

**TOWN OF SULLIVAN'S ISLAND
DESIGN REVIEW BOARD**

**REGULAR MEETING MINUTES
Wednesday, November 20, 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, Billy Craver, Steve Herlong, Luke Lewis, Kevin Pennington and Bunky Wichmann.

Town Council Members present: Chauncey Clark and Tim Reese.

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: Mr. Freidman, Ms. Votava, Mr. Millimet, Mr. Morrison, Mr. Haynie, Mr. Drury, Ms. Pearce, Mr. Pearce, and Mr. Lewis.

Media present: Lynn Perotti, Island Eye News.

CALL TO ORDER: Mr. Herlong called the meeting to order at 6:00 p.m. and stated that the press and public were duly notified pursuant to State Law and a quorum of Board Members were present.

- I. **APPROVAL OF MINUTES:** Mr. Wichmann made a motion to approve the October 16, 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. **COMMERCIAL DESIGN REVIEWS:**

Refuel Gas Station: The Middleton Group, applicant, requested conceptual approval for site modifications and structural renovations to the existing gas station property at 2220 Middle Street. (TMS# 529-05-00-030)

Mr. Henderson stated that the applicant requested renovations that included several exterior architectural treatments to the existing convenience store, gas canopy replacement and site improvements. Mr. Henderson stated that according to Section 21-50 D (prohibited uses in the commercial district) the existing gas station is considered a legal nonconforming use and may

continue operation on the property provided the use is not expanded, enlarged or intensified. The applicant requested the following:

- Free standing sign
- Removal and relocation of gas pump
- Gas canopy replacement
- Addition of façade shed roofs
- Reduce of parking from 8 to 5 spaces

Mr. Freidman, property owner of 2901 Middle Street, inaudible.

Ms. Votava, property owner of 2214 Jasper Boulevard, stated she is concerned about the canopy height and the lighting. Ms. Votava asked if the applicant was requesting additional heated square footage. Mr. Henderson responded by stating no they are not increasing the heated square footage. Ms. Votava stated she is also concerned regarding the location of the gas pumps. She believes that having all gas pumps located on the Jasper Boulevard side will increase vehicular traffic in the residential area. Ms. Votava believes the current gas tanks are old and is concerned about decontamination from a possible gas leak.

Mr. Kaynard, property owner of 2220 Middle Street, stated that he wants his convenience store to meet neighborhood compatibility and fit in with the Sullivan's Island look. The more restrictions that are added to a property the more difficult it becomes to find someone to lease the space and give it the remodel it needs. Mr. Kaynard believes the application being presented is a great opportunity to change this structure for the better.

Mr. Herlong read a letter submitted by Mr. Brian Hellman (Exhibit 1).

Mr. Pennington stated that he believes the curb cut located closest to Middle Street (between the speed limit sign and the stop sign) should be eliminated. Mr. Pennington stated that the canopy is not in keeping with the island vernacular by way of style and size and he would like the canopy to be lowered to the same height of the building. Mr. Lewis suggested addressing the lighting issue during the next presentation. Mr. Coish stated he is in favor of this application with the exception of addressing the concerns of the lighting. Mr. Herlong asked the applicant to study the curb cuts, address the lighting and the gas pump canopy. Mr. Herlong recommended adding a sign to the Station 22.5 street side of the building. Ms. Bohan would like more information on what the brick will look like as well as the color pallet that will be used on the exterior of the building. Mr. Craver stated he was in favor of the application presented. Mr. Wichmann stated that he is excited about the new Refuel coming to Sullivan's Island. Mr. Wichmann suggested that the applicant come back with an application addressing the lighting, gas pump canopy and curb cuts during the next presentation.

Mr. Craver made a motion to approve this application for preliminary approval. Mr. Lewis seconded this motion. All were in favor. None opposed. Motion passed unanimously.

IV. NON-HISTORIC DESIGN REVIEWS:

905 Middle Street: Beau Clowney Architects, applicant, requested approval for an accessory structure and use of the side setback modification granted in April 2017. (TMS# 532-06-00-053)

Mr. Henderson stated that this property was granted Design Review Board approval of the new construction with a 10' side setback modification of 25% allowing a 10' on the east side of the property. Mr. Henderson stated that the proposed accessory structure/carport will be constructed within this 10' granted relief and therefor required modification to the Design Review Board Certificate of Appropriateness.

Mr. Millimet, property owner of 2902 Brownell Avenue, asked what the consistency is to allow a pool in the building setback, what is necessary, versus it being grandfathered in to where it is not allowed. Mr. Henderson responded by stating that it is a modification that can be granted by the Design Review Board.

The Board was in favor of this application.

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

2902 l'On Avenue: Carl McCants, applicant, requested approval of a principal building square footage modification for a new single-family home construction (already permitted). (TMS# 529-12-00-045)

Mr. Henderson stated that a building permit was issued in September 2019 for a new home construction. The owners requested to convert the attic space to principal building square footage, which required a modification of 9.5% of 312 square feet, bringing the total home square footage to 3551.

Mr. Freidman, property owner of 2901 Middle Street, asked if there are any regulations in the Zoning Ordinance in regards to air rights because the increase of the addition in the rear will cut light off to the neighboring property. Mr. Henderson responded by stating this new construction was permitted at staff level which means the applicant met all required setbacks, massing requirements, coverage and architectural standards.

The Board was in favor of this application.

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

2914 Middle Street: Allen Design, applicant, requested conceptual approval to construct a single-family residence with modifications to the zoning standards for principal building square

footage, principal building coverage, building foundation height and second story side façade. (TMS# 529-12-00-043)

Mr. Henderson stated that this property is currently vacant and maintains road frontage along Middle Street. The applicant requested relief from the second story side setback standards on several sides. Mr. Henderson stated that a landmark live oak is located on the southwestern side of the property. The zoning standards for principal building square footage requested was 23.7% and 17% principal building coverage.

Mr. Morrison, representative of the neighboring property owner, stated that his client is asking for more time to review the proposed plans.

The Board was in favor of this application.

Mr. Craver made a motion to approve this application for preliminary approval. Mr. Pennington seconded this motion. All were in favor. None opposed. Motion passed unanimously.

V. HISTORIC DESIGN REVIEWS:

1109 Middle Street: Eddie Fava, applicant, requested final approval for construction of a new detached garage and swimming pool on a property designated as a Sullivan's Island Landmark. No zoning standard modifications were requested. (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. Mr. Henderson stated that during the October 16, 2019 Design Review Board Meeting, the Board granted final approval of the historic renovation plan for the home and the dependency cottage. The Board deferred consideration of the pool and the detached garage pending additional details and suggestions for different site layout options.

Mr. Haynie, property owner of 1105 Middle Street, stated everyone in attendance was there to help preserve the Sullivan's Island everyone knows and has grown to love. Mr. Haynie stated he recently had the privilege of saving Mt. Pleasant's Boone Hall Farms and Senator Chip Campsen made a statement saying, "A society is defined not only by what it creates but also by what it refuses to destroy." Mr. Haynie stated that as the neighbor of 1109 Middle Street, his family is not trying to impede on his neighbor's enjoyment of their property but would like to see the neighbors and the property owners get what everyone wants. Mr. Haynie was in opposition of the pool location on the beach side of this property. Mr. Haynie asked the Board to consider the historic preservation as a snapshot of time and preserve the historic nature of these homes. Mr. Haynie asked the Board to deny the beach side location of the pool and requested it be located on the street side of the property. Mr. Haynie closed his final comments by reading a quote from Mayor Joe Riley which states, "The preservation of the skyline of the City of Charleston is the greatest gift because the preservation is for everyone not just a few."

Mr. Drury, property owner of 1101 Middle Street, stated that he is opposed to the proposed pool. Mr. Drury stated that the pool does not affect him directly, but does affect the neighbors at 1105 Middle Street. Mr. Drury believes if the pool were to be placed on the beach side it will obstruct the view and be offensive to the neighboring property. Mr. Drury asked the Board to consider denying the proposed garage due to flooding issues.

Mr. Pearce, property owner of 1105 Middle Street, stated that his family has attended these meetings for months asking the Board to deny the pool located on the beach side of the property and to have it placed in the rear. Mr. Pearce stated his family has supported the changes the Lewis family are making in regards to the enclosure of the porches and the addition of the third dormer but strongly object to the placement of the pool.

Ms. Pearce submitted images to the Board (Exhibits 2, 3, and 4).

Mr. Pearce continued by stating the images presented to the Board are images that he and his family feels 1109 Middle Street will look like if the pool is built. Mr. Pearce stated these homes are iconic to Sullivan's Island and people travel to the island just to see these homes. He asked the Board to deny the approval of the pool located on the beach side but rather to locate the pool in the rear of the property because of the historic nature of this area. Mr. Pearce referenced page 4 of the August 21, 2019 Design Review Board Minutes which states, "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. Pearce was under the impression that at that point the Board was not in favor of the pool based on the informal statement. Mr. Pearce believes that according to Section 21-97 A and B of the Secretary of the Interior Standards are reasons as to why this pool should not be approved.

Mr. Lewis, property owner of 1109 Middle Street, stated that this has been a very long and frustrating process. Mr. Lewis believes that everyone has gone to great lengths to say this is not personal. With that, Mr. Lewis state he purchased this house with the intent to raise his daughter. Mr. Lewis asked for a variance from the Board of Zoning Appeals specifically to make sure he did not ruin the iconic view from the beach of this home. Mr. Lewis stated this is his full-time residence where his daughter will spend her childhood. Mr. Lewis stated that it is not justifiable or reasonable to spend 7 million dollars on a home and be told he cannot have a pool just because the neighbors believe it will microscopically affect their view during the one or two weeks they stay in their vacation home.

Mr. Fava stated the images presented to the Board by the Pearce family were inaccurate and fabricated. Mr. Fava stated that everything presented to the Board in the application is the best possible approach in keeping the historic nature of this property and giving the homeowners what they want.

Mr. Herlong read 19 emails that were submitted to Town Staff in reference to 1109 Middle Street. The following is a list of everyone who sent written public comment.

- **Stuart L. Hunter (Exhibit 5)**
- **Molly Boiter (Exhibit 6)**
- **Ann Wood (Exhibit 7)**
- **W.R. Haynie, M.D. (Exhibit 8)**
- **Mary Ann Hester (Exhibit 9)**
- **Ann Wood (Exhibit 10)**
- **Marvin Rogers (Exhibit 11)**
- **Elizabeth Chatham (Exhibit 12)**
- **Suzanne Huguley (Exhibit 13)**
- **Kathryn Pearce Menzies (Exhibit 14)**
- **Robert W. Pearce Jr. (Exhibit 15)**
- **Kathryn Blake Pearce (Exhibit 16)**
- **J. Blake Pearce (Exhibit 17)**
- **Blake Pearce Jr. (Exhibit 18)**
- **Lewis D. Blake III (Exhibit 19)**
- **Alice Haynie (Exhibit 20)**
- **Kat Phillips (Exhibit 21)**
- **Mary Boiter (Exhibit 22)**
- **Ted Haynie (Exhibit 23)**
- **Andrew S. Drury (Exhibit 24)**

Mr. Henderson added that the coverage limitations and the setbacks for the lot have been met.

Mr. Wichmann stated that the goal of the Board is try and do what is best for the island by protecting its historic nature. Mr. Wichmann asked if there was another option for the location of the pool. Mr. Fava responded by stating that included in the application, studies were done to try and relocated the pool but no other option suited. Mr. Craver stated that he is opposed to the pool on the beach side of the property. Mr. Craver suggested using one of the studies submitted by the applicant in their Design Review Board application.

Mr. Lewis, property owner of 1109 Middle Street, stated that they are not requesting the pool in the backyard because it is incredibly shaded and the neighbor's backyard can be a giant tailgate party/parking lot when the owners of 1105 Middle Street are in town.

Mr. Coish stated that he is opposed to the pool located on the beach side of this property. Mr. Coish is in favor of the proposed garage plans. Mr. Lewis stated that the property owners of 1105 Middle Street are the only ones with the issue of the beach side pool. Mr. Lewis stated that if accretion was an issue on this side of the island, the only view anyone would get is a view of a forest. Mr. Lewis believes that if a pool is located on the rear of this property it will make flooding more of an issue than it already is. Mr. Lewis suggested that the property owners at

1105 Middle Street meet with the property owner at 1109 Middle Street to discuss the fence that they could potentially install.

Mr. Pearce objected to the comments made by Mr. Lewis.


Mr. Lewis continued by stating that he is in favor of the application submitted. Mr. Pennington stated he is good with the application as submitted. Mr. Pennington commented by stating he cannot believe the animosity that is built around this topic when technically 1109 Middle Street is in between two VRBO's or vacation homes. Mr. Pennington believes the beach side pool does not violate the Secretary of Interior Standards or the Zoning Standards. Mr. Pennington applauded the applicant for the work he has done with this property. Ms. Bohan applauded the applicant and property owner for a wonderful job on this historical property and believes there is no violation to the Secretary of Interior Standards. Ms. Bohan was in favor of the application submitted. Mr. Herlong was in favor of the application submitted with the recommendation to make the pool 14x30 instead of 14x40.

Mr. Lewis made a motion to approve the application for final approval with the pool size of 14x30. The pool meets all 10 historic preservation standards and Secretary of the Interior Standards for rehabilitating historic buildings. Mr. Pennington seconded this motion. Motion passed by a vote of 4-3, with Board Members Coish, Craver, and Wichmann opposed.

VI. ITEMS FOR DISCUSSION: Review and approval of the 2020 Design Review Board Meeting Dates.

Mr. Craver made a motion to approve the 2020 Design Review Board Meeting Dates. Mr. Wichmann seconded this motion. All were in favor. None opposed. Motion passed unanimously.

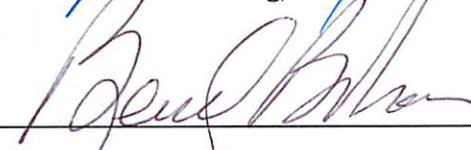
VII. ADJOURN: Mr. Wichmann made a motion to adjourn at 8:45 p.m. Mr. Pennington seconded this motion. All were in favor. None opposed. Motion passed unanimously.



Steve Herlong, Chairman



Date



Beverly Bohan, Vice-Chairman



Date

Joe and Randy:

I hope all is well. I wanted to let you know that I'm very supportive of the plans Refuel has submitted for the corner gas station. I think the changes they are proposing are much more in line with what should be on the corner and it will make a much better entrance to the island. I won't be able to make it to the meeting tonight, but I wanted to share my support with you, and I hope you will make the board aware of my support as well.

I hope you both have a very happy Thanksgiving.

Thanks,

Brian

Brian A. Hellman, Esq.
Hellman Yates & Tisdale
105 Broad Street, Third Floor
Charleston, South Carolina 29401
direct 843 414-9753
office 843 266-9099
facsimile 843 266-9188
email bh@hellmanyates.com

Exhibit 2



Exhibit 3





Exhibit 4

Jessica Gress

Exhibit 5

From: clemsmr@aol.com
Sent: Wednesday, October 23, 2019 12:15 PM
To: Jessica Gress
Subject: proposed changes 1109 Middle

I am writing to ask you to reject the proposed changes to 1109 Middle Street.

As a child I often vacationed at 1105 Middle St. It is some of my fondest memories. Fishing and playing in the rocks in front of Fort Moultrie set a foundation of appreciating the quieter, simpler sides of life that I still enjoy. The charm of 1105 Middle was that it was NOT Myrtle Beach or Florida.

I still enjoy taking my family to visit 1105 Middle. Why? Because it is one of the few places to get away from the hustle and bustle of daily Charleston living. A view of the past, the way things should be.

Please consider declining the proposed changes to 1109 so that it may remain a "landmark property."

Sincerely, Stuart L Hunter

2068 Rose Hill Lane

Mt Pleasant, SC 29464

Sent from my iPhone

Sent from my iPhone

From: Molly's Gmail <molly.e.boiter@gmail.com>
Sent: Friday, November 8, 2019 7:30 AM
To: Jessica Gress
Subject: Swimming Pool at 1109 Middle Street

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 a 5th generation member of my family to 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. I share those same thoughts and ask you to deny the request.

I come from a generation that wants the biggest and best of everything. However, when I step on the porch at 1105 Middle Street, I can completely unplug and enjoy the beautiful and historic views around me. By allowing the owners at 1109 Middle Street to install a pool, our view would be ruined.

With the addition of all of the modernized houses on other parts of the island, our row of houses continues to be one of the most photographed. Our houses still carry the "beach house" charm. This will go away with the addition of a swimming pool.

Oceanside pools may be fine for Commercialized beaches , but not for the Historic district of Sullivan's Island. If they want a pool, please suggest installing a pool on the street side.

We know you have a difficult decision ahead of you. We trust that you will make the right decision and preserve the historic Sullivan's Island Moultrieville District.

Sincerely,
Molly Boiter

From: Ann Wood <awood66210@gmail.com>
Sent: Friday, November 8, 2019 7:14 AM
To: Jessica Gress
Subject: Pool

I am one of the owners of the Blake Beach house at 1105 Middle St. I have been told that the new owners of the red house next door would like to add a pool on their property between the two houses. I strongly object to a pool being built between the two houses. This is in the historical district of the island. The houses were built in 1867 and are on the historical register. A pool is not in keeping "historical" designation.

The pool, if allowed, should be in the back of the house near the street, not right next to our porch.

Ann Wood

From: William Haynie <whaynie@msn.com>
Sent: Friday, November 8, 2019 4:52 PM
To: Jessica Gress
Subject: Blake House, Sullivans Is.

I write this to let my feelings be known to the town officials who will decide if the regulations regarding the historic section of Moultrieville are now to be null and void. This concerns me and all my family and cousins who are direct descendents of my late grandmother, Annie Pierce Smyth Blake. The ownership of the house passed to her five children, and now to the children of her children. It is the intention of all five of the branches to keep this strictly in the family.

At age 84 I am one of the older relatives--only 2 other cousins in this age group now. I took my first steps at age one at the house, and have been there every single year for varying lengths of time and seasons since. All of us love that dear old house and Sullivans Island but none live on the island permanently. Therefore our property taxes are very, very high. We have worked hard over the many years to keep the house and yard in good condition. Hurricane Hugo did a lot of damage, of course. We did practically all of the tearing out and clearing out afterwards. We thought one change we'd like to make during the contractor's repair was to change an upstairs bedroom window by converting the three narrow verticle window panes in the frame into one larger pain so that a window ac unit could be placed there. We were told that this would not be allowed---no changes in the historic district that would alter the appearance. We had a similar experience when trying to get rid of 2 nasty "trash trees" that were fouling up our house and deck as well as the roof of the adjacent roof of our neighbor. These were large trees and we had to have the town's pemission but were told we'd have to replace them with something similar if we took those out.

So, we followed all the rules governing the "Historic District". Now we find ourselves facing the fact that a front yard swimming pool may be put in the front yard of the house next door This is only a few feet away from our house, just off our front porch and front deck. Imagine what this would do to our front porch privacy. Imagine what this would do to the value of OUR property !

We have never rented this house out to vacationers and don't ever intend to. We have had several advertizers pay to use the house for pictures, and also used for a movie. No other outside income.

I will close by asking you to please go down and view the houses for youselves if you have not done so. You will see how uncomfortable it would be to have a swimming pool so close to a wonderful front porch that the Blake family loves so much.

W.R. Haynie, M.D.
Sumter, S.C.

Exhibit 9

Dear Mr. Henderson,

I am writing on behalf of the three "painted ladies" that reside along Middle Street on the historic beachfront of Sullivan's Island. Much like the "painted ladies" of San Francisco, they can't speak for themselves so we have to do it.

As a lucky member of the Cheshire family I have been fortunate to enjoy 1105 for more years than I want to count. I have seen numerous submarines come and go escorted by dolphins. As a Clive Cussler fan, I was fascinated by the underwater discovery of the blockade runner Raccoon. I watched as Toni Morrison dedicated a small bench to the thousands of slaves who came through Sullivan's Island. I jumped for joy when we banned smoking in public places. We truly understand health and history and that needs to continue.

From the ocean side, the beachfront along middle street remains unspoiled and historic. If you take a snapshot of the three "painted ladies" not much has changed. They remain a moment in time that cannot be recaptured if desecrated. We feel that erecting a pool and a fence alongside the house next to ours would change the historic view forever. Why not put it at the back? Hidden away from the view, it would do no harm to history or the enjoyment of the pool so please consider our request.

On behalf of our beloved "painted ladies" we thank you for your consideration.

Mary Ann Hester
Saluda, North Carolina

From: Ann Wood <awood66210@gmail.com>
Sent: Wednesday, November 13, 2019 7:16 PM
To: Joe Henderson; Jessica Gress; Randy Robinson; Andy Benke; oneilp;
sarahforsullivans@gmail.com; Tim Reese; bsmith@sullivanisland-sc.com
Subject: Pool request for 1109 Middle St.

Mr. Mayor, Mr. Gress and members of the Sullivans Island City Council,

I have been coming to Sullivans Island since 1947 to the "Blake" house at 1105 Middle St. The house was built in 1867 and was purchased by my great grandmother in the early 1940's. I am one of the owners.

I have come to the island every year since 1947. It is a place that I love and cherish. My sons and grandchildren are the fifth and sixth generation to enjoy the uniqueness and beauty of Sullivans Island. It is a place where even though we have lived in Atlanta, New Orleans, Overland Park (KS), and Chicago that we go that is a constant connection to family, to South Carolina and to the Island we love. I am thrilled that my grandsons now 9 and 7 who live in Chicago share a love of the island. The youngest is named Sullivan in honor of the island.

The charm of Sullivans Island, in addition to its beauty, is its history and simplicity. There are no neon signs, no loud music or 'hootin and hollerin'.

I am asking that you reject the request for a pool at 1109 Middle St that is beside our porch. I have no objection to a pool in the back of their house (on the street side) as long as the the noise is kept down.

This is the historic district on the island and I feel that, in addition to disturbing the tranquility of our porch, a pool in sight of the tour boats does not go along with the historical narrative that they are sharing with their passengers.

Please reject the request and preserve the view of the three historical houses as it has been since the 1860's.

Sincerely,
Ann Wood
4th generation owner

From: Rogers, Marvin L. <mrogers@mcguirewoods.com>
Sent: Thursday, November 14, 2019 10:38 AM
To: Joe Henderson; Jessica Gress; Randy Robinson; Andy Benke; oneilp; sarahforsullivans@gmail.com; Tim Reese; bsmith@sullivanisland-sc.com
Subject: 1109 Middle Street

Ladies and Gentlemen: I wrote the note below before one of the previous meetings on the request from the new owners of 1109 Middle Street to put a pool on the beach side of the house. My feelings have not changed. I am begging you not to permit this type of development and change on this part of the island. I think it is in everyone's interest to preserve this island as it is and not permit it to morph in to a place that is like most every other barrier island in the area. The owners of 1109 Middle can enjoy a pool on the street side of the house without forever changing the view of the harbor. Thank you for your consideration.

From: Rogers, Marvin L.
Sent: Wednesday, August 21, 2019 2:48 PM
To: 'jgress@sullivanisland.sc.gov' <jgress@sullivanisland.sc.gov>
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 it's 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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From: Liddy Chatham <liddychat@aol.com>
Sent: Saturday, November 16, 2019 10:43 PM
To: oneilp; Joe Henderson; Randy Robinson; Jessica Gress; Andy Benke; sarahforsullivan's@gmail.com; Tim Reese; Greg Hammond; Kaye Smith; Bachman Smith
Subject: Pool request for 1109 Middle Street

Mr Mayor, members of town council, and staff members:

I'm writing you to protest the construction of a pool that will be placed beside Blake House, at 1109 Middle Street. Blake house has been in the family for generations, and although I have a house further up Middle Street, I can't understand why a pool should be built between these houses. Possibly, in the their back yard, if they just have to have a pool, but is it be necessary to place a pool so close to the Ocean and between our houses? The family has enjoyed countless years on the porch of Blake House, with the ocean breezes, ships passing in front of the house, and conversations between friends and family members rocking on the porch, and a pool will absolutely the change what we have enjoyed as a family for over 70 years.

Old Sullivan's Island people came to the beach to go to the beach....not to sit beside a pool. Of course, time moves on, but Blake house is in the most historic part of the Island, and should remain as it has been for all my life. We were unable to change a window in the back of Blake House as it is in the historic district when we requested that change, but there is now a possibility of completely changing the charm, history and tranquility of the house we have loved for years. Please do not allow this to happen. If they must have a pool, let it be in the rear of their home, and not placed right beside our beloved beach house. That would change it forever, and one thing is for sure, once it's done, we can never replace what we have loved and enjoyed all our lives.

Thank you for your consideration. Please, please, don't allow this.

Sincerely,
Elizabeth B. Chatham
2814 Middle Street

From: Suzanne Huguley <shuguley@comcast.net>
Sent: Sunday, November 17, 2019 1:50 PM
To: Bachman Smith; onelip@sullivanisland-sc.com; rrobinsdon@sullivanisland-sc.com; Jessica Gress; sbeneke@sullivanisland-sc.com; Greg Hammond; Kaye Smith; Tim Reese
Subject: Pool Proposal next to Historic Blake House, 1109 Middle Street

Dear Mr Mayor, members of town council, and staff members:

My family has been a part of Sullivan's Island for over a hundred years, we summered every year at our family beach house, returned to school every Labor Day, we got sand spurs and mosquito bites, built forts in the sand dunes, had trolley car parades on the sidewalks of Middle and Jasper Streets; it was heaven. Now moneyed interests pervade Sullivan's Island, Charleston and the Lowcountry, much to the longtime citizens dismay. Will anything be left of the Charleston or Sullivan's Island we once knew? I imagine building a pool next to the historic Blake House on 1109 Middle Street is a ridiculous last straw, but so many last straws have blown away in the wind. Why ruin a perfect prospect of island life that has been intact for decades? The Blake House is one of the last remnants of "Old Sullivan's Island Life", why risk altering that natural nostalgic tranquility with the addition of an artificial concrete party machine installation? Please consider leaving some of Sullivan's Island the way it has always been, something still quaint and not spoiled, not the Isle of Palms but Sullivan's Island. Thank you for your kind attention. Suzanne Huguley

From: Kathryn Menzies <menzieskp@gmail.com>
Sent: Tuesday, November 19, 2019 10:30 AM
To: Jessica Gress
Subject: 1109 Middle Street

To whom it may concern,

My name is Kathryn Pearce Menzies and my family has owned 1105 Middle Street (next to 1109) for multiple generations. I grew up spending summers and holidays at our family beach house, sitting on the front porch listening to my grandfather, who passed away a year and a half ago suddenly, tell us the rich history of our house and the house next to ours (1109 Middle Street). We would sit, huddled around his feet every summer listening to him talk about how the history of the two houses wasn't just history, but also the present and how we are writing the future's history every day. In 10, 20 or 30 years, we will hopefully be sitting around, just like my grandfather and grandmother did with us, talking about today, tomorrow, and the decisions that we make. However, if we take away the history of the house and the historical significance of the houses, then what are we left with? What would Charleston be without it's history? It is the same for these houses in the historical district of Sullivan's Island. While we can't change the past, I ask you reflect on it and remember the significance that every decision we make today determines the future, so if you allow these changes to 1109 Middle Street, you are wiping away the importance of the entire historical district. I ask you to think about what these decisions will mean for the history of the Historical District and how we need to help preserve this wonderful, significant part of not only Sullivans Island, but Charleston.

Thank you for your time and we appreciate you supporting the history and architectural integrity of 1109 Middle Street and our Historic District.

Kathryn Pearce Menzies

From: Bobby Pearce <bobby@pearcecm.com>
Sent: Monday, November 18, 2019 2:24 PM
To: Jessica Gress
Subject: 1109 Middle Street

Jessie

Please pass this email on to the DRB board members.

Our family owns, and has owned for generations, the home at 1105 Middle Street which is next door to 1109 Middle Street. We have been working for the last six or more months in support of almost all of our neighbor's design review requests for changes to 1109 Middle St. including the enclosure of parts of both side porches, the changes to both corners facing the street and other changes. We have attended numerous DRB board meetings dealing with this and have spoken on these requests every time.

This is an Historic Landmark home, protected by the US Department of Interior and other guidelines and rules and we believe the remaining changes described below are absolutely thoughtless with respect to the history of Sullivan's Island, are harmful to the integrity of this home in the Historic District, and are unnecessary under any scenario.

From the first moment we heard, we have strongly opposed and continue to oppose our neighbor's plans to put a swimming pool in front of, on the ocean side of, arguably one of the most iconic and beautiful homes on our beloved island. Other homes which have beach side pools have either much less if any historical or architectural significance or the pools were built prior to current restrictions or viewpoints on this topic. The placement of a pool and fencing along with other pool-related items would greatly alter the front of this beachside home. The home at 1109 Middle St. is considered one of the most beautiful on the island so please protect the beach side where thousands and thousands of people walk closely in front of this home every year. We request that the DRB please vote down the request for putting the swimming pool in the front yard (the side which faces the ocean) of 1109 Middle St.

In addition, we oppose the two garages that they are proposing to build facing Middle Street. We request that the DRB approve garages only if they are moved so that they back up to the side property line of 1115 Middle St. since there is already a structure on that property and because that is the location the applicant keeps referring to and using as the basis of the current garage request, from the 1938 Sanborn (sp?) survey. Placing these two garages facing Middle Street will greatly obstruct the view of the street side of this 1867 circa home. We request that the DRB please vote down the request for putting the garages where the applicant is requesting.

Our family thanks you for supporting the history and architectural integrity of 1109 Middle Street and our Historic District.

Robert W. Pearce Jr.

From: Kitty Pearce <kittyandbobp@gmail.com>
Sent: Monday, November 18, 2019 9:30 PM
To: Jessica Gress
Subject: 1109 Middle Street

Ms. Gress,

As someone whose family has owned the house at 1105 Middle Street since 1945, I am strongly opposed to the proposed beach-facing pool plans for the historic house next door, 1109 Middle Street.

All of the homes in Moultrieville are historic treasures that Sullivan's Island should cherish and maintain, and the sister homes at 1105 and 1109 Middle Street are some of those that deserve conservation the most. They are iconic landmarks that have appeared in numerous films, books, magazines, brochures, a Darius Rucker Album and more. If we do not conserve their Sullivan's appeal and inherited culture, Sullivan's will lose a part of its heritage and therefore its identity.

Please help keep Sullivan's "Sullivan's" and protect the historic properties that have been here for over a century and a half.

Thank you for your consideration,
Kathryn Blake Pearce, owner at 1105 Middle Street

From: Blake Pearce <bpearce@carolinasupplies.com>
Sent: Tuesday, November 19, 2019 5:16 PM
To: Joe Henderson; Jessica Gress; Randy Robinson; Andy Benke; oneilp;
sarahforsullivans@gmail.com; Tim Reese; bsmith@sullivanisland-sc.com
Cc: Bobby Pearce; Will Haynie; Blake Pearce; Kitty and Bob; KAT PHILLIPS
Subject: Objection to Oceanside Pool at 1109 Middle St

Dear Sullivan's Island Design review Board,

Like many members of our extended Blake family I am writing to object to the building of a swimming pool on the beach side of 1109 Middle St. Our house next door at 1105 Middle St along with 1109 Middle St and 1111 Middle St are known as the "Three Sisters" and these homes are Sullivan's Island landmark properties and are built on sites that have seen the first settlers of Charles Towne arrive, the slave ships that arrived, the revolutionary War and British Ships that fired on Fort Moultrie, the first shots of the Civil War on Fort Sumter and within sight of where the Hunley Submarine sank the Union sloop the Housatonic. There is no doubt that these three homes are very historic and iconic for Sullivan's Island and I have referred to them as the "Rainbow Row" of Sullivan's Island.

Adding a swimming pool to the front beachside of 1109 Middle St will forever change the environment that has been in place for over 150 years and will drastically "alter the features, spaces and spacial relationships that characterize these properties" as defined in section B of **Section 21-97 C Secretary of the Interior's Standards for Rehabilitating Historic Buildings** defined as **Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings**. The changes sought with the swimming pool would most definitely change the character of not only this house at 1109 Middle but also our house at 1105 Middle St and this "destroys the features, and spatial relationships that characterize the property" as defined in Section I of the before mentioned Section 21-97. Putting a swimming pool in front of this house by the ocean would clearly establish that it violates one or more of the **10 Secretary of the Interior's Standards and Guidelines for Rehabilitating Historic Buildings**, which is highlighted in Zoning Ordinance section 21-97 C and is ground for denial.

While there are other Historical Landmark properties that have been approved for swimming pools I do not believe that any of them are located on the beach with the swimming pool in their front yard. Adding the pool to the beachside changes the quiet, peaceful tranquility that has existed for many decades and this changes the environment of these properties. I am surprised that the new owner next door does not understand what this will do to the serenity

that exists and will not change their mind and put this pool in the back yard. What a shame it would be to see these icons of Sullivan's Island damaged and changed forever from the peaceful existence that exists today. Thank you very much for your time.

J. Blake Pearce

President

Carolina Building Materials, LLC

Carolina Supplies & Materials, Inc.

2440 Meeting St Rd

N. Charleston, SC 29405

(843)744-2575

(843)723-6588

www.carolinabuildingmaterials.com

www.carolinasupplies.com

"Locally Owned and Operated"

From: Blake Pearce <blake.pearce@swampfoxaerial.com>
Sent: Tuesday, November 19, 2019 2:43 PM
To: Joe Henderson; Jessica Gress; Randy Robinson; Andy Benke; oneilp;
sarahforsullivans@gmail.com; Tim Reese; bsmith@sullivanisland-sc.com
Subject: Objection to Pool at 1109 Middle St.

Dear Sullivan's Island Design Review Board,

I am a cousin and 5th generation of the "Blake House" who lives in Mount Pleasant and has been fortunate enough to grow up and enjoy my summers at 1105 Middle St. for many years. This place is very special to me as Sullivan's Island is to everyone else who has been lucky enough to visit or live on the island. The history and charm which caters to the preservation of Sullivan's Island makes this island unique to any other island in the Lowcountry.

Following previous hearings, the question as to if a pool can be seen from the beach is in fact true. As a little kid who grew up partaking in sand ball fights right outside the "Three Sister" houses, I can assure you that even at 5' 5", the sight of 1109 Middle Street's front yard was and is visible from the beach and its dunes. I ask that you please review images that the architect has provided and took from the beach, as they are misleading and taken from a low vantage point.

I ask that you please do not approve of a pool to be put in at 1109 Middle St. on the beach side because if you do, this historical landmark and the "Three Sisters" will not hold the same historical value ever again. The "Three Sisters" will no longer be the "Three Sisters", but, instead, they will be the "Two Sisters" with a red house in the middle with a pool. I ask that you please preserve this historical area that we have in our city, as we rightfully should, which helps to make Sullivan's Island unique.

Thank you,

Blake Pearce Jr.

J. Blake Pearce
Pilot in Command

M: 843.637.1901
E: blake.pearce@swampfoxaerial.com
www.swampfoxaerial.com

From: Lewis Blake <blake@math.duke.edu>
Sent: Wednesday, November 20, 2019 6:51 AM
To: Jessica Gress
Subject: Proposed changes for 1109 Middle Street
Attachments: Artist painting.jpg

To: Members of the Sullivan's Island Design Review Board:

I understand that there will soon be a meeting to consider significant changes to the house and yard located at 1109 Middle Street. This section of Sullivan's Island is an historic part of the town where some of the oldest houses still stand, unaltered in any significant way from the period in which they were built. I am writing to urge you to vote to maintain the historic appearance of the graceful, old houses in the area and not to allow changes that would cause that section of the Island to lose forever some of it's original elegance and beauty.

I am one of the owners of the neighboring house at 1105 Middle Street. Our house and the house at 1109 Middle Street and the house at 1111 Middle Street have been "sister houses" for many generations. My great grandfather first bought our 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 three sister houses are among some of the most historical houses on the Island, and the appearance they offer to someone on the beach or in the harbor has been the same, charming, eye-catching view for about 150 years. To allow alterations to their magnificent presence would be tantamount to destroying some of the history and charm of this special Island.

I have a number of concerns about the proposed changes to the house and yard at 1109 Middle Street, but my greatest concern is 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 generations. To help convey the uniqueness of their appearance, I have attached a photograph of an artist's rendition of the houses. The photo shows a local artist's rendition of that part of the beach front. The significance this painting 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 Town of Sullivan's Island 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 "The Three Sister Houses," I am writing to ask that you consider my concern for historical preservation and to encourage you protect the appearance of these houses and the beachfront.

Thank you for your consideration.

Sincerely,

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

Tel: 919-215-8846



Good morning Mayor and City Council,

My cousin wrote the letter below and I urge you to please vote against the pool being approved for the 1109 Middle Street. There are so many reasons not to build the pool in front! They have room in the back, the historical value of the house would diminish, the view from the harbor would be horrible, the liability for them would be huge and the uniqueness of Sullivan's Island would deteriorate as it would become more like Myrtle Beach. Young adults already roam the beaches at night - drinking underage and other things - what would keep them from climbing the fence and going swimming because no one can see them??? I'm sorry that the new owners are engaging in this battle and feel that if they really knew the island and the history and loved it the way we do that they would never have travelled this road and perhaps not even purchased the property and definitely should have checked to see what the guidelines are for the area.

Thank you for your time and consideration.

Sincerely,

Alice Haynie

From: Kathryn Phillips <kphil100@gmail.com>
Sent: Wednesday, November 20, 2019 9:58 AM
To: Joe Henderson; Jessica Gress; Randy Robinson; Andy Benke; oneil;
sarahforsullivans@gmail.com; Tim Reese
Subject: 1109 Middle Street

Good morning! I apologize for this late email, but I did want to weigh in on the swimming pool being proposed at 1109 Middle Street.

As part of a very large, extended family that has owned 1105 Middle Street since the mid 1940's, I wanted to give you my perspective on this issue. I know that you have heard from many in our family who are distraught with the idea of a pool being put beach side next door to our home. I adamantly agree that this will forever change the unity and the wholeness of this historic district, and at the same time, change the entire integrity of that end of Sullivan's. There are, obviously, several pools already down on that end of the island, but not in the historic district.

One of the most important issues, to me, is the fact that once you have let this district be dramatically changed, it will be changed forever and you will NEVER be able to return this area to how it was originally meant to be in the eyes of the original owners of these houses. You will not be able to take it back to it's original intent, which was to be a safe haven for officers, as well as for the original owners.

We have all seen what has happened in the city of Charleston over the past 15 years. Once it was approved to build a huge hotel or condominiums or whatever, the city has completely changed. Not all of it is horrible, but it is hard to back track once your approval has been given to change the entire facade of the city/town.

I plead with all of you that you will give this serious thought. How do you envision Sullivan's Island for your grandchildren and their grandchildren? There is so little that is kept traditional in this day and time and we cannot disregard progress, but there is something to be said in maintaining some of that tradition for the future generations.

The Bible teaches us to get along and be kind to our neighbors, and I plan to do that. This is not a personal issue with the owners of 1109 Middle, it is an issue with tradition and what is best for that area of Sullivan's.

Thank you and I look forward to attending the meeting tonight. Kat Phillips, owner of 1105 Middle Street

From: jboiter8824@charter.net
Sent: Wednesday, November 20, 2019 4:08 PM
To: Jessica Gress
Subject: Propose changes for 1109 Middle Street, Sullivans Island, SC.

Dear Sullivan Island Zoning Board,

I am one of the owners of 1105 Middle Street. I am asking you to please deny the building of a pool on the property at 1109 Middle Street. Not only will it destroy the three sister houses in the Moultrieville Historic District of Sullivans Island but it will also bring down the value of the homes on each side of 1109 Middle Street. We were happy when the homes were placed in the Historic District with the understanding these homes would never be able to change their appearance of the home or land. I feel by allowing the pool on the harbor side will take away from preserving this land. I feel we will lose in the surrounding area its historic allure.

I also believe any construction at 1109 would cause much erosion to the land at 1105. I do not believe environmental people would stand to have any pool built so near to the beach. I feel the chemicals going into the ground and the erosion from high sea levels would destroy the property as well as surrounding property. I feel an engineer is needed to determine if adding a pool so near the beach would destroy the land around it. I know there is a big concern of all residents about the rising sea levels and wanting to protect the coast on Sullivans Island. Please consider the problems that could happen when making your decisions.

I hope the board will consider all things that could change the character of the neighborhood and we don't turn into a community with no respect to history.

Mary Boiter

Part Owner of 1105 Middle Street, Sullivans Island

From: thaynie@charter.net
Sent: Wednesday, November 20, 2019 4:12 PM
To: Jessica Gress
Subject: 1109 middle Street

To: Members of Sullivan's Island Design Review Board

I am asking that you not make the mistake of allowing a pool on the most historical beach front in South Carolina. The mere fact that a pool is being considered should be alarming; if not infuriating, to all local residents that have lived here and become a part of this beautiful island.

If the the vote passes, the damage can not be undone. Please do not vote to destroy this historic beach. This historic district hopefully means as much to you as it does the people that call the island home as well as the thousands of visitors that enjoy this beach each year.

Thank you,

Ted Haynie
110 Dean Street
Belton, SC 29627

ANDREW S. DRURY

November 20, 2019

1101 Middle Street
Sullivan's Island, SC 29482Sullivan's Island Design Review Board
Town Hall
Sullivan's Island, SC 29482Re: Design Review Board Meeting - 11/20/2019
1009 Middle Street

Members of the Board,

I am writing to you with concern for the requested constructional changes to 1009 Middle Street:

- 1) Pool – I am opposed to the construction of a pool on the south (beach side) of the residence:
 - Erosion – There is a reason why Bowman's Getty was constructed at this side of our island in 1840. The pictures and presentation I made to this committee on 10/16/2019 show the serious erosion to the beach over the past year. The pictures shown in the application are not indicative of the erosion to the beach. The recent deepening of the harbor could be among the reasons why Bowman's Getty needs to be refortified.
 - Aesthetics – The pictures in the application showing the view upward from the floor of the beach do not give a true visual of how a pool in front of the house may look. Though the plan for the pool appears to be at deck level, Sec.5-7 of the building codes requires a fence around this pool. The requirement is that the fence be at least 4 feet in height. Many insurance companies recognize and require the 45-inch rule which says the 45-inch minimum space separation on the lateral bars to be complying. If this rule is required, the fence could be 60 inches tall. The height of the fence could seriously interfere with the visualization of this historic home.
 - Neighborhood Harmony – The residents of the 6 +/- houses in this beach row have been living in harmony together in excess of 100 years. In a few instances, the families have been related. To allow a pool between the Pearce's front porch and their view of the ocean is objectionable.

- 2) Impervious Coverage – In the applicant’s Site Plan Study submitted to this committee, it appears the applicant is requesting the committee to choose among several surface coverage options:

Impervious Coverage (Square Feet)

Alternatives	Allowed	Existing	Proposed
Scheme A	7832	6780	8605
Scheme B	7832	6780	9392
Scheme C	7832	6780	9082
Scheme D	7832	6780	9268
Proposed	7832	6780	7811

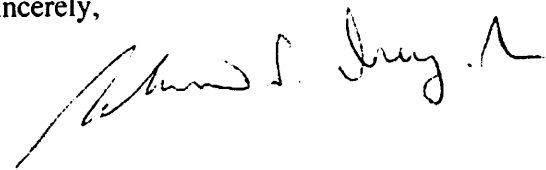
Serious consideration needs to be given to the effect construction may have to the water runoff on the Pearce’s property as shown by the following picture.



As a compromise, the township should agree to support the construction of a street ditch running the length of the neighboring property lines from the existing ditch in front of Nicholas Jones' house to the king's house on the opposite side of 1109 Middle Street. On a heavy rain day, the street can be many inches of rain at the curve. Cars and (more importantly) trucks pulling boats to the boat ramp swerve around the corner to encounter a considerable safety hazard.

Thank you for considering my concerns.

Sincerely,

A handwritten signature in cursive script, appearing to read "Robert L. Jones". The signature is written in black ink and is positioned below the word "Sincerely,".



Town of Sullivan's Island
Design Review Board
Sign in Sheet
November 20, 2019

<u>Print Name</u>	<u>Address</u>	<u>Email</u>
Elizabeth Allen	2914 Middle	elizabeth.e.charlestonarchitects.com
Lisa Crow	2908 Ion	chezcrow@comcast.net
Andrew Crow	2908 Ion	arc4958@hotmail.com
Robert F. BOMM	2901 Middle	
Ans Eredna	2901 middle	
Pam & Bobby Pearce	1105 Middle	
Kitty Pearce	1105 Middle	
Kat Phillips	1105 Middle	
Mary Regner	1914 Ion	maryregner@gmail.com



Town of Sullivan's Island
Design Review Board

Sign in Sheet
November 20, 2019

<u>Print Name</u>	<u>Address</u>	<u>Email</u>
Bobby Pearce	1105 Middle St	rup@pearceobjects.com
Stewart Hunter	2068 Rose Hill MP	clensuer@aol.com
CARL McCANTS	2902 10N	carlmcants@gmail.com
ANDREW DZURY	1101 MIDDLE ST	aldzurj@CAROLINAONLINE.COM
Kate Campbell	905 middle st.	Kate@braunclawny.com
PAT VOTAVA	2214 Jasper	votava@musc.edu
SEAN COLLIN	2220 MIDDLE ST.	Sean@themiddletongroup.net



Town of Sullivan's Island
Design Review Board

Sign in Sheet
November 20, 2019

Print Name

Address

Email

Mark Jordan

2408 JON

MJordan3@aol.com

Carl Hobbs

2530 Myrtle

chublaw@comcast.net

Will HAYNIE

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