

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

## **REGULAR MEETING MINUTES Wednesday, July 17, 2024**

A regular meeting of the Town of Sullivan's Island Design Review Board was held 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 Tal Askins, Beverly Bohan, Bunky Wichmann, Phil Clarke, Heather Wilson and Ron Coish.

Town Council Members present: No members of Council were present.

Staff Members present: Charles Drayton, Planning and Zoning Director, 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: Mr. Bill Swayne, property owner at 1725 Atlantic Avenue, Mr. Charles Kellner, property owner of 1744 I' On Avenue, Mr. Bob Heller, property owner at 2320 I' On Avenue, Mr. Ray Dlugos, property owner of 1749 Middle Street.

**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 THE June 19, 2024 Meeting Minutes: Mr. Wichmann made a motion to approve the June 19, 2024 Design Review Board Meeting Minutes. Mr. Coish seconded this motion. All in favor. None opposed. Motion passed unanimously.**
- II. APPROVAL OF THE June 20, 2024 Special Design Review Board Meeting Minutes: Mr. Wichmann made a motion to approve the June 20, 2024 Special Design Review Board Meeting Minutes. Mr. Coish seconded this motion. All were in favor. None opposed. Motion passed unanimously.**
- III. PUBLIC COMMENT:**
- IV. 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

## **V. HISTORIC DESIGN REVIEWS:**

**2214 Jasper Boulevard:** Eddie Fava, of E.E. Fava architects, requested final approval to renovate the windows and add a rear porch to this Traditional Island Resource property (529-05-00-026).

Mr. Drayton stated that this is a request to make renovations to a Traditional Island Resource home that was constructed around 1930 and underwent major renovations in 1985. The survey card indicates the home has 6/6 windows on the side elevations, and historic fenestrations exist behind the enclosed front porch; additionally, the survey indicates that the siding is vinyl.

Mr. Drayton stated that in June 2024, the applicant went before the BZA and received a variance to allow a rear porch addition to the home with its footprint encroaching onto the rear setback of the property, paving the way for this request to the DRB. The applicant is seeking to renovate the home; replacing the non-historic windows and adding a rear porch are details of the proposed renovation work that require DRB approval. The applicant is making no requests for relief to the Board and is seeking the Board's approval for the exterior changes proposed as part of the renovation work to this Traditional Island Resource property. The applicant has provided photographic evidence of the existing fenestration conditions, but staff is unclear about the age or historic nature of the "deteriorated and rotten wood windows" along the sides of the home; clarifying this will help in understanding if the windows should be repaired or if replacement is a legitimate option. The applicant is proposing high-quality Marvin windows for the replacements and indicates that the historic fenestrations will remain the same.

Mr. Drayton stated that staff recommended the Board grant final approval to the application should the Board find that the windows warrant replacement according to the SIS Guidelines and that the rear porch addition upholds those SIS Guidelines.

**Mr. Fava provided additional documentation to the Board for review (Exhibit 1).**

Mr. Fava presented his application to the Board.

**Town staff received one letter of public comment regarding this application (Exhibit 2).**

The Board was in favor of the application presented.

**Mr. Wichmann made a motion to grant final approval for the application presented. Ms. Wilson seconded this motion. All were in favor. None opposed. Motion passed unanimously.**

**2624 Atlantic Avenue:** Carl Berry, of Carl Berry Architecture, requested final approval to revise a previous DRB-approval to replace non-original windows and siding on this Traditional Island Resource property (PIN# 529-10-00-029).

Mr. Drayton stated that this property is an historic Traditional Island Resource property located outside of any of the designated historic districts on the island; the property's address was recently updated, so the survey card reflects an old address for this property. According to records the home was built around 1915 as an L-shaped cottage and the rear porch was part of a non-original addition that filled in the L; the date of the addition work is unclear, but it appears to have been added prior to Hurricane Hugo. In August 2023 the DRB approved minor changes to the rear facade as part of a renovation project, adding a covered porch and new stairway. The other changes to the exterior proposed by the applicant included new stairs on the front and repainting of the house. After further study and consideration, the applicant would like to do more comprehensive updates to the exterior façade than just repainting. Currently, the applicant is proposing to refurbish the entire exterior by repairing all original windows, siding and doors, and replacing with like kind any windows or siding that is deteriorated beyond repair or that is non-original to the historic home.

Mr. Drayton stated that there are no relief requests associated with this application, and the plans show the proposed locations for new windows and siding. It also appears the applicant is seeking to modify the size on a few fenestrations and remove one entirely on the left façade. From the plans it is unclear whether the applicant intends to retain any of the current siding or if any of the current siding is original; there is also a lack of clarity on which windows are original and historic.

Mr. Drayton stated that staff recommended that the Board consider the SIS Guidelines in determining if the proposed renovations will maintain the historic value of the home.

Mr. Berry presented his application to the Board.

**No public comment was made.**

Ms. Bohan stated that there is no clear evidence as to what exactly is historic and non-historic on this structure and asked the applicant to clarify. Mr. Berry stated that after meeting with Charles on site he believed that everything under the porch is historic and everything else isn't.

Ms. Wilson voiced her concern on the request. Ms. Wilson believed that the Board doesn't have a clear idea on the historical window placements and if the windows are historic and

would like this information to be presented to the Board to avoid any removal or relocations of historic windows.

**Mr. Wichmann made a motion to defer this application. Mr. Coish seconded this motion. All were in favor. None opposed. Motion passed unanimously.**

**Ms. Wilson recused herself from the application regarding 2430 Middle Street (Exhibit 3).**

**2430 Middle Street:** Heather Wilson, of Heather A. Wilson Architect, requested final approval to modify a previous DRB-approval and change the porch design on this historic cottage that is a Sullivan's Island Landmark property (529-06-00-012).

Mr. Drayton stated that this property is an historic Sullivans Island Landmark property. The historic cottage on the property had been vacant and mothballed for decades, prior to the current renovations underway per DRB approvals from December 2022 (for the main house and its addition) and May 2023 (for the accessory structure). Built in 1900, the cottage is located in both the Atlanticville Local and National Register Historic Districts and is considered as a "good example of late 19th to early 20th century island residential architecture". The applicant is now seeking to get approval for a change to porch on the front façade. The porch has already been reconstructed per the proposed plan, but it was not a part of either of the plans the DRB has previously approved. However, to be fair to the applicant, the proposed change originally showed up on the site plan submitted for the accessory structure permit, though it was not shown on the site plan at that time; since that was not part of the scope of review for those plans, staff did not recognize the alteration and permitted the accessory structure with no intent or knowledge that the approval would be considered to extend to the façade of the main house.

Mr. Drayton stated that the proposed porch and stairway design does not appear to be in keeping with the historic location of the stairs on the front facade which is not supported by the Secretary of the Interior's Standards for Entrances and Porches, but the applicant makes a compelling argument for the relocation of the entry stairs, citing the oaks on the lot, the interior configuration of the home, and the opportunity to further highlight the historic porch pickets found under the home during renovation.

Mr. Drayton stated that staff recommended granting final approval for the updates to the front façade of the cottage if the Board finds that the deviation from the Secretary of the Interior's Guidelines is justified by the applicant's explanation and that the changes will not diminish the historic integrity of the home.

Mr. Brett Elrod, applicant representative, presented his application to the Board.

**No public comment was made.**

Mr. Wichmann voiced his concern regarding the relocation of the stairs. Mr. Wichmann stated that the Secretary of Interior Standards suggests not changed the front façade of historic homes and wouldn't support this relocation without evidence that the current stairs were not in their current location.

Mr. Clarke stated that he believed that the yard represents more of the entry since the home is so far back on the lot and because of this doesn't see an issue with the stair relocation.

Ms. Bohan and Mr. Coish agreed with Mr. Wichmann's comments.

Mr. Wichmann suggested that the applicant come back to the Board with evidence that the current stairs were not in that location and then the Board could consider the approval of the relocation.

**Mr. Wichmann made a motion to defer the application presented. Mr. Coish seconded this motion. All were in favor. None opposed. Motion passed unanimously.**

**2415 Middle Street:** Jason Fowler, of Sea Island Builders, requested final approval to revise a previous DRB-approval to modify the scope of the renovations to this Traditional Island Resource and not replace the previous addition or replicate the church spire (PIN# 529-10-00-012).

Mr. Drayton stated that this is a unique property: the building was once a church which has been converted into a 2-unit home; it is on one of the smallest parcels on the island (± 3416 sf); and the building on the property sits across the parcel lines on one side. The applicant is seeking to restore the building into a compliant single-family home and is requesting that the proposed renovations and addition be approved as a historic renovation/addition to the property before requesting the historic status of the building that would render the existing site non-conformities, conforming, but would also limit the scope and direction of the proposed renovations of the property.

Mr. Drayton stated that records indicate that the church was constructed in 1920 as the Union Congregational Church. The 2007 historic resources survey identified the property as "Altered" stating there had been a loss in the historic integrity of the building through its conversion into a dwelling and the loss of all original windows and doors. The applicant's goal is to restore the building into a functional home and reconstruct the public-facing facades to pay homage to the previous use and form of the church. In 2023 the Board voted to approve a massive renovation to the old church that would have converted back into a single-family home and paid homage to the history of the building, while also removing an old addition from the rear of the property in exchange for a new two-story addition in the rear. At that same meeting in July 2023, the Board also designated the property as a Traditional Island Resource, protected under the Town's Historic Preservation Ordinance.

Mr. Drayton stated that the new plans before the Board, simplify the previously approved design in a few major ways:

- 1) The re-creation of a church spire is no longer sought by the applicant,
- 2) The rear addition will be renovated as a one-story element, instead of replacing the addition with a new 2-story addition, and
- 3) The building will not be picked up and moved off of the adjacent property, but the encroaching features of the building will be pulled back so that very little, if any, encroachment will remain on the adjacent parcels.

Mr. Drayton stated that staff is unclear from the application if the new design requires any relief from the DRB; it is certain that the new plans are less impactful, but the Board and staff need clarity on any relief needed to accomplish the newly proposed plans.

Mr. Drayton stated that staff recommended granting final approval for the renovation if the Board finds that the relief needed for this project is reasonable for the request and maintains the Standards for Neighborhood Compatibility, and the proposed plans adhere to the SIS Guidelines.

Mr. Fowler submitted additional plans to the Board (Exhibit 4).

Mr. Fowler presented his application to the Board.

**Town staff received letters from the public regarding this application (Exhibits 5, 6, and 7).**

Ms. Wilson voiced her concern regarding the fireplace and chimney being too tall and large and awkwardly placed between the windows. Mr. Fowler responded by stating that yes, they can reduce the fireplace a little bit.

The Board was in favor of the application presented.

**Mr. Wichmann made a motion to grant final approval for the application presented provided that the applicant reduce the firebox and the chimney size and install a 5 foot privacy fence around the property. Mr. Coish seconded this motion. All were in favor. None opposed. Motion passed unanimously.**

**2608 Myrtle Avenue:** Benton Grismer requested conceptual approval of the RS-District historic dwelling unit special exception. The plans include renovating the existing Traditional Island Resource cottage in situ and constructing a new single-family home spaced away from the cottage. (529-06-00-051).

Mr. Drayton stated that this is the DRB's first review of this project; the applicant is seeking the Board's conceptual approval of renovations to the historic cottage so that the request can move to the BZA for consideration of the special exception. The existing cottage structure is 1952 square feet, and the ordinance requires historic cottages to have less than 1200 square feet to be eligible for the special exception, so the applicant will need to prove to the Board that the addition work they intend to remove is, in fact non-original to the cottage and that the

additions are under 50 years old or if older than 50 years that the additions obscure the historic characteristics, features, or elements of the original cottage; and then they need to provide the Board with a preservation plan detailing the treatment of the historic cottage and its contributing elements during the restoration process.

Mr. Drayton stated that staff recommended conceptual approval for the restoration of the historic cottage if the Board finds that the applicants have adequately proven the additions do not contribute to the historic nature of the cottage and that their removal will meet the SIS Guidelines and render the cottage less than 1200 square feet.

Mr. Adam Loyd, property owner of 2608 Myrtle Avenue, presented his application to the Board.

**No public comment was made.**

Ms. Wilson was not in favor of the application presented because of the unconditioned space, massing and size and identifying what is historic and what is not. Ms. Wilson suggested that the applicant reduce the massing, come back to the Board with details on what is historic and what isn't on this home, reducing the size of the addition and removing the unnecessary unconditioned space.

Mr. Wichmann stated that the windows are a concern and it is unclear whether or not they are original or not. Mr. Wichmann requested that the applicant provide more detail on the historic parts of this home.

Mr. Clarke suggested that the applicant bring back and focus on restoring the historic cottage before requesting the ADU exception.

The Board stated their excitement for this project but felt that the applicant has several issues to address prior to getting conceptual approval such as:

1. Removing the unconditioned space.
2. Identifying the historical materials and locations on this structure such as windows, doors, siding, etc. and what is not historic.
3. Reduce the massing of the addition.
4. Focusing more on the historical renovation than the addition.
5. Not ask for the full 25% relief as the goal is to keep historical homes as intact as possible.

## **VI. NON-HISTORIC DESIGN REVIEWS:**

**1727 Atlantic Avenue:** Joel Adrian, of Studio 291, LLC, requested final approval for a new home construction and a pool with requests for additional principal building square footage and principal building coverage area, as well as second story side façade setback relief (PIN# 523-12-00-019).

Mr. Drayton stated that the three current requests for relief are below the maximum relief that the Board may grant for each request. The request for additional principal building square footage remains 12.7%; the principal building coverage area request remains at 15%; and the second story side façade setback relief request has not changed at 43%.

Mr. Drayton stated that at the meeting in June 2024 the Board did not express any concerns about the relief requests and was generally positive about the proposed plan; their main focus was trying to offer solutions to the elevation problem. The applicant listened to the Board's suggestions and has brought forward a compliant design by lowering joist depths by 4 inches in the floor systems on each floor and lowering the roof pitch to drop the ridge height another 4 inches. The applicant has addressed all other the considerations for approval.

Mr. Drayton stated that staff recommended the Board grant final approval provided that the Board finds the applicant's design aligns with the Standards for Neighborhood Compatibility.

Mr. Adrian presented his application to the Board.

**Town staff received one letter of public comment regarding this application (Exhibit 8).**

Mr. Bill Swayne, property owner at 1725 Atlantic Avenue, voiced his concern about the water run off from this property into his yard and asked if he would need to come to the DRB to modify his property to address the runoff. Mr. Drayton stated that he could submit a site work permit requesting to add 12 inches of fill onto his lot. Mr. Drayton stated that it could be possible to go to the BZA to get a relief for more fill but 12 inches is all that's allowed per the ordinance.

Mr. Charles Kellner, property owner of 1744 I' On Avenue, asked if there would be any modification or encroachment into the beach access next to this lot. Mr. Drayton stated no there is no modification or encroachment to the beach path.

The Board was in favor of the application presented.

**Mr. Coish made a motion to grant final approval for the application presented. Ms. Wilson seconded this motion. All were in favor. None opposed. Motion passed unanimously.**

**2. 2314 I'On Avenue:** Rachel Burton, of Swallowtail Architecture, requested a conceptual review of plans to elevate, relocate, and place additions on this existing home with a request for additional principal building square footage (PIN# 529-10-00-007).

Mr. Drayton stated that this is a request essentially to approve renovation and additions to an existing two-story home. The plans include removing the one-story addition in the rear and replacing it with a two-story addition, adding a 2nd-story front porch onto the house, and moving and elevating the house. The existing home is situated slightly west of center on the lot



and well within the front setback; the applicant intends to move the home to a more centered location on the lot and remove the existing non-conformity by pulling the house back from 1' On Avenue and out of the front setback of the lot. The proposed plan meets all the design standards in the zoning ordinance, except that the applicant is seeking a modest 3% increase in principal building square footage to allow the home to become 4237 square feet (142 sf above the standard). The plans to raise the home will bring the first floor, finished floor elevation and the ridge height to maximum allowed by the ordinance, but the coverage metrics for the lot will remain below the zoning standards. The applicant also intends to replace the existing in-ground pool with an elevated pool, roughly 7 feet above grade, that is integrated with the home per the ordinance requirements for above-ground pools. The 31-inch live oak located in the western side setback of the property needs to be considered in the planning phase, since the proposed pool and deck additions will encroach within the tree protection zone. There is one 3D rendering of the rear addition onto the home, but prior to final approval the applicant needs to provide 3D renderings of the front façade, as well, and streetscapes to show neighborhood compatibility.

Mr. Drayton stated that staff recommended preliminary approval of the request if the Board finds that the proposed additional work justify the small increase in principal building square footage and maintain the Standards for Neighborhood Compatibility.

Ms. Burton presented her application to the Board.

**Town staff received one letter of public comment regarding this application (Exhibit 9).**

Mr. Bob Heller, property owner at 2320 1' On Avenue, voiced his concern regarding the two-story front porches on the front façade as this does not meet neighborhood compatibility.

Ms. Wilson stated that you don't see two story porches on Sullivan's Island except for the Officers' Quarters. Ms. Wilson felt that the front façade looks large and would request that the applicant remove the second story porch. Ms. Wilson believed that the elevated pool was not appropriate and requested that the applicant lower the pool.

Mr. Clarke suggested providing some sort of roof break or allowing the front façade to look more like the rear to fit with the neighborhood compatibility of the Island. Mr. Clarke agreed with Ms. Wilson that the two-story porches was too much and to remove the 2<sup>nd</sup> story porch and to study reducing the elevation of the pool.

The Board was in favor of Ms. Wilson and Mr. Clarke's comments.

**Mr. Clarke recused himself from the application regarding 2314 Myrtle Avenue (Exhibit 10).**

**3. 2314 Myrtle Avenue:** Bryce Richey, of Clarke Design Group, requested a conceptual review of plans for a new home on this lot (following demolition of the existing home), with

requests for additional principal building square footage and principal building coverage area, as well as side setback relief (PIN# 529-06-00-066).

Mr. Drayton stated that this is an initial review for a new construction on a lot with an existing home the owners wish to demolish. Staff notes that there are many Categories 1 and 2 trees on the lot that will either need to be worked around or considered for mitigation in order to facilitate the project as proposed. The application features 3 requests for relief from the Board to allow for the proposed design: additional principal building square footage, additional principal building coverage area, and side setback relief. The side setback relief request is for a 6-foot encroachment into an 18-foot setback on the eastern side of the property; the proposed encroachment is a one-story element that is set about 45 feet behind the front façade. The requests for additional square footage and coverage are on the higher side but neither request is for the maximum relief. The applicant is seeking 209 extra square feet of lot coverage and an extra 462 square feet of conditioned square footage for the proposed design. Staff has also identified two runs along the first story facades that exceed the 30-foot maximum, so relief would need to be requested for principal building side façade relief prior to final approval. Other aspects of the plan that need to be shown prior to final approval include dimensions and materials shown on all elevations, streetscapes, and 3d renderings.

Mr. Drayton stated that staff recommended preliminary approval of the proposed plan provided the Board finds the design, with the requests for relief, upholds the Standards for Neighborhood Compatibility.

Mr. Richey presented his application to the Board.

**No public comment was made.**

Ms. Wilson suggested reducing the square footage to reduce some of the massing and possibly adding some sort of articulation on the side elevations.

The Board was in favor of Ms. Wilson's comments.

**4. 1742 Poe Avenue:** The Town of Sullivan's Island requested final approval to remove the historic designation of this property as a Traditional Island Resource property (523-08-00-035).

Mr. Drayton stated that staff documented related to this property do not provide much evidence of its history; the Town records related to the history of the property include the 2007 Historic Survey Card # 379 and archived records of a 1991-addition made to the house. The 2007 survey card does not provide any details in the listing of the home as historic or any features of the home that give it historic distinction. Also, the survey card identifies the property as a Traditional Island Resource, built circa 1920; staff found a USGS map from 1943 that does not show the home located on the property at that time. Town staff, including the Town's Building Official did an interior investigation of the home and found the component parts to be of 1950s or 1960s vintage, with no pieces of the home that appeared to point to a

1920 construction date. Staff then hired an historic preservation professional to provide an unbiased 3rd party historical analysis of the home. Mr. Drayton then presented highlights from the attached report to the Board and summarized that the report concluded the home to be of a post-World War II, 1950s vintage.

Mr. Drayton stated that the owner of the property wishes to demolish the existing home and build a new home on the property; to demolish the home, the property would need to have the Town's local historic designation of the property removed. The Board may grant a Certificate of Appropriateness for Demolition (Section 21-98) after consideration of the following criteria:

- 1) The contribution which the structure makes to the historic and architectural nature of the Town, individually and/or in relation to other structures in the area.
- 2) The condition of the structure from the standpoint of structural integrity and the extent of work necessary to stabilize the structure. and
- 3) The economically viable alternatives to the demolition.

Staff feels the most compelling criteria to consider is #1, as the structure, built in the 1950s, does not belong on the historic designation list as a Traditional Island Resource property; those properties are typically between 80 and 120 years old. Post World War II homes should be part of a new category of historic homes that the Town has yet to adopt into the historic framework of the Island. It appears to staff that the property was listed in error based on a drive-by assessment and incorrect Charleston County records stating the 1920 construction date; there is nothing about the house that makes a case for it being a Traditional Island Resource.

Mr. Drayton stated that staff recommended final approval for removing the historical designation of Traditional Island Resource property from the parcel now addressed as 1742 Poe Avenue, based on Criteria 1 for issuing a Certificate of Appropriateness for Demolition.

Mr. Ray Dlugos, property owner of 1749 Middle Street, stated that he was told that this structure used to be the Baptist Church and was relocated to this lot.

Mr. Charles Kellner, property owner of 1744 I' On Avenue, stated that he was told this structure used to be used as the nurses' quarters during the war.

Ms. Wilson voiced her concern regarding removing this as a historic home.

Mr. Wichmann made a motion to grant approval to remove this structure from the historical designation list. Mr. Askins seconded this motion. Motion failed 3 to 3. Ms. Wilson, Mr. Clarke and Mr. Coish were not in favor.

Mr. Wurthmann informed the Board that the historic card identified it as a 1920 home and there is no evidence of any 1920s construction in the home.

**Mr. Wichmann made a motion to grant approval to remove this structure from the**

**historical designation list as a Traditional Island Resource. Mr. Coish seconded this motion. All were in favor. None opposed. Motion passed unanimously.**

**5. 1742 Poe Avenue:** Carl McCants, of MC3 Designs, requested preliminary approval of plans for a new home on this lot (following demolition of the existing home), with requests for additional principal building square footage and principal building coverage area (PIN# 523-08-00-035).

Mr. Drayton stated that this is an initial review for a new construction on a lot with an existing home the owners wish to demolish. The existing home on the lot is located toward the rear of the lot by Poe Avenue and oriented towards Middle Street with a large front yard. The applicant is seeking to re-orient the property to align with the Sullivan's Island traditional orientation, and the typical orientation per the zoning ordinance, Section 21-30, which typically designates the "front" of a property as the beach-facing façade. The ordinance states that double-frontage lots and corner lots (both applying to this lot) are to be oriented toward the beach, unless they are replacing a principal building that was oriented differently. Since this property has a home oriented towards Middle Street (away from the beach), the Board will need to find the re-orientation of the property is a change to the design standard that achieves greater Neighborhood Compatibility. The applicant did not identify this relief request, but it will be considered by the Board prior to final approvals.

Mr. Drayton stated that in addition to the need for a re-orientation request, the applicant has identified two relief requests to present to the Board in seeking approval for the new home's design: principal building square footage and principal building coverage area increases. The request for additional square footage is 403 sf, less than the maximum request of 500 sf allowed for this property and representing an 11.4% increase from the standard. The coverage area request is minor also, representing a 4% increase; the applicant is requesting 91 additional sf of coverage. All other aspects of the design are compliant with the zoning standards. The applicant will need to add notes to the elevations indicating the openings in the foundation enclosures, the dimensions for the foundation piers, and show the additional front yard setback line. Also, the Board needs to see the ground floor plan, streetscapes, and 3D renderings of the project before considering final approval.

Mr. Drayton stated that staff recommended preliminary approval of the proposed plan provided the Board finds the design, with the requests for relief, upholds the Standards for Neighborhood Compatibility.

Ms. Daphnie Wertz, applicant representative, presented the application to the Board.

Mr. Charles Kellner, property owner of 1744 I' On Avenue, asked where the applicant was intending to place the garage and driveway because his driveway is currently on Poe Avenue, and they already have several issues with backing out on a tight street and is concerned about adding to the congestion.

Mr. Ray Dlugos, property owner of 1749 Middle Street, stated that after reviewing the applicants plans, the variance request and square footage totals don't add up accurately as his application requests a 403 square foot request which would put the home at 3,900 square feet not 5,725 square feet which is what is on the plans. Mr. Dlugos also voiced concern about a driveway placement on Poe Avenue. Mr. McCants clarified that the driveway will be placed on Artillery not Poe Avenue and that the square footage calculation Mr. Dlugos found on the plans was an artifact from a previous plan, left on these plans in error.

Ms. Wilson voiced her concern regarding the front of the home being placed on Poe Avenue. Ms. Wilson feels that the front façade should remain on Middle Street to remain in compliance with neighborhood compatibility. Ms. Wilson also stated that this lot is next to a high volume immunity and having a pool on the side of the lot where there is a higher volume of people next door is not acceptable. Ms. Wilson suggested making the front façade along Middle Street, placing the pool on the other side of the lot and placing the driveway on Middle Street. Ms. Wilson asked the applicant to provide a streetscape of the neighborhood and to also consider reducing the massing of the home.

Mr. Wichmann stated that this is kind of a harsh transition from what is currently on the lot. Mr. Wichmann agreed with Ms. Wilson to keep the front façade on Middle Street, reduce the massing of the structure, place the driveway along Middle Street, and place the pool on the residential side of the lot not tennis court side.

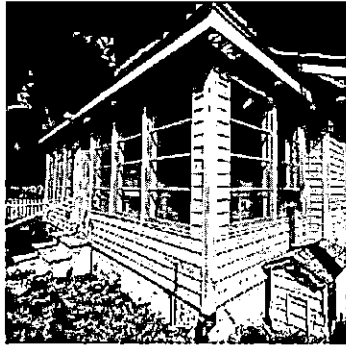
Ms. Wilson suggested more articulation to break up the running wall.

The Board was in favor of Ms. Wilson and Mr. Wichmanns comments.

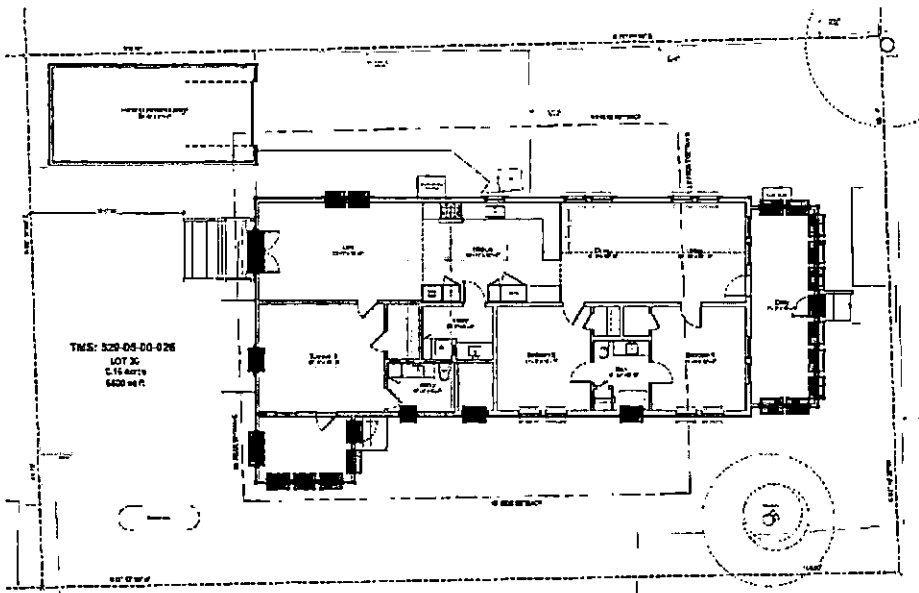
**VII. ADJOURN: Mr. Wichmann made a motion to adjourn at 7: 25 p.m. Mr. Coish seconded this motion. All were in favor. None opposed. Motion passed unanimously.**

  
Beverly Bohan, Chair

  
Date



DRB WINDOW HANDOUT  
2214 JASPER BLVD  
07.17.2024



ORIGINAL FOOTPRINT  
c. 1935/40

REAR ADDITION & PORCH  
INFILL c. 1970

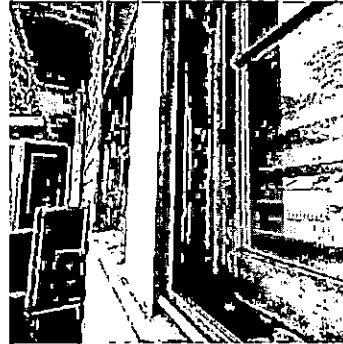
EXISTING FLOOR PLAN



**CATEGORY A**  
NON HISTORIC ALUM.  
WINDOWS  
PAGE 03



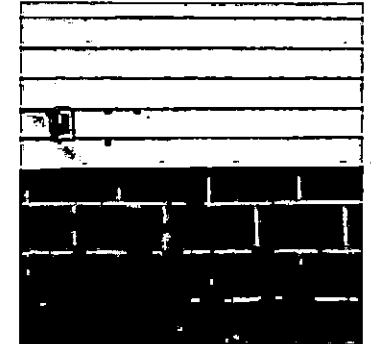
**CATEGORY B**  
NON HISTORIC REPLACED  
WINDOWS W/ STORM WINDOWS  
PAGE 04



**CATEGORY C**  
NON HISTORIC SASH REPLACEMENT  
W/ STORM WINDOWS  
PAGE 05



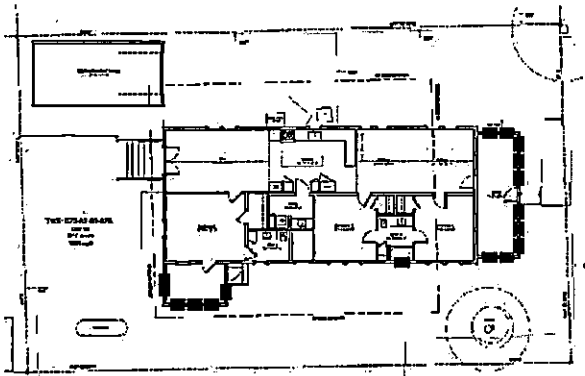
**CATEGORY D**  
NON HISTORIC DOORS  
PAGE 06



**CATEGORY E**  
MISC. NON HISTORIC ITEMS  
PAGE 07

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VOTAVA RESIDENCE  
2214 JASPER BLVD  
07.17.2024



EXISTING FLOOR PLAN



**CATEGORY A**  
NON HISTORIC ALUM.  
WINDOWS



NON ORIGINAL ALUM. WINDOW SET



NON ORIGINAL FULLY ALUM. WINDOW SET

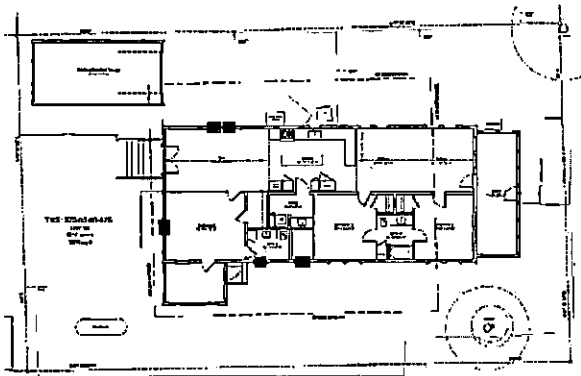


NON ORIGINAL ALUM. WINDOW DETAIL

### 03 | Non Historic Aluminum Windows

VOTAVA RESIDENCE  
2214 JASPER BLVD  
07.17.2024

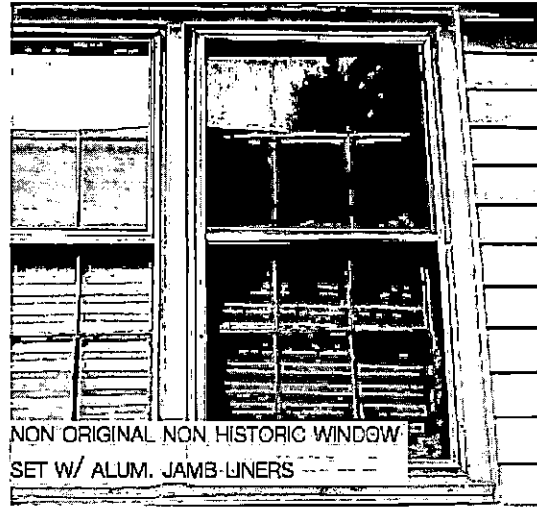




EXISTING FLOOR PLAN



**CATEGORY B**  
NON HISTORIC REPLACED  
WINDOWS W/ STORM WINDOWS



NON ORIGINAL NON HISTORIC WINDOW  
SET W/ ALUM. JAMB LINERS



DETERIORATED WOOD SASH W/ ALUM.  
JAMB



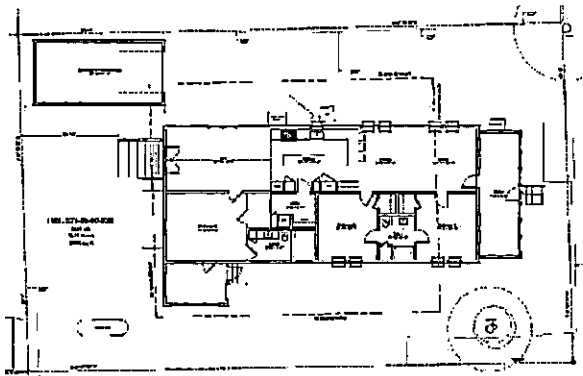
NON HISTORIC ALUM. JAMB W/ VINYL  
GLIDE

# 04 | Non Historic Replaced Windows with Storm Windows

VOTAVA RESIDENCE  
2214 JASPER BLVD  
07.17.2024

ccfeva architects, etc. inc. | 54 Broad Street, Charleston | 843.723.5099 | ccfeva.com

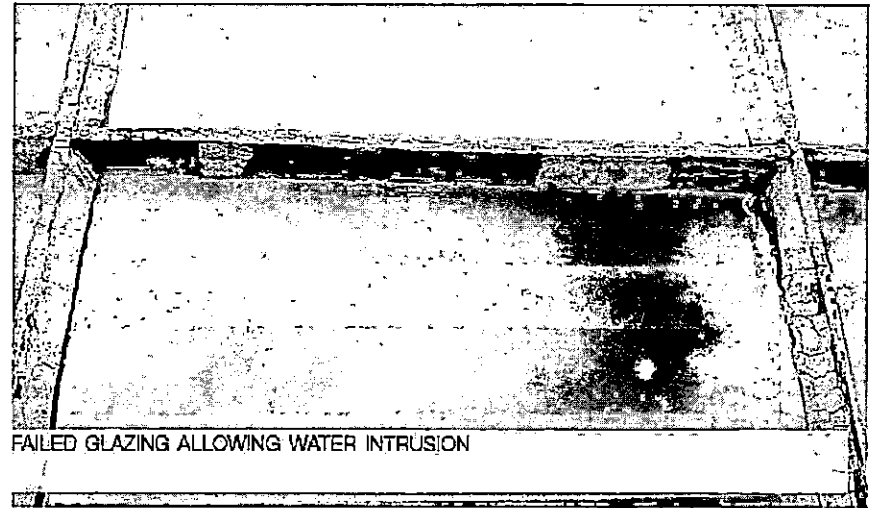




EXISTING FLOOR PLAN



NON ORIGINAL- DETERIORATED WOOD  
RAIL & SASH



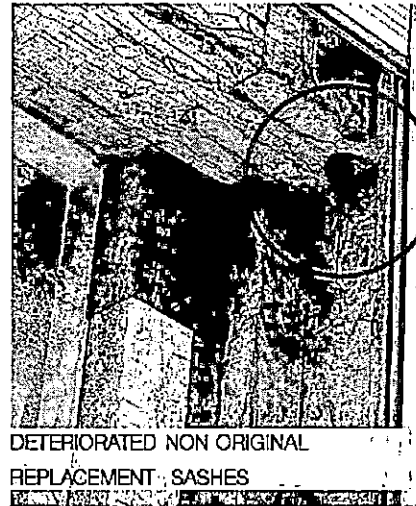
FAILED GLAZING ALLOWING WATER INTRUSION



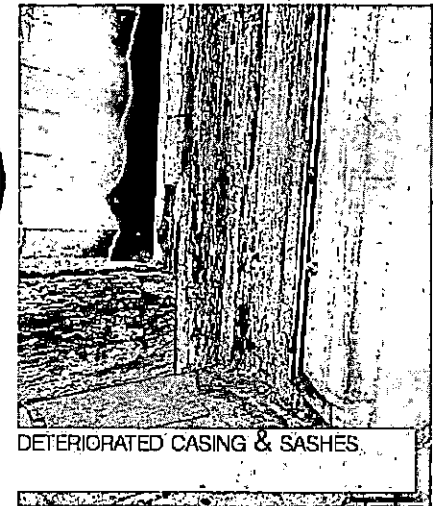
CATEGORY C  
NON HISTORIC SASH REPLACEMENT  
W/ STORM WINDOWS



FAILED GLAZING



DETERIORATED NON ORIGINAL  
REPLACEMENT SASHES



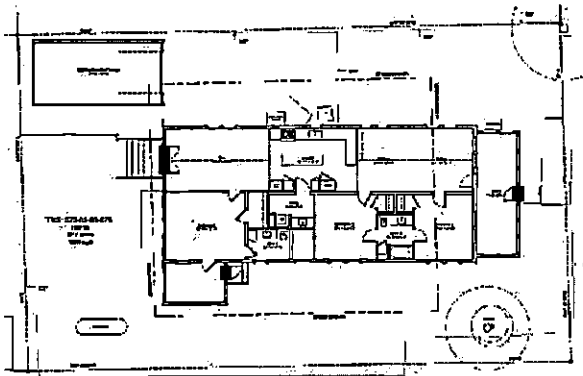
DETERIORATED CASING & SASHES

# 05 | Non Historic Sash Replacement with Storm Windows

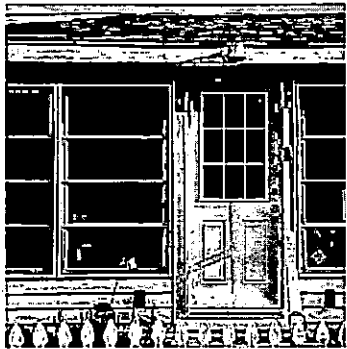
VOTAVA RESIDENCE  
2214 JASPER BLVD  
07.17.2024

cofava architects, etc. inc. | 54 Broad Street, Charleston | 843.723.5099 | cofava.com





EXISTING FLOOR PLAN



CATEGORY D  
NON HISTORIC DOORS



NON-ORIGINAL NON-HISTORIC FIBERGLASS  
DOOR



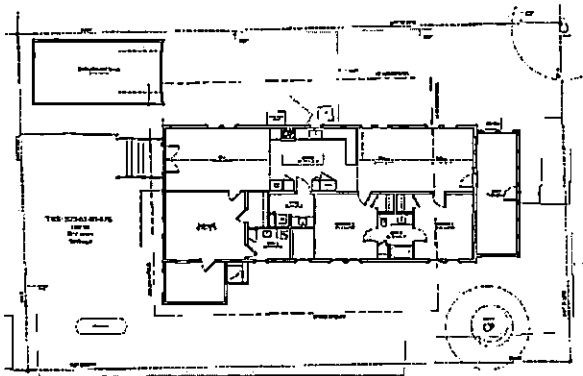
NON-ORIGINAL NON-HISTORIC FIBERGLASS  
DOOR



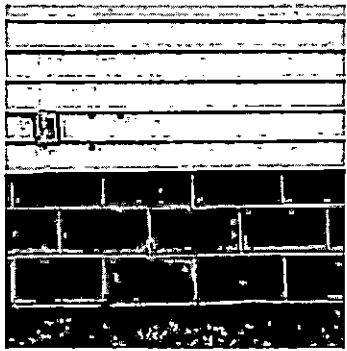
NON ORIGINAL NON HISTORIC FIBERGLASS  
DOOR

# 06 | Non Historic Doors

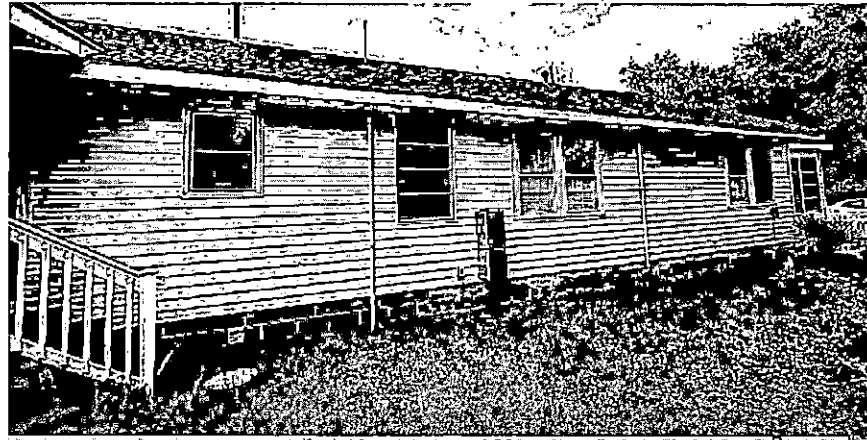
VOTAVA RESIDENCE  
2214 JASPER BLVD  
07.17.2024



EXISTING FLOOR PLAN



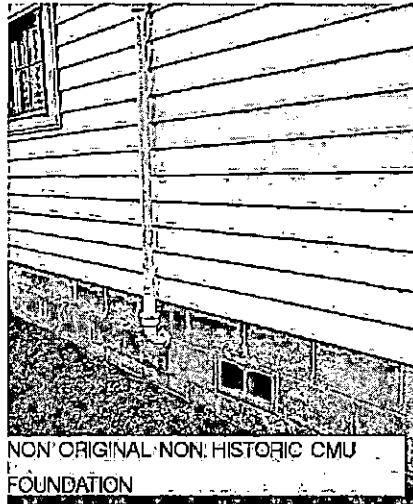
CATEGORY **E**  
Misc. Non Historic  
Items



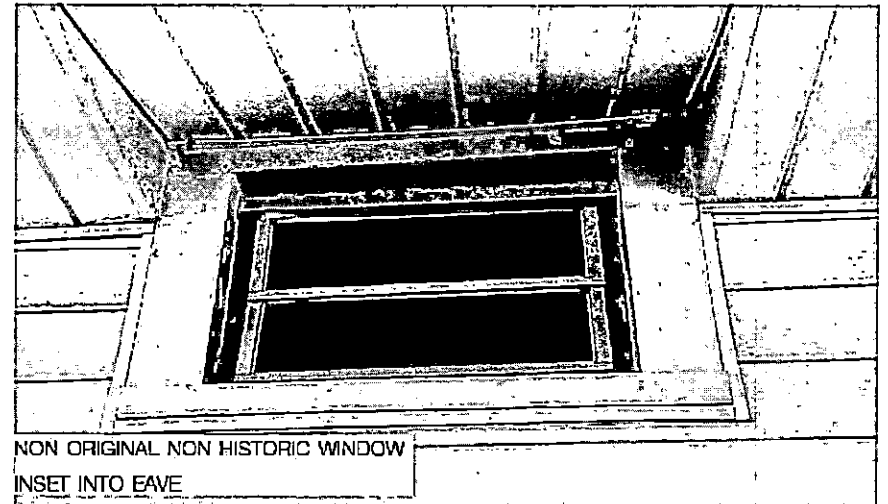
NON-ORIGINAL NON-HISTORIC CMU FOUNDATION, ASPHALT SHINGLE ROOF, & FURNACE VENT STACKS



NON-ORIGINAL NON-HISTORIC CONCRETE STAIRS & VINYL SIDING



NON-ORIGINAL NON-HISTORIC CMU FOUNDATION



NON-ORIGINAL NON-HISTORIC WINDOW INSET INTO EAVE

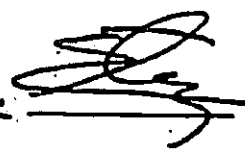
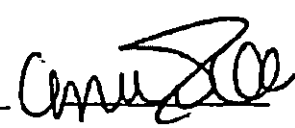
## 07 | Miscellaneous Non Historic Items

VOTAVA RESIDENCE  
2214 JASPER BLVD  
07.17.2024

e.

To Whom it May Concern

We the undersigned have had the opportunity to review the proposed rear porch addition plan for the home of Patricia Votava @ 2214 Jasper Boulevard and have no objections. We respectfully ask for your approval of their submission. Thank you.

NAME	STREET ADDRESS	SIGNATURE	DATE
Emily Alvarez	2213 Myrtle Ave, SE, se		5/28/24
Cynthia Rob	2208 Jasper Blvd		5/29/24

JUNE FISCHER	2216 jasper boulevard	per call w votava	05.31.24
bryan lewis	2217 myrtle avenue	per communication with bryan lewis/owner	06.10.24

architects, etc. 54 Broad Street Charleston, South Carolina 29401 843.723.5099



## RECUSAL STATEMENT

Member Name: Heather Wilson

Meeting Date: July 17, 2024

Agenda Item: 3      Section: F      Number: 3

Topic: 2430 Middle Street

*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:**

4 Professionally employed by or under contract with principal

\_\_\_\_\_ Owns or has vested interest in principal or property

\_\_\_\_\_ Other: \_\_\_\_\_

[Signature]  
Member Signature

7.15.24  
Date

[Signature]  
Signature of Official

7/15/24  
Date

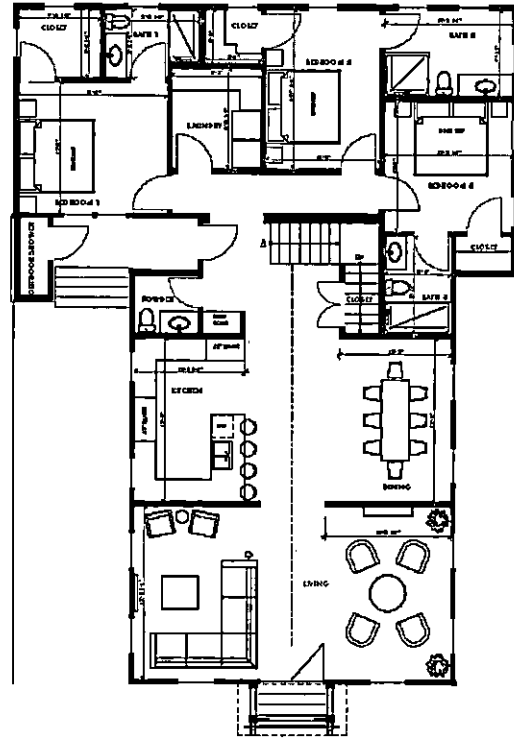
Handwritten text, possibly a signature or name, located in the upper right quadrant of the page.

Handwritten text, possibly a date or reference number, located in the lower left quadrant of the page.

Handwritten text, possibly a date or reference number, located in the lower right quadrant of the page.

**FLOOR PLAN NOTES**

1. All doors shall be 28" wide by 80" high. All doors shall be 28" wide by 80" high. All doors shall be 28" wide by 80" high.
2. All windows shall be 24" wide by 48" high. All windows shall be 24" wide by 48" high. All windows shall be 24" wide by 48" high.
3. All windows shall be 24" wide by 48" high. All windows shall be 24" wide by 48" high. All windows shall be 24" wide by 48" high.
4. All windows shall be 24" wide by 48" high. All windows shall be 24" wide by 48" high. All windows shall be 24" wide by 48" high.
5. All windows shall be 24" wide by 48" high. All windows shall be 24" wide by 48" high. All windows shall be 24" wide by 48" high.



1 NEW FIRST FLOOR PLAN  
Scale: 1/8" = 1'-0"

**CONTRACTOR**  
 JAMES W. HARRIS, INC.  
 1111 W. BROADWAY, SUITE 100  
 CHARLOTTE, NC 28202  
 WWW.JWHARRIS.COM

**York Residence**  
 2413 Middle Street  
 Columbia, SC 29205

2/13/2014	DRB PRELIM

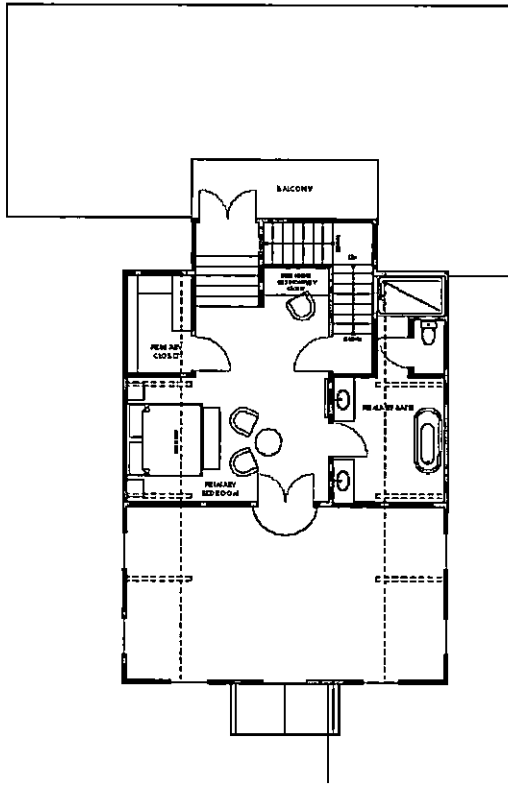
PROJECT: 2413 MIDDLE ST  
 DATE: 4/3/14  
 DRAWING NO: 241  
 COMPLEX: BSA ISLAND BUILDERS

**NEW FIRST FLOOR PLAN**

Sheet No. 217

**A-103**  
 SHEET 2 OF 2





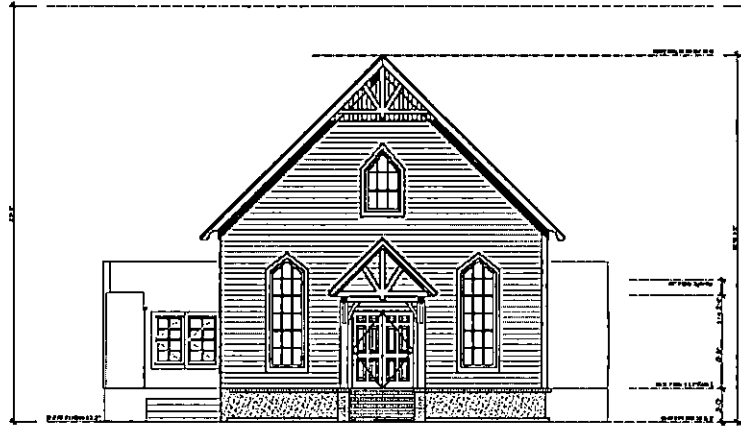
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1 NEW SECOND FLOOR PLAN  
 SCALE: 1/4" = 1'-0"

**CONTRACTOR**  
 NAME OF CONTRACTOR  
 ADDRESS  
 CITY  
 STATE  
 ZIP  
 PHONE  
 FAX  
 E-MAIL  
 WEBSITE

**York Residence**  
 2413 Middle Street  
 Beaufort, NC 28520

PROJECT NO.	2413 MIDDLE
DATE	4/9/23
DESIGNED BY	SEA
CHECKED BY	SEA
SEA ISLAND BUILDERS	
SHEET NO.	
<b>NEW SECOND FLOOR PLAN</b>	
P&C NO. 517	
<b>A-106</b>	
SHEET 25 OF 47	



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

**CONSULTANTS**  
 ARCHITECT  
 125 WEST MAIN ST  
 CHARLOTTE, NC 28202  
 (704) 375-1111  
 WWW.CSARCHITECT.COM  
 STRUCTURAL ENGINEER  
 1175 W. WILSON ST  
 CHARLOTTE, NC 28202  
 (704) 375-1111  
 WWW.CSARCHITECT.COM  
 LANDSCAPE ARCHITECT  
 1175 W. WILSON ST  
 CHARLOTTE, NC 28202  
 (704) 375-1111  
 WWW.CSARCHITECT.COM

**Yolk Residence**

2413 Middle Street  
 Sullivan Island, SC  
 29402

2/18/2014 DATE PLOTTED


PROJECT: 2413 MIDDL  
 DATE: 5/1/14  
 DRAWING NO: 544

CONTRACTOR:  
 BIA ISLAND BUILDERS

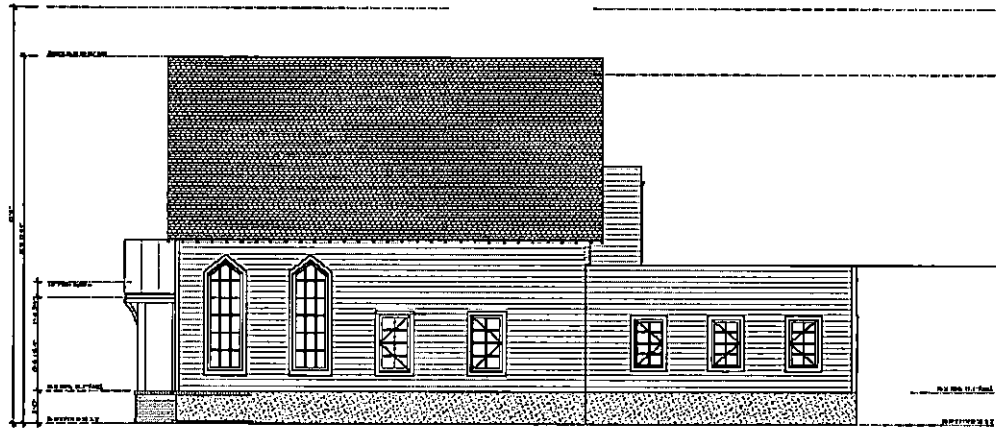
SHEET TITLE

FRONT  
 ELEVATION

PRC 010 517

**A-201**  
 SHEET 09 OF 17

**CONSULTANTS**  
 CCA, P.C.  
 1730 W. 10TH STREET  
 CHARLOTTE, NC 28202  
 (704) 375-1111  
 WWW.CCA-ARCHITECTS.COM  
 CCA, P.C.  
 1730 W. 10TH STREET  
 CHARLOTTE, NC 28202  
 (704) 375-1111  
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 CCA, P.C.  
 1730 W. 10TH STREET  
 CHARLOTTE, NC 28202  
 (704) 375-1111  
 WWW.CCA-ARCHITECTS.COM



1 RIGHT ELEVATION  
 SCALE: 1/4" = 1'-0"

**Yook Residence**

2415 Middle Street  
 Sullivan's Island, SC  
 29405

2/15/2014	CR 001.00

PROJECT	2415 MIDDLE ST
DATE	3/1/14
DESIGNED BY	SAE
CHECKED BY	
STA. ISLAND BLDG. 1000	

SHEET TITLE

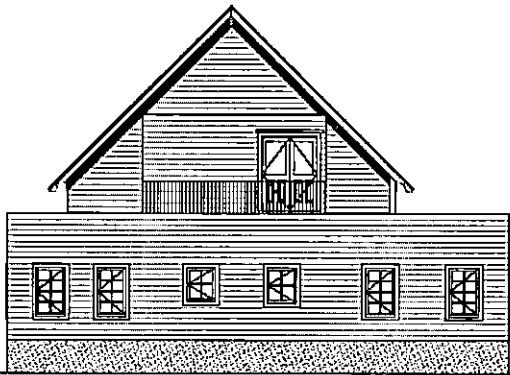
RIGHT ELEVATION

PRC:HS:KIT

**A-202**  
 SHEET 21 OF 47

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SIA ISLAND BUILDERS  
 1405 SIA ISLAND BLVD  
 FLEMING ISLAND, FL 32031  
 (904) 828-1111  
 WWW.SIAISLANDBUILDERS.COM  
 SIA ISLAND BUILDERS - AIA  
 1405 SIA ISLAND BLVD  
 FLEMING ISLAND, FL 32031  
 (904) 828-1111  
 WWW.SIAISLANDBUILDERS.COM



1 REAR ELEVATION  
 Scale: 1/4" = 1'-0"

**Yolk Residence**

2415 Middle Street  
 Columbia, SC  
 29402

2/14/2014 DATE PLOTTED

PROJECT: 2415 MIDDLE ST  
 DATE: 5/1/14  
 DRAWING: 144

COMPANY: SIA ISLAND BUILDERS

SHEET TITLE

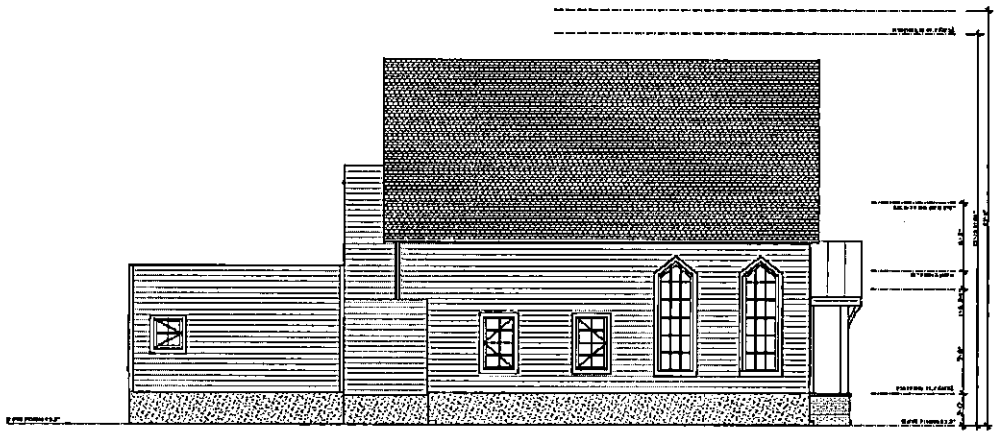
REAR  
 ELEVATION

144 OF 147

**A-203**  
 SHEET 2 OF 7

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CONSULTANT  
 ARCHITECT  
 1114 W. 10th Street, Suite 101  
 Charleston, SC 29401  
 WWW.ARCOARCH.COM  
 STRUCTURAL ENGINEER  
 1114 W. 10th Street, Suite 101  
 Charleston, SC 29401  
 WWW.ARCOARCH.COM  
 LANDSCAPE ARCHITECT  
 1114 W. 10th Street, Suite 101  
 Charleston, SC 29401  
 WWW.ARCOARCH.COM



1 LEFT ELEVATION  
 SCALE: 1/4" = 1'-0"

**Yolk Residence**

2415 Middle Street  
 Sullivan Island, SC  
 29405

1/18/2018	DRG 001 Rev

PROJECT: 2415 MIDDLE ST  
 DATE: 5/1/2018  
 COMPILE: SAA

SEA ISLAND BUILDING

SHEET 001E

LEFT ELEVATION

DRG NO. 011

**A-204**

1 OF 27

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To members of DRB,

The Wade family is in favor of the plans presented for 2415 Middle Street, dated 6.15.24.

We do ask that the construction of a 7 foot tall privacy fence be added to the scope of this project, to be installed along our adjacent property line to screen the proposed driveway area from our backyard at 2420 I'on Ave.

Because 2415 Middle Street essentially sits on our shared property line, there is no room for any landscaping screen or buffer..

A privacy fence would be a proper alternative.

Thank you for your consideration and thoughtful work on this project.

Sincerely,

Derek

Derek Wade

**2420 I'on Ave.**

843.296.3731

[derek@carolina-nursery.com](mailto:derek@carolina-nursery.com)

Exhibit C


DW

Derek Wade <derek@carolina-nursery.com>

To: Jason Fowler

Thu 5/23/2024 1:25 PM

Cc: 'Leslie Wade' <lesliewade123@gmail.com>; 'Evelyn Helfrick' <helfrick1@verizon.net>; +2 others

 Combined 050224.pdf  
543 KB

Jason,

Thank you for sharing the revised plans for 2415 Middle Street, dated 4.3.24 & 5.1.24. We have no objection to the plans as presented. Our family looks forward to seeing this neighboring property restored and occupied.

We do have concerns about potential spillage of work activity and debris onto our property at 2420 I'on during construction. As we have discussed in days past, we can allow for some work to occur on our property, but will require the temporary installation of a nominal 6' chain link fence with black filter fabric along the length of the property, a nominal 4 feet from the property line.

We also have concerns about the proximity of the proposed parking /service area so close to the property line. In lieu of a normal vegetative landscape buffer planted on your side, we request that future plans include the installation of a permanent, nominal 8' tall privacy fence to be installed along the property line from the corner of the proposed outdoor shower to the corner of the property along Middle Street. Thank you.

Good luck with this project and we look forward to working with you for everyone's benefit.  
Regards,  
Derek

Derek Wade  
DWDesign  
843.296.3731  
derek@carolina-nursery.com

May 17, 2024

Charles and DRB board members,

Please accept this letter as support for the revised renovations that are proposed for 2415 Middle Street. These new plans were shared with us by Jason Fowler with Sea Island Builders on 5/6/24. It showed plans that keep the height and mass of the home current. The plans also show the same window and door count and locations with similar sizes on the side and rear that border our property, which are consistent with what has been in for more than 20 years. Jason has also assured us that the relocation of the HVAC unit will be done to make sure the unit is wholly located on 2415's property.

We look forward to reviewing any changes in the plans (if any) and landscaping plans (when available) , and we look forward to construction starting on this property sooner than later.

Sincerely,

A handwritten signature in black ink, appearing to read 'JL Fabrizio', with a long horizontal line extending to the right.

Jason and Lynn Fabrizio

2414 Ion Ave

843.200.8764



Tal Askins  
Beverly Bohan  
Phil Clarke  
Ron Coish  
F. C. (Bulky) Wichmann  
Heather Wilson

Re. 1727 Atlantic Avenue application, Joel Adrian, of Studio 291, LLC, requests final approval for a new home construction and pool with requests for additional principal building square footage and principal building coverage area, as well as second story side facade setback relief.

Basically, the lot owner, John Derbyshire, wants to build the biggest, most expensive, house possible on this lot. Their first proposal was for the house to have a side entry garage that faced the paved Sand Dunes beach access path. The Board preferred the garage be on the opposite side of the house, facing the gravel driveway to my house at 1725 Atlantic Avenue.

A problem I see with this design is "human nature." Rather than stay on one's driveway and attempt a hard left turn into the garage, the further owners of this house would likely drive down both driveways, straddling the 3'2" wide grass strip between driveways. This would allow them an easier, more gradual, turn into their garage. I would constantly be smoothing out the furrows of gravel caused by the sharp turns on my gravel driveway.

If the house must have a westerly facing garage, I would improve the design with the following suggestion. Move the 10' wide driveway 3'2" to the west making the sidewalk to the front door 3'2" longer, giving the landscaping on the west side of the house 6' of depth instead of the currently planned 3' of depth. This would put the length of this house's driveway along and immediately adjacent to the west side property line.

After a heavy rain, water from Bill and Pam Rayburn's property currently runs across my driveway onto the even lower 1727 Atlantic Avenue lot. The elevation of the proposed house would, at times, turn my driveway into a canal. This proposal would solve that problem. My offer to the developer would come with their agreement to build a 10' wide pervious paver driveway on my side of the shared property line to the end of the shared property line. The house would then appear to have a more stately 20' wide entry driveway."

Is it possible, under town rules, to have two driveways, adjacent to each other, along a shared property line?

Joel Adrian responded in a favorable manner when I discussed this idea with him, but I have no agreement with Studio 291 or John Derbyshire. The purpose of this email is to explain a proposal that would solve a current drainage problem. I wanted you to understand my position. I appreciate you reading this lengthy email. See you on Wednesday.

Bill Swayne  
704-904-4491  
Bill Swayne

Dear DRB:

Regarding the application for 2314 Ion Avenue, raising and moving house and adding porches.

We would suggest the front facing (onto Ion Avenue) double porches should be reconsidered, in regards to neighborhood compatibility. If you look at least two blocks to the east, on the north side of Ion we share with 2314, you will not see a house with two story full double porches on a fully elevated house facing Ion. Nor will you see that on the block we share with 2314.

Thank you,

Robert and Kathy Heller

2320 Ion Ave, Sullivan's Island, SC 29482

678-570-3595 (cell)

[penn80@gmail.com](mailto:penn80@gmail.com)



# RECUSAL STATEMENT

Member Name: Phil Clarke

Meeting Date: July 17, 2024

Agenda Item: 8 Section: G Number: 3

Topic: 2314 Murtle Ave

*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: \_\_\_\_\_

Member Signature

\_\_\_\_\_ Date

Signature of Official

7/15/24  
Date

