# SULLIVAN'S ISLAND DESIGN REVIEW BOARD SUBMITTAL APPLICATION (PAGE 1)

| PROPERTY ADDRESS: 2118 Ion Avenue   | PARCEL ID (TMS #): 529-09-00-022   |
|---|--|
| SUBMITTAL DATE: Feb. 7, 20  | 025 MEETING DATE: March 19, 2025   |
|   | PRELIMINARY APPROVAL: FINAL APPROVAL:  |
|   | val & replacement of all existing windows & doors  |
|   | yl & fiberglass): proposed windows & doors to be   |
| aluminum clad wood; general renovation  |  |
|   |  |
| Submittal outside of the Historic District, not classifity Submittal is outside of the Historic District and design                             |  |
| DRB relief requests No DRB reques   |  |
| Submittal is within the Historic District and is:   |  |
| designated as Historic Resource DRI   | B relief requests No DRB requests  |
|   | DRB relief requests No DRB requests  |
| DRB SUBMITTAL CHECKLIST: The following items mu   | ist be included in the submittal for placement on the DRB agenda.  |
| Application fee (Historic properties: \$116.00; New co  |  |
| Completes and signed submittal application (Page 1)   |  |
| Zoning Standards Compliance Worksheet (Page 2). (A  | All submissions with relief requests)  |
| Neighborhood Compatibility Worksheet (Page 3). (All   |  |
| Historic Design Review Worksheet (Page 4). (All subm  |  |
| Online submittal through BSA; Town of Sullivan's Islan  |  |
| Two (2) sets of drawings, no bigger than 11X17"; Draw A current as-built survey, Certified by a S.C. Registered Land S                          |  |
|   | r is outside of an existing building footprint; illustrating the following:  |
| All applicable Flood Zone information   | OCRM Critical Lines, or Baseline and Setback if applicable   |
| <ul> <li>Setbacks, property lines and easements</li> </ul>  | <ul> <li>Existing Structures, if applicable</li> </ul>   |
| <ul> <li>Spot elevations required to comply with § 21-24</li> <li>Site Plan [ 1/16" = 1'-0" OR 1" = 20'-0" scale ], illustrating the</li> </ul> | followings   |
| Existing structures, if applicable  | All applicable survey information  |
| Proposed new structures   | Narrative for Scope of Work (all Historic projects)  |
| Floor Plans [ 1/8" = 1'-0" scale ], with the following requireme  | nts:   |
| Exterior dimensions     Graphically depict the suffices of bested areas asserted.   | <ul> <li>In the case of renovations and/or additions, the outlines of</li> </ul>                                       |
| <ul> <li>Graphically depict the outlines of heated space, covered<br/>perches and open decks.</li> </ul>  | existing and new construction must also be shown.  |
| Exterior Elevations [ 1/8" = 1'-0" scale ], with the following req  | quirements:  |
| <ul> <li>All exterior materials such as wood, stucco, roofing and / or</li> </ul>   | <ul> <li>Roof ridge heights to natural grade. Finished Floor Elevation</li> </ul>                                      |
| masonry shall be graphically represented for intent.  | (FFE), Lowest Structural Member (LSM), Base Flood Elevation  |
| <ul> <li>Must be rendered with shadows depicting roof and / or deck<br/>overhangs, changes in wall plane, or massing.</li> </ul>                | <ul> <li>(BFE) to finish grade.</li> <li>Detailed descriptions of treatment of all historic materials. (all</li> </ul> |
| overnango, onangos in wate plane, of massing.   | Historic projects  |
| Conditional/Optional:   |  |
| 3-D perspective sketches and / or models, as well as streetscome and it is a street score.  | ape renderings that include adjacent properties are always encouraged and  |
| are required for submissions with requests for relief, addition  Any relevant photographs or documentation that might be de                     |  |
| OWNER NAME: Shane Langdale  | PHONE NUMBER: 843-801-8774   |
| ADDRESS: 1011 Ashley Ave, Charleston,   | SC 29403 EMAIL: shane.langdale@yahoo.com   |
| ARCHITECT/DESIGNER: John Douglas Tuck   |  |
| ADDRESS: PO Box 1873, Johns Island, SC  | 29403 EMAIL: tuckerarchitect@gmail.com   |
| ADDRESS: 10 Box 1075, Johns Island, SC  |  |
| CONTRACTOR: owner/Shane Langdale  | PHONE NUMBER: 843-801-8774   |
| ADDRESS: 1011 Ashley Ave, Charleston, S   |  |
| JDI (Initials): I understand that incomplete applicat   | ions will be rejected.   |
| I (we) submit that the above information is true  | If Owner is not the Applicant:   |
| to the best of my (our) knowledge.  | I (we) hereby appoint the person named as applicant as my  |
| John Douglas Tucker, architect  | (our) agent to represent me (us) in this application   |
| Applicant name (print)  | Owner's signature  |
|   |  |
| Applicant's agrature  | Owner's signature  |
|   |  |
|   |  |

## ZONING STANDARDS COMPLIANCE WORKSHEET (PAGE 2)

|                  |   | Zoning ordinance reference section            | Zoning<br>Standard   | √if meets standard      | DRB's Max. authorty<br>for relief   | applicant request for relief | Percent (%) relief requested | Total allowed + requested relief (SF) |
|------------------|---|---|--|-------------------------|---|------------------------------|------------------------------|---------------------------------------|
|                  | Α | 21-22 FRONT SETBACK                           | 25 Feet  | 1                       | 15%   |                              |                              | (0.7                                  |
| SETBACKS         | В | 21-22 ADDITIONAL<br>FRONT YARD SETBACK        | 45 above 20'   | <b>V</b>                | 15%   |                              |                              |                                       |
|                  | С | 21-22 SIDE SETBACK                            | per lot: Enter result:min: 10' (figure comb: 31.8)                             | for pool)               | 25%   | <b>✓</b>                     | 20.5%<br>(for pool @ sid     | de)                                   |
|                  | D | 21-22 SECOND STORY<br>SIDE SETBACK            | per lot: Enter result:min:comb:  | existing                | 25%   |                              |                              |                                       |
|                  | E | 21-22 REAR SETBACK                            | 25 feet  | existing<br>(non-confo  | m.)   | х                            | X                            | х                                     |
| LOT COVERAGE     | F | 21-25 PRINCIPAL<br>BUILDING COVERAGE          | as per<br>formula:enter<br>1,880 <sub>sf</sub>                                 | existing<br>(non-confo  | rm.) <sup>20%</sup>   |                              |                              |                                       |
|                  | G | 21-26 IMPERVIOUS<br>COVERAGE                  | as per<br>formula:enter<br>result<br>30% sf maximum                            | <b>✓</b>                | N/A   | х                            | X                            | х                                     |
|                  | Н | 21-27 PRINCIPAL<br>BUILDING SQUARE<br>FOOTAGE | as per<br>formula:enter<br>2,230 sf  | <b>✓</b>                | A: New Construction / Non-historic additions: 15%sf (not to exceed 500 sf) B: Historic additions: 20%sf C: Historic ADU Special Exceptions: |                              |                              |                                       |
| DESIGN STANDARDS | 1 | 21-28 THIRD STORY                             | as per<br>formula:enter<br>result<br>sf  | N/A                     | 15%sf   |                              |                              |                                       |
|                  | J | 21-22 PRINCIPAL<br>BUILDING FRONT<br>FAÇADE   | 50' feet or, 2/3 lot<br>width (whichever<br>is less)                           | existiing<br>(non-confo | orm.) <sup>15%</sup>  |                              |                              |                                       |
|                  | К | 21-22 PRINCIPAL<br>BUILDING SIDE FAÇADE       | 38 feet (wall<br>length)<br>16 feet within 15 ft<br>x 2<br>16-in articulations | <b>✓</b>                | 25%   |                              |                              |                                       |
|                  | L | 21-22 2ND STORY SIDE<br>FAÇADE SETBACK        | 32 feet (wall<br>length)<br>6-foot (knee wall)<br>16-in articulations          | <b>✓</b>                | 25%   |                              |                              |                                       |
|                  | М | 21-30 BUILDING<br>ORIENTATION                 | towards ocean,<br>excluding marsh<br>and ocean lots                            | <b>✓</b>                | Adjust for Neighborhood<br>Compatablity   |                              |                              |                                       |
|                  | N | 21-30 BLDG.<br>FOUNDATION HEIGHT              | 8' to LSM & 9'4" to<br>FFE   | <b>V</b>                | 1 foot  |                              |                              |                                       |
|                  | 0 | 21-32 FOUNDATION<br>ENCLOSURE                 | 1/2" space   | <b>V</b>                | Adjust for Neighborhood<br>Compatablity   |                              |                              |                                       |
|                  | Р | 21-138 ACCESSORY<br>STRUCTURE                 | Height (15 to 18)<br>Setback (20)  | N/A                     | 20% Height (3 ft 6 in)<br>40%(4')   |                              |                              |                                       |

## **NEIGHBORHOOD COMPATIBILTY WORKSHEET (PAGE 3)**

| Have you reached out to the neighbors to get their feedback on the proposed plans? Yes: Vo:   |
|---|
| In accordance with the Sullivan's Island Zoning Ordinance, Section 21-111, the DRB shall only grant modifications of the Zoning Ordinance standards if the design is compatible with the surrounding neighborhood. See the DRB application submittal guidance document for additional information for filling in this form. Lot area: 10,875sf Highland lot area 10,875sf (if applicable) |
| Principal Building Square Footage (21-27): Existing SF: _2,230Standard SF:Proposed SF: _no change existing building: no change to square footage  |
| Principal Building Coverage (21-25): Existing SF: 1,880 Standard SF: Proposed SF: no change existing building: no change to building coverage   |
| Front/Side/2 <sup>nd</sup> -Story Building Setbacks (21-22): Standard, combined Proposed, combined, min no change existing building: no change to building setback: request 10' side setback for new pool   |
| Second Story Side Façade Setback (21-22): Requested relief:no change existing building: no change to building form/mass/etc.  |
| Principal Building Side Façade Setback (21-22): Requested Relief: <u>no change</u> existing building: no change to building form/mass/etc.  |
| Other (circle any that apply): Third Story, Principal Building Front Façade, Building Orientation, Building Foundation Height, Foundation Enclosure, or Accessory Structure:*existing building: no change to building form/mass/etc.  |
| *request 10' side setback for new pool.   |

### **REQUEST FOR HISTORIC DESIGN REVIEW (PAGE 4)**

| Do you propose any exterior changes to the historic structure? Yes:       | No:                |
|---|--------------------|
| If you answered "yes", please provide a detailed explanation and sequence | of the work below: |

#### Section 21-97. C Historic Preservation Standards:

Submit in writing and be prepared to describe how your project is consistent with the following ten preservation standards, and the most recent version of the Secretary of Interior's Guidelines for the Treatment of Historic Properties. \*\*On your elevation drawings show all existing conditions and proposed changes. Detail existing materials and highlight all new and preserved architectural and structural elements.

https://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf

- (a) Using a property as it was used historically or giving a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships;
- (b) 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;
- (c) Avoiding changes that create a false sense of historical development, such as adding conjectural features or elements from other buildings;
- (d) Retaining and preserving changes to a property that have acquired historic significance in their own right;
- (e) Preserving distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property;
- (f) 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;
- (g) Utilizing the gentlest means of chemical or physical treatments;
- (h) Protecting and preserving the archeological resources in place, and if disturbing, mitigation measures will be undertaken;
- (i) 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; and,
- (j) Undertaking new construction in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

| please see attached sheet: explanation of proposed changes/renovations/etc. |  |  | /etc. |
|---|--|--|-------|
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(Please use extra sheet as needed)

## 2118 Ion Avenue (the John S. O'Conner House, ca, 1895)

The proposed renovations are designed for minimal impact on the existing structure. There are no proposed changes to the existing form, except for the reconfiguration of the uncovered entry stairs (the existing wood stairway has a large, and somewhat awkward, landing near the bottom of the stair: the proposed new wood steps are the in the same location/same width/etc. but just continue down to grade- thus eliminating the landing area).

The main proposed changes are to the existing nonhistoric windows & doors; it appears the house was renovated/altered in 1987 with the addition of inferior vinyl windows and fiberglass doors (muntin/spacer bars are located between the insulated glass- not on the exterior of the glass, resulting in poorly imitated divided lights).

The proposal calls for the replacement of all existing doors & windows (all existing are nonhistoric: as documented by photo evidence) with aluminum clad wood windows & doors with "full divided lights"-grills on the interior & exterior and a spacer between the glass.

\*Existing windows are mostly double hung: 6-over-6.
Proposed change to double hung: 2-over-2
(same overall size as existing- except at front elevation).

\*Front porch elevation: there are two poorly proportioned 1-over-1 windows and two sets of doors with squat transoms.

Proposed are four new sets of doors (aluminum clad wood with full divided light - as shown on new elevations)- at location of existing doors & windows.

\*Front porch columns: existing wood columns are nonhistoric 5"x5" square; Proposed new wood 7"x7" columns (same locations & spacing as existing).

Otherwise, all other exterior work is limited to repairing (as much as possible) existing material, and only replacing damaged/unsalvageable materials with "in kind material". (most, if not all of exterior siding/trim/etc. is nothistoric: house appears to have been significantly altered in 1987).

Proposed site work includes the removal of a nonhistoric shed, reworking entry walkway (to align with the reconfigured front stairway), new driveway and parking area on the Station 22 Street side, and a new pool and pool patio area on the west side of the existing house.