

# TOWN OF SULLIVAN'S ISLAND DESIGN REVIEW BOARD

## REGULAR MEETING MINUTES Wednesday, January 16, 2019

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 were verified to have been satisfied. Present were Board members Beverly Bohan, Ron Coish, Linda Perkis, Rhonda Sanders and Bunky Wichmann.

Town Council members present: Mark Howard

Staff members present: Joe Henderson, Director of Planning/Zoning Administrator, Randy Robinson, Building Official and Jessi Gress, License and Permit Technician.

Members of the public present: Jack and Ruth Anne McSpadden at 2602 Atlantic Avenue.

- I. **CALL TO ORDER:** Beverly Bohan 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.

**APPROVAL OF MINUTES:** Mr. Wichmann made a motion to approve the December 19, 2018 Design Review Board Meeting Minutes. Ms. Perkis seconded this motion. All were in favor. None opposed. Motion passed unanimously.

- II. **PUBLIC INPUT:** No public input was made.

### III. HISTORIC PROPERTY DESIGN REVIEW

**2602: Atlantic Avenue:** Bronwyn Lurkin, applicant, requested conceptual approval to alter a Traditional Island Resource by removing nonoriginal elements, adding a new one-story addition and to reorient the front yard of the home toward I'On Avenue. Modifications are requested for the side yard setback and an historic exemption was requested for principal building coverage. (TMS# 529-10-00-0333)

Mr. Henderson stated that this property is identified as a Traditional Island Resource by survey card #440, which is part of the 2007 supplemental survey. This home was significantly modified in 1975 and 1990, however, the structure maintains a sufficient degree of historic fabric. This is best known as the summer home of Judge Waties Waring who presided over several important civil rights cases during his judicial tenure. Dr. Selby, previous owner, petitioned the Design Review Board in 2015 to have the property removed from the Historic list, which was denied. The property owner requested to conduct a historic renovation which includes removal of the

enclosed front porch panels, and converting to an open porch design. The applicant requested to have the home be relocated 5' to the southwest. One story addition was requested for the north and east façades. Removal of 100% of the non-original vinyl and aluminum siding was proposed. The applicant also requested that the deck and stairs on Atlantic are to be removed for an entrance staircase design more indicative of the Island.

Mr. McSpadden at 2602 Atlantic Avenue stated that he and his wife are pleased to attend the first Design Review Board meeting to restore their home at 2602 Atlantic Avenue. Mr. McSpadden stated that over the past forty years he and his wife have purchased several historic townhomes in New York. They are attracted to taking historic homes and turning them back into vibrant residences. He stated that their goal is to preserve all historic aspects of this home while improving the existing infrastructure to meet building codes. He stated that they are planning to preserve all trees located on the property and do not have any intention of removing them. He stated they are delighted to become part of the Sullivan's Island community and thanked the Board for their time.

Mr. Henderson reviewed Section 21-30 which refers to the orientation of the principal building. This stated that principal buildings with street oriented "front doors" contribute to the sense of "neighborliness" of the island; having consistent front yard orientation, reduces the possibility of accessory structures being located inconsistent with the pattern of development. In order to allow the pool on the Atlantic side (which is traditionally the front yard of this property), they would need to have a re-orientation granted by the Design Review Board.

Mr. Wichmann stated that he believes that the homeowners are doing a great job with taking a historic property and giving it the love it deserves. He also stated that the presentation before them was put together really well. The Island tradition is that the front of the house faces the ocean. He believes that removing the chain link fence is a great idea. Mr. Wichmann stated that the applicant should provide more information as far as the orientation of the property.

Ms. Perkis stated that she has mixed feelings about this presentation because she likes that it is being kept at one story but does not believe you can add a master addition to cover or hide the existing historic cottage. Mr. Henderson stated that there is no standard in our Zoning Ordinance that prohibits them from building an addition to the front façade, however, there are several historic preservation standards that speak to keeping the original historic materials and spatial characteristics of a designated historic structure. Ms. Perkis disagrees with having the pool located in the front yard as being presented. If there was a way to put the pool on the l'On side of the property we could move forward with this plan. Ms. Perkis believes that this application does not meet standards for neighborhood compatibility and the Board should not move to approve this application.

Mr. Coish stated that the applicant did a very good job with the presentation of the home in keeping the Island feel. He stated that he has concerns about the location of the pool and the reorientation of the front façade. He also stated that he is concerned about the size of the master suite located on the Atlantic side. He believes that it needs to be a little smaller so it

does not take away from the existing historic structure. Mr. Coish suggested locating the pool on the l'On side and shrinking the master addition.


Ms. Sanders stated that this is a beautiful design. She believes that it will be helpful to have a map of the properties surrounding the applicants to prove the benefit of the re-orientation. Ms. Sanders suggested moving the home forward instead of re-orienting the structure and that way you can put the pool in the backyard.

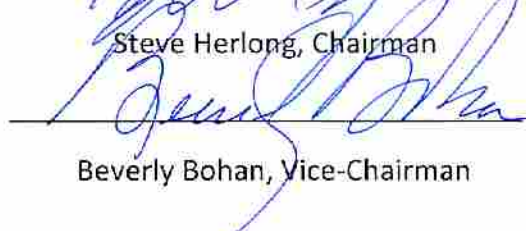
Ms. Bohan stated that she agrees with the Board. She believes the applicant did a great job with her presentation and the overall concept is well received. Ms. Bohan stated her biggest objection would be the pool location in the front yard and maintaining Atlantic as the front façade of the house and for those reasons the application/project should be revised.

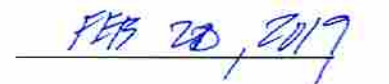
**Ms. Perkis made a motion to defer this application until the applicant can come back with revisions made by the Board and that the applicant provide more details as to what materials are to be used for this structure. Mr. Wichmann seconded this motion. All were in favor. None opposed. Motion passed unanimously.**

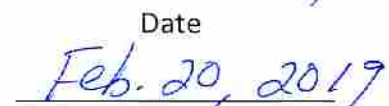
**IV. ITEMS FOR DISCUSSION:** Ms. Perkis made a suggestion to revisit the historic designation list and to go through the Island to possibly add them to the historic list. Mr. Henderson stated that a property owner, Town Council or the DRB can recommend addition to the historic designation list. The historic surveys would describe what initially disqualified the subject property from inclusion in the Historic Preservation List. Before the DRB considers designation of a property, the property owners must be notified that their home is being reviewed and considered to be designated historic through and body of the Town of Sullivan's Island. Ms. Bohan asked the property owners of 2602 Atlantic, Mr. and Mrs. McSpadden, if as historic property owners would they be interested in purchasing some kind of plaque or emblem from the Town to put on their home to symbolize the historic significance of their property. Mr. McSpadden stated yes this would be something that he would be interested in. Mr. Henderson stated that the Town could look into and do some research into both of these projects.

**V. ADJOURN:** Mr. Wichmann made a motion to adjourn the meeting at 7:02pm. Ms. Perkis seconded this motion. All were in favor. None opposed. Motion passed unanimously.

  
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Steve Herlong, Chairman

  
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Beverly Bohan, Vice-Chairman

  
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Date

  
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Date



# RECUSAL STATEMENT

Member Name: STEPHEN HERLONG

Meeting Date: 16 JAN 2019

Agenda Item: Section C Number: 2

Topic: 12602 ATLANTIC AVE

*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: 16/Jan/2019 \_\_\_\_\_  
Member

Approved by Parliamentarian: [Signature]