and that both were unanimously approved. She said that the Commission has received copies of those documents.

VI. Commissioners' Items

Ms. Lossing stated that Battery Row on Tybee Island will work out and will be a big plus for Tybee Island and Chatham County.

VII. Meeting Minutes: February 4, 2009

CCHPC ACTION: Mrs. White made a motion that the Chatham County Historic Preservation Commission approve the minutes as submitted. Mr. Lindell seconded the motion and it passed unanimously.

VIII. ADJOURNMENT

There being no further business to come before the Chatham County Historic Preservation Commission, the meeting was adjourned at approximately 3:00 p.m.

Respectfully Submitted,

Ellen Harris,
Preservation Planner

EH/jnp