

TOWN OF SULLIVAN'S ISLAND DESIGN REVIEW BOARD

REGULAR MEETING MINUTES Wednesday, August 18, 2021

A regular meeting of the Town of Sullivan's Island Design Review Board was held on the above date at 4:00 p.m. at Town Hall. All requirements of the Freedom of Information Act were verified to have been satisfied. Present were Board members Beverly Bohan, Ron Coish, Bill Craver, Steve Herlong, and Bunky Wichmann.

Town Council Members present:

Staff Members present: Joe Henderson, Planning and Zoning Director, Randy Robinson, Building Official, Max Wurthmann, Building Inspector, and Jessi Gress, Business Licensing and Permit Technician.

Members of the public: Luke Morrison, property owner of 3115 l'On Avenue and 2808 Brooks Street, Doug Gunderson, property owner of 3113 Marshall Blvd, Meg Howle, property owner of 2523 Goldbug Avenue, Ms. Sheila Allen, property owner of 848 Middle Street, Susan Middaugh, property owner of 2420 Raven Drive, Tom Proctor, property owner of 1726 Atlantic Avenue, Joy Morris, property owner of 852 Middle Street, Trey Sedalik, property owner of 1424 Poe Avenue, Dolly Droze, property owner at 2402 Quarter Street.

Media present: No members of the media were present.

CALL TO ORDER: Mr. Herlong called the meeting to order at 4:00 p.m. and stated that the press and public were duly notified pursuant to State Law and a quorum of Board Members were present.

- I. **APPROVAL OF MINUTES:** Mr. Wichmann made a motion to approve the July 21, 2021 Design Review Board Meeting Minutes. Ms. Bohan seconded this motion. All were in favor. None opposed. Motion passed unanimously.
- II. **PUBLIC INPUT:** No public comment was made.
- III. **COMMERCIAL DESIGN REVIEWS:**

Rachel Urso Real Estate: Tina Bradford, applicant, requested conceptual approval to modify the front and side facades on a non-historic commercial building at 2216 Middle Street. No modifications are proposed to the zoning standards (TMS# 529-05-00-094).

Mr. Henderson stated that this is a commercial property located in the commercial district. Mr. Henderson stated that the applicant requested the following:

- Replace roof material with metal 5-v
- Open porch
- Restore siding on front façade
- Salvage front window
- Replace deck hand rails and balusters
- Deck repairs as needed

Ms. Rachel Urso presented her application to the Board.

No public comment was made.

The Board was in favor of the application presented.

Mr. Wichmann made a motion to approve the application for final approval. Mr. Craver seconded this motion. All were in favor. None opposed. Motion passed unanimously.

IV. NON-HISTORIC DESIGN REVIEWS:

3118 Marshall Blvd: Bronwyn Lurkin, applicant, requested final approval to construct a new single-family home with modifications to the zoning standards for principal building square footage and side setbacks (TMS# 529-12-00-098).

Mr. Henderson stated that this is a non-historic home located outside of the historic district. Mr. Henderson stated that the applicant requested to construct a new single-family home and asked for relief in principal building square feet and side setback relief; recommending approval provided project complies with Standards for Neighborhood Compatibility.

Ms. Lurkin presented her application to the Board.

Mr. Luke Morrison, property owner at 3115 I 'On Avenue, stated that the contractor reached out to him and assured that the roof pitches will be addresses and the roof line will be softened.

Mr. Doug Gunderson, property owner at 3113 Marshall Boulevard, asked when would construction start, how would this effect parking and if the building will be over the setback line.

Mr. Lurkin responded by stating that she does not know when the construction would start or how this would affect parking because this is usually handled by the contractor. Ms. Lurkin stated that the lot is large and the actual structure would not go over the setback line just a little bit of the porch.

The Board was in favor of the application presented.

Mr. Craver made a motion to approve this application for final approval. Mr. Wichmann seconded this motion. All were in favor. None opposed. Motion passed unanimously.

1710 Thompson Avenue: Anita King, applicant, requested final approval to construct a new single-family home with modifications to the zoning standards for principal building square footage, principal building coverage, side setback, additional front yard setback and second story side façade setbacks (TMS# 523-08-00-068).

Mr. Henderson stated that this is a non-historic home located outside of the historic district. Mr. Henderson stated that the applicant requested to construct a new single-family home. The applicant requested modifications to principal building square feet, principal building coverage, second story side façade, additional front yard setbacks and side setback relief; recommending approval provided project complies with Standards for Neighborhood Compatibility.

Mr. Jason Fowler presented his application to the Board.

No public comment was made.

The Board was in favor of the application presented.

Mr. Craver made a motion to approve this application for final approval. Mr. Lewis seconded this motion. All were in favor. None opposed. Motion passed unanimously.

1813 Middle Street: Alicia Reed, applicant, requested approval to construct an accessory structure (pool house) with 40% modification to the zoning standards for side setbacks (TMS# 529-09-00-121).

Mr. Henderson stated that this property is located outside of the historic district. Mr. Henderson stated that the applicant requested side setback relief in order to construct an accessory structure that will become a pool house; recommending approval provided project complies with Standards for Neighborhood Compatibility.

Ms. Reed presented her application to the Board.

One letter was submitted to Town staff in favor of the application presented (Exhibit 1).

Mr. Henderson stated that this proposed application is an improvement from what is existing.

The Board was in favor of the application presented.

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

V. HISTORIC DESIGN REVIEWS:

852 Middle Street: Heather Wilson, applicant, requested conceptual approval of additions to Sullivan's Island Landmark structure. Modifications to the zoning standards were requested for the principal building side setbacks (TMS# 523-06-00-031)

Mr. Henderson stated that this property is a historic Sullivan's Island landmark by survey card #337 and is located outside of the historic district. Mr. Henderson stated that the applicant requested the following:

- Removal of nonoriginal additions on the rear elevations
- Attaching a large addition via a narrow-conditioned corridor
- Retore and maintain front façade with minimal changes to front porch, windows, walls and doors
- Reorienting structure to face due south. Shifting the east corner of the home northward
- Elevating existing foundation 3' feet. To BFE 11 (build CMU foundation)
- Extending the height of shed roof on east elevation with hipped roof

Ms. Heather Wilson presented her application to the Board.

Heather Wilson submitted additional letters from the public and a structural assessment (Exhibit 2).

Ms. Christina Butler provided and presented her historic preservation report to the Board.

12 letters were submitted to Town Staff in regards to this application. 7 were in favor 4 opposed (Exhibit 3).

Meg Howle, property owner of 2523 Goldbug Avenue, stated that this is a wonderful cottage. Ms. Howle stated that this house is known as Brady's Tavern but wasn't actually a tavern. Ms. Howle stated that this house isn't in great shape and the owners did a wonderful job taking their time putting together plans to make this house livable again.

Ms. Sheila Allen, property owner of 848 Middle Street, stated that she believes the property owner has considered the input received from many residents. Ms. Allen stated that she was not in favor of the second plan submitted for a few different reasons. The lot has 6 large live oak trees on the property line and if a separate structure would be placed further back on the structure it could potentially damage those trees. Ms. Allen stated that the second the proposal for the second structure on the back of the property would not meet neighborhood compatibility. Ms. Allen felt that the Board has weigh a lot of options in regards to this property such as the property owners wishes, communities' priorities for historic preservation, the preservation of the 6 large live oaks, stormwater management, and neighborhood

compatibility. Ms. Allen stated that she is ok with the request for the side setback request on her side of the property and believed the plans is a reasonable compromise and encourages the Board to approve this plan.

Susan Middaugh, property owner of 2420 Raven Drive, stated that the iconic cottage should remain a separate free-standing cottage. Ms. Middaugh stated using a short 5-foot hyphen does not change the fact that the cottage is overwhelmed with a large structure just five feet behind it. Ms. Middaugh stated if this was a smaller lot with a smaller structure it could be reasonable but that isn't the case. Ms. Middaugh stated that if the historic structure remains free standing it remains under the DRB protection as a landmark structure in the future. If it becomes apart of a large addition that protection goes away. Ms. Middaugh stated that there a very few like cottages left and would ask that the structure remain free standing.

Tom Proctor, property owner of 1726 Atlantic Avenue, stated him and his family have lived on Sullivan's Island since late 1949 when they moved here. Mr. Proctor stated that over time change is expected but we cannot lose our unique history. Mr. Proctor stated that a few iconic structures still remain and some have already been completed butchers, torn down or forgotten over time. Mr. Proctor asked the Board not to allow the addition and asked that the applicant and owners build a second structure on the lot to preserve Brady's Tavern.

Ms. Joy Morris, property owner of 852 Middle Street, stated it isn't often that you get the opportunity to buy and preserve a historic structure. Ms. Morris stated that before she bought the property, she knew she had to hire a historic preservationist in hopes that they could preserve this property to the fullest extent. Ms. Morris stated that she has tried to be sensitive to the public and the neighbors' comments when coming up with the proposed plans but the goal is to preserve the property, to make it a livable space and to preserve it enough so that it can last for another 100 plus years for her family to continue to enjoy. Ms. Morris thanked the Board for their consideration.

Mr. Henderson pointed out two areas of the proposed plans. Mr. Henderson asked the Board to notice the raising of head height on the proposed west elevation. Mr. Henderson also pointed out the cross section of the porch on the existing and proposed plans of the north elevations. Mr. Henderson stated that the pitch and the raise in height is being proposed on the porch and asked the applicant to provide detail on these two items. Also, Mr. Henderson pointed out that below the structure they are proposing CMU block framing and foundation. Mr. Henderson stated that it is a FEMA requirement that anything over 3 feet in height has to have a breakaway wall.

Mr. Wichmann stated that one concern of the application is the size and scale. Mr. Wichmann asked the applicant to talk about the interior and the height of the structure.

Ms. Wilson responded by stating that the proposed increase of head height is because the existing has structural problems and is taking on water damage because of the current height.

Ms. Wilson assumed someone at some point tried to fix that area themselves when in turn they just made it worse.

Mr. Wichmann asked about the plans for the interior of the home and if any of the rooms are planning to shift in anyway. Ms. Wilson responded by stating the interior will pretty much stay the same with as needed repairs and modifications and no rooms or walls are too be shifted.

Mr. Craver asked what the current square footage of the existing structure is, what is the max allowed they could use to build and what amount of square footage is actually being requested. Ms. Wilson responded by stating the exiting structure with the additions on it is about 1200 square feet; without additions it is 450 square feet. The total buildable allowed square footage is 4407 square feet and she is proposing to construct a 2000 square feet addition which isn't close to the allowed square footage for this lot. Mr. Craver stated that this isn't a situation where the applicant requested to add on additions to the structure to get the extra square footage. Mr. Craver believed that the applicant is keeping the character of the existing structure and it is a good job.

Mr. Lewis stated that the ordinance allows for the applicant to put a massive addition on the rear but is happy that they are not going with that option. Mr. Lewis stated that he doesn't want to see the historic structure fall apart but doesn't know how any other person can do better with this situation then Heather Wilson has done. Mr. Lewis was in favor of the application presented.

Mr. Coish stated that he would want to see a second house on the rear of the structure and renovate the historic structure. Mr. Coish felt that the historic portion should remain by itself and if it doesn't it will take away from the historic nature of the building. Mr. Coish suggested that the applicant come back requesting a second home on the rear of the property with no attached addition.

Ms. Bohan asked if there was anyway to preserve the cottage and the roof lines because with the application presented. Ms. Bohan stated she asked this because the current application presented does not meet the following three items on the Secretary of Interior Standards.

- 1. Retaining and preserving the historic character of a property; avoidance of the removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property.*
- 2. 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.*
- 3. Not destroying historic materials, features, and spatial relationships that characterize the property; differentiating the new work from the old and making it compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

Ms. Bohan asked that Craig Bennett should step in and provide the Board with a report to find the materials for the demo, to define the historic structure from the new, and to provide the Board with all necessary information to make sure this home is taken care of to its fullest potential and so this historical structure isn't lost.

Mr. Herlong asked that if the applicant uses the hyphen to connect the existing structure to the new does this still allow this home to be listed as a Sullivan's Island Landmark.

Ms. Allen responded by stating it only effects the historic standing if it is listed with the National Historic registry so this particular property will not lose its standing with just the hyphen. Ms. Allen stated that the reason why they use a small hyphen to do the connection, is to allow for only small modifications to the original structure as possible.

Mr. Herlong felt that the hyphen is the best way to handle this situation to connect the addition to the home with minimal damage. Mr. Herlong stated that there hasn't been much talk about the relocation of the historic structure even though most of the houses are oriented in the proposed direction, Mr. Herlong believed the relocation is not a good idea.

The Board agreed that they were not in favor of the relocation of the existing structure. Mr. Coish stated that this structure has to stay where it is, restore it, fix the foundation and leave it how it is. Mr. Coish stated adding the hyphen is a big mistake.

Mr. Lewis stated these owners are willing to take their time to fix and restore this structure. The owners care and it shows. Mr. Lewis stated that someone could have bought this property left the structure as is and built a new home on the back of the lot. Mr. Lewis believed that if that were to happen between the foundation issues, storms and termites eventually this house is going to collapse. Mr. Lewis stated that the applicant and owners have come to us with a compromising proposal that we should accept instead of picking at them about very small details.

Mr. Craver made a motion to approve this application for conceptual approval. Mr. Lewis seconded this motion. Motion failed by a vote of 2 to 4.

Mr. Coish made a motion to defer the application presented and asked that the applicant save the historic structure and remove the hyphen. This motion was reseeded.

Ms. Bohan made a motion to defer this application until the Board receives a detailed report from Craig Bennett. No second was made and this motion failed.

Mr. Craver made a motion to approve this application for conceptual approval but asked that the orientation of the structure stays the same, to renovate the existing structure with the exception of the shed roof and the porch, and requested a historical evaluation from Mr. Craig Bennett. Mr. Wichmann seconded this motion. All were in favor. None opposed. Motion passed unanimously.

1417 Middle Street: Heather Wilson, applicant, requested conceptual approval to perform an historic rehabilitation and elevation of a Traditional Island Resource structure, with modifications to the zoning standards for principal building coverage (TMS# 523-07-00-111)

Mr. Henderson stated that this property is listed as a Traditional Island Resource by historic survey card #294 and is located outside of the historic district. Mr. Henderson stated that the applicant requested to construct a historic rehabilitation of the historic portion of the structure with a new two-story addition to the rear. The historic portion of the home would need to be elevated 2'4" to meet FEMA standards.

Mr. Henderson stated that no changes to the following elements were requested:

- Additions
- Windows
- Porches and entrances
- Siding
- Roofs

Ms. Heather Wilson presented her application to the Board.

Mr. Trey Sedalik, property owner of 1424 Poe Avenue, stated that there are several trees that are not shown on the proposed plans. Mr. Sedalik raised concern on the potential damage of those trees on the property and the neighbor's property being in the buildable area.

Mr. Henderson presented an engineering report for this application from Mr. Craig Bennett (Exhibit 4).

The Board was in favor of the application presented.

Mr. Craver made a motion to approve this application for final approval. Mr. Wichmann seconded this motion. All were in favor. None opposed. Motion passed unanimously.

2320 Middle Street: Ryan Smith, applicant, requested conceptual approval of additions to Sullivan's Island Landmark structure, with modifications to the zoning standards were requested for the principal building square footage, principal building coverage and side facades (TMS# 529-06-00-017).

Mr. Henderson stated that this property is listed as a Sullivan's Island Landmark by historic survey card #074 and is within the Atlanticville Historic District. Mr. Henderson stated that the applicant requested the following:

- Remove nonoriginal additions (add additions to rear) Confirm demolition is appropriate
- Relocate attached historic building (reconnect to the house meeting setbacks)

- Maintaining the current elevation of the home

Mr. Ryan Smith presented his application to the Board.

Ms. Dolly Droze, property owner at 2402 Quarter Street, is concerned about the drainage issue on Jasper and with a new construction next door and now potentially this renovation she was just concerned about the additional square footage and the drainage.

Ms. Kathy Heller, property owner of 2320 l'On Avenue, stated that this is a wonderful house and a wonder design but asked if you have a separate house on the structure could you ask for any relief at all?

Mr. Henderson stated that the applicant requested to build an attached addition so it isn't going to be a second structure. Mr. Henderson stated that when a major project is constructed, a landscape architect or engineer must construct a stormwater plan when submitting for permitting to certify that the new construction will not affect the neighboring properties.

The Board was in favor of the application presented.

Mr. Craver made a motion to approve this application for final approval. Mr. Lewis seconded this motion. Motion failed 2 to 4.

Mr. Wichmann made a motion to approve the application for conceptual approval with research being completed and presented to Staff and the Board at the following meeting. Ms. Bohan seconded this motion. Motion passed 5 to 1.

Mr. Herlong recused himself from this application (Exhibit 5).

2802 Brooks Street: Herlong and Associates, applicant, requested conceptual approval of a rehabilitation and additions to a Traditional Island Resource structure. Historic property exemptions are requested for principal building square footage, principal building coverage and impervious coverage with modifications requested for side setbacks, principal building square footage and principal building coverage (TMS# 529-07-00-048).

Mr. Henderson stated that this property is listed as a Sullivan's Island Landmark by survey card #056. Mr. Henderson stated that the applicant requested the following:

- Remove nonoriginal additions and elevate
- Convert historic cottage to an "attached addition." Build a principal building portion behind the cottage
- Preservation of historic windows and siding
- Demolish non-historic accessory structure
- Elevate home

Ms. Brook Gerbracht presented her application to the Board.

Mr. Luke Morrison, property owner of 2808 Brooks Street, stated that he is thrilled about the home being preserved and think the application presented is an improvement overall.

Mr. Lewis was good with the application presented.

Mr. Coish believed that the historic structure should remain by itself and they should build a second home on the lot, renovate the existing home as is.

Mr. Wichmann stated that the visibility of the historic structure should remain intact on Brooks Street and is concerned about the size and massing of the new additions. Mr. Wichmann asked that the applicant come back with 3D renderings to show what is being proposed and that it fits in with neighborhood compatibility. Mr. Wichmann also suggested providing more articulation on the east elevations. He asked that the applicant breakup the wall a little bit with a window or something of that nature.

Mr. Craver was good with the application presented.

Ms. Bohan believed that the proposed plans do not preserve the historic structure as it should. Ms. Bohan stated that the new additions are so big that the historic structure gets lost. Ms. Bohan stated that the application presented was a good concept but the historic structure needs to be visible.

Mr. Wichmann made a motion to approve this application for conceptual approval considering the size and massing on the addition with the removal or extension of the hyphen. Ms. Bohan seconded this motion. Motion passed 3 to 2.

VI. ADMINISTRATIVE APPEAL:

Cynthia Holmes, Sullivan's Island resident, requests an administrative appeal of the zoning administrator's interpretation of the Design Review Board's Bylaws, Article 3, Section 8 (Rehearing) and Zoning Ordinance, Sections 21-110 (Administrative Appeal) and 21-114 (Appeal to Circuit Court).

Mr. Henderson stated that on May 19, 2021 the Design Review Board approved an application for 1608 Poe Avenue which included front façade additions, and reduction of impervious driveway surface ratio by replacing the concrete driveway. Mr. Henderson stated that Ms. Holmes requested a Design Review Board re-hearing of this application in accordance with Section 8 of the Bylaws. Mr. Henderson stated that Town Staff explained to Ms. Holmes that the correct recourse of action is to appeal the Design Review Board decision to the Circuit Court withing 30 days of the hearing per Zoning Ordinance Section 21-114.

Mr. Henderson stated that Town Staff's interpretation on the Design Review Board Bylaws Article 3 Section 8 is that this particular section allows the Board to grant a property owner or applicant a rehearing which has been dismissed or denied if filed within 15 days after the date of the decision or receipt of the minutes. Mr. Henderson stated that based on this interpretation a member of the public or a resident of Sullivan's Island cannot make this request unless they are the home owner or applicant that has had an application dismissed or denied.

Mr. Henderson stated that with an appeal, the DRB will need to make a motion to either affirm or overturn his decision of this interpretation of the DRB Bylaws Article 3, Section 8.

Mr. Henderson stated that Ms. Holmes submitted a letter and stated, "Furthermore, Article III, Section 8 of the DRB Bylaws does not prohibit the DRB from granting a rehearing upon request by property owners with a substantial interest in this case." Mr. Henderson stated that he is under the impression that Ms. Holmes is filing for a rehearing because she believes the project that was approved for 1608 Poe Avenue will adversely affect the neighboring properties due to the stormwater.

Mr. Craver stated that if Section 21-114 didn't exist he could agree with Ms. Holmes because Section 8 doesn't list a specific person as to who can file a rehearing. Because the Bylaws doesn't list a specific person(s) who can file the rehearing, Mr. Craver believed she is right in that sense but is wrong because of section 21-114 which states, "A person who may have a substantial interest in any decision of the DRB or any officer, or agent of the appropriate governing authority may appeal from any decision of the Board to the circuit court."

Mr. Lewis stated that her concern is the storm water issue and potentially flooding neighboring properties but that something that is not in the DRB's purview.

Mr. Henderson responded by stating that stormwater is not in the DRB's purview, instead it is a requirement imposed at permitting. The Board is only considering the correct interpretation as it pertains to the DRB Bylaws.

Ms. Holmes submitted supporting documentation to the Board (Exhibit 6).

Ms. Holmes presented her application to the Board. Ms. Holmes stated that her request is to receive confirmation from an engineer stating that with the construction of this property, 1608 Poe Avenue, that the storm water will be contained and will not adversely affect the neighboring properties. Ms. Holmes stated that she also requested a rehearing of this application due to lack of evidence that has now been presented, clerical error in lack of notification, and confirmation that the neighboring properties will not be adversely affected by the project at 1608 Poe Avenue.

Mr. Craver asked Ms. Holmes if she is challenging the actual application that was presented to the Board or if she is challenging what is written in the Ordinance.

Ms. Holmes responded by stating that anytime the historical nature of the grading changes and it is not done properly it will affect the neighboring properties which this will affect the neighbors. Ms. Holmes stated there was a hearing for 1608 Poe Avenue which she was unaware of and did not receive notification of the actual outcome until Staff informed her. Ms. Holmes then submitted an appeal. Ms. Holmes stated that all parties should have the ability for a rehearing.

Mr. Wichmann asked Ms. Holmes that what she is trying to say is that the historic drainage pattern cannot be disturbed. Ms. Holmes responded by stating yes. Mr. Wichmann stated that it sounds like one main issue is that there is too much impervious surface in this area which triggers major flooding. Mr. Wichmann stated if someone is requesting to add pervious surface area that the drainage pattern will change but it will improve the drainage issue.

Ms. Holmes stated that some projects that conduct grading isn't done correctly which creates a major drainage problem.

Mr. Wichmann stated that they aren't talking about past projects, they are talking about 1608 Poe Avenue, which the applicants testified would be installing a pervious system which will benefit the stormwater issue so Mr. Wichmann stated he doesn't understand what the problem is. Mr. Wichmann believed that this sounds like an improvement.

Mr. Craver asked if Ms. Holmes has any proof that the project at 1608 Poe Avenue has actually affected neighboring properties. Mr. Henderson responded by stating that to date no building permits have been issued for this project because of the staff appeal and pending hearing date.

Mr. Craver said this house does have a higher elevation but we can't make them reduce their elevation height.

Mr. Henderson stated that Town Staff only had the authority to require a storm water plan on two conditions. First, if someone is adding 625 square feet of impervious surface or adding 20% or more of fill over the entire property. If one of these isn't being completed Town Staff doesn't have the legal authority to mandate someone to do a storm water plan.

Ms. Holmes asked if it could be recommended. Mr. Henderson stated that absolutely staff regularly recommends voluntary stormwater measures be taken however, Town Staff doesn't have the legal right to make someone submit a storm water plan unless they meet one of the two requirements. With 1608 Poe they are demonstrating a reduction of impervious surface.

Mr. Herlong stated that the Board had the information and Town Staff checked all required information submitted by the applicant for this project and he doesn't see the need for a rehearing when the applicant did everything they were supposed to do when submitting their application to the Board.

Mr. Craver stated that the Board doesn't have the legal authority to submit a drainage plan. Mr. Craver stated the Board also doesn't have the authority to tell someone to decrease their elevation of their lot as well.

Ms. Holmes stated that a storm water plan can be recommend but the issue at hand is for someone other than the owners or applicants to request a rehearing.

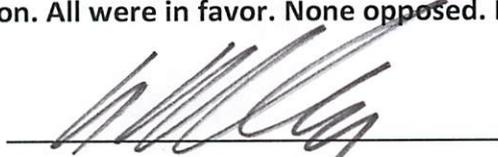
Mr. Craver asked Mr. Henderson if when the applicant presented their application to the Board, were the notification requirements for the meeting posted. Mr. Henderson responded by stating "yes" all notification requirements were met including the posing of signage in the yard well in advance of the required 10 days prior to the meeting and the agenda was advertise in the local paper in advance of the 15-day requirement. Agendas are also poste in Town Hall and on the Town's website.

Mr. Craver stated that he was sorry, and that Ms. Holmes was not able to come to that specific meeting, but proper notification was made. Mr. Craver stated that if Ms. Holmes would have come to the meeting and stated her case at that time the Board still would have told her that it isn't in their purview to require a storm water plan and there is nothing they can do. Mr. Craver asked if there was anything Ms. Holmes would want the Board to consider before this meeting was over because in his eyes this is the rehearing Ms. Holmes requested.

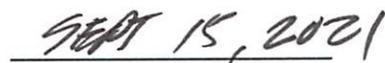
Ms. Holmes responded by stating that the affidavit and petition referenced roadway drainage and the storm water run off. Mr. Craver stated that that isn't a specific property owner's problem but a Town or SCDOT issue that Ms. Holmes would need to take up with Town Council.

Mr. Craver made a motion to affirm Town staff's interpretation of DRB Bylaws Article 3, Section 8 (Rehearing) and Ms. Holmes did not have proper standing for a rehearing, however, the Board made the decision to hear Ms. Holmes's case. Mr. Craver stated that the requirements for a storm water plan were not required for this application and the Board made an appropriate decision in approving the application for 1608 Poe Avenue. Mr. Wichmann seconded this motion. All were in favor. None opposed. Motion passed unanimously.

VII. ADJOURN: Mr. Craver made a motion to adjourn at 8:20 p.m. Mr. Wichmann seconded this motion. All were in favor. None opposed. Motion passed unanimously.



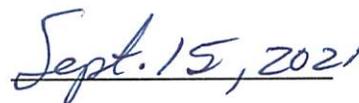
Steve Herlong, Chairman



Date



Beverly Bohan, Vice-Chairman



Date

Sullivans Island DRB
C/o Joe Henderson
Town of Sullivans Island
2056 Middle Street
Sullivans Island, SC 29482

Sullivans Island Design Review Board,

I am writing I support of my next door neighbor's request for relief on the required side yard setback. Doug Godley, who lives at 1813 Middle Street, currently has a garage to the rear of his home about 3' from our shared property line. Since the zoning ordinance does not allow him to rebuild in the same location, I understand he is requesting 40% relief from the required 10' side setback so that his new Pool House can be built 6' from the property line. I am supportive of the new building being constructed in this location as it has no adverse impact on the quality of air and light in our area. I believe his new Pool House along with the proposed landscaping will be an improvement to the neighborhood. I encourage the Design Review Board to approve his request.

Sincerely,



Emily Cameron McLendon
1820 Ion Avenue
Sullivans Island

To: Sullivan's Island Architectural Review Board
August 10,2021

To whom it may concern,

My name is Dina Walker, my family has owned the Island House at 852 Middle Street for over 100 years, until December 2020, when the house was sold to Joy and Larry Morris.

Now, 8 months later, they still have not been approved to move forward with plans to build a home!

It is my hope that you will approve Morris's plan to improve and add on to the existing home.

I understand the home is of historical significance, however, my family has never found it to be "officially" on any historical register!

Many families inheriting "heirs" property on the Island, unfortunately, are not able to hold on to the family's Island Homes owned for generations due to the rising taxes and regulations! Many have sold, and many new homeowners have improved decades old island homes!

852 Middle should be no exception!!

The Morris's own the property and should be permitted to do as they wish, incorporating the old cottage into a new addition as others on the island have been permitted!

Life goes on, the Island is not what it was decades ago, our family memories are forever!!

Please let the Morris's enjoy their home on "the Island of 2021" !!

Regards,

Bernardine(Dina) Molony Shuman Walker

Dear Sullivan's Island Design & Review Board,

I am writing this letter in support of Joy Morris's proposed plans to renovate and expand 852 Middle Street (aka Brady's Tavern).

This property had been in my family for well over 100 years and in recent years I served as the house administrator for our extended family. The decision to sell the property to the Morris' was bitter sweet. Our family for generations had enjoyed this little beach cottage on The Island but as the older generations passed we realized it was time to let it go to new owners who could preserve it for generations to come.

My family was very pleased working the Morris' during the sale of the property. Joy was very kind and considerate of our families deep love of the property and she assured us she would do her best with a conservative approach to renovations.

Joy kept her word and has worked hard and at great expense hiring a Historic Preservationist and Forensic Engineer to help her develop her design plans. I like her idea of keep the original parts of the structure so that everyone will recognize that it's the same sweet cottage from the front then a modest addition while keeping the structure at a reasonable height.

I can wait to tour the beautifully renovated home.

Please approve the Morris plans and feel free to reach out with any concerns.

Hal Shuman

C (843) 860-0299

E hal.shuman@global.ntf

To the Design and Review Board,

I am writing to you today to support the house plans at 852 Middle St. , Sullivan's Island., SC. As the grandson of Arthur and Helen Moore and nephew of Ann Moore, the previous owners, I feel the plans are keeping with the original look of the cottage built over 100 years ago. It was bittersweet to sell the family property. Our family was delighted to see the proposed plans submitted to the Board by Larry and Joy Morris. It is heartwarming to learn that their plan will preserve and maintain the look and character of our beloved family cottage. I along with my family would like for the DRB to approve the Morris plans. Thank you for allowing me the opportunity to show my support for the current 852 Middle St. plans.

Donna and Larry Shuman
791 Wakendaw Blvd.
Mt. Pleasant, SC

Sheila Allen

Hi Heather and Joy,

Doug and I have reviewed the revised proposal for 852 Middle St., and think you have done a great job accommodating the concerns conveyed by us and others. The appearance of the cottage from Middle St. is retained. The location of the addition is compatible with other houses in the neighborhood, and won't compromise the growth of the lovely trees that grace our properties.

Thank you for responding to our concerns. We are in favor of the plan you have submitted, and will state as much to the DRB.

We look forward to having you and Larry as our neighbors.

852 Middle Street, Sullivan's Island Structural Assessment

August 2, 2021

This report concerns our structural assessment of 852 Middle Street on Sullivan's Island, South Carolina. The report also contains some observations and estimation of the house's age, and the evolution of the form of the house. Our observations are general in nature and are limited to the structure which was accessible to view, in this case the foundation and first floor framing from the crawl space, some wall framing from inside the house, and the roof and attic framing of the main body of the house from the attic.

House Description

852 Middle Street is a one story wood framed house. Facing the house from the street you are looking at the west elevation of the house. The main body of the house is a simple gable shape with the ridge running north to south. There is a shed roof porch to the street, and a shed roof to the rear that extends over a kitchen, a back porch, and a bedroom. This is most likely the original form of the house. On the south end of the gable, there has been attached an addition with an unusual shaped roof; hip shaped in the rear, or southeast corner, and shed shaped in the front, or southwest corner. My only thought to as why there is a shed roof addition at the front of the house is that if the plate height of the original front porch, which is fairly low, was carried all the way across the front, then turned down the south side of the addition, the rooms in the addition would then have very low ceilings. (see Photo 1)

The original and addition's foundation of the house consists of round or rectangular timber piles, traditionally either driven or jettied to some depth. (see Photo 2) The bottom of some of the piles seemed to be at grade in some instances, suggesting they were not driven into the ground at all, but placed like piers just at or slightly below grade. (see Photo 3) It was difficult to determine without digging. Immediately adjacent to many of the piles are concrete block piers, which may or may not be supported by footings. The block piers are also placed where timber piles were most likely located but have since been removed. The piles for the original house are in rows running north to south, with the rows being approximately seven feet apart, with the front porch bay closer to 8 feet. Spanning from pile to pile are wood girders of various sizes. Almost all the girders are shimmed up from the top of the piles or piers various amounts by blocks of wood, with no connection between pile or pier and the girder. The floor joists span east to west over the girders and are in general 3x6's at approximately 27 inches on center. The finish flooring is laid directly on the joists with no subfloor. The front porch framing appears to be not as old as the rest of the

house and consists of 4x4 joists at 2 feet on center spanning north to south between 4x6 girders that are approximately 7'-6" on center.

Along with the south gable end of the original house there are two rows of piles which were added running in the east to west direction to support the addition. The rows are approximately 6 feet apart. Girders spanning between piles and block piers are various sizes of wood members. Again, various amounts of blocking are added to the tops of the piles and piers to provide bearing for the girders. The joists span north to south and are 3x8's at approximately 27 inches on center. Like in the original house, the finish flooring is fastened directly to the joists with no subfloor.

Both the original house and the addition are balloon framed, meaning the exterior wall load bearing studs bear directly on the girder below, and their bases can be seen from the crawl space. Seen from inside the house in a few locations where interior siding has been removed, the studs are 3x4's except at the corners, seen on the fully exposed south gable end, where there are larger corner posts and diagonal bracing. The original gable end wall framing was altered for a new doorway when the addition was attached. The only studs visible from the inside belonged to the original main gable shape of the house. Those studs support a continuous top plate of undetermined size.

The accessible attic space is directly above the original main gable shape of the house. (see Photo 7) The attic is empty except for the occasional wire. 3x4 attic joists at 32 inches on center span the 14 feet of the gable depth and bear on the bearing walls' top plate. On top of the joist end there is a 1x plate that the rafters bear on. The rafters align with the ceiling joists at 32 inches on center, are 3x4's and span from the 1x plate to the peak of the roof where they abut the corresponding 3x4 coming from the other side of the roof. There is no ridge beam or ridge board. On top of the rafters are spaced $\frac{3}{4}$ x 8 inch slats, which support a metal roof. No other portion of the attic space or rafter framing was accessible to view.

Structural Conditions Observed

The timber piles are in considerably poor condition. Most are rotten, many are so rotten at the ground level that they seem to have separated from the remaining pile in the ground, if indeed the piles were driven below grade. In some instances the round or rectangular piles appeared to stop at grade or just below similar to a pier. (see Photo 3) It was difficult to determine their extent without digging adjacent to a pile. The concrete block piers have obviously been placed adjacent to extremely deteriorated piles, and some have been located to replace a removed deteriorated pile. The tops of the remaining wood piles and the concrete block piers are not at a consistent elevation (possibly indicating they are not driven piles but the tops of piles bearing at grade and settling), and so nearly every pile or pier has a leveling block of wood placed on top. (see Photo 5) Some of the concrete piers appear to have settled.....perhaps they do not bear on a proper footing.....and no longer provide bearing for the girder. Most of the concrete block piers were constructed with mortar, however some of the piers are dry stacked, have settled, and the blocks have shifted in relation to one another in the stack. (See Photo 4) This lack of a consistent bearing elevation for the floor framing can be seen inside the house in unlevel floors. None of the piles or

piers had a structural connection to the girder. In general, the house has an extremely poor and deteriorated foundation.

The girder and floor joist system has suffered termite damage to various extents. The damage is widespread, but it appeared that no single joist or girder was without some structural integrity. There is termite damage to the wood flooring, possibly indicating unseen damage to the tops of the floor joists. The floor framing for the front and back porch appeared relatively new, which might be expected considering the amount of water porches are exposed to. A lot of structural work was performed on Sullivan's Island houses after Hurricane Hugo (1989) and I suspect some of the porch framing and new concrete block foundation piers dates from that time.

There is a considerable amount of termite damage to the stud framing that is exposed inside the house. (see Photo 6) You can see the deterioration of many of the studs' base from the crawl space. The termite damage extends to the wall top plate which can be seen as deteriorated from below inside the house and deteriorated from above inside the attic.

Some of the attic joists are termite damaged where they bear on a deteriorated top of wall plate. (see Photo 8) Some of the roof rafters have been water stained at roof leaks and have been termite damaged where they bear on the 1x plate above the attic joists. Nearly all the roof rafters and ceiling joists seem sound (they may need to be drilled to determine there are no internal termite tracks) except for at their bearings.

Recommendations

I understand the house is to be renovated. In this renovation, I would urge the house be considered a historic structure, as I believe the house dates to at least the 1920's, possibly earlier, as the type of wood construction here can be seen for several decades centered around 1900. I am not familiar with the history of recreational use of Sullivan's Island and that is why I conservatively put its construction date at approximately 1920. I believe the addition was built soon after.

If the house is considered historic, then there are special variances afforded it by the 2018 IEBC code, and by FEMA.

In any case, I would recommend the following:

- 1) A much more thorough structural/architectural investigation as to the extent of the damaged floor framing, wall framing and roof framing.
- 2) I think it should be made a given that the house be raised, to what elevation (not necessarily to FEMA level because of its historic nature) to be determined and a new foundation be provided either in the same footprint location on the lot or a different one. A house mover could easily lift and move this house to allow a foundation (either driven piles, or footings and piers) to be built.
- 3) Either the exterior siding, or interior board finish will need to be removed to investigate the extent of deteriorated wood stud wall framing.

- 4) A more complete report can then be made about the extent of damage, and more specific recommendations be made.
- 5) Construction documents can then be prepared to show how the house and its individual structural members can be repaired/strengthened without removing historic fabric.
- 6) Last but certainly not least, the house needs a thorough investigation by a termite control company, and a plan for keeping the termites under control must be made.

If you have any questions, or would like to talk about aspects of the report or any future work on the house, please do not hesitate to contact me.

A handwritten signature in black ink that reads "John Moore PE". The signature is written in a cursive style with a large initial "J" and a stylized "P" at the end.

John Moore, PE

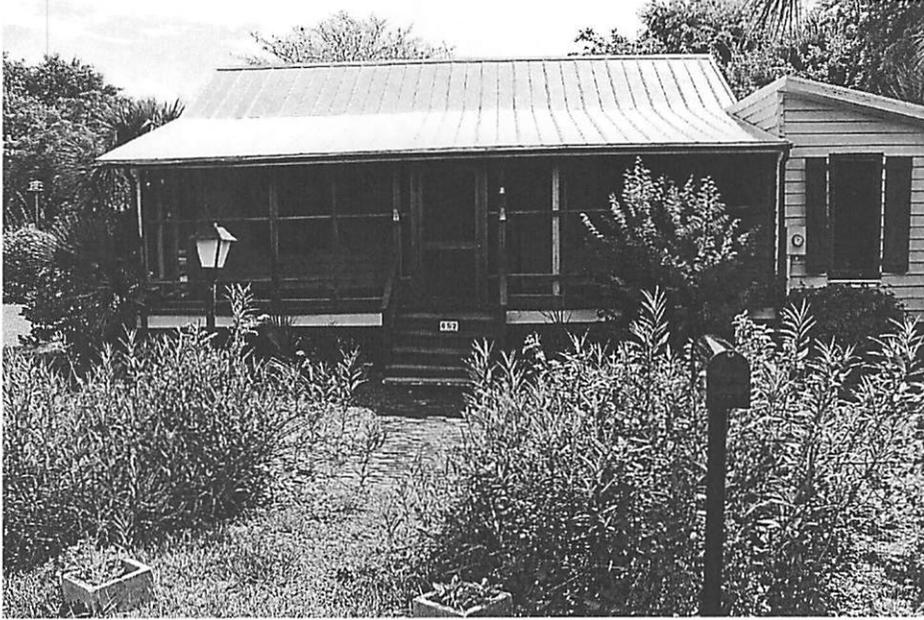


Photo 1



Photo 2



Photo 3

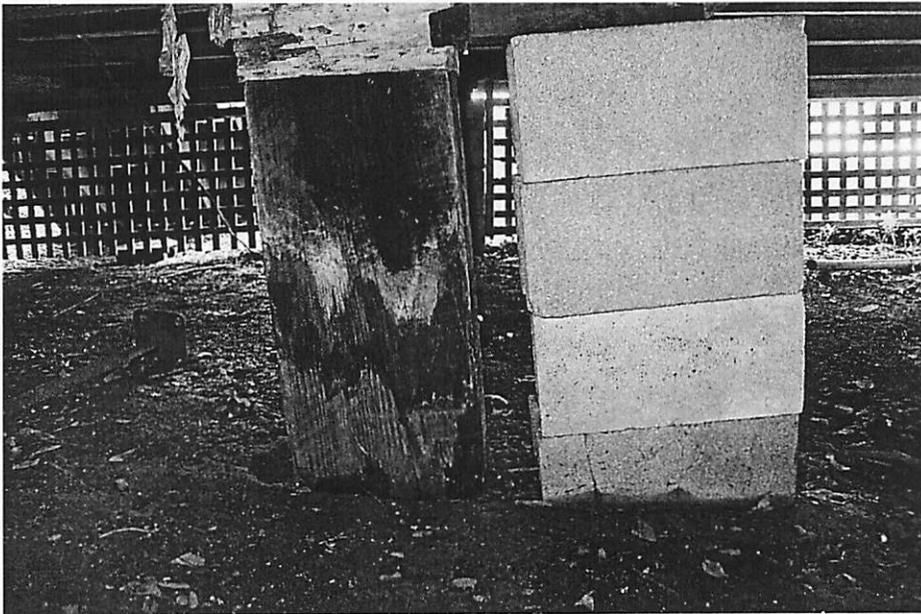


Photo 4



Photo 5



Photo 6



Photo 7

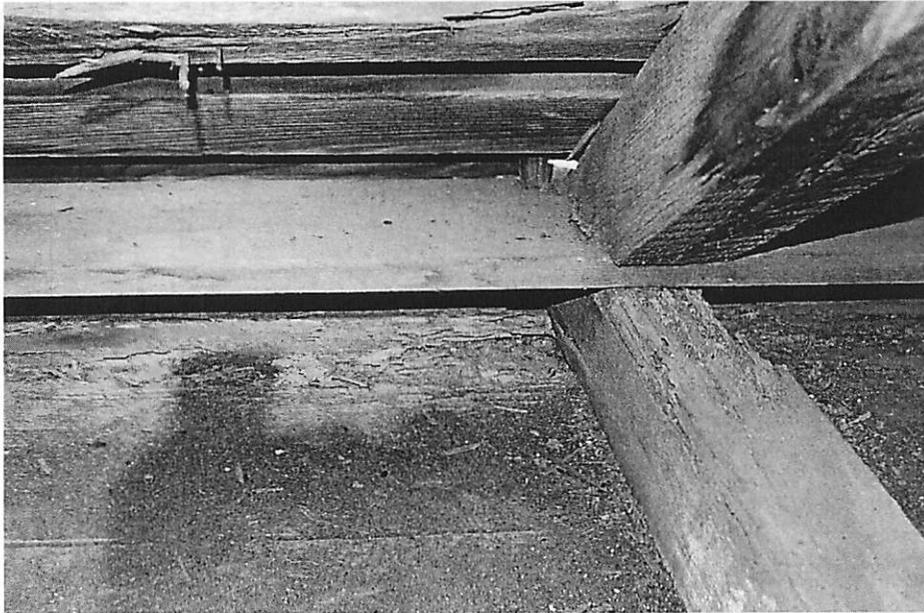


Photo 8

To: Sullivan's Island Architectural Review Board
August 10,2021

To whom it may concern,

My name is Dina Walker, my family has owned the Island House at 852 Middle Street for over 100 years, until December 2020, when the house was sold to Joy and Larry Morris.

Now, 8 months later, they still have not been approved to move forward with plans to build a home!

It is my hope that you will approve Morris's plan to improve and add on to the existing home.

I understand the home is of historical significance, however, my family has never found it to be "officially" on any historical register!

Many families inheriting "heirs" property on the Island, unfortunately, are not able to hold on to the family's Island Homes owned for generations due to the rising taxes and regulations! Many have sold, and many new homeowners have improved decades old island homes!

852 Middle should be no exception!!

The Morris's own the property and should be permitted to do as they wish, incorporating the old cottage into a new addition as others on the island have been permitted!

Life goes on, the Island is not what it was decades ago, our family memories are forever!!

Please let the Morris's enjoy their home on "the Island of 2021" !!

Regards,

Bernardine(Dina) Molony Shuman Walker

Jessica Gress

From: Sheila Allen <swallen001@gmail.com>
Sent: Sunday, August 15, 2021 3:27 PM
To: Jessica Gress; DRB
Subject: Fwd: 852 Middle St.

> This email originated from outside the Town of Sullivan's Island. Do not click links or open attachments unless you have verified the sender and know the content is safe.

Dear Ms. Gress,

Doug and I have reviewed the revised proposal for 852 Middle St., and think the property owners have accommodated the concerns conveyed by us and others. The appearance of the cottage from Middle St. is retained. The location of the addition is compatible with other houses in the neighborhood, and won't compromise the growth of the lovely trees that grace our properties. There is a side setback exception requested on our side of the property, and we are not opposed to it being approved. Our neighbors at 902 Middle St. can speak to their views on the side setback exception requested on their side.

Thank you for considering our input,
Sheila and Doug Allen
848 Middleden St.
Sullivan's Island, SC 29482

Jessica Gress

From: Carlsen Huey <hueyjc@yahoo.com>
Sent: Sunday, August 15, 2021 8:45 PM
To: Jessica Gress
Subject: DRB - 852 Middle Street

> This email originated from outside the Town of Sullivans Island. Do not click links or open attachments

unless you have verified the sender and know the content is safe.

I live 5 houses away from this address, on the same side of the street. I knew Ann Moore well, loved hearing her stories and talking about her cat and my dog. I was pleased to see the last rendition (not this one) that showed maintaining the existing structure as an auxiliary dwelling unit. I have several objections to the new plan as presented. Portions of the structure are designated "historical" and others "non-historical". The history I have seen indicate, for example, that the bathroom was added once the town extended sewerage to this address. Of course portions date before that - but I fail to see what makes the bathroom, or the porches, "non-historic". The plan shows elevation of the right side roof (facing the front) to match the existing roof, and "feathering" new boards in to match existing ones. That sounds to me like removal and replacement of entire existing roof, and as 'feathering' fails, ripping off all the existing siding and replacing.

The building is iconic - it is historic - it is a reminder of an Island life of long ago. There are many examples on the Island of houses that have been preserved as separate dwellings (not enough, sad to say).

One final note - the PE discussion at the beginning talks about impermeable surfaces under alternative designs - faulting the "separate house" design for raising the impermeable to 30%, and invoking 10 year flood stats. One can work with impermeable surfaces and reduce them - with gravel or permeable driveways, with a better footprint, etc.

In conclusion, I ask that the DRB reject this proposal, as not preserving this important historic structure.

Carlsen Huey
hueyjc@yahoo.com
843-442-1594

Dear Joe,

Following up on my previous comments, this is a 'courtesy' note that I have looked at the most recent revised DRB submission for 852 Middle Street - in my view it is much improved, and I have no objections.

Regards
Ian Clark

Ian M Clark
844 Middle Street
Sullivan's Island, SC 29482

(917)447-3677
ianmclark@me.com

Dear DRB Members,

As you know, Battery Gadsden Cultural Center (BGCC) is a 501 (c) 3 non-profit, membership based organization whose mission is preservation of the culture of art and history on Sullivan's Island. We believe that architecture encompasses both of those concepts, art and history. We want to reiterate our deep concerns about the most recent plans to alter 852 Middle St., better known as Brady's Tavern. These concerns are much the same as we communicated to you in May of this year.

Brady's Tavern represents a unique historic situation. During the filming of our recent video, *Architectural Gems of Sullivan's Island*, we were privileged to be able to tour the home prior to its sale with family members showing us the interior and furnishings. It is truly a time capsule. Together with Porpoise Point across the street, it portrays a simpler time when that end of the island, to quote long-time Brady's Tavern owner, Ann Moore, was "where the poor people lived - near the garbage dump." Thus, this is one of the few remaining historical landmark houses on the island. If you have not seen the video segment showing Brady's Tavern, we invite you to view it at BatteryGadsden.com where you will find a link.

BGCC's position, in contrast to the proposal before the DRB, is that the existing structure at 852 Middle Street should be preserved as is, as a separate structure. The original siding, shutters, windows, interior walls and flooring are all worthy of the highest level of protection. The lot is large enough to support a second structure, which in the past has been permitted by the town. We believe that the existing house should not be elevated or be tied into another structure. Selected examples of where this approach has been well done include 1002 Middle Street, 1956 l'On Avenue, 1908 l'On Avenue, 2302 Middle Street, and most recently 2320 l'On.

In developing a position statement for Battery Gadsden Cultural Center on preservation of historic island properties, we have searched through many resources and have reached out to other preservation organizations like the Preservation Society of Charleston. Everything we have found and been told has led us back to the standards published by the Department of the Interior. We know that DRB members are well-versed in those as part of orientation on joining the board. We would especially point to standards 2, 9 and 10, which speak to how alterations and additions should not destroy the character or materials of a historic property, and be undertaken in a manner that could be reversed in the future and maintain the essential form and integrity of the historic property. What is proposed for Brady's Tavern violates these standards by altering the form of the historic building to where it is illegible, and irreparably destroys its character and materials. The proposal before the Board, in our opinion, is another example of "destruction by envelopment" where the character of the original historic structure will be lost forever.

In conclusion, BGCC believes that this current proposal strikes at the heart of the DRB's reason for existence. The Board exists to apply zoning law to plans, and to approve or disapprove based on the totality of the application, which includes making determinations as to the historic

character and the need for preservation of existing structures. We respectfully request that the DRB reject this proposed plan.

Sincerely,

Battery Gadsden Cultural Center Board of Directors

--

Battery Gadsden Cultural Center

501 (c) (3) Non-Profit Organization

Dedicated to preservation of the culture of art and history on Sullivan's Island

To the Design and Review Board,

I am writing to you today to support the house plans at 852 Middle St. , Sullivan's Island., SC. As the grandson of Arthur and Helen Moore and nephew of Ann Moore, the previous owners, I feel the plans are keeping with the original look of the cottage built over 100 years ago. It was bittersweet to sell the family property. Our family was delighted to see the proposed plans submitted to the Board by Larry and Joy Morris. It is heartwarming to learn that their plan will preserve and maintain the look and character of our beloved family cottage. I along with my family would like for the DRB to approve the Morris plans. Thank you for allowing me the opportunity to show my support for the current 852 Middle St. plans.

Larry Shuman
791 Wakendaw Blvd.
Mt. Pleasant, SC

Sent from my iPad

Jessica Gress

From: Kathy Heller <KathyH@jonestrading.com>
Sent: Monday, August 9, 2021 2:43 PM
To: DRB; oneilp; Bachman Smith; Greg Hammond; Scott Millimet; Justin Novak; Kaye Smith; Joe Henderson; Randy Robinson; Jessica Gress
Cc: Joy Morris; Heather Wilson
Subject: 852 Middle Street and Historic Properties

> This email originated from outside the Town of Sullivans Island. Do not click links or open attachments unless you have verified the sender and know the content is safe.

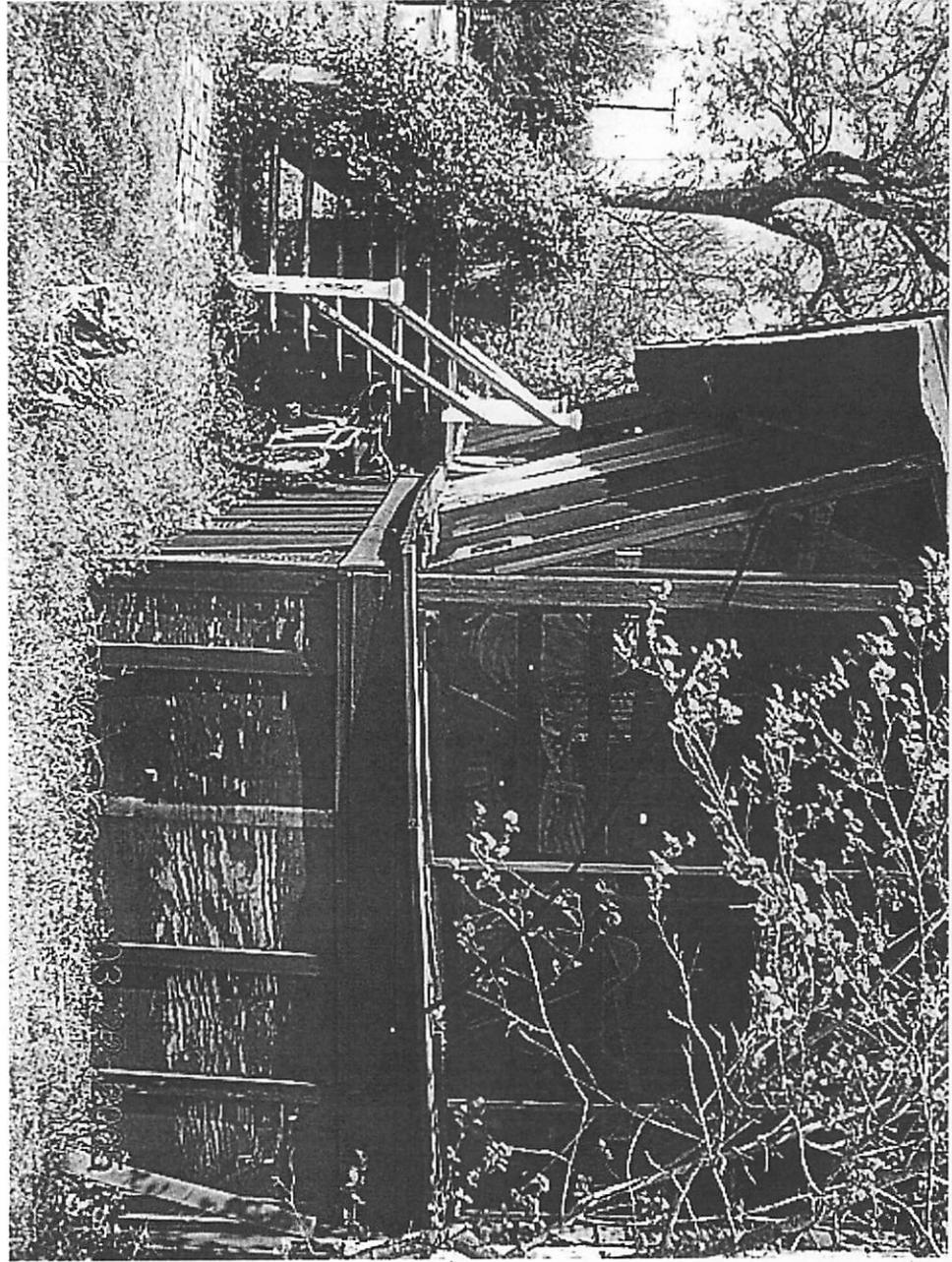
Dear DRB, Town Council and members of public

I am in support of the Heather Wilson drawings for the 852 Middle Street "Morris" cottage. We are the Heller's and restored the "barn" at 2320 Ion Avenue and I believe both houses were built around 1880 by the same builder. Both houses were originally about 1100 square feet, one bay wide with a gable roof and front porch. I have not personally been inside 852 Middle Street but have been told that the house is also in need of a total restoration. To keep the cottage up near the street would keep this iconic structure in the forefront. We did the same on the 2320 Ion property which preserved the original integrity of the historic house. (See before and after photos below.) Heather Wilson is a fabulous architect who completely "gets" our historic structures and has left a permanent positive imprint on both historic and non-historic properties on the Island. In my opinion, 852 Middle Street due to location and existing structure, the owner should be able to take whichever route suits their lifestyle best, whether adding to and renovating the historic structure or building a new larger structure behind. (Whether attached or unattached whichever suits the family's needs).

Please work with the Morris's and historic home owners as this is a labor of love, time, stress, great expense and not everyone wants to take on these projects. I understand that the town will create a task force to study historic properties. I and many others believe that changing the zoning ordinance to grant discretionary increases for those seeking (or have received) the historic ADU special exception, will help preserve these remaining smaller cottages. Homeowners whether owning old, new or dual structures should be on an even keel with square footage allowances. There are many cases where joining the houses worked famously like the Colbert's, but there are some instances where the historic structure was lost. In my opinion the plans for 852 Middle Street would totally enhance the historic structure.

The Morris's have loved this Island for decades and specifically wanted to buy a historic structure. The town should want to see builds like this instead of many of the recent ones that are not in keeping with the Island culture and why we all came here to begin with!

Kathy Heller





Kathy Craig Heller

www.jonestrading.com

360 Concord Street, Suite 202

Charleston, SC

Office: 404 467 4725

866 441 2916

Cell: 678-570-3596

Fax: 843-720-5996

Email kathyh@jonestrading.com

Bloomberg kheller4@bloomberg.net

Jessica Gress

From: Joe Henderson
Sent: Tuesday, August 17, 2021 11:19 AM
To: Jessica Gress
Subject: FW: 852 Middle Design Review for Joy Morris

Joe Henderson, AICP
Director | Planning and Zoning
TOWN OF SULLIVAN'S ISLAND

2056 Middle Street | SC 29482
Tel 843.883.5731 | Fax 843.883.3009
www.sullivansisland.sc.gov

From: Hal Shuman (Americas) <hal.shuman@global.ntt>
Sent: Tuesday, August 17, 2021 9:24 AM
To: DRB <DRB@sullivansisland.sc.gov>
Cc: Hal Shuman (Americas) <hal.shuman@global.ntt>; Joy Morris <joy2502@yahoo.com>
Subject: 852 Middle Design Review for Joy Morris

> This email originated from outside the Town of Sullivan's Island. Do not click links or open attachments unless you have verified the sender and know the content is safe.

Dear Sullivan's Island Design & Review Board,

I am writing this letter in support of Joy Morris's proposed plans to renovate and expand 852 Middle Street (aka Brady's Tavern).

This property had been in my family for well over 100 years and in recent years I served as the house administrator for our extended family. The decision to sell the property to the Morris' was bitter sweet. Our family for generations had enjoyed this little beach cottage on The Island but as the older generations passed we realized it was time to let it go to new owners who could preserve it for generations to come.

My family was very pleased working the Morris' during the sale of the property. Joy was very kind and considerate of our families deep love of the property and she assured us she would do her best with a conservative approach to renovations.

Joy kept her word and has worked hard and at great expense hiring a Historic Preservationist and Forensic Engineer to help her develop her design plans. I like her idea of keep the original parts of the structure so that everyone will recognize that it's the same sweet cottage from the front then a modest addition while keeping the structure at a reasonable height.

I can wait to tour the beautifully renovated home.

Please approve the Morris plans and feel free to reach out with any concerns.

Hal Shuman
C (843) 860-0299
E hal.shuman@global.ntt

I totally agree with this statement.

"As a landmark house we believe that Brady's Tavern should be preserved as a separate structure. The original siding, shutters, windows, interior walls and flooring are all worthy of the highest level of protection. The current plan, which attaches the existing structure to new construction" is unacceptable.

This is another example of architects who have no concept of pride of place or the importance of historical structures. If this project is approved as presented it's historical context will be forever lost. The addition to the side is unacceptable, and the huge addition connected to the rear as drawn will overshadow this historically important cottage. The Devereux Gate House on Middle Street is an excellent example of a historic structure left to stand alone in it's historical location with a new structure built far enough away to not in any way degrade it's importance to the Island's history.

This egregious attempt to "modernize" this structure could be likened to purchasing a concours d'elegance antique automobile and modifying it to look like a new automobile, totally losing it's value and importance.

Modifications like this as presented completely contradict the importance of historic preservation.

Carl Smith,
former mayor, Town of Sullivan's Island.

carl jennings frazier smith
cjenningsmith1908@yahoo.com
605 Woodspring Road
Mount Pleasant, SC 29466
843 884 6010

Good morning,

This is Laura Bryan and my husband Tim and I live at 822 Conquest Avenue. We are off island so cannot make the meeting but we want to let you know that we like the most recent plans made by the Morris family and support their design at 852 Middle Street.

Thank you,
Laura Bryan

Greetings,

My name is Theodora Simons and I own 853 Middle St. which was built in the 1840's and expanded in the 1870's. I grew up there as it has been in my family since the 1950's. Obviously, I know 852 rather well.

I am much against decimating the character of the house as the proposed drawings show. On the other hand, I appreciate the needs of modern family life and the desire for a larger dwelling. That goal could be readily accomplished by expanding compatibility to the rear and above the newer structure.

Please call with any questions.

Theodora Simons
347-804-6558



Date: **Wednesday, August 18, 2021**

To: **Joe Henderson**
Town of Sullivan's Island

From: **Craig M. Bennett, Jr., PE**

cc: ---

Subject: **1417 Middle Street**

Number of sheets: **2**

My filename: s:\jobs\active\2021\21-033 1417 middle street - sullivan's island\reports\2021-08-18 - comments on 1417 middle street for drb.docx

Mr. Henderson:

Thank you for the opportunity to comment on the proposed work at 1417 Middle Street. We have received:

- The drawings prepared by Heather Wilson,
- The survey card on the property, and
- The application for the modifications.

Our objective is to comment on the project, not so much from the standpoint of structural engineering, but more from that of a preservationist commenting on alterations to a historic property. We also realize that the job of the Design Review Board is not that of stopping development but of managing change in an appropriate, historically sensitive context.

1417 Middle Street sits gently in the landscape of the island. Unlike some of its neighbors which make their presence well known, this former Noncommissioned Officers' Quarters rests between a massive oak on the front, or north side, of the property and a garage on Poe Avenue behind.

The work proposed for 1417 Middle is certainly much in keeping with the Secretary of the Interior's Standards for Rehabilitation of Historic Properties. The proposed hyphen hides well behind the existing building and the addition is placed far enough back from both Middle Street and Poe

Avenue that it will be buried in the middle of the block, hiding that fact that this is a two story addition to a one story building. The raising of the historic building is so slight, at 2'-4", that we feel very comfortable with it, and, given the obviously rising sea level and the fact that Hurricane Hugo's flood waters were roughly 13 feet MSL on the island, would even consider it's going slightly higher.

As far as details, go, we particularly admire the deep overhangs on the north and south sides of the second floor windows of the addition. These allow windows to stay open even in periods of non-blowing rain.

Finally, we notice that the elevations and perspectives presented show the ridgeline of the roof of the hyphen intersecting that of the historic building at the ridgeline of the original structure, but the roof plan shows it pulled down slightly. We think that having the ridgeline of the hyphen dropped, as shown on the plan, is a far better approach in respecting the historic structure.

Again, we appreciate the opportunity to comment on this proposal.

Sincerely,

A handwritten signature in black ink that reads "Craig M. Bennett, Jr." The signature is written in a cursive, flowing style.

Craig M. Bennett, Jr.
Bennett Preservation Engineering PC

RECUSAL STATEMENT

Member Name: Steve Herlong
 Meeting Date: August 18, 2021
 Agenda Item: Section F Number: 4
 Topic: 2802 Brooks Street

The Ethics Act, SC Code §8-13-700, provides that no public official may knowingly use his office to obtain an economic interest for himself, a family member of his immediate family, an individual with whom he is associated, or a business with which he is associated. No public official may make, participate in making, or influence a governmental decision in which he or any such person or business has an economic interest. Failure to recuse oneself from an issue in which there is or may be conflict of interest is the sole responsibility of the council member (1991 Op. Atty. Gen. No. 91-37.) A written statement describing the matter requiring action and the nature of the potential conflict of interest is required.

Justification to Recuse:

- Professionally employed by or under contract with principal
- Owns or has vested interest in principal or property
- Other: _____

Date: _____

 Member

Approved by Parliamentarian: [Signature]

Exhibit 6

Location ?

Charleston, SC

Flooding Threshold



? For help and information, hover over the ? symbols.

NOAA flooding thresholds for Charleston, SC: ?

Minor: 22 in above MHHW Moderate: 33 in above MHHW

Inches
 Centimeters

Annual projections

Decadal projections

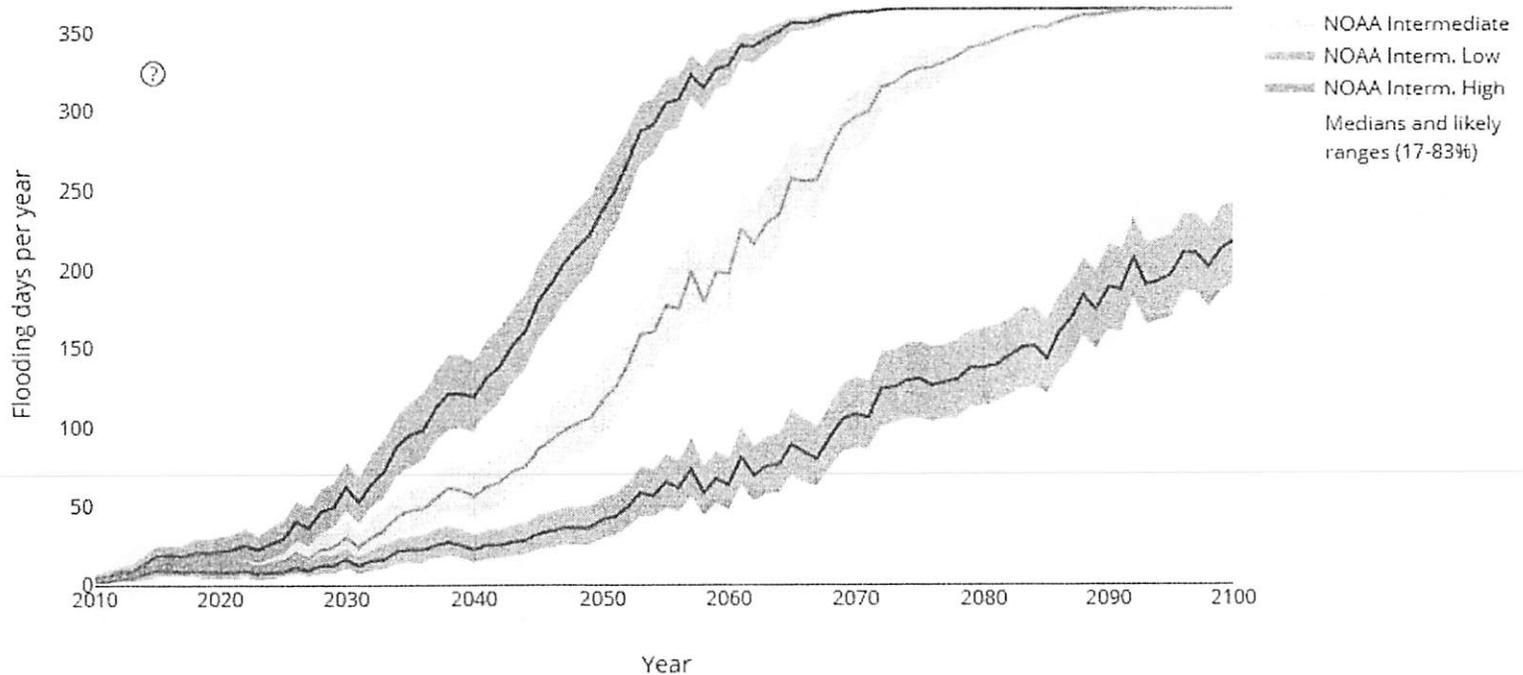
Analysis

Flooding days during the 21st century

The graph below shows the number of days per year that sea level in **Charleston, SC** is projected to exceed **57 cm** above MHHW.

► [Read more](#)

Choose the local mean sea level projection(s) to use: NOAA Sea Level Rise Scenarios ?



Re: **1608 Poe Avenue DRB Submittal**

STATE OF SOUTH CAROLINA)

)

AFFIDAVIT

COUNTY OF CHARLESTON)

Personally came and appeared before me, Notary Public, C. Holmes, who upon being duly sworn did depose and say the following:

1. I am the residential property owner at 1611 Poe Avenue, of legal age, and competent to state the matters herein. By way of introduction, the following is a **SUMMARY**:

Adversely affected property owners hereby request compliance with the S.C. Statute, S.C. Code § 5-31-450 (*Paragraph 7*), mandating roadway drainage.

Because there is no roadway drainage in the right of way for the 1600 block of Poe Avenue (see attached photo) and because 1608 Poe Avenue is higher in elevation than the roadway as well as higher in elevation than the adversely affected neighboring property owners in the immediate vicinity, PE (Professional Engineer) certification of containment of stormwater runoff is requested.

The adversely affected neighboring property owners are unable to add fill because it would impermissibly harm the neighbors and fill is not allowed under the ZO (zoning ordinances), governing State law, and/or Federal law in a flood zone.

Attempted repairs with extensive underground piping and grating failed to provide any relief.

The attached copy of a neighbor's letter corroborates ongoing nuisance and damages and refutes any suggestion the flooding clears rapidly.

In sum, for the reasons stated herein, the undersigned requests postponement of final approval, requests an in-person hearing on final approval, and requests PE (Professional Engineer) certification of containment of stormwater runoff.

2. This affidavit is submitted in support of request to re-schedule the May 19, 2021, final approval on 1608 Poe Avenue regarding inadvertent omissions, incomplete submittal, and/or evaluation of facts material to the submittals. Notice requirements have not been met and we are not aware of notice for any prior hearing. We respectfully request meaningful opportunity to be heard. The result of

insufficient notice is approval which is legally void/voidable. As an example of the pattern and practice herein of the Town's failure to provide statutory notice, the attached photos of current posted notice for another application purport to provide Public Notice of the hearing "Date/Time." Instead, the attached photo of the Public Notice shows a handwritten date with no time listed as follows: "June 9, 2021: Zoom." The failure to provide the time is a violation of the statutory requirements for Public Notice. Moreover, it reflects a disconnect with obligations to provide transparency, notice, and/or full and fair opportunity to be heard with an arbitrary and capricious disregard for citizens, the general public, protected classes, and/or interested parties who may not have the ability to participate remotely. To the extent a conflict of interest may be contributing to the pattern and practice of failure to provide legal notice, an independent body could and should ensure compliance with the statutory requirements regarding full and fair Public Notice.

3. As set forth more fully below and documented by Experts and Civil Engineers, I am one of the neighboring property owners in the immediate vicinity of 1608 Poe Avenue adversely affected by aggravation in a flood zone with ponding, interruption in the natural and historic stormwater flow and drainage patterns, and severe flooding which does not clear rapidly and which is not limited to extreme weather events such as hurricanes. As required for other applications, certification by Experts and Civil Engineers with recommendations on the proposed 1608 Poe Avenue plans for preventing aggravation of a dire situation is respectfully requested.

4. Without being disagreeable, there is disagreement.

5. The CDC has now eased mask restrictions supporting our request for in-person hearing with Covid precautions on the 1608 Poe Avenue application in this matter of great public importance and for transparency regarding a number of Citizens who may be unable to participate remotely, who may be

denied meaningful opportunity to be heard, and/or who are denied due process, including but not limited to, the undersigned and other neighboring property owners adversely affected in the immediate vicinity. S.C. Code § 5-31-450; South Carolina Constitution, Art. I, Sec. 13; U.S. Const., 5th Amendment.

6. Because there is no roadway drainage in the right of way for the 1600 block of Poe Avenue (see attached photo) and because 1608 Poe Avenue is higher in elevation than the roadway as well as higher in elevation than the adversely affected neighboring property owners in the immediate vicinity, certification and recommendations by Experts and Civil Engineers regarding maintaining the natural and historic flow and drainage patterns with containment of stormwater runoff is indicated in order to prevent adverse impacts on, including but not limited to, the undersigned and neighboring property owners in the immediate vicinity. Color photos available on request.

7. Statutory rights regarding roadway drainage include but are not limited to, S.C. Code § 5-31-450, which states, “Whenever, within the boundaries of any municipality, it shall be necessary or desirable to carry off the surface water from any street, alley or other public thoroughfare along such thoroughfare rather than over private lands adjacent to or adjoining such thoroughfare, such municipality shall, upon demand from the owner of such private lands, provide sufficient drainage for such water through open or covered drains, except when the formation of the street renders it impracticable, along or under such streets, alleys or other thoroughfare in such manner as to prevent the passage of such water over such private lands or property. But if such drains cannot be had along or under such streets, alleys or other thoroughfare, the municipal authorities may obtain, under proper proceedings for condemnation on payment of damages to the landowner, a right of way through the lands of such landowner for the necessary drains for such drainage. If any municipal corporation in this State shall fail or refuse to carry out the provisions of this section, any person injured thereby may have

and maintain an action against such municipality for the actual damages sustained by such person.”

S.C. Code § 5-31-450.

8. Specifically, adversely affected property owners in the immediate vicinity hereby request sufficient roadway drainage through open or covered drains in the right of way in the 1600 block of Poe Avenue. Every little bit of prevention counts on this beloved yet fragile barrier island we all call home. The Town handsomely paid for and thoroughly researched the zoning ordinances which are publicly endorsed, vetted, and voted. Under these extraordinary circumstances and with five residences in one block, the smaller lots are disproportionately affected. On the smaller than average lot sizes in what is one of the oldest precious and iconic Historic Districts, compliance with the Historic District Zoning Ordinances, with the Historic District Guidelines and Regulations, and with Neighborhood Compatibility is indicated, including but not limited to, Neighborhood Compatibility with containment of stormwater runoff.

9. The Zoning Ordinances provide that the neighboring property owners are not allowed to add fill to relieve the ponding and severe flooding. In order to add fill, the Zoning Ordinances require that the existing home be demolished. Fill is allowed with new construction; however, fill is strictly limited to no more than one foot in this flood zone. **Town of Sullivan’s Island Codes and Ordinances, Chapter 21, Article II – Sec. 21-13.** Unfortunately, one foot of fill would impermissibly harm neighboring property owners, it would not be enough, it would not alleviate the problems, and it is a violation of governing State and Federal law in a flood zone. Attached please find photos of workmen installing a drainage system with an extensive grid of multiple underground pipes and grating to no avail with no relief. As such, repair, reproduction, or replacement is not cost effective, functional, or viable.

10. The attached photos of the ponding and flooding with kayakers in the lake filling the rear area of adversely impacted properties graphically demonstrate the severity and decreased functional utility of our property, not to mention the adverse effects on the health, safety, and well-being of the community. Moreover, restricted ingress and egress and restricted motor vehicle access to our property with flooding of the enclosed ground floor and the garage have caused further damages, which never before occurred. Our family has lived in the same location without these problems for decades until interruption of the natural and historic drainage pathway to the stormwater drainage system and facilities for properties, including but not limited to, ours in a flood zone.

11. Please find attached the copy of correspondence from a similarly-situated property owner in the 1600 block of Poe Avenue reaching out to other adversely impacted neighbors. Its author demonstrably refutes any suggestion that the flooding recedes rapidly and corroborates other evidence of ongoing nuisance and/or damages. We bring this to your attention for kind consideration to prevent adverse impacts and/or aggravation of ongoing and continuing harm to neighbors.

12. The application is incomplete and the submittal is NOT outside the Historic District as is represented on page one of the 1608 Poe Avenue application. As such, statutory notice requirements have not been met which constitutes insufficient notice to members of the community, to the public at large, and/or to interested parties. As stated on page one of the application, “**Incomplete submittals will be returned.**” (Emphasis in the original.) If inadvertent, the material omissions/misrepresentations are careless at best. Significantly and materially, the submittal makes up part of the Historic District linking the Officers’ Quarters and Post House with Battery Logan and Fort Moultrie. Professional Civil Engineer (PE) reports are available on request which are pertinent to the matters herein.

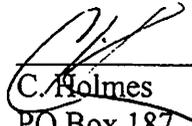
Town of Sullivans Island

Design Review Board

Article III, Section 8, Rehearing Re 1608 Poe Avenue

Pursuant to Article III, Section 8, of the DRB Bylaws, the undersigned neighboring property owner adversely affected in the immediate vicinity respectfully enters rehearing request on the May 19, 2021, application for 1608 Poe Avenue. For substantial justice affecting substantial rights, rehearing is respectfully requested.

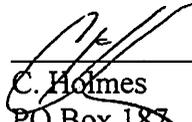
Respectfully submitted,

 5/22/2021
C. Holmes
PO Box 187
Sullivans Island, SC 29482
843.883.3010

Certificate of Service

I hereby certify that a true copy of the above document was timely served by regular first class mail postage pre-paid on this date at the following address: Secretary, Design Review Board, Town of Sullivan's Island, 2056 Middle Street, Sullivans Island, SC 29482.

Dated 5/22/2021



C. Holmes
PO Box 187
Sullivans Island, SC 29482
843.883.3010

A neighboring property owner who had spoken at a previous meeting was out-of-state. His position was entered into the record:

My wife and I are looking forward to meeting our new neighbors. Our hopes and expectation are they respect the setback and height restrictions that are in place and our expectation of the DRB is they do their part to enforce the guidelines so we maintain our great island. My main points are as follows...

i. There are setback requirements in place for a reason. If the homeowner wants to achieve a certain size house, then the DRB should deny their request and encourage them to find a lot on the island that suits their square footage requirements. There are other lots on the island.

ii. What is the real reason why the homeowners need the variance? The only logical reason I can see is they want more space. If it's not for space purposes, then they should design something in accordance with the building guidelines. It's that simple. If it is for space, the DRB should deny their request and encourage the property owners to obtain a larger property on the island to build their ideal home.

iii. What are the guiding principles that the DRB uses to determine when a setback or height restriction should be granted versus denied? What are the extenuating circumstance for this homeowner where they need to go beyond the setback and height restrictions? Knowing this would be beneficial. I have not heard or read anything that makes this a unique situation. This looks to be a situation where the homeowner is doing this for either (a) an investment / future profit potential via a sale or (b) trying to get the best deal possible by purchasing a smaller lot and building a larger home or (c) disregarding the rules and guidelines that have been established to maintain the historic and consistency of our unique island. If any of these is the case, then the homeowner should be denied and encouraged to re-submit their plans once they have obtained a lot that can support their larger design where setback or height exceptions aren't needed.

iv. Lastly, I'm not a lawyer however does the Town open itself up to potential lawsuits by approving some exceptions and denying others under similar circumstances? It is my understanding that some homeowners have been denied variances similar to this, so if this is approved, are we at at risk?

Dear Neighbors,

I live at Poe Avenue. Over the past few years, I've noticed more flooding and persistent standing water in my own backyard and in the drainage ditches on our block following heavy rains. Among other things this poor drainage situation is adversely affecting the moisture level under my home. Yours may be affected as well.

I recently met with Sullivan's Island's Water and Sewer Department. He informed me that storm water issues are managed by the South Carolina Department of Transportation. I then spoke to Mr. Kevin Mitchell at SCDOT. He told me the first step is to submit a work request to clean/repair the existing drainage system. I did so on July 21, but have no idea when the request may be acted upon. I believe that if more requests are submitted for the same problem, it may take less time to effect a solution.

If you are interested, a SCDOT work request can be submitted online using the following link:

<http://dbw.scdot.org/workrequest/>

The form is fairly self-explanatory however the following may be helpful:

Maintenance Item	Drainage Pipe- Clean
Work County	Charleston
Road Number	S 906 Atlantic Ave S 908 Poe Ave

Please feel free to contact me by email if I can provide any more information.

Many thanks,

TOWN OF SULLIVAN'S ISLAND
Design Review Board meeting
August 18, 2021, 4:00 p.m.
PUBLIC INPUT SIGN UP SHEET

11 total sent in favor
 comment & in favor
 to staff & opposed
 * 7 people
 in person

****PLEASE SIGN THIS FORM IF YOU WOULD LIKE
 TO SPEAK ON A SPECIFIC AGENDA ITEM****

	NAME	AGENDA ITEM
	Cindy Hughes ^{for reg howe}	852 Middle St.
speaking lost	Jay Morris	2802 Brooks/852 Middle St
	Sheila Allen	852 Middle St.
	Susan Michelonigh	852 Middle St
didn't speak	Angus Allen	852 852 Middle St.
	Rachel Urso	2216 Middle Street X
	Emma Falconer	2216 middle street X
	Dolly M Droze	2320 Middle Street
didn't speak	Greg St Pierre	852 Middle St X
	Jane Ellen Heron	1308 Thompson Ave. X
	Tom Procter	852 Middle



Town of Sullivan's Island
Design Review Board
Sign in Sheet
August 18, 2021

<u>Print Name</u>	<u>Address</u>	<u>Email</u>
Sheila Allen	848 Middle St.	swallen001@gmail.com
Douglas Allen	848 Middle St.	allend001@gmail.com
Jan Clark	844 " "	roundark@me.com
Joy Morkels	852 MIDDLE	joy2502@yahoo.com
Bronwyn Lurkin	318 Marshall	bronwyn@bronwynlurkin.com
JON GUNDERSON	311 MARSHALL	
Marie Bourre Robau	107 Middle St NP	—
Ann Bourre	107 Middle St NP	
Wesley Hankle	2523 Goldbug Ave	