

# TOWN OF SULLIVAN'S ISLAND DESIGN REVIEW BOARD

## REGULAR MEETING MINUTES Wednesday October 17, 2018

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 having been satisfied. Present were Board members Beverly Bohan, Steve Herlong, Linda Perkis, and Bunky Wichmann.

Town Council members present: Mark Howard

Staff members present: Joe Henderson, Director of Planning/Zoning Administrator, Randy Robinson, Building Official, Jessica Gress, License and Permit Technician, and Max Wurthmann, Building Department Inspector Trainee.

Members of the Public present: Fred Thompson- 1734 Middle Street, Pat Ilderton-2507 Atlantic Avenue, Kimberly Brown-2118 Pettigrew, Manda Poletti-1771 Atlantic Avenue, Mike Walsh- 2530 I'On Avenue, Vanessa Basto-2730 I'On Avenue, Blaine and Cindy Ewing-2514 I'On Avenue, Roy Williams- 2513 I'On Avenue, Stephaney Abilon-2513 I'On Avenue, Kelly Messier

- I. **CALL TO ORDER:** Steve Herlong 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.
- II. **APPROVAL OF MINUTES:** Mr. Wichmann made a motion to approve the Design Review Board meeting minutes of September 19, 2018. Mrs. Bohan seconded the motion. All were in favor. None opposed. This motion passed unanimously.
- III. **PUBLIC INPUT:** Mark Howard stated that on October 18, 2018 there will be a presentation by Lenard Goldberg at Fort Moultrie visitor center starting at 6:00 pm.

#### IV. **HISTORIC PROPERTY DESIGN REVIEW**

**2508 Atlantic Avenue:** Heather Wilson, applicant, requested conceptual approval of a new addition and the elevation and relocation of a Sullivan's Island Landmark property with modification to the side setback requirements. (TMS# 529-10-00-038)

**Mr. Henderson submitted two letters of correspondence related to this property for the record and review from the Board. (Exhibits A and B)**

The first letter was from Jane Stoney Cook. (Exhibit A)

Mr. Herlong read the letters that were presented to the Board:

*"Dear Mr. Henderson,*

*I am writing on behalf of Heather Wilson and the planned renovations for 2505 Atlantic Avenue whom is going in front of the Design Review Board on Wednesday, October 17. I am in support of her architectural design, and hope her design will meet with you and your staff's approval. My grandparents, Thomas and Beverly Stoney and eventually my father, Randell Stoney owned the house for over 80 years. We had many wonderful times and celebrations there, and I am still involved with the island as much as I can. The renovation plans are sensitive to the historic structure of the house, and bring the house up to a current level of standards for today's living and safety. Please consider this approval, and I don't hesitate to contact me.*

*Sincerely,  
Jane"*

The second letter submitted to the Board was from Adele Tobin. (Exhibit B)

*"Hello Andy and Joe,*

*Due to other commitments this evening, I will not be able to attend the DRB meeting this evening. I have a few things I would like to say regarding the old Stoney property and am hoping that one of you will pass this on to the Board.*

*To All the DRB members, first of all, thank you for all that each of you do, and for taking the time and dedication to devote to our island. Due to other commitments, I will not be able to attend tonight but would like to say a few things regarding the old Stoney property. I have listened to what the new owners would like to do and feel very strongly that their design is disregarding neighborhood compatibility. This is one of the few areas on our island that still holds a group of historic homes and I would love to see it stay this way. It is regretful that the new property owners did not do their research prior to buying the property, but the rest of the neighborhood should not be penalized for this. To follow through with the design they want, would change these several blocks dramatically. I am of the understanding that they will not even be permanent residents and will only be here for a short time each year. If that is the case, how interested are they really in the neighborhood compatibility and is this really the best property for them? Obviously, we cannot tell people where they can buy property, but what we can do is say No to Variances and changes that are inappropriate to the location. At some point, we must realize that bigger is not better and too much lot coverage is not the way to go on a barrier island. Thank you all for taking the time to read this and I hope that each of you will take it into consideration when voting on this property.*

*Sincerely,  
Adele Deas Tobin"*

Mr. Henderson stated that during the September 19, 2018 presentation, the Design Review Board requested to table this item pending an on-site meeting. Other comments were made requesting that the plans show the dimensions for the proposed addition and the overall height of the proposed home and heights of surrounding homes for the sake of comparison. The following changes were made to the re-designed plans:

- The original house has shifted 2' forward and an additional 2' east (for a total of 4' east);
- The overall length of the addition has been reduced 3', which in combination with the 2' shift forward moves the addition to the over 30' from the north property line and over 43' from the edge of I'On Avenue.
- The dormers on the west side have been removed and added to the east side as they will be largely screened by the large oaks on the east property line.
- The rear boundary of the additions was staked on the property
- The tree is accommodated and embraced by the design
- The height of the addition has been reduced by 3' to be 3'8" taller than the ridge of the original house
- The chimney at the gable end of the elevation facing I'On Avenue was removed, in its place are French doors at the top of stairs leading to rear porch.

Mr. Herlong asked if there was any public input for the project.

John Hanes stated that he thinks the plans submitted are out of context and do not provide enough information. Mr. Hanes believes that this application does not conform to the Town of Sullivan's Island Historical guidelines.

Mike Walsh at 2530 I'On Avenue stated that during Heather Wilson's presentation, the size of each home located on this block shows homes that are not historic. He believes that comparing non-historic homes with historic homes is not benefiting because it would be like comparing apples to oranges. He does not think that it makes sense or this is a fair way to get the approval Ms. Wilson is looking for.

Pat Ilderton at 2507 Atlantic Avenue stated that he is in favor of this design. Mr. Ilderton stated that the goal of the Design Review Board is to keep our historical structures intact. If a hurricane were to come, this structure would no longer be standing. Mr. Ilderton believes that the Town of Sullivan's Island is very fortunate to have great architects working for island residents. He believes that whether the family is using this as a vacation home or not, this house is not compliant with the flood regulations and it should be.

Vanessa Basto at 2730 I'On is in favor of this application. She believes that Heather Wilson did a great job with keeping the integrity of the island feeling.

Cindy Ewing at 2514 I'On stated that Heather Wilson did an amazing job with the design of this project. She believes that Ms. Wilson is the best architect for this project and has completed all requests the island residents have asked for. With that being said, she still has concerns with the height of the home. Ms. Ewing is requesting a meeting with Town Staff to discuss FEMA to see if there is any other way to keep this house low. Ms. Ewing stated she does not want to see this house elevated.

Amanda Poletti at 1771 Atlantic Avenue stated that she is in favor of this application. She believes that Heather Wilson did an amazing job with preserving the historical structure.

Kimberly Brown at 2118 Pettigrew Avenue is in favor of this application. Ms. Brown stated that she believes Heather Wilson did a great job with preserving the historical structure. She believes Ms. Wilson did a great job with bringing this house up to date.

Blaine Ewing at 2514 I' On Avenue stated that Heather Wilson did a great job with taking all of the public comments into consideration. His concern is elevating this home. Mr. Ewing believes that raising the lot and providing a better landscaping plan will help with flooding and could be a solution instead of elevating the home.

Roy Williams at 2513 I'On Avenue stated that he is the next-door neighbor to this home and he admires it. Mr. Williams is concerned about the large addition being presented. Mr. Williams stated that the addition is too big for this historical property. Mr. Williams is impressed with all the changes Heather Wilson has made to this application.

A tourist (name unknown) who frequently visits Sullivan's Island stated that he believes this block is the only block left with the true look of the old Sullivan's Island. He is disappointed that someone has purchased this home and wants to change it. He believes that the historical appeal of Sullivan's Island continues to deteriorate. Elevating this structure and adding the addition will take away the last piece of historic Sullivan's Island.

Stephanie Abilon at 2513 I'On Avenue is concerned about the height of the structure and how the scenery will be affected when the house is raised. Ms. Abilon believes that Heather Wilson listened to all public comment and made changes to this application as best as she could.

**Heather Wilson submitted a rendered view of the elevation to the Board for review. (Exhibit C)**

Jessi, did Beverly say this? believes that Heather Wilson did a remarkable job with taking all of the public's input and Town Staff recommendations and putting them into this application. They believe that raising this house is still a huge issue and will take away from the historical elements from this neighborhood.

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

**2220 I'On Avenue:** Laura Worrell, applicant, requested conceptual approval to remove non-original additions, addition of second story space and adding a second story porch on a Traditional Island Resource property. Modification are requested to the design standards for side façade articulation. (TMS# 529-09-00-027)

Mr. Henderson stated that this property was designated as a Traditional Island Resource by survey card #188 and sustained moderate to severe damage from Hurricane Hugo with 4' of storm surge destroying the first-floor rear wall of the home. The structure is very altered and

contains multiple non-original additions and FEMA noncompliant spaces below Base Flood Elevation. The applicant requested the keep the house in its current location and add a master suite addition to the rear elevations after removing the non-original additions. Other changes include:

- Add one of two of the described roof options;
- Modify front stair entrance;
- Replace front porch windows with double French doors. Use the original windows on the new master suite addition;
- Restore and reuse existing siding if in good condition;
- Add rear grilling deck.

No public comment was made. Mrs. Perkis recommended the project architect consider keeping the front windows in their place instead of relocating them to a different elevation. Also, there was a recommendation to select the roof option that does not include the increase in massing and keeps the historic chimney and original proportions of the house.

Mr. Herlong commented on the western elevations and asked if any articulations could be added to break-up the façade wall.

**Mr. Wichmann made a motion to approve option one (1) as conceptual approval with the conditions that the architect make the modifications that are being recommended from the Board. Ms. Bohan seconded this motion. All were in favor. None opposed. Motion passed unanimously.**

**1730 Thompson Avenue:** Rachel Burton, applicant, requested final approval of an Accessory Dwelling Unit Special Exception per the conditions of the Z.O. Section 21-20C. (2) (TMS# 523-08-0073)

Mr. Henderson stated that on September 17, 2018, the Design Review Board reviewed the proposal and authorized the following changes to be kept in the re-designed historic structure. SOI Standard Section 21-97 C. C should be met.

- Allow removal of the rear façade/roof dormers;
- Consider an alternative material for the west elevation exterior wall where the loading bay once existed. Use stucco or wood infill over the brick;
- Consider redesign of the new brick fireplace with a less prominent cap and brick design. Certain elements of the fireplace could incorporate stucco due to the difficulty of finding matching brick;
- Consider an alternative design for the rear elevation windows;
- Keep the shed roof design originally approved during the March 15, 2017 Design Review Board conceptual approval. Consider re-design of front columns.

No public comment was made.

The Board believes that Ms. Burton was very successful in taking all the recommendations made by the Board from the September 19, 2018 Design Review Board meeting and completing what was asked.

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

## V. NON-HISTORIC PROPERTY DESIGN REVIEW

**204 Station 19:** Rachel Burton, applicant, requested conceptual approval of a new home construction and modification to the zoning standard for principal building square footage. (TMS# 529-09-00-076)

Mr. Henderson stated that this application proposed a new home construction following demolition of a non-historic home. 124.7 square feet (3%) of heated space is requested over the allowable principal building sq. ft. Conceptual renderings are not in compliance for the following design elements:

- Foundation must be of louver or open break-away material
- ***Design Guideline 21-39:*** Rooftop decks or widow's walks are not encouraged and if used should be an integral part of the roof structure.

**Ms. Burton submitted a new set of structural plans and a landscaping plan for the Board to review. (Exhibit D and E)**

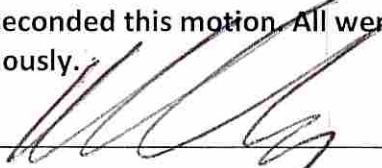
Manda Poletti at 1771 Atlantic Avenue stated that she and her husband own a cottage a few doors down from this address. She stated that this property is prone to flooding. She believes that an elevated home with a good landscaping plan would help with the flooding issue that occurs on this property. She and her husband approve of this plan.

Linda Perkis stated that applicants should not be allowed to present a new set of plans during a Design Review Board meeting. She believes that if the applicant modifies the plans being presented then they should be removed from the agenda and have to re-submit for the following month. Submitted plans during a meeting does not give the Board time to thoroughly review this application which makes it hard to approve or deny the application on short notice.

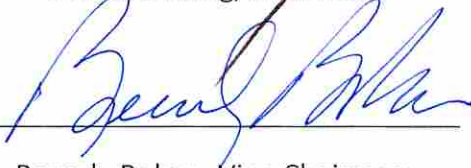
Henderson agreed that plans which have not been reviewed and thoroughly vetted by Town staff should not be allowed to be presented during a regular meeting. On occasion, however, minor plan changes are recommended by staff, which are typically detailed in the Board's staff reports. The Board believes that the applicant should re-evaluate the massing of this structure and try to meet the zoning and design standards of the Zoning Ordinance. The Board also recommended that the applicant remove the rooftop deck located on the back of the structure.

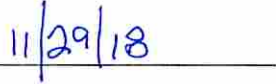
Ms. Perkis made a motion to table the application until the Architect can incorporate the revised suggestions made by the Board. Mr. Wichmann seconded this motion. All were in favor. None opposed. Motion passed unanimously.

VI. ADJOURN- Mr. Wichmann made a motion to adjourn this meeting at 8:30 p.m. Ms. Perkis seconded this motion. All were in favor. None opposed. Motion passed unanimously.

  
\_\_\_\_\_  
Steve Herlong, Chairman

  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Beverly Bohan, Vice-Chairman

  
\_\_\_\_\_  
Date

**From:** Jane Stoney Cook <jane@thecassinagroup.com>  
**Sent:** Saturday, October 13, 2018 9:02 PM  
**To:** Joe Henderson <jhenderson@sullivanisland-sc.com>  
**Subject:** 2505 Atlantic Avenue

Dear Mr. Henderson,

I am writing on behalf of Heather Wilson and the planned renovations for 2505 Atlantic Avenue whom is going in front of the Design Review Board on Wednesday, October 17. I am in support of her architectural design, and hope her design will meet with you and your staff's approval.

My grandparents, Thomas and Beverly Stoney and eventually my father, Randell Stoney owned the house for over 80 years. We had many wonderful times and celebrations there, and I am still involved with the island as much as I can.

The renovation plans are sensitive to the historic structure of the house, and bring the house up to a current level of standards for today's living and safety.

Please consider this approval, and I don't hesitate to contact me.

Sincerely,

Jane



-----Original Message-----

From: Adele Deas Tobin <adeledeastobin@gmail.com>  
Sent: Wednesday, October 17, 2018 12:31 PM  
To: Andy Benke <abenke@sullivansisland-sc.com>; Joe Henderson  
<jhenderson@sullivansisland-sc.com>  
Subject: Old Stoney Property and DRB

Hello Andy and Joe,

Due to other commitments this evening, I will not be able to attend the DRB meeting this evening. I have a few things I would like to say

Regarding the old Stoney property and am hoping that one of you will pass this on to the Board.

Thanks in advance for doing this,  
Adele Deas Tobin

To All the DRB members,

First of all, thank you for all that each of you do, and for taking the time and dedication to devote to our island. Due to other commitments, I will not be able to attend tonight but would like to say a few things regarding the old Stoney property.

I have listened to what the new owners would like to do and feel very strongly that their design is disregarding neighborhood compatibility. This is one of the few areas on our island that still holds a group of historic homes and I would love to see it stay this way.

It is regretful that the new property owners did not do their research prior to buying the property, but the rest of the neighborhood should not be penalized for this. To follow through with the design they want, would change these several blocks dramatically. I am of the understanding that they will not even be permanent residents and will only be here for a short time each year. If that is the case, how interested are they really in the neighborhood compatibility and is this really the best property for them? Obviously, we cannot tell people where they can buy property, but what we can do is say No to Variances and changes that are inappropriate to the location.

At some point, we must realize that bigger is not better and too much lot coverage is not the way to go on a barrier island.

Thank you all for taking the time to read this and I hope that each of you will take it into consideration when voting on this property.

Sincerely,  
Adele Deas Tobin



No.	Issued For	Date
1		
2		
3		

**NOT FOR CONSTRUCTION**

SWALLOWTAIL ARCHITECTURE, LLC  
144 Cedar Street, Summerville, SC 29483  
843.541.0103 • Swallowtail@swallowtail.com

June 21, 2018

**SWALLOWTAIL ARCHITECTURE, LLC**

**SCHROEDER RESIDENCE**  
204 19th Street  
Sullivan's Island, South Carolina

Plot Date: 10/10/18  
Checked: RB  
Drawn: RB

Drawing Title: **Site Plan**

Drawing No.: **C1.0**

*10/17/18 meeting Submitted*

**Exhibit D**

SULLIVAN'S ISLAND RESIDENTIAL ZONING	
Address: 204 19th Street, Sullivan's Island, South Carolina	Subbacks: Front: 25'
Lot High Area: 21,933 sq ft	Sides: min 15' and 25', total combined 40' additionally, 2nd floor set back 2' from 1st floor for 2nd floor walls over 10' long
Flood Zone: VE	Relief for 25%, min yard 10'
Base Flood Elevation: 16 MSL	MEETS CRITERIA
TMS #: #529-09-00-076	Rear: 25'
City Name: Town of Sullivan's Island	
Information from Survey	
1) PLAT BOOK AE, PAGE 127	
2) LOT S & THE SOUTHERN PORTION OF LOT 223, Sullivan's Island	
Principal Building Coverage Allowed: 15% Coverage	Principal Building Square Footage Allowed: 4093.3 sq ft
Proposed: MEETS CRITERIA without relief	2842 sq ft
Impervious Coverage Allowed: 30% Coverage	6579.9 sq ft
Heated space: 2804 sq ft	Proposed First Floor: 2804 sq ft
Grilling Deck: 194	Proposed Second Floor: 1394 sq ft
Front Porch + side steps: 579	Total Proposed: 4208 sq ft
Rear Porches: 561	MEETS CRITERIA with relief for 105 sq ft
Deck: 409	Foundation Height Allowed: Allowed: Top of Fin Flr less than 3' above FEMA
Front Stairs: 177	Allowed: bottom of FF no more than 2' above FEMA
Rear Stairs: 136	
Driveway: 1211 sq ft	
HYAC: 65	
Total Impervious: 6136 sq ft	

**CODE APPLICABILITY**

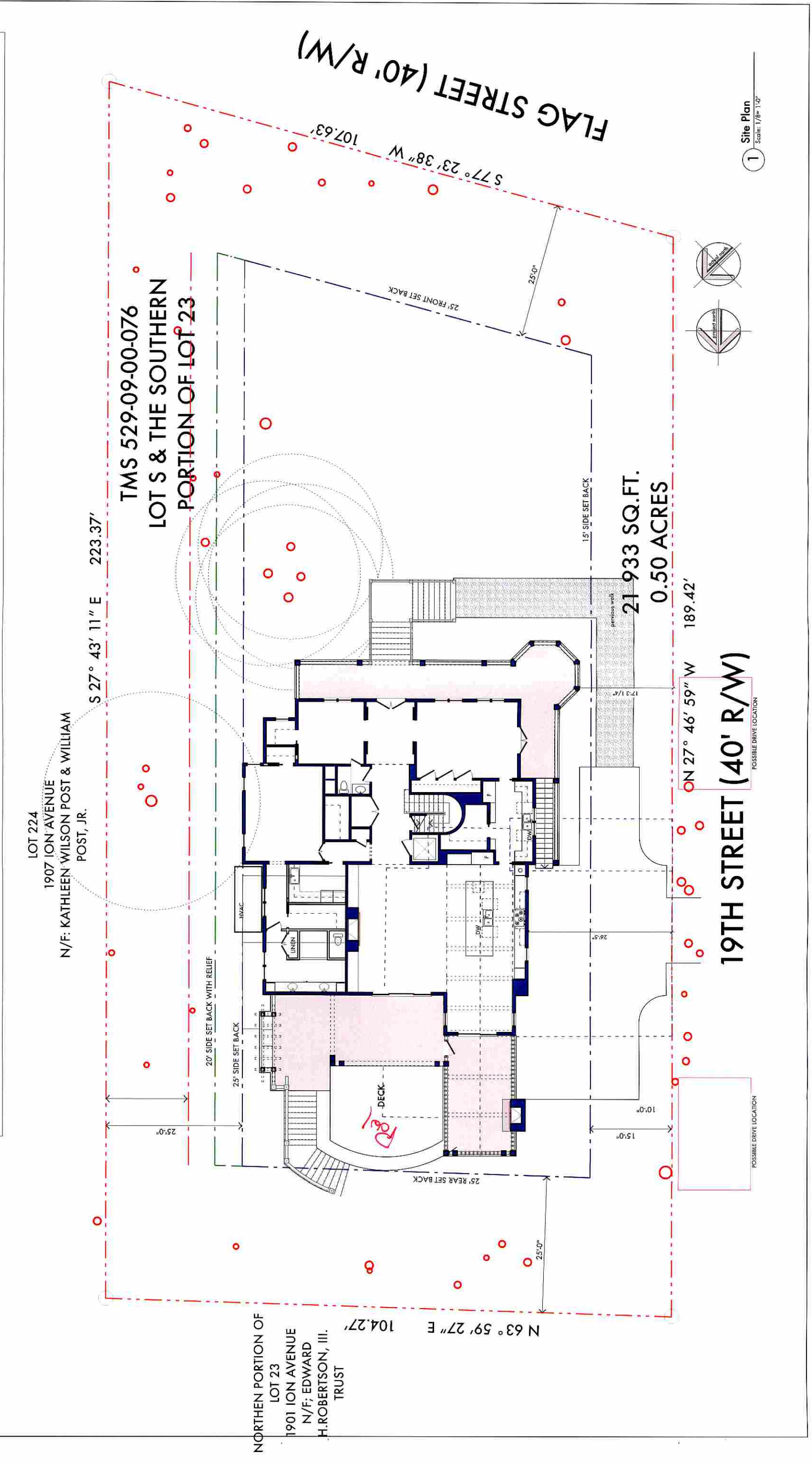
1. This structure has been designed using the following building codes and standards:

- International Residential Code 2015

2. All Work to be in accordance with current applicable codes and standards.

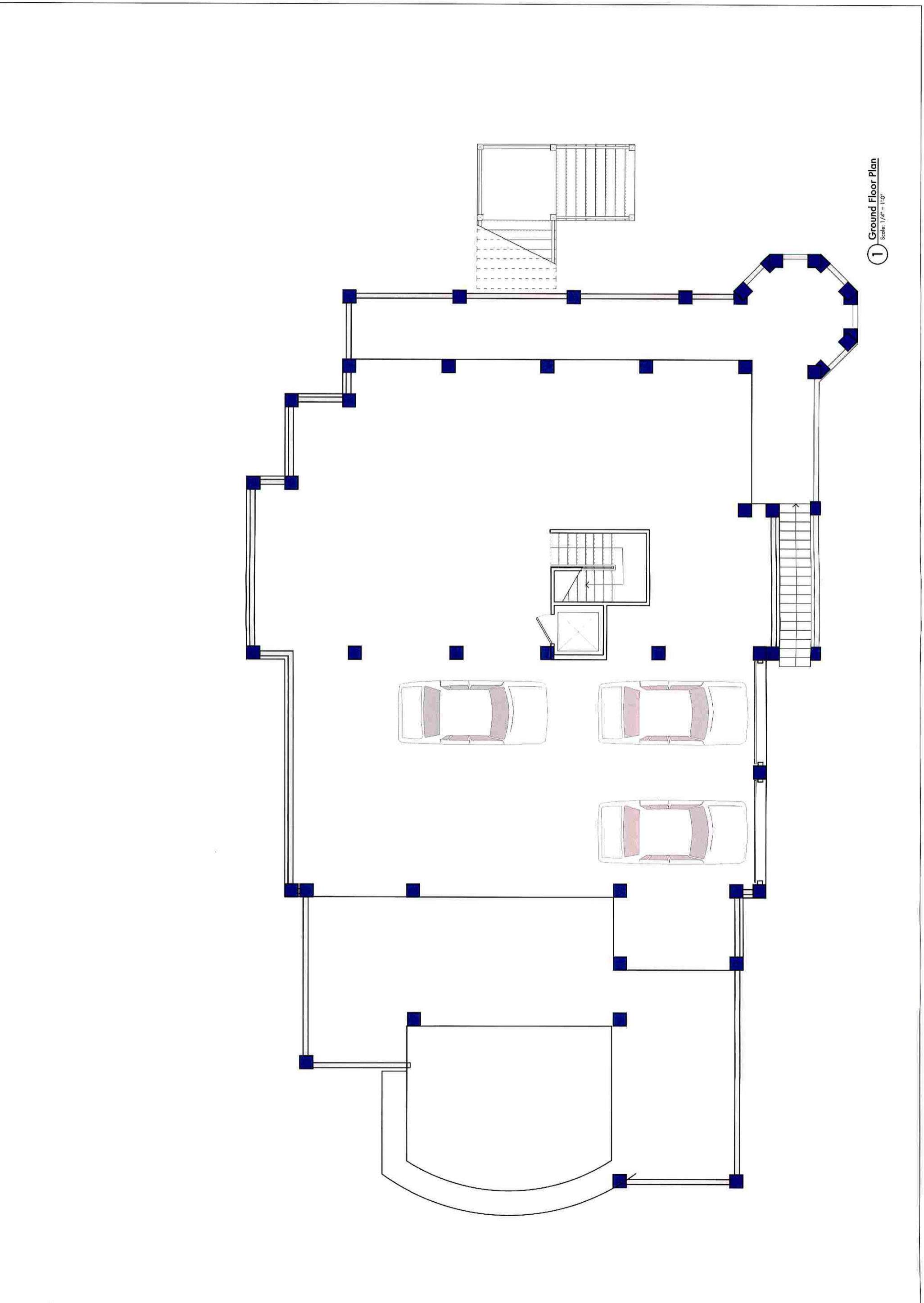
THIS PROPERTY IS LOCATED IN FLOOD ZONE VE ELEV. 16'

TMS: # 529-09-00-076



1 Site Plan  
Scale: 1/8" = 1'-0"

No.	Issued For	Date
1		
2		
3		



**1** Ground Floor Plan  
Scale: 1/4" = 1'-0"

No.	Issued For	Date
1		
2		
3		

**NOT FOR CONSTRUCTION**

June 21, 2018

SWALLOWTAIL ARCHITECTURE, LLC  
114 N Cedar Street, Summerville, SC 29883

REGISTERED ARCHITECT  
RACHEL BURTON  
REGISTERED ARCHITECT  
BEVERLY BURTON

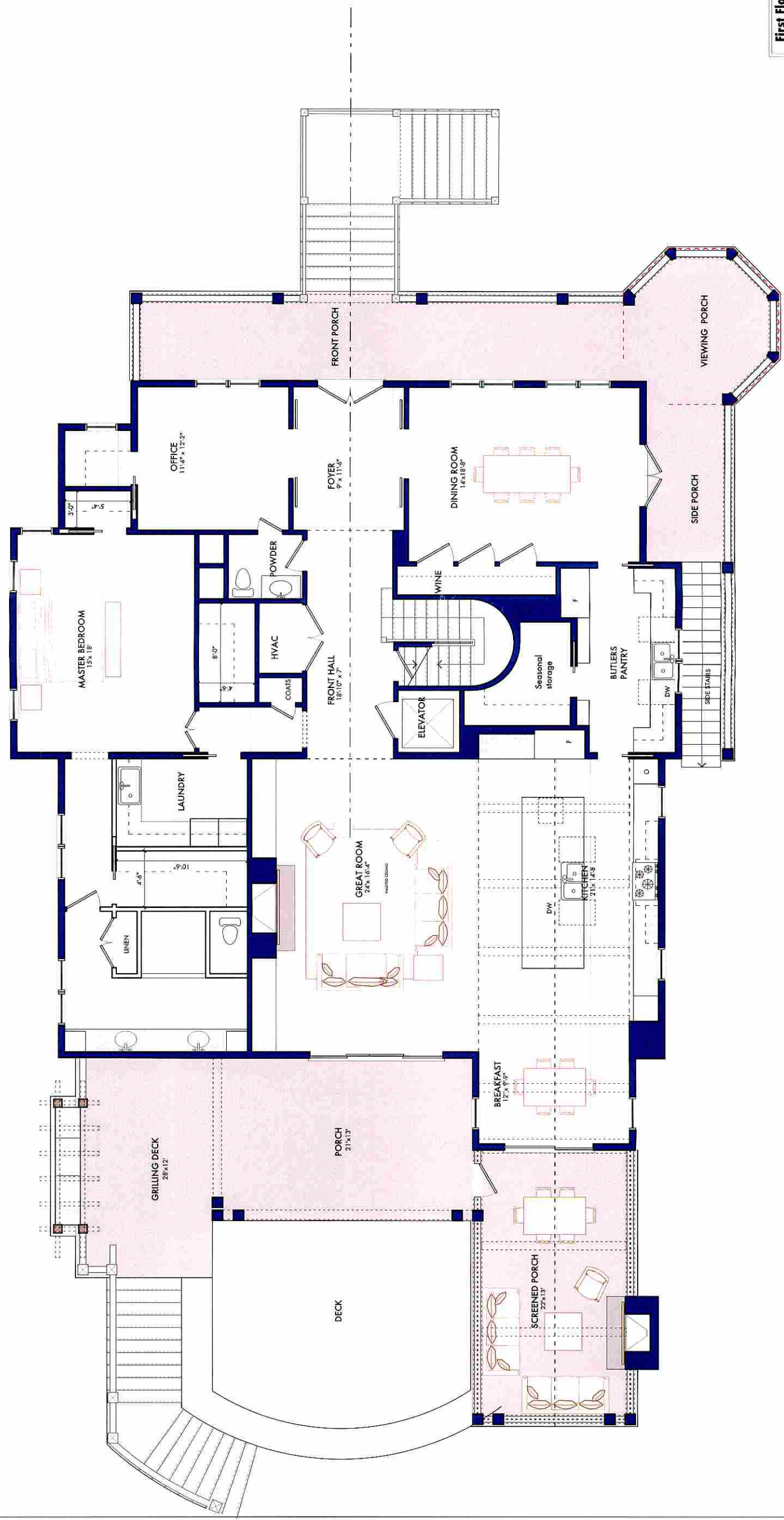
**SWALLOWTAIL ARCHITECTURE, LLC**  
ARCHITECTURE AND INTERIOR DESIGN

**SCHROEDER RESIDENCE**  
204 19th Street  
Sullivan's Island, South Carolina

Plot Date	10/10/18
Checked	RB
Drawn	RB
Drawing Title	First Floor Plan
Drawing No.	AI.1

**First Floor Areas**

Heated space	2804 sq ft
Grilling Deck	194
Front Porch + side steps	579
Rear Porches	561
Deck	409
Front Stairs	177
Rear Stairs	136



**1 First Floor Plan**  
Scale: 1/4" = 1'-0"

Date					
Issued For	No.	1	2	3	4

NOT FOR CONSTRUCTION

June 21, 2018

SWALLOWTAIL ARCHITECTURE AND INTERIOR DESIGN  
14285 0400 • Swallowtailarch.com  
114 Cedar Street, Summerville, SC, 29483

### Plumbing Legend

	Water Closet - Elongated Bowl
	Oval Lavatory
	Tub - With shower connections and shower rod
	Shower Stall
	Air Conditioning Condenser Unit
	Water Heater - Tankless Kenall
	Double Sink - with disposal, under counter dishwasher, faucets selected by owner
	Washer & Dryer - Connections with 1, 1/10 duplex, 1, 220 outlet, and hot and cold water and 1 1/2" vented waste for washer. Vent dryer to exterior of building.
	Hose Bib

### General Symbols

existing wall

2x4 stud wall

2x6 stud wall

Interior Doors

Sliding Bypass Door

Potent Door

Bi-Fold Door

Detail Reference

1/A300 1/A300

Detail Reference

106

Keyed into Exterior Opening Schedules by number

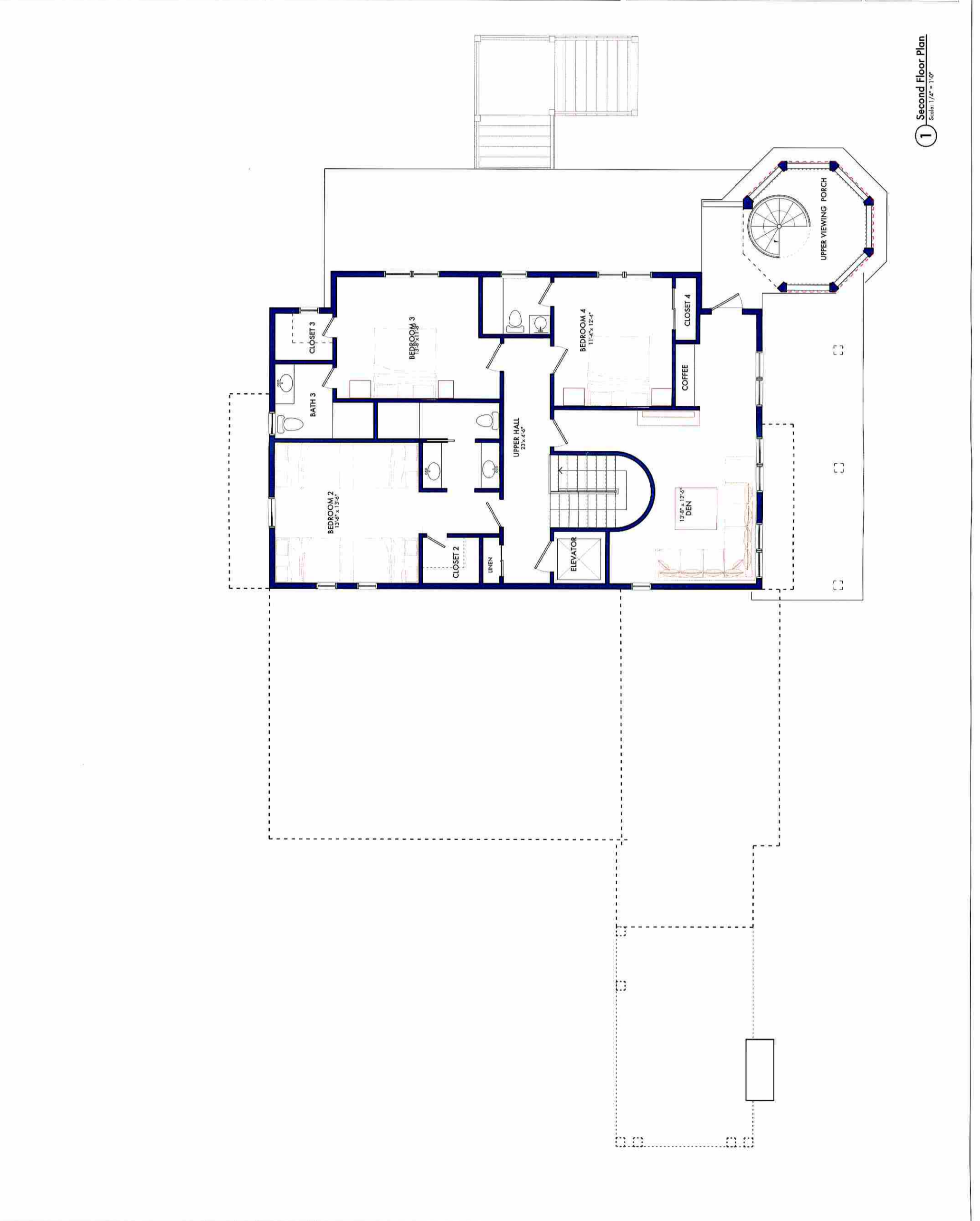
Exterior Window

Keyed into Exterior Opening Schedules by number

Exterior Door

### Construction Notes

- All interior walls are to be framed with 2x4 wood studs @ 16" o.c. unless otherwise noted on plan. All walls or sections of walls containing pocket doors are to be framed with 2x6 wood studs @ 16" o.c. See structural drawings for additional framing information.
- All interior walls to have sound bat insulation. Spray foam insulation at attic, bath insulation below 1st floor.
- For sizes of structural columns refer to Structural Drawings.
- HVAC Contractor to perform heat gain calculations based on volume, amount of glazing, type of glazing, and components which give off heat (A/V components, ice makers, appliances, etc.)
- All dimensions to face of stud, unless noted otherwise.
- Exterior windows and doors as selected by Owner. Refer to Plans for sizes.
- Exact cabinet layout and configuration by Others. Contractor to ensure window clearance at cabinet locations.
- Set door jacks 6" from corner, where possible.
- Builder to verify req'd clearances at elevator.



### SECOND FLOOR AREAS

Heated space	1394 sq ft
Deck	276

**1** Second Floor Plan

Scale: 1/4" = 1'-0"

Drawing No. **A2.0**

Rear Elevation

Drawing Title

Drawn: RB

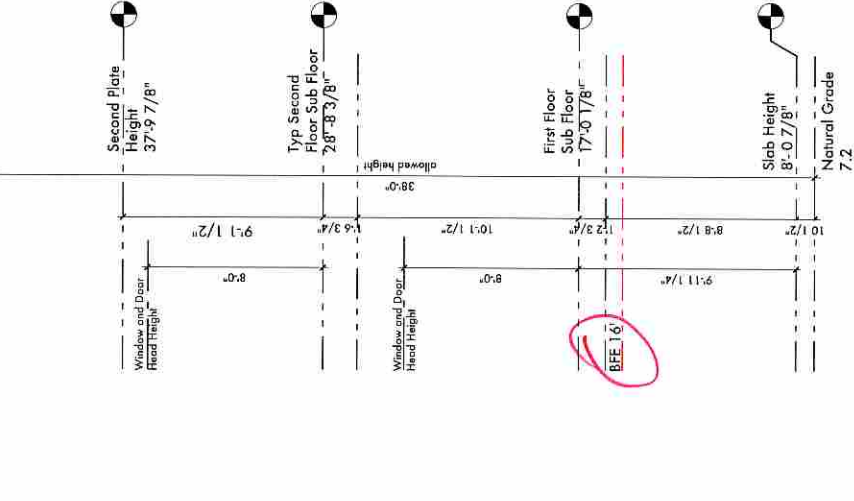
Checked: RB

Date: 10/10/18

**SCHROEDER RESIDENCE**  
204 19th Street  
Sullivan's Island, South Carolina



**SWALLOWTAIL ARCHITECTURE, LLC**  
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144 N Cedar Street, Summerville, SC 29483



Stamps

No.	Issued For	Date
3		
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Drawing No. **A2.1**

East Elevation

Drawing Title

Drawn: RB

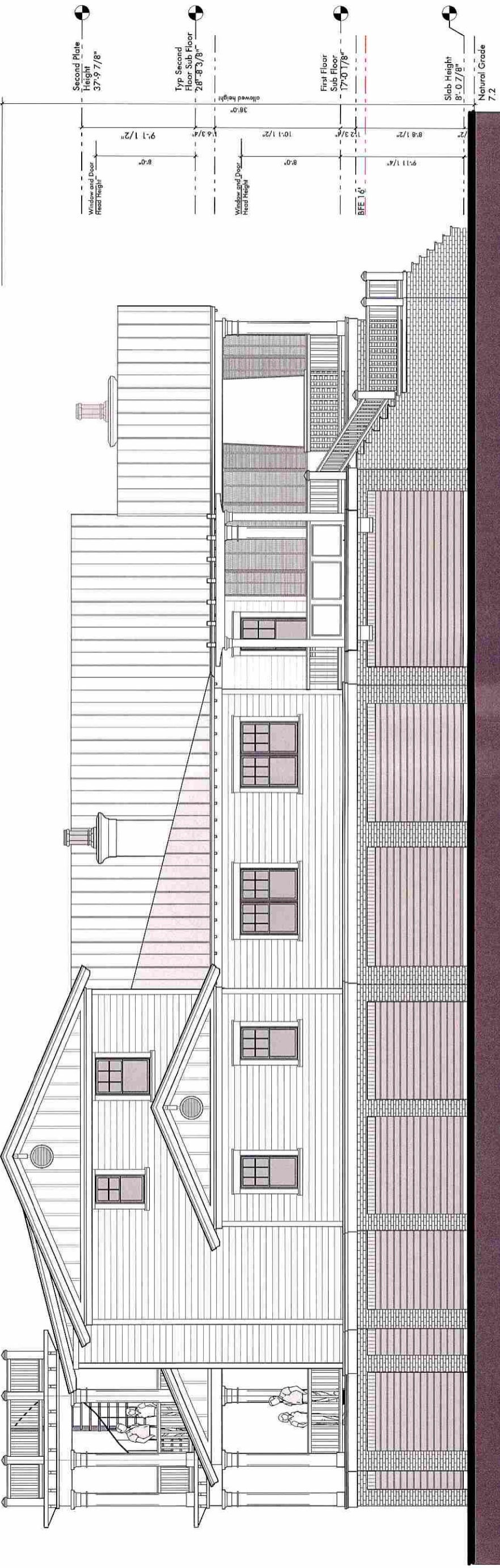
Checked: RB

Plot Date: 10/10/18

**SCHROEDER RESIDENCE**  
204 19th Street  
Sullivan's Island, South Carolina



**SWALLOWTAIL ARCHITECTURE, LLC**  
ARCHITECTURE AND INTERIOR DESIGN  
114 N Cedar Street, Summerville, SC 29483  
1385-9600 • swallowtailarch.com



**NOT FOR CONSTRUCTION**  
June 21, 2018  
REGISTERED ARCHITECT  
RACHEL BEVERLEY BURTON  
No. 100769  
SOUTH CAROLINA  
REGISTERED ARCHITECT  
RACHEL BEVERLEY BURTON  
No. 100769  
SOUTH CAROLINA

Stamps

No.	Issued For	Date
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**A2.2**

Drawing No.

**South (Front)  
Elevation**

Drawing Title

Drawn RB

Checked RB

Plot Date: 10/10/18

**SCHROEDER  
RESIDENCE**  
204 19th Street  
Sullivan's Island, South Carolina

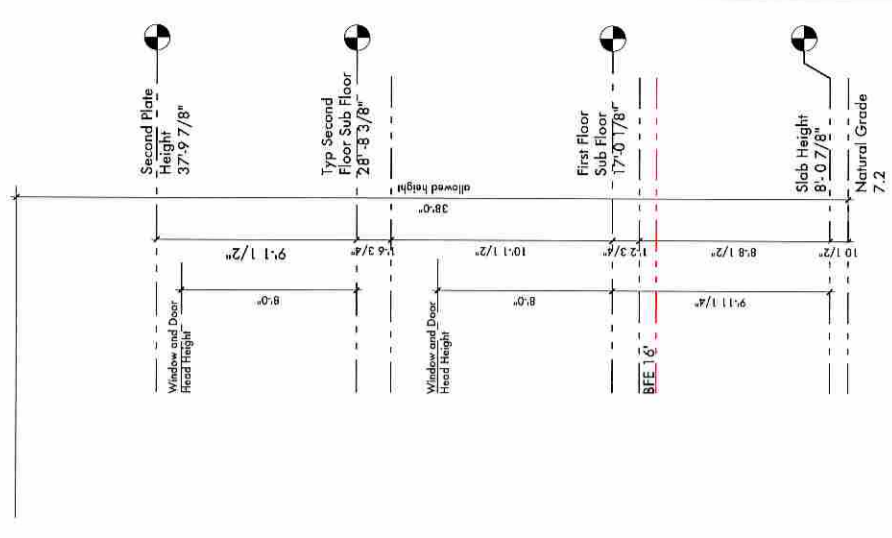


**SWALLOWTAIL  
ARCHITECTURE, LLC**  
ARCHITECTURE AND INTERIOR DESIGN  
114 N Cedar Street, Summerville, SC 29483  
1438854900 • Swallowtailinteriors.com

**NOT FOR CONSTRUCTION**  
June 21, 2018  
REGISTERED ARCHITECT  
SUMMERVILLE, SC  
No. 100760  
REGISTERED ARCHITECT  
SUMMERVILLE, SC  
No. 100760

Stamps:

No.	Issued For	Date
1		
2		
3		



Drawing No. **A2.3**

Elevation

West  
19TH STREET

Drawing Title

Drawn: RB

Checked: RB

Plot Date: 10/10/18

**SCHROEDER**  
RESIDENCE  
204 19th Street  
Sullivan's Island, South Carolina



**SWALLOWTAIL**  
ARCHITECTURE AND INTERIOR DESIGN, LLC  
114 Cedar Street, Summerville, SC 29883  
853-596-0000 • swallowtailarch.com

June 21, 2018



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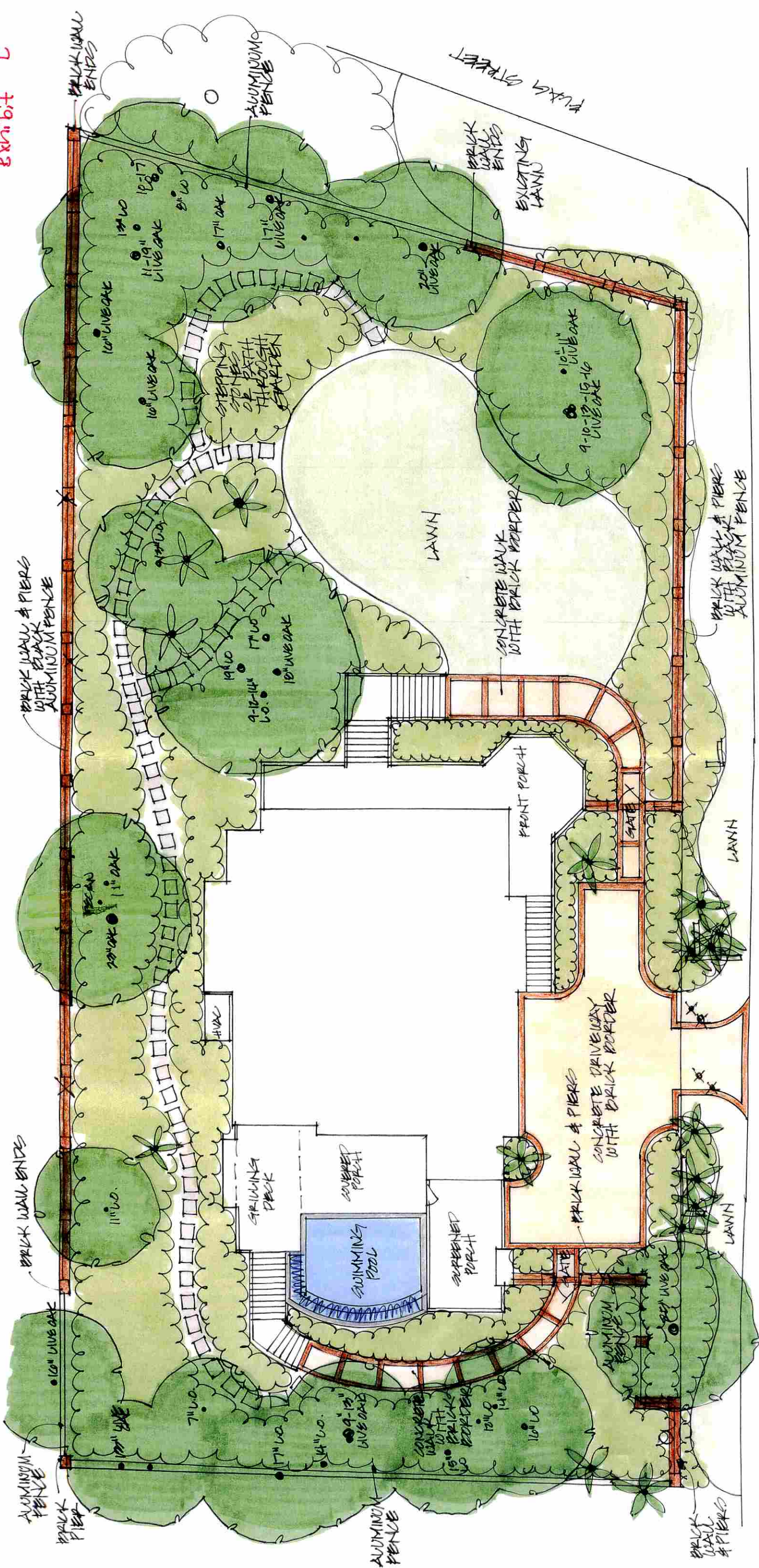
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No.	Issued For	Date
1		
2		
3		



10/17/18 meeting  
Submitted

Exhibit E



SCHROEDER RESIDENCE  
 CONCEPTUAL LANDSCAPE PLAN  
 1/8" = 1'-0"  
 KEVIN D. MESSNER  
 LANDSCAPE ARCHITECTURE

STATION 19 STREET