

TOWN OF SULLIVAN'S ISLAND DESIGN REVIEW BOARD

REGULAR MEETING MINUTES Wednesday, June 19, 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, Linda Perkis, and Bunky Wichmann.

Town Council Members present: Chauncey Clark

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: Blaine Ewing and Bobby Pearce

- I. **CALL TO ORDER:** Ms. Bohan 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 May 19, 2019 Design Review Board Meeting minutes. Ms. Perkis seconded this motion. All were in favor. None opposed. Motion passed unanimously.
- III. **PUBLIC INPUT:** No public comment was made.
- IV. **HISTORIC DESIGN REVIEWS:**

Mr. Wichmann recused himself from this application (Exhibit one).

2502 l'On Avenue: Heather Wilson, applicant, requested final approval to perform an historic renovation of a Traditional Island Resource. Modifications were requested to the zoning standards for side setbacks. (TMS# 529-10-00-016)

Mr. Henderson stated that this structure is identified by historic survey card #115 as a Traditional Island Resource and featured in the Gadsden Cultural Center picture book as the Barton Muller House. This home was constructed circa 1885 and altered in 1935 by addition of a second story, which is to have served as an enlisted men's military bunkhouse. The garage and other accessory structure are not historic according to the National Register Designation Report for the Atlanticville Historic District. The kitchen house appears to be connected to the

house by a small non-structural wall and will remain as part of the renovation plans as the home's kitchen. The applicant requested the following:

- Second story front porch to be removed
- Reconstruct a new garage 610 sq. ft. with an increased height of 18'
- Restore historic kitchen house in its current location by enclosing with windows and louvered shutters. The roof is proposed to be lifted 2' 4"
- Demolish a portion of the western and north elevations and construct additions

Mr. Ewing thanked the Board for their time and appreciation in preserving the historic properties on Sullivan's Island. Mr. Ewing stated the applicant did a great job with preserving this historic structure.

Mr. Coish stated that he was ok with the application as submitted. Ms. Perkis asked the applicant if the garage would be 18 feet in height. Ms. Wilson stated that yes it will be 18 feet in height. Ms. Perkis stated that she was in favor of the application as long as the historical chimney and exterior materials remain the same. Ms. Bohan stated that originally, she was concerned with the removal of the chimney but was glad to see the applicant decided to keep it.

Mr. Coish made a motion to approve this application for final approval. Ms. Perkis seconded this motion. All were in favor. Motion passed unanimously.

1109 Middle Street: Eddie Fava, applicant, requested conceptual 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 this property is identified as a Sullivan's Island Landmark by historic survey card #298. The home is known as the "Salmons-Lawson House" of the Moultrieville Local Historic District, built circa 1867. The guest cottage is referenced in the historic survey along with the kitchen house. The applicant requested the following:

- Elevation of the structure to meet FEMA regulations
- Adding an addition to the north-west corner of the home
- Adding two gables to the roof 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
- Remove the porch on the kitchen house and add a hyphen addition between the house
- Removal of chimney
- Relocation of windows and doors

Ms. Bohan asked if there were any kind of structural renovations done to this property prior to this Design Review Board application that is on record. Mr. Henderson stated that the rear porch roof was redone after Hurricane Hugo. According to the historic survey card, there was no major renovation or reconstruction done to this property. Mr. Fava stated that in order to meet FEMA requirements the structure will need to be elevated 10 feet, but the applicant requested to raise the home 1.8 feet with the approval from the Design Review Board and the variance approval from the Board of Zoning Appeals.

Mr. Fava submitted a set of supporting documents for review (Exhibit 1).

Mr. Bobby Pearce gave thanks to Mr. Fava for reaching out to him to discuss this proposed plan and listening to his concerns as to what was proposed. Mr. Pearce stated that 1109 Middle Street as well as his home, are two of the most iconic homes on Sullivan's Island and recommended that the Board take the time to walk these properties. Mr. Pearce asked the Board to take a moment to really consider this application and what was proposed. Mr. Pearce asked the Board to postpone conceptual approval for this property until the Board could make a site visit and give him the opportunity to voice his concerns to the property owner personally. Mr. Pearce objected to the placement of the swimming pool in the front yard, the dormers located on the front of the home and the location of the garage.

Mr. Henderson stated that FEMA regulations are creating a conflict with the Zoning Ordinance, which would make this structure exceed the maximum allowed height from grade. With that, Mr. Henderson explained that the Board could potentially make a recommendation that the applicant seek a height variance from the Board of Zoning Appeals if the alterations do exceed the substantial improvement threshold of 50% the value of the home. Mr. Henderson read that one of the hardship tests of the Board of Zoning Appeals is that if a regulation unreasonably restricts the utilization of the property a variance could be possibly be requested. Mr. Henderson stated that the Board could continue this application pending the variance approval.

Mr. Wichmann suggested addressing the elevation request and the architectural request as two separate items as if they are two separate applications. Ms. Bohan agreed with Mr. Wichmann's suggestion. Ms. Perkis asked if the Board of Zoning Appeals could supersede FEMA requirements and if this effects the Town's rating. Mr. Henderson responded by stating that the Board of Zoning Appeals can grant a variance to our local regulations. FEMA typically does not hold local enforcement power. Mr. Henderson stated the enforcement would come from the Town level by our Flood Plain Manager, Randy Robinson. Mr. Robinson stated that granting one variance would not affect our ratings but giving multiple variances would.

Mr. Wichmann made a motion to recommend this application to the Board of Zoning Appeals to grant a variance for the base flood elevation requirements to prevent exceeding the height limitations of the Zoning Ordinance and to preserve the historic fabric of the property. Ms. Perkis seconded this motion. All were in favor. None opposed. Motion passed unanimously.

Mr. Wichmann thanked the applicant for a detailed presentation on a very iconic property. Mr. Wichmann believes the dormers and the enclosure of the porch will be the issues on this application. Mr. Coish stated that this application will have to be reviewed closely because this house is so important to Sullivan’s Island. Mr. Coish is not in favor of substantially elevating this house or approving the pool in the front of the house without the applicants first discussing the issue with their neighbors. Mr. Coish would like to defer this application until further review is completed. Ms. Perkis stated that she agreed with the Board. Ms. Perkis is not in favor of the front gable, the dormers, the roofline, adding the infill, enclosing the porches, and adding a pool in the front yard. Ms. Bohan stated that this is an extraordinary project. Having the support of the surrounding property owners, Town Staff, the community and the Board is key.

Mr. Wichmann made a motion to approve this application for conceptual approval based on the historical preservation aspects of this property with the recommendations given by the Board such as the infill, the dormers, pool, and enclosing the porches. Mr. Coish seconded this motion. All were in favor. None opposed. Motion passed unanimously.

V. **ADJOURN:** Mr. Wichmann made a motion to adjourn at 7:34 pm. Mr. Coish seconded this motion. All were in favor. None opposed. Motion passed unanimously.



Steve Herlong, Chairman



Date



Beverly Bohan, Vice-Chairman



Date

RECUSAL STATEMENT

Member Name: Bucky Richardson

Meeting Date: 6-18-19

Agenda Item: Section D Number: 1

Topic: 2502 Ion Avenue

The Ethics Act, SC Code §8-13-700, provides that no public official may knowingly use his office to obtain an economic interest for himself, a family member of his immediate family, an individual with whom he is associated, or a business with which he is associated. No public official may make, participate in making, or influence a governmental decision in which he or any such person or business has an economic interest. Failure to recuse oneself from an issue in which there is or may be conflict of interest is the sole responsibility of the council member (1991 Op. Atty. Gen. No. 91-37.) A written statement describing the matter requiring action and the nature of the potential conflict of interest is required.

Justification to Recuse:

Professionally employed by or under contract with principal

Owns or has vested interest in principal or property

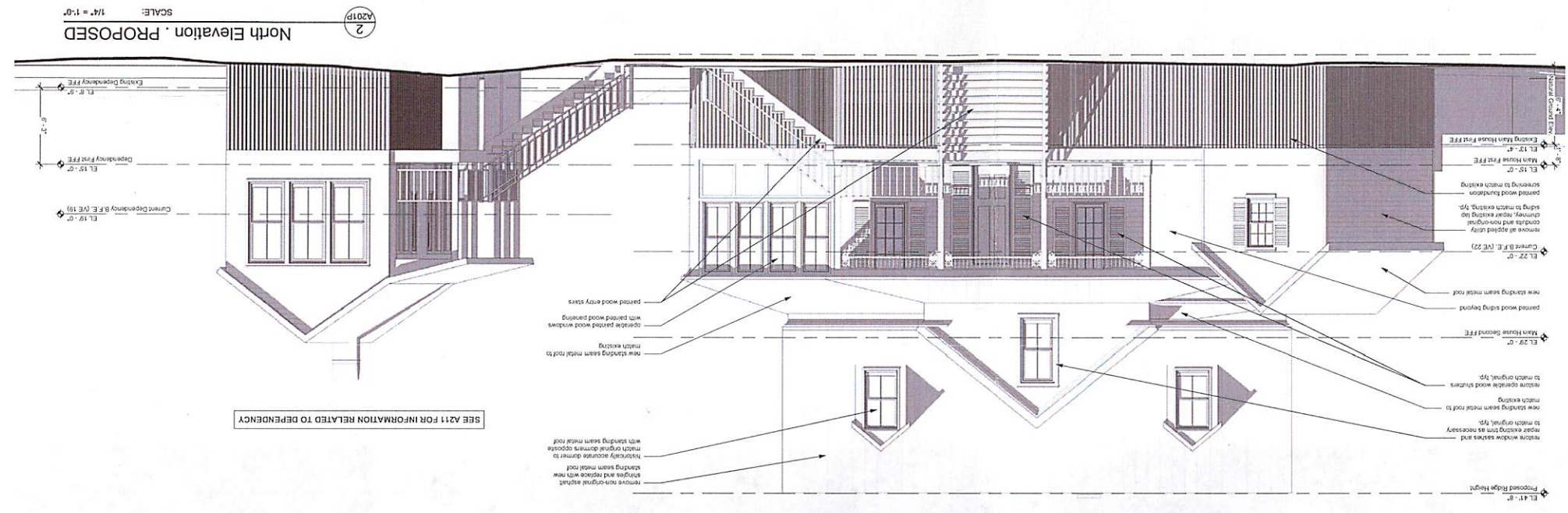
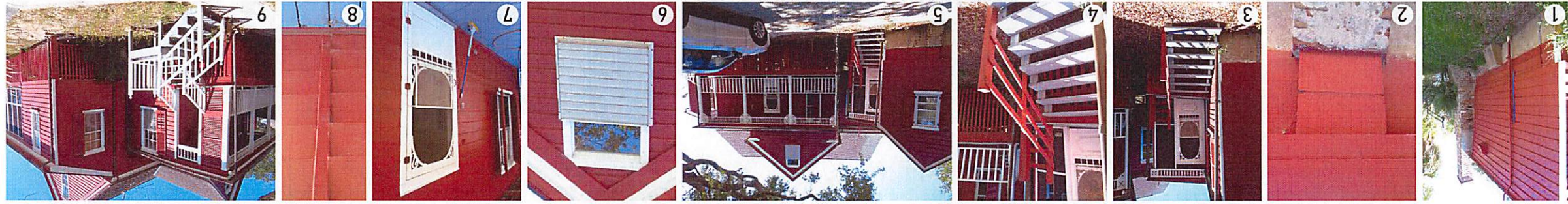
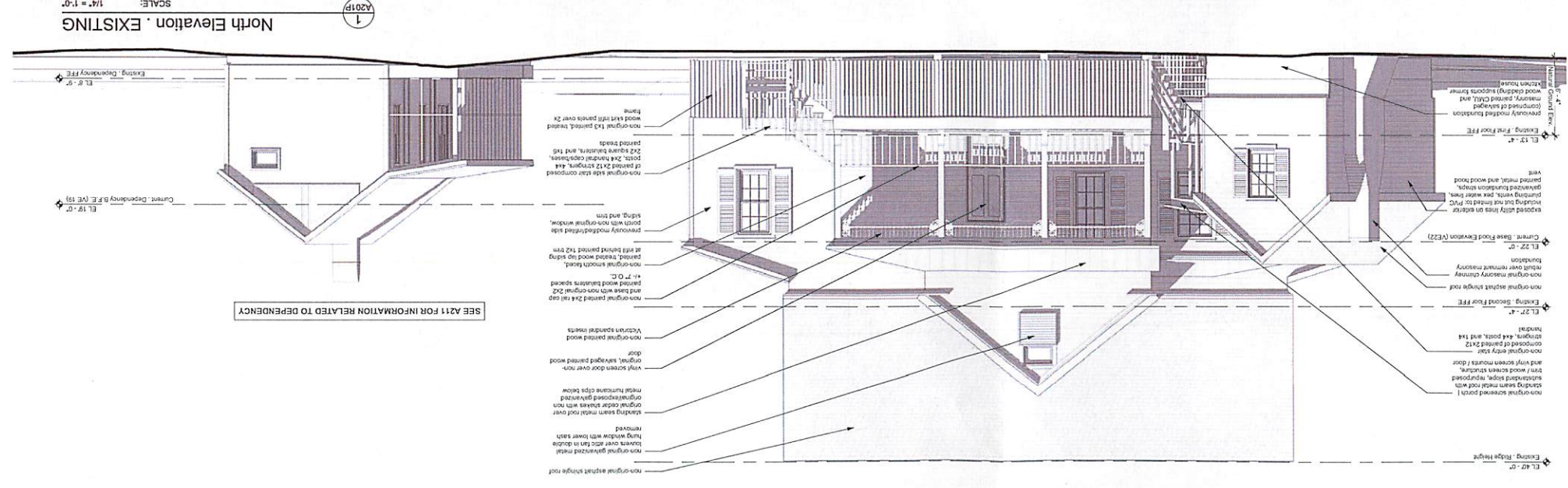
Other: _____

Date: 6-18-19 [Signature]

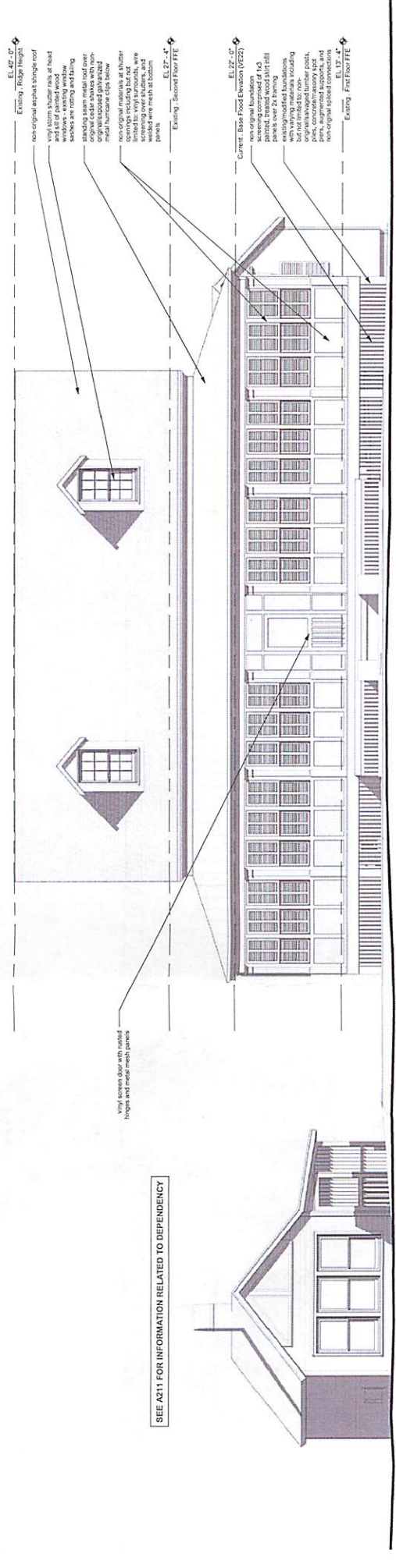
Member

Approved by Parliamentarian: [Signature]
[Signature]

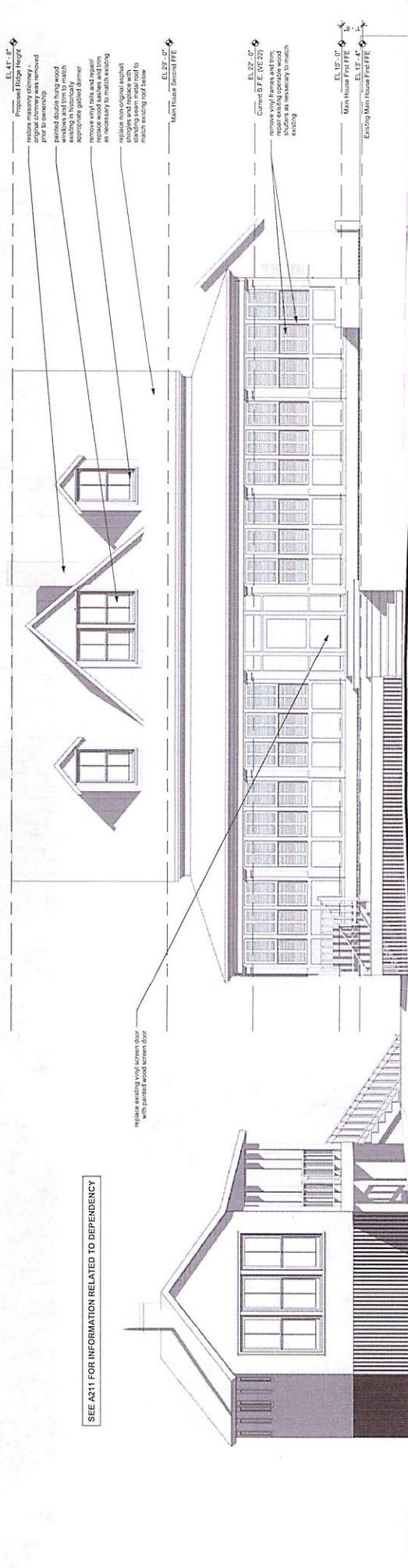
Exhibit Two



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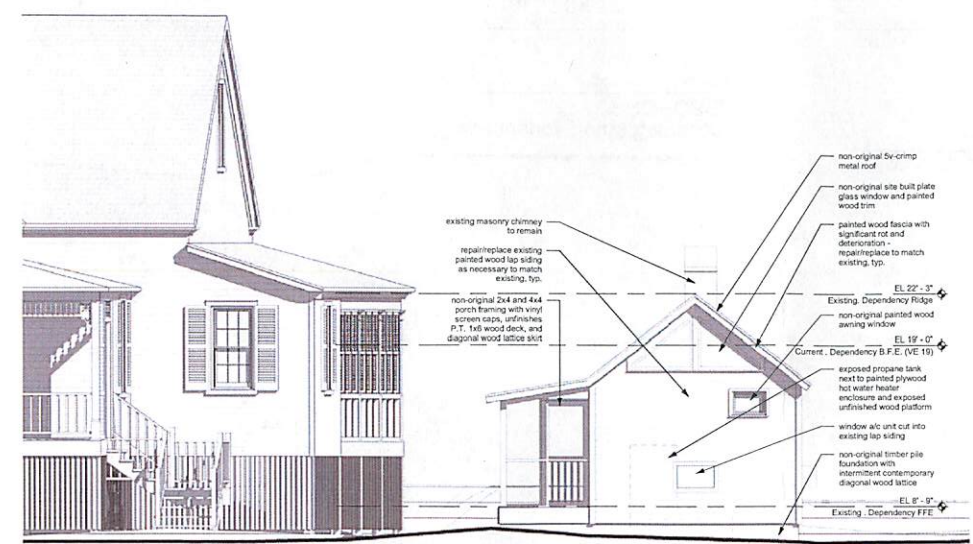


1
A203P
South Elevation . EXISTING
SCALE: 1/4" = 1'-0"



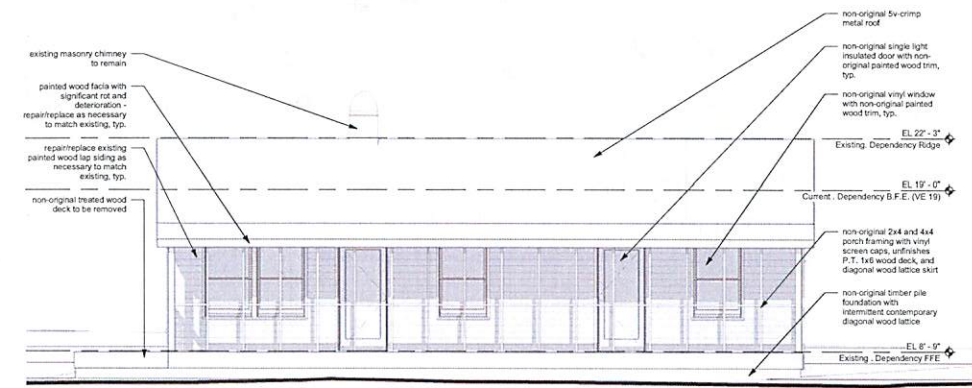
2
A203P
South Elevation . PROPOSED
SCALE: 1/4" = 1'-0"

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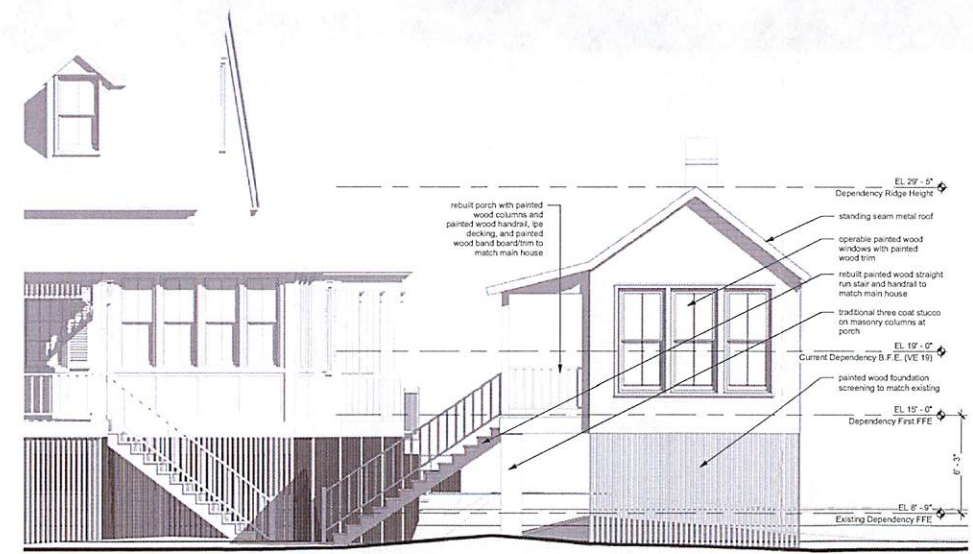
Dependency North Elevation . EXISTING

2 A211P SCALE: 1/4" = 1'-0"



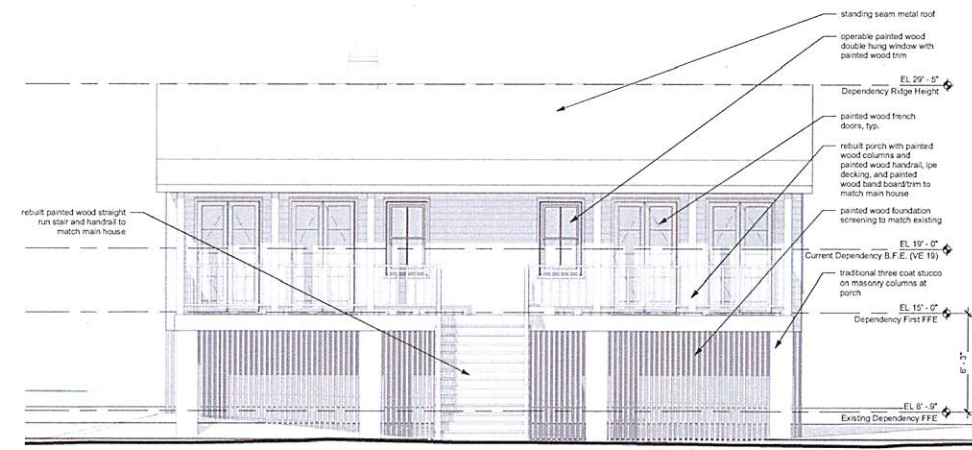
Dependency East Elevation . EXISTING

1 A211P SCALE: 1/4" = 1'-0"



Dependency North Elevation . PROPOSED

4 A211P SCALE: 1/4" = 1'-0"



Dependency East Elevation . PROPOSED

3 A211P SCALE: 1/4" = 1'-0"

June 19, 2019