

TOWN OF SULLIVAN'S ISLAND DESIGN REVIEW BOARD

REGULAR MEETING MINUTES Wednesday, July 17, 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, and Bunky Wichmann.

Town Council Members present: Mayor Patrick O'Neil and Council Member Kaye Smith.

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: Kat Kenyon, Dawn Powell, 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 June 19, 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. **SPECIAL EXCEPTION:**

1321 Middle Street: Brent Fleming, applicant, requested approval for an existing cottage to be designated as a Traditional Island Resource in accordance with Zoning Ordinance Section 21-94, and conceptual approval to receive the accessory dwelling unit special exception in accordance with Zoning Ordinance Section 21-20 C. (2). (TMS# 523-07-00-096)

Mr. Henderson stated this property is one of nine noncommissioned Officer's Quarter buildings that were constructed between 1902 and 1930 during the expansion of Fort Moultrie. The 2007 supplemental survey conducted by David Schneider deemed the home as a Category 3, or altered classification and not historic, pointing out that, "Alterations have compromised the historic character of the house, but appear to be reversable." Mr. Henderson stated that the applicant requested approval for historic designation as a Traditional Island Resource and conceptual approval of the accessory dwelling unit (ADU) special exception along with their strategy for renovation. The applicant requested the following:

Existing cottage:

- Restore existing roofline. Replace with cedar shakes
- Remove all vinyl siding trim and soffit. Replace with wood siding and trim and replace to match original
- Replace windows and doors
- Restore central brick chimney and chimney cap
- Replace front porch, railings and steps
- Elevate structure to meet future FEMA map designation of AE 10 or 11

New Principal Building:

- 1800 sq. ft. structure fronting Poe Avenue and constructed to meet the future FEMA map designation of AE 10 or 11
- Designed to duplicate historic design of "Summer Salt" at 2268 l'On Avenue

Mr. Robinson stated that based on the Charleston County Hazard and Mitigation Meeting that was held on July 17, 2019, the estimated new FEMA flood map effective date may be sometime in 2020.

Ms. Kenyon asked the applicant when the non-historic addition was added and what would the size of the garden shed be. The applicant responded by stating that the existing structure was built sometime between 1902 and 1930 and the shed that was proposed in the application would be approximately 12X20 which will be no bigger than a small garage.

Mr. Henderson made a staff recommendation by stating that based on Staff review of the application the structure does meet the requirements to designate this property historic by section 21-94 numbers 1, 2, 4, 5, 7 and 8 which are as follows.

- 1: Has significant inherent character, interest, or value as part of the development or heritage of the Town, state, or nation
- 2: is the site of an event significant in history
- 4: exemplifies the cultural, political, economic, social, ethnic, or historic heritage of the Town, state, or nation
- 5: Individually, or as a collection of resources, embodies distinguishing characteristics of a type, style, period, or specimen in architecture or engineering
- 7: Represents an established and familiar visual feature of a neighborhood of the Town
- 8: Has yielded, or may be likely to yield, information important in pre-history or history

The Board was in agreement with making the existing cottage an historic structure.

Mr. Wichmann made a motion to grant approval of the historic designation for the existing structure by Section 21-94 items 1, 2, 4, 5, 7 and 8. Ms. Bohan seconded this motion. All were in favor. None opposed. Motion passed unanimously.

The Board discussed the proposed new construction located on the rear of the property. Mr. Wichmann stated that the proposed new construction looked narrow and tall. Mr. Wichmann suggested to change the massing of the structure. Ms. Bohan stated that she feels it looked busy on the roof line and recommended changing the scale of the structure. Mr. Coish stated that he thinks it does look a little top heavy and recommended changing the roof line and massing. Mr. Herlong stated that this is a very narrow lot so he understood as to why this structure is tall and narrow versus short and wide.

Mr. Wichmann made a motion to approve the proposed new construction for conceptual approval with consideration of the Boards recommendations. Ms. Bohan seconded this motion. All were in favor. None opposed. Motion passed unanimously.

2714 Jasper Boulevard: Carl McCants, applicant, requested conceptual approval to receive the accessory dwelling unit special exception in accordance with Zoning Ordinance Section 21-20 C (2). (TMS# 529-07-00-020)

Mr. Henderson stated that this property is deemed as a Traditional Island Resource by survey card #310. The post Hugo assessment reported two new additions added possibly since the 1970s and a new roof structure was added in 1989 with "new sawn balustrade." Mr. Henderson stated that the applicant requested approval of an accessory dwelling unit (ADU) special exception along with their strategy for renovation. Mr. Henderson stated that this special exception approval will legally render the small cottage an ADU and allow a second dwelling on this property.

Ms. Kenyon asked if the structure would be raised. The applicant responded by stating that the existing structure would not be raised but the new additions proposed will be raised.

Mr. Henderson stated that per historic survey card #310, two non-original additions were added to this structure however the additions are not clearly identified as to their location.

No public comment was made.

Mr. Coish stated that he likes the idea that was presented but requested a walk through because he didn't feel as though he had enough information to grant approval. Mr. Wichmann stated that the Design Review Board has the duty to protect historic structures. Mr. Wichmann believed the Board should be given more information before making a decision. Ms. Bohan and Mr. Herlong also agreed on the request for more information from the applicant and an on-site walk through. Ms. Bohan asked the applicant to show the existing square footage proposed to be removed.

Mr. Wichmann made a motion to approve this application for conceptual approval with the recommendations given by the Board. Ms. Bohan seconded this motion. All were in favor. None opposed. Motion passed unanimously.

IV. HISTORIC DESIGN REVIEWS:

2608 I'On Avenue: Carl McCants, applicant, requested conceptual approval for historic renovations to a Traditional Island Resource. Modifications were requested to the zoning standards for side setbacks and principal building coverage. (TMS# 529-10-00-024)

Mr. Henderson stated that the applicant requested to elevate the existing home, demolish the existing detached structure connected by a deck and construct a new two-story addition. The historic survey card describes that the small white cottage was relocated and connected the rear of the home by way of the deck. Mr. Henderson stated that there has been no substantiation that this structure is non-historic and recommended review of san born maps if available.

Mr. McCants stated that 2608 I'On Avenue was given a Certificate of Appropriateness granted by the Design Review Board on December 16, 2009. The attached minutes stated this is not a historic property but the house located in the front which has been altered over time.

Ms. Dawn Powell asked the applicant if any changes will be made to the southern side of the property. Mr. McCants answered no; no changes will be made. Mr. McCants stated that the setbacks that were requested is less than what is existing. Ms. Powell asked how high the structure will be raised. Mr. McCants informed Ms. Powell that the structure will be raised an additional 2 feet and 6 inches which will make the overall height just under 38 feet.

Mr. Herlong read an email received by Town Staff from Ms. Cindy Ewing (Exhibit one).

Mr. Wichmann stated that he is worried about how the two structures are incorporated with each other. Mr. Wichmann suggested finding a way to separate the two structures before the consideration of the new addition and reducing the massing. Mr. Herlong stated that he agreed with Ms. Ewing as far as the suggestion of the hyphen between the existing and proposed structure. Ms. Bohan agreed with Mr. Wichmann in the separation of the existing and proposed addition. Ms. Bohan believed that the proposed addition would make it difficult to see the original cottage. Mr. Coish agreed with the Board. Mr. Herlong suggested an onsite visit which may be helpful.

Mr. Wichmann made a motion to approve for conceptual with the recommendations given by the Board and the determination of the historic designation. Mr. Coish seconded this motion. All were in favor. None opposed. Motion passed unanimously.

1730 Thompson Avenue: Rachel Burton, applicant, requested final approval to modify a previously approved historic restoration of a Sullivan's Island Landmark property. No modifications were requested to the zoning standards. (TMS# 523-08-00-073)

Mr. Henderson stated that on October 17, 2018 the Design Review Board re-reviewed the renovation plans and authorized the following changes:

- Approval of the ADU special exception
- 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 redesign of front columns.

Mr. Henderson stated that the applicant requested to modify the exterior side wall design where the loading bay existed to a door-like panel. Mr. Henderson stated that stucco was previously approved by the Design Review Board. Also, use of lap siding instead of stucco on the rear elevations.

No public comment was made.

The Board was in favor of the application submitted.

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

2008 I'On Avenue: Phil Clark, applicant, requested conceptual approval to alter a Traditional Island Resource by removing nonoriginal elements, adding an attached addition and elevating the home. Modifications were requested for principal building coverage. (TMS# 529-09-00-012)

Mr. Henderson stated that this property is identified as a Sullivan's Island Landmark by survey card#189. The home sustained moderate damage during Hugo and is considered a pre-FIRM structure or located below the base flood elevation. Mr. Henderson stated that the applicant is requesting the following:

- Adding an attached addition to the north-west corner of the home
- Roof alterations:
 - Adding hipped roof to the south (front) elevation of the home
 - Replace shingles with standing seam metal roof
- Remove non-original siding
- Open the porch by removing the screen and replacing balustrades
- Adding chimney to east elevations
- Replacing lattice with horizontal slats

Mr. Clark submitted a revised site plan (Exhibit two).

No public comment was made.

The Board was in favor of the application submitted.

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.

V. NON-HISTORIC DESIGN REVIEWS:

2201 Jasper Boulevard: Robbie Marty, applicant, requested approval of an addition and covered front porch. Modifications to the zoning standards were requested for principal building coverage and side setbacks. (TMS# 529-05-00-084)

Mr. Henderson stated this existing home is non-historic and located outside of the historic district. The applicant requested to add principal building square footage and an open porch to the structure to comply with the historic guidelines. The request for an increase of principal building coverage for 20%, which would allow 231.8, with a total of 1391 square feet. Based upon the small lot reduction, the lot is permitted to 1159 square feet per the Zoning Ordinance.

No public comment was made.

The Board was in favor of this application.

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

2408 Jasper Boulevard: Elizabeth Allen, applicant, requested conceptual approval of a new single-family home construction with swimming pool and detached garage. Modifications to the zoning standards were requested for principal building square footage. (TMS# 529-06-00-033)

Mr. Henderson stated that this property currently contains a non-historic home and is located within the Atlanticville Local Historic District. The applicant requested approval of a new single-family home construction, detached garage and a swimming pool.

No public comment was made.

The Board was 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.

2830 Harvey Street: Kate Campbell, applicant, requested conceptual approval of a redesigned new home construction with modification reductions 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 on October 19, 2016, the previous property owners received final approval to demolish a portion of the existing 1-story residence and accessory uses to construct a new 2-story home with relief for principal building coverage and square footage. The applicant requested to demolish all structures on the property and construct a new single-family home with a swimming pool.

Ms. Kenyon stated that flooding is a huge issue in this area. Ms. Kenyon believes that once this structure is approved and built, it would cause more of a flooding issue in her yard. Ms. Kenyon also believes that this structure is too large and will block all sunlight from her property. Ms. Stuhr stated that this application does not fit in the neighborhood compatibility of this block. Ms. Stuhr stated it is a beautiful home but not for this area on Sullivan's Island and is very concerned about the flooding issue and what this proposed structure will do to affect her property. Ms. Stuhr requested that the Board denied final approval.

Mr. Henderson stated that during the permitting process the applicant is required to submit a stormwater plan and a signed a stormwater certification form. Signing of the stormwater certification form by an engineer or landscape architect, certifies that the plan being submitted will not affect the adjacent property owners. Mr. Henderson stated that if the stormwater plan fails, it could become a civil suit between property owners.

Ms. Bohan pointed out the lack of trees located in this area. Ms. Bohan stated that one tree absorbs almost 20,000 gallons of water in one rainfall. Ms. Bohan advised planting more trees to help with the drainage issue. Ms. Bohan stated that based on the size of the lot, the applicant could have proposed a much larger structure without having to come to the Design Review Board and for that reason Ms. Bohan approved of this application. Mr. Wichmann suggested a landscaping plan and planting more trees in this area to help with flooding. Mr. Coish agreed with Ms. Bohan as far as planting more trees to help with drainage. Mr. Herlong stated that the applicant did a great job in the design of the structure.

Mr. Coish made a motion to approve this application for preliminary approval with the suggestions from the board. Ms. Bohan seconded this motion. All were in favor. None opposed. Motion passed unanimously.

VI. ADJOURN: Mr. Wichmann made a motion to adjourn at 9:30pm. Ms. Bohan seconded this motion. All were in favor. None opposed. Motion passed unanimously.

 _____	 _____
Steve Herlong, Chairman	Date
 _____	 _____
Beverly Bohan, Vice-Chairman	Date

Cyndy Ewing
2514 Ion Avenue

I am unable to attend the DRB meeting tonight but would like my comments read into the record. As a resident of a historic home in this neighborhood, only five homes away from 2608 Ion I have a few thoughts.

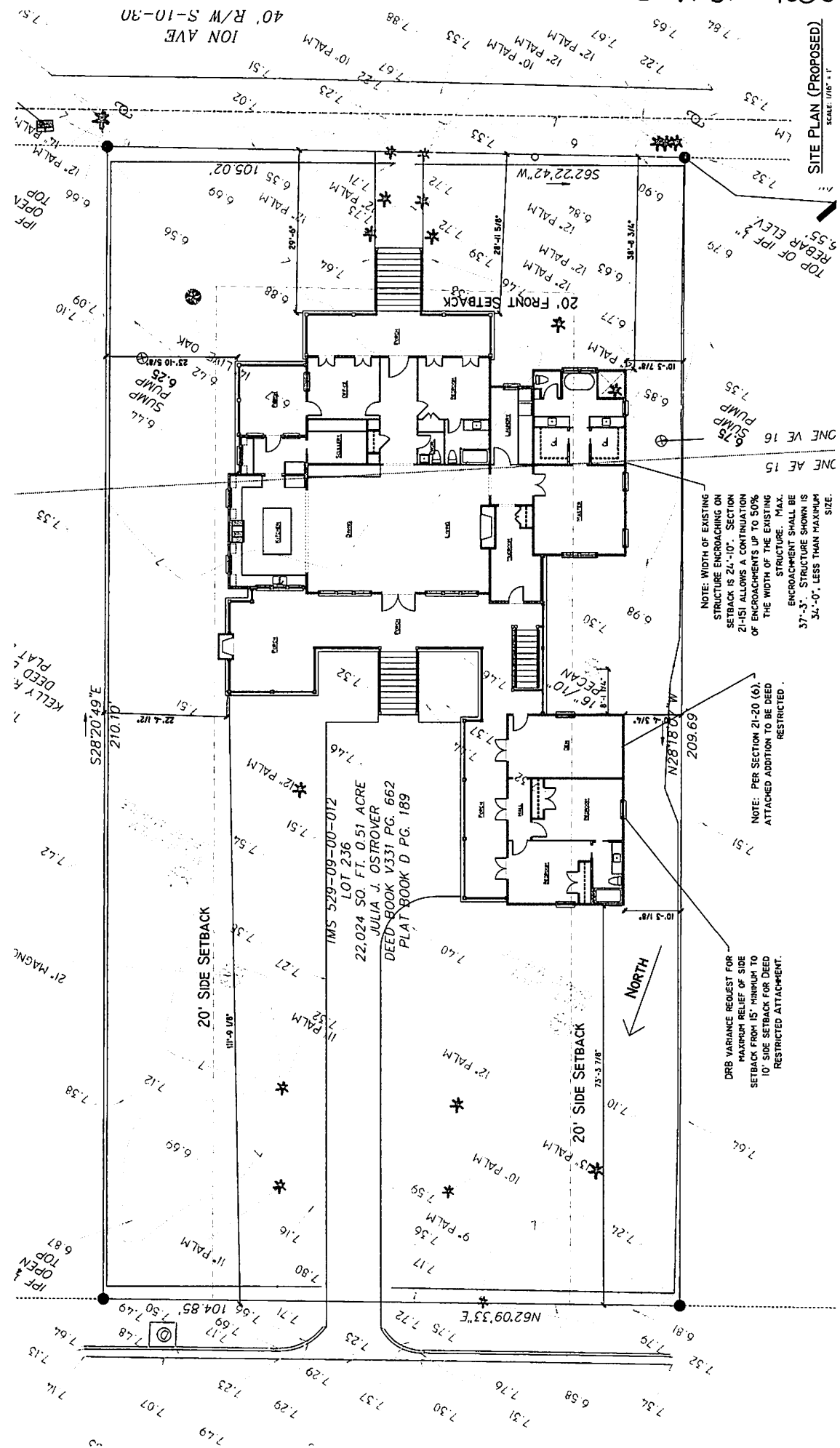
2608 Ion, the Ledgerton House, is one of the rare homes that have escaped significant alteration and stands as simple, elegant example of what Sullivan's Island looked like at the turn of the last century. Any walk past this house is magic. This is precisely the type of home that DRB was created to protect and preserve. For a Traditional Island Resource in the town's historic district the current plans do not meet the DRB standards for altering this resource and granting variances.

At the very least the current plans:

1. Do not use the typical hyphen to ease the transition between the historic structure from the modern addition. Approving a no-hyphen solution will forever undermine the integrity of the original structure.
2. Adding a two story addition is enormously out of balance with the existing one story structure. It appears inelegant. I suggest that the DRB recommend a new addition be 1.5 stories or less and be transitioned to using a hyphen.
3. Variances should in my opinion be a last resort and granted when all other appropriate design solutions have been exhausted. I think it is too early to consider variances.

Carl McCants wowed us with his sensitive and historically compatible plans for a home on Myrtle Street a few months ago and I look forward to seeing what new plans he presents that will honor this incredible neighborhood treasure. I ask that the DRB not approve these plans.

Sincerely, Cyndy Ewing



ION AVE
40' R/W S-10-30

20' FRONT SETBACK
20' SIDE SETBACK
20' SIDE SETBACK

IMS 529-09-00-012
LOT 236
22,024 SQ. FT. 0.51 ACRE
JULIA J. OSTROVER
DEED-BOOK V331, PG. 662
PLAT BOOK D PG. 189

NOTE: WIDTH OF EXISTING STRUCTURE ENCROACHING ON SETBACK IS 24'-10". SECTION 21-151 ALLOWS A CONTRIBUTION OF ENCROACHMENTS UP TO 50% OF THE WIDTH OF THE EXISTING STRUCTURE. MAX. ENCROACHMENT SHALL BE 37'-3". STRUCTURE SHOWN IS 34'-0". LESS THAN MAXIMUM SIZE.

NOTE: PER SECTION 21-20 (G), ATTACHED ADDITION TO BE DEED RESTRICTED.

DRB VARIANCE REQUEST FOR MAXIMUM RELIEF OF SIDE SETBACK FROM 15' MINIMUM TO 10' SIDE SETBACK FOR DEED RESTRICTED ATTACHMENT.

TOP OF I.P.F. 3" REBAR ELEV. 6.55'

ONE VE 16
ONE AE 15

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

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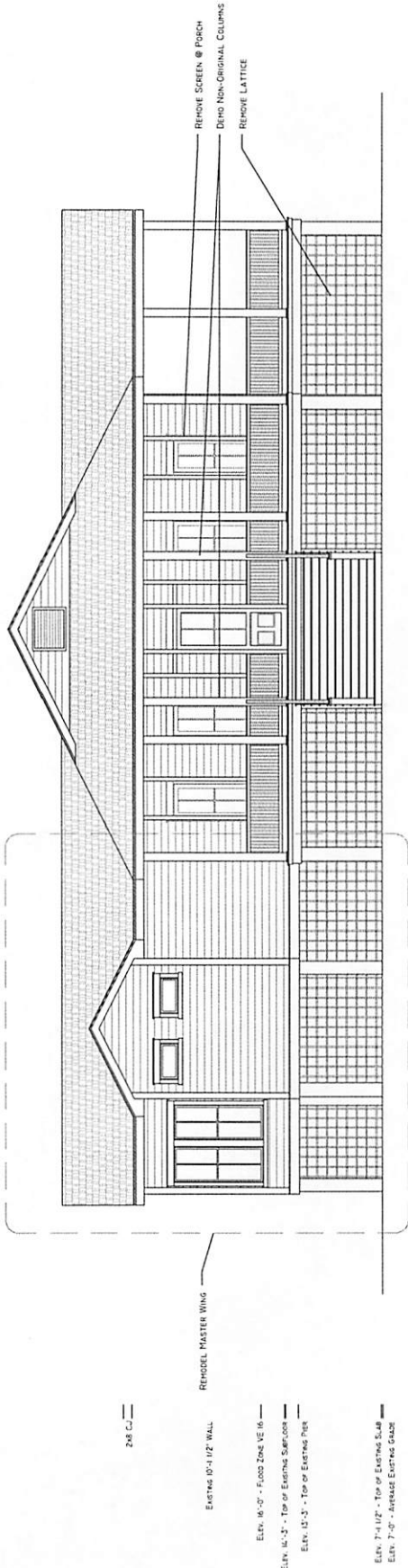
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RESIDENCE
2008 ION AVENUE
SULLIVAN'S ISLAND, SC

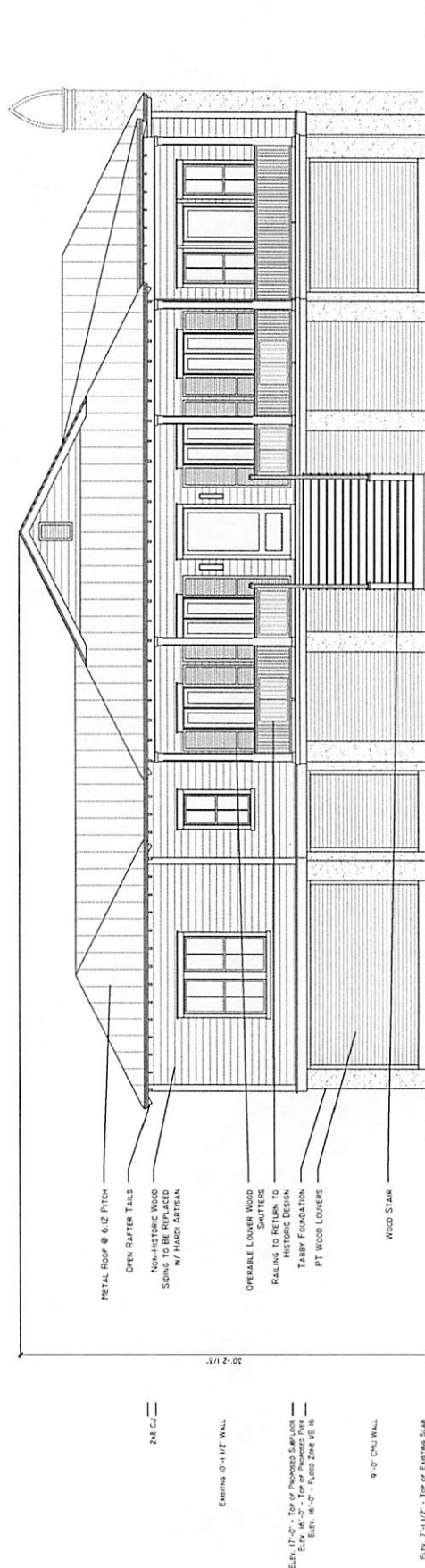
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FRONT ELEVATION (EXISTING)
SCALE: 1/8" = 1'



FRONT ELEVATION (PROPOSED)
SCALE: 1/8" = 1'

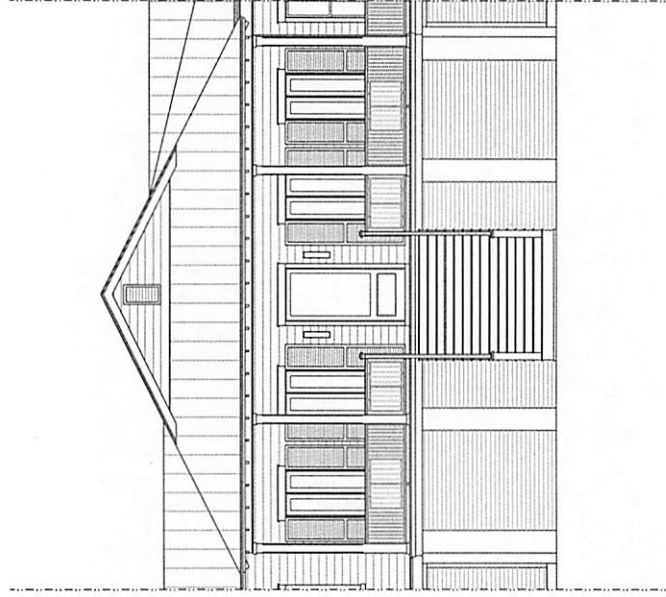
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RESIDENCE
2008 10N AVENUE
SULLIVAN'S ISLAND, SC

7.9.19



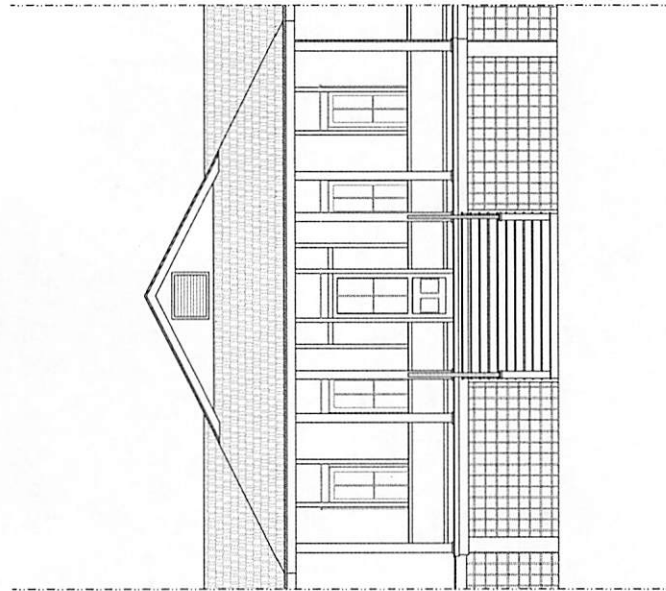
2x6 CJ

EXISTING 10'-1 1/2" WALL

ELEV. 17'-0" - Top of Proposed Sillplate
 ELEV. 16'-0" - Top of Existing Sillplate
 ELEV. 16'-0" - Floor Deck 12' 10"

ELEV. 16'-0" - Top of Existing Sillplate
 ELEV. 15'-0" - Top of Existing Pier
 9'-0" CHU WALL

ELEV. 7'-1 1/2" - Top of Existing Slab
 ELEV. 7'-0" - Average Existing Grade



FRONT ELEVATION (COMPARISON)
 SCALE: 1/8" = 1'

RESIDENCE
 2008 ION AVENUE
 SULLIVAN'S ISLAND, SC

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