

TOWN OF SULLIVAN'S ISLAND DESIGN REVIEW BOARD

REGULAR MEETING MINUTES Wednesday, April 20, 2022

A regular meeting of the Town of Sullivan's Island Design Review Board was held on Wednesday April 20th at 4:00 p.m. at Town Hall. All requirements of the Freedom of Information Act were verified to have been satisfied. Present were Board members Babak Bryan, Beverly Bohan, Bunky Wichmann, Ron Coish, Kevin Pennington and Luke Lewis.

Town Council Members present: No Council members were present.

Staff Members present: Joe Henderson, Planning and Zoning Director, Charles Drayton, Max Wurthmann, Building Official, and Jessi Gress, Business Licensing and Building Permit Technician.

Media present: No members of the media were present.

Members of the public:

CALL TO ORDER: Ms. Bohan called the meeting to order at 4:00 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 March 16, 2022 Design Review Board Meeting Minutes. Mr. Coish seconded this motion. All were in favor. None opposed. Motion passed unanimously.
- II. **PUBLIC COMMENT:** No public comment was made.
- III. **PROCESS FOR DESIGN REVIEW:** Ms. Bohan reviewed the meeting process for the Design Review Board which is as follows:
 - Statement of matters to be heard (Chair announcement)
 - Town staff presentation (5-minute limit)
 - Presentation by applicant (10-minute limit)
 - Town staff final statement (if needed)
 - Board Q & A (may occur at any point during hearing)
 - Public comment closed
 - Board deliberation and vote

IV. HISTORIC DESIGN REVIEWS:

1908 Flag Street: Beau Clowney Architects, applicants, requested final approval of an attached addition(s) to a Sullivan's Island Landmark structure with an historic exemption for impervious coverage. (PIN# 529-09-00-077).

Mr. Henderson stated that this property is listed as a Sullivan's Island Landmark by way of historic survey card #195 and it is located within the Sullivan's Island Local Historic District. Mr. Henderson stated that the applicant came before the DRB in July 2017 and received final approval of large additions and relocation of cottage with increases to the principal building coverage, principal building front façade, and side setbacks. Mr. Henderson stated that the applicant came before the DRB in February and the following comments were made:

- Ensure the property annotation marks the required 20' door to door
- Show the original materials and what historic items are to be preserved
- Provide physical evidence of the age of some of the elements proposed for removal such as porch elements, deck flooring and railing, porch windows, etc.
- Provide more information on the doors, windows and compatible materials for the new additions so that there will be distinction between the existing structure and the new
- Provide a 3D image of the proposed attached addition

Mr. Henderson stated that the applicant requested the following:

- Current proposal includes bedroom additions to the existing front and rear volumes. "Attached addition" on front elevations.
- Rear porch to be demolished. Construction of addition on rear. See diagrams.
- Front porch railings and portion of non-original porch to be demolished.
- Replace non-original French doors and windows on previous addition. Establish a more appropriate front door and glass transom.

Mr. Evan Smith, applicant, presented his application to the Board.

Ms. Bohan asked what the distance of the proposed hyphen would be. Mr. Smith responded by stating it will be 19.10 feet. Ms. Bohan stated that according to the Secretary of Interior Standards, generally a portion of the guest cottage should remain unaffected and while the Board understands the circumstances of this property, such as the location of the Elementary School and the dead-end street, this application requested adding an addition to the front façade of the historic home which is usually prohibited.

Ms. Bohan asked the applicant for the purpose as to why they would want to build an addition on the front façade of a historic structure. Mr. Smith responded by stating that the reasoning for the location of the addition is there is not much room to construct an addition on the rear of

the property. Mr. Smith stated that the existing house is in the middle of the lot which gives the property a large front yard. Mr. Smith stated the main reason for the addition is to avoid the relocation of the historic structure as they are trying to preserve the historic features as much as possible. Ms. Bohan asked if they could build the addition on the first-floor addition near the pool. Mr. Smith responded by stating it wouldn't be the best option because this is the only fenced in portion of the lot and it would take away yard space for the owners three kids.

Ms. Bohan asked the applicant to discuss the front porch.

Ms. Kate Campbell stated that the front porch was an addition added on after Hurricane Hugo, so it is not historic. Ms. Campbell stated that they would like to do something that is more in keeping with what they believed to be on the original historic home which is why they would be installing the xrail.

Mr. Henderson stated referenced the Secretary of Interior Standards guidelines for new exterior additions to historic buildings and related new construction which states the following:

- Recommended:
 - when constructing a new addition on a secondary or non-character-defining elevation and limiting its size and scale in relationship to the historic building.
- Not recommended:
 - When constructing a new addition on or adjacent to a primary elevation of the building which negatively impacts the building's historic character.

Mr. Henderson stated that this application could possibly conflict with item number two of the Town of Sullivan's Island Standards for Historic Rehabilitation which states the following:

- Retaining and preserving the historic character of a property; avoid removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property.

Mr. Henderson stated that when adding an addition to a historic structure it should be done on a secondary frontage toward the rear of the property and rarely on the front of the historic building.

Mr. Pennington stated that Mr. Henderson's statement should be rescinded as it is not what the standards say. Mr. Pennington stated that if that were the case, then no one would be allowed to move, relocate or lift any historic structure on this Island. Mr. Henderson responded by stating that is what the historic standards state and it is up to the Board to measure the merits of a given historic preservation plan and design based on the Historic Preservation Standards.

Mr. Henderson stated that all Board members are entitled to their opinions and each member can review an application as needed.

Mr. Bryan made no comment.

Mr. Wichmann stated there are standards and guidelines that the Board must follow. Mr. Wichmann stated that the applicant made his point as to why the request was being made for the addition location on the front façade and there isn't space for the location on the rear unless they move the historic structure. Mr. Wichmann stated that also the addition would be at a 45-degree angle and won't block the view of the historic structure. Mr. Wichmann stated that if the addition is separated as presented and distinguished with different materials from the historic structure, he was ok with the application presented.

Mr. Coish stated that this is a tricky application with the location of the addition on the front of the property however the historic structure can still be seen so he was in favor of the application presented.

Mr. Lewis stated it would look better if the addition was on the rear however the applicant made the addition smaller in width and moved it back a little bit on the property as requested in the last presentation, so he was good with the application presented.

Mr. Pennington made no comment.

Ms. Bohan stated that there has been lots of challenges being placed on the Board with preserving historic structures which is the reason why the location of the addition was brought up for the record. Ms. Bohan stated that the Board is charged with preserving these historic homes and just wanted to ensure that the Board makes the right decision in doing so.

Mr. Henderson stated that if the Board chooses to approve this application that they include a condition with the motion that the approval was due to the unusual site characteristics of this property and surrounding area to avoid opening a door to future front façade attached additions.

Mr. Coish stated that even though this is an unusual situation the Board could deny this application because there is actual room on the rear for this addition. Mr. Coish stating losing yard space for children to play is technically not a hardship. Mr. Coish stated that the Board is under a lot of pressure right now regarding preserving historic structures. Mr. Coish stated that the drainage issue is an actual hardship that could be argued in this case, but it has been addressed.

Mr. Lewis stated that there is this conversation about the Board being under pressure and does not understand where that commentary is coming from.

Ms. Bohan responded by stating that there is a DRB study group that meets every other

Thursday that discusses historic structures and approvals the DRB has made. Ms. Bohan stated this study group is challenging the DRB to protect the island resources.

No public comment was made.

Mr. Wichmann made a motion to grant final approval for the application presented noting the approval of the addition located on the front façade is due to the unique layout of the site and a precedent is not to be set. Mr. Bryan seconded this motion. All were in favor. None opposed. Motion passed unanimously.

2208 I 'On Avenue: Ben Story of Walker Concepts Architects, requested conceptual approval for an attached addition and swimming pool for a Traditional Island Resource with exemptions requested for principal building coverage, impervious coverage and side setbacks. (PIN# 529-09-00-030).

Mr. Henderson stated that this property is a Traditional Island Resource and is located outside of the historic district. Mr. Henderson stated that the applicant requested the following:

- Request includes a one-story “attached addition” on the rear elevation. The connection may not exceed 20’ from door to door and must be architecturally compatible with the rest of the home.
- Demolish the rear deck, wall and the staircase constructed circa 1980’s.
- Construct rear addition with side porch leading to a nonheated corridor to the attached addition. This space will accommodate a bedroom and office.
- Site work includes adding swimming pool and implementing a site-wide stormwater management plan

Mr. Henderson suggested that the Board keep in mind the fence is inset 20’ from the actual rear property line and gives the perception that there is no rear setback. Mr. Henderson stated that the proposed new construction does not meet the required 25’ setback. Mr. Henderson stated Town Staff recommended granting preliminary or final approval provided the attached addition is compatible to adjacent properties and the orientation of the lot and for minimal changes to the front elevations.

Mr. Story presented his application to the Board.

No public comment was made.

Mr. Pennington stated it is unclear based on the application as to what historic elements are being preserved and asked for more detail. Mr. Pennington stated there’s a permanent easement on the property. Mr. Pennington asked if the build request included the calculations of the easement or are those separated from the application. Mr. Pennington was unclear if the owner has the right to build on every square inch of the property with the easement included or does the owner of the easement have the rights to that area. Mr. Henderson stated that the calculations include the

easement. Mr. Henderson stated that the easement takes away the family's use but does not take away ownership. Because the Town requires a utility or sewer easement on these divided lots, the owners still can use it and the owners have access to it as well. Mr. Henderson stated in this case, the easement is an access easement separated by a fence that could potentially be removed if allowed by the easement holder.

Mr. Bryan stated that it is no different than a property being in a setback area. You cannot build in the setbacks unless given permission by the DRB however it is still a no-build area, but the property owner still has the rights to that area.

Mr. Pennington stated this area holds a lot of water and was concerned about the flooding in this area. Mr. Pennington stated that there are no drainage ditches on this street so flooding will be a point of concern. Mr. Pennington stated his final concerns is the flooding issue, restrictions of the easement, and understanding what historic elements are to be preserved and the materials that will be used.

Mr. Lewis stated the additions aren't really a concern and believes the engineers will do their part to address the flooding. Mr. Lewis stated that there's an unknown of what is under the asbestos and needs to be looked at to ensure the historic section will be preserved.

Mr. Coish asked if there has been any indication of significant decay under the siding or has an exploratory demo been completed to see what is under the asbestos. Mr. Story responded by stating that there hasn't been any exploratory work done. Mr. Coish asked if the owners could take the fence down. Mr. Henderson responded by stating that if it is outlined in the deed restrictions and may deem that the owners would be prohibited from removing the fence. Mr. Henderson stated that the Zoning Ordinance would allow them to potentially build an 8-foot-tall fence along the property line, but it really comes down to the private restrictions of the easement that keeps them from doing that. Mr. Coish stated that he likes the design of the home.

Mr. Wichmann asked if the neighbors were in favor of the application and if the proposal included an additional curb cut or if there is one already there. Mr. Story responded by stating the neighbors are in favor of the application and that they are not proposing a new curb cut but an exchange which will create the loss of one parking spot in this area. Mr. Wichmann stated that the Board may want to look at the calculations that Tim Cook comes up with but other than that the plans look good.

Mr. Bryan asked since the applicant requested an elevated pool, wouldn't that be considered another structure and wouldn't the applicant need additional setback relief than requested. Mr. Bryan also asked if there was a way to reposition the location of the pool to allow for more open space between this property and the neighbors to the north. Mr. Bryan stated that he was concerned with the loss of the one parking spot because parking is in high demand in this location due to the location of the commercial district. Mr. Bryan asked for the applicant to address the 20-foot door separation. Mr. Bryan believed that the measurements for the door separation were measured perpendicularly and asked if they were measured diagonally to meet the necessary requirements.

Mr. Henderson responded by stating the pool is an accessory recreational space and it must meet the setback requirements for the home but is not a part of the house so on the left-hand side it meets a 10-foot side yard setback which is what was requested in the side setback relief. Mr. Henderson stated that in reference to the measurement of the door separation typically it is addressed on a case-by-case basis however most applicants measure it as a walkable pathway.

Mr. Bryan asked if the applicant removed the porch enclosure, it seems as though the wall behind it would be left blank. Mr. Bryan asked if there would be any architectural features on the walls such as windows to balance out the historical nature of the structure.

Ms. Bohan stated that a lot of her questions were answered however asked if the applicant would be putting anything on the front façade to balance out the historical features. Ms. Bohan asked that the applicant provide more detail on what is historic and not historic on this home and to provide like materials that will be used for the addition.

Mr. Story responded by stating based on the historic survey card it was up for debate whether or not it should be classified as historic because it has been heavily altered. Mr. Story believed it is listed as historic due to the nature and look of the home and not necessarily intact with its original proportions. Mr. Story stated that the open on the front façade is an existing opening because it is a sunroom so he didn't have an intention of placing anything on this section because there would not be a wall put back into this place but will be turned into a screen porch. Mr. Story stated regarding the historic materials they would need to investigate the status of the asbestos but everything else would be left as is.

Mr. Story stated that regarding the stormwater, it will be addressed with a civil engineer to create a stormwater management plan to remove the water from the lot to the street. Mr. Story stated that the deed restrictions on the fence are recorded with the approximate location of the fence. Mr. Story stated that it may be rebuilt in the current location, but the deed restricts the location and currently there are no construction plans for relocation or removal of the fence. Mr. Story stated that currently there are no formal curb cuts however the proposal is not to eliminate a parking space but to split it into two 20-foot sections which will provide plenty of space for someone to park.

Mr. Henderson responded by stating currently the staircase opens directly into the right-of-way and there really isn't a standard driveway entrance into the side or rear of the yard. Mr. Henderson stated that they would like to get a standard driveway for their use but were trying not to eliminate parking.

Ms. Bohan stated that this is a very challenging lot, but the application presented is very thorough and would say if the Board grants preliminary approval, that there be extensive investigation of what is under the asbestos siding, so the Board ensures the preservation of the historic cottage. Ms. Bohan asked that the applicant come back with a plan showing the historic sections of the home and what is to be removed and added.

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

1754 Central Avenue: Joel Adrian, applicant, requested conceptual approval of historic restoration work and removal of nonoriginal additions on a Sullivan's Island Landmark property. No modifications are requested. (PIN #523-08-00-040).

Mr. Henderson stated that this property is located on the corner of Central Avenue and Station 18th street and is located within the Sullivan's Island Local and National Register of Historic Districts. Mr. Henderson stated that the applicant requested the following:

- Replacement of rotten siding across the entire home
- Removal and replace asphalt shingles with metal 5-V roof type
- Reconstruct several rafter tails discovered when the contractor removed the soffit

Mr. Henderson stated that the applicant intends to submit another application at another time for a renovation of the home. Mr. Henderson stated that he felt the applicant should come to the Board for this request because the repair work was so extensive and believed it needed to be addressed as soon as possible to avoid any additional damage due to weather or any other natural occurrences.

Mr. Joel Adrian presented his application to the Board.

No public comment was made.

Ms. Bohan stated that in the front yard there was a sign for a proposal for an addition and asked if the applicant was going to come back with a submittal for the addition. Ms. Adrian confirmed that they will be submitting a DRB application for an addition later.

Mr. Henderson stated that the lean-to portion of the house on the rear and the front infill on the porch was not requested for removal. Mr. Adrian confirmed.

Mr. Bryan stated that if this project was stand alone and there wasn't going to be another submittal for an addition, he would have no question however knowing there's another project down the road why separate the projects and do two different submittals. Mr. Bryan asked why the Board should review this application without the full end goal.

Mr. Adrian responded stating that the owner wanted to proceed with the restoration of the exterior now and complete the addition after the plans are completed, reviewed and approved. Mr. Adrian stated that the exterior of the home needs to be addressed now as it is time sensitive. Plans for an addition take time.

Mr. Bryan asked if the two separate submittals was due to the nature of doing a full exploration of the historic materials or was it just to get approval for the siding now to start the process. Mr.

Adrian responded by stating that the exploratory work has already been completed as this is usually approved at Staff level. Mr. Adrian stated that he came before the Board to get approval to restore what is left of the exterior before things such as rain or wind cause more damage to what is already there.

Mr. Henderson stated that there is already an exploration permit to remove the non-original materials to better the knowledge of what is needed. Mr. Henderson stated that once the non-original items were removed and Town staff was presented with repairs that needed to be completed, Staff asked the applicant to come before the DRB to receive this approval.

Mr. Wichmann and Mr. Coish had no comment.

Mr. Pennington asked if the applicant was to remove the slanted roof section on the rear. Mr. Adrian responded by stating that that would not be removed at this time. Mr. Adrian stated that the work being completed would be done to the original section of the house. Mr. Pennington stated it looks as though the foundation is cinderblock. Mr. Pennington asked if that were to be replaced. Mr. Adrian stated it is not apart of this application. Mr. Adrian stated that the siding, rafter tails and roof are the only things to be removed and replaced at this time. Mr. Pennington asked if the long pipe on the left side of the structure will be removed. Mr. Henderson stated that yes, the pipe on the left side of the structure would be removed and should be added to the request.

Ms. Bohan stated that 8 of the 10 historic interior standards are bent toward rehabilitation and restoration. Ms. Bohan stated that when reviewing historic structures, the preservation of historic form its wall, studs, windows, door openings, siding, roof, floor, floor joists, elevations, porches, architectural detail, chimneys and orientation are to be preserved. Ms. Bohan believed that the applicant has met the requirements of the historic standards however cautioned that the Board has a charge to preserve the historic structures. Ms. Bohan stated that the front façade of this structure is to remain intact but can be added on in the rear.

The Board was in favor of the application presented.

Mr. Wichmann made a motion to approve this application for final approval for the removal and replacement of the non-original siding, roof, rafter tails and vent pipe on the left side of the home. Mr. Bryan made a motion to amend the motion by adding the removal of the plumbing but leaving all necessary plumbing for code compliance so the building can function properly. Mr. Bryan seconded this motion. All were in favor. None opposed. Motion passed unanimously.

V. NON-HISTORIC DESIGN REVIEWS:

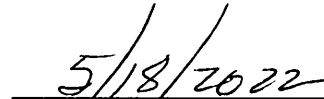
2910 Jasper Boulevard: Heather Wilson, applicant, requested conceptual plan approval to construct a new single-family home and accessory uses with modifications to the zoning standards for principal building square footage, principal building coverage and second story side façade setback. (PIN# 529-07-00-081).

Mr. Henderson stated that this application was deferred from the agenda.

VI. ADJOURN: Mr. Wichmann made a motion to adjourn at 5:38 p.m. Mr. Coish seconded this motion. All were in favor. None opposed. Motion passed unanimously.



Beverly Bohan, Chair



Date