

# BEAU CLOWNEY ARCHITECTS

08.21.2026

Pickering Residence  
2256 l'On Ave.  
Sullivan's Island, SC

## **Sullivan's Island Design Review Board Application Narrative**

- (a) The house at 2256 l'On was purchased and relocated in 1978 from another lot. It is realized that the current house was (2) separate structures that, upon their relocation to the current site, were then pieced together in the fashion they exist today. The structure then went through a series of additions which included the addition of the second-floor dormers, front and side enclosed porch, and rear deck. Existing windows have been relocated and replaced.
- (b) The historic structures will remain as is, and the addition will be added in a way that compliments the architecture through the finishes, complimentary roof pitches, and historic detailing. The new addition's windows & doors will be wood clad windows/mahogany doors to compliment the historic windows that will remain. The existing roof structures, unless noted otherwise and non-historic, will be remain.
- (c) The proposed addition is being added sensibly and in conjunction with historic patterns on the island and is designed to complement the existing structure.
- (d) The addition is being added to the rear of the of the building and the elevations as viewed from the public right of way will remain largely unchanged.
- (e) No changes are being proposed to the distinctive materials, features or exterior finishes of the original relocated volumes of the house.
- (f) Not applicable except at original two volumes
- (g) Not applicable
- (h) Not applicable – non discovered to date
- (i) New additions made to the house are subordinate and when necessary, take their cues from the existing house.
- (j) The new bedroom addition has been placed to the side and rear of the existing volume to minimally connect to the existing.

|               |                                                                                                                      |
|---------------|----------------------------------------------------------------------------------------------------------------------|
| OWNER         | PICKERING                                                                                                            |
| ARCHITECT     | BEAU CLOWNEY ARCHITECTS<br>1 KING STREET<br>SUITE 102<br>CHARLESTON, SC 29401                                        |
| SITE INFO     | 2256 ION AVENUE<br>TMS: 529-10-00-002<br>LOT SIZE: 22,142 sf<br>FLOOD ZONE: AE 10<br>LOT WIDTH: 105' FRONT 211' EAST |
| MEETING DATES | 07.15.2026 PRELIMINARY APPROVAL<br>09.16.2026 FINAL APPROVAL                                                         |
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# PICKERING RESIDENCE

2256 ION AVENUE  
SULLIVAN'S ISLAND , SC

BEAU CLOWNEY  
ARCHITECTS

1 KING STREET  
SUITE 102  
CHARLESTON, SC 29401  
843.722.2040

08. 21. 26

PICKERING RESIDENCE  
2256 ION AVE  
SULLIVANS ISLAND, SC  
TITLE PAGE

T 1.0

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREIN WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN; ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

I CERTIFY THAT THE PROPERTY SHOWN HEREON IS IN A SPECIAL FLOOD HAZARD ZONE ACCORDING TO FEMA AND HUD FLOOD HAZARD BOUNDARY MAPS.

NOTES:

1. PROPERTY APPEARS IN FLOOD ZONES AE, EL. 10' ON FIRM COMMUNITY-PANEL NUMBER 45019C0539K. MAP REVISED JANUARY 29, 2021.
2. THE BEARINGS SHOWN ARE MAGNETIC AND SUBJECT TO LOCAL ATTRACTION.
3. ANYTHING SHOWN OUTSIDE OF THE DEFINED BOUNDARY IS FOR DESCRIPTIVE PURPOSES ONLY.
4. THIS SURVEY IS BASED ON THE REFERENCE SHOWN AND DOES NOT CONSTITUTE A TITLE SEARCH.
5. ALL TREES 6" DIAMETER AT BREAST HEIGHT AND LARGER SHOWN HEREON.

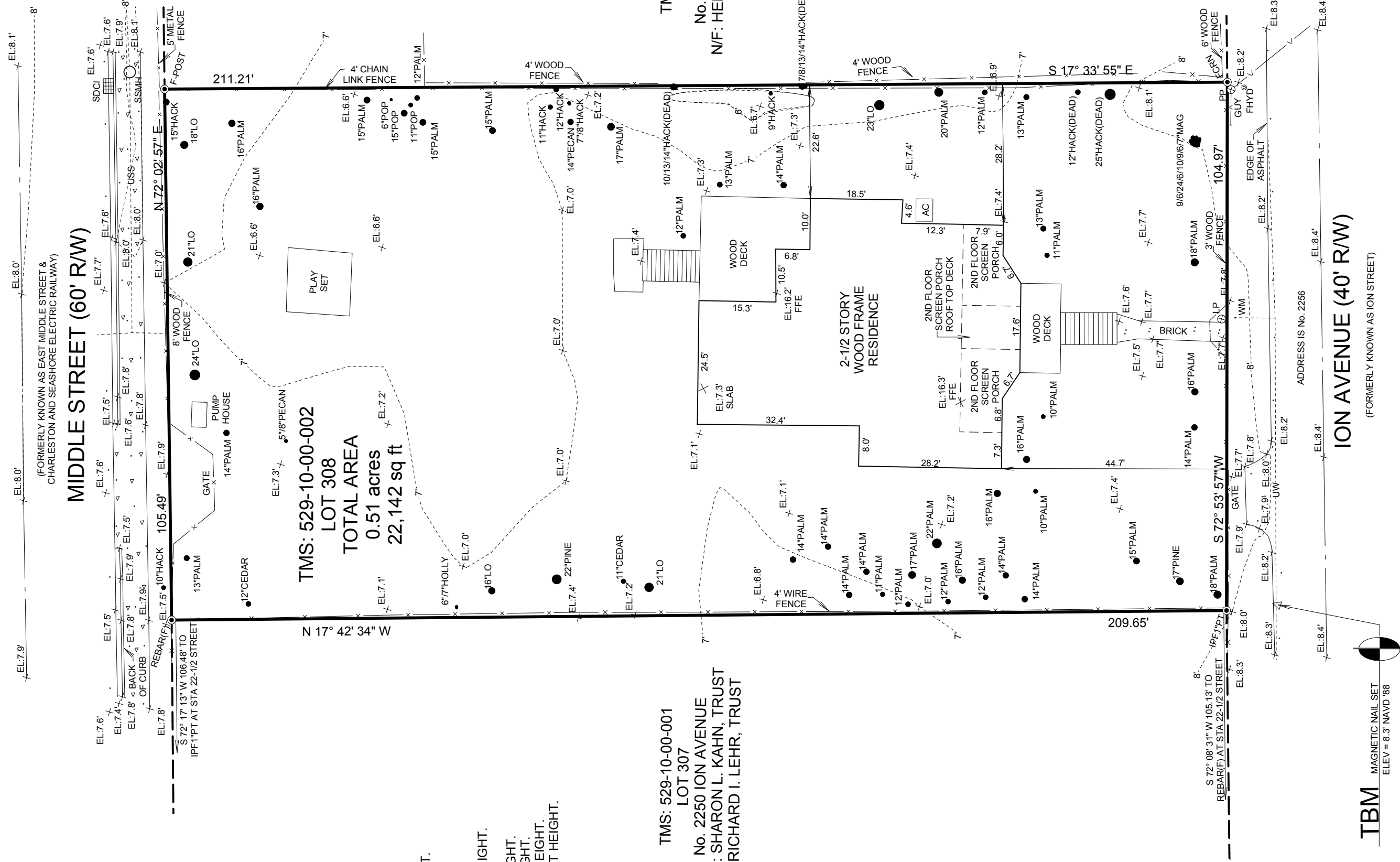
LEGEND:

- IPF 1" PT  
FPOST  
REBAR(F)  
PP  
LP  
GUY  
WM  
FHYD  
SSMH  
SDGI  
18" PALM  
12" HACK  
22" PINE  
12" CEDAR  
24" LO  
6" POP  
14" PECAN  
6" 7" HOLLY  
5" 8" PECAN  
10" 13" 14" HACK  
9/6/24/6/10/9/6/7MAG  
EL. 8.0'
- 1" PINCHED TOP PIPE FOUND, OLD.  
- FENCE POST OLD.  
- .58" REBAR FOUND, OLD.  
- POWER POLE.  
- LIGHT POLE.  
- GUY WIRE  
- WATER METER.  
- FIRE HYDRANT.  
- SANITARY SEWER MANHOLE.  
- STORM DRAIN GRATE INLET.  
- 18" PALM DIAMETER AT BREAST HEIGHT.  
- 12" HACKBERRY DIAMETER AT BREAST HEIGHT.  
- 22" PINE DIAMETER AT BREAST HEIGHT.  
- 12" CEDAR DIAMETER AT BREAST HEIGHT.  
- 24" LIVE OAK DIAMETER AT BREAST HEIGHT.  
- 6" CHINESE TALLOW DIAMETER AT BREAST HEIGHT.  
- 14" PECAN DIAMETER AT BREAST HEIGHT.  
- 6" 7" HOLLY DIAMETER AT BREAST HEIGHT.  
- 5" 8" DOUBLED HOLLY DIAMETER AT BREAST HEIGHT.  
- 5" 8" DOUBLED PECAN DIAMETER AT BREAST HEIGHT.  
- HACKBERRY CLUSTER DIAMETER AT BREAST HEIGHT.  
- MAGNOLIA CLUSTER DIAMETER AT BREAST HEIGHT.  
- SPOT ELEVATION 8.0' M.S.L., NAVD88

TMS: 529-10-00-001  
LOT 307  
No. 2250 ION AVENUE  
N/F: SHARON L. KAHN, TRUST  
& RICHARD I. LEHR, TRUST

TMS: 529-10-00-003  
LOT 309  
No. 2262 ION AVENUE  
N/F: HELEN SILCOX MAYBANK

TMS: 529-10-00-002  
LOT 308  
TOTAL AREA  
0.51 acres  
22,142 sq ft



# TOPOGRAPHIC PLAT

OF LOT 308, MOULTRIEVILLE,  
TOWN OF SULLIVAN'S ISLAND, CHARLESTON COUNTY, SOUTH CAROLINA.  
PRESENTLY OWNED BY JOSH OVERBAY AND EMILY OVERBAY.



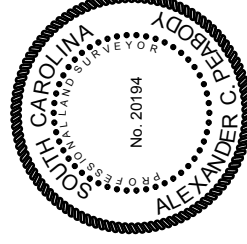
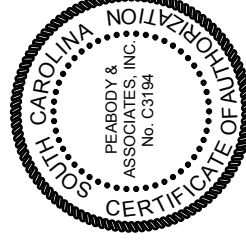
DATE: JULY 6, 2020  
REV: DECEMBER 3, 2021 (88' DATUM CONVERSION ONLY)

REF: PLAT BK. "D", PG. 189

TMS: 529-10-00-002

*Alexander C. Peabody*

ALEXANDER C. PEABODY, PLS  
PEABODY & ASSOCIATES, INC.  
PROFESSIONAL LAND SURVEYING  
P.O. BOX 22646, CHARLESTON, SC 29413  
OFFICE 843-723-5225 MOBILE 843-270-4847



CHARLESTON COUNTY  
SOUTH CAROLINA

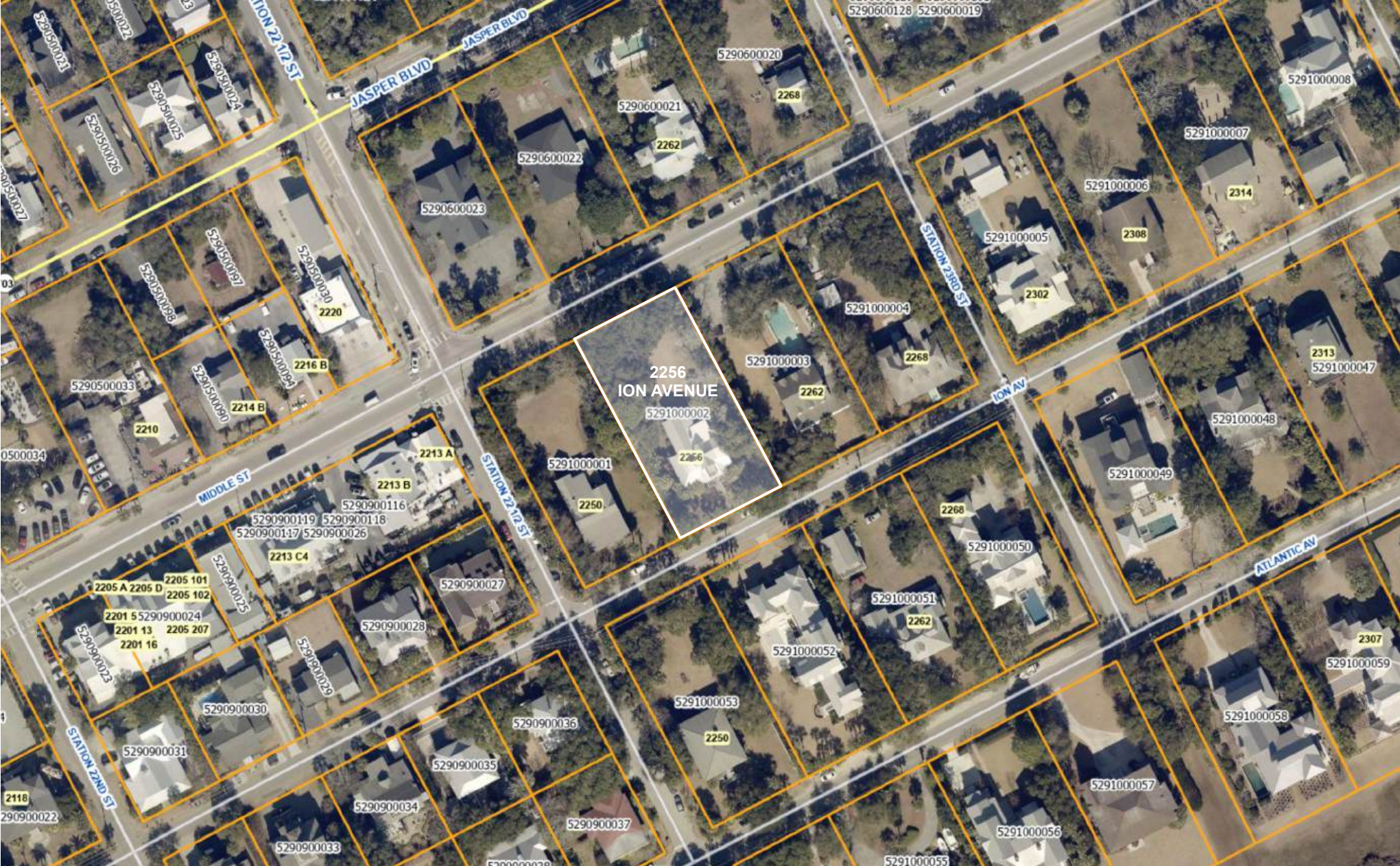




PERSPECTIVE A FRONT AERIAL VIEW



PERSPECTIVE B REAR AERIAL VIEW



NEIGHBORHOOD MAP

BEAU CLOWNEY  
ARCHITECTS

1 KING STREET  
SUITE 102  
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843.722.2040

08. 21. 26

PICKERING RESIDENCE  
2256 ION AVE  
SULLIVANS ISLAND, SC  
NEIGHBORHOOD MAP

G 0.1





HISTORIC PHOTOS OF HOUSE RELOCATION

BEAU CLOWNEY  
ARCHITECTS

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PICKERING RESIDENCE  
2256 ION AVE  
SULLIVANS ISLAND, SC  
HISTORIC PHOTOS

G 0.2





HISTORIC PHOTOS OF HOUSE RELOCATION

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PICKERING RESIDENCE  
2256 ION AVE  
SULLIVANS ISLAND, SC  
HISTORIC PHOTOS

G 0.3





PHOTOS OF EXISTING CONDITIONS

BEAU CLOWNEY  
ARCHITECTS

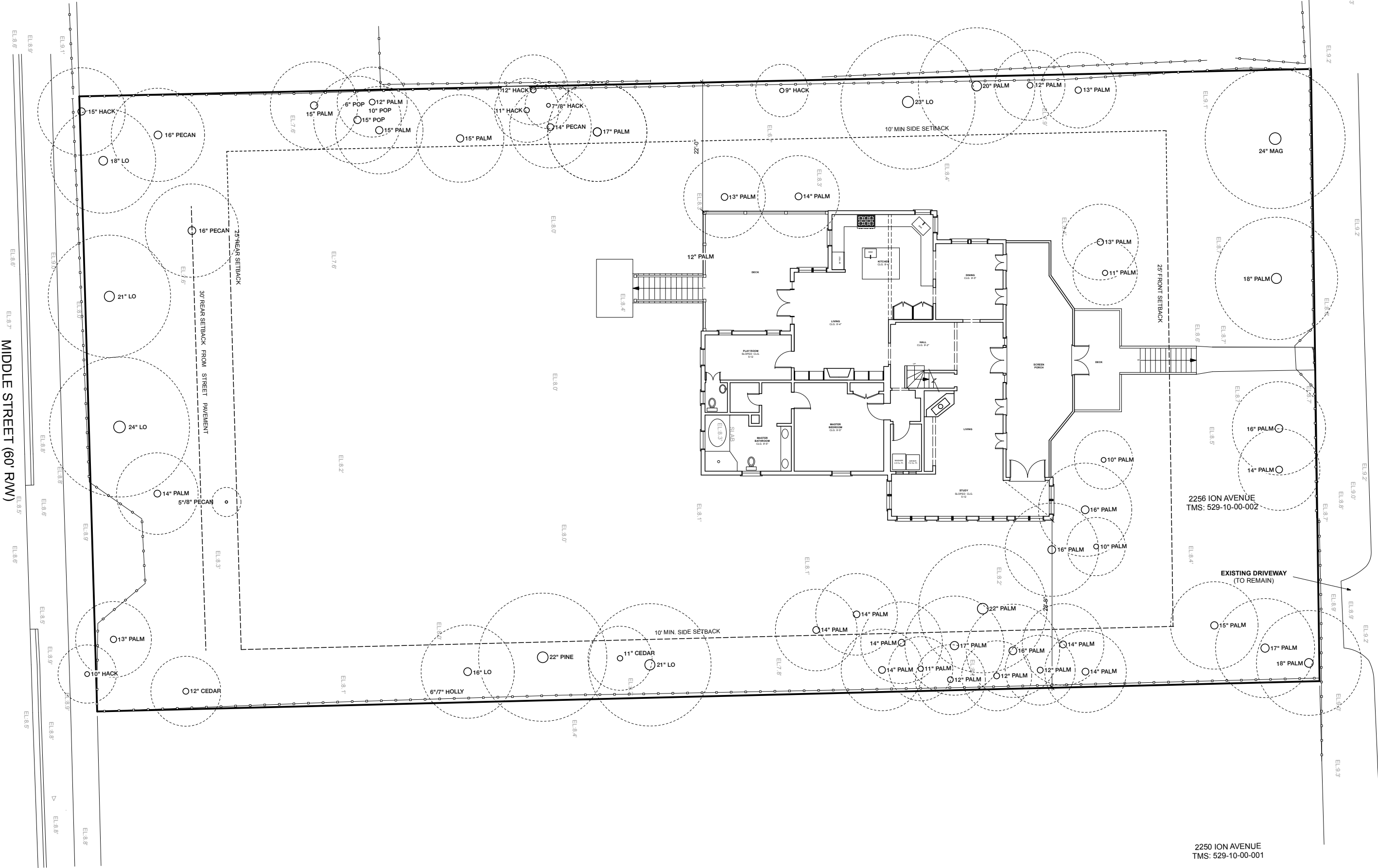
1 KING STREET  
SUITE 102  
CHARLESTON, SC 29401  
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PICKERING RESIDENCE  
2256 ION AVE  
SULLIVANS ISLAND, SC  
EXISTING CONDITIONS

G 0.4





SITE INFORMATION, INCLUDING SITE  
BOUNDARIES, JURISDICTIONAL LINES,  
FLOOD ZONES, LOCATIONS OF  
NEIGHBORING HOUSES, ETC. BASED ON A  
SURVEY PROVIDED BY PEABODY &  
ASSOCIATES, INC. DATED JULY 6 2020.

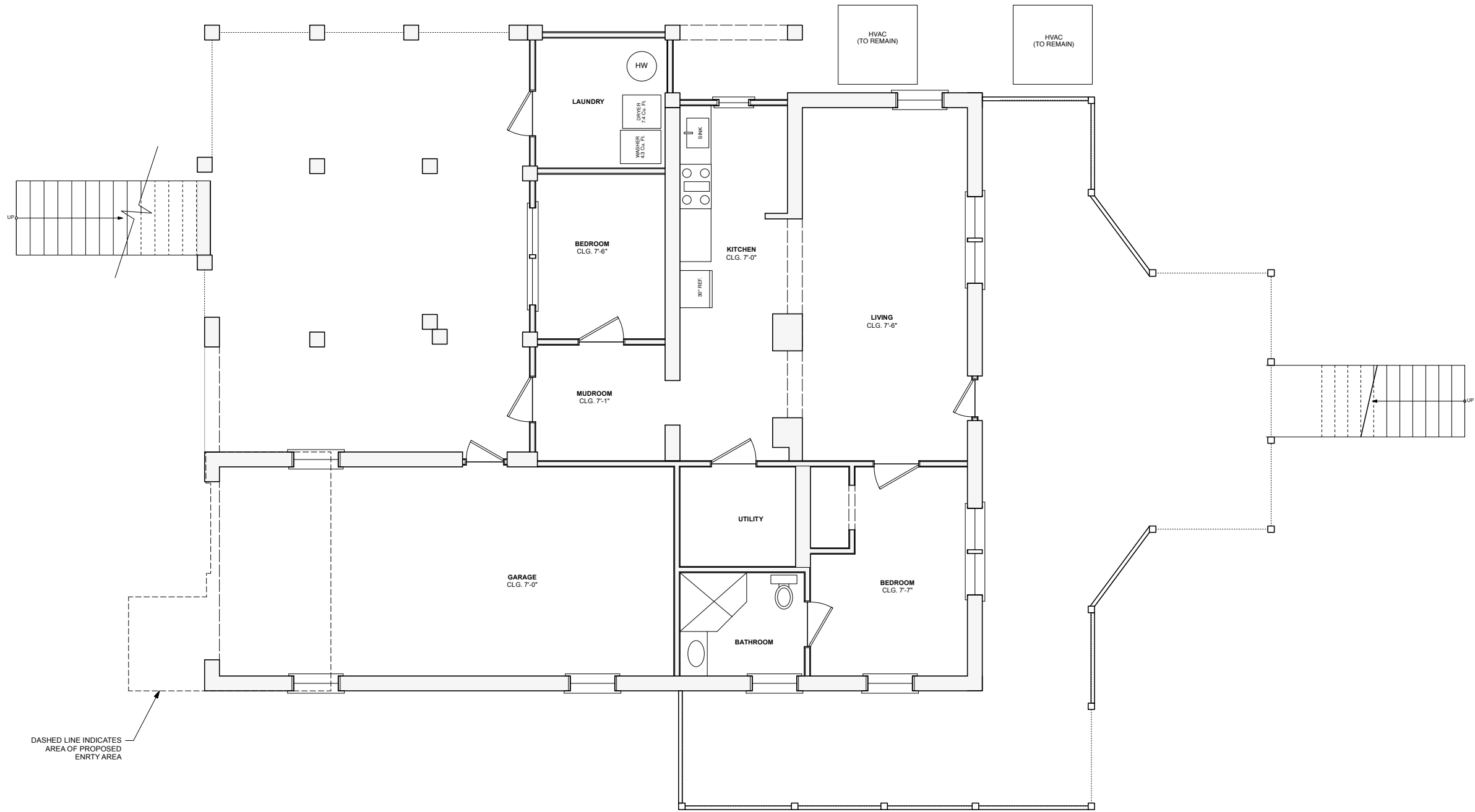
BEAU CLOWNEY  
ARCHITECTS

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PICKERING RESIDENCE  
2256 ION AVENUE  
SULLIVAN'S ISLAND, SC  
EXISTING SITE PLAN  
1/16" = 1'-0"  
06.19.26

EX 0.1





3' 8' 12'  
SCALE: 1/8" = 1'-0"

BEAU CLOWNEY  
ARCHITECTS

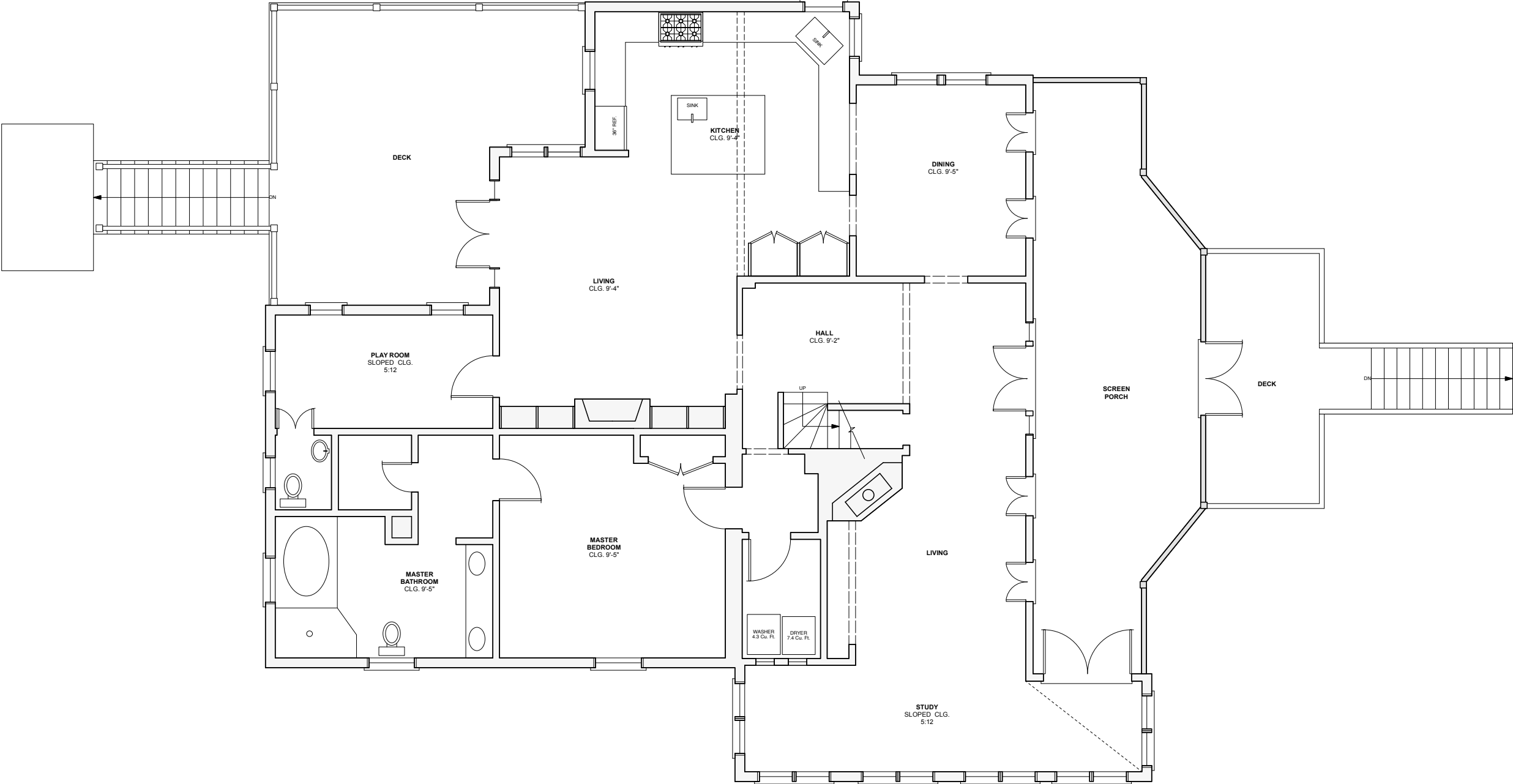
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06. 19. 26

PICKERING RESIDENCE  
2256 ION AVE  
SULLIVANS ISLAND, SC  
GROUND FLOOR PLAN

EX 1.0





3' 8' 12'  
SCALE: 1/8" = 1'-0"

BEAU CLOWNEY  
ARCHITECTS

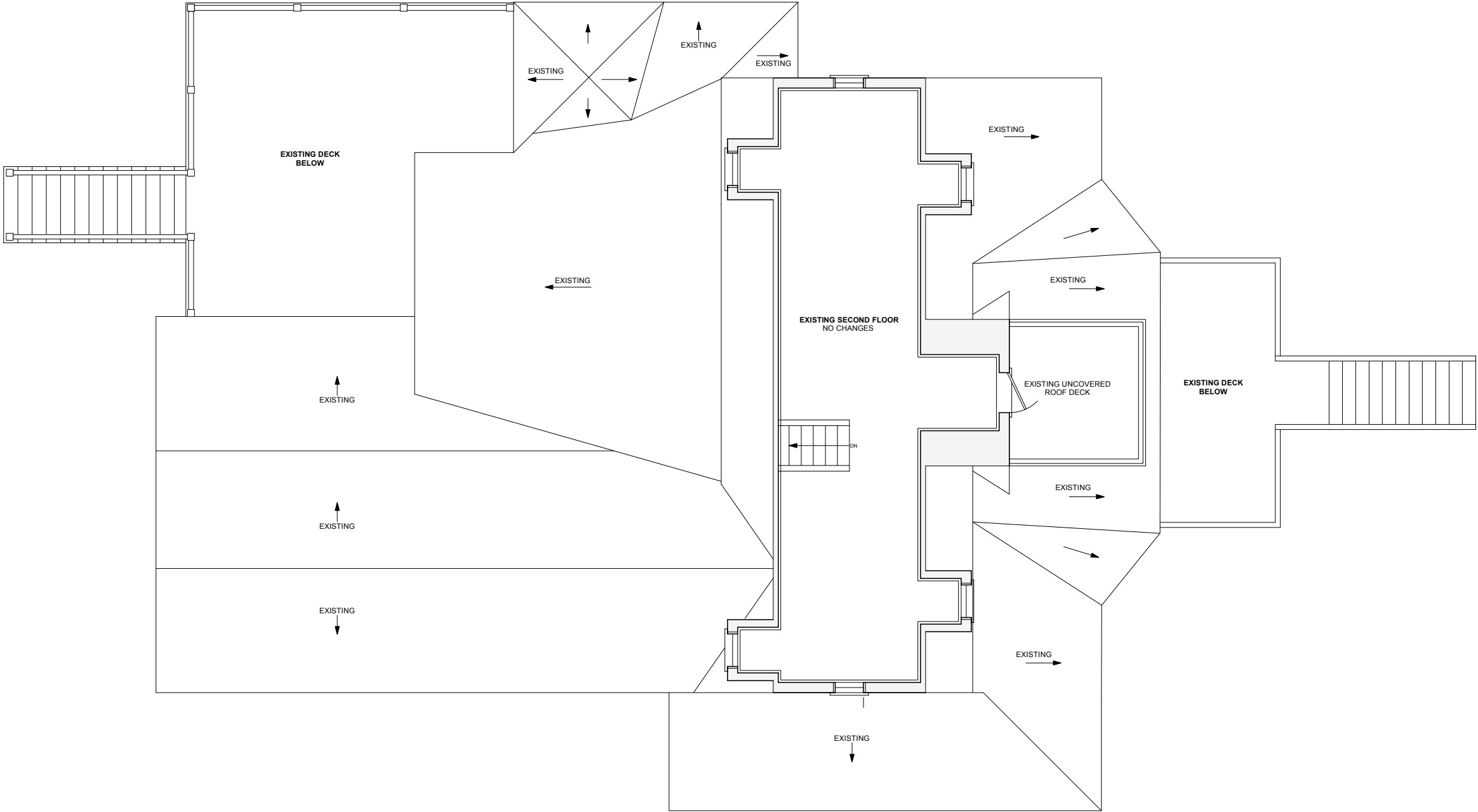
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PICKERING RESIDENCE  
2256 ION AVE  
SULLIVANS ISLAND, SC  
FIRST FLOOR PLAN

EX 1.1





3' 8' 12'  
SCALE: 1/8" = 1'-0"

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PICKERING RESIDENCE  
2256 ION AVE  
SULLIVANS ISLAND, SC  
SECOND FLOOR PLAN

EX 1.2



EXISTING FRONT ELEVATION

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PICKERING RESIDENCE  
2256 ION AVE  
SULLIVANS ISLAND, SC  
EXTERIOR ELEVATION

EX 2.1





3' 8' 12'  
SCALE: 1/8" = 1'-0"

EXISTING SIDE ELEVATION

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PICKERING RESIDENCE  
2256 ION AVE  
SULLIVANS ISLAND, SC  
EXTERIOR ELEVATION

EX 2.2



3' 8' 12'  
SCALE: 1/8" = 1'-0"

EXISTING REAR ELEVATION

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PICKERING RESIDENCE  
2256 ION AVE  
SULLIVANS ISLAND, SC  
EXTERIOR ELEVATION

EX 2.3





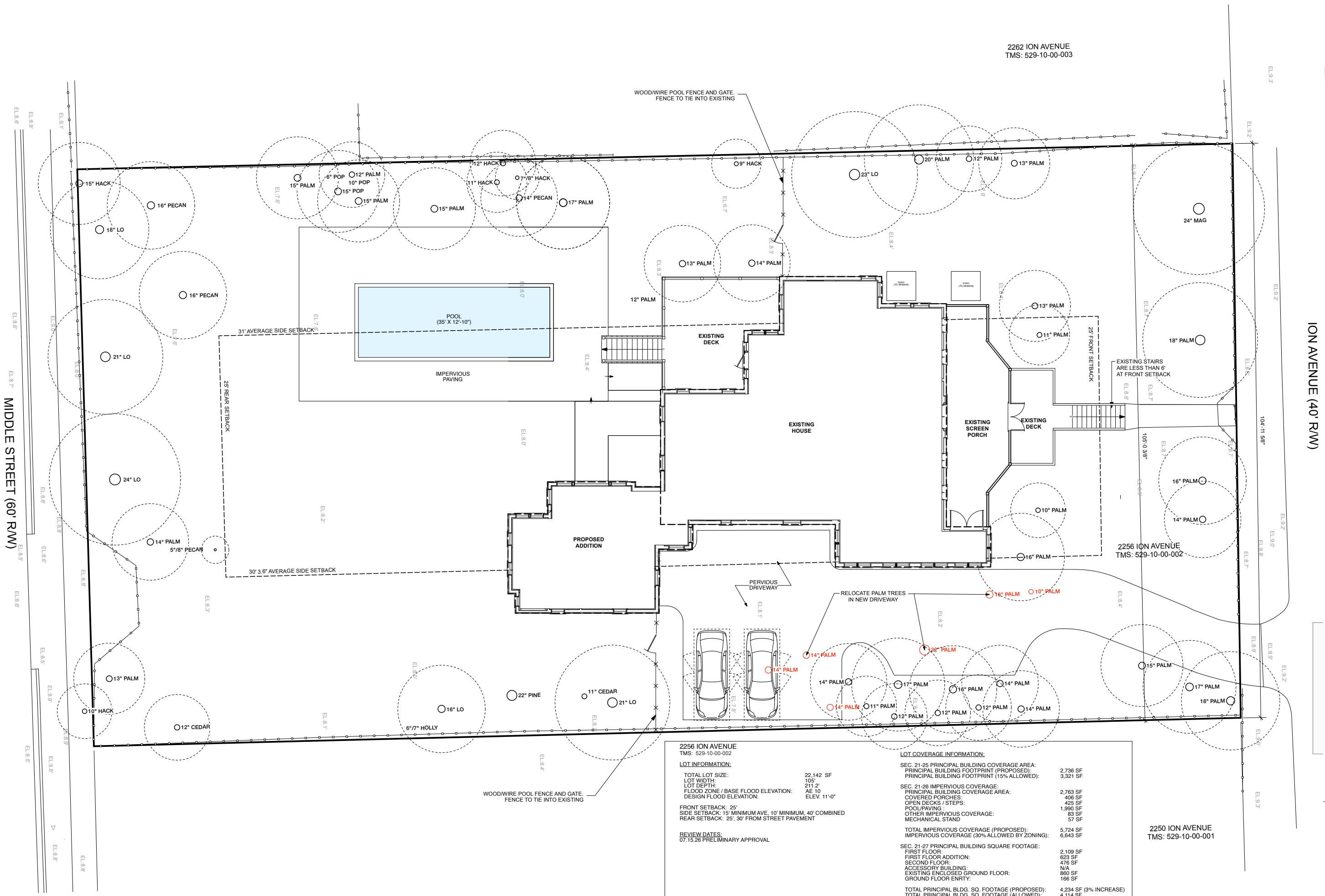
EXISTING SIDE ELEVATION

BEAU CLOWNEY  
ARCHITECTS

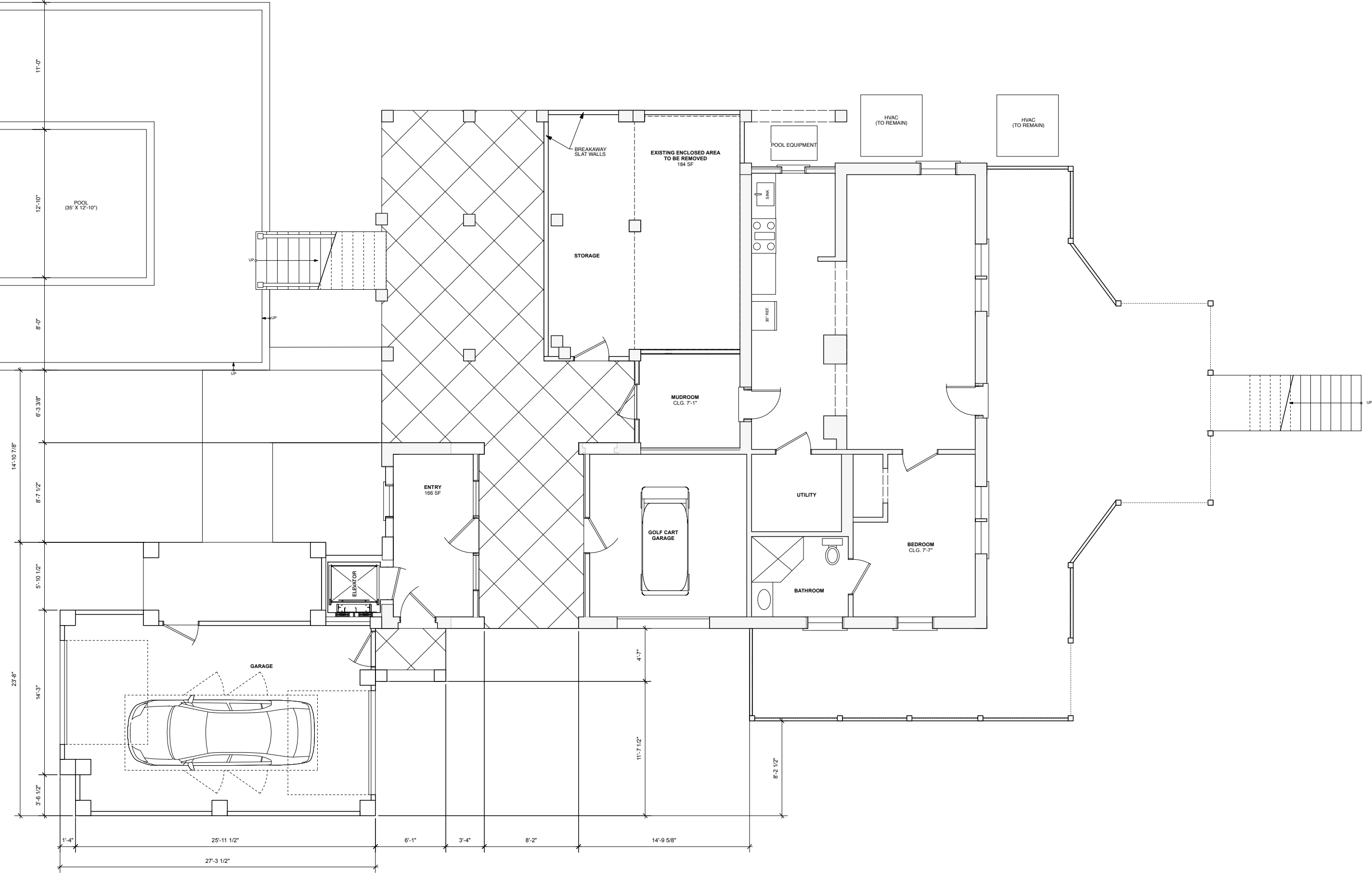
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PICKERING RESIDENCE  
2256 ION AVE  
SULLIVANS ISLAND, SC  
EXTERIOR ELEVATION

EX 2.4







LEGEND:

- EXISTING
- NEW CONSTRUCTION

3' 8' 12'

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

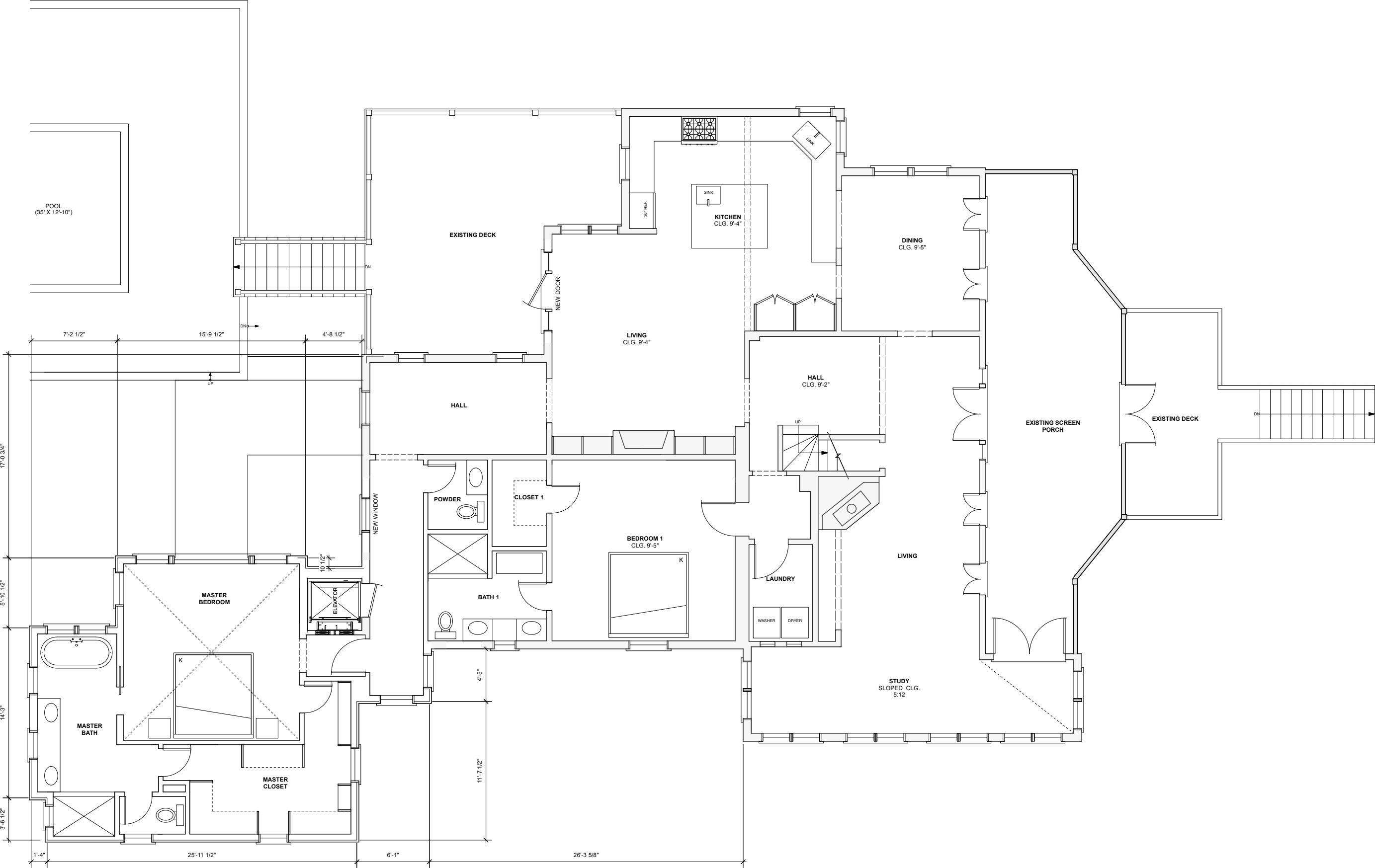
BEAU CLOWNEY  
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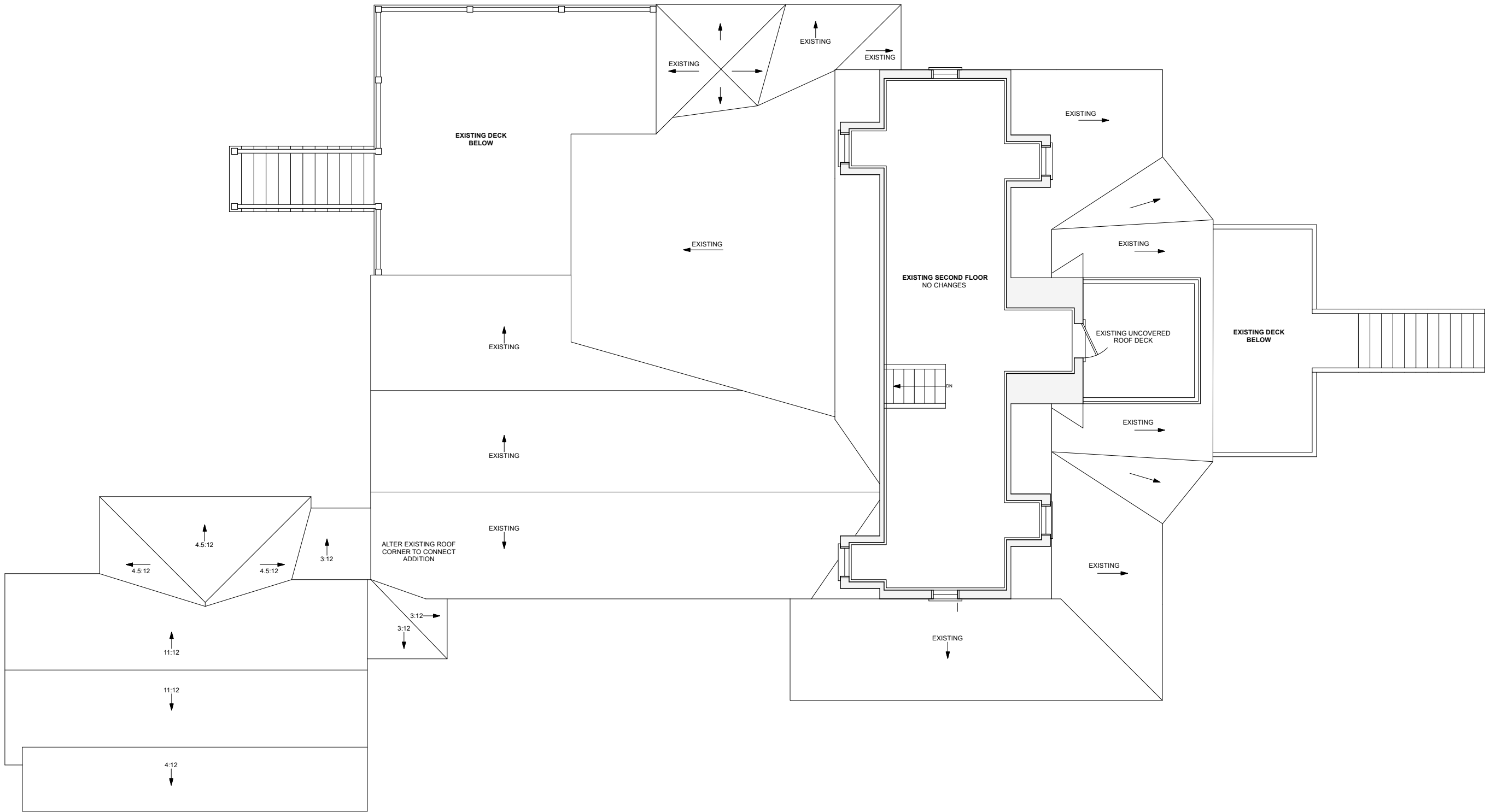
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PICKERING RESIDENCE  
2256 ION AVE  
SULLIVANS ISLAND, SC  
GROUND FLOOR PLAN

A 1.0



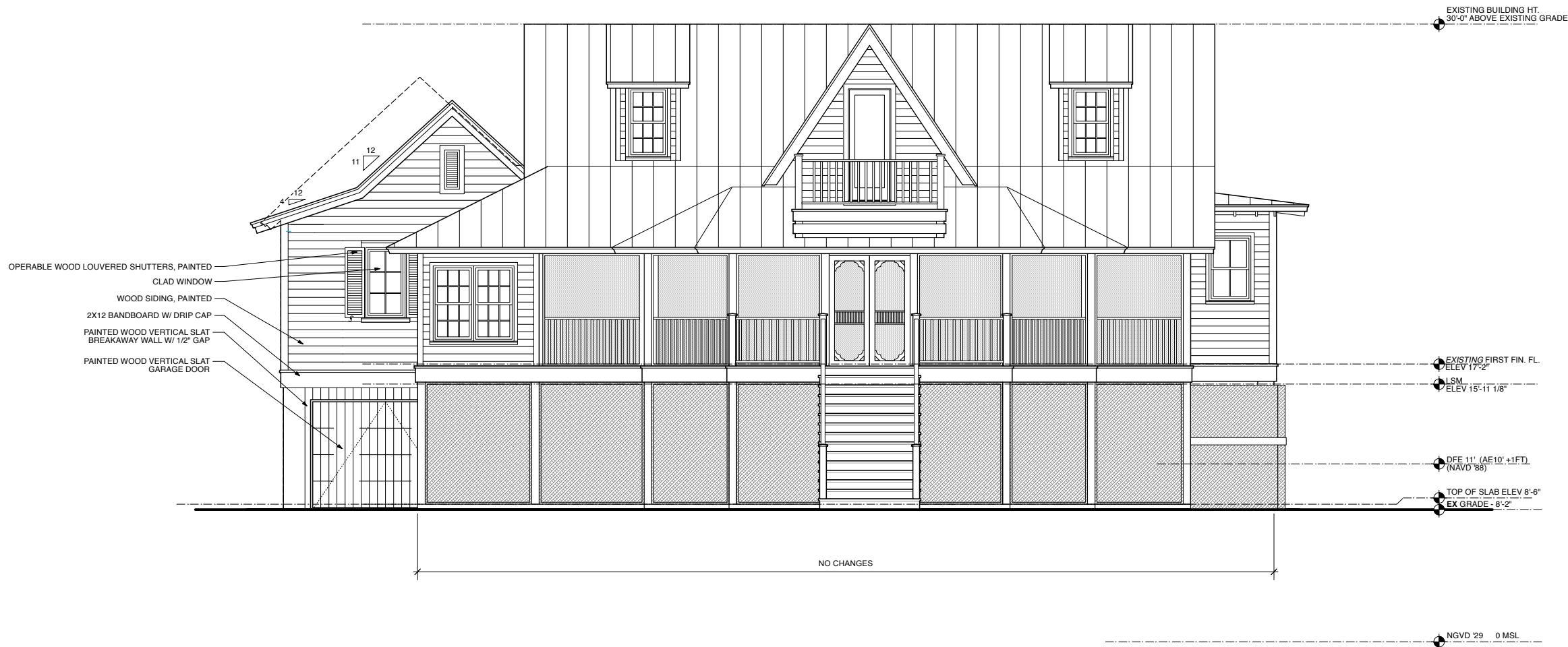


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PICKERING RESIDENCE  
2256 ION AVE  
SULLIVANS ISLAND, SC  
SECOND FLOOR PLAN





3' 8' 12'  
SCALE: 1/8" = 1'-0"

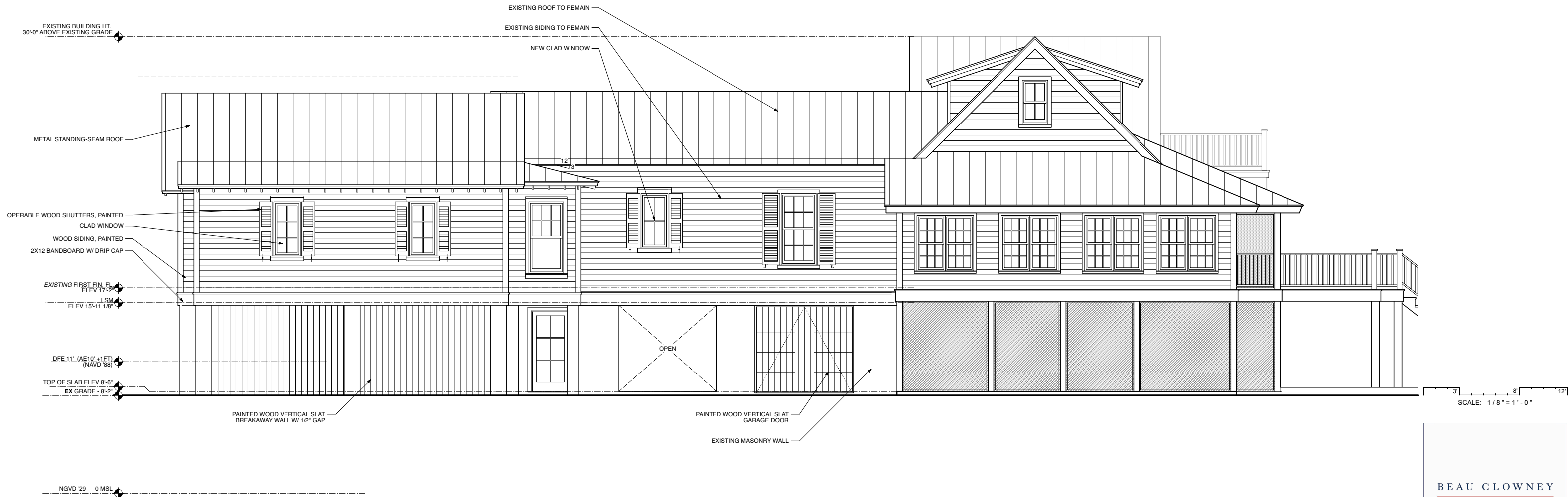
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PICKERING RESIDENCE  
2256 ION AVE  
SULLIVANS ISLAND, SC  
EXTERIOR ELEVATION

A2.1



PROPOSED SIDE ELEVATION

BEAU CLOWNEY  
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PICKERING RESIDENCE  
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EXTERIOR ELEVATION

A2.2



PROPOSED REAR ELEVATION

BEAU CLOWNEY  
ARCHITECTS

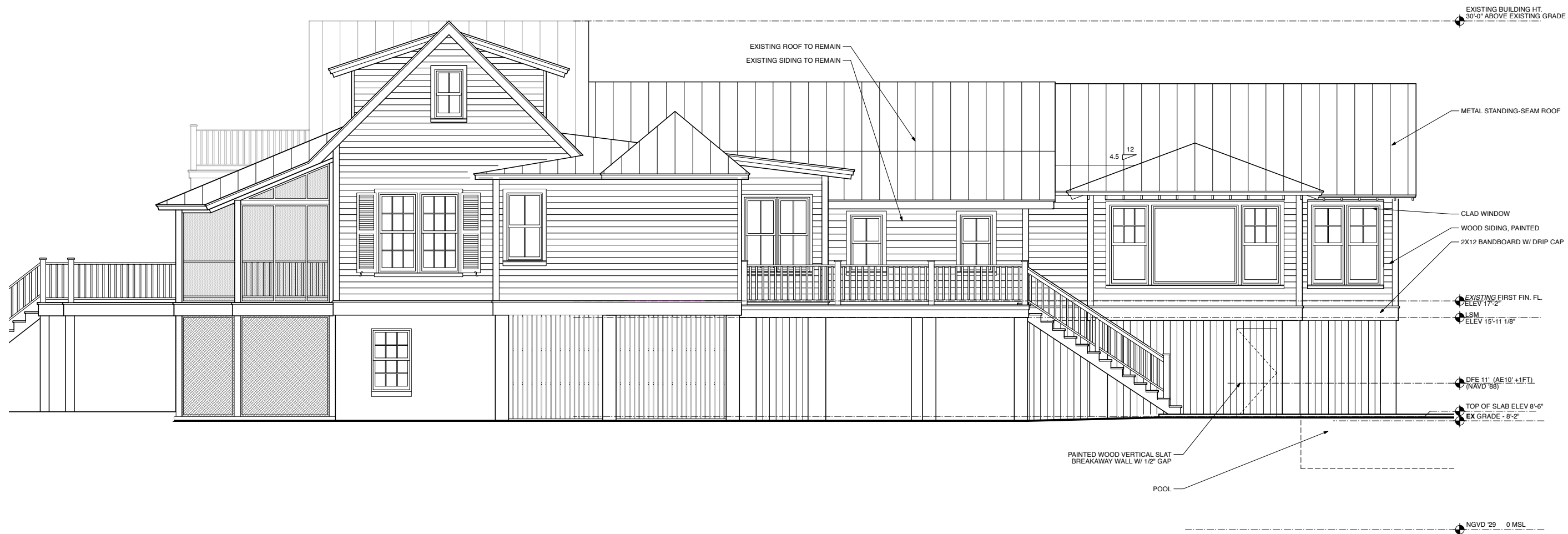
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PICKERING RESIDENCE  
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SULLIVANS ISLAND, SC  
EXTERIOR ELEVATION

A2.3





3' 8' 12'  
SCALE: 1/8" = 1'-0"

PROPOSED SIDE ELEVATION

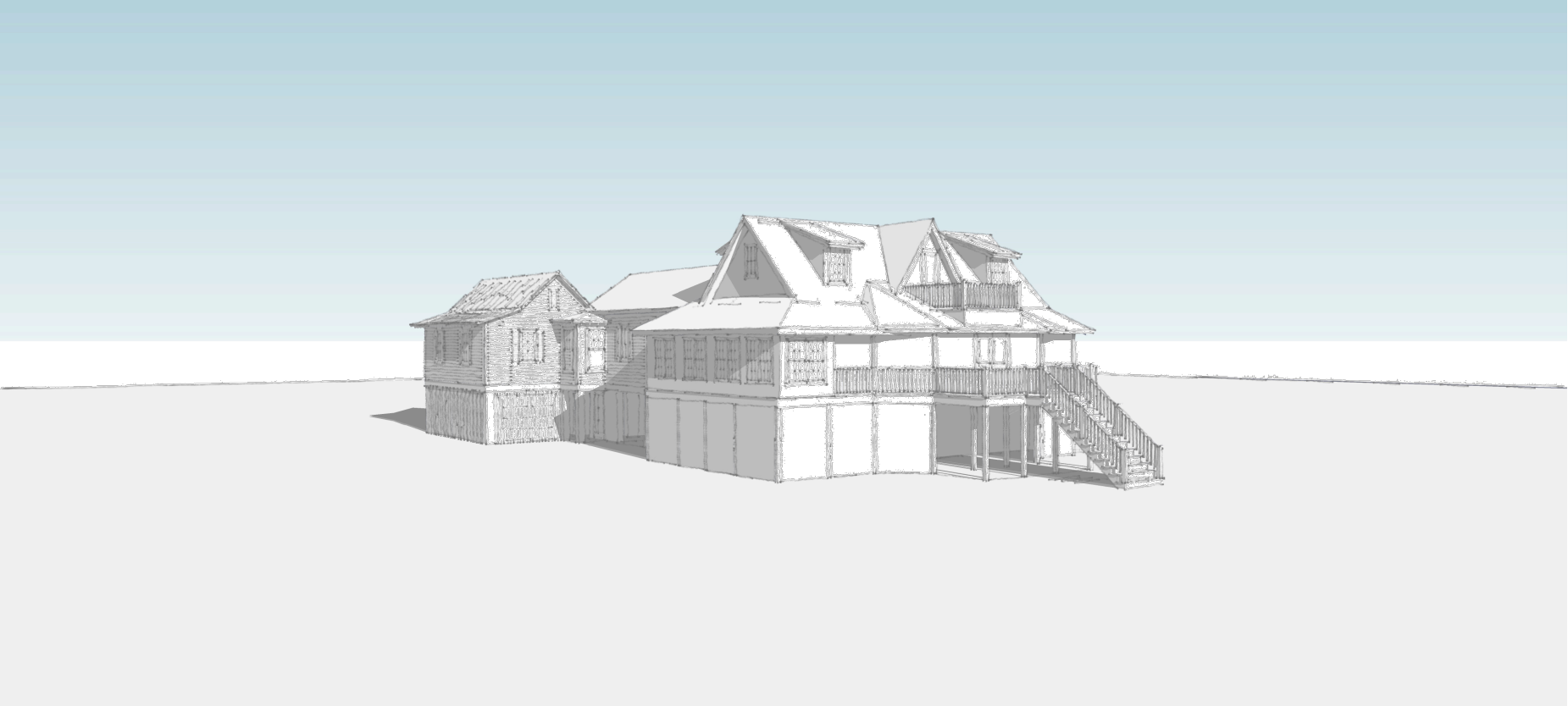
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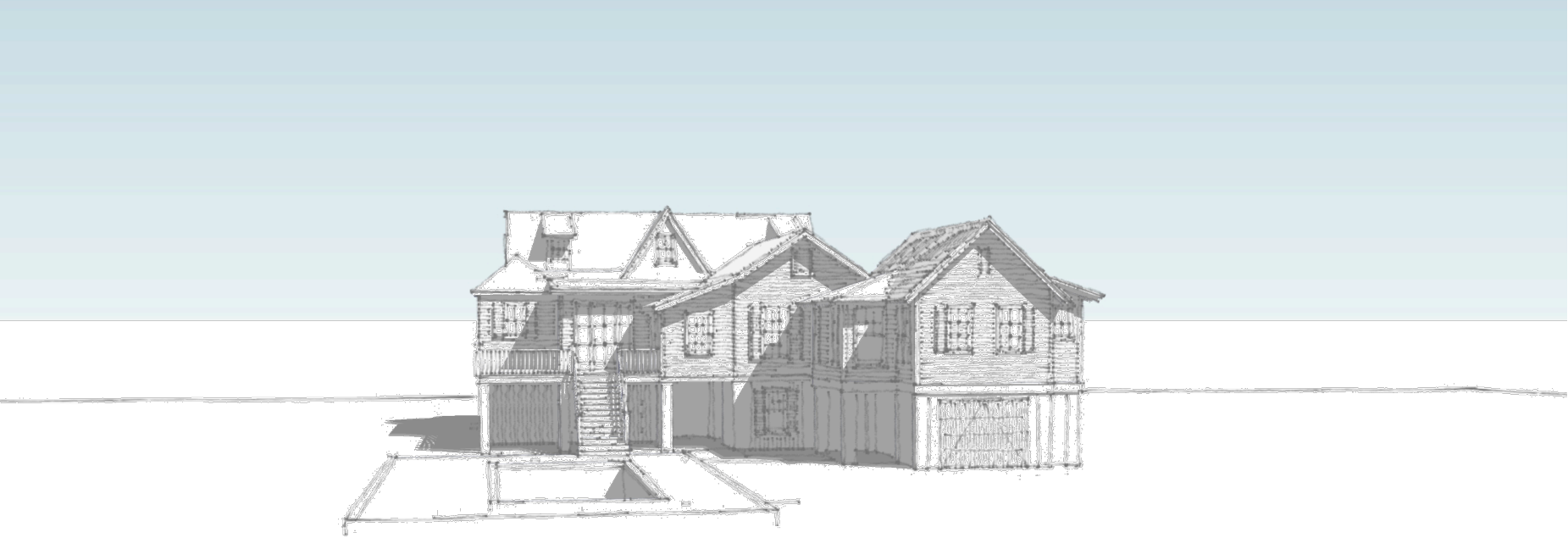
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PICKERING RESIDENCE  
2256 ION AVE  
SULLIVANS ISLAND, SC  
EXTERIOR ELEVATION

A2.4



PERSPECTIVE A VIEW FROM ION AVENUE



PERSPECTIVE B VIEW FROM REAR YARD

3' 8' 12'  
SCALE: 1/8" = 1'-0"

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EXTERIOR PERSPECTIVES