

TOWN OF SULLIVAN'S ISLAND DESIGN REVIEW BOARD

REGULAR MEETING MINUTES Wednesday, September 19, 2018

A regular meeting of the Town of Sullivan's Island Design Review Board was held on the above date at 6:00 p.m. at Town Hall, 2056 Middle Street. All requirements of the Freedom of Information Act having been satisfied. Present were Board members Beverly Bohan, Ron Coish, Steve Herlong, Linda Perkis, Bunky Wichmann and Duke Wright.

Town Council members present: Mayor Patrick O'Neil and Mark Howard

Staff members present: Joe Henderson, Planning Director, Randy Robinson, Building Official and Jessica Gress, License and Permit Technician.

Members of the Public present: John Atlas, Tim and Margaret Bouch at 2508 I'On Avenue, Jason Reeves at 2502 Atlantic Avenue, Roy Williams at 2513 I'On Avenue, Blaine and Cindy Ewing at 2514 I'On Avenue, and Stephaney Abilon at 2513 I'On Avenue.

- I. **CALL TO ORDER:** Steve Herlong called the meeting to order and stated that the press and public were duly notified pursuant to State Law and a quorum of Board Members were present. There were no known members of media present.
- II. **APPROVAL OF MINUTES:** Mr. Wichmann made a motion to approve the meeting minutes of August 15, 2018. Mrs. Bohan seconded the motion. All were in favor. None opposed. This motion passed unanimously.
- III. **PUBLIC INPUT:** Mark Howard stated that on September 20, 2018 there will be a historical presentation by Bryan Rowell at Fort Moultrie starting at 6:00 pm.
- IV. **HISTORIC PROPERTY DESIGN REVIEW**

1730 Thompson Avenue: Rachel Burton, applicant, requested approval of design modifications to a previously granted "Accessory Dwelling Unit Special Exception" per the conditions of the Zoning Ordinance Section 21-20 C. (2) (TMS# 523-08-0073).

Mrs. Burton submitted a new site plan and site elevations to the Board (Exhibit 1-3).

Mr. Henderson stated that on March 15, 2017, the Design Review Board granted conceptual approval of the A.D.U. Special Exception and authorized the removal of the rear "garage" element along with the conceptual development of a new single-family home on the marsh side of the property. The Board of Zoning Appeals also granted approval of the Special Exception. The request before the Design Review Board is to grant final design approval however the

applicant and property owner have redesigned the front porch from a shed roof to a gable design. No other coverage increased are being presented.

Mrs. Bohan asked what the max square footage allowed for the addition/new construction. Mr. Henderson stated that with the Historical Special Exception, the Design Review Board is not permitted to grant any heated footprint increases with that being said, the maximum allowed principal heated square footage will be 4,120 sq. ft.

John Atlas asked if the openings on the side and the back of the historical structure were originally roll up doors. He stated that it appears the original design glass was just being placed in these holes but now that the development of the interior has begun, the applicant is now asking to fill in these holes. Mrs. Burton stated that this was correct.

Mrs. Bohan referenced two points from the Historical Preservation Standards. She referenced Standard C from Section 21-97 C. which refers to “avoiding changes that create a false sense of historical development, such as adding conjectural features or elements from other buildings” and Standard F which encourages “repairing rather than replacing deteriorated historic features; or where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials.” The Board believes that the gable design of the front façade takes away from the historic structure. With the drastic revisions presented, the Board agreed that the property will lose some of its historic significance. The Board asked to continue this application with the following recommendations:

- Allowed removal of the rear façade/ roof dormers
- Consider an alternative material for the west elevation exterior wall where the loading bay once existed. Use stucco or wood infill over the brick.
- Consider redesign of the new brick fireplace with a less prominent cap and brick design. Certain elements of the fireplace could incorporate stucco due to the difficulty of finding matching brick.
- Consider an alternative design for the rear elevation windows.
- Keep the shed roof design originally approved during the March 15, 2017 DRB conceptual approval. Consider redesign of front columns.

Mr. Wichmann made a motion to continue this application until the application is revised based on the recommendations given by the Board. Mrs. Bohan seconded this motion. All were in favor. None opposed. Motion passed unanimously.

2508 Atlantic Avenue: Heather Wilson, applicant, requested conceptual approval of a new addition and the elevation and relocation on a Sullivan’s Island Landmark property with modification to the side setback requirements. (TMS# 529-10-00-038)

Mrs. Wilson submitted a new set of plans, material analysis, and a 3D model of the structure that was presented to the Board. (Exhibits 2, 3 and 4).

Mr. Henderson stated this property is located in the Atlanticville Local Historic District and is designated as a Sullivan's Island Landmark. The applicant proposed to remove the altered historic additions (per Architect's historic material assessment) found on the rear (north) elevations of the house. The house is proposed to be elevated at 5'3" and relocated 2' to the east. The applicant requested the removal of two elements that no longer contain historical material. The addition is likely to be 2,644 sq. ft. of heated space (with 400' sq. above the garage). A new garage and swimming pool are proposed for the I'On Avenue side of the property. Side setback relief of 12.5% or 5' is being proposed. The applicant is asking to replace the existing roof and retain the original dormer and unique window on the rear northern facing roof.

John Atlas made a public comment stating that the survey, existing elevation, and plans with dimensions were unavailable to the public.

Tim Bouch at 2508 I'On Avenue made a public comment stating that the plans that were submitted to the public did not show any dimensions. He also stated that this house has always been 2595 I'On Avenue so why are we now talking about the same property but addressed at 2508 Atlantic avenue. Mr. Bouch has concerns regarding the trees and the scale of the purposed addition. Mr. Bouch objected to the scale and the destruction of the fabric of this historic cottage. During the July 2018 Design Review Board meeting Mr. Bouch thought there would be an opportunity to walk this property with the architect but this action never took place. He asked the Board to consider deferring this application.

Jason Reeves at 2502 Atlantic Avenue made a public comment stating that he was concerned about this project because there is a major culvert issue that brings flooding and water damage to this area. He was informed that there was going to be some rising to this property and he wanted to know if this is a true statement and if it will be affecting his property in any way. Mr. Reeves pointed out the added elevated porch on the I'On side of the property. He has a selfish concern as to how close this will be to his property line or if there is a chance it can be relocated because of potential boisterous behavior of the family and children in the future. Mr. Henderson addressed the stormwater question by stating that when major projects are submitted to the Town for Building Permit review, per our Zoning Ordinance, the plans are required to include an engineer or landscape architect certified stormwater management plan to ensure that no adverse impact is made to the adjacent or downstream properties. Henderson also explained that the architect submitted additional materials to staff, which were made available to the public via the Town's website.

Margaret Bouch at 2508 Atlantic Avenue made a public comment stating that her and her family loves living in the old Sullivan's Island National Historic District. Mrs. Bouch believes that the plans that are being presented are wonderful but do not belong in this area. She stated that she is scared that if these plans get approved, it will destroy the Historical feel of this home and the entire block it is located on. Mrs. Bouch wants the Logan's to be happy in this home but wishes there was a way for them to be happy without doing anything to the historical character of this neighborhood.

Roy Williams at 2513 I'On Avenue made a public comment stating that he has been a resident since 1970. Mr. Williams believes that the Sullivan's Island he grew up in is slowly slipping away piece by piece due to the demolition and construction of the homes. Mr. Williams believes that his block is one of the only truly historical blocks left on Sullivan's Island. The plans that were provided to the public did not show any size dimensions but Mr. Williams has major concerns about the size of the new addition. The plans that have been submitted takes the historical fabric away from this home. Mr. Williams believes that this beautiful home gets lost in the proposed drawings. This home belongs on Kiawah Island, an island with no past. This home does not belong on Sullivan's Island.

Cindy Ewing submitted the Town's Historical Assets Map for the record. (Exhibit 5).

Cindy Ewing at 2514 I'On Avenue made a public comment stating that every home surrounding this property sits very low to the ground and has not been raised. Mrs. Ewing handed out the historical map to show the location of the neighborhood with respect to the Atlanticville Historic District. She explained that the neighbors that are in attendance also live in historic homes and are very passionate about this project. Mrs. Ewing stated that during the last meeting in July she was offered the opportunity to walk around this property to get a better understanding as to what is being proposed but she was never given that option as promised. She believes that FEMA is very important but asked if there was a variance that the homeowners could request so they didn't have to raise the structure so much. Mr. Ewing asked if the Town could put in writing some documentation of these FEMA rules and regulations because the neighbors are fighting to keep this last historical block the way it should be. She also stated that there aren't any stairs located on the I'On side of the property. She believes this makes the property look unwelcome and doesn't fit in with the neighborhood compatibility of Sullivan's Island. She asked the Board to please think about the timing and process of this application. She thinks it is moving too fast and a historical home such as this one needs plenty of time and planning before a decision can be made. She asked that the Design Review Board work to protect the historical homes on Sullivan's Island and not for the homeowner or architect.

Mr. Ewing at 2514 I'On Avenue made a public comment stating that the plans submitted for this property do not show any stairs which makes it very unwelcoming. Mr. Ewing used the architects model home to illustrate his point that there were no stairs. He expressed that the house is not an appropriate design for the historical district, and the mass and scale is totally out of character with the surrounding homes.

Stephaney Abilon at 2513 I'On Avenue made a public comment stating that she believes this is the kind of conversation that takes place when someone buys a bungalow cottage and tries to turn it into a vacation home for a family of five. She is concerned about the dimensions of the structure, the oak tree on the property, the encroachment, and the actual amount of space. She also mentioned that the noise raises a concern.

Mr. Reeves at 2502 added to his previous public comment by stating this family specifically chose this block because of the character. With the massing, Mr. Reeves was curious if there was a way of creating a more inviting side on l'On and consolidating the two stories to the center of the lot so you can engage both the l'On and the Atlantic side. This would require a relocation of the historic portion of the home further toward Atlantic Avenue.

Mr. Coish made a point to inform the public that the Board's goal and objective is to preserve the historic homes located on Sullivan's Island and not to please the homeowners or the project architect. The Board members agreed that there was great deal of productive comments and concerns from members of the neighborhood relating to the proposed alterations. The Board believes that it is very important to listen and consider the thoughts and opinions of the neighbors.

Mr. Wichmann made a motion to table the application until further plan review and modifications can be made, and until an onsite meeting can be organized and conducted. Mrs. Bohan seconded this motion. All were in favor. None opposed. Motion passed unanimously.

Henderson explained that staff would facilitate an onsite inspection of the home with the owners and also ensure no quorum of the DRB members on site.

V. NON-HISTORIC PROPERTY DESIGN REVIEW

1741 Atlantic Avenue: Heather Wilson, applicant, requested conceptual approval of an exterior renovation, detached garage and swimming pool with modifications to the zoning standards for principal building square footage and principal building coverage. (TMS# 523-12-00-040)

Mr. Henderson stated that the home in question contains noncompliant heated and cooled area below base flood elevation and is therefore bound by the 50% substantial improvement regulations of the Flood Management Ordinance. The plans include interior and exterior renovations such as an addition of a detached garage, relocation of a driveway, and an addition of a swimming pool. The front façade changes would involve a demolition of the existing heated and cooled space on the second story and result in the addition of the master bedroom.

The shown vehicle parking adjacent to Poe Avenue would be required to be removed from the plans for noncompliance with the Z.O. The detached garage is exempt from the impervious coverage standards of the Z.O.

The Board all agreed that the application being submitted was acceptable.

Mrs. Bohan made a motion to approve this application for final. Mr. Wright seconded this motion. All were in favor. None opposed. Motion passed unanimously.

VI. ADJOURN- Mrs. Bohan made a motion to adjourn this meeting at 8:30 p.m. Mr. Coish seconded this motion. All were in favor. None opposed. Motion passed unanimously.


Steve Herlong, Chairman


Date


Beverly Bohan, Vice-Chairman


Date

SIGN IN SHEET
DESIGN REVIEW BOARD
PRESENTATION

September 19, 2018

NAME Rachel Burton
ADDRESS 814 N Cedar St, Summerville
APPLICATION INFORMATION 1730 Thompson Final Approval.

NAME Stephaney Abilon
ADDRESS 2513 Ion
APPLICATION INFORMATION 2508 Atlantic Ave

NAME John Van Hines John Hines
ADDRESS 1406 Thompson Ave
APPLICATION INFORMATION 2508 Atlantic Ave

NAME FRED THOMPSON
ADDRESS 1734 MIDDLE ST
APPLICATION INFORMATION APPLICANT

Name DAVID SEAY
ADDRESS 1741 ION AVE ON ATLANTIC 8437646220
APPLICATION INFORMATION APPLICANT

NAME Tim Bouch
ADDRESS Corner
APPLICATION INFORMATION

Margaret

2508 Ion

Cindy &
Blaine
Twining

SIGN IN SHEET
DESIGN REVIEW BOARD
PRESENTATION
September 19, 2018

NAME _____
ADDRESS _____
APPLICATION INFORMATION _____

NAME Margaret Bruch
ADDRESS 2508 1st Ave.
APPLICATION INFORMATION 2508 Atlantic Ave.

NAME Tim Bouch
ADDRESS 2508 10N
APPLICATION INFORMATION 2505 10N Now called
2508 Atlantic

NAME Roy Williams
ADDRESS 2513 1st Ave, Sullivan's Island
APPLICATION INFORMATION 2508 Atlantic Ave

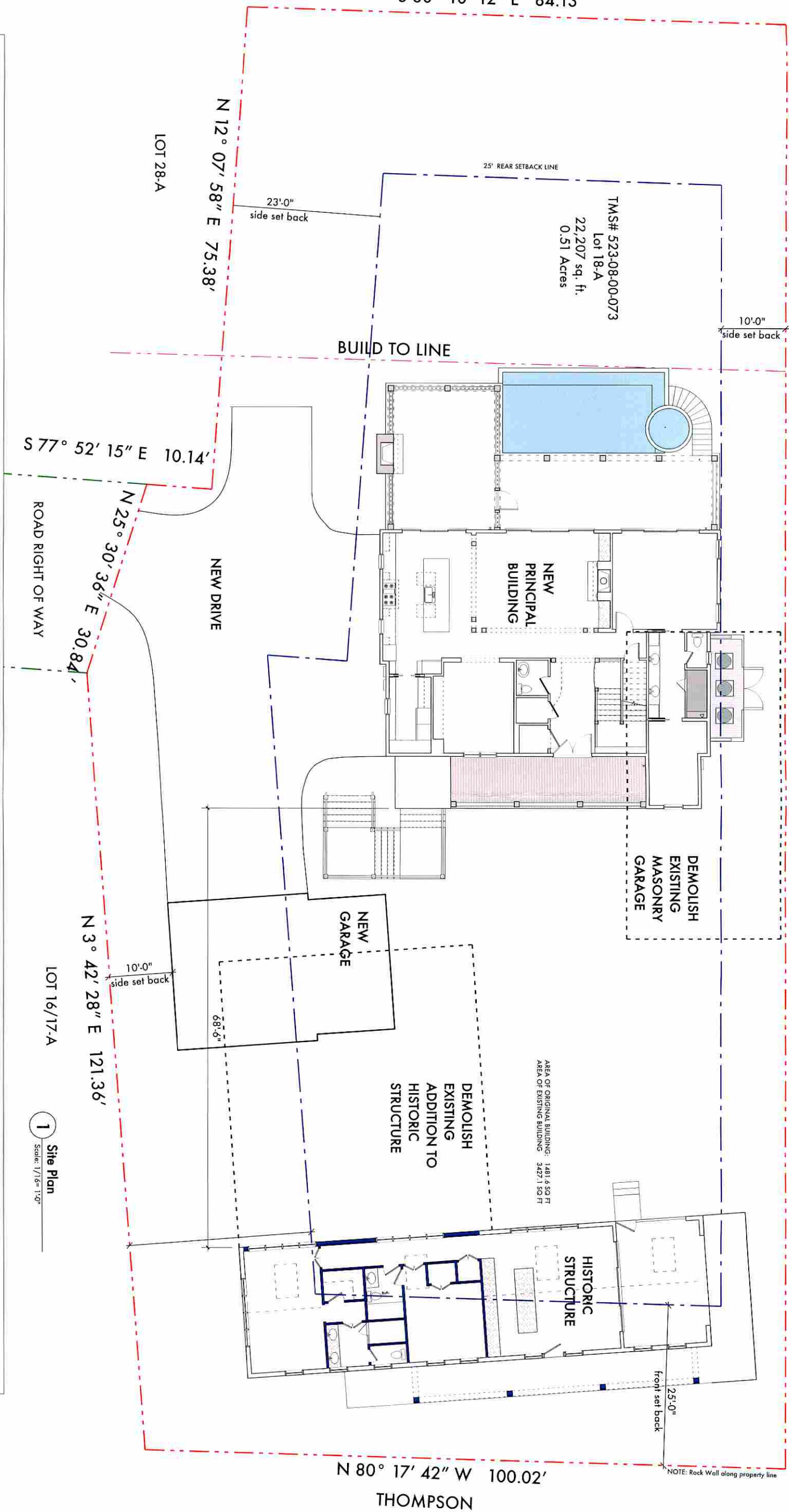
Name _____
ADDRESS _____
APPLICATION INFORMATION _____

NAME _____
ADDRESS _____
APPLICATION INFORMATION _____

S 7° 57' 48" W 225.17'

LOT 19-A

Exhibit One



NOTE: Rock Wall along property line

No.	Issued For	Date
1	Issued For Conceptual DRB Review	Dec 22, 2016
2	Issued For Conceptual DRB Review	Jan 20, 2017

Stamps

NOT FOR CONSTRUCTION

Jan 20, 2017

**SWALLOWTAIL
ARCHITECTURE, LLC**
ARCHITECTURE AND INTERIOR DESIGN

843-885-9400 • SwallowtailArchitecture.com
760 Travelers Blvd. Suite 1, Summerville, SC 29485

SWALLOWTAIL

PENNINGTON

1730 THOMPSON AVENUE
SULLIVAN'S ISLAND, South Carolina

Plot Date
2/11/17

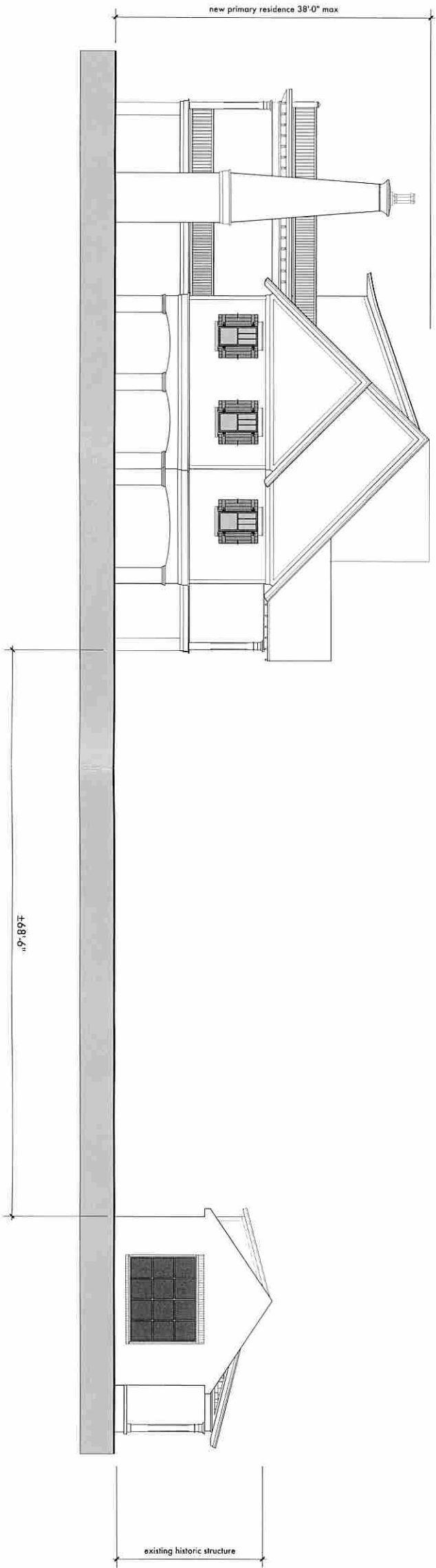
Checked BR

RBDrawing Title

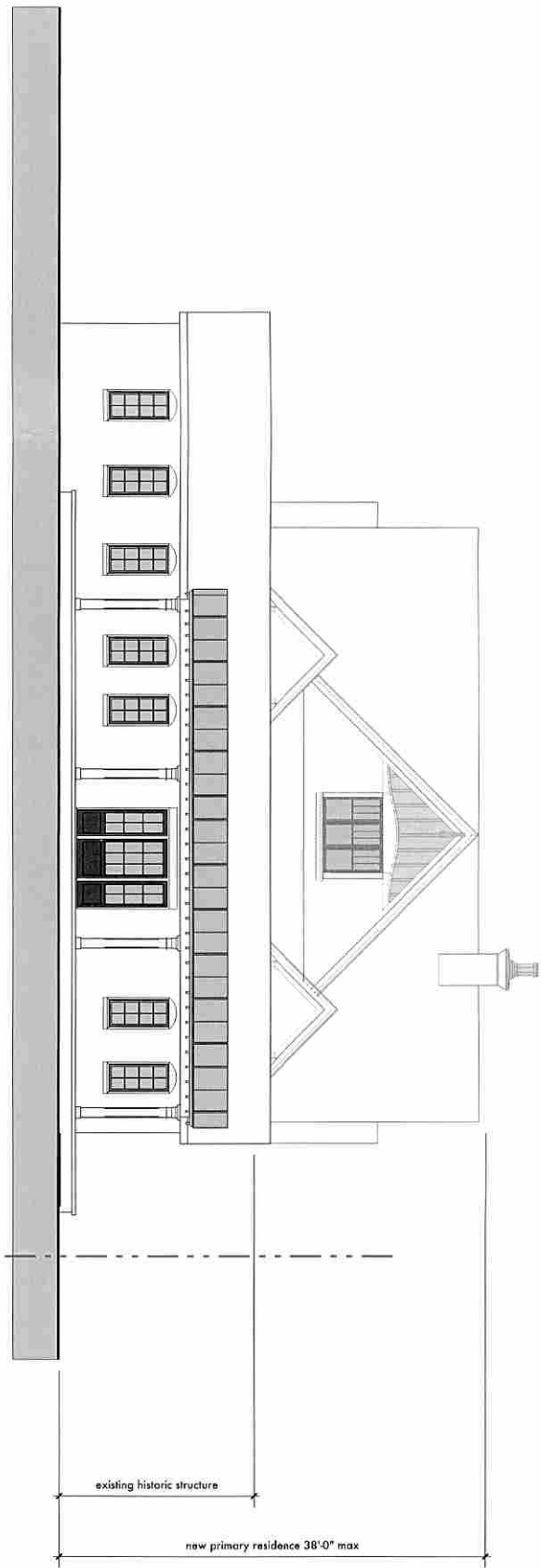
Site Plan

Drawing No

CT.1



2 Left Side Elevation of Site
Scale: 1/16" = 1'-0"



1 Street Elevation
Scale: 1/16" = 1'-0"

Stamps	No.	Issued For	Date
	1	Issued For Conceptual DRB Review	Dec 22, 2016
	2	Issued For Conceptual DRB Review	Jan 20, 2017

NOT FOR CONSTRUCTION

SWALLOWTAIL ARCHITECTURE, LLC
Summerville, SC
No. 100780
Jan 20, 2017

REGISTERED ARCHITECT
BURTON
Summerville, SC
No. 8440

SWALLOWTAIL ARCHITECTURE, LLC
ARCHITECTURE AND INTERIOR DESIGN

843-885-9400 • SwallowtailArchitecture.com
760 Travelers Blvd, Suite 1, Summerville, SC, 29485

PENNINGTON

1730 THOMPSON AVENUE
SULLIVAN'S ISLAND South Carolina

Pilot Date
2/11/17

Checked
RB

Drawn
RB

Drawing Title
Site Elevations

Drawing No.
A2.1

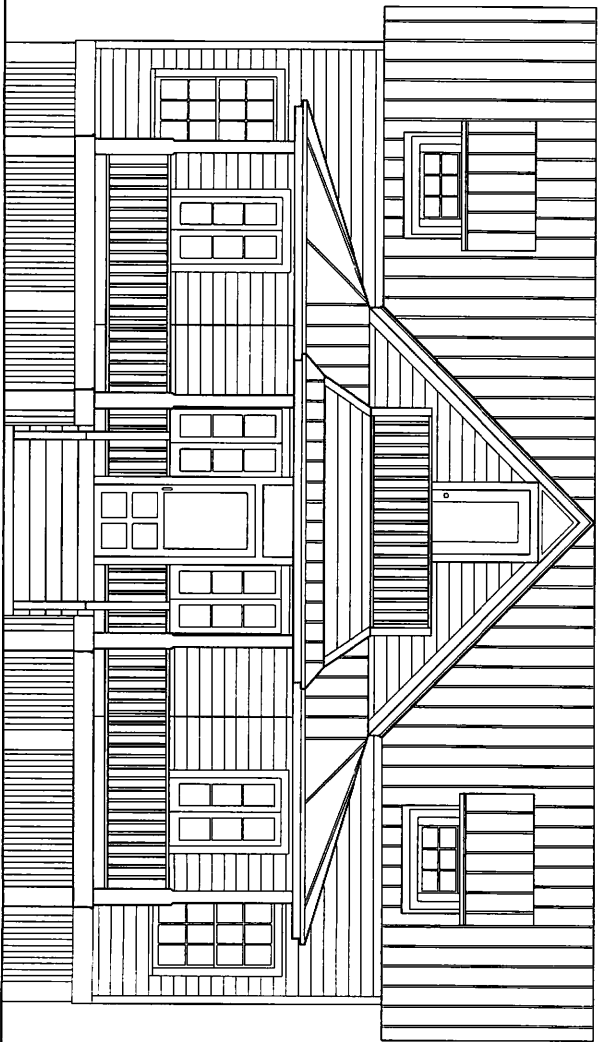


Exhibit two

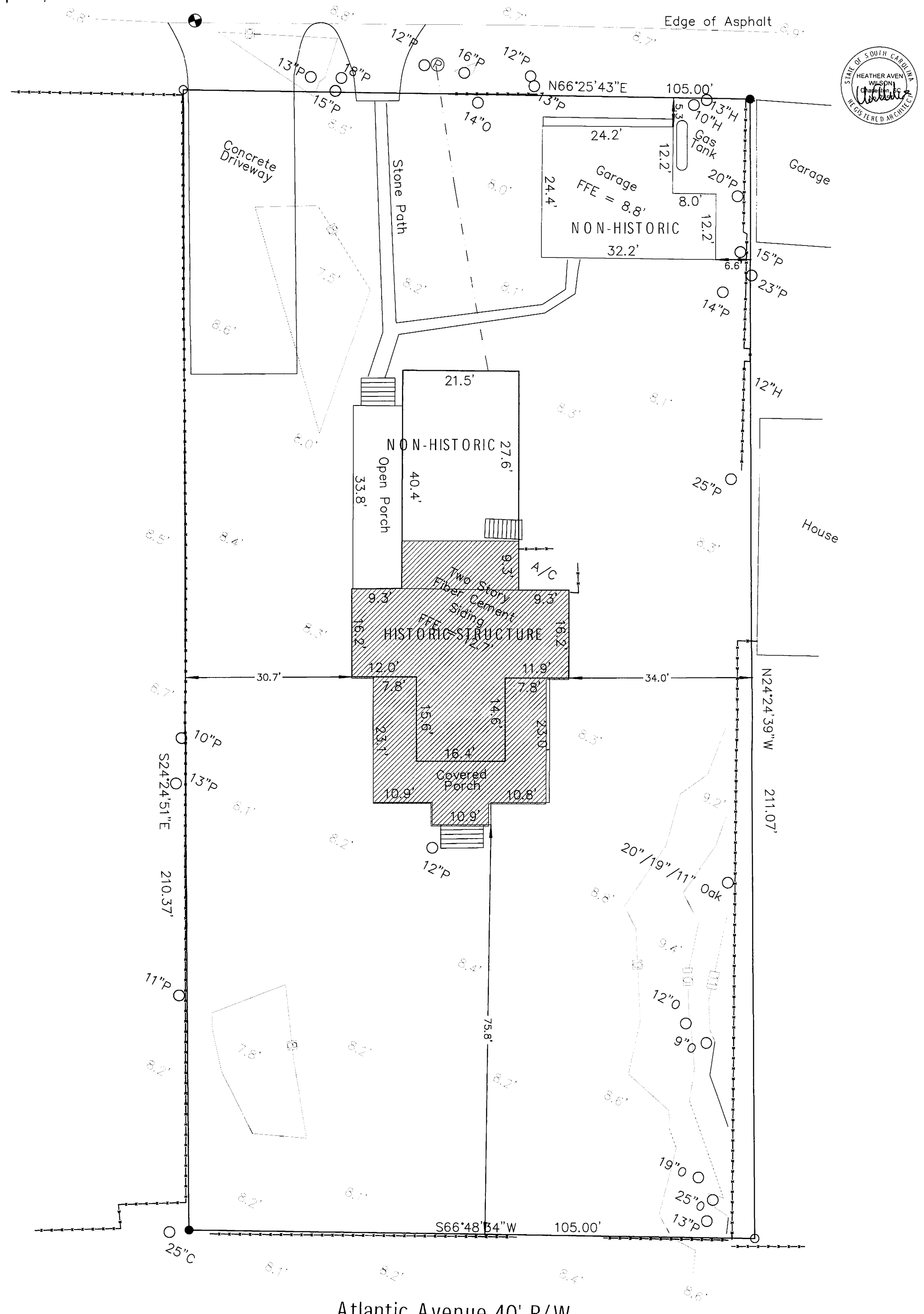


INDEX

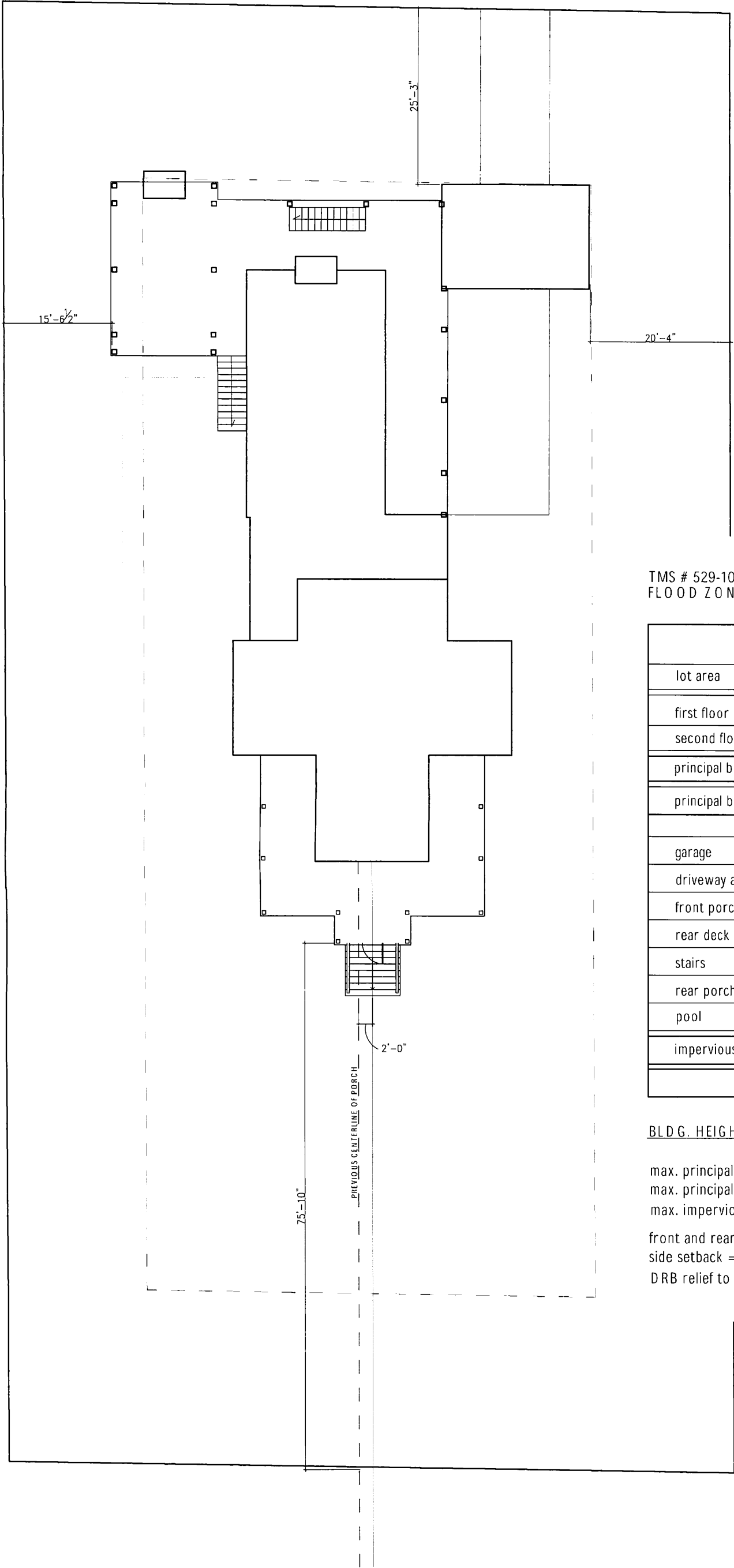
S1	SURVEY
S2	PROPOSED SITE PLAN
X1.1	EXISTING FIRST FLOOR PLAN
X1.2	EXISTING SECOND FLOOR PLAN
A1.1	PROPOSED FIRST FLOOR PLAN
A1.2	PROPOSED SECOND FLOOR PLAN
A1.3	PROPOSED ROOF PLAN
A2.1	EXISTING AND PROPOSED SOUTH ELEVATION
A2.2	EXISTING AND PROPOSED WEST ELEVATION
A2.3	EXISTING AND PROPOSED NORTH ELEVATION
A2.4	EXISTING AND PROPOSED EAST ELEVATION
A2.5	EXISTING AND PROPOSED SECTION E



LOGAN RESIDENCE



ION AVENUE (40' R/W)



TMS # 529-10-00-038
FLOOD ZONE: VE-16

	EXISTING	PROPOSED	ALLOWABLE
lot area	22,122 s.f.	22,122 s.f.	
first floor heated	1,788 s.f.	2,476 s.f.	
second floor heated	668 s.f.	1,560 s.f.	
principal building coverage	1,788 s.f.	2,476 s.f.	3,318 s.f.
principal bldg. area	2,446 s.f.	4,036 s.f.	4,112 s.f.
garage	685 s.f.	—	
driveway and walks	743 s.f.	510 s.f.	
front porch	547 s.f.	547 s.f.	
rear deck	338 s.f.	—	
stairs	91 s.f.	102 s.f.	
rear porch	—	1,071 s.f.	
pool	—	348 s.f.	
impervious coverage	4,739 s.f.	5,054 s.f.	6,636 s.f.
	21%	22%	30%

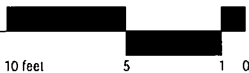
BLDG. HEIGHT : 37'-0'

max. principal building area = (22,122-5,000sf) / 10 + 2400 = 4,112 sf
max. principal building coverage = (22,122 x .15) = 3,318 sf
max. impervious coverage area = (22,122 x .30) = 6,636 sf
front and rear setback : 25'
side setback = 40' (15' min.)
DRB relief to be requested on 09/19/18: 5' side setback relief

Atlantic Avenue 40' R/W

SITE PLAN PROPOSED

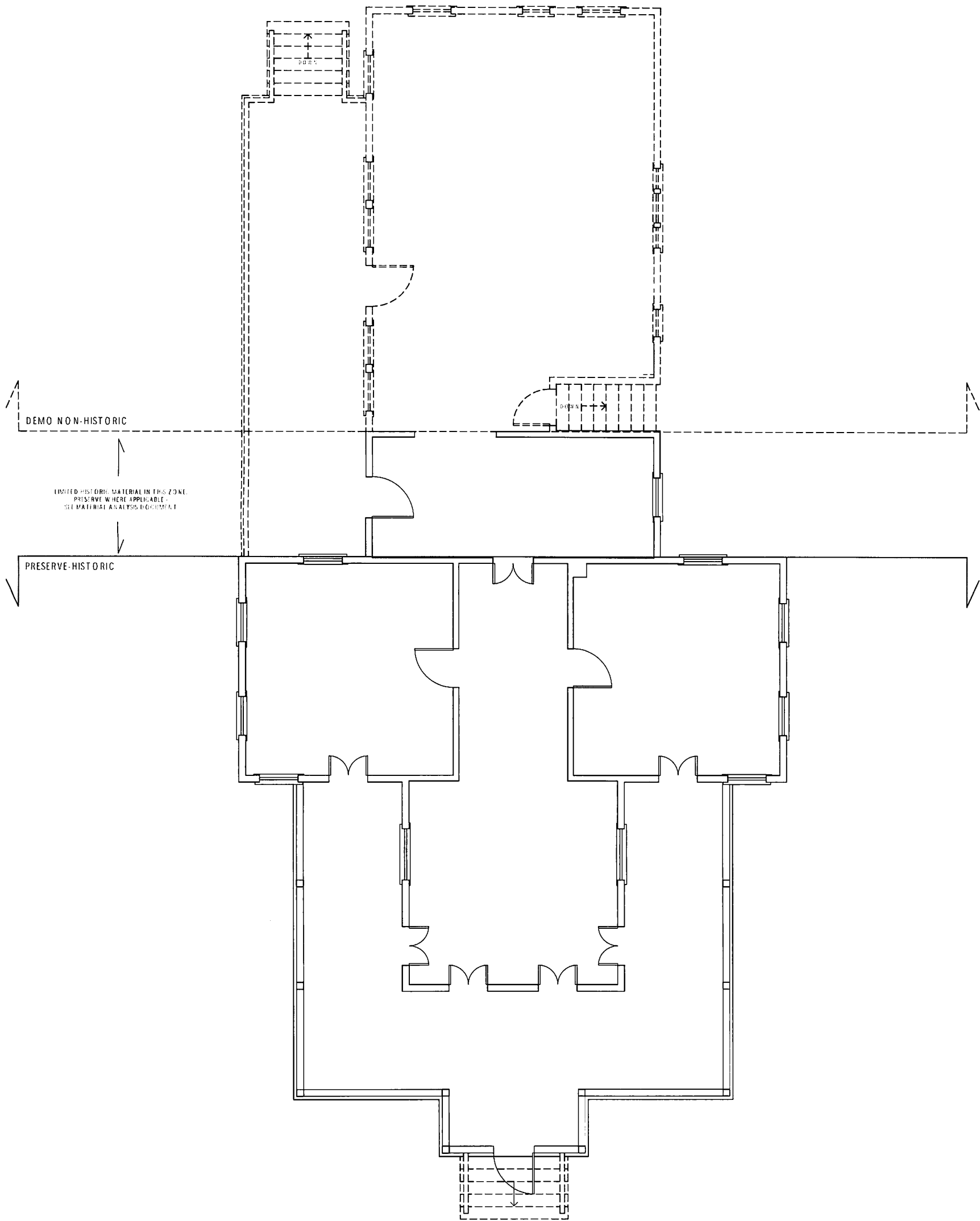
SCALE: 1/16" = 1'-0"



DEMO NON-HISTORIC GARAGE



NOTE: EXISTING DRIVEWAY AND STONE WALK TO BE REMOVED.
REMOVE APRON AT STONE PATH

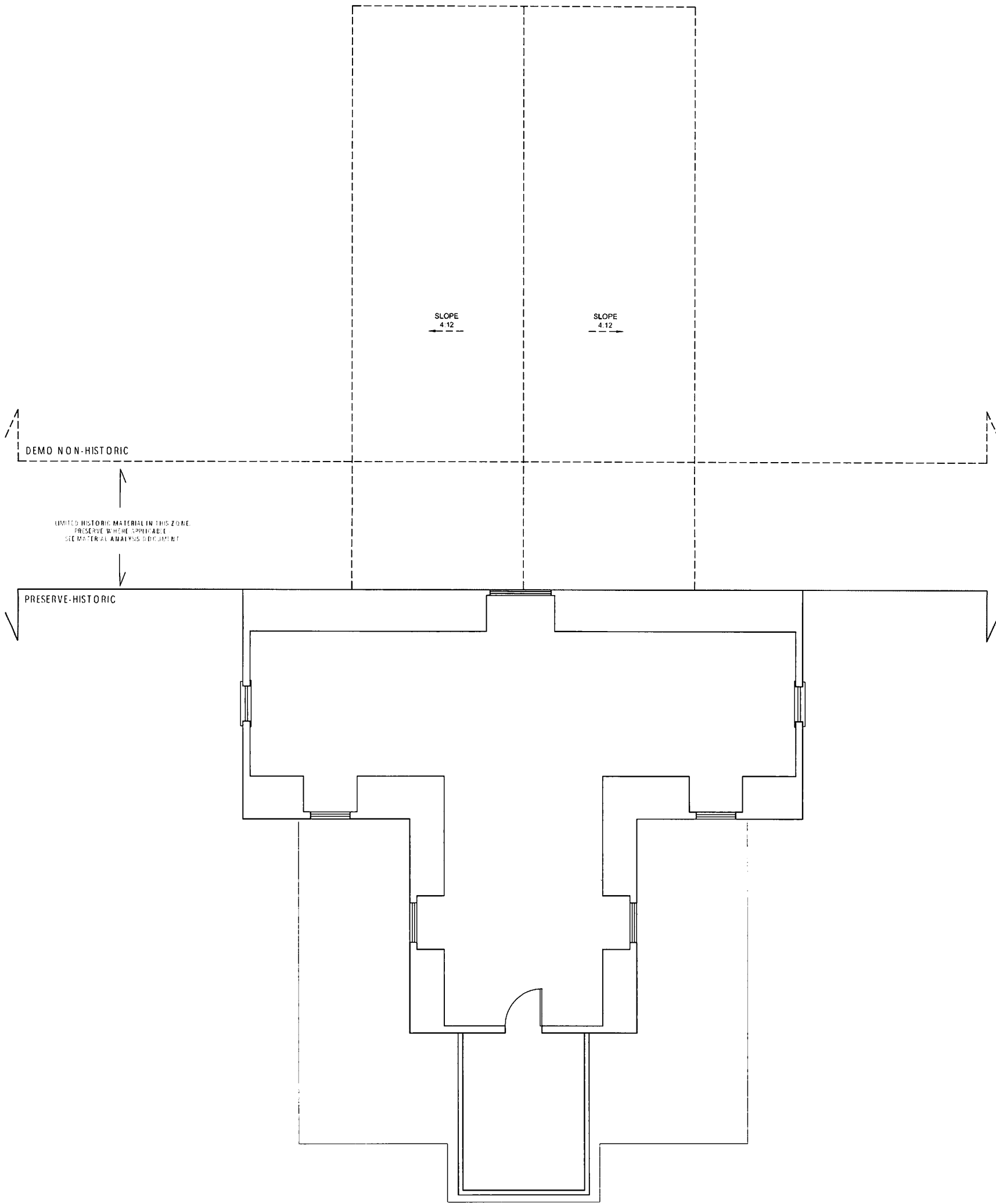


FIRST FLOOR PLAN EXISTING

SCALE: 1/8" = 1'-0"

[] DEMO

DEMO NON-HISTORIC GARAGE

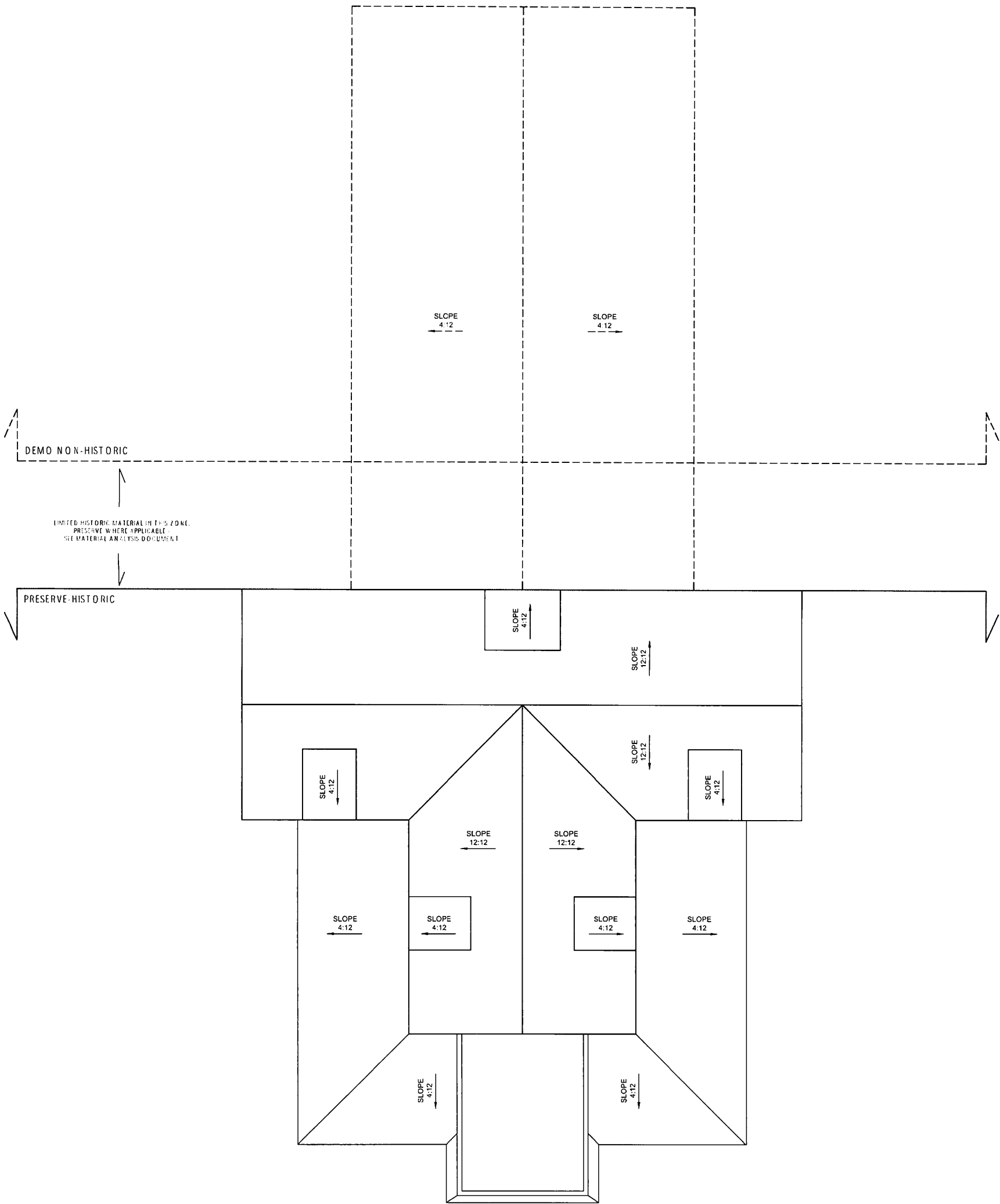
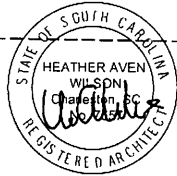


SECOND FLOOR PLAN EXISTING

SCALE: 1/8" = 1'-0"

[] DEMO

DEMO NON-HISTORIC GARAGE

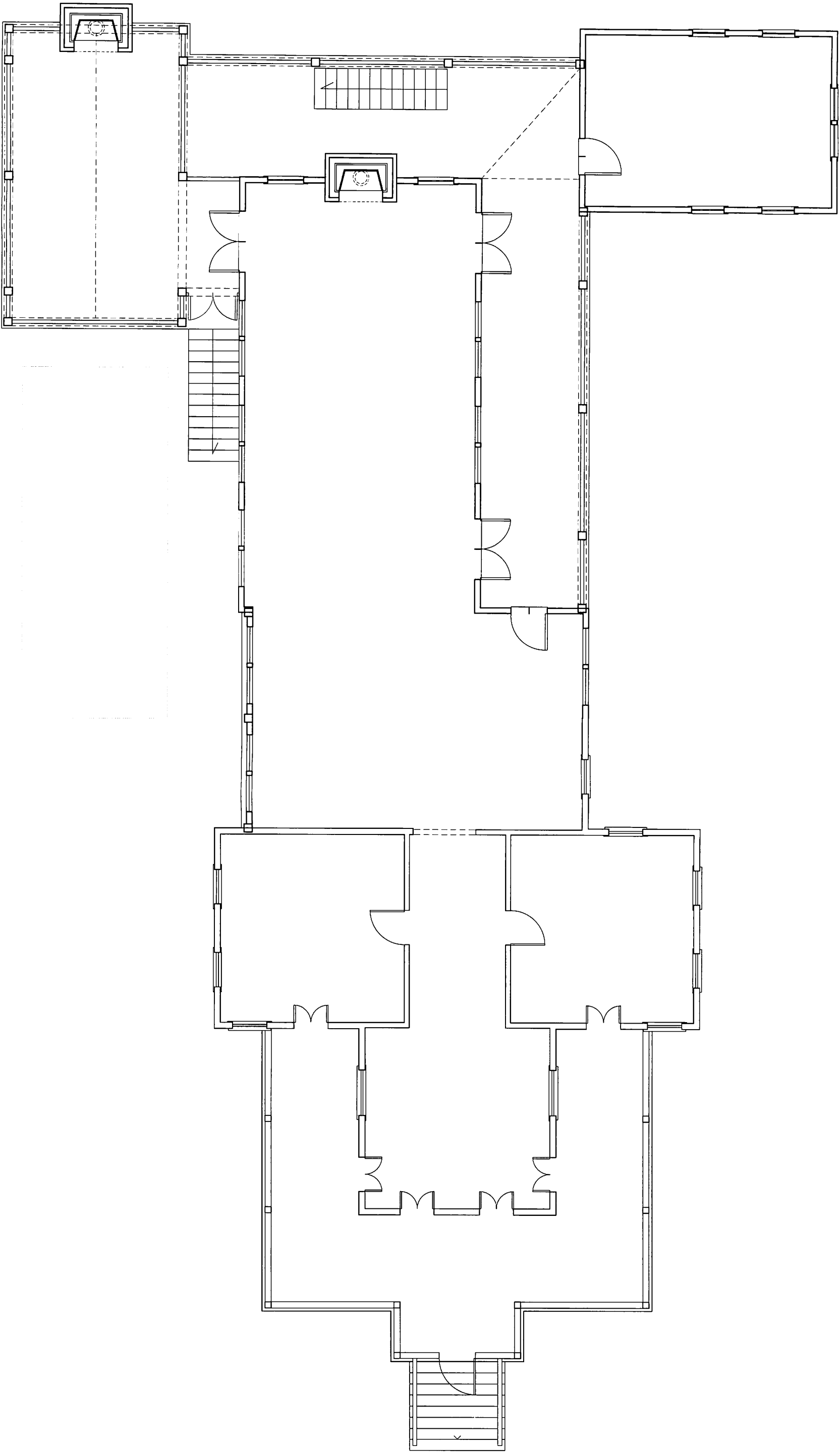


ROOF PLAN PROPOSED

SCALE: 1/8" = 1'-0"

[] DEMO





FIRST FLOOR PLAN PROPOSED

SCALE: 1/8" = 1'-0"



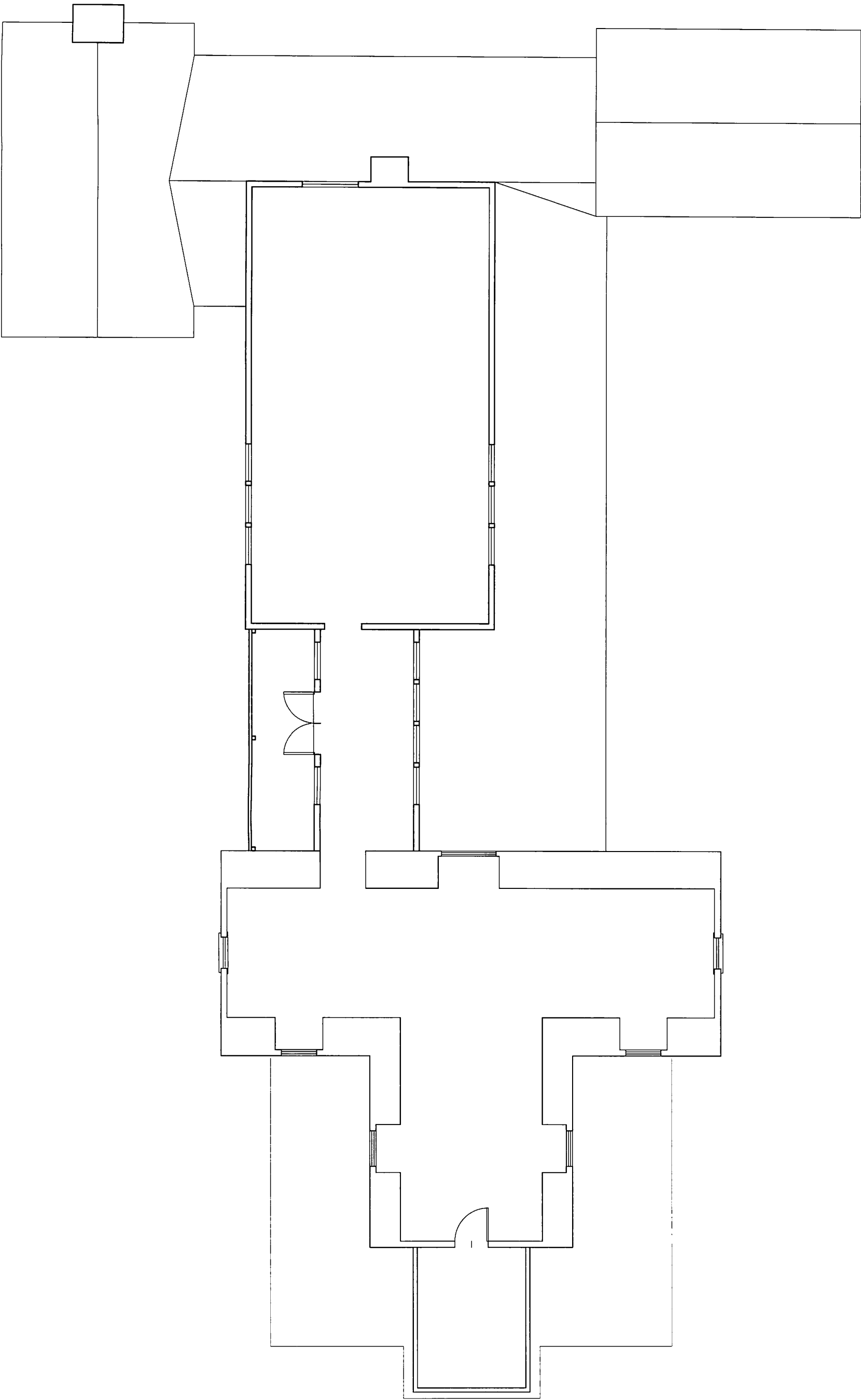
08.28.18

LOGAN RESIDENCE, 2508 ATLANTIC AVENUE, SULLIVANS ISLAND, SC 29482

heather a wilson architect 734 nitt street mount pleasant south carolina 29464 843.814.2031

A1.1

PROPOSED FIRST FLOOR PLAN



SECOND FLOOR PLAN PROPOSED

SCALE: 1/8" = 1'-0"



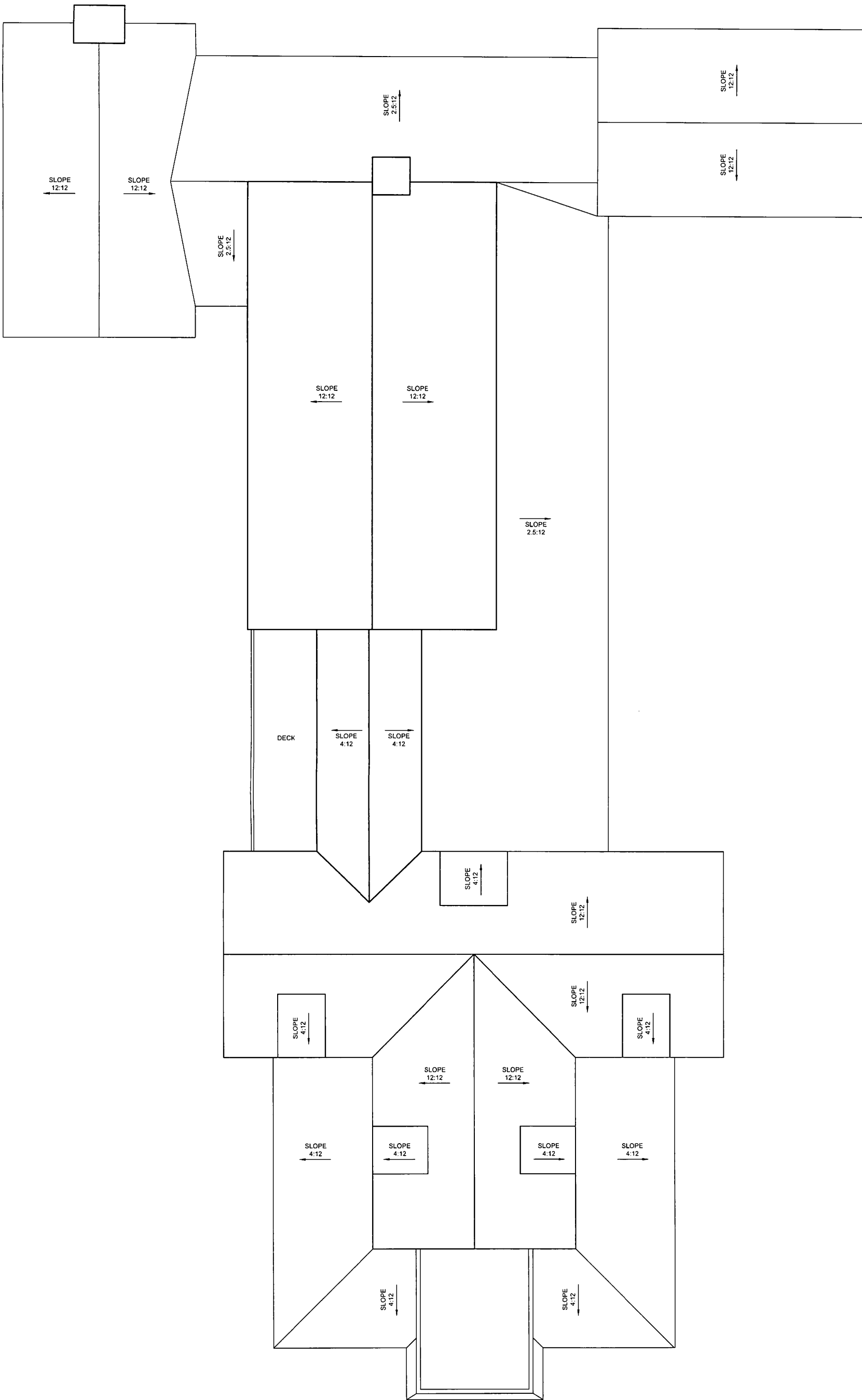
08.28.18

LOGAN RESIDENCE, 2508 ATLANTIC AVENUE, SULLIVANS ISLAND, SC 29482

heather a wilson, architect, 734 pitt street mount pleasant, south carolina 29464 843.814.2031

PROPOSED SECOND FLOOR PLAN

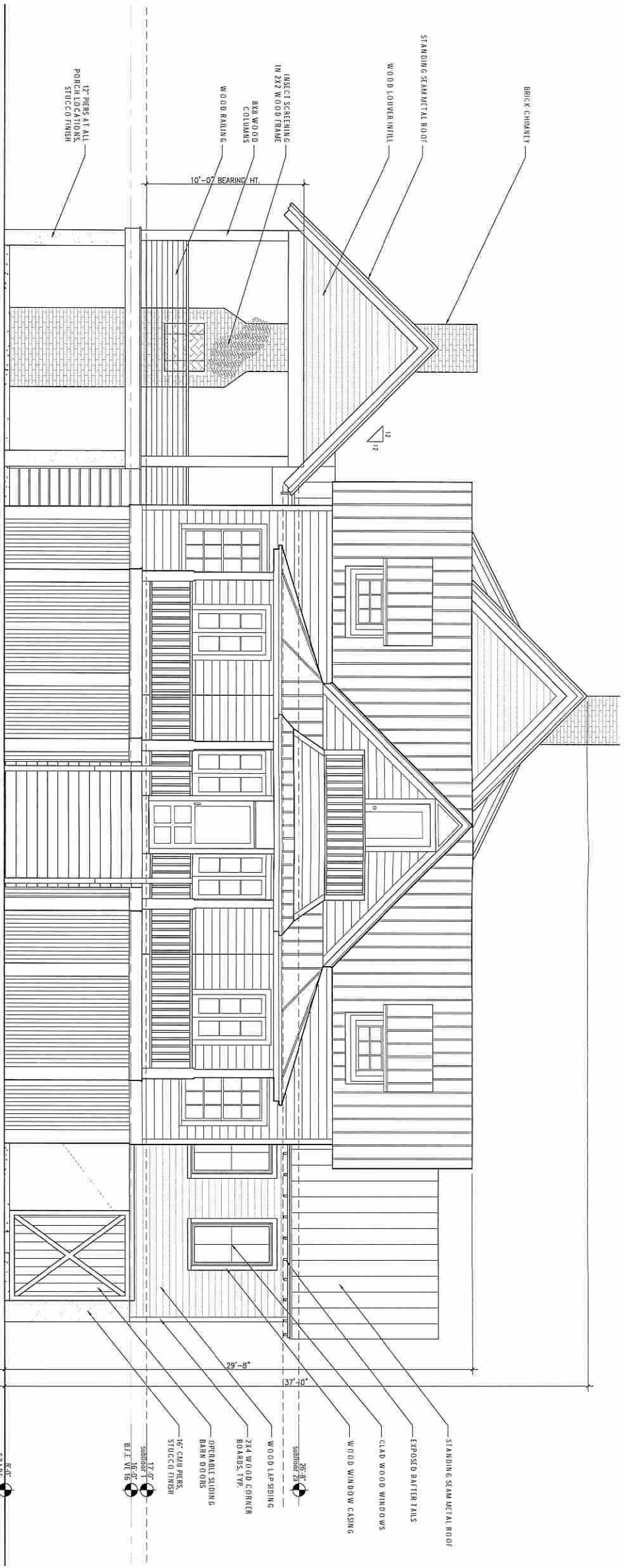
A1.2



ROOF PLAN PROPOSED

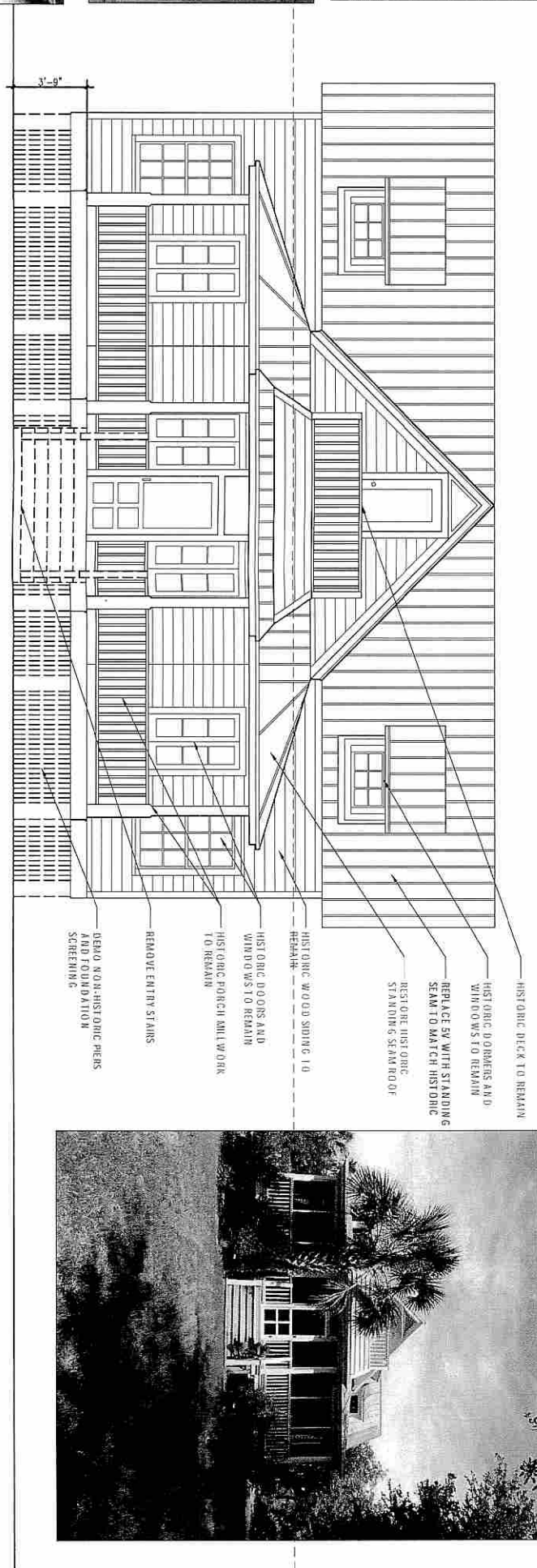
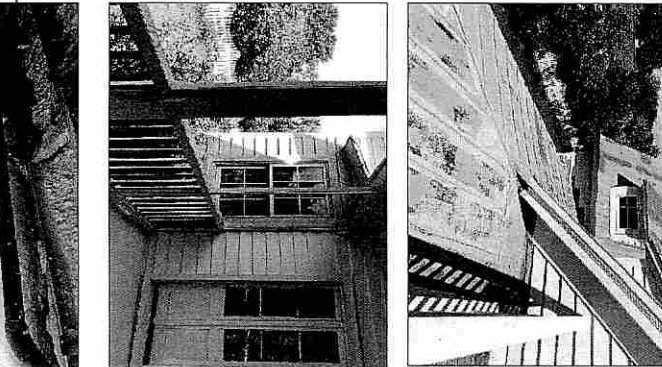
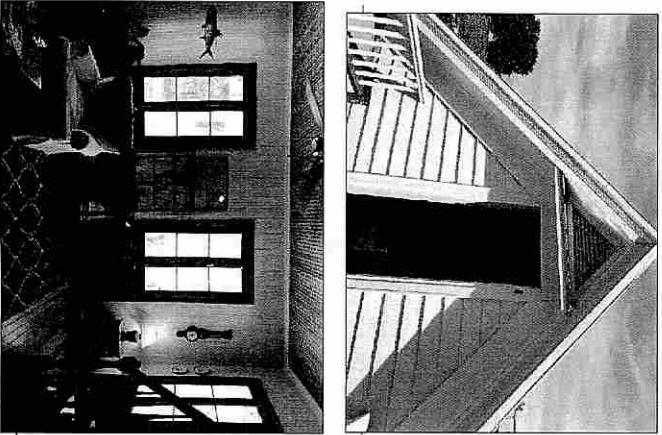
SCALE: 1/8" = 1'-0"





SOUTH ELEVATION PROPOSED

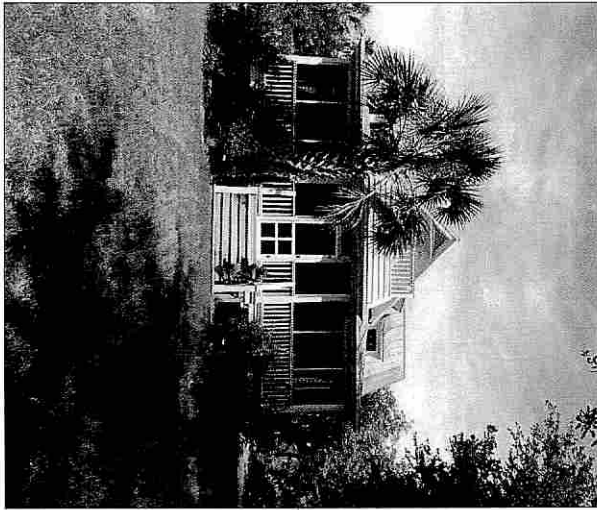
SCALE: 1/8" = 1'-0"

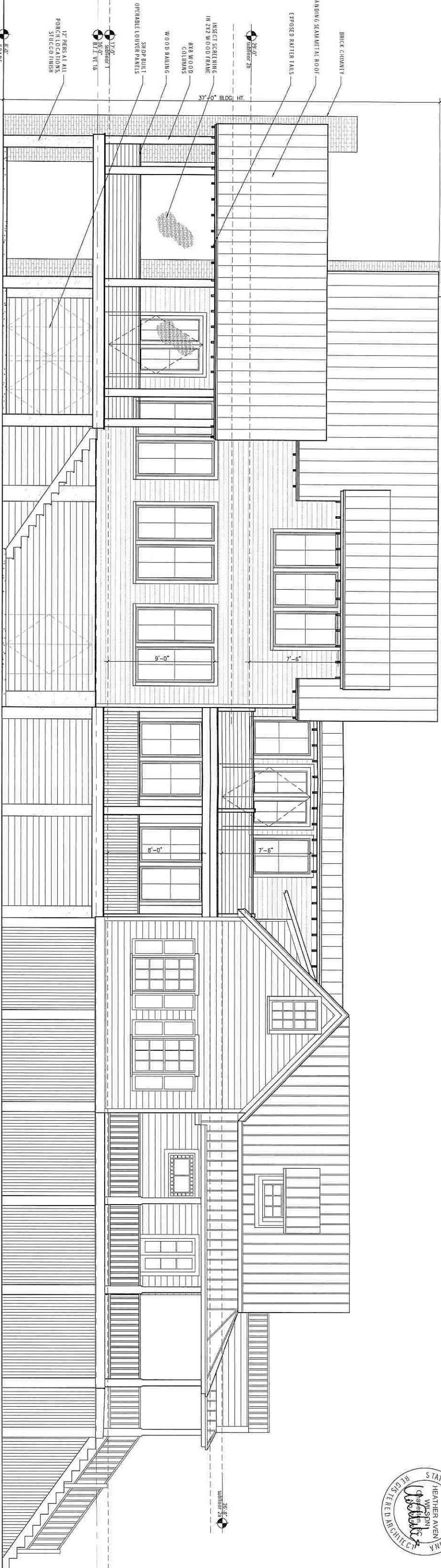


SOUTH ELEVATION EXISTING

SCALE: 1/8" = 1'-0"

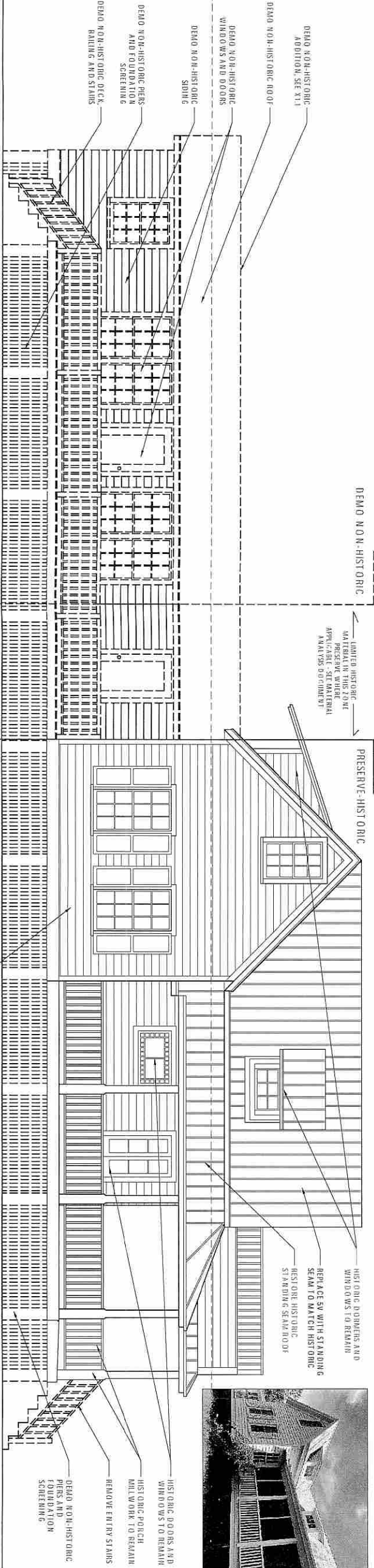
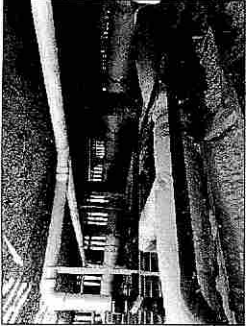
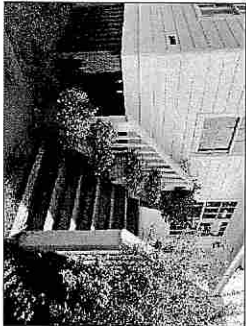
DEMO





WEST ELEVATION PROPOSED

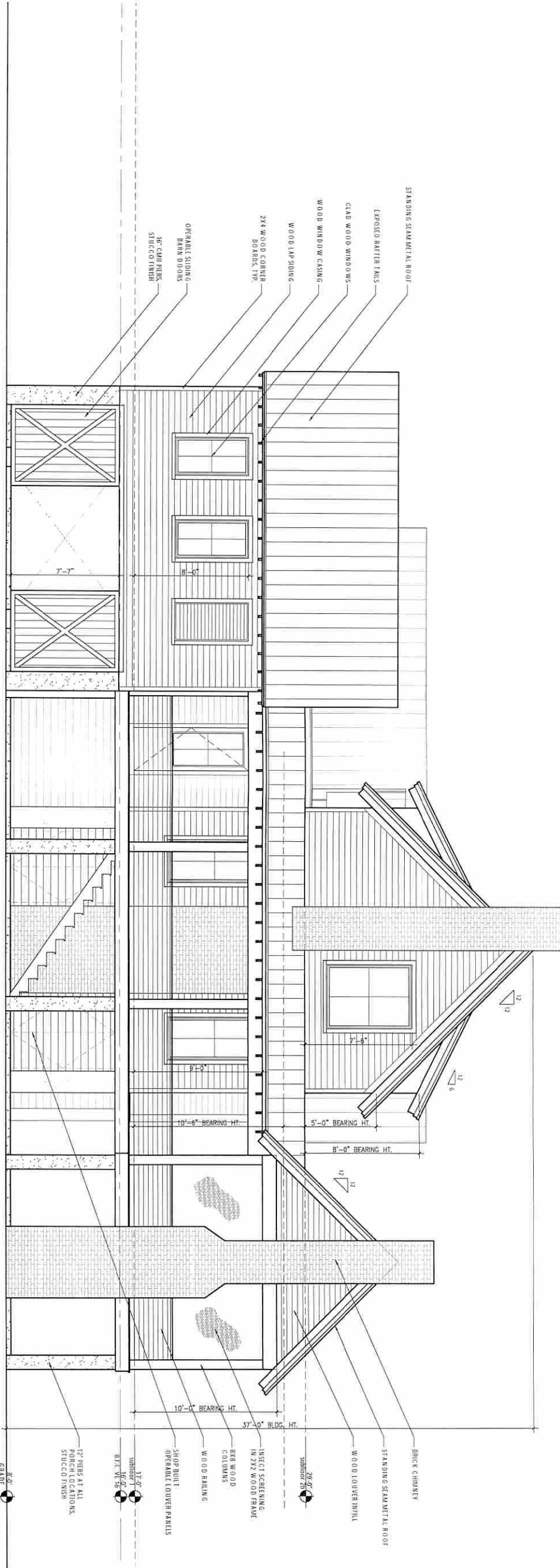
SCALE: 1/8" = 1'-0"



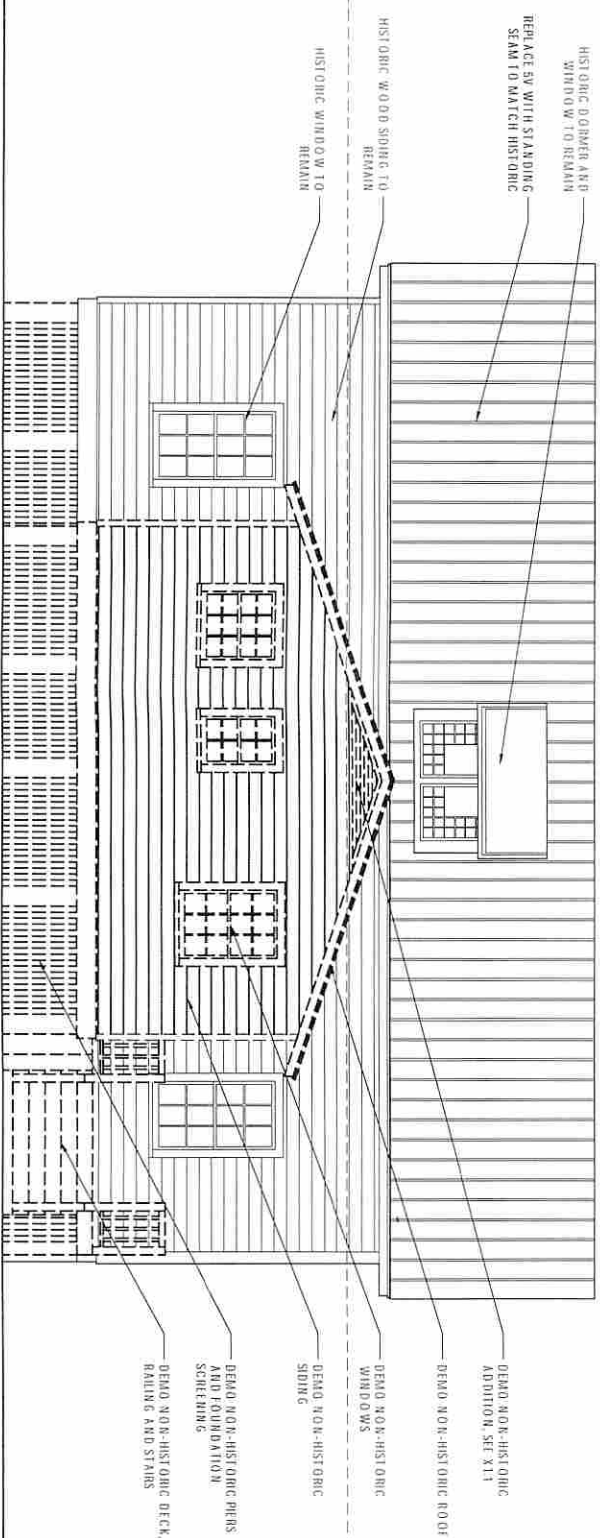
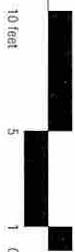
WEST ELEVATION EXISTING

SCALE: 1/8" = 1'-0"

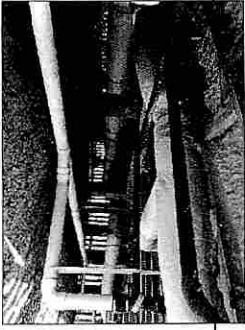
DEMO

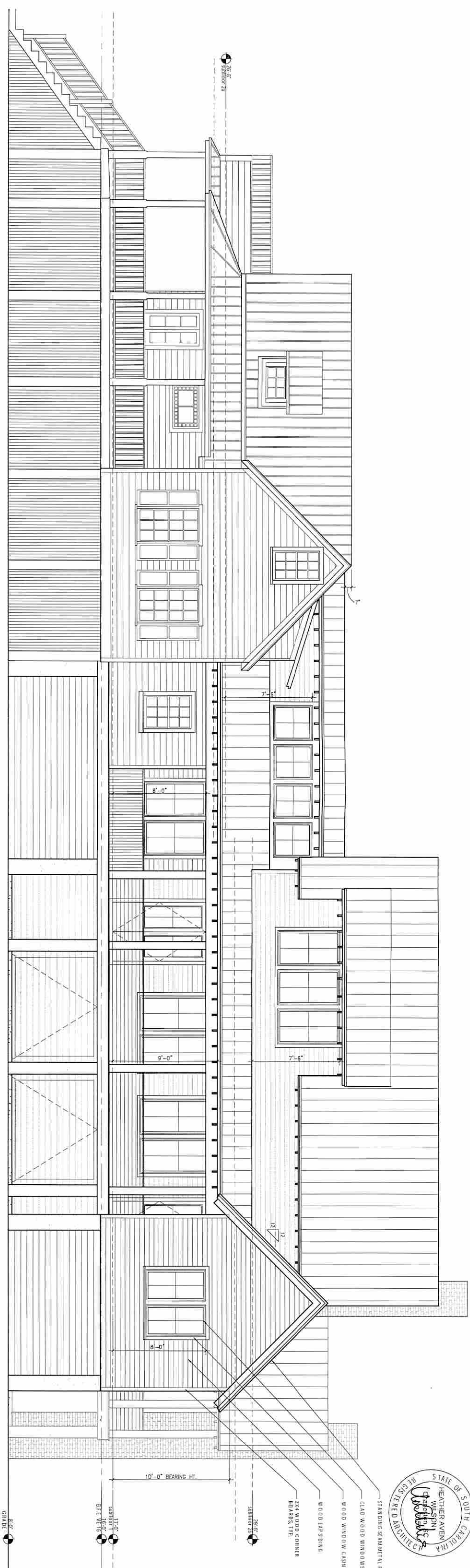


SCALE: 1/8" = 1'-0"



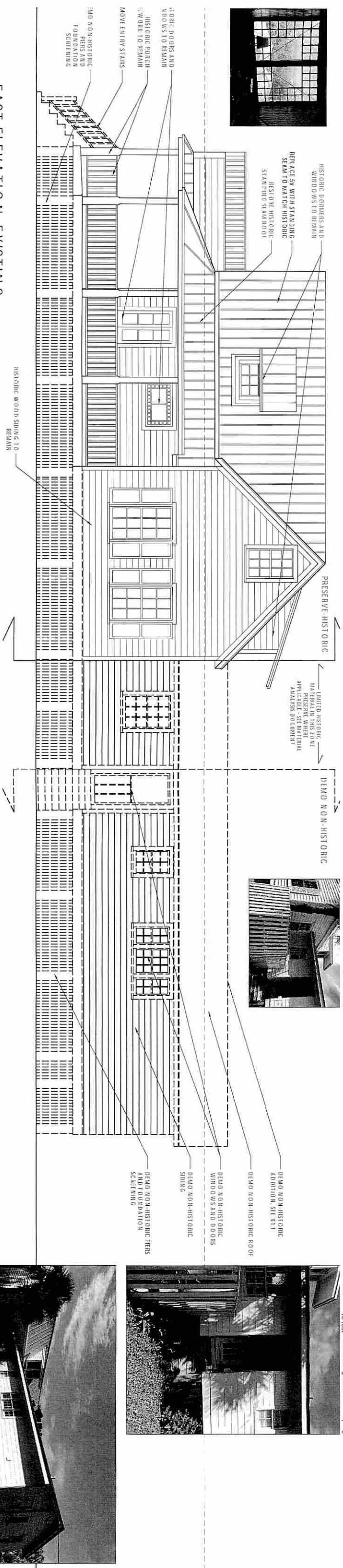
SCALE: 1/8" = 1'-0"





EAST ELEVATION PROPOSED

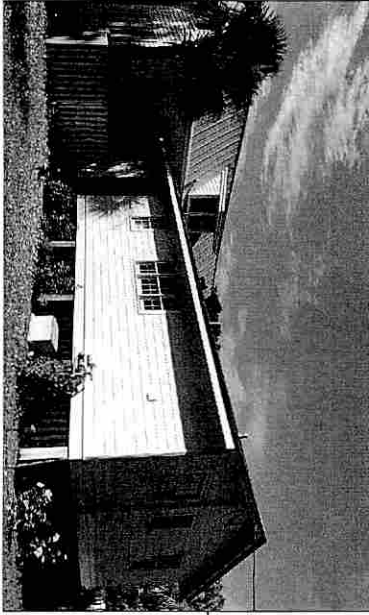
SCALE: 1/8" = 1'-0"



EAST ELEVATION EXISTING

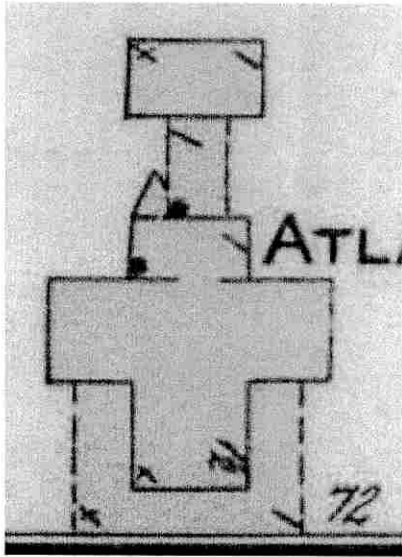
SCALE: 1/8" = 1'-0"

DEMO

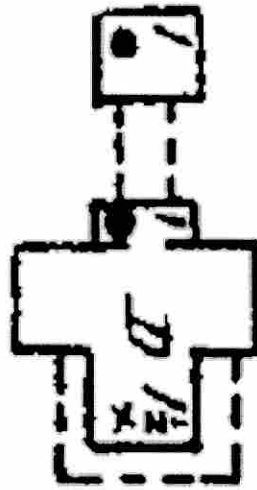


2505 Ion Avenue
Review of Additions to Original Structure
August 2018

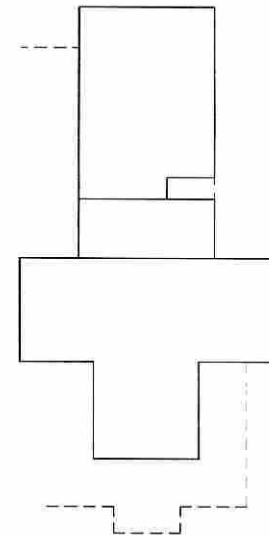
According to historic Sanborn Maps, the house at 2505 Ion Avenue once consisted of a one and a half story front section (facing southeast and referred to as Section 1 below) with a one story room on the back (referred to as Section 2 below). Beyond the one story room was a breezeway leading to a small one story building (together referred to as Section 3 below). Today, the one and a half story portion of the house remains in the same configuration, but the breezeway and one story building behind have been modified. The purpose of this study is to determine what, if any, historic material remains beyond the front section of the house.



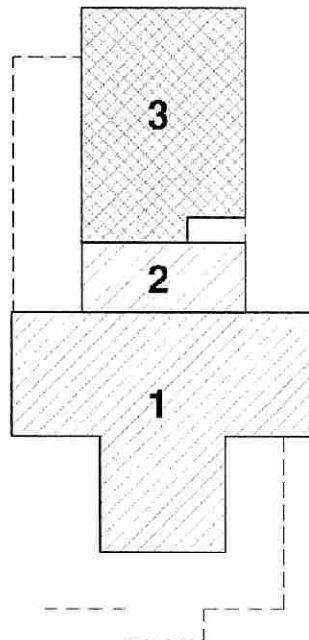
1912 Sanborn Map



1938 Sanborn Map

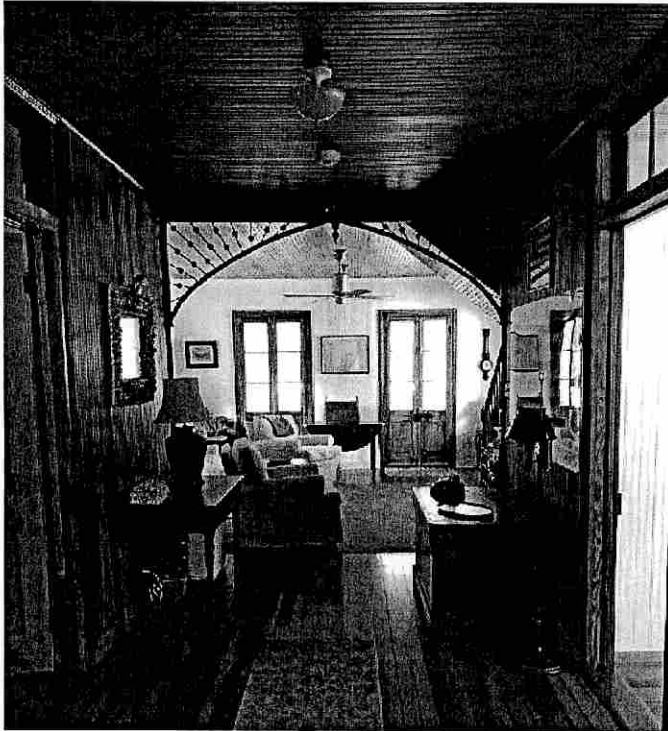


Current

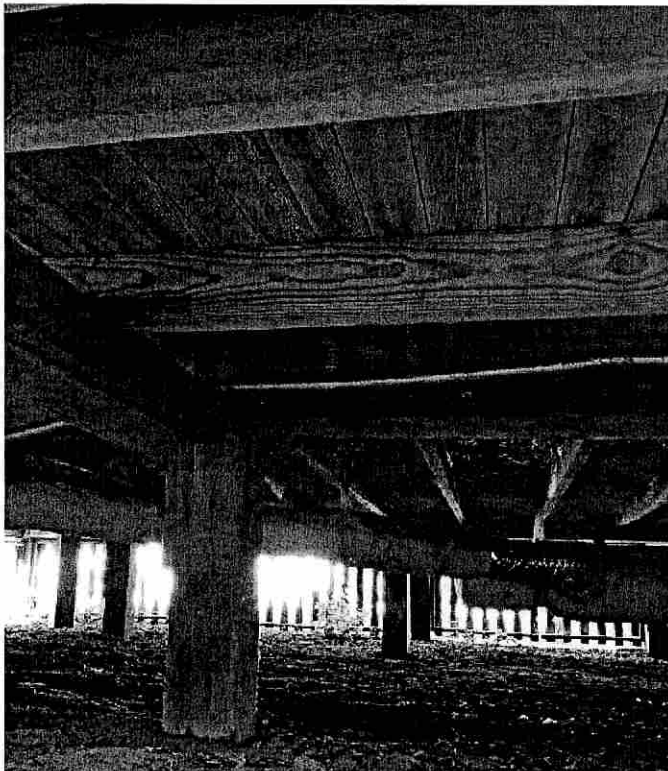


Current plan key with sections based on changes previously made to the house.

Section 1 of 2505 l'On Avenue contains a large amount of historic fabric. This includes interior finishes, double doors leading onto the porch, and some windows. The foundation piers are modern, indicating that the house may have been lifted. The floor framing contains both old and new wooden members.



Historic materials are present throughout the portion of the house labeled as Section 1.

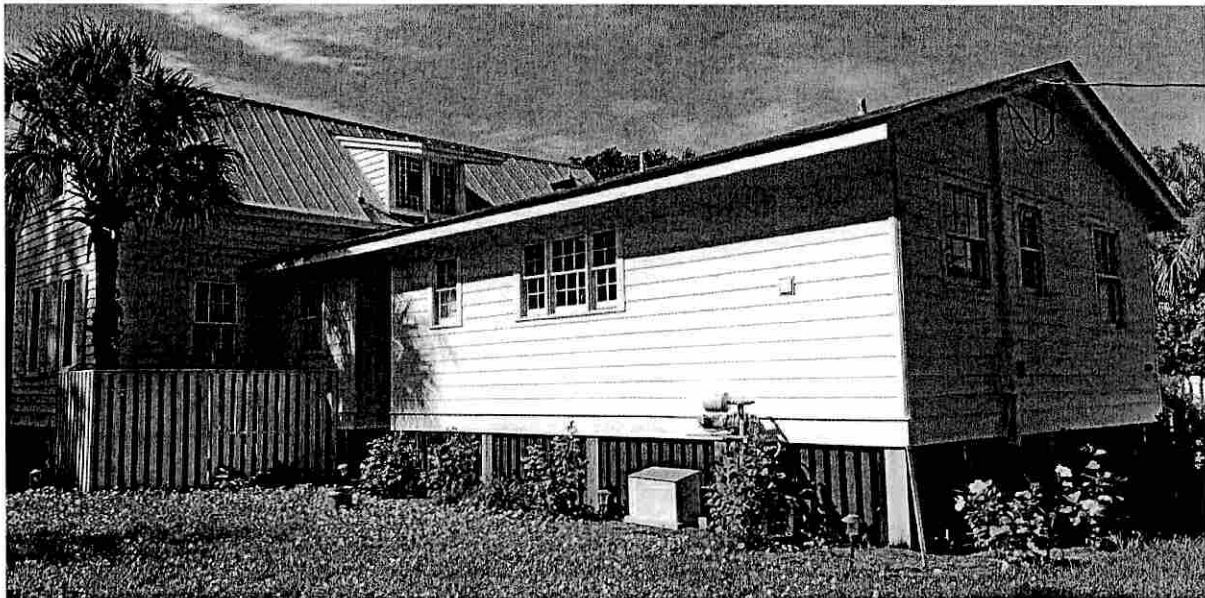


The floor framing underneath Section 1 appears to contain a mix of old and new lumber. The wooden foundation piers are modern.

Section 2 is present on the Sanborn Maps, and has roughly the same configuration today. The interior contains built-in corner cabinets that seem to be historic, and were likely part of the room originally. However, no other historic materials are apparent. The flooring matches the flooring of the addition (Section 3) with no seams between the two sections. Of the visible floor framing, none appears to be historic. Like the flooring, the roof over this section is seamless with that of Section 3 and does not contain historic materials.

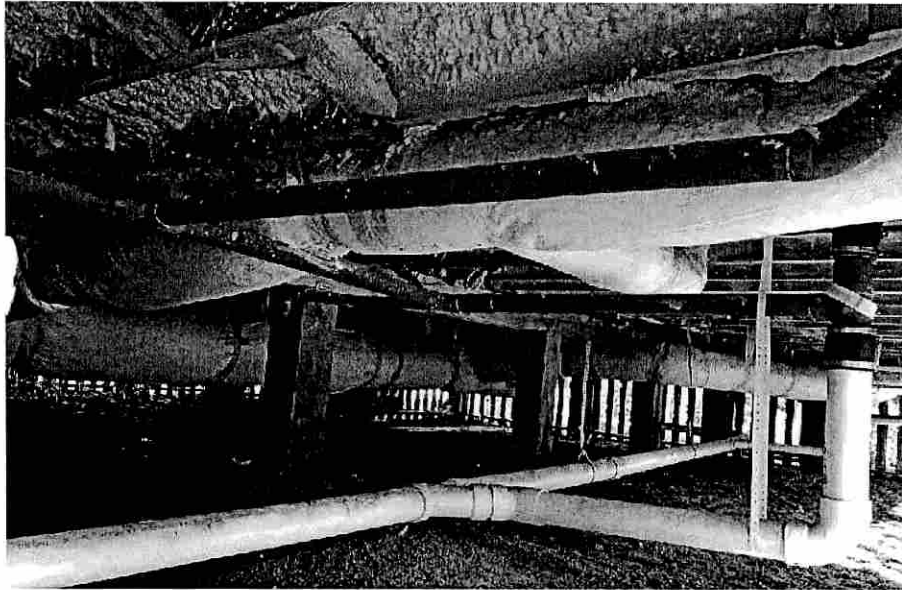


Modern exterior door and historic built-in cabinet in Section 2 of the house. Through the doorway on the right, the photo looks into Section 3. The flooring is seamless between these two sections.

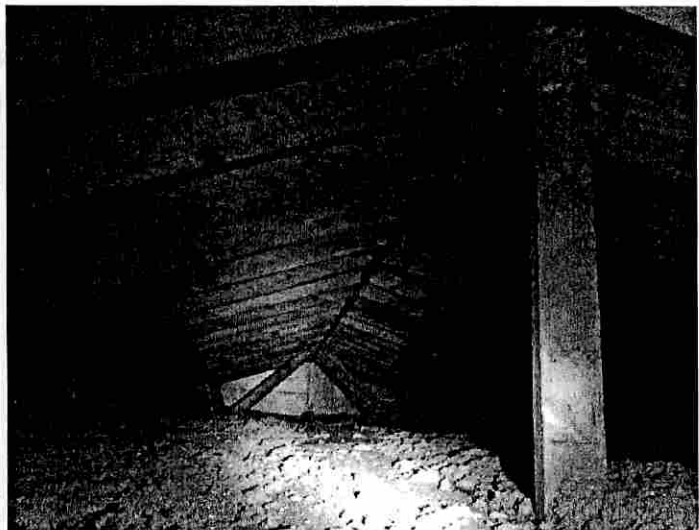


From left to right, the above image shows Section 1 (one and a half stories), Section 2 ending at the inset door opening, and Section 3, which includes the door opening and continues to the right. The roof of Sections 2 and 3 is seamless.

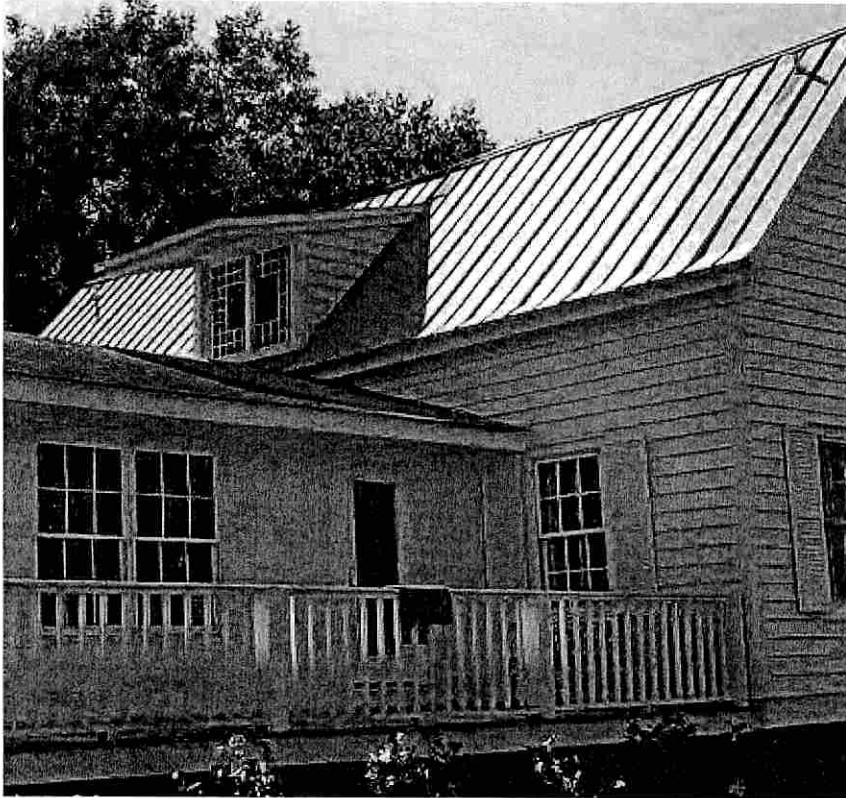
The back portion of 2505 l'On, labeled as Section 3 in this report, contains no discernible historic material. The siding, windows, doors, interiors, floor framing and roof framing are all modern. The addition itself seems to follow the general footprint of the breezeway and detached one story building, with infill to create a continuous line along the side walls. A modern deck has been added outside of that extended footprint. While the footprint of Section 3 does mimic the look that the infilled breezeway might have, a lack of historic framing materials indicates that it is of modern construction, and is not a modified historic structure.



The floor framing of Sections 2 and 3 is modern.



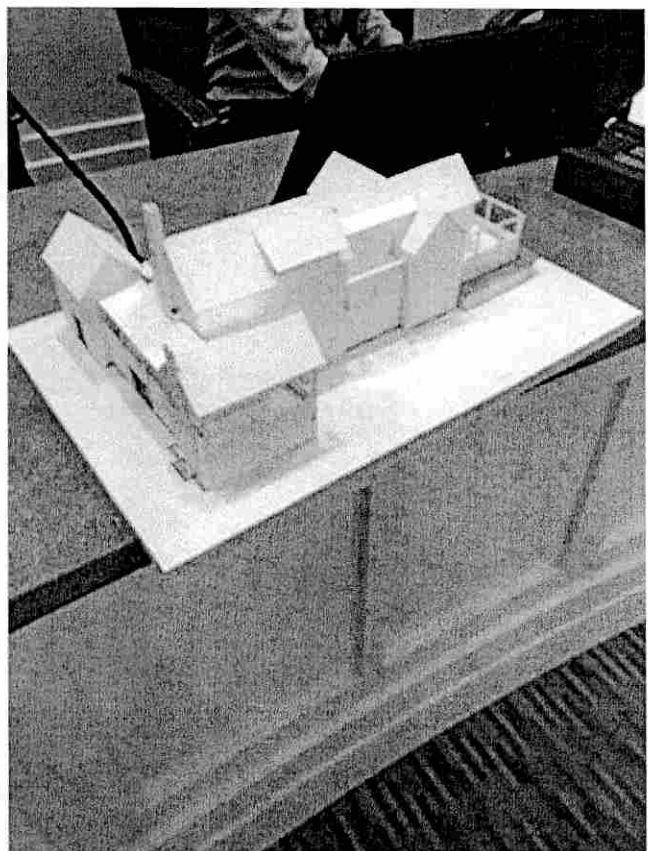
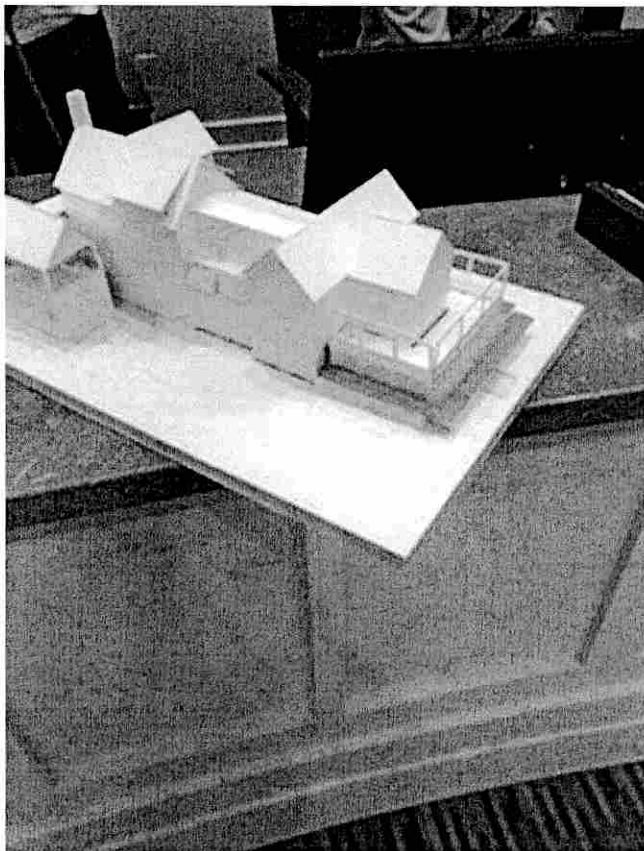
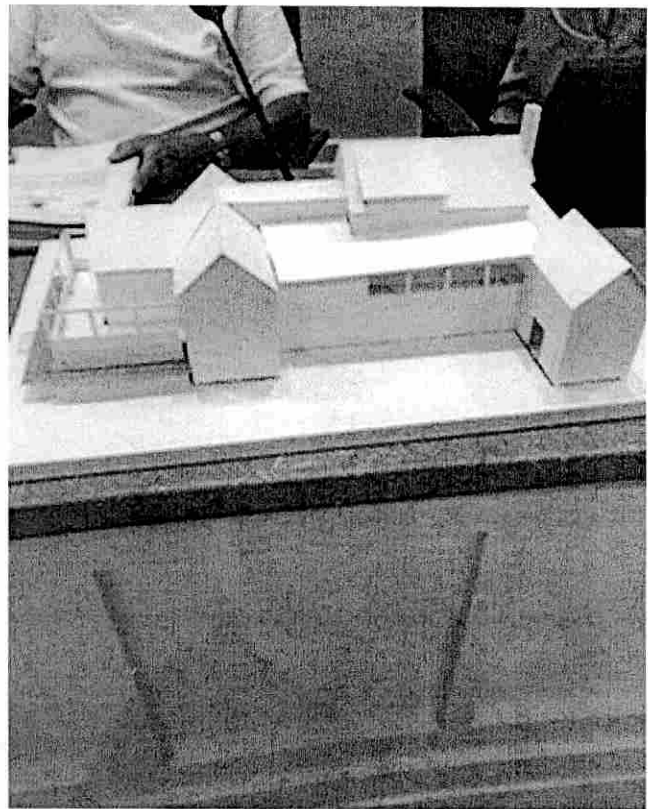
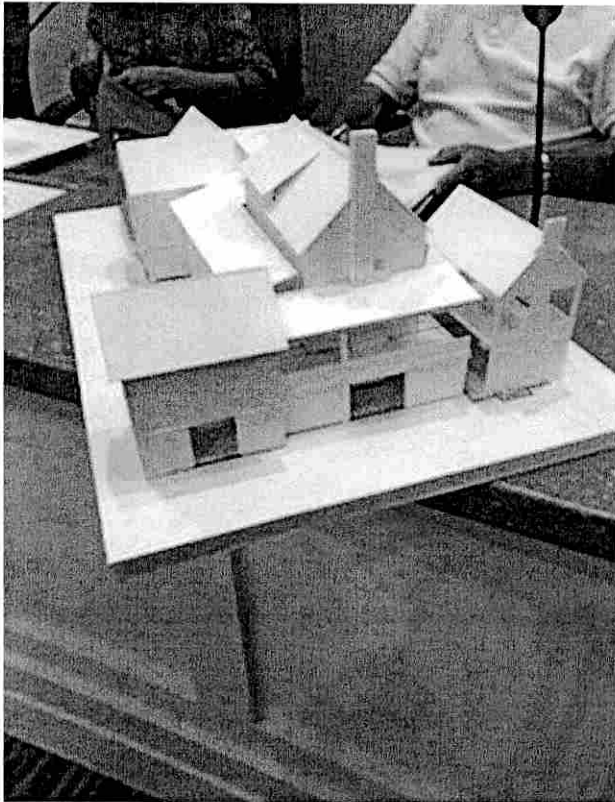
The roof framing over Sections 2 and 3 also appears to be of modern construction.



The roofline of Sections 2 and 3 is fitted between the base of the second floor window at the ridge to the top of the first floor window at the eave.

Based on the inspection of construction materials currently present in the house at 2505 Ion Avenue, the only intact historic portion of the building is Section 1. Section 2 appears to have made use of some historic details, but was probably completely reconstructed, as no historic structural members are visible in the floor or roof framing. Section 3 contains no historic material in foundation, floor framing, roof framing, or interior or exterior finishes. Therefore, it was almost certainly newly-constructed within the approximate footprint of the original breezeway and back one story structure.

Exhibit 4



Historic Resources of Sullivan's Island

