

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

**REGULAR MEETING MINUTES
Wednesday, March 20, 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, Heather Wilson, Phil Clarke, and Ron Coish.

Town Council Members 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:

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 FEBRUARY 21, 2024:** Mr. Wichmann made a motion to grant approval for the February 21, 2024 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:

2602 Atlantic Avenue: Brandon Gaskins, attorney at law with Moore & Van Allen, PLLC, is representing Mr. Randy Friedman in the rehearing of his request from December 2023 to remove six (6) historic windows from this Traditional Island Resource property (529-10-00-033).

Mr. Drayton stated that This is a rehearing of a requested historic window replacement that was denied in December 2023. The applicant has asserted that there is evidence about the historic windows that was not available to him in December that would be material to the Board's determination; the applicant also asserts that the staff report in December mislead the Board into thinking the windows were a critical component of the Board's review and to the decision rendered in the 2019 CoA. Staff has reviewed the audio from the March 2019 and is providing transcripts from that meeting, wherein the Board's discussion includes references to maintaining the historic windows. There are also emails between the applicant/architect and the Town's Zoning Administrator from December 2019, when the renovation and addition project was underway, in which the architect asks if the historic windows can just be replaced since they are in bad condition, and the ZA's response is that the historic windows are important and there are preservation guidelines that support extensive rehabilitation of windows.

Mr. Drayton stated that this property is an historic Traditional Island Resource property, notably the former residence of Judge Waring located just outside of the Atlanticville Local and National Register Historic Districts; the Atlanticville Local Historic District is adjacent to the property on the I' On Avenue side. The historic home was constructed around 1900 and underwent extensive renovations in around 1975 and 2019. In 2019 the 6 windows that are in question were meticulously refurbished and returned to their locations in the home per the direction of the DRB. In October 2023 staff caught the contractor in the act of replacing those 6 windows without a permit or a CoA in October; a stop work order was issued, but staff did allow the homeowner to keep the new windows that had been illegally put in place to remain until the Board could review the project, so that the owner would not have unsecured openings to his home in the interim. As noted in the contractor's submittal to the DRB, which include the plans submitted to the DRB for approval in 2019, the 6 windows in questions were and are clearly noted with "Repair Existing Window" on each of window locations on the plans.

Mr. Drayton stated that staff recommended the Board should uphold their previous decision denying the request to replace the windows, based on the additional factual evidence provided by staff regarding the importance of the historic windows, and confirm that the windows are to be refurbished and placed back on the home in their historic locations in concert with the SIS Guidelines.

Mr. Drayton submitted the official transcript of the March 2019 DRB Meeting minutes and an email exchange between the former Zoning Administrator and the previous architect on this project for the record (Exhibits 1 and 2).

Mr. Gaskins presented his application to the Board.

No public comment was made.

The Board felt that it is their duty to uphold the historic nature of the six windows and were in favor of town staff's recommendation.

Mr. Coish made a motion to require the applicant to repair the original six windows and place them back in their original locations. Mr. Wichmann seconded this motion. All were in favor. None opposed. Motion passed unanimously.

2513 I 'On Avenue: Eddie Fava, of E.E. Fava architects, requested final approval for the proposed renovation work to this Sullivan's Island Landmark property, with historic exemption requests for additional principal building square footage and principal building coverage area (PIN# 529-10-00-037).

Mr. Drayton stated that this is the DRB's fourth review of this project, counting the site visits that were conducted by Board members on Thursday, March 14 of last week. At the February 2024 meeting the Board deferred action to approve the project to have an opportunity to make site visits to the home with the applicant. While the Board members remained generally in favor of the project and the minimal changes that are being proposed to the historic home, concerns were raised about some of the windows and their proposed treatments. Staff has reviewed each of the windows with the applicant and understands that none of the historic windows are proposed to be removed from the home but that several of those windows are proposed to be relocated to more prominent locations with the renovation.

Mr. Drayton stated that staff recommended final approval if the Board finds the applicant's historical analysis of the structure, renovation plans, and the modest requests meet the Standards for Neighborhood Compatibility and the SIS Guidelines for Rehabilitating Historic Properties.

Mr. Fava presented his application to the Board.

Town staff received six letters of public comment regarding this application (exhibits 3-8). Ms. Gress stated that after the public comment submittal deadline, town staff received an additional three letters in favor of the application presented.

Ms. Cindy Ewing, property owner of 2514 Ion Avenue, stated that this is all about the windows and does not meet the Secretary of Interior Standards. Ms. Ewing stated that a precedent was set when the Board asked the applicant to pause their process for Brady's Tavern to allow for a preservationist to review the plans. Ms. Ewing asked the Board to consider deferring this application and stated that a historic preservationist should be brought in for every historic structure. Ms. Ewing stated that Mr. Johnathan Poston, a historic preservationist, believed that this application does not meet any of the historic standards. Ms. Ewing stated that the Comprehensive Plan promotes historic structures.

Ms. Bohan suggested that the applicant changed the front façade to match more of the original structure as shown on the Sanborn maps to stay within restoring the original historical structure.

The Board was in favor of Ms. Bohan's suggestions.

Mr. Wichmann made a motion to grant final approval for the application presented provided that the applicant modify the façade dormer to reflect the original design shown on the Sanborn map. Mr. Coish seconded this motion. All were in favor. None opposed. Motion passed unanimously.

Mr. Clarke recused himself from the presentation regarding 2814 Brooks Street (Exhibit 9).

2814 Brooks Street: Bryce Richey, of Clarke Design Group, requested final approval to restore this historic cottage and construct a large addition and detached garage on the property, with requests from the Board for additional principal building square footage and for side yard setback relief (529-07-00-046).

Mr. Drayton stated that this is the Board's second review of this project; the applicant presented his conceptual plan to the Board in February 2024, which the Board was in favor of and granted preliminary approval to move the concept forward. The Board made comments about the second story, liking its size and the careful location away from the historic cottage but were confused by the dormers. The dormers have been more fully considered and the second floor has been expanded to add a third bedroom upstairs. The Board also expressed interest in seeing the historic cottage pulled further from the additions, but it seems that the elements are in the same proposed locations. The issues with the setback requirements have been addressed and the proposed plan would meet a minimum 30-foot combined setback (the minimum setback the Board could grant for this lot. The design still avoids the majority of the grand oak's critical root zone, but tree preservation will be a staff requirement at permitting. Lastly, the applicant needs to confirm the proposed garage location will be at least 30 feet removed from the edge of pavement on Jasper Boulevard.

Mr. Drayton stated that staff recommended the Board consider final approval for the project if the Board finds the Town's Standards for Neighborhood Compatibility and the SIS Guidelines for additions to historic properties are being adhered to.

Mr. Richey presented his application to the Board.

No public comment was made.

Ms. Wilson suggested that the applicant address the cladding and top plate height of the right addition to allow more space for the historic cottage.

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

Ms. Wilson made a motion to grant final approval for the application presented provided that the applicant address the cladding to the top plate of the right addition. Mr. Wichmann seconded this motion. All were in favor. None opposed. Motion passed unanimously.

Ms. Wilson recused herself from the presentation regarding 2630 Goldbug Avenue (Exhibit 10).

2630 Goldbug Avenue: R. Bryant McCulley, homeowner, requested final approval to revise the approved RS-District historic dwelling unit special exception on this Traditional Island Resource property with a new request for additional principal building square footages to renovate and relocate the historic cottage on the lot with side setback and second story side façade setback relief (PIN# 529-06-00-090).

Mr. Drayton stated that this is the DRB's fourth review of this project, but an initial review of the revisions to the plans that the Board approved in December 2023. The applicant seeks to revise the approved plan by shrinking the footprint of the attached garage and slightly adjusting the conditioned space of the new home to create space for the additional bedroom. To comply with the Standards for Neighborhood Compatibility and keep massing on the property to a minimum, the applicant is proposing three additional changes to the plan:

- 1) Reducing the second story side façade setback relief from 40% to 20%.
- 2) Lowering the main gable by 1 foot; and
- 3) Lowering the 3 east-facing gables by over 2 feet.

No other changes to the already approved plans are proposed.

Mr. Drayton stated that staff recommended final approval if the Board finds the proposed additional principal building square footage maintains neighborhood compatibility and that the plan still adheres to the SIS Historic Guidelines.

Ms. Elizabeth Drake, applicant representative, presented his application to the Board.

Mr. McCulley, property owner of 2630 Goldbug Avenue, stated that they felt they have met the requests of the board and would appreciate the approval on this request.

The Board was in favor of the application presented.

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

Mr. Clarke recused himself from the applications regarding 1656 Atlantic Avenue (Exhibit 11).

1656 Atlantic Avenue: Bryce Richey, of Clarke Design Group, requested final approval to designate this property as a Sullivan's Island Traditional Island Resource property (523-12-00-050).

Mr. Drayton stated that the applicant has submitted a historic report of the property, authored by Christina Butler, of Butler Preservation, LC, which details the important history that the building has played on the Island. The evidence in the report supports the historical importance of the structure as a schoolhouse for Stella Maris, and the report substantiates the structure's move from its original location, 1018 Osceola Avenue, to its current 1656 Atlantic Avenue address.

Mr. Drayton stated that staff recommended consideration of final approval for the historical designation (Section 21-94) of 1656 Atlantic Avenue as a Traditional Island Resource based on historic designation criteria #1, #3, #4, & #8.

Mr. Richey presented his application to the Board.

No public comment was made.

The Board was in favor of the application presented.

Ms. Wilson made a motion to grant historic designation on this property. Mr. Wichmann seconded this motion. All were in favor. None opposed. Motion passed unanimously.

1656 Atlantic Avenue: Bryce Richey, of Clarke Design Group, requested a conceptual review for a renovation and addition to this proposed Sullivan's Island Traditional Island Resource property (523-12-00-050).

Mr. Drayton stated that this is the DRB's initial review of a project to renovate the home and place an in-fill addition on the rear western corner of the home. The applicant is not proposing any relief needs for the Board to approve, but it is unclear what the proposals for impervious lot coverage and principal building square footage are. Staff feels there may be a historic exemption request, but the paperwork is not included in the application submittal, though there are notes stating, "Proposed w/ Hist red" associated with each of those coverage criteria. Otherwise, the scope of the work is modest, and the proposed façade changes from the front elevation include extending the covered porch over an existing open porch, and the appearance of a roofline for the one-story rear addition behind the new porch enclosure. It also appears that the applicant is proposing to change the roof material from a shingle to a crimped metal; more material details will be needed for later evaluation of this project for approval.

Mr. Drayton stated that staff recommended the Board consider the location of the proposed addition, the SIS Guidelines, and the Standards for Neighborhood Compatibility to provide feedback to the applicant that will help move this project in the right direction for approval.

Mr. Richey presented his application to the Board.

Mr. Mike Burkhold, property owner at 1660 Atlantic Avenue, stated that he loves the design of the historic home but has spent a lot of money on his property addressing the drainage issues and doesn't want this to affect his property.

Ms. Gress stated that after the 12pm public comment deadline, town staff received two additional letters voicing concern regarding this property.

Ms. Wilson stated that the applicant has to submit a stormwater plan at permitting which should address the neighbors' concerns. Mr. Drayton responded by stating that this does not actually trigger a stormwater plan but the Board can make it as a requirement for this application.

Mr. Wichmann suggested adding more windows and breaking up the rear elevations.

Ms. Wilson suggested differentiating the porch from the historic structure and the addition. Ms. Wilson felt that the porch isn't symmetrical or different and the applicant should study another design. Ms. Wilson agreed with the addition of more windows.

The Board agreed with these comments.

2262 Jasper Boulevard: Julie O'Connor, of American Vernacular Inc., requested final approval for an attached addition and pool addition to this proposed Sullivan's Island Landmark property with a request for side setback relief (529-06-00-026).

Mr. Drayton stated that this is the Board's initial review of this addition project. The current proposal does not appear to meet the requirements in Section 21-20 B. (6) for attached additions, noting the door-to-door distance from the principal building to the proposed addition is not given, but the dimensions for the attachment between the porches are shown. The addition also presents as a second large addition to the historic cottage, and staff is concerned that the additions may be swallowing the cottage. With the matching ridge heights, the 3D renderings of the proposed project will help clarify that the cottage will remain the focal point of architecture on the property. The plans will also need to include a streetscape analysis for neighborhood compatibility prior to final approval.

Mr. Drayton stated that staff recommended preliminary approval if the Board finds the attached addition meets the requirements of Section 21-20 B. (6); that the addition is appropriately scaled, satisfying the SIS Guidelines for siting additions in an historic setting, and the requested setback relief adheres to the Standards for Neighborhood Compatibility.

Ms. O'Connor presented her application to the Board.

No public comment was made.

Ms. Wilson suggested allowing more of a look from the Myrtle Avenue side and to comply more with the ordinance regarding the connection between the historic structure and addition.

Mr. Clarke stated that that it seems as though it is more of an accessory structure than an addition and the applicant may want to try to go the accessory structure route instead of the addition.

Ms. Wilson made a motion to defer the application provided that the applicant study the Myrtle Avenue façade and address the connection to comply more with the ordinance. Mr. Coish seconded this motion. All were in favor. None opposed. Motion passed unanimously.

V. NON-HISTORIC DESIGN REVIEWS:

1659 Atlantic Avenue: Brooke Gerbracht, of Herlong Architects, requested final approval to construct a new home and accessory structure on this vacant lot, with requests for additional principal building square footage and side setback relief (PIN# 523-12-00-008).

Mr. Drayton stated that there are only 2 relief requests associated with this review: additional principal building square footage and side setback relief, both were granted for the previous design. The setback relief applies only to a twelve foot long, six-foot tall deck extension that would not impede airflow or visual corridors created by the setback requirements, and the accessory structure, pool cabana, that the Board did not favor located along the beach access setback has been removed from the project scope.

Mr. Drayton stated that the design, which includes articulations, second story setbacks, and porches along the sides to break up the massing and meet the standards of the ordinance has not been altered. The applicant provided the streetscape views of the garage that the Board requested last month. The front entry has been updated from a double staircase to a single staircase, and chimneys have been added along the sides, changing the front elevation slightly. On the rear façade the second story porch roof has been lowered, and the rear entry stairs have been widened. Otherwise, the plans remain mostly unchanged.

Mr. Drayton stated that staff recommended final approval provided the Board finds the requests for added square footage and setback relief are justified by the design's overall adherence to the Standards for Neighborhood Compatibility.

Ms. Gerbracht presented her application to the Board.

Mr. Mark Burkhold, property owner of 1660 Atlantic Avenue, voiced his concerns about stormwater effecting his property from the construction of this project.

The Board was in favor of the application presented provided that the pool does not exceed the 6-inch requirements, or they will need to come back with a new design integrating the pool into the square footage.

Ms. Wilson made a motion to grant final approval for the application presented provided that the pool not exceed six inches. Mr. Wichmann seconded this motion. All were in favor. None opposed. Motion passed unanimously.

Ms. Bohan recused herself from the presentation regarding 808 Star of the West (Exhibit 12).

808 Star of the West: Carl McCants, of MC3 Designs, requested final approval to revise the previously approved one-story addition with requests for side setback and principal building side setback relief (PIN# 523-06-00-078).

Mr. Drayton stated that this is the DRB's initial review of the revised plans for this addition project; the applicant is requesting the maximum side setback relief and is seeking relief along the principal building side façade to allow the addition to extend for 42 ft ½ in along the western façade with two 1-foot articulations. The request is for an additional 12 ft ½ in of wall length along the façade, representing a 40% increase from 30-foot regulation. The proposed addition would only encroach 4 ft 5 in further into the setback than the side of the existing home, so despite the impression that the request is for maximum relief, it actually represents a 13% reduction in the existing combined setbacks. Staff is unclear on how the proposed changes affect the principal building square footage or coverage area, compared to the existing and to the approved plans from April 2023.

Mr. Drayton stated that staff recommended final approval of the request pending a lot coverage table analysis and if the Board find that the proposed addition, with setback relief and an extended side façade wall, befits the Standards for Neighborhood Compatibility.

Mr. McCants presented his application to the Board.

No public comment was made.

The Board was in favor of the application presented.

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

2870 I 'On Avenue: Joel Adrian, of Studio 291, LLC, requested a conceptual review of 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 and additional front setback relief (PIN# 529-11-00-101).

Mr. Drayton stated that this is an initial review of a redesign for a new construction on a lot with plans that the Board approved in March of 2023. Permits were never requested for the Board-approved plans and the lot has since changed hands, with the new owner looking to take the new home's design in a different direction. The approved plans include 2 attached additions and 5 points of relief from the Board, including a 25% increase to the principal building square footage. The new design seeks relief on design guidelines and only 14.2% additional principal building square footage. The other 3 relief requests for additional front yard setback relief, second story side yard setback relief, and additional principal building coverage area. The additional front yard setback is to allow a 1.5 x 1.5-foot encroachment at the top ridgeline of the home, approximately 37 feet from the front property line. The second story side yard façade setback would allow a 14-foot wide, second-story bedroom wall on the interior of the pool courtyard. The last request is for a principal building coverage increase of nearly 400 square feet, which is a large percentage of this

lot that covers less than a third of an acre but allows the massing to “step up” from one story elements around the perimeter of the home and the two-story elements pulled away from the setbacks. The applicant will need to reach out to the Building Official to revise the ridge height on the elevations, so it is based on the natural grade of the lot, not the street grade. Lastly, please note that the second story side façade setback relief is not required for the 24-foot wall length on the right side, due to the second story wall setback of 4 feet from the first-floor wall.

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

Mr. Adrian presented his application to the Board.

No public comment was made.

Ms. Wilson suggested that the application consider the Station 29 elevation in relation to the street scape and requested that the applicant possibly move the garage doors further back or to continue to wrap the porch around so that the garage isn’t the center focus of this elevation.

Mr. Clarke suggested that on the infill of the front porch, the beam looks like it comes to a stop and would recommend extending it to allow the full wrap around porch look.

Mr. Wilson suggested being more consistent with the window profiles and building materials.

Mr. Clarke recused himself from the application regarding 2923 Middle Street (Exhibit 13).

2923 Middle Street: Bryce Richey, of Clarke Design Group, requested a conceptual review of plans for a new home on this vacant lot, with requests for additional principal building square footage and principal building coverage area, as well as additional front setback and second story side faced setback relief (PIN# 529-12-00-005).

Mr. Drayton stated that this is an initial review for a new construction on a vacant lot at the corner of Middle Street and Station 30. The lot is surrounded by some of the widest right-of-way edges on the Island; there are nearly 40 feet between Middle Street and the property line, over 30 feet between the property and Station 30; which means there are over 8,000 square feet of front and side yard with plans that are located off the property (just over 14,600 square feet). Additionally, within the Station 30 right-of-way are 2 large public infrastructure nodes, a cable cabinet and the Town’s Pump Station #5. Also, there are some nice trees on the site that may need to be given design consideration.

There are four requests in the application: additional front yard setback relief, second story side façade relief, additional principal building square footage, and additional principal building coverage area. The design shows two articulations along the southwestern façade, but no articulation meets the 4-foot standard set in the ordinance, so the applicant will need to seek some additional relief or adjust the design.

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

Mr. Richey presented his application to the Board.

No public comment was made.

The Board made the following suggestions regarding this application:

1. Come back with plans showing the cabana and pool design; provide a landscape and streetscape plan.
2. Study possibly changing the 3 windows located on the Northeast elevations.

VI. COMMERCIAL DESIGN REVIEWS:

2118 I 'On Avenue (future 2119 Middle Street): Dane Derbyshire, of D4 Partners, requested final approval of the CC-District special exception, short term automobile parking lot design in accordance with §21-143 D. (PIN# 529-09-00-118).

Mr. Drayton stated that this is a second review for the design of a proposed short-term auto parking lot to be located on Middle Street in the commercial district; the Board made initial comments and deferred action on the item at the meeting last month. The short-term auto parking is not a by-right use in the Town's Community Commercial Zoning District; it is permissible through a special exception which was granted by the BZA at its meeting in February 2024 with a condition that the applicant provide residential fencing along the Station 22 right of way to prevent pedestrian access directly onto that street.

The guidelines for the design of parking lots are found in Section 21-143 of the zoning ordinance, with the specific requirements for parking lots on the split zoned lots in the CCOD 2 District in 21-143 D. (3). These requirements state:

- (a) Direct access provided from parking lot to a public street.
- (b) Parking space: 18 feet x 9 feet; on-street parallel parking space a minimum of twenty (20) feet in length.
- (c) Wheel stops shall be required for all parking area without raised curbing, the vehicle side of the wheel stop shall be no less than eighteen (18) inches from the end of the parking space, where sidewalks or other walkways occur, parked vehicles shall not overhang or extend over the sidewalk. In these parking facilities, wheel stops shall be provided even if the parking facility has curbing.
- (d) Parking driveway aisle for off-street parking: minimum width of eighteen (18) feet for sixty (60) degree angle parking; minimum width of twenty-four (24) feet for ninety (90) degree parking.

- (e) Permeable materials shall be used for on-site parking and driving.
- (f) Access to parking areas shall not be permitted to cross residentially zoned portions of lot.
- (g) Access driveways shall not exceed fourteen (14) feet in width; and,
- (h) Driveways shall be sited to minimize interruption of the continuity of the public sidewalk.

Mr. Drayton stated that at last month's meeting the Board deferred their vote, instead requesting for the applicant to increase the buffering along Station 22 to create a hedge along the proposed fence line, to add landscaping within the parking lot, to Add a sidewalk on Station 22 and to look at the lighting concerns raised by the neighbors. The applicant has followed the guidance from the Board and presents plans that have addressed those main comments from the Board, except for the sidewalk.

Mr. Drayton stated that staff recommended final approval of the request if the Board finds the applicant met the requirements found in the zoning ordinance, the additional conditions placed on approval by the BZA, and the concerns of the Board.

Mr. Derbyshire presented his application to the Board.

One letter of public comment was submitted to town staff regarding this application (Exhibit 14).

Mr. Randy Wilgis, property owner at 2202 I 'On, stated that he is in support of the parking lot but has several concerns. These concerns were the zoning setbacks, precedence is not valid, safety, and light pollution. Mr. Wikis referenced the sections of the zoning ordinance and reasons why his concerns should be addressed.

Ms. Cheryl Clark, property owner at 2119 Pettigrew, stated that there is a concern for safety and higher foot traffic if this parking lot is installed. Ms. Clark requested that a sidewalk be installed on the Station 22 side of the lot. Ms. Clark asked what the long-term maintenance plan would be.

Mr. Jeff Valko, property owner of 2114 I 'On avenue, stated that he agreed with Mr. Wilgis and was concerned that the parking lot will create more congestion and had concern about pedestrian safety.

Ms. Kimberly Brown, property owner at 2118 Pettigrew, asked if the shrubs will be the same height as the fence.

Ms. Valko, property owner of 2114 I ' On Avenue, stated that installing a parking lot creates two left turns and could create more congestion in the area. Ms. Valko voiced her concerns regarding pedestrians and children in the area and requested a sidewalk be installed on Station 22.

The Board made the following suggestions:

1. Using a hardier species of trees along the property lines, such as evergreens
2. Study the installation of a sidewalk along station 22.
3. Installing a barrier on the rear of the property to allow for privacy for the historic home.

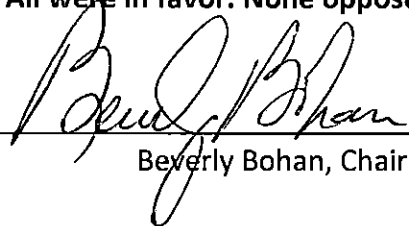
Ms. Wilson made a motion to approve the application presented provided that the applicant installs taller trees such as evergreens. Mr. Clarke seconded this motion. Motion failed 3 to 3. Ms. Bohan, Mr. Wichmann and Mr. Coish were not in favor.

Mr. Wichmann suggested removing one row of parking spaces to allow the fence to be moved forward on the lot to give more space to the historic home. Mr. Drayton responded by stating that would not be recommended by staff as you would be “taking away” from the property owner on the commercial lot. Mr. Drayton stated staff would consider the removal of the cedar tree in the DOT right-of-way on Station 22 to allow for a sidewalk to be installed if requested.

Ms. Wilson made a motion to approve the application presented provided that the applicant install a tree line along the rear of the property and evergreens to be installed along the fence for privacy. Mr. Coish asked for an amendment to the motion to request the fence be moved 15 feet off the rear property line. Mr. Drayton advised that this would not be a good decision for the Board since it’s considered “taking away” from the property owners use of lot. Mr. Coish retracted his statement. Mr. Clarke seconded this motion. Motion failed 3 to 3. Ms. Bohan, Mr. Wichmann and Mr. Coish were not in favor.

Mr. Coish made a motion to defer the application presented. Mr. Wichmann seconded this motion. Motion passed 4 to 2. Ms. Wilson and Mr. Clarke opposed.

- VII. ADJOURN: Mr. Wichmann made a motion to adjourn at 8:15 p.m. Mr. Coish seconded this motion. All were in favor. None opposed. Motion passed unanimously.**



Beverly Bohan, Chair



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TRANSCRIPT OF AUDIO RECORDING
March 2019 DRB Meeting
Reported by: Paula Maxwell

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(Beginning of audio recording.)
MS. BOHAN: Objection? All in favor?
MR. HENDERSON: I would just like to ask a question. Any changes?
MR. WICHMANN: I'd like to -- I'd like to rescind that. I'm sorry.
MS. BOHAN: Okay.
MR. WICHMANN: Can I amend my motion, Madam Chairman?
MS. BOHAN: Yes.
MR. WICHMANN: I'd like to make the motion that it be approved final as submitted.
MS. BOHAN: Okay.
MS. SANDERS: Second.
MS. BOHAN: Any discussions? All in favor?
MR. COISH: Aye.
MS. BOHAN: Any opposed? Thank you.
UNIDENTIFIED SPEAKER: Thank you very much.
MS. BOHAN: Thank you, James.
The next project is 2602 Atlantic Avenue.

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TRANSCRIPT OF RECORDED AUDIO was transcribed by Paula Maxwell, a Notary Public in and for the State of South Carolina, to the best of my ability.

APPEARANCES

- STEVE HERLONG - CHAIR
- BEVERLY BOHAN - VICE CHAIR
- RON COISH
- LINDA PERKIS
- RHONDA SANDERS
- BUNKY WICHMANN
- JOE HENDERSON
- BRONWYN LURKIN

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MR. HENDERSON: Okay. Thank you. This is agenda item F2, another historic design review. The applicants are requesting a modification, a historical renovation, to this traditional island resource property. We reviewed this request on January 16th where the same modifications were requested. That's side yard setback of 25 percent, or 10 feet; principal building coverage of 20; and historic exemption of 50 percent, or 623 square feet. The board also made several recommendations for this project. Originally there was a swimming pool proposed in the front yard on the Atlantic Avenue side. The board requested that that be removed from the presentation. That has been done. And the renderings before you show a swimming pool in the rear yard on Ion Avenue. Also, it was recommended that they relocate the proposed new addition to be behind the front facade of the structure, and that has been done also. With that, I'll defer to the applicant's presentation and your questions.
MS. PERKIS: Can you say that

1 sentence again?
 2 MR. HENDERSON: So there were two
 3 requests made, the pool be removed and then also
 4 the new addition be relocated --
 5 MS. PERKIS: The master suite?
 6 MR. HENDERSON: -- behind --
 7 right -- behind the front facade recessed --
 8 MS. PERKIS: Okay.
 9 MR. HENDERSON: -- similar to the
 10 one that we saw just a minute ago.
 11 MR. HERLONG: Madam Chair?
 12 MS. BOHAN: Thank you. Bron?
 13 MS. LURKIN: Hi. I'm Bronwyn
 14 Lurkin with Herlong & Associates and just --
 15 sorry. I think I might need your help. It's --
 16 yeah, it's not even showing up, so I don't know
 17 if we have to take it back out.
 18 UNIDENTIFIED SPEAKER: Is that it?
 19 MS. LURKIN: Yeah. Okay.
 20 UNIDENTIFIED SPEAKER: You Mac
 21 users.
 22 MS. LURKIN: I know. Sorry. Mac
 23 user.
 24 Okay. Starting over. I'm Bronwyn
 25 Lurkin with Herlong & Associates. I'm here

1 one-and-a-half-story raised cottage with a metal
 2 roof, the porch with its chamfered posts, and the
 3 double entrance facade. Some of the features
 4 that we talked about keeping were the 6/6
 5 windows, the existing openings. And this was
 6 noted as Judge Waring's home.
 7 So one of the things we talked about at
 8 the last meeting was that we'd like to open up
 9 the porch, which was enclosed sometime in the
 10 '70s, we believe. So we'd like to remove that
 11 enclosure and reveal the five bay openings, the
 12 posts, and the historic structures -- sorry, the
 13 historic shutters.
 14 So we'd be looking at renovating those
 15 items as well as removing all of the vinyl and
 16 aluminum siding on the house to -- to restore the
 17 cottage back to wood. We did discover that it is
 18 the German cove siding underneath, and we'd like
 19 to keep that.
 20 Again, with the cottage, we're looking
 21 to maintain the roof line, the dormers, the
 22 gable, the majority of all of the window
 23 openings, the door locations.
 24 Here is the existing site plan. We
 25 talked about shifting the cottage slightly

1 representing the McFaddens for 2602 Atlantic
 2 Avenue. Jack McFadden is here with me today.
 3 We were heard in -- during the January
 4 meeting. And, again, just to kind of quickly go
 5 through this presentation, we were requesting
 6 side setback relief on the east property line for
 7 a one-story addition so that we can maintain the
 8 primary facade on Atlantic and Station 26.
 9 What we felt was important for this
 10 property was to maintain the yard on Atlantic and
 11 the positioning for the most part of the house on
 12 this property. We have since reduced the square
 13 footage by about 200 feet since we last
 14 presented, and so we're only asking for the
 15 historic exemption for principal building
 16 coverage, nothing additional.
 17 Here, you can see the corner of
 18 Atlantic, Station 26, and Ion is where the
 19 property sits. Oh, just to mention and say,
 20 historic resource adjacent to Atlanticville [ph],
 21 but not within the historic district. Just two
 22 photographs of the Atlantic facade as well as
 23 Station 26.
 24 The historic card, we talked about last
 25 time. The important features were the

1 towards Atlantic and towards Station 26 in order
 2 to have a one-story addition that could spread
 3 out towards the back and be of less importance to
 4 the front facade of the cottage.
 5 So this new site plan reflects that
 6 where the cottage will be shifted. We removed
 7 the pool from -- from the Atlantic front yard and
 8 have now placed an in-ground pool along
 9 Station 26.
 10 Here are the neighbors. To the right,
 11 you can see its property-sharing neighbor on
 12 2608 Atlantic. You can see where the one-story
 13 setback relief would be is where their -- have a
 14 full two-story home, so I don't think it will
 15 impede any kind of breezes or air. And then
 16 across the street, you can see the neighbor at
 17 2530 Atlantic.
 18 Here is the front facade. You can see
 19 -- when we remove the porch enclosure, you'll be
 20 able to see the original openings of the home.
 21 Again, you can see the five bay too flanking the
 22 central entrance. We will be keeping the dormers
 23 up on the second floor as is. And the master
 24 wing addition is off to the right, and we did
 25 make that smaller per your request and set it a

1 little farther back from the main facade.
2 On Station 26, the addition is setback
3 and is connected by glassy links, so you will be
4 able to see a distinct difference between the old
5 and the new.

6 This would be the elevation from Ion
7 where the parking and street entrance would be.
8 And this is the one-story addition side setback
9 property line on the east. This is just some of
10 the existing cottage plans, and this is the
11 one-story floor plan of the cottage off to the
12 Atlantic facade and the bedroom wing off to the
13 north and east property lines.

14 So I'll go back to the main facade. And
15 I think just main points is that we've addressed
16 all of the -- the main concerns you had at the
17 last meeting.

18 MS. BOHAN: Thank you. Public
19 comment on this particular project? Yes. You
20 can go to the mic. Yes.

21 PUBLIC COMMENTER: As much as I
22 like about it, I like the idea that not only some
23 of the earlier suggestions, but (inaudible). I
24 live (inaudible), and I'm very aware of the
25 Waring house, and I -- I would like to suggest

1 received a number of insults,
2 So I don't know if most people are aware
3 that their lives have been changed -- I think
4 there's truth to come over -- have no idea that
5 their lives have been changed because of this
6 house. And I think from what I've heard, if I'm
7 hearing things correctly, there's been a good job
8 done to retain the historical integrity of this
9 dwelling, and I find that very, very pleasing.

10 MS. BOHAN: Thank you.

11 PUBLIC COMMENTER: Thank you.

12 MS. BOHAN: Thank you. Thank you
13 very much, Mr. Williams.

14 Are there any other public comment on
15 this particular project?

16 Public comment is closed.

17 Bron, do you have any further parts of
18 your presentation?

19 MS. LURKIN: No. I think I'm good.

20 MS. BOHAN: Thank you very much.

21 MS. LURKIN: (Inaudible).

22 MS. BOHAN: Very well presented.
23 Rhonda?

24 MS. SANDERS: It's perfect. Go --
25 perfect.

1 that with the exception of a commandant's house
2 where Dorsey Marshall lived for a brief time,
3 this is probably the most historic residential
4 dwelling on Sullivan's Island because Judge
5 Waring actually got started the lawsuit Brown
6 versus the Board of Education. It began in
7 Clarendon County with a number of parents who
8 wanted a school bus for their children. That's
9 all they wanted.

10 But Judge Waring also involved a young
11 lawyer named Thurgood Marshall and was also --
12 that eventual lawsuit have affected every one of
13 us and our lives, and it changed America.

14 This was Judge Waring's summer house.
15 Again, I think it's interesting because of the
16 island being a resort as well as the military
17 history, and you have a number of Charleston
18 families who are starving to come here for the
19 breeze. And I like the fact that they're trying
20 to keep it open. That's in the Sullivan's Island
21 tradition.

22 His townhouse was at 61 Union Street,
23 but this is where he spent the summers. And this
24 is where he spent time retreating after a cross
25 was burned in front of his property and family

1 MS. BOHAN: Thank you. Ron?

2 MR. COISH: I like it.

3 MS. BOHAN: Linda?

4 MS. PERKIS: I have to tell you
5 when I go through each one of these homes, I
6 always write my first thoughts. My first thought
7 on this was I'm so happy. I'm so happy.
8 However, the more I studied it, I got a little
9 confused.

10 On proposed elevation on the Station 26
11 side, that long side of the house it's going to
12 face, I question why I see so many different roof
13 lines. So many different roof lines. I see a
14 two-story roof line at one point. I see just so
15 much going on. Is there a reason for that?

16 MS. LURKIN: Yes, actually. So you
17 can see -- it's hard to point, but you can see
18 that the -- Judge Waring's house has a number of
19 roof lines if you look at the top image.

20 MS. PERKIS: Right. Right.

21 MS. LURKIN: So the -- those same
22 roof lines are down on the existing cottage.

23 MS. PERKIS: Right.

24 MS. LURKIN: And then off to the
25 left to distinguish the -- the new wing from the

1 old cottage, we have a small link where you see
2 those -- sort of those two glassy windows. The
3 roof you see behind that is much farther set
4 back. It's the master wing.

5 MS. PERKIS: Okay. Okay. Oh.

6 MS. LURKIN: There's not as much
7 depth there as there is off to the left where we
8 have sort of a deeper part of the house that
9 needs, you know, a steeper roof. And then you
10 have a porch that's coming towards you, so that
11 is the shed porch.

12 And, again, Sullivan's Island requires
13 that, you know, if you have over 30 feet, you
14 have to articulate and break up some of the
15 (inaudible).

16 MS. PERKIS: Right.

17 MS. LURKIN: So some of that change
18 in roof is taking care of some of those plan
19 articulations. I promise you in reality, you
20 won't sense all of the different roof planes.

21 MS. PERKIS: Well, I was very happy
22 that you listened to us, that you relocated the
23 pool, that you set back the master suite from the
24 original house. I mean, you did -- you listened
25 to us, and I'm very happy.

1 MS. LURKIN: Great.

2 MS. BOHAN: Thank you, Linda.
3 Bunky?

4 MR. WICHMANN: Thank you. Thank
5 you, Ms. Lurkin. I too really like what's been
6 done. I appreciate the fact that the porch --
7 what a -- what a huge difference. I think it's
8 going to -- it's going to be a lovely tribute to
9 Judge Waring. I have no doubt.

10 A couple of questions that I've got.
11 Tell me about how we're going to differentiate
12 the main house, Judge Waring's house, from the
13 addition, and how are we going to separate out?
14 I missed that. I'm sorry.

15 MS. LURKIN: So, you know, probably
16 with subtle detailing. Our clients would
17 actually prefer to -- to have a more cohesive
18 look, so they would prefer the German siding on
19 the -- on the new addition. If that's of
20 concern, our second option would be of a lap
21 siding.

22 But, for instance, on Judge Waring's
23 house, the posts are articulated. They're
24 chamfered. On the new portion, they will not be.
25 They'll be, you know, typical of what you might

1 see today, which are plain, square columns. Some
2 of it will be in the subtleties.

3 You know, when you're in -- up close to
4 Judge Waring's house, you're going to notice
5 single-pane glazing, and in the new house, we're
6 going to have -- although the grid pattern may be
7 the same, you're going to really sense that it's
8 a double-pane or impact glass new windows.

9 So we're trying to work more with the
10 subtleties of the textures, but our preference --
11 preference is to really have this more cohesive
12 -- we're trying to do more sensitive traditional
13 addition than something trying to attract itself
14 as a new addition.

15 MR. WICHMANN: Yeah. I'm sorry?

16 MS. PERKIS: No, no. Go ahead.

17 MR. WICHMANN: Okay. You know, the
18 standards really dictate that we need to
19 differentiate between the historic structure and
20 -- and the new addition, so I -- again, I really
21 like it and I love the concept. Everything that
22 you-all are doing is great. I just feel that
23 that's -- that's -- that may be one thing that we
24 might want to fine tune.

25 MS. LURKIN: Well, I think that the

1 glass link that sets them -- you know, sets the
2 addition apart and the metal roof --

3 MR. WICHMANN: Right.

4 MS. LURKIN: -- will have that
5 distinction. And, again, if it's -- if it's a
6 hard sticking point, we can look at lap siding.
7 But the standards does approve traditional and
8 sensitive additions. They don't specifically say
9 you have to do of --

10 MR. WICHMANN: Contrasting, yeah.

11 MS. LURKIN: -- contrasting,
12 modern, or -- or even of today's materials. And
13 I can argue with you that 6/6 windows are of
14 today's standards. Cove molding is still made at
15 Southern Lumber, so that's a selection we can
16 make of today as well as the metal roof and board
17 and batten siding.

18 You know, so I think some of the
19 subtleties would be that the railing, we're going
20 to go cable on the new area where the historical
21 portion will still have these Xs from what's
22 there. But, again, it's the subtle differences
23 and I think the textural qualities. When you're
24 up against that house close, you'll know that the
25 -- the siding on Judge Waring's house is old and

1 has, you know, wavy lines in it and it's been
2 painted, you know, many, many times over;
3 whereas, the new addition is going to look new
4 and crisp and of new construction.

5 MR. WICHMANN: Right. Thank you
6 very much, Madam Chair.

7 MS. BOHAN: Thank you.

8 MS. PERKIS: Can I ask a question?

9 MS. BOHAN: Yes.

10 MS. PERKIS: You're going to move
11 the house. Is it 5 feet you're going to move it?

12 MS. LURKIN: We're moving it 8 feet
13 closer to 26 --

14 MS. PERKIS: Oh, 8 feet.

15 MS. LURKIN: -- and 14 feet closer
16 to --

17 MS. PERKIS: Atlantic?

18 MS. LURKIN: -- Atlantic, which
19 does not put it farther than the line of homes on
20 that street.

21 MS. PERKIS: I did not -- I did not
22 realize you were moving it that far. I thought
23 it was a much smaller move.

24 MS. LURKIN: The last submission
25 was smaller, but that's when we had the pool in

1 MS. LURKIN: Well, we mentioned
2 last time that it could possibly go for final if
3 it met the requirements, but I think we have to
4 check conceptual officially because it was
5 deferred last time.

6 MR. HENDERSON: That's correct.
7 The board deferred and did not approve
8 conceptually. However, if there aren't any
9 substantial changes recommended --

10 MS. BOHAN: Right.

11 MR. HENDERSON: -- it's -- if it's
12 the will of the board, you have the option to
13 approve (inaudible) final.

14 MR. WICHMANN: I'll make the --
15 I'll make the motion to approve as final.

16 MS. SANDERS: Second.

17 MS. BOHAN: Any discussions?

18 MS. PERKIS: I'd like to hold off
19 if I may and make a motion to do it preliminary
20 only because I want to see more of the changes
21 that you're going to make in the siding part. I
22 want to see more detail in that. I'm still --
23 I'm not sure about moving it 14 feet forward on
24 the property. That concerns me.

25 MS. BOHAN: Linda, we have a motion

1 the front.

2 MS. PERKIS: And now we're moving
3 it 14 feet closer to Atlantic and then -- okay.
4 And are we raising it?

5 MS. LURKIN: To -- to meet FEMA
6 standards, yes.

7 MS. PERKIS: So how high is it
8 going to be?

9 MS. LURKIN: So it will be
10 approximately 2 feet higher than it is now. But,
11 again, we are allowed to bring in, you know, up
12 to 1 feet of fill on the site, if needed, for
13 proper drainage, and we will have to go through a
14 drainage and landscape plan.

15 MS. BOHAN: Thank you. I concur
16 with them, several of the board members, that I
17 thank you for your presentation. Thank you for
18 listening. I do feel like there should be a site
19 differential of materials so that it is
20 distinctly historic, but thank you. Well done
21 listening to the board.

22 Is there any discussions?

23 MR. WICHMANN: I'd like to make a
24 motion that we approve this application. I'm
25 sorry, is this a conceptual?

1 on the floor, and we have a second. So we need
2 to vote on that motion first. Do we have a vote?
3 All in favor?

4 MR. WICHMANN: Aye.

5 MS. BOHAN: Opposed? Okay. Okay.

6 MS. LURKIN: Thank you.

7 MS. BOHAN: The next --

8 (Inaudible. Background speaking.)

9 MS. BOHAN: The next project is
10 2651 Bayonne Street.

11 MR. HENDERSON: I think we have
12 agenda --

13 MS. PERKIS: I'm sorry.

14 MR. HENDERSON: -- excuse me,
15 agenda item F3. That's 2220 Ion.

16 MS. BOHAN: 2220 Ion. Sorry.

17 MR. HENDERSON: Okay. So this is a
18 request for a renovation -- historic renovation
19 of a traditional island resource. This is
20 located outside of the historic district but is
21 designated as a traditional island resource, as I
22 mentioned.

23 The request before you is for a site
24 facade articulation side setbacks of (inaudible)
25 3 feet. This came before the board in October of

1 2018 where the DRB made several recommendations
2 pertaining to various options that were made to
3 the board related to the roof -- roof line. The
4 board -- yep.

5 UNIDENTIFIED SPEAKER: This -- is
6 this the previous application up here?

7 MR. HENDERSON: Oh, sorry.

8 MS. BOHAN: We're having some
9 technical problems.

10 UNIDENTIFIED SPEAKER: Looks good.

11 (End of audio recording.)

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1 CERTIFICATE

2
3 I, Paula Maxwell, a Notary Public
4 in and for the State of South Carolina, do hereby
5 certify that I have carefully compared the
6 foregoing pages with my stenographic notes and
7 that the same is a true and correct transcript,
8 transcribed by me to the best of my ability from
9 audio tape.

10 Witness my hand, I have hereunto
11 affixed my official seal on March 18, 2024.

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PAULA MAXWELL
My Commission expires
November 3, 2031

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Joe Henderson

Exhibit 2

From: Bronwyn Lurkin <bronwyn@herlongarchitects.com>
Sent: Monday, December 2, 2019 2:17 PM
To: Joe Henderson; Randy Robinson
Cc: Mcspadden, Jack D; Ruth Ann McSpadden; carl carlowenscontracting.com
Subject: 2602 Atlantic

Good afternoon Joe (and Randy),

I hope you and your families had a Happy Thanksgiving!

I have some window questions on 2602 Atlantic - The McSpadden Residence. I've cc'd the McSpaddens and Carl Owens on this email for their information.

During the DRB review, we had noted that we would "repair existing window" on a number of the historical windows. As you may know, the building was pretty racked and we discovered most of the windows were inoperable do to this condition in addition to worn window frames, and several busted pulley ropes. Carl Owens has been working on unit pricing to get them repaired, which is proving to be almost cost prohibitive as they're essentially a re-build and re-glaze. We had a similar situation at the Valko Residence (2114 I'On). The homeowner's insurance carrier is also proving to be a secondary challenge with non-rated windows in the older portions of the home.

At this point, the homeowners would prefer to use the existing rough openings, matching the window sizes/lite patterns, and install new impact windows for the protection of the entire structure. After reviewing the condition of the windows and repair costs with Carl, I'm in agreement with the homeowner's desire for value and longevity reasons.

As we work thru the various options/cost implications, can the team go ahead and make these modifications when the time comes or is there a protocol to be followed. And, if so, what would that be?

Thanks for your help Joe. I'm happy to come by and discuss, if necessary.

Bronwyn

Bronwyn Lurkin | Architect | Principal

Herlong Architects
2214 Middle Street
Sullivan's Island, SC
W. 843.883.9190 ext. 103
F. 843.883.9191
D. 843.882.2503

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www.herlongarchitects.com

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Joe Henderson

From: Joe Henderson
Sent: Monday, December 2, 2019 3:05 PM
To: 'Bronwyn Lurkin'
Cc: Mcspadden, Jack D; Ruth Ann McSpadden; carl.carlowenscontracting.com; Randy Robinson; Max Wurthmann
Subject: RE: 2602 Atlantic
Attachments: GSA_Upgrading_Historic_Windows_TPG.pdf

Hi Bronwyn,

We had a great Thanksgiving, hope everyone else did as well.

Please keep in mind that the objective is to keep and preserve these windows, especially the ones on the front and side facades facing the Atlantic and Station 26 street frontages. The long and short regarding historic widow preservation is to approach each one on a case by case basis. All historic windows (around 60 years or older) should be either restored by using a Class 1, 2, or 3 maintenance level. I've attached a link to the National Park Service's preservation brief on the various levels of preserving historic windows. Typically, a level 1 preservation includes reglazing and repairing rotten wood which will make a window as secure as a wood replacement window. This can be done at some local shops for a reasonable price.

<https://www.nps.gov/tps/how-to-preserve/briefs/9-wooden-windows.htm>

As a last resort, replacement is allowed only if the condition of a window clearly indicates severe deterioration. In this situation, Randy, Max and I will visit the site to evaluate its condition and to document this level of deterioration. Here are the conditions for replacement windows:

1. the pattern of the openings and their size;
2. proportions of the frame and sash;
3. configuration of window panes;
4. muntin profiles;
5. type of wood;
6. paint color;
7. characteristics of the glass; and
8. associated details such as arched tops, hoods, or other decorative elements.

I've also attached a PDF that takes the security issue a step further by adding a storm panel on the inside of the historic window framing or adding functional and lockable shutters. Perhaps this is an option you can offer your clients with historic properties who are more concerned with taking security/insurance measures.

I hope all this helps.

-Joe

Joe Henderson, AICP
Director | Planning and Zoning
TOWN OF SULLIVAN'S ISLAND

2056 Middle Street | SC 29482
Tel 843.883.5731 | Fax 469.398.1364
www.sullivansisland.sc.gov

From: Bronwyn Lurkin <bronwyn@herlongarchitects.com>

Sent: Monday, December 2, 2019 2:17 PM

To: Joe Henderson <jhenderson@sullivansisland-sc.com>; Randy Robinson <rrobinson@sullivansisland.sc.gov>

Cc: Mcspadden, Jack D <jack.d.mcspadden@citi.com>; Ruth Ann McSpadden <rwmcspadden57@gmail.com>; carl carlowenscontracting.com <carl@carlowenscontracting.com>

Subject: 2602 Atlantic

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Thanks for your help Joe. I'm happy to come by and discuss, if necessary.

Bronwyn

Bronwyn Lurkin | Architect | Principal

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Jessi Gress

From: Gerry Waring <gwwsaluda@gmail.com>
Sent: Thursday, March 14, 2024 10:25 PM
To: DRB; Jessi Gress
Subject: Proposed Changes for 2513 I'on Avenue

> This email originated from outside the Town of Sullivans Island. Do not click links or open attachments unless you have verified the sender and know the content is safe.

Dear Board Members,

I am writing to ask you to retain the historic features of this home of its former owner, Roy Williams III, my brother, who lived there for 52 years. Of utmost importance to me and to those who value authenticity would be the retention of the large historic windows found throughout the house, especially those on the I'on Avenue side. While I can certainly appreciate the new owners and their architect's desire to interpret those existing windows (I'on) in a different way, the window plans posted show a drastically altered concept which are not in accordance with the guidelines of the Secretary of the Interior's standards for historic homes. Would it be possible for you to hire a preservationist to give his/her assessment *before granting permission* for these proposed changes?

As an aside and on a personal note, having grown up on Sullivan's Island,(and at that time taking for granted its uniqueness), as an adult I have come to realize the importance of DRB's careful stewardship of the remaining historic homes on the island. To this end, I respectfully ask that you keep the large 6/6 windows (on the I'on side) whose features make this home a landmark. Thank you.

Sincerely,

Gerry (Williams) Waring
Saluda, Virginia

Jessi Gress

4

From: avietor@cox.net avietor@cox.net <avietor@cox.net>
Sent: Thursday, March 14, 2024 2:34 PM
To: DRB; Jessi Gress
Subject: 2513 I'on Avenue

CAUTION: > This email originated from outside the Town of Sullivans Island. Do not click links or open attachments unless you have verified the sender and know the content is safe.

Dear Board Members,

I am writing in reference to the proposed architectural changes to my late uncle's house located at 2513 I'on Ave. My name is Ashley Vietor and I currently live in Phoenix, AZ. I spent all my summers up until my move to Phoenix visiting Roy Williams (my uncle) on the island. I am so glad the front of the house will not be changed, but I do hope you all will reconsider the changes to the I'on side, specifically the changes to the windows which would alter the character of the home significantly. Uncle Roy advocated passionately to preserve island homes and historic homes throughout South Carolina. I do hope you all will do the same for his former home.

Sincerely,

Ashley W. Vietor



Battery Gadsden Cultural Center
P.O. Box 522
Sullivan's Island, SC 29482
batterygadsden@gmail.com
www.batterygadsden.com

March 18th, 2024

Dear Town Council Members, Mayor O'Neil and DRB Members,

Roy Williams exemplified the best of what any community could ask for: a kind and helpful friend and neighbor, and incredibly generous with his time and deep knowledge of the history of Sullivan's Island, especially the island's historic homes and the families who owned them.

When it came time to resurrect Battery Gadsden Cultural Center, Roy gladly shared his time and encyclopedic knowledge of island architecture and the families who lived here by conducting popular trolley tours of historic homes and neighborhoods. A former history teacher, Roy made the island come alive and left everyone who heard him speak with a new appreciation for the island's rich cultural history, so much of which is now gone. He also, as most people know, wrote a book that most people consider the bible of Sullivan's Island historic homes, the proceeds from which he generously donated to BGCC.

Part of the mission of BGCC is to educate and remind people about the unique cultural heritage of Sullivan's Island. This includes notifying our members each month of significant historic homes that are coming before the DRB. Over the years we have watched with concern as the historic integrity of some homes has been compromised.

It was with the above factors in mind that our board members first reviewed the new plans for Roy's iconic home at 2513 Ion Avenue. After carefully studying these plans, we feel that the best, and only fair course for the proposed changes to the former residence of this champion of historic island homes, is to be given a thorough review by an independent, experienced, historic preservationist before any further approval is granted by the DRB. We have particular concern regarding significant changes to important historic features of this Landmark property, such as windows and walls, that do not appear to meet the Secretary of the Interior Standards.

We respectfully ask that you do this considering that this structure is such a fine example of Sullivan's Island architecture and because this historic Atlanticville neighborhood in which it is located has already had its historic character diminished. We know that this idea of engaging a consultant in historic preservation has been talked about in the past. We believe now is the time to act.

Very truly yours,
Board of Directors,
Battery Gadsden Cultural Center

Battery Gadsden Cultural Center
501 (c) (3) Non-Profit Organization
*Dedicated to preserving the culture of art and
history on Sullivan's Island*

6

Jessi Gress

From: jonathanhposton@aol.com
Sent: Tuesday, March 19, 2024 11:43 AM
To: Bridget Welch; Jessi Gress
Cc: Cynthia Ewing
Subject: Fw: Statement for DRB hearing, March 20. Message below slightly corrected. Thank you. Ms. Welch and Ms. Gress, Would you please make sure these are distributed to the Mayor, Town Council and DRB members?
Attachments: Sullivan's Island opinion letter.docx; Poston.Resume base 3.r6-editgb (final)2022.pdf

> This email originated from outside the Town of Sullivans Island. Do not click links or open attachments unless you have verified the sender and know the content is safe.

Dear Mayor O'Neil and members of Town Council and the Design Review Board,

I am submitting my professional preservation opinion on proposed plans for the Landmark property at 2513 I'On Avenue on behalf of Cyndy Ewing who requested I review the plans and make comments based on my 42 years of experience in historic preservation, including my 24 years with Historic Charleston Foundation and my knowledge of the historic preservation surveys prepared for Sullivan's Island and of the National Register process.

It is my opinion that the proposed plans for 2513 I'On Avenue by E.E. Fava do not meet three critical historic preservation standards to which the town has committed and should not be approved by the DRB at the meeting March 20th. A reasonable resolution would be for the town to engage a historic preservationist to work with the town, the neighbors, and the architect to a find a plan that meets historic preservation standards and preserves the historic character and integrity of the National Register Atlanticville Historic District.

My full opinion and CV are attached.

Please feel free to contact me with questions at 843-813-1673. Thank you.

Yours Very Truly,

Jonathan H. Poston

cc: Cynthia Ewing

Jonathan H. Poston Historic Preservation Consulting

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

Re: Historic Design Review Board Meeting, March 20, 2024
Application #2. 2513 I'On Avenue

Starting in the early 1980s, I enjoyed many weekends visiting friends who had treasured old houses on Sullivan's Island, but my professional knowledge of these historic structures began in 1987 when I served as Director of Preservation at Historic Charleston Foundation. It was then that Sullivan's Island's historic buildings were first surveyed by the firm, Preservation Consultants, when farsighted leaders became concerned that someday they would need to have a record of the island's character-defining resources so they could protect them from future development and destruction.

Within two years, Hurricane Hugo significantly damaged these historic resources and as preservation-minded residents will say, "the changes came anyway." In the aftermath of Hugo, I coordinated a complete damage survey of Sullivan's Island's historic properties (and of all those within Charleston County) paid for by Historic Charleston Foundation and with the work again conducted by Preservation Consultants. A successor firm, Schneider Historic Preservation, LLC, completed additional studies in 2003 and 2007 respectively.

The 2003 inventory estimated that nearly a third of the originally surveyed historic resources of the island had been lost or altered far beyond their historic condition. This critical paper remains an irreplaceable record and hopefully a guide to future preservation protection.

Tragically, due to Hugo, and especially later alterations made to historic buildings, only 54 of 254 resources originally surveyed in 1990 could be included in the proposed Moultrieville National Register District and this dire situation was much the same for Atlanticville as well.

Various publications have sought to explore, document, and categorize the Island's architecture including an *Images of America* book, "Sullivan's Island" by the former owner of 2523 I'On, Roy Williams, and a number of scholarly articles that have explored individual houses. Perhaps the best of these studies was written for the Clemson Graduate Program in Historic Preservation by Amelia Millar, setting up an architectural typology, and recording the important Nathaniel Barnwell Cottage for the Historic American Building Survey.

With all the foregoing superlatives for documenting and understanding the vernacular houses of Sullivan's Island, it seems a reversal to now be seeing a proposal for serious alterations to an important house formerly owned by Roy Williams. Plans submitted by architect E.E. Fava show a large number of changes to the c. 1900 house at 2513 I'On Avenue. Among the arresting alterations proposed: the removal of original wood, six-over-six, historic windows and their replacement with historically incorrect, modern (manufactured) windows/doors on four walls, including the prime entry way. There is no acceptable precedent for removing an original entrance and historic front façade, even if the address has been changed. The window changes are definitely "not recommended" in the Guidelines for Windows under the Secretary of Interior's Standards (see below). The door removal is particularly contrary to

historic preservation principles. Many historic houses have two entrances and most have several significant facades. No one would ever suggest that Drayton Hall could lose its riverfront façade since it has a land side elevation. The same is true of most historic downtown Charleston houses as well and should be similarly considered for Sullivan’s Island. Removal of this fenestration would be a serious degradation of the quality of the original house and as well as violative of the Secretary of Interior’s Standards.

It is important to note that the DRB needs to examine the plans in view of three overarching facts. First, the Design Review Ordinance states that the Board will consider ten principles in a decision for a certificate of appropriateness. One of these is “preserving distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property.” The ordinance also states that the certificate of appropriateness for an application should be consistent with the Secretary’s Standards on the Treatment of Historic Properties (in this case those for “Rehabilitation”). The Secretary’s Standards and accompanying Guidelines are clear about preserving original windows and identifying their character, of protecting, and of maintaining them, including their historic appearance, number, size, and materials. Only in the case of severe deterioration should historic windows be replaced and only then, as a last resort, replicated to match the original. This house and a few of its peers on Sullivan’s Island are fortunate to retain their well-made historic windows most with sash weights, original jambs, well-crafted muntins, and other components of period craftsmanship. Such windows are frequently restored in the Charleston area and knowledgeable craftsmen for such an effort are readily available.

Secondly, changes to the historic character of this building would not only be contrary to the town ordinance but would be in contravention of the Island’s National Register listings. The National Register listing for Atlanticville specifically cites this house as a “contributing resource.” The diminishment of its historic character would be in derogation of this important listing and a lessening of this national recognition of Sullivan’s Island’s heritage as well.

Thirdly, some years ago, The Town of Sullivan’s Island became, by its own volition, a Certified Local Government under the aegis of the National Historic Preservation Program and the National Park Service. Through this agreement with the South Carolina Department of Archives and History, the community has “made a commitment to national historic preservation standards.” This commitment includes cognizance and protection of the National Register listings of Sullivan’s Island’s National Register Districts and especially, in this case, the specific enumeration of this house with fifty-five others, as “contributing” in the nomination form of the Atlanticville National Register District. In ruling on any changes to this resource, the DRB should be in full observance of the Secretary of Interior’s Standards, especially protecting its historic character-defining elements, such as windows and a principal entrance.

As there are multiple issues with the planned renovations of 2513 l’On Avenue, I would urge the DRB to work with the concerned neighbors to find an independent consultant to study the submitted plans and make recommendations on appropriate treatments for this important dwelling. Sullivan’s Island must guard its ever-eroding subset of remaining historic structures for the future and thereby continue to be considered an asset of South Carolina’s architectural heritage.

Jonathan H. Poston
March 19, 2024

Jonathan H. Poston

1865 Ridgemont Ln
Decatur, GA 30033

mobile 843-813-1673
e-mail jonathanhposton@aol.com

| | | |
|-----------------------|-------------|--|
| Education | 1981 | Juris Doctor (JD) University of Richmond School of Law Richmond, VA Coursework in Environmental Law, Land Use and Planning Law, Administrative Law |
| | 1980 | Master of Arts (MA) College of William and Mary Williamsburg, VA <ul style="list-style-type: none">• Early American History with Apprenticeship in the Interpretation and Administration of Historic Sites (program in conjunction with the Colonial Williamsburg Foundation)• Medieval Latin proficiency• Masters' Thesis, "Ralph Wormeley V of Rosegill: A Deposed Virginia Aristocrat, 1744-1781" |
| | 1976 | Bachelor of Arts (BA) History, with Honors (Phi Beta Kappa) Richmond College University of Richmond Richmond, VA |
| Foreign study | 1988 | Architectural Conservation Summer School, RIBA West Dean, West Sussex, U.K. |
| | 1986 | Gerald Watland Scholar Attingham Summer School Trust, U.K. The Attingham Summer School Study of the British Country House <ul style="list-style-type: none">• Architecture• Decorative arts• Social history of the English and Scottish country house |
| Qualifications | | Member, South Carolina Bar (1985 to present) Member, West Virginia Bar (inactive) |

| | | |
|--------------------------------|-----------|--|
| Professional Experience | 2020-2023 | <p>Jonathan H. Poston Historic Preservation Consulting Services Specializing in comprehensive approaches for preserving and restoring historic buildings and sites: National Register nominations; easement and tax credit certifications; historic structures reports; collections surveys; cultural resource surveys, documentation, and planning; house museum strategic planning and development; and preservation advocacy.</p> <ul style="list-style-type: none"> • Winterthur Museum, Garden and Library, Greenville, DE. Winterthur Building Documentation Project and Development of Historic Preservation Guidelines and Strategies (July 2020-March 2021). Completing survey reports on 100 historic structures on the property ranging from 19th century barns and houses to 20th century estate buildings. Developing a preservation plan to guide future renovations of all structures and to set preservation priorities. • St. John's Church, Western Run Parish, Reisterstown, MD. (2021 – 2022) Researching and developing a new history and architectural history for the site, focusing on its important but lesser-known social and cultural aspects, documenting all features, including the Church (c. 1818, rebuilt 1869-1870), the Rectory (c. 1842), the Stable (c. 1842-60); the stone walls (c. 1842), and the Church Burial Ground (c. 1820); and completion of a preservation plan for the entire property. • The Maryland Club Preservation Foundation, Inc. Researching and completing a historic context study and a National Register nomination for the Club's 1891 Richardsonian Romanesque building in Baltimore. |
| | 2012-2019 | <p>Senior Director of Properties and Hay House Director, Georgia Trust for Historic Preservation, Macon, GA Responsible for the administration of Hay House including finance, fundraising, grants, staff management, annual maintenance, restoration, research, interpretation, publications, curatorial, and outreach duties for the Trust's significant public site, and survey/planning for an additional museum property.</p> |

- 2012-2014** **Part-time Lecturer in Historic Preservation, School of Architecture and Planning, University of New Mexico, Albuquerque**
Teaching biannual summer course in historic preservation law for graduate and law students.
- 2009-2011** **Director, Southwest Office, National Trust for Historic Preservation, Fort Worth, TX**
Directing the Trust Regional Office, covering four states (TX, OK, AR, NM) with responsibilities for management, advocacy, cooperative efforts with statewide and local partner organizations and tribes, monitoring of state issues, work with local and state preservation offices, awarding of grants, and fundraising duties, along with Regional Attorney/Counsel responsibilities with the Trust Law Department.
- 2006-2009** **Full-time Lecturer, Graduate Center in Historic Preservation, MSHP Program, Clemson and the College of Charleston (Interim MSHP Program Director, 2006-07)**
Teaching courses in Historic Interiors, Cultural Resource Management, the History of Charleston and Preservation Philosophy, directed several M.A. theses.
- 1982 – 2006** **Director of Programs (1982-84); Director of Preservation Programs (1984-1999); Director of Museums and Preservation Initiatives (1999-2006), Historic Charleston Foundation, Charleston, SC**
Administrator of all preservation programs of a large local preservation organization, responsibilities including:
- Managing the revolving fund
 - Acquiring and managing conservation easements
 - Preparing and submitting preservation grants
 - Managing all advocacy for planning and zoning matters
 - Serving as Chief Curator of Foundation museum collections
 - Directing the Nathaniel Russell House and Aiken Rhett Museums including staff and overall interpretation

- Managing restoration of principal Russell rooms and a Historic Structures Report for the Aiken-Rhett House
- Managing restoration and rehabilitation of houses purchased for sale through the revolving fund
- Developing and Implementing a Historic Furnishings Plan for the Charleston County Courthouse
- Architectural documentation
- Building crafts training programs
- Lectures on Charleston history, architecture and preservation
- Publications including The Buildings of Charleston (1997)

**Other
Teaching
Experience**

- 2005-
2006 **Graduate Center in Historic Preservation, MSHP Program,
Clemson and the College of Charleston in Historic Preservation**
Charleston, SC
Part-Time Lecturer
- 1993 **Mary Washington College**
Fredericksburg, VA
Adjunct Instructor, Department of Historic Preservation
- 1985 -
2003 **College Of Charleston**
Charleston, SC
*Adjunct Instructor in History; Adjunct Instructor in Urban Studies;
Visiting Lecturer and Adjunct in Historic Preservation*

**Other
Professional
Experience**

- 1980 –
1982 **Richardson, Kemper, Hancock, & Davis**
Bluefield, WV
Associate Attorney, 1981-1982
- 1980 **Virginia Attorney General's Office**
Richmond, VA
Clinical Intern, Environmental Division.
Prepared memoranda and briefs on historic preservation matters.
- 1977 –
1979 **Colonial Williamsburg Foundation**
Williamsburg, VA
Intern, Department of Architectural Research
 - Worked under direction of the late Paul E. Buchanan, primarily on an extensive investigation of "Rosegill," Middlesex County, VA (1651-1850)*Intern, Department of Collections*
 - Worked under direction of the Curators, assisting in various curatorial duties and completed three research projects for Governor's Palace Refurbishment Project*Interpreter, Department of Exhibition Buildings*

Awards and honors

- 1998 **South Carolina Preservation Honor Award**
Governor David Beasley and the Palmetto Trust for Historic Preservation
- 1998 **Preservation Award for Outstanding Publication**
South Carolina Confederation of Local Historical Societies
- 1998 **Finalist, South Carolina Historical Society Book Award**
- 1998 **Book Award, Southeast Chapter of the Society of Architectural Historians (SESAH)**
- 1976 **Phi Beta Kappa; Ellyson Prize in History; Alumni Council Medal, University of Richmond, Richmond, VA**

Books, Articles, Publications, and Selected Papers

- *The Buildings of Charleston: A Guide to the City's Architecture* (Columbia: University of South Carolina Press, 1997; revised 3d printing, 2008, subsequent printings thereafter up to the present)
- "Shopping from London to Naples for a Future Country Palace in Macon, William and Anne Tracy Johnston on the Grand Tour, 1851 -1853," published in Dale Couch, ed., *Connections: Georgia in the World, The Seventh Henry Green Symposium of the Decorative Arts*, Georgia Museum of Art, Athens, February 2014
- "Hay Lore, An Ongoing Series about Hay House Traditions, and History," bi-monthly column *Macon Magazine*. 2017-19
- *Images of a Vanished Urban Cultural Landscape: Charleston In 1812*. Paper presented to SESAH, October 2008
- *Charleston Postbellum Monuments*; Paper presented to Annual Conference, Society of Architectural Historians, 2002
- "Federal and Empire (1780 - 1850)" chapter in *The Elements of Style, A Practical Encyclopedia of Interior Architectural Details* (Simon and Schuster, New York/London, 1992)
- "Review of the Buildings of Virginia," *Journal of the Society of Architectural Historians*, Vol. 62 (June 2003)
- "Review of Sticks and Stones: Three Centuries of North Carolina Gravemarkers," *Winterthur Portfolio*, Vol. 35 (Spring 2000)
- *Hurricane Hugo and Historic Charleston: Damage Recordation and Retrieval*. Paper presented at the International Symposium: Standards for Preservation and Rehabilitation, Fort Worth, Texas, October 1993, and published by the American Society for Testing and Materials, in Stephen Kelley, ed., *Standards for Preservation and Rehabilitation* (ASTM, Ann Arbor, 1996)
- Essays in Maurie D. McInnis, ed., and Angela Mack, comp., *In Pursuit of Refinement, Charlestonians Abroad 1740-1860* (Columbia: University of South Carolina Press, 1999)

- *The Vernacular Architecture of Charleston and the Lowcountry*. Co-authored 250-page guidebook for Vernacular Architecture Forum's annual conference, 1994
- *Charlestonians in Mourning: Taste and Trade in Tombs and Gravestones, 1699 - 1830*. Paper presented to Vernacular Architecture Forum, May 2002; Society of Architectural Historians, April 1993; Charleston History Colloquium, October 1993; Earlier version entitled *Consumers Unto Death* presented to Williamsburg Antiques Forum, February 1992
- "Stroll Down Church Street," *Charleston Magazine*, April 2006
- "Historic Charleston Foundation" (co-authored with Lawrence Walker), *Monuments Historiques*, (Journal of Caisse Nationale des Monuments Historiques et Sites, Paris) March-April 1991
- *Architecture: Styles of Historic Charleston*. Educational Poster co-developed with Meggett Lavin of the National Trust

**Other
Lectures,
exhibits,
and seminars**

- Lectures at St. John's Church Western Run Parish 2021-2022
- Various Lecture on Hay House and its Restoration in Macon, Athens, and Charleston, SC 2012-2019
- Lectures as National Trust Regional Director 2009-2011, including Texas Preservation Summit; Arkansas State Preservation Conference; Oklahoma State Preservation Conference; New Mexico State Preservation Conference.
- *Preservation Easement Law and Drafting*, presentation at Historic Preservation Law Seminar, held at South Carolina Department of Archives and History, June 24, 2008
- *Charleston Interiors*, Lecture to Women's Guild, Historic Richmond Foundation; Richmond, VA, 2008
- Session Chair, "US Participation in the Global Heritage Community," US ICOMOS Annual Meeting and International Symposium, Washington, DC, May 2008
- *The History of Charleston*, Lecture to the Judges of the The US Fourth Circuit District Courts and Court of Appeals, Charleston, SC, May 2007.
- *Venerating the Vernacular, The Celebration of Charleston's Traditional Architecture and Landscape, 1850-1940*, Gallery Guide; guest curator at the Gibbes Museum of Art, 1994
- *The Public and Private Landscape of Early Charleston*. Lecture presented to Palladian Society in America, October 1986; Board of Trustees, Garden Conservancy, October 1991.

7

Jessi Gress

From: Eric Strickland <epstrick@gmail.com>
Sent: Wednesday, March 20, 2024 9:53 AM
To: Charles Drayton
Cc: Jessi Gress
Subject: 2513 Ion Ave DRB

CAUTION: > This email originated from outside the Town of Sullivan's Island. Do not click links or open attachments unless you have verified the sender and know the content is safe.

Good morning,

My name is Eric Strickland and I live at 1724 Ion Ave, on Sullivan's Island. We completed a meticulous restoration and renovation of our home in 2022 (Officer's Row) with the guidance of Eddie Fava. We also worked with Eddie to complete a thorough renovation and restoration of 15 Thomas St downtown Charleston and received the Carolopolis award for the quality of the project and attention to historic detail. We are excited about the scope of work the Cooks are proposing to do at 2513 Ion Ave. It is always exciting when a young family purchases a historic home on the island and restores it so that future generations can enjoy the home as well. I am very excited to support this project. Please reach out to me with any additional questions.

Eric Strickland
1724 Ion Avenue
epstrick@gmail.com

Jessi Gress



From: e e fava <e@eefava.com>
Sent: Wednesday, March 20, 2024 11:46 AM
To: Charles Drayton; Jessi Gress
Cc: Joel Trantham
Subject: FW: 2513 ion | SIDRB si NEIGHBOR SUPPORT

CAUTION: > This email originated from outside the Town of Sullivans Island. Do not click links or open attachments unless you have verified the sender and know the content is safe.

From: Lenny Krawcheck <lk@krawdavlaw.com>
Sent: Wednesday, March 20, 2024 11:37 AM
To: e e fava <e@eefava.com>
Cc: Townie Krawcheck <towningtkrawcheck@gmail.com>
Subject: RE: 2513 ion | si

Eddie, thanks so much for meeting with me and going over the plans for 2513 Ion. As next door neighbors, Townie and I are very pleased with all of the proposed changes and improvements. You have our unqualified support. Best Lenny and Townie

Leonard Krawcheck
Krawcheck & Davidson, LLC
9 State Street
Charleston, SC 29401
Phone: (843)577-2577
eFax: (843)962-5656
Email: lk@krawdavlaw.com



RECUSAL STATEMENT

Member Name: Phil Clarke

Meeting Date: March 20, 2024

Agenda Item: 3 Section: E Number: 3

Topic: 2814 Brooks 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:

X Professionally employed by or under contract with principal

_____ Owns or has vested interest in principal or property

_____ Other: _____

[Handwritten Signature]
Member Signature

_____ Date

[Handwritten Signature]
Signature of Official

3/20/24
Date



RECUSAL STATEMENT

Member Name: Heather Wilson

Meeting Date: 3/20/24

Agenda Item: 4 Section: E Number: 4

Topic: 2630 Goldbug 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: _____

[Signature]
Member Signature

3/20/24
Date

[Signature]
Signature of Official

3/20/24
Date



RECUSAL STATEMENT

Member Name: Phil Clarke

Meeting Date: March 20, 2024

Agenda Item: 5 + 6 Section: E Number: 5 + 6

Topic: 1656 Atlantic 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

Signature of Official

Date
3/20/24
Date



RECUSAL STATEMENT

Member Name: Beverly Bohan

Meeting Date: March 20, 2024

Agenda Item: 9 Section: F Number: 2

Topic: 808 Star of the West

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: _____

Beverly Bohan
Member Signature

3/20/24
Date

[Signature]
Signature of Official

3/20/24
Date



RECUSAL STATEMENT

Member Name: Phil Clarke

Meeting Date: March 20, 2024

Agenda Item: 11 Section: F Number: 4

Topic: 2923 Middle Street

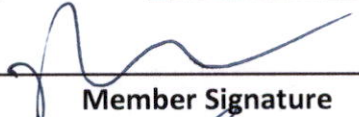
The Ethics Act, SC Code §8-13-700, provides that no public official may knowingly use his office to obtain an economic interest for himself a family member of his immediate family, an individual with whom he is associated, or a business with which he is associated. No public official may make, participate 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:

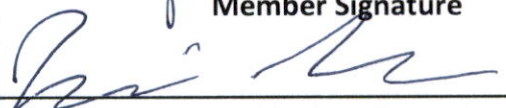
Professionally employed by or under contract with principal

Owns or has vested interest in principal or property

Other: _____


Member Signature

Date


Signature of Official

3/20/24
Date

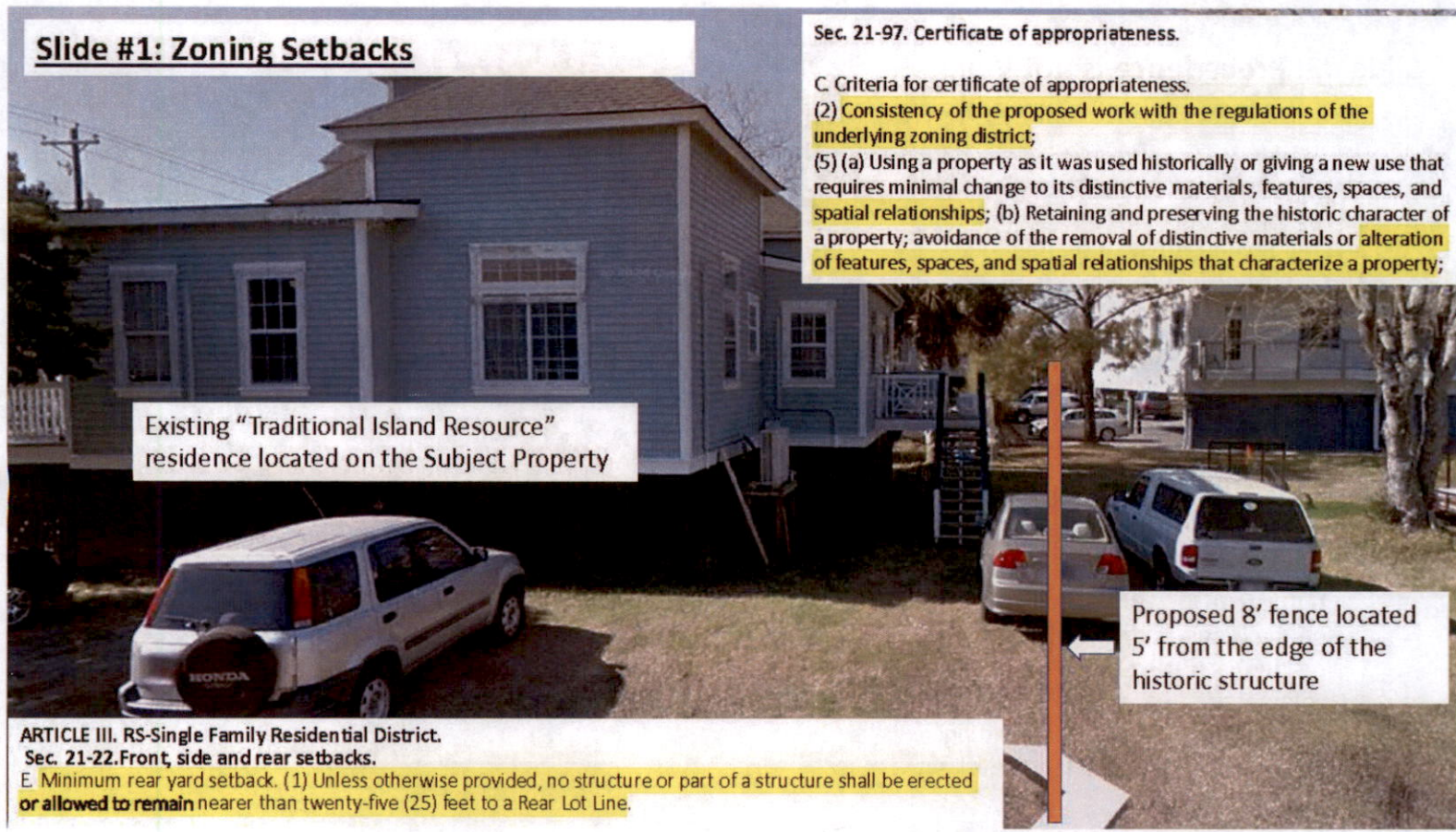
Slide #1: Zoning Setbacks

Sec. 21-97. Certificate of appropriateness.
C. Criteria for certificate of appropriateness.
(2) Consistency of the proposed work with the regulations of the underlying zoning district;
(5) (a) Using a property as it was used historically or giving a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships; (b) Retaining and preserving the historic character of a property; avoidance of the removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property;

Existing "Traditional Island Resource" residence located on the Subject Property

Proposed 8' fence located 5' from the edge of the historic structure

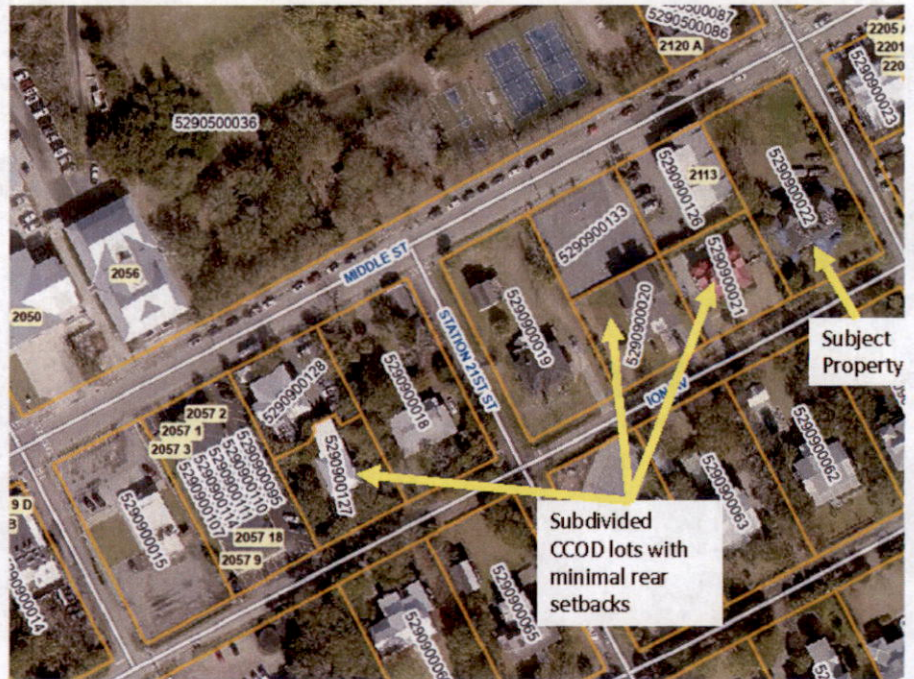
ARTICLE III. RS-Single Family Residential District.
Sec. 21-22. Front, side and rear setbacks.
E. Minimum rear yard setback. (1) Unless otherwise provided, no structure or part of a structure shall be erected or allowed to remain nearer than twenty-five (25) feet to a Rear Lot Line.



Slide #2: Precedence is not Valid

The argument has been made that other lots in the CCOD have been subdivided and not held to zoning requirements. This is not a valid precedent because:

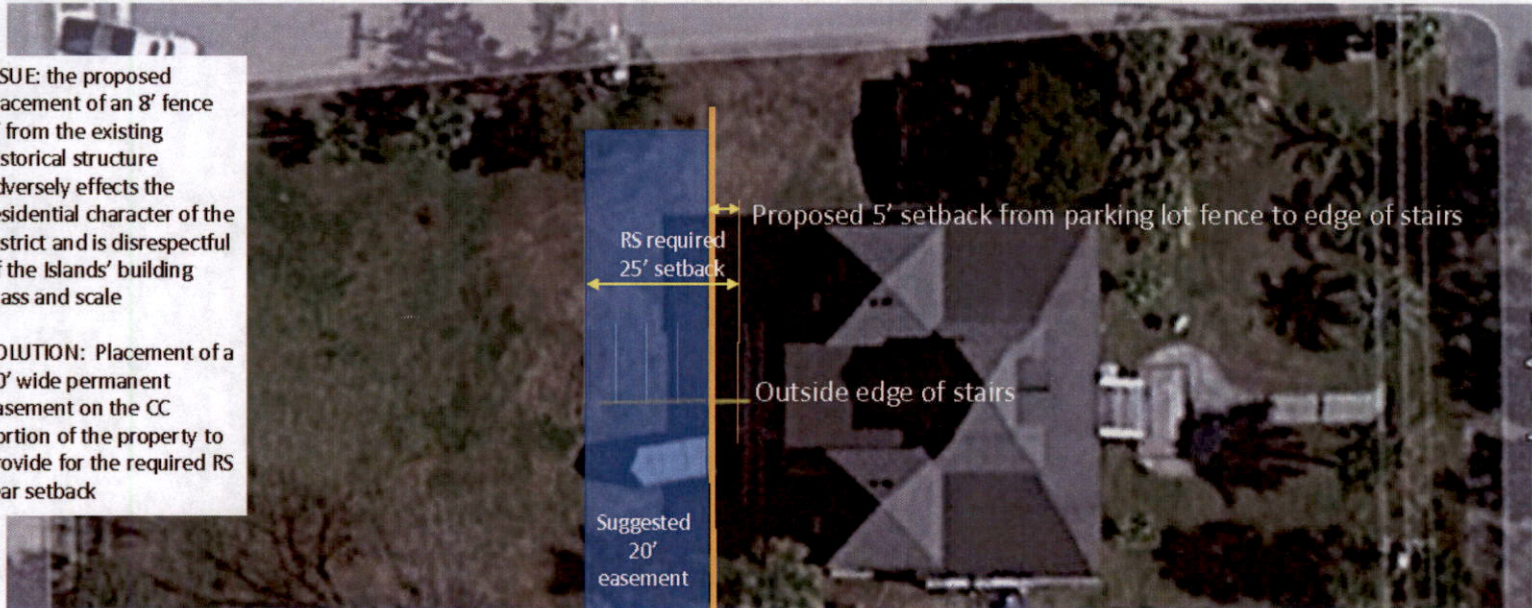
- 1) The three existing subdivided lots are interior lots and thus the impact of minimal rear setbacks are not visible
- 2) 2218 Ion is a corner lot, so any change in rear setback requirements will be visible to the general population
- 3) Station 22 has more foot and vehicle traffic than any other residential street on the Island, is the gateway to the residential district from the commercial area, and should represent the spacing and building mass present across the entire Island



Slide #3: Zoning Setbacks

ISSUE: the proposed placement of an 8' fence 5' from the existing historical structure adversely effects the residential character of the district and is disrespectful of the Islands' building mass and scale

SOLUTION: Placement of a 20' wide permanent easement on the CC portion of the property to provide for the required RS rear setback



Sec. 21-19. Intent, application and split zoned lots of RS-Single Family District.

- A. Intent. It is the intent of the RS-Single Family Residential District to be developed and reserved for low-density residential purposes built in a manner that is respectful of the Island's building mass and scale, historic structures, and compatible with neighborhood character. The regulations that apply within this district are designed to encourage the formation and continuance of a stable, healthy, environment for one single family, primarily owner-occupied dwelling per lot with each lot having an area of at least one-half (½) acre and to discourage any encroachment by commercial, or other uses capable of adversely affecting the residential character of the district.

Slide #4: Safety

ISSUE: Station 22 has significant and persistent foot traffic, is the primary route for fire & rescue to Station 22 beach access, no sidewalks, and with legacy parking on the north-east side where vehicles often extend into the paved roadway forcing pedestrians into the path of traffic. This is a constant and dangerous situation.

SOLUTION: Include a sidewalk into the Border Plan for the parking lot along Station 22



Slide #5: Light Pollution

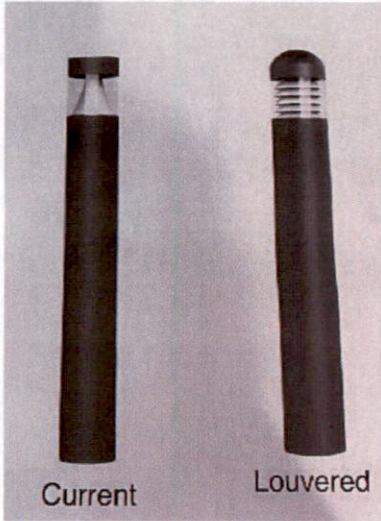
ISSUE: Proposed lighting for the proposed parking lot will create light pollution impacting the neighboring residential properties



Light pollution from the use of typical bollard lights on existing parking lot

SOLUTION: In lieu of the bollard lights similar to the existing parking lot as shown above, utilize louvered downcasting lights

<https://www.superiorlighting.com/led-commercial-bollard-lights-for-driveways-parking-lots-and-landscape-watt-selectable-12-16-22w-color-selectable-30k-40k-50k-dome-w-louver/>

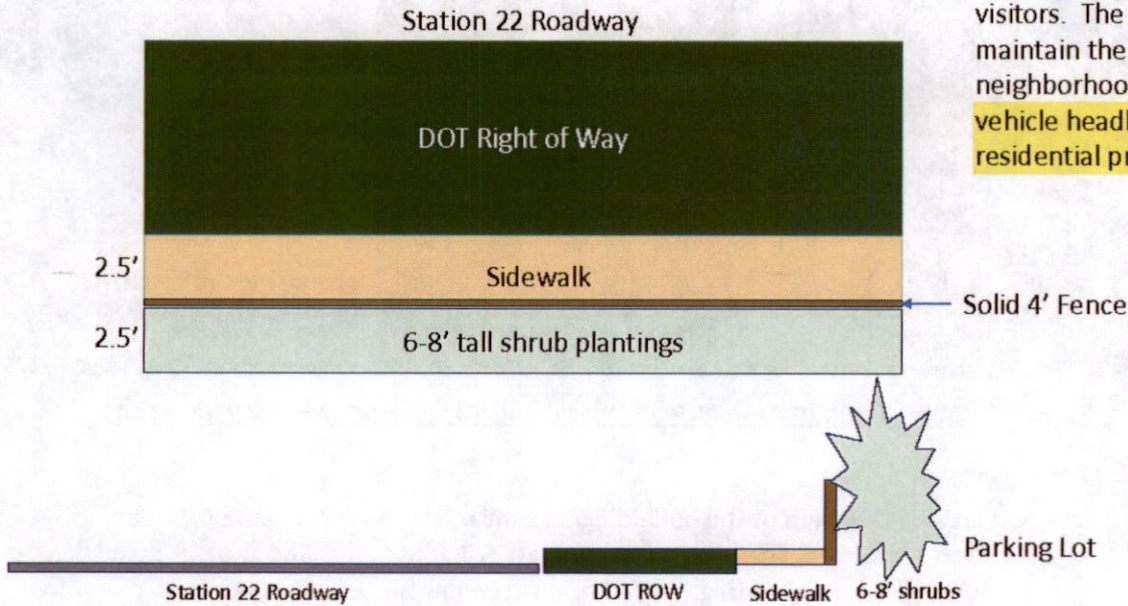


Current

Louvered

Slide #6: Buffer Design to protect eliminate light pollution & improve safety

ISSUE: Station 22 is the “entrance” to the residential district from the commercial area, and a high-volume walking area for Island visitors. The area should be attractive to maintain the integrity of the residential neighborhood & eliminate light pollution from vehicle headlights shining into neighboring residential properties



SOLUTION to eliminate light pollution impacting neighboring residential properties: 4' solid fence + 6-8' tall shrubs

SOLUTION to address safety concerns along Station 22: 4' solid fence + sidewalk adjoining the DOT ROW

Slide #7: Authority & Intent of the Zoning Ordinances

*There is no stated authority or intent to optimize commercial use of properties **at the detriment of** historical structures, neighboring residential properties, or the residential character of the Island*

ISSUE: the proposed site plan for the parking lot is detrimental to historical structures, negatively impacts neighboring residential properties, does not lessen congestion in the streets, and negatively impacts the residential character of the Island

Sec. 21-1. Authority, enactment and intent. A. Intent. In pursuance of authority conferred by the South Carolina Code, Title 6, Chapter 29 and in accordance with the Town of Sullivan's Island's Comprehensive Plan, the Town Council of Sullivan's Island, South Carolina, does ordain and enact into law this Zoning Ordinance to:

- (1) Prevent the overcrowding of land;
- (2) Protect the low-density and residential character of the Island;
- (3) Ensure that the mass and scale of new development is compatible with the Island's existing character, neighborhoods and historical buildings;
- (4) Lessen congestion in the streets;
- (5) Secure safety from fire, panic, and other dangers;
- (6) Promote public health and general welfare;
- (7) Promote adequate light and air;
- (8) Promote the protection of the Island's historical character and natural environment;
- (9) Avoid undue concentration of population;
- (10) Protect scenic areas; to facilitate the adequate provisions of transportation, water, sewerage, schools, parks, and other public requirements; and,
- (11) Protect areas subject to periodic flooding against development

Slide #8: Historical Property Designation

Subject property is a designated *Traditional Island Resource*, and surrounded by designated *Island Landmarks*



Per Section 21-97 a Certificate of Appropriateness is required, and subject to the underlying zoning district requirements (i.e. 25' rear setback)



Sec. 21-97. Certificate of appropriateness.

A. When Required. (1) A Certificate of Appropriateness shall be required before the commencement of work upon any historic property or on any building or structure located within the HP Overlay District.

C. Criteria for certificate of appropriateness. (6/20/17) The Board shall determine whether to grant a Certificate of Appropriateness based on the following:

(2) Consistency of the proposed work with the regulations of the underlying zoning district;

(5) For an historic property, consistency with the following ten preservation standards, and the most recent version of the Secretary of Interior's Standards for the Treatment of Historic Properties: Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings: (a) Using a property as it was used historically or giving a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships; (b) Retaining and preserving the historic character of a property; avoidance of the removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property;

ISSUE: The proposed placement of the parking lot fence 5' from the back of the existing historical structure is NOT in compliance with Sec 21-97 C(2) nor C(5)(a) and (b)

Slide #9: Summary

Issues

- The proposed site plan for the parking lot as presented is detrimental to historical structures, negatively impacts neighboring residential properties, does not lessen congestion in the streets, and negatively impacts the residential character of the Island, all counter to Sec. 21-1. Authority, enactment and intent
- The proposed placement of an 8' fence 5' from the existing historical structure adversely effects the residential character of the district and is disrespectful of the Islands' building mass and scale, and thus is NOT in compliance with Sec 21-97 C(2) nor C(5)(a) and (b) nor Sec. 21-22 (Front, side and rear setbacks)
- Station 22 has significant and persistent foot traffic, is the primary route for fire & rescue to Station 22 beach access, no sidewalks, and with legacy parking on the north-east side where vehicles often extend into the paved roadway forcing pedestrians into the path of traffic. This is a constant and dangerous situation.
- Station 22 is the "entrance" to the residential district from the commercial area, and a high-volume walking area for Island visitors. The area should be attractive to maintain the integrity of the residential neighborhood & eliminate light pollution from vehicle headlights shining into neighboring residential properties
- Proposed lighting for the proposed parking lot will create light pollution impacting the neighboring residential properties

Certificate of Appropriateness Conditions needed to satisfy Sec 21-97

1. **Require the recordation of a 20' wide permanent easement** on the CC portion of the property to provide for the required RS rear setbacks for a historical property on a corner lot
2. **Require lowered downcasting lights** to minimize light pollution
3. **Utilize a solid wood fence along Station 22 with a backdrop of 6-8' shrubs** to eliminate light pollution impacts on neighboring residential properties
4. **Include a sidewalk** into the Border Plan for the parking lot along Station 22 to address safety concerns

