

TOWN OF SULLIVAN'S ISLAND DESIGN REVIEW BOARD

REGULAR MEETING MINUTES Wednesday, August 21, 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, Steve Herlong, Linda Perkis and Bunky Wichmann.

Town Council Members present: No Council Members were present.

Staff Members present: Joe Henderson, Director of Planning/Zoning Administrator, Jessi Gress, Business Licensing and Permit Technician, Randy Robinson, Building Official and Max Wurthmann, Building Inspector.

Members of the public present: Bobby Pearce, Pam Pearce, Blake Pearce, Andrew Drury, Kat Kenyon and Cameron Stuhr.

CALL TO ORDER: Mr. 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.

- I. **APPROVAL OF MINUTES:** Mr. Wichmann made a motion to approve the July 17, 2019 Design Review Board Meeting Minutes. Ms. Bohan seconded this motion. All were in favor. None opposed. Motion passed unanimously.
- II. **PUBLIC INPUT:** No public input was made.

III. **HISTORIC DESIGN REVIEWS:**

1714 Middle Street: Josh Dunn, applicant, requested final plan approval to construct a detached garage and add a swimming pool to a property designated as a Sullivan's Island Landmark. Modifications were requested to the zoning standards for side setbacks. (TMS# 523-08-00-049)

Mr. Henderson stated that during the May 15, 2019 Design Review Board meeting, the Board conceptually approved the demolition of a nonoriginal attached garage circa 1978, and construction of a new garage and swimming pool. The Board requested more refined elevation drawings from the proposed garage and the west elevations. Mr. Henderson stated that the application submitted showed a height of 18' complying with the Zoning Ordinance to be more compatible with the existing building.

Mr. Henderson stated that the applicant requested the following:

- 10% for side setback relief for the placement of swimming pool in the side yard
- Demolition of garage constructed in 1978
- Installation of elevated swimming pool and deck
- No coverage relief was requested

No public comment was made.

The Board was in favor of the application presented.

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

1109 Middle Street: Eddie Fava, applicant, requested preliminary approval to perform an historic renovation of a Sullivan’s Island Landmark property. Modifications were requested to the zoning standards for building foundation height. (TMS# 523-07-00-078)

Mr. Henderson stated that during the June 19, 2019 Design Review Board meeting, the Board granted conceptual approval of the renovation plan and recommended that the applicant consider applying for a variance from the Board of Zoning Appeals for the following:

- Elevating the home (to meet FEMA regulations) would require the home to be raised over the allowable height of 38’ (to 42’)
- This elevation would bring the finished floor elevation to 16’ from natural grade, and would destroy the historic fabric of the home; potentially negatively affecting the Moultrieville Historic District.

Mr. Henderson stated that the applicant received Board of Zoning Appeals approval on August 8, 2019 with the condition that the 1-foot 8-inch elevation will meet the upcoming FEMA maps.

Mr. Henderson stated that the applicant requested the following:

House modifications:

- Elevation of the structure to meet FEMA regulations
- Adding an addition to the north-west corner of the home
- Roof alterations:
 - Adding two gables on the north side of the home
 - Adding one large gable on the ocean side of the roof (south)
- Enclosing a portion of the wrap-around porch, an original feature of the home
 - Windows are to be placed on the enclosure
- Establish a connection between the kitchen house and the cottage
- Kitchen house- remove porch. Add hyphen addition between the house
- Add pool and decking to the ocean side of the home

Cottage modifications:

- Elevating the structure
- Keeping the chimney
- Relocation of doors and windows

Mr. Herlong read email correspondence provided to the Board regarding concerns to the 1109 Middle Street project (Exhibit 1, 2, 3 and 4).

Mr. Bobby Pearce expressed his concern regarding the location of the pool. Mr. Pearce asked as politely as possible for the Board deny the installation of the pool located on the beachside of the property. Mr. Pearce stated that this request was nothing personal against the applicant or the homeowner but the changes requested do not meet neighborhood compatibility.

Mr. Drury submitted documentation to the Board (Exhibit 5, 6, 7, 8 and 9).

Mr. Drury stated that google maps isn't indicative of what is really taken place at this property. Mr. Drury stressed the erosion issue in this area. Because of the erosion issue, Mr. Drury asked the Board to decline approval of the pool.

Ms. Pearce stressed her concern for the pool. Ms. Pearce believes that the location of the pool on the beachside of this property will disrupt the view in this area.

Mr. Blake Pearce stated that this home is one of the equivalence to "Rainbow Row" and if an alteration is made it would ruin the iconic feel of this neighborhood.

Mr. Herlong suggested the Board discuss the structural plans and the pool/fence as two separate issues.

Ms. Bohan stated that Mr. Fava did an excellent job in meeting all the historic preservation standards in regards to this property. Ms. Bohan believes that the necessary improvements are to be made. Mr. Coish stated that the applicant did a really good job with this project and doesn't mind the dormer on the structure as it would add a little character. Ms. Perkis asked the applicant if the screen porch is to be enclosed with louvers. Mr. Fava stated that the screen porch already has louvers. Ms. Perkis asked Mr. Fava to explain the proposed garage. Mr. Fava stated that the proposed garage will be a two-car garage with an open breezeway in the middle.

Mr. Wichmann believes that this home is extremely iconic and was not in favor of the additional dormers. Mr. Wichmann recommended coming back with more detail and more thought into the proposed garage. Mr. Herlong was in favor with this application and believed Mr. Fava did an excellent job. Ms. Perkis stated that she agreed with Mr. Wichmann.

Mr. Wichmann made a motion to approve the structural plan for preliminary approval with the recommendations given by the Board. Mr. Coish seconded this motion. All were in favor. None opposed. Motion passed unanimously.

Mr. Herlong asked that the Board provide comments and concerns in reference to the pool and fence. Mr. Herlong asked Mr. Henderson to inform the Board as to what the ordinance states in regards to a pool. Mr. Henderson stated that according to the ordinance a pool is an accessory recreational structure. Pools and decks are required to meet the required setbacks for the buildable area for the house. Mr. Henderson stated that when you have a lot that is adjacent to the ocean or RC1 Zoning District, the beach front houses do not have a front or a rear yard which means the pool can be located on either the street side or the beach side.

The Board agreed that they are not in favor of the pool location on the beachside of the property as it does not meet neighborhood compatibility. The Board recommended placing the pool on the street side of this property.

Mr. Wichmann made a motion to defer the pool submittal of this application. Ms. Bohan seconded this motion. All were in favor. None opposed. Motion passed unanimously.

IV. NON-HISTORIC DESIGN REVIEWS:

2830 Harvey Street: Kate Campbell, applicant, requested final plan approval of a redesigned new home construction with modifications to the zoning standards for principal building square footage, principal building coverage, side setbacks, second story side façade setbacks, and principal building side façade. (TMS# 529-11-00-060)

Mr. Henderson stated that the applicant requested to demolish all structures on the property and construct a new single-family home with swimming pool. The applicants reduced the size and massing in comparison to the existing home.

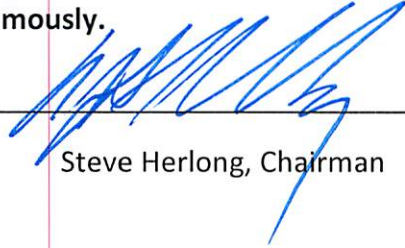
Ms. Kenyon submitted documents to the Board (Exhibit 10).

Ms. Kenyon and Ms. Stuhr stressed their concerns as to the flooding located in this area. Ms. Kenyon submitted a letter she received from Andy Benke, Town Administrator, which stated that SCDOT will no longer be fixing the drainage issue in this area.

Mr. Coish stated that currently there is a major flooding issue with the existing structure. Mr. Coish asked if the proposed new construction will it benefit the flooding issue. Ms. Campbell believes that the proposed new construction will help in some way with the drainage issue. Ms. Perkis recommended that the applicant redesign the front staircase because she believes they do not meet neighborhood compatibility. Mr. Wichmann was in favor of this application. Ms. Bohan stated that the applicant did a good job and is in favor of this application. Mr. Herlong stated that he is in favor of this application.

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

V. **ADJOURN:** Mr. Wichmann made a motion to adjourn at 7:50 p.m. Ms. Bohan seconded this motion. All were in favor. None opposed. Motion passed unanimously.



Steve Herlong, Chairman



Date

Beverly Bohan, Vice-Chairman

Date

Jessica Gress

Exhibit One

From: Lewis Blake <blake@math.duke.edu>
Sent: Wednesday, August 21, 2019 1:16 PM
To: Jessica Gress
Subject: Proposed changes to
Attachments: The Three Sister Houses.jpg; Artist painting.jpg

Greetings to the Sullivan's Island Design Review Board:

There are some changes proposed for the historic house at 1109 Middle Street which are of significant concern to me. I am one of the owners of the neighboring house at 1105 Middle Street. Our house has been in our family for generations, having in earlier times been owned by my great grandfather, later by my grandmother, and even later by my father and his brother and sisters. My great grandfather first bought this house at approximately the same time that the house next door was bought by the Salmon family, who were its previous owners, also for generations.

These two houses have been an integral part of the beautiful historical make-up of that part of Sullivan's Island for approximately 150 years. In fact I have heard many people, standing on the beach admiring the collective appearance of these houses, along with the house at 1113 Middle Street, refer to them as the "Three Sisters." The view from the harbor of this section of the Sullivan's Island waterfront is quite special.

My concern regarding the changes proposed for 1109 Middle Street is mostly about the request to put a pool, along with fencing to surround the pool, on the harbor side of the house. If allowed, that would be the first significant change in the appearance of the beach-side of "The Three Sisters" in many decades. I have attached two images to illustrate my point. The first image shows an aerial view photograph of The Three Sisters. I cringe at the thought of how this appearance would be altered by a pool and fencing in the harbor-side yard of any of these houses. The second attached image is a local artist's rendition of that part of the beach front. The point here is that this scene has caught the eye of the artist, who has recognized the beauty and preciousness of this historical view.

There are good reasons for the local government to protect certain structures from indiscriminate changes, and one of those reasons is to maintain the charming, historical appearance of the waterfront. As a part-owner of one of houses next-door, I am writing to ask that you consider my concern and to express my hope that the Board will protect the historical appearance of these houses.

Thank you for your consideration.

Sincerely,

Lewis D. Blake III
2014 Bayleaf Drive
Durham, NC 27712

Tel: 919-215-8846





Jessica Gress

Exhibit Two

From: Blake Haynie <blake@actionsignsinc.com>
Sent: Wednesday, August 21, 2019 2:42 PM
To: Jessica Gress
Subject: proposed changes to 1109 Middle Street

Dear Sullivan's Island Design Review Board,

I am one of the owners of the Blake House at 1105 Middle Street, next door to 1109. The house has been on our family since around 1872 and is one of the "three sisters". The proposed change of adding a swimming pool with a four to six foot fence to the oceanside of the property would greatly diminish this historical landmark. The "Three Sisters" have been photographed and painted for years and I feel that this is a historical appearance that should be preserved. There are people photographing the houses every time I am there. My sincere hope is that the City of Sullivan's Island will work to preserve that appearance and the historical value of these homes and this part of the Island.

Thank you for your consideration,

Blake

Blake Haynie
1363 Peppergrass Trail
Acworth, GA 30101
770-845-2184

Jessica Gress

Exhibit Three

From: Rogers, Marvin L. <mrogers@mcguirewoods.com>
Sent: Wednesday, August 21, 2019 2:48 PM
To: Jessica Gress
Subject: 1109 Middle Street

Dear Sullivan's Island Design Review Board:

I am writing you as a part owner of the neighboring property, 1105 Middle (known as the Blake House). My father, his mother, her father, his father and even ancestors before them, and all of their respective cousins, have enjoyed Sullivan's Island and this house for many decades now. What is truly unique about the house, the neighborhood and the island in general is that it is beautiful, for one, and that beauty has stood the test of time and the elements. Historically the powers that be on Sullivan's Island have insured that its beauty can't be changed or damaged by construction and renovation that fails to account for the unique nature of the island. I ask that you consider the fact that adding a swimming pool and fence on the beach side of this part of the island will forever change the neighborhood's character and charm. Please respect the history of the island and its architecture as you consider this request. I realize these situations are difficult and I greatly appreciate your time and consideration of my request. Thank you.

Marvin L. Rogers

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This e-mail from McGuireWoods may contain confidential or privileged information. If you are not the intended recipient, please advise by return e-mail and delete immediately without reading or forwarding to others.

Jessica Gress

Exhibit four

From: Will Haynie <haynie.will@gmail.com>
Sent: Wednesday, August 21, 2019 4:59 PM
To: Jessica Gress
Subject: 1109 Middle Street Application

Dear Sullivan's Island Design Review Board:

I am writing you as a part owner of the neighboring property, 1105 Middle Street, The Blake House.

I am the 5th generation of my family to own and enjoy our historic family home. Many of my relatives have already written to inform you of our opposition to the proposed swimming pool and fence at our sister house (they were built together in about 1867). I share those same thoughts and ask you to deny the request.

Besides considering the architectural integrity of our row of houses (pictures have been submitted separately), please also consider that approving the pool and fence on the waterfront side will spoil a protected, unchanged historic view that spans from Fort Sumter all the way East to Fort Moultrie, including the Morris Island Lighthouse.

Can there not be one area of our famous "Harbor of History" that maintains its appearance?

Oceanside pools may be fine for Myrtle Beach, but not for the Historic Sullivan's Island Moultrieville District.

The house on the other side of us has a pool in the back - by the street - so please consider suggesting that design.

As a local elected official, I know well the constant pressures and requests to change the look and feel of our popular coastal communities. There are times to say "no" in order to protect the character of the community you were appointed to serve.

Surely, this is one of those times.

Sincerely,

Will Haynie
Mount Pleasant, SC

Sent from my iPhone, so please forgive any typos.

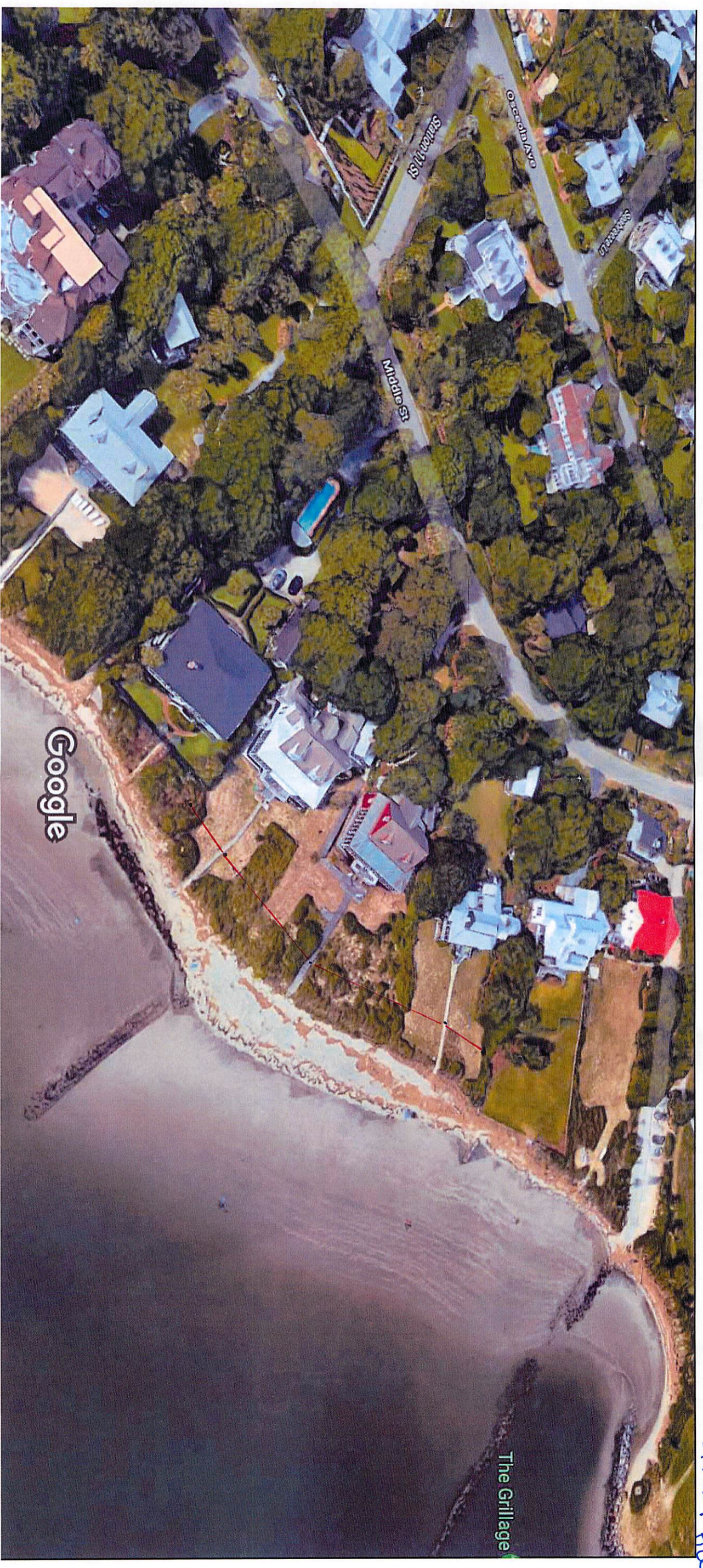
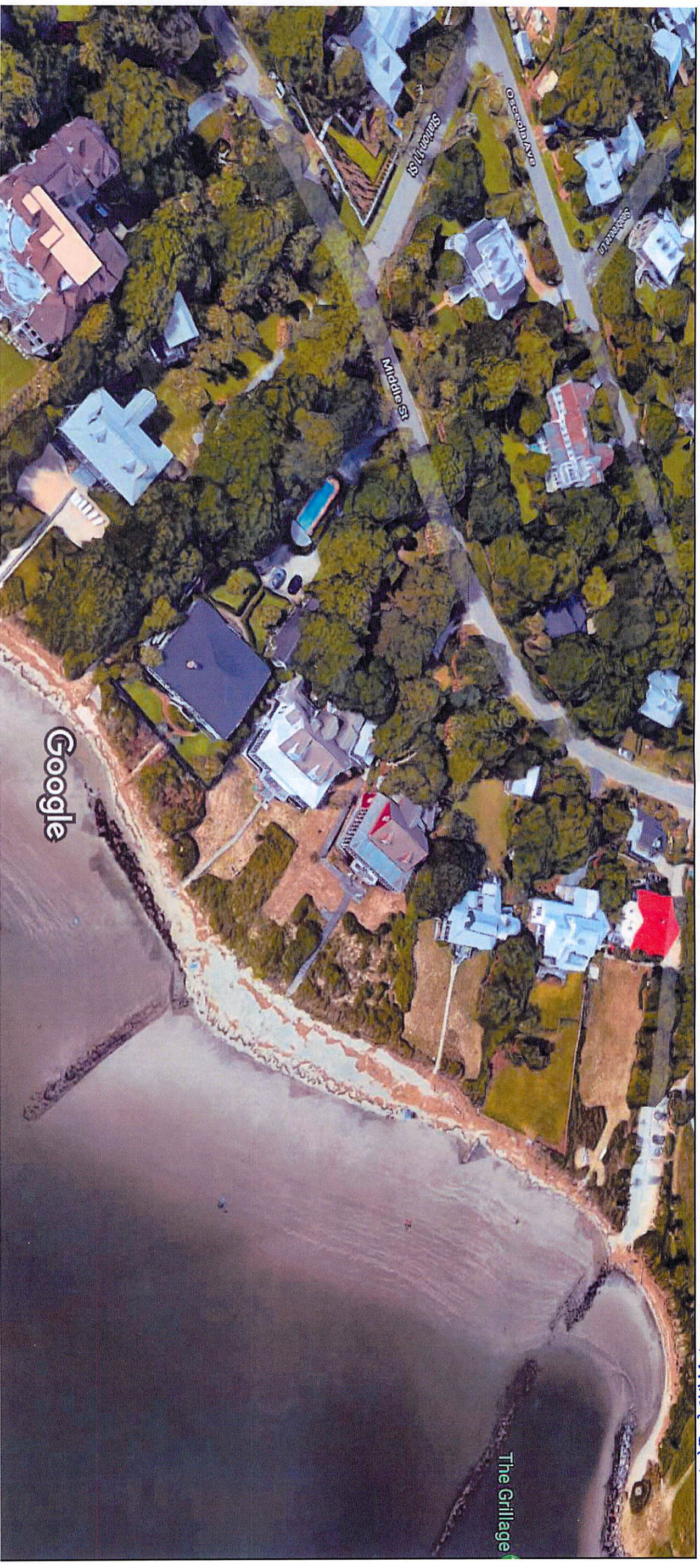


Exhibit Six



ALL DESIGN AND DETAILS ARE THE EXCLUSIVE PROPERTY OF **eefava architects, etc.** - ALL RIGHTS RESERVED - DRAWINGS MAY NOT BE REPRODUCED IN ANY FORM WITHOUT WRITTEN PERMISSION COPYRIGHT 2018.
Note: These drawings are strictly representations of the existing conditions of the structure located at 1109 Middle Street are the result of on site investigations of accessible areas. All dimensions and spliced elements noted herein are for reference only and should be verified by all individuals utilizing these documents for any other purpose.

Lewis Residence | 1109 Middle Street | Sullivan's Island, South Carolina, 29482

eefava architects, etc. inc. | 54 Broad Street | Charleston, South Carolina 29401 | 843.723.5099 | eefava.com



Finish? Seven

July 19, 2019

Exhibit ~~1~~ Right

Meetings all X GenFile.aspx X C1ROSE - H... X Charleston... X CRS Data - F... X Andrew Dru... X Shared albu... X +

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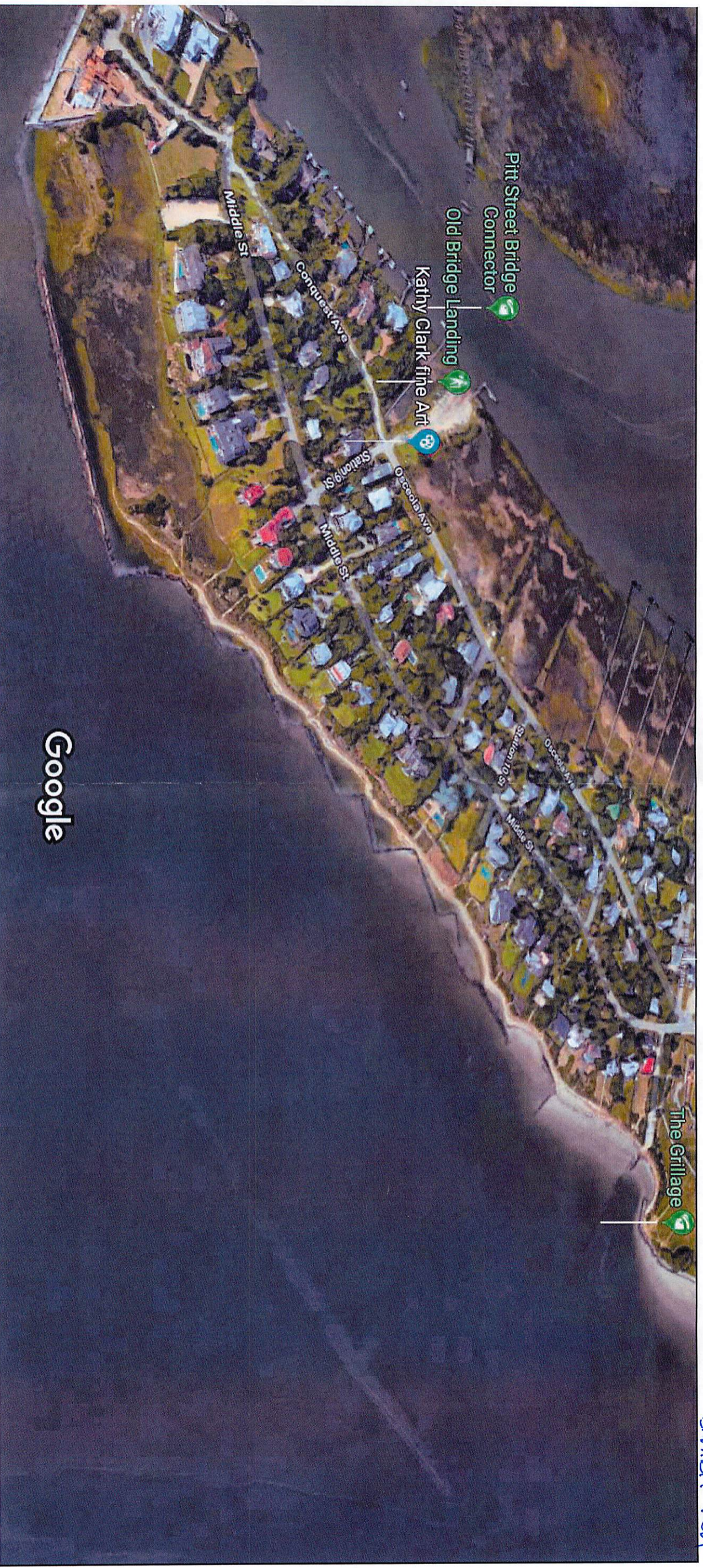


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Exhibit ~~100~~ 101

Dear Neighbors,

I am sorry to report SCDOT has backed out on the drainage work they had promised after surveying the infrastructure last year. At that time, they acknowledged they were surprised at the small size and inadequacy of the drainage pipes in the Sta. 28 1/2 area. It was put in in the 1930s or 40's and has never been corrected.

As a review, this is what i understand to be the problem.

There is no drainage at all from Marshall to Atlantic Ave. All of the ditches and drainage from Stations 27, 28 & 28 1/2 go to the undersized pipe (it's either 8 or 10 inches) on Station 28 1/2 and then to the outfall at the marsh. Sullivan's Island had agreed to replace the outfall pipe from Jasper to the marsh when SCDOT replaced their undersized pipes. This has been a problem since the 1930's or 1940's, that SCDOT acknowledged should have been corrected.

Now none of it's happening because SCDOT has backed out. Sullivan's Island will have to start all over with grants. And while we are on SCDOT's list, I gather we are way down the list, and I'm not convinced we're on the SCDOT list at all. Even though this has been a problem and incorrect (and complained about) for over 50 years, it has become a bigger problem and gotten worse with the new houses, elevated lawns, and hard surfaces.

From what I understand, the issues at Station 18 aren't any worse than ours, but somehow they were heard. Apparently, there are SI council and board people and others who don't know about this long time problem. Because Stations 18 and 28 1/2 are expensive projects, Sta. 28 1/2 is now on the back burner.

From now on, we need to make the complaints via the SCDOT website so there is a trail since they don't seem to have any record of the majority of complaints we've made in the past. So for now, continue to get out your wading boots and shovels as our streets will continue to be completely under water, which will cause our property to be flooded and damaged, and often no access to our homes without wading through water.



Town of Sullivan's Island
Design Review Board

Sign in Sheet
August 21, 2019

<u>Print Name</u>	<u>Address</u>	<u>Email</u>
Kitty Blake Pearce	27 Savage St Ches / 1105 Middle St	
Pam Pearce	587 E. Hobcaw Dr. Mt. P. / 1105 Middle St	
Bobby Pearce	" "	rwp@pearce-roberts-law
Kat Kenyon	2823 Atlantic	KatKen1@gmail.com
Josh Dunn	1714 Middle Street	
Joel Traudham	5150 Celtic Drive	
Kate Campbell	2030 Harvey St.	Kate@beavsloungy.com