

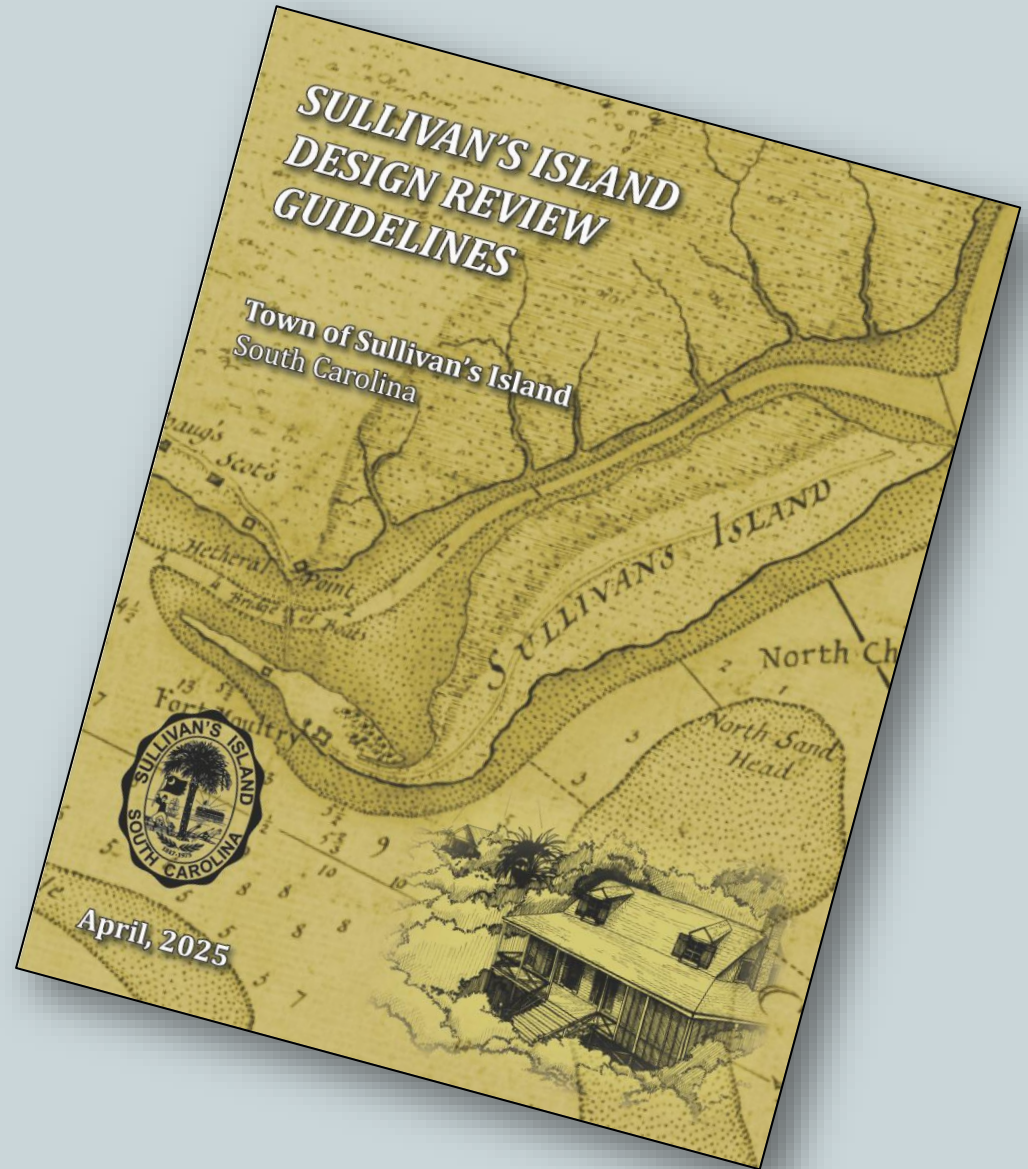
# Town Council Meeting

for the

## Sullivan's Island Design Review Guidelines



April 15, 2025



# Introductions

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## Consultants:

- Phil Thomason  
Thomason & Associates
- Phil Walker  
The Walker Collaborative
- Keith Covington  
Common Ground Urban Design + Planning

## Key Town Staff for Project:

- Joe Henderson: Town Manager
- Charles Drayton: Director of Planning & Zoning

## South Carolina Department of Archives & History:

- Brad Sauls: Supervisor of Registration, Grants & Local Government Assistance

## Design Review Board

Tal Askins

Beverly Bohan

Phil Clarke

Ron Coish

Sacha Rosen

F.C. (Bunky) Wichmann

Heather Wilson

# Project Overview

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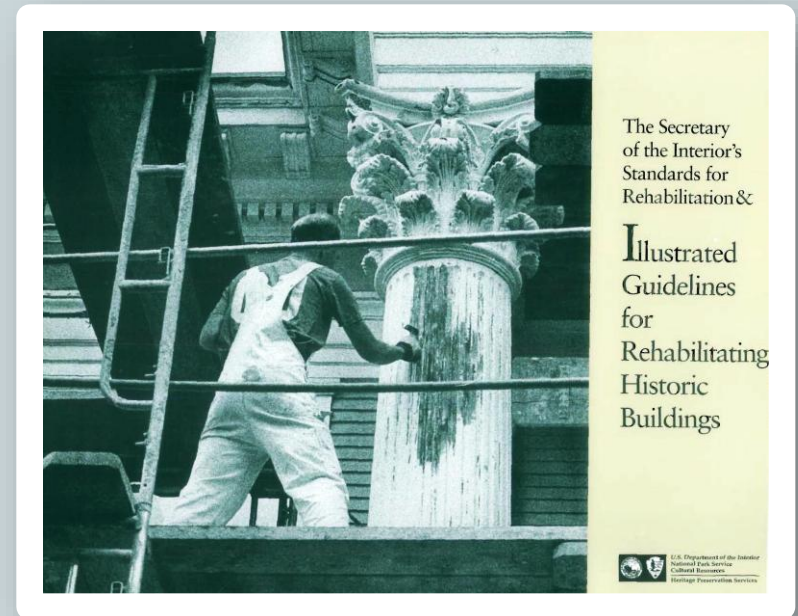
## What are Design Standards?

Rules for how properties within locally-designated historic districts are treated. They are administered by the Town's Design Review Board (DRB), and they apply to the following types of work:

- Alterations to properties (landscapes and structures), including building additions
- Relocations or demolition of structures
- New development

## Why are Design Standards Needed?

Since the existing districts were designated in 2003, the DRB has been utilizing federal standards that are generic, so more specificity is needed that is tailored to Sullivan's Island.



# Project Overview

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## Goals for the Project:

- Create a user-friendly manual for use by property owners and the Sullivan's Island Design Review Board (DRB)
- Provide information on appropriate rehabilitation, new construction, and resilience
- Provide information on rehabilitation tax credits
- Provide a reference guide for additional sources of assistance





# Project Overview

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## **Project Process: Scope of Work**

### Phase 1

Document Review & Kick-Off Meeting

### Phase 2

On-Site Field Work, Analysis  
& Photography

### Phase 3

First Public/Town Council Meeting  
& DRB Workshop

### Phase 4

Preparation of the Draft  
Design Guidelines

### Phase 5

Completion of Design Guidelines & Final Products

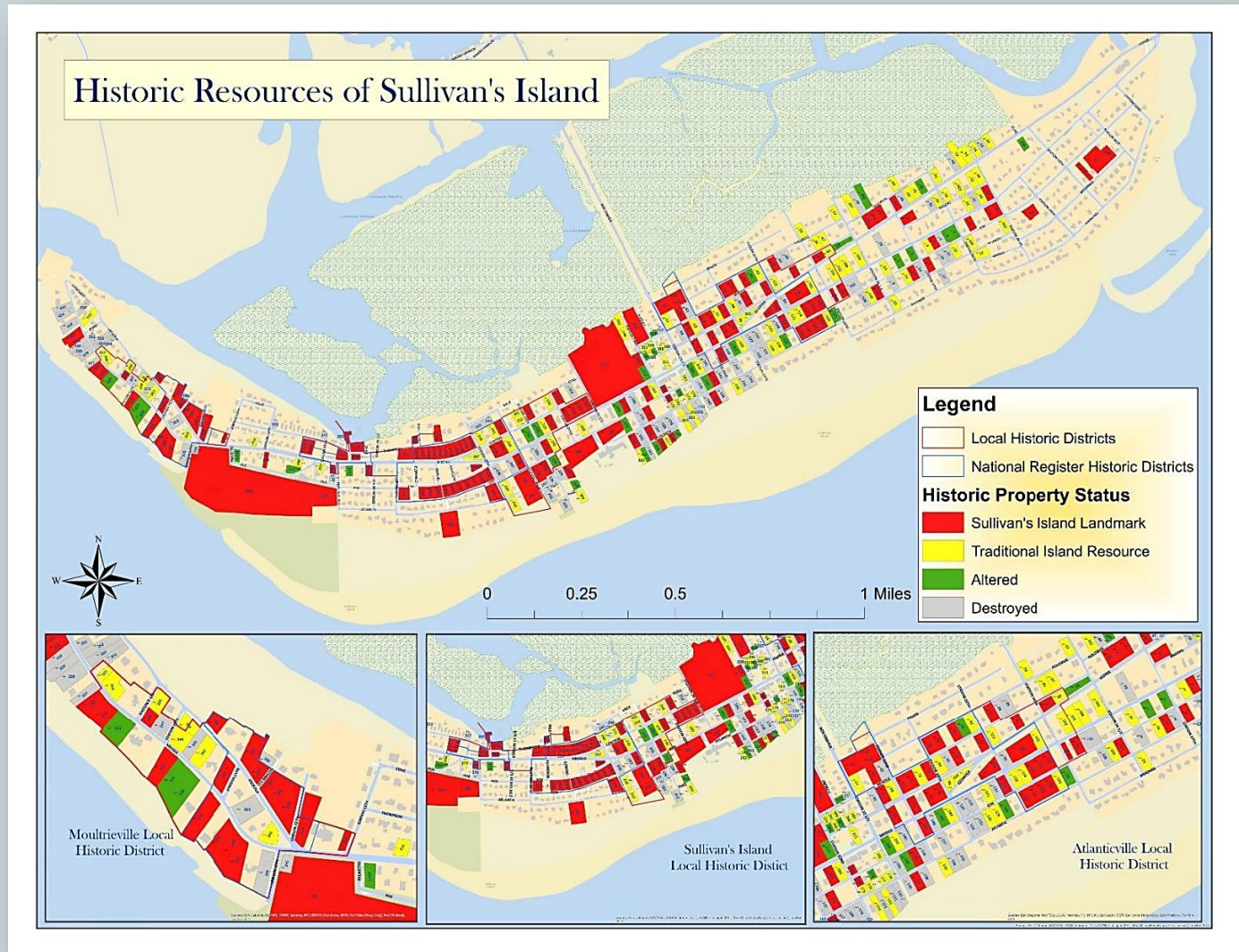


*Town Council Meeting – June 18, 2024*

# Project Overview

## Local Historic Districts:

- Moultrieville Historic District
- Sullivan's Island Historic District
- Atlanticville Historic District



# Design Guidelines Content

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## **Table of Contents**

Chapter 1. Introduction

Chapter 2. Design Review in the Historic Overlay Districts

Chapter 3. Historic and Architectural Development

Chapter 4. Guidelines for Historic Buildings

Chapter 5. Guidelines for Landscaping

Chapter 6. New Construction and Additions

Chapter 7. Guidelines for Climate Adaptation

Chapter 8. Relocation and Demolition

## Appendices

Appendix A - Secretary of the Interior's Standards for Rehabilitation

Appendix B - Terminology and Interpretation

Appendix C - Glossary of Terms

Appendix D - Financial Incentives for Historic Building Rehabilitation

Appendix E - Alternative Materials for Rehabilitation and New Construction

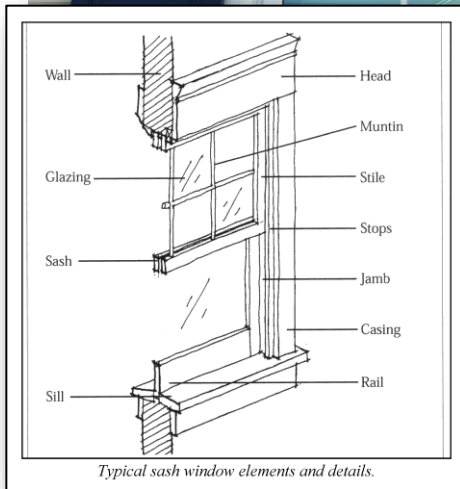
Appendix F - National Park Service Preservation Briefs

Appendix G - Maintenance Recommendations

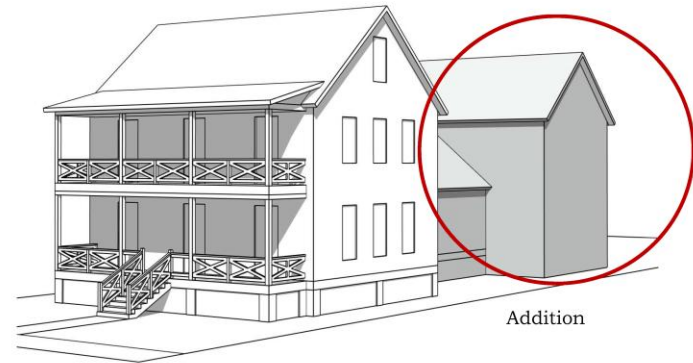


# Design Guidelines Content

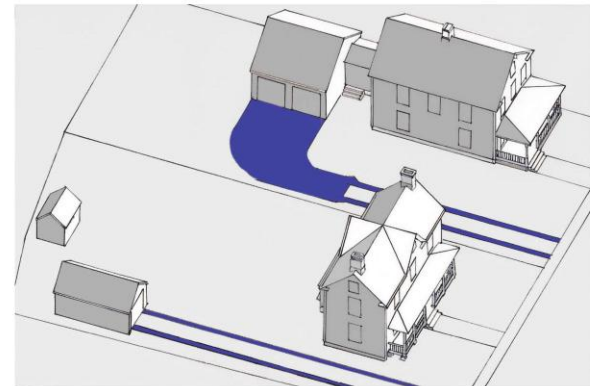
## Sample Document Features



**Technical Information**  
**NPS Preservation Brief #09**  
**The Repair of Historic Wooden**  
**Windows**  
[Preservation Briefs 9: The Repair of Historic Wooden Windows](#)



**YES:** Additions should be secondary in scale, recessed from the main façade, and sited at rear elevations. They should generally be designed in traditional wing or ell plans and be distinguished from the historic building.



**YES:** Driveways should connect with rear garages with a minimum of paving materials and visual impact.



# Questions?

## Design Guidelines Topics (per the TOC)

- Introduction
- Design Review in the Historic Overlay Districts
- Historic and Architectural Development
- Guidelines for Historic Buildings
- Guidelines for Landscaping
- New Construction and Additions
- Guidelines for Climate Adaptation
- Relocation and Demolition

