

TOWN OF SULLIVAN'S ISLAND DESIGN REVIEW BOARD

SPECIAL MEETING MINUTES Wednesday, September 18, 2024

A regular meeting of the Town of Sullivan's Island Design Review Board was held at 3:00 p.m. at Town Hall. All requirements of the Freedom of Information Act were verified to have been satisfied. Present were Board members Tal Askins, Beverly Bohan, Bunky Wichmann, Phil Clarke, Heather Wilson and Ron Coish.

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

Staff Members present: Joe Henderson, Town Administrator, 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: James Garton, property owner of 2672 Atlantic Avenue, Blaine and Cindy Ewing, property owners of 2514 I' On Avenue.

CALL TO ORDER: Ms. Bohan called the meeting to order at 3:00 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. DESIGN GUIDELINES WORKSHOP:

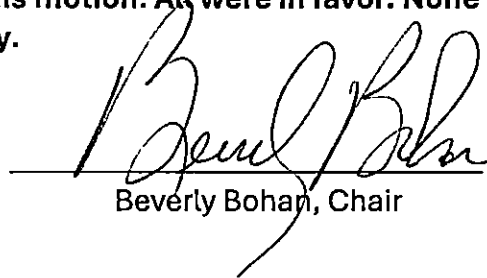
Mr. Phil Thomason, with Thomason and Associates, presented the Sullivan's Island Design Review Guidelines (Exhibit 1).

The Board made the following recommendations to Mr. Thomason as suggestions to add to the proposed historical guidelines:

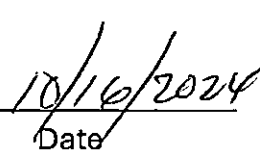
- Adding more definitive language to ensure the protection of historical windows
- Elaborate more details on what type of windows can be used for replacement and/or hurricane proofing and protection.
- Details on requirements that can be used to determine if a historic window is considered destroyed.
- Defining neighborhood compatibility.

- Details on raising a historic structure; providing verbiage to only allow the raising of a historic structure to meet FEMA requirements, and basing elevation of historic and new structures on streetscape analysis.
- Adding guidelines for a new construction to require neighborhood compatibility to be met. For example, not allowing a 5,000 square foot home to be built in the neighborhood surrounding 2,000 square foot homes.

II. **ADJOURN: Mr. Wichmann made a motion to adjourn at 3:55 p.m. Mr. Coish seconded this motion. All were in favor. None opposed. Motion passed unanimously.**



Beverly Bohan, Chair



Date

DESIGN REVIEW BOARD SULLIVAN'S ISLAND, SOUTH CAROLINA



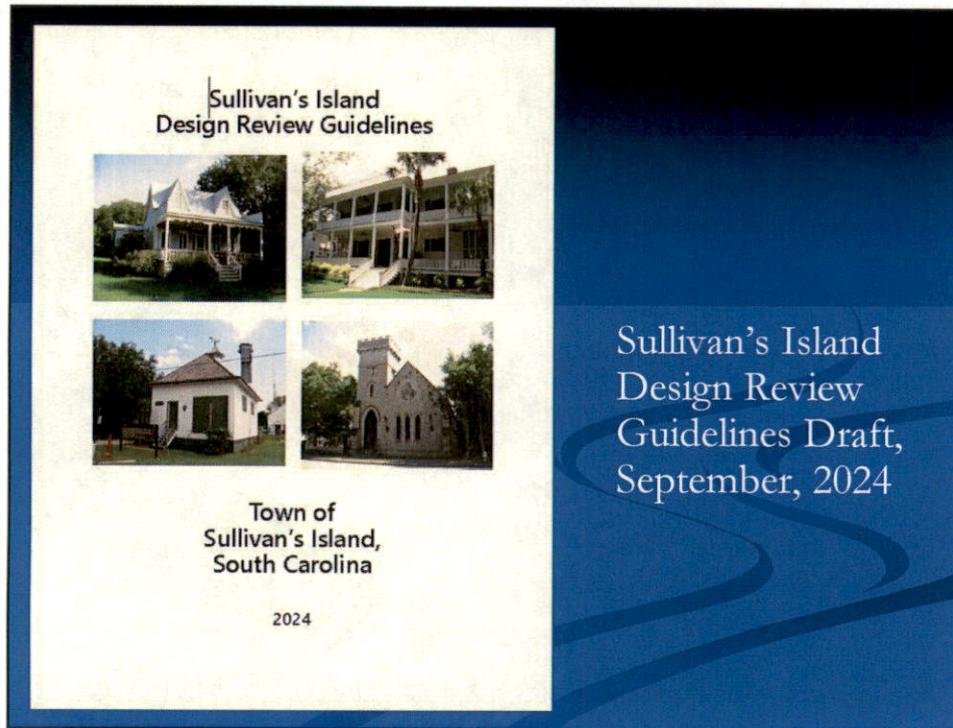
Nashville, Tennessee

1

Purpose of the Project

- Create a User-Friendly Manual for Use by Property Owners and the Sullivan's Island Design Review Board (DRB)
- Provide Information on Appropriate Rehabilitation, New Construction and Resilience
- Provide Information on Rehabilitation Tax Credits
- Be a Reference Guide for Additional Sources of Assistance

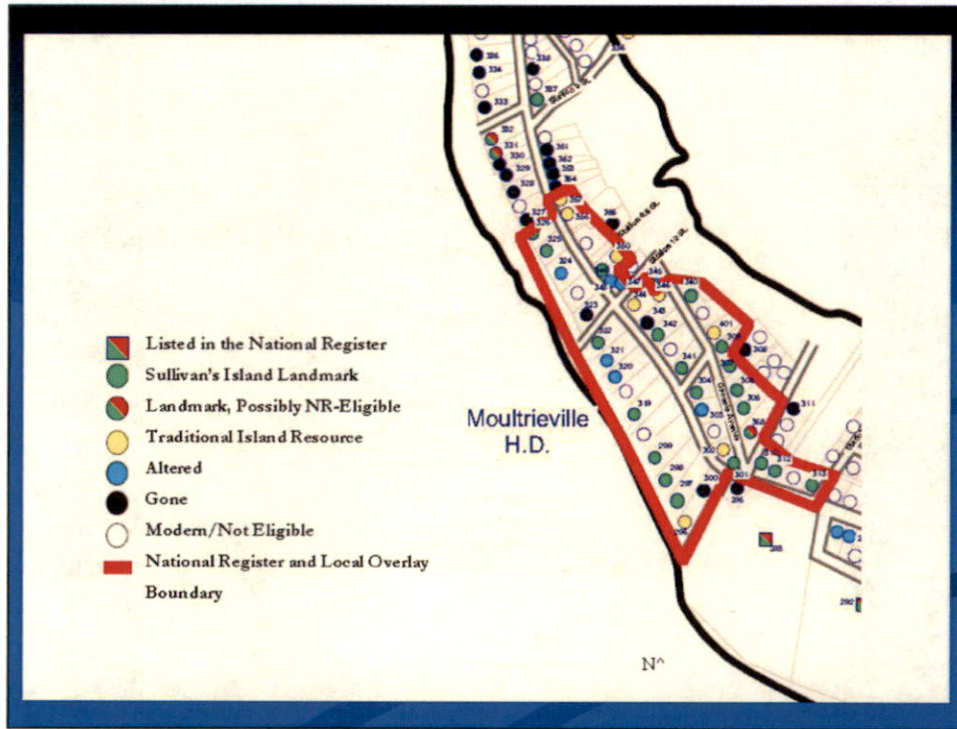
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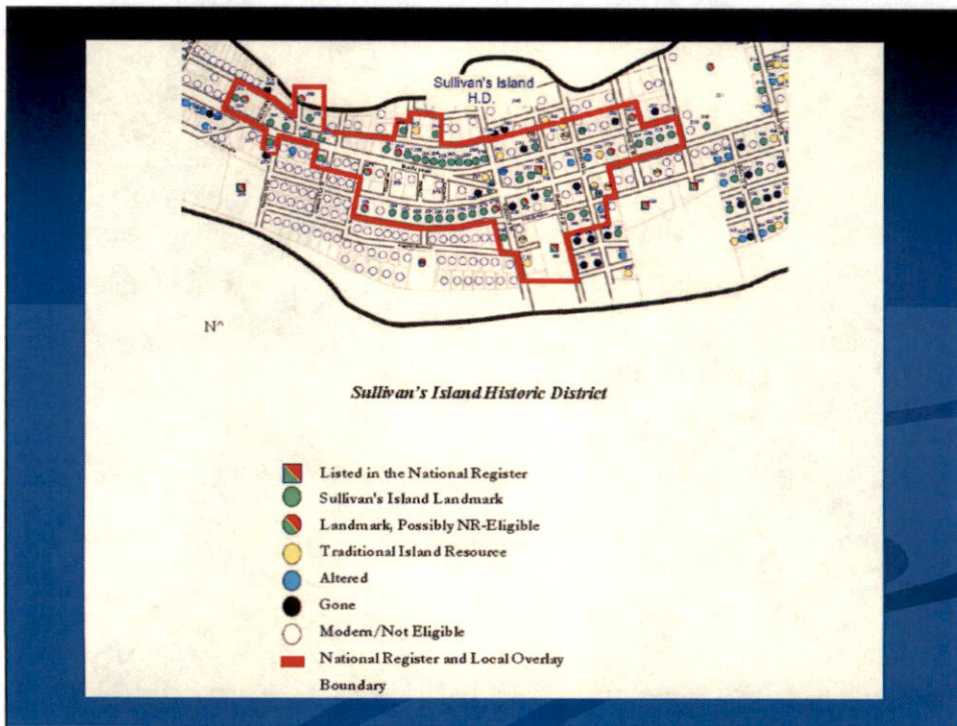
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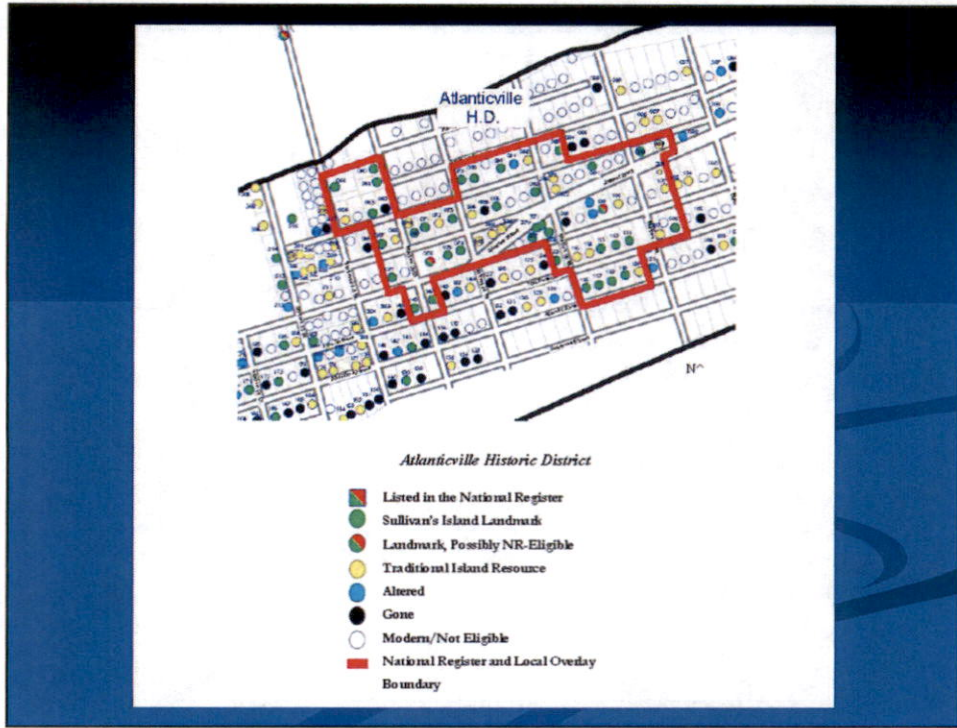
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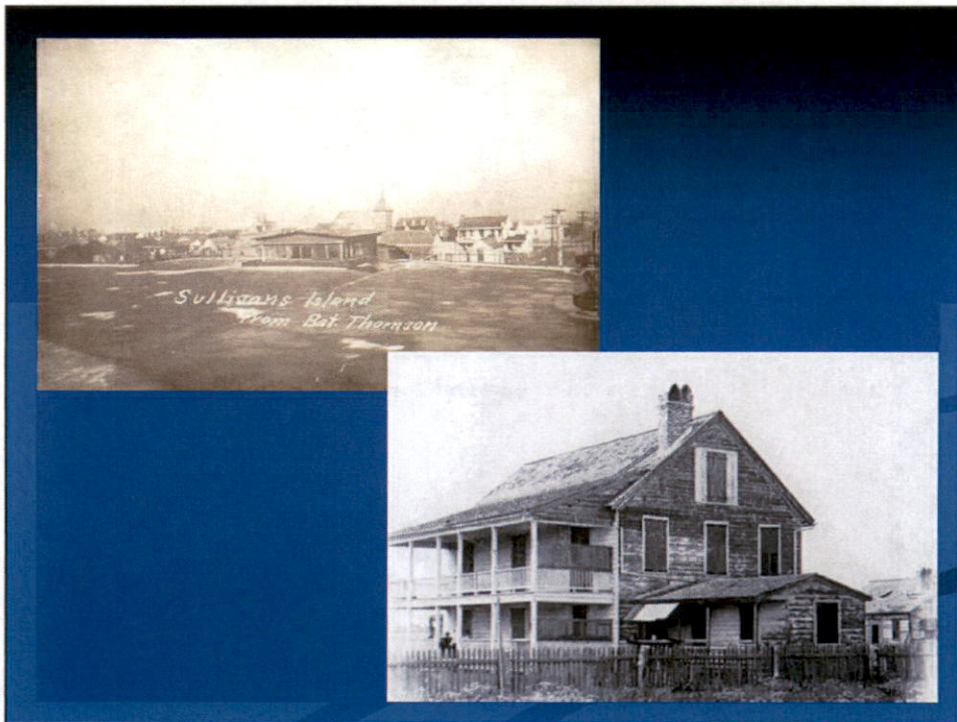
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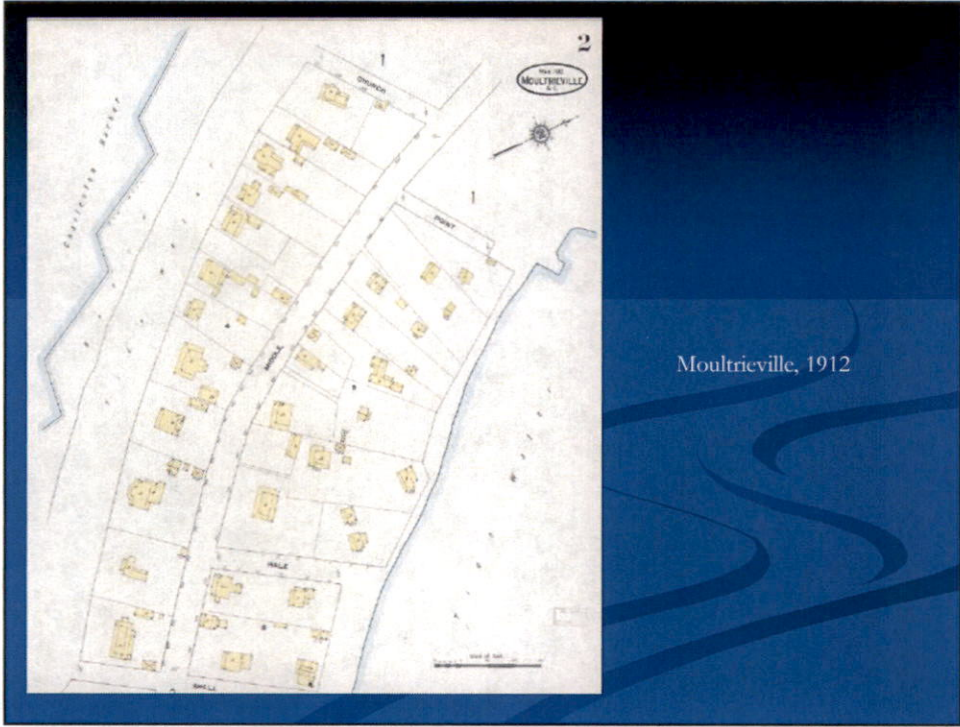
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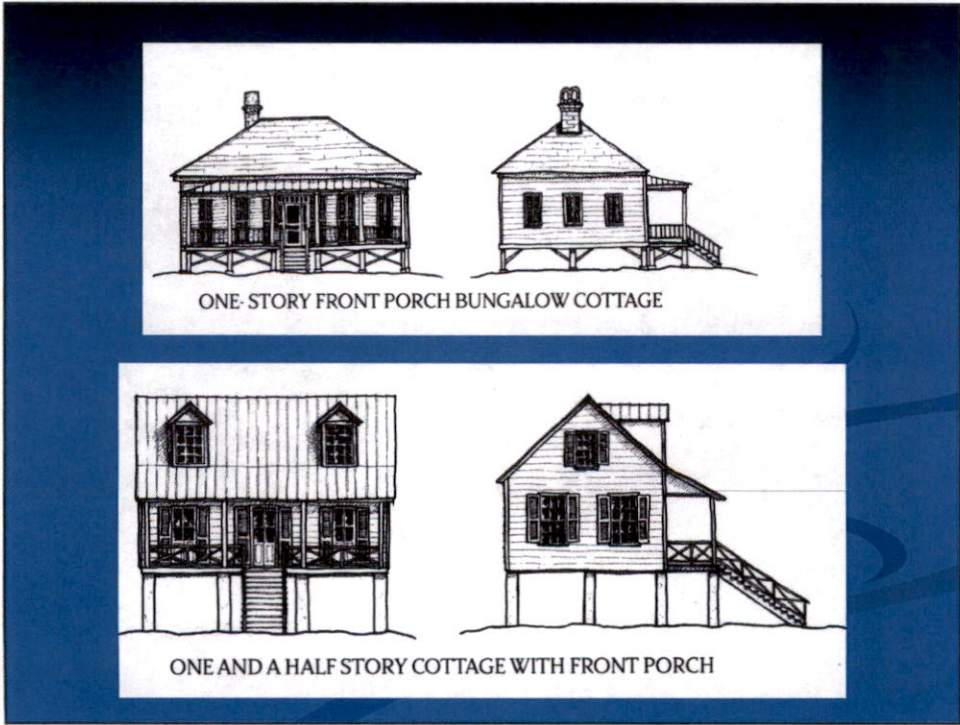


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Moultrieville, 1912

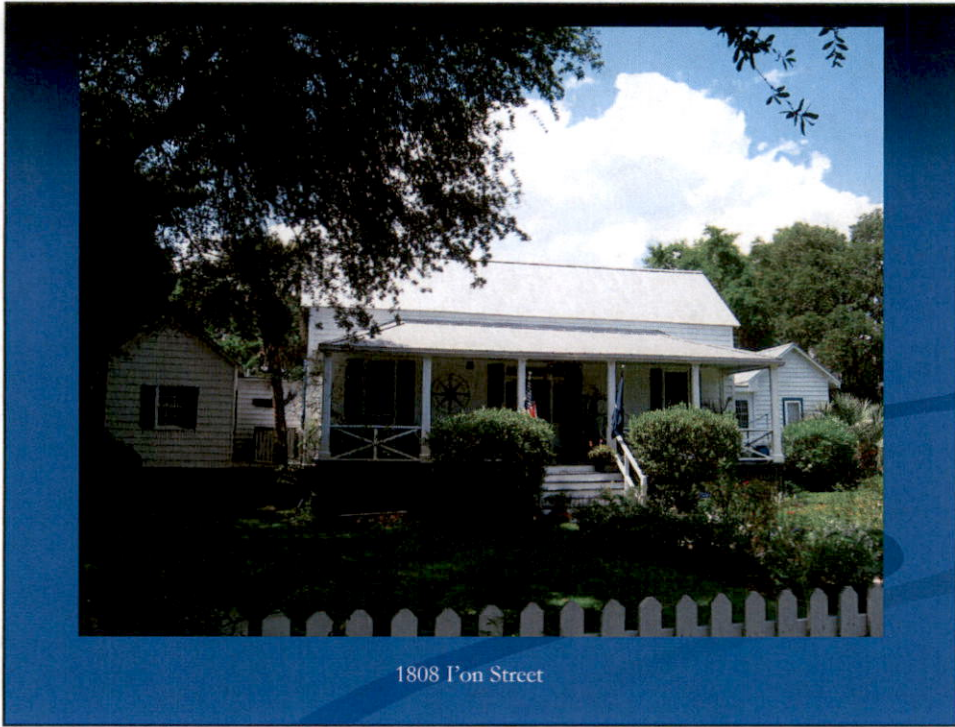
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ONE-STORY FRONT PORCH BUNGALOW COTTAGE

ONE AND A HALF STORY COTTAGE WITH FRONT PORCH

10



1808 Fon Street

11



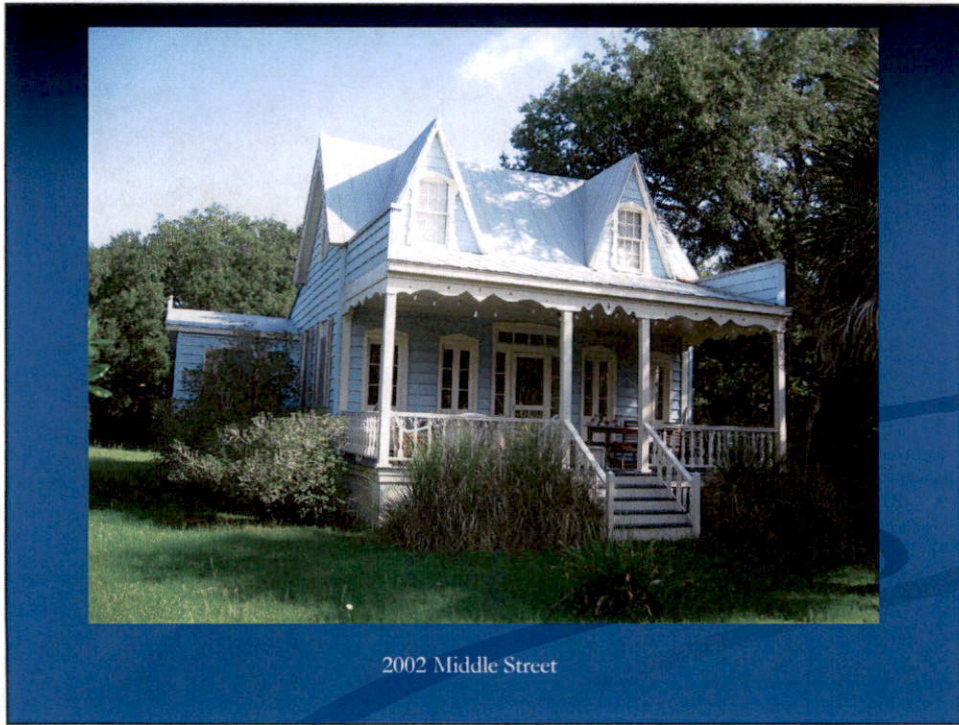
2301 Myrtle Street

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924 Middle Street

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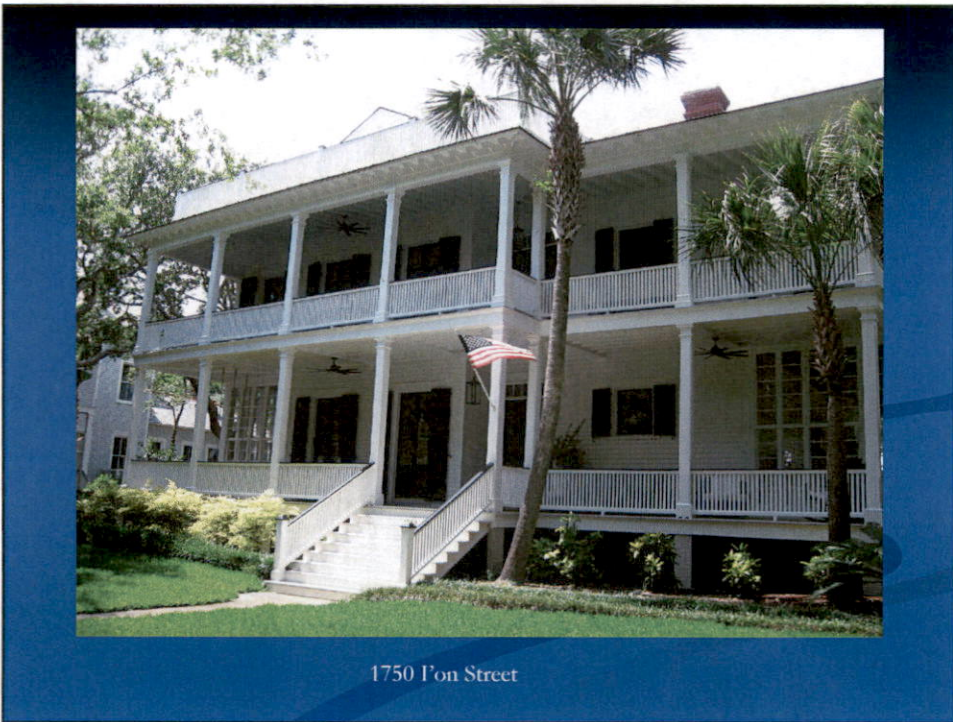


2002 Middle Street

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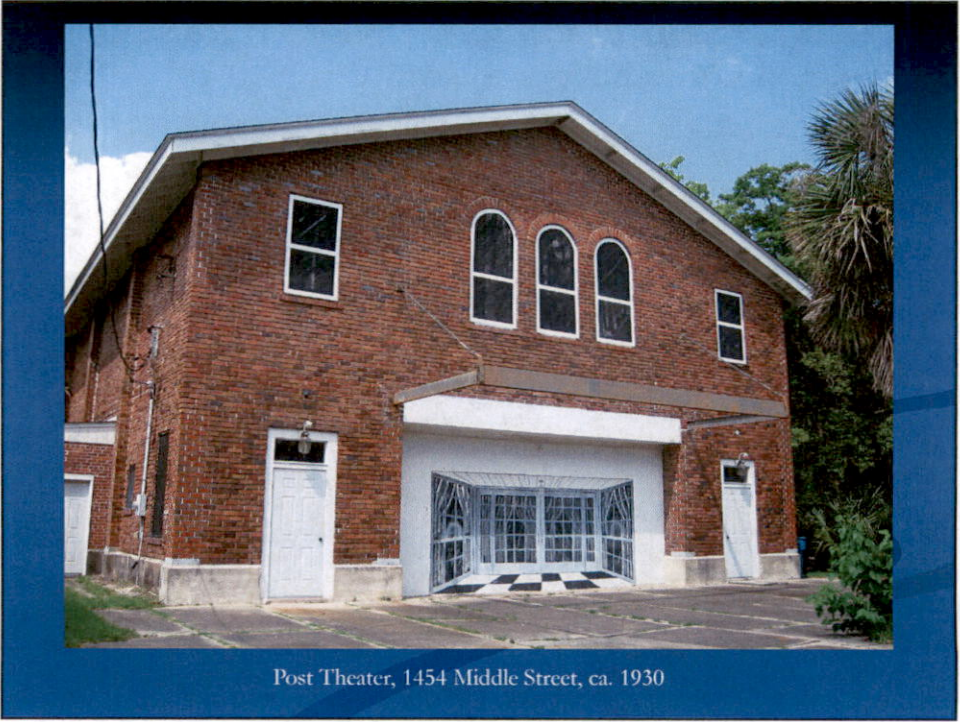
2.0 MATERIALS, CONCRETE, STONE, AND STUCCO

<p>POLICY</p> <p>Materials such as concrete, stone and stucco are typically used in foundations or as exterior wall finishes. Keep original stucco, rock, and concrete surfaces in good repair. When patching these surfaces, match the original texture. Exterior Insulation Finishing System (EIFS) is not an appropriate replacement material as it does not resemble historic stucco and is prone to water damage. Previously unpainted concrete and rock should not be painted. It is inappropriate to seal historic masonry since it can trap moisture leading to spalling.</p>	<p>Design Guidelines for Concrete, Stone and Stucco</p> <ol style="list-style-type: none"> 2.1 Retain and preserve historic concrete, stone, and stucco, including walls, chimneys, and foundations. Preserve these character-defining features. 2.2 Maintain and protect historic concrete, stone, and stucco elements through appropriate maintenance, cleaning, and repair as needed. Original concrete and stone surfaces should not be painted or lime-washed. 2.3 If stucco repair is needed, use a mix similar in strength, composition, texture, and color. Stucco added to deteriorated brick walls must allow the brick underneath to expand and contract to prevent further deterioration. The application of stucco as a repair to exposed masonry is not appropriate. 2.4 Replace concrete, stone and stucco in kind if deteriorated or damaged beyond repair. 2.5 Stucco, stone, and concrete surfaces should be cleaned as gently as possible with low-pressure water and soft bristle brushes. Remove paint from stucco, stone, and concrete with appropriate chemical agents and professional contractors.
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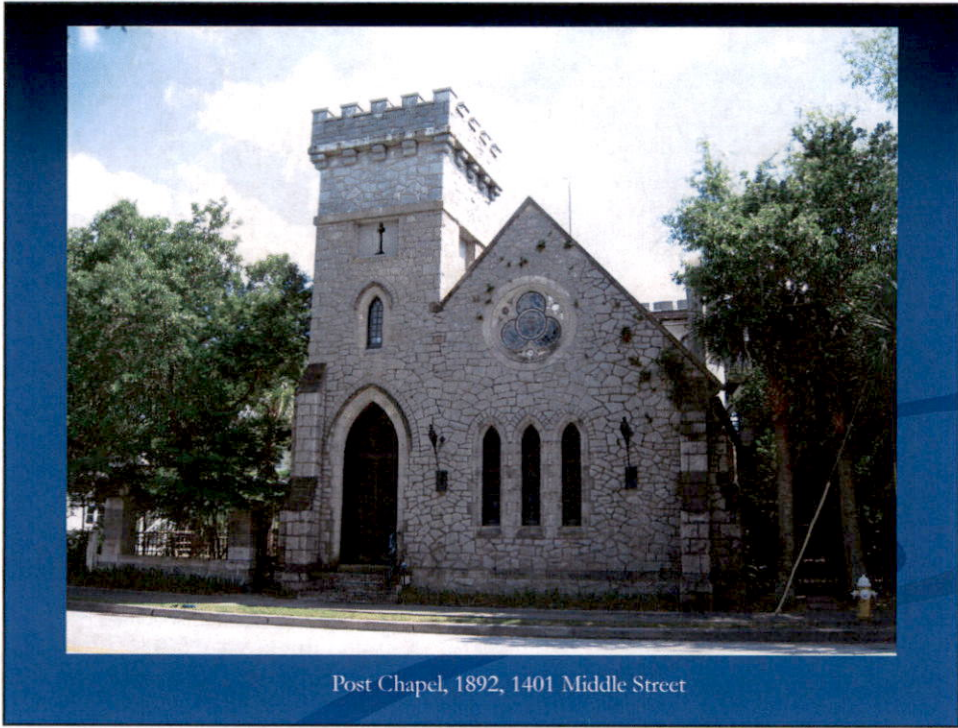
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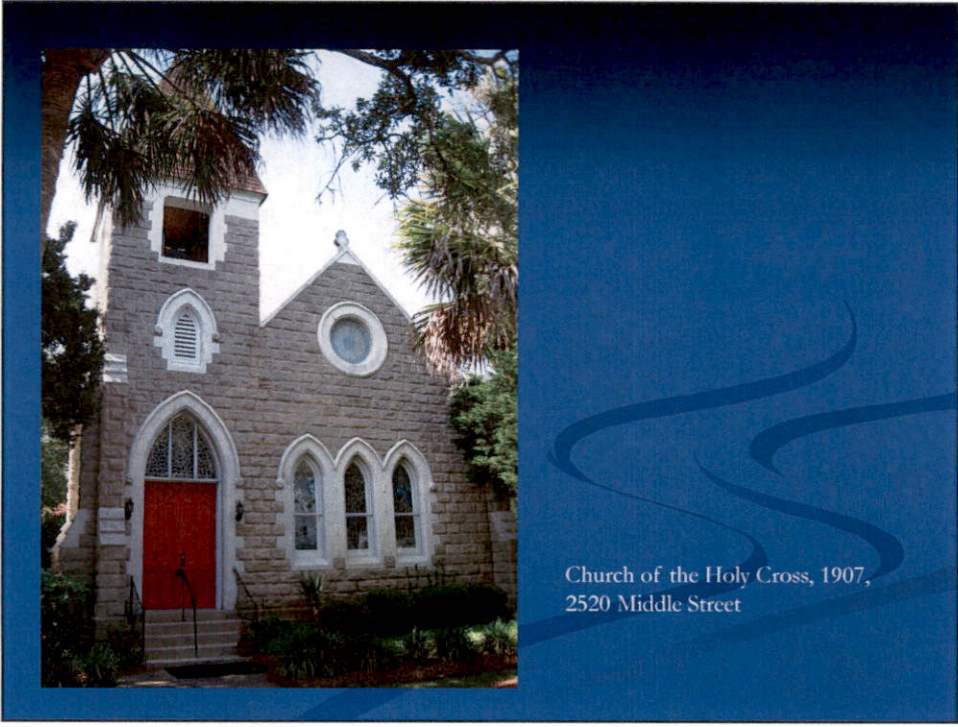
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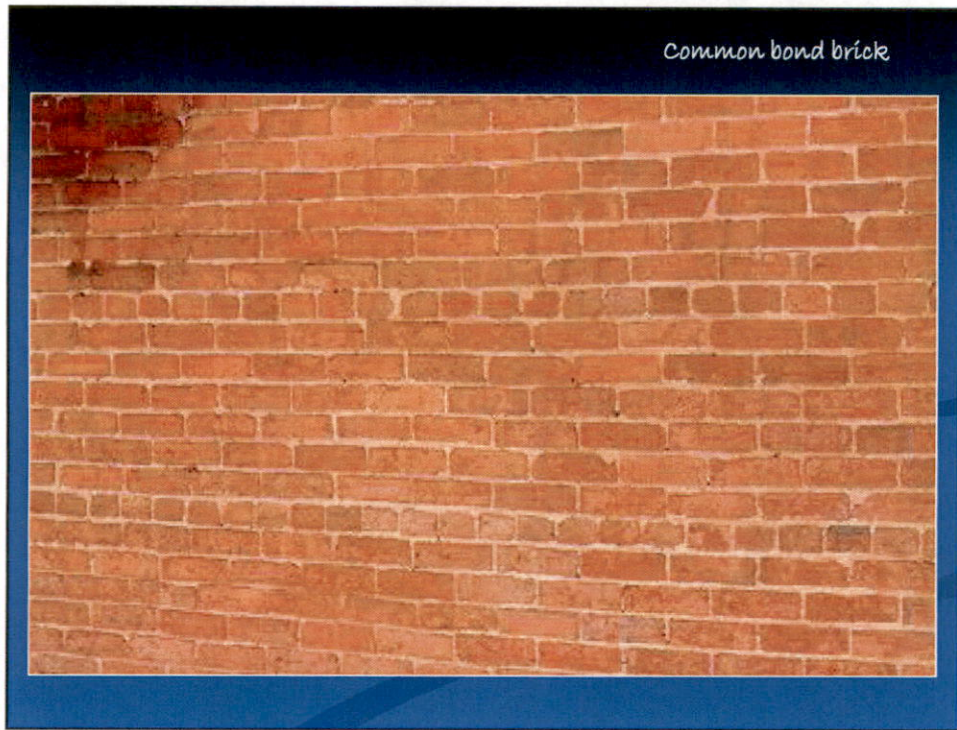
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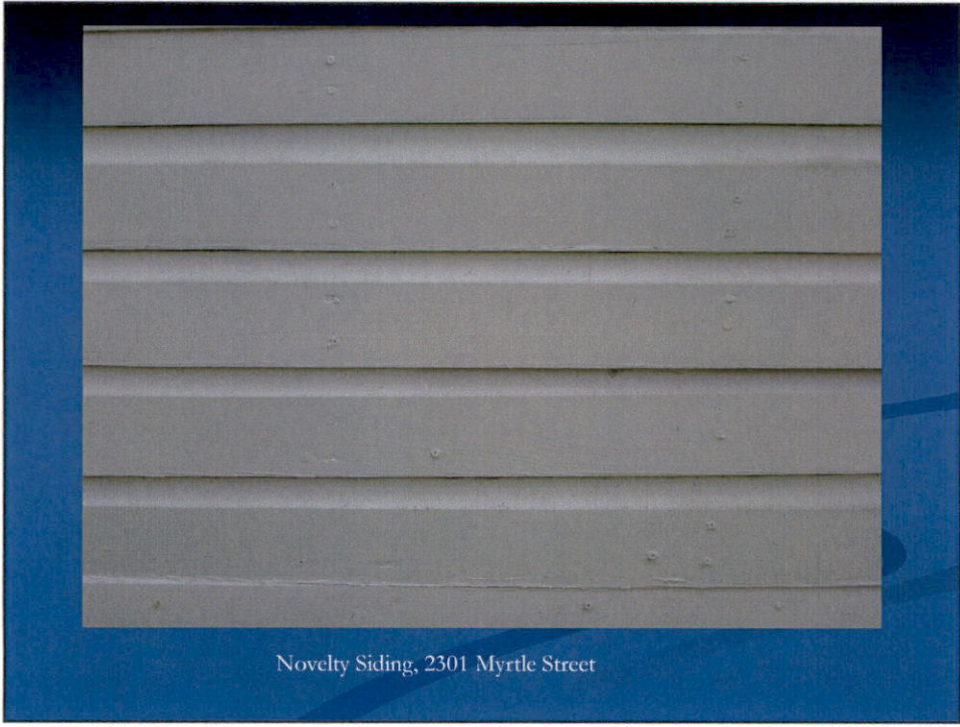
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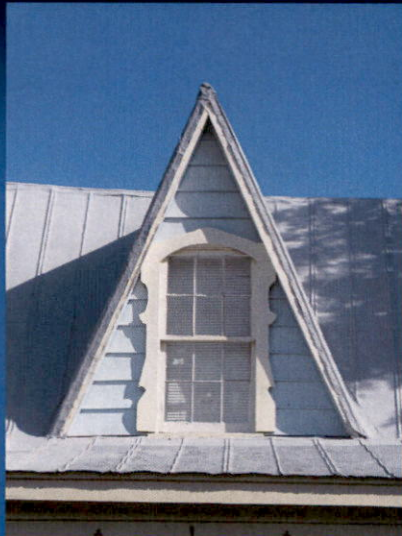


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Cement/Wood Products

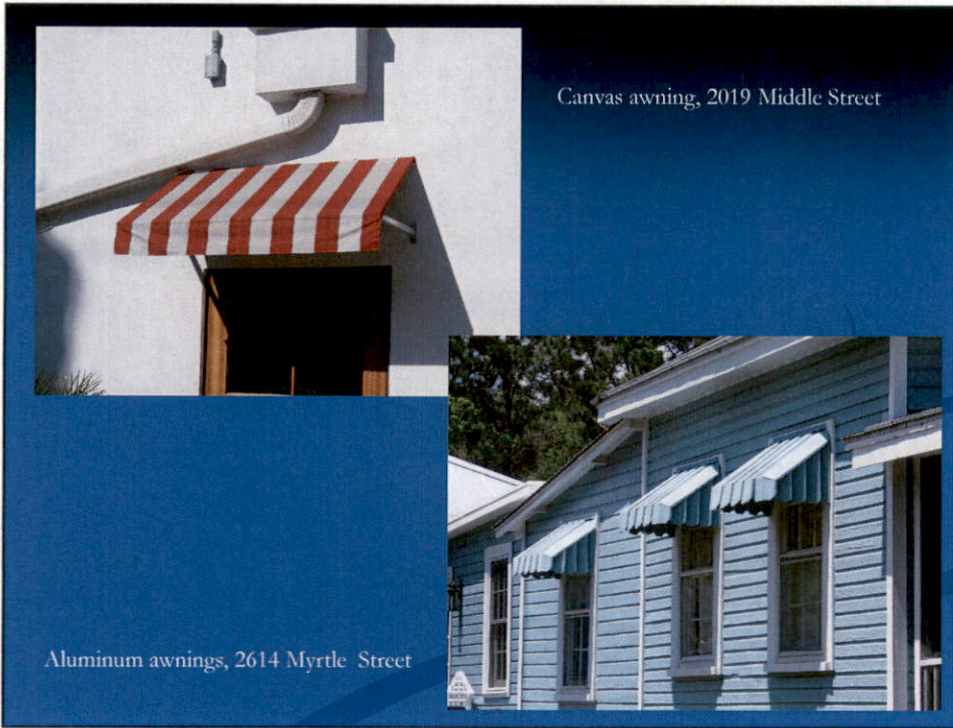


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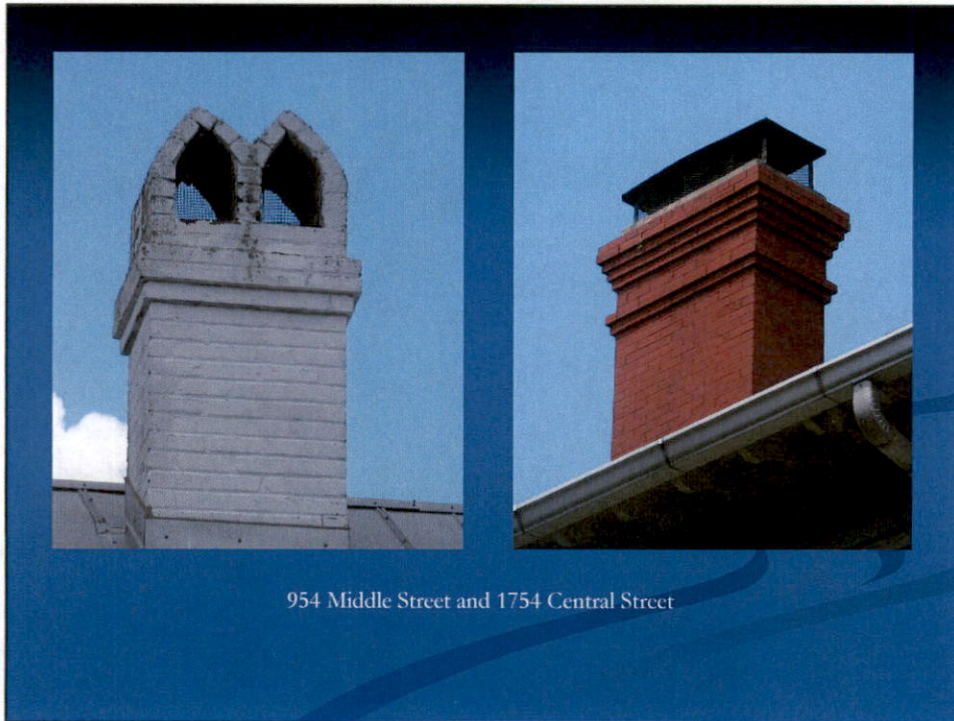


2002 Middle Street and 2662 Middle Street

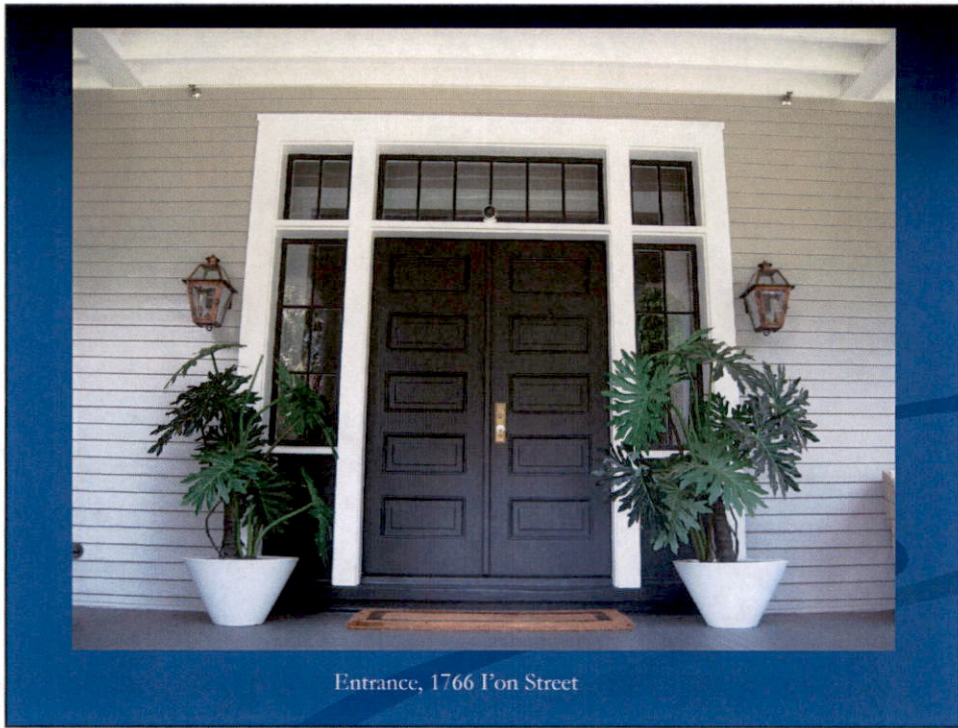
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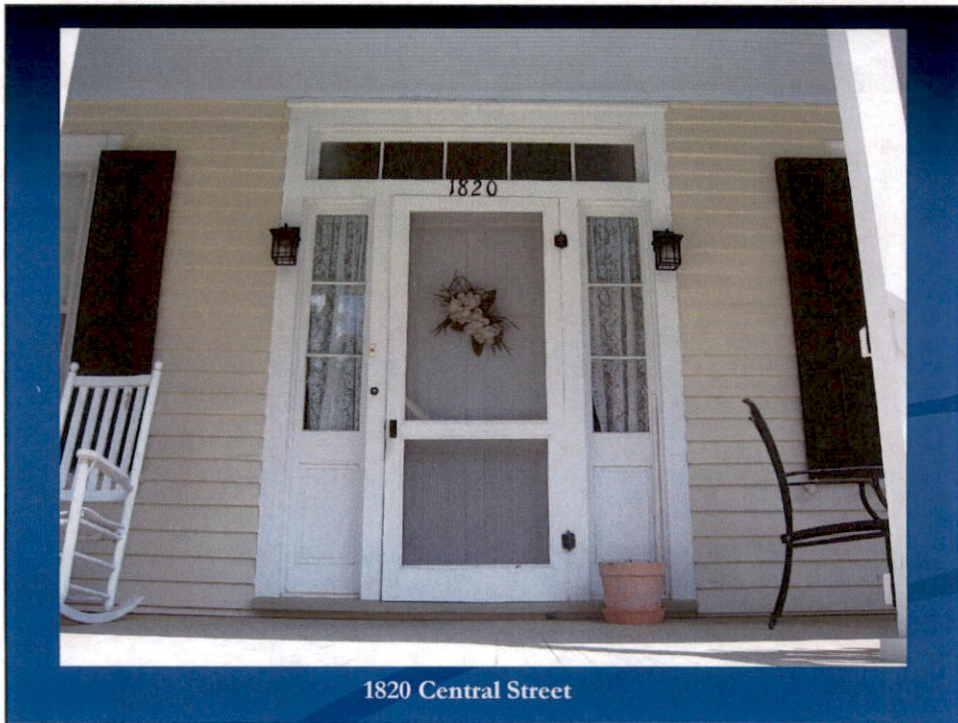


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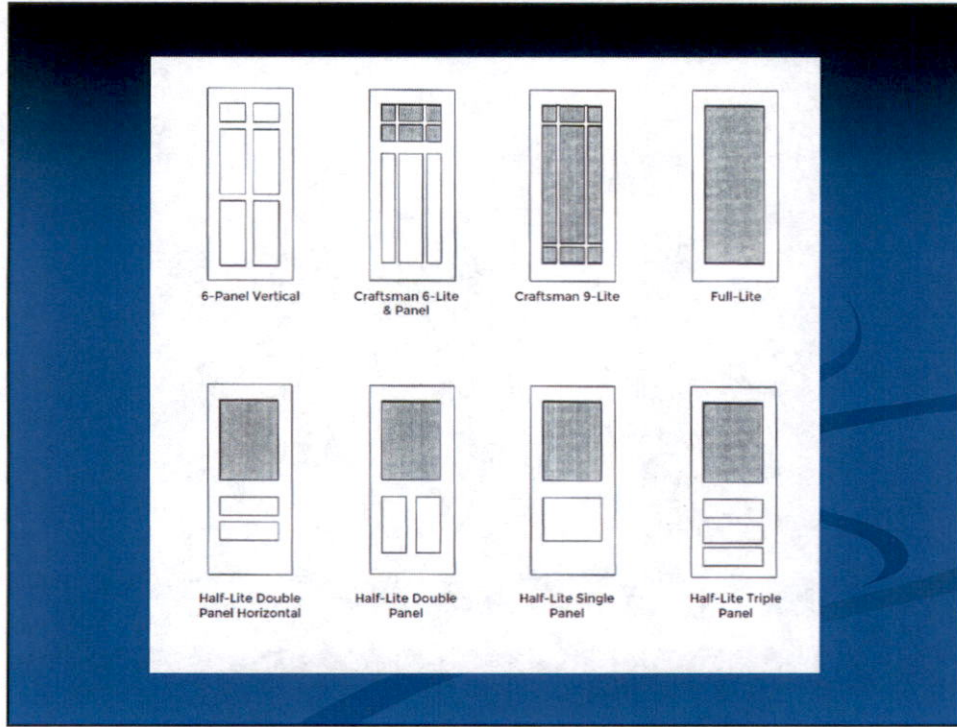
Entrance, 1766 Fon Street

33



1820 Central Street

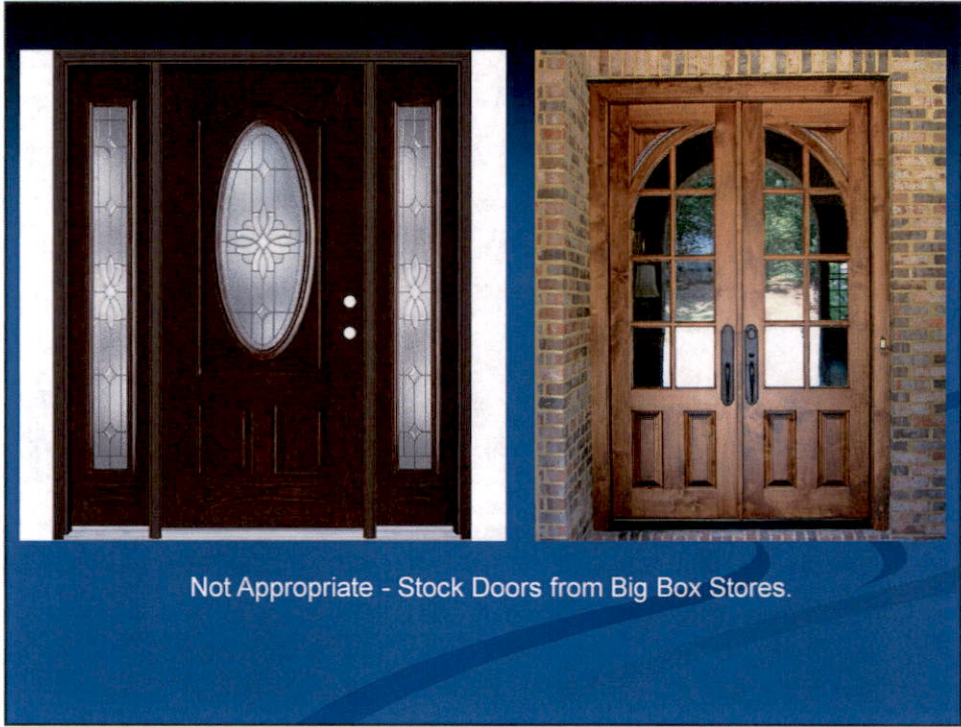
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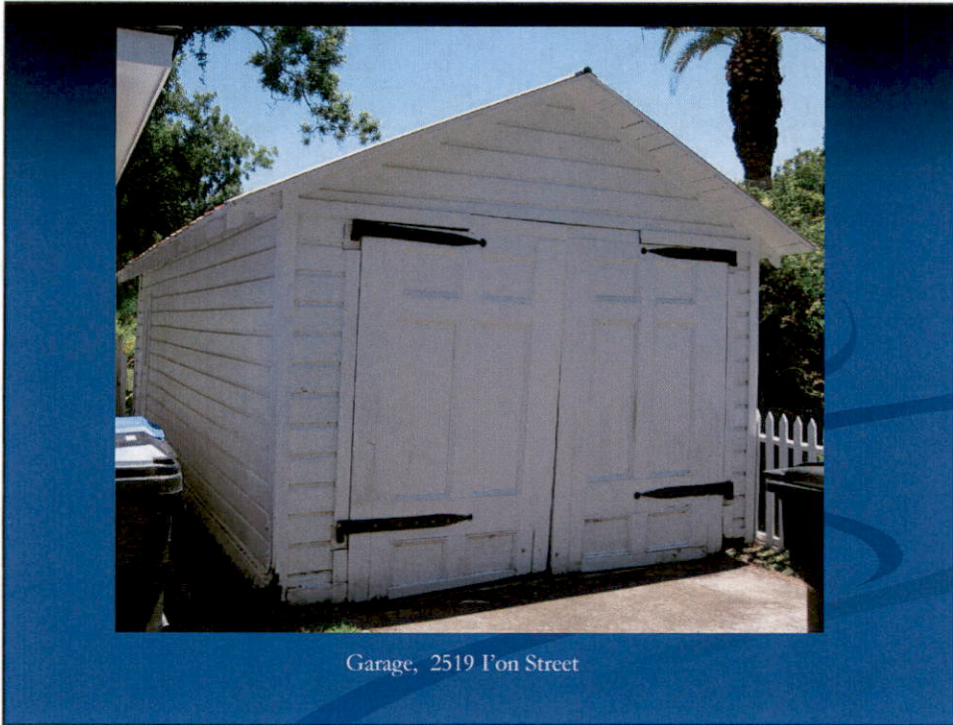
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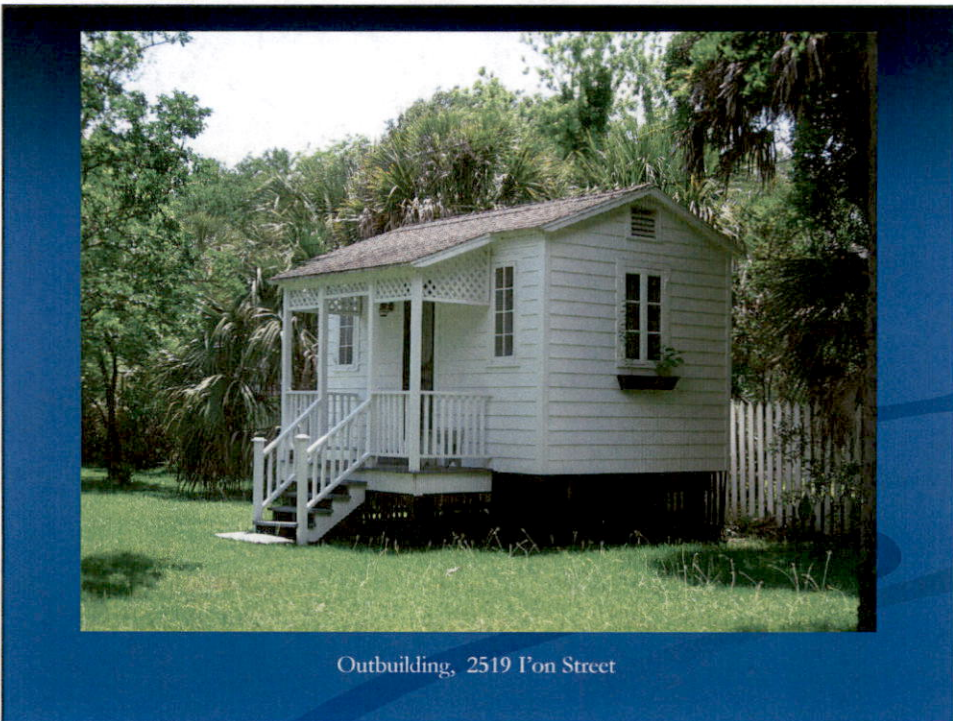


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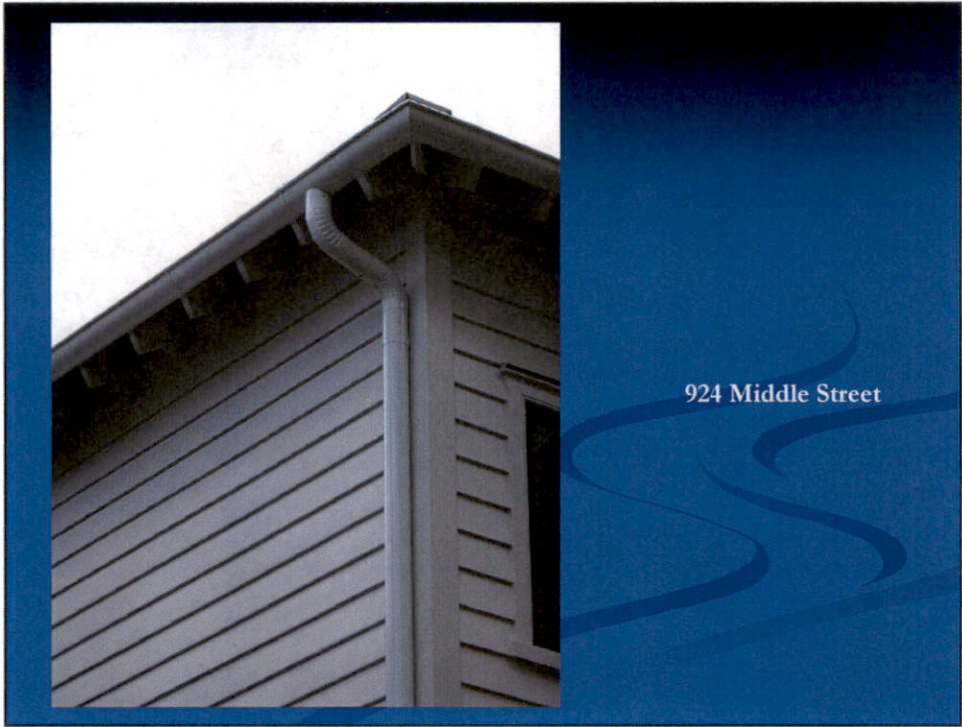
Garage, 2519 F'on Street

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Outbuilding, 2519 F'on Street

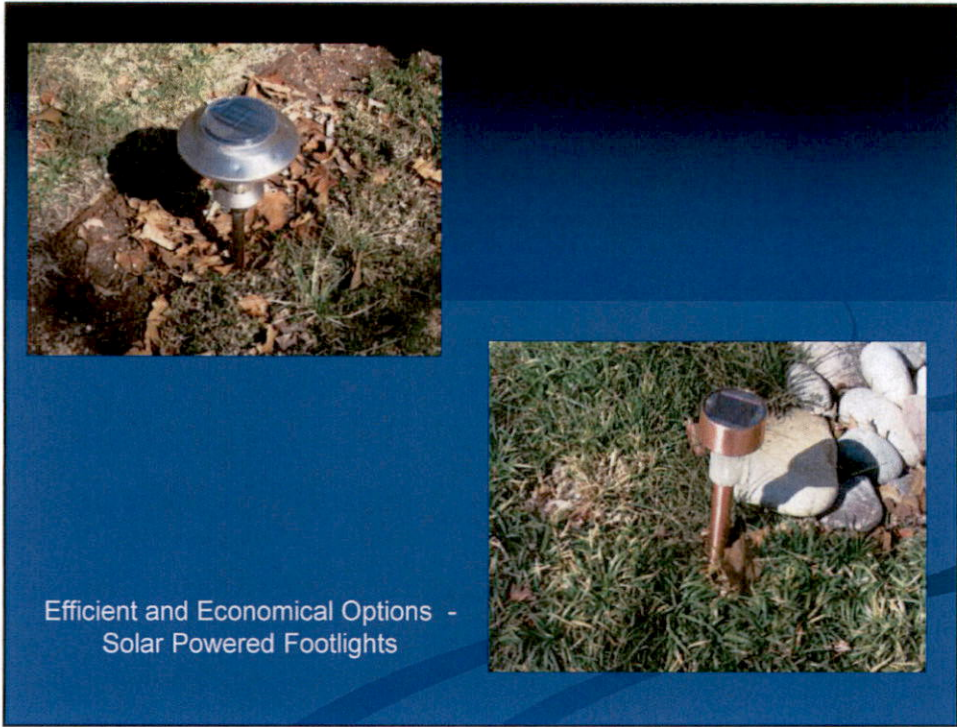
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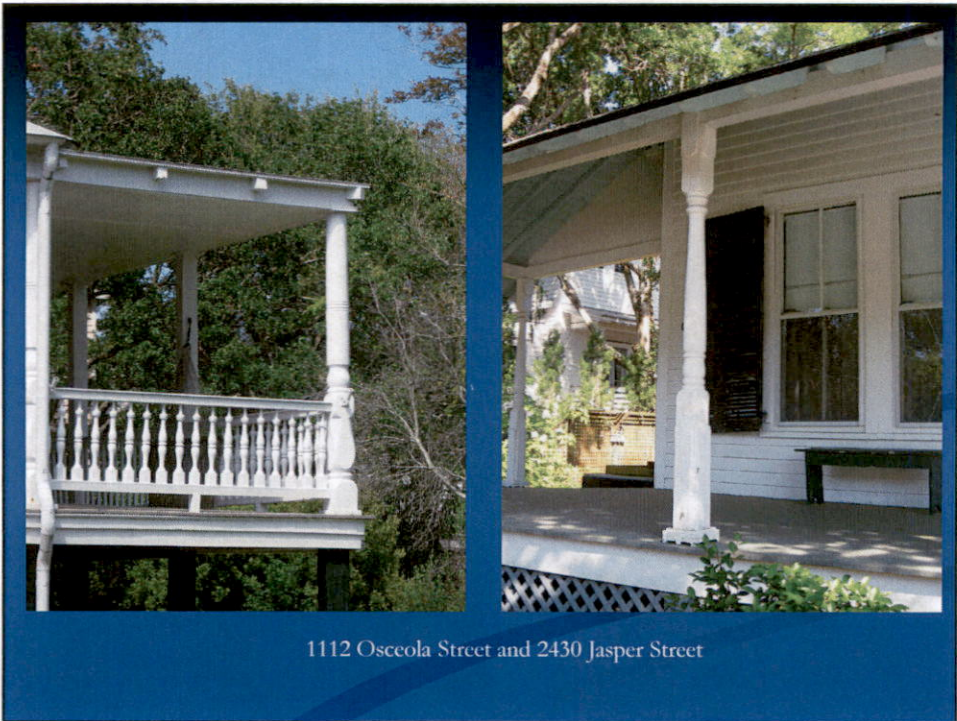
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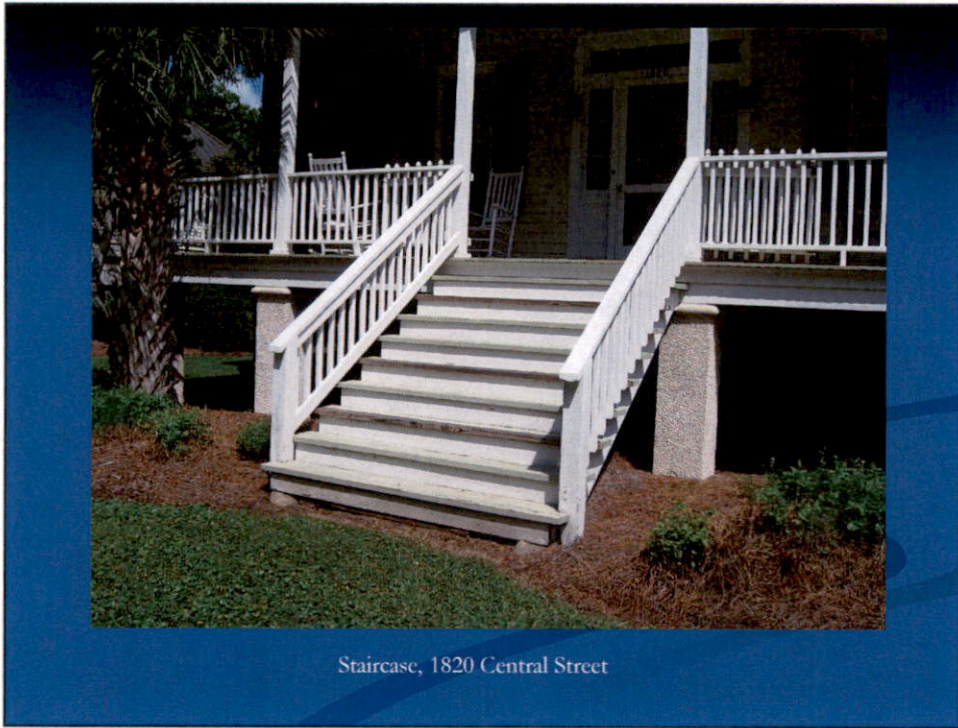
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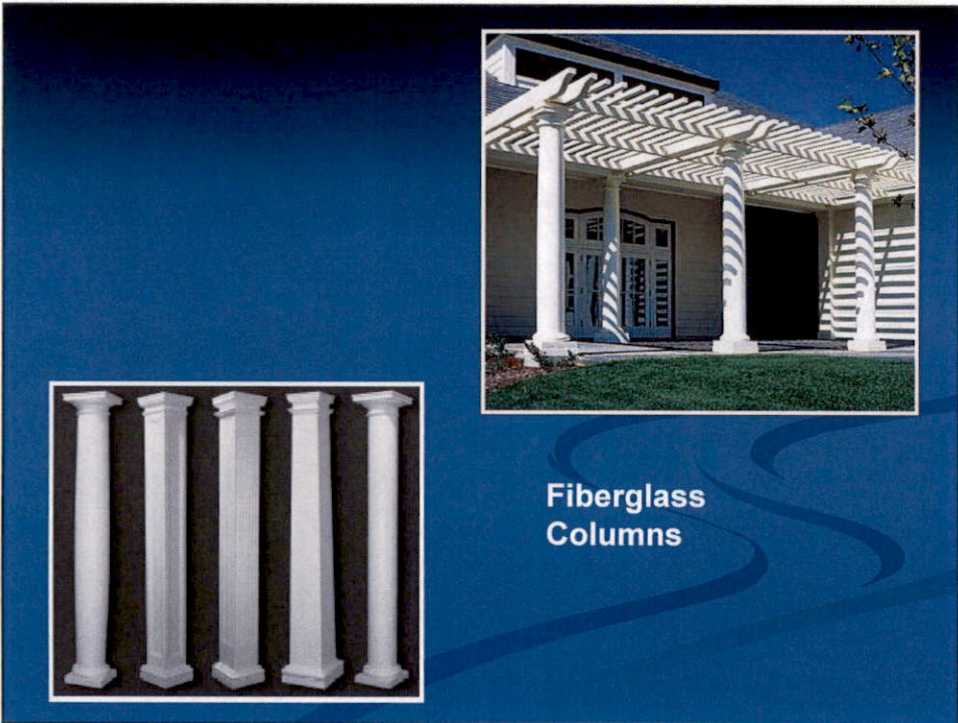
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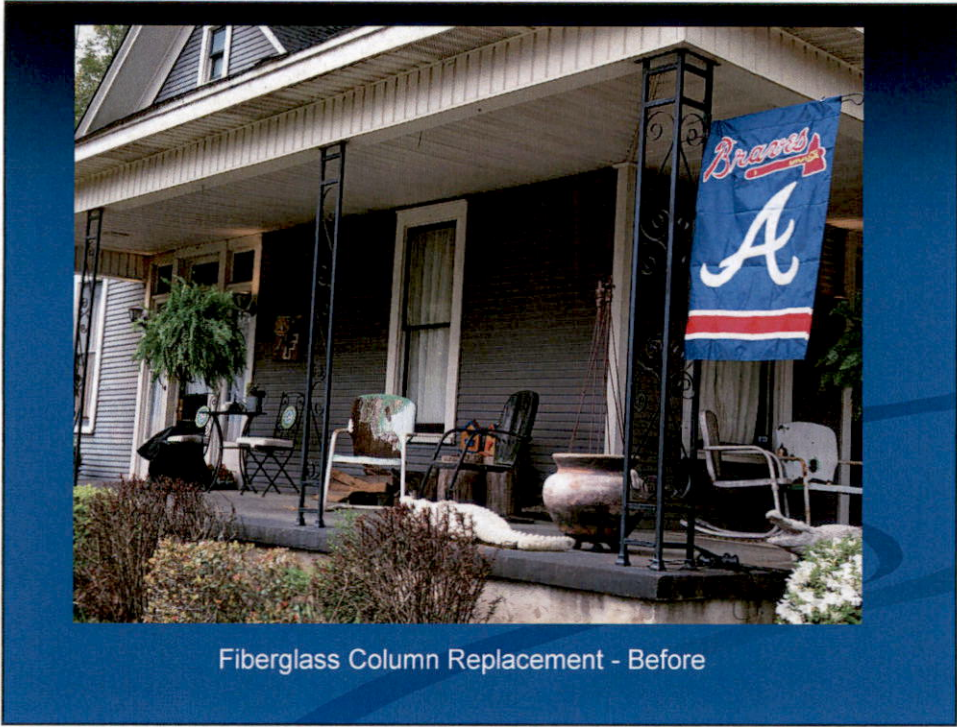
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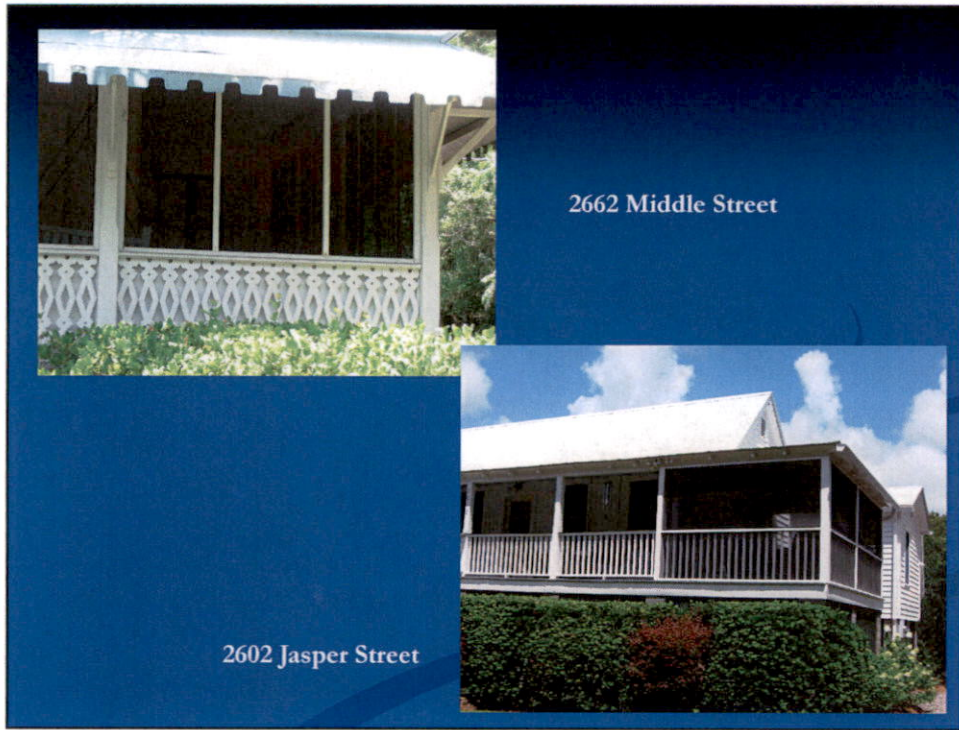
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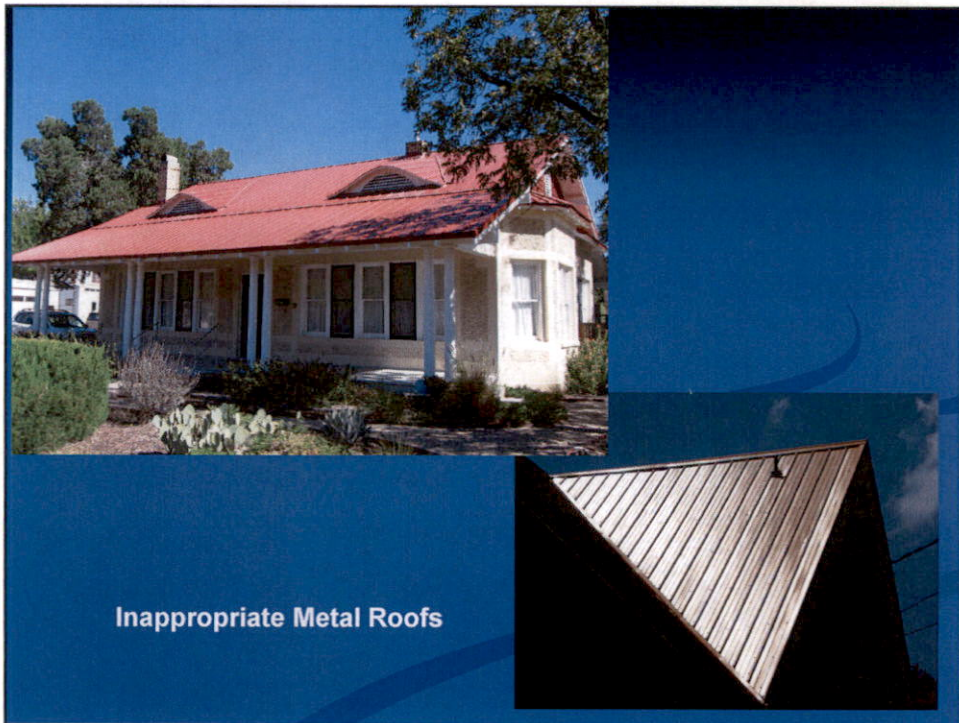
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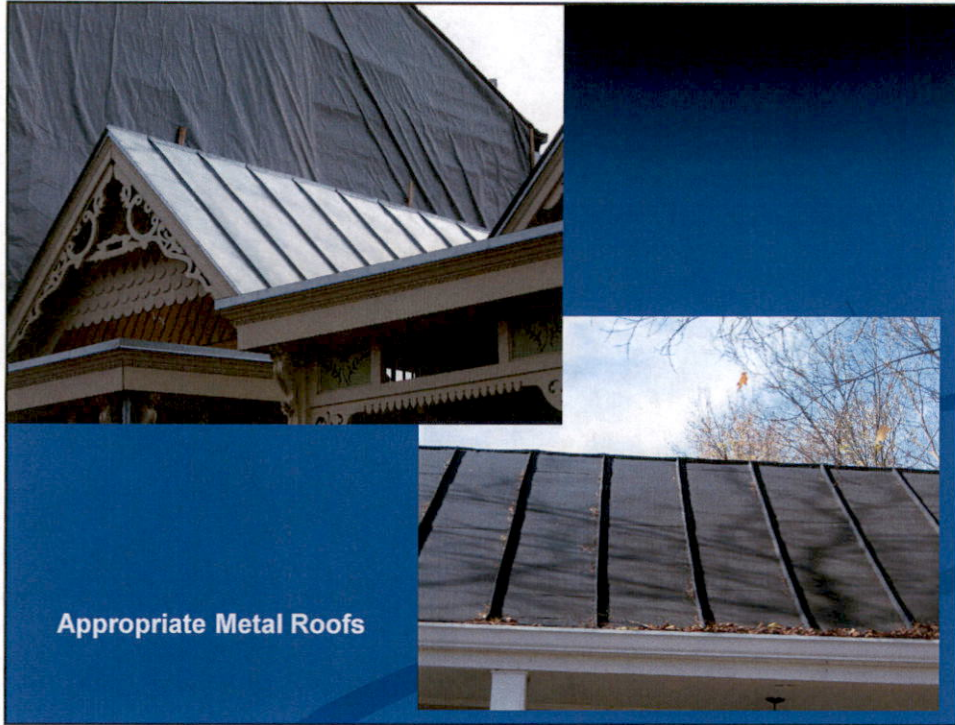
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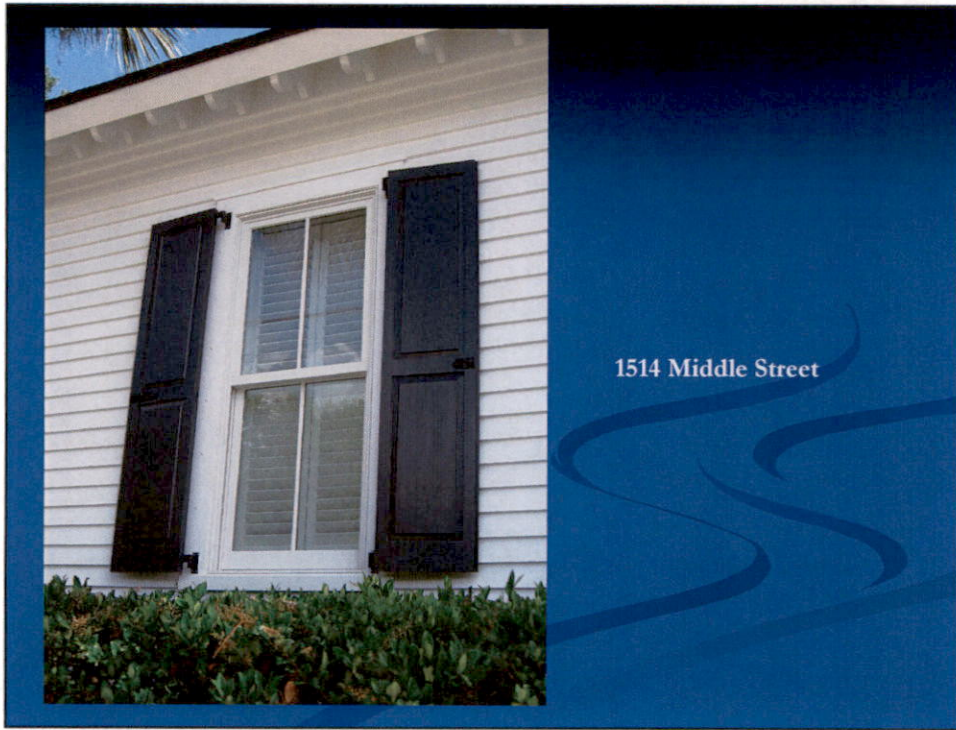
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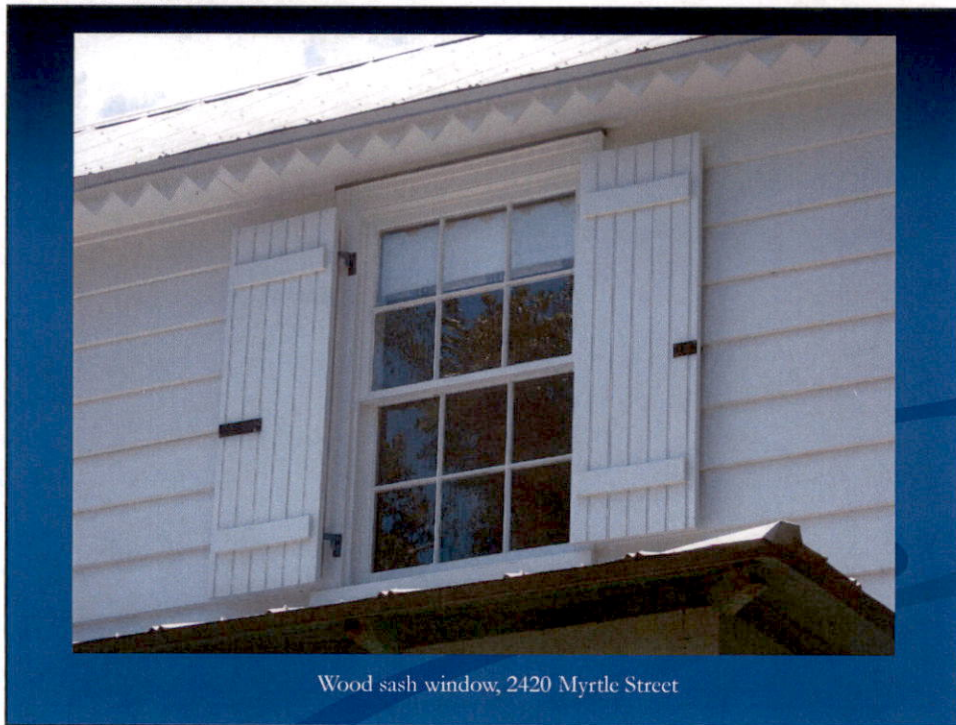
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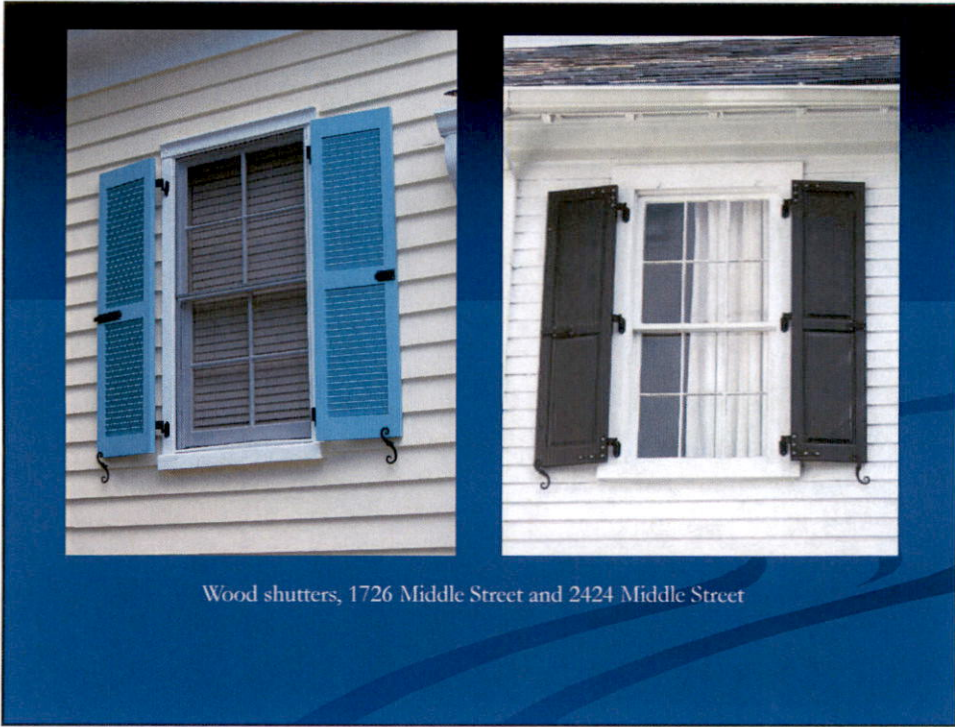
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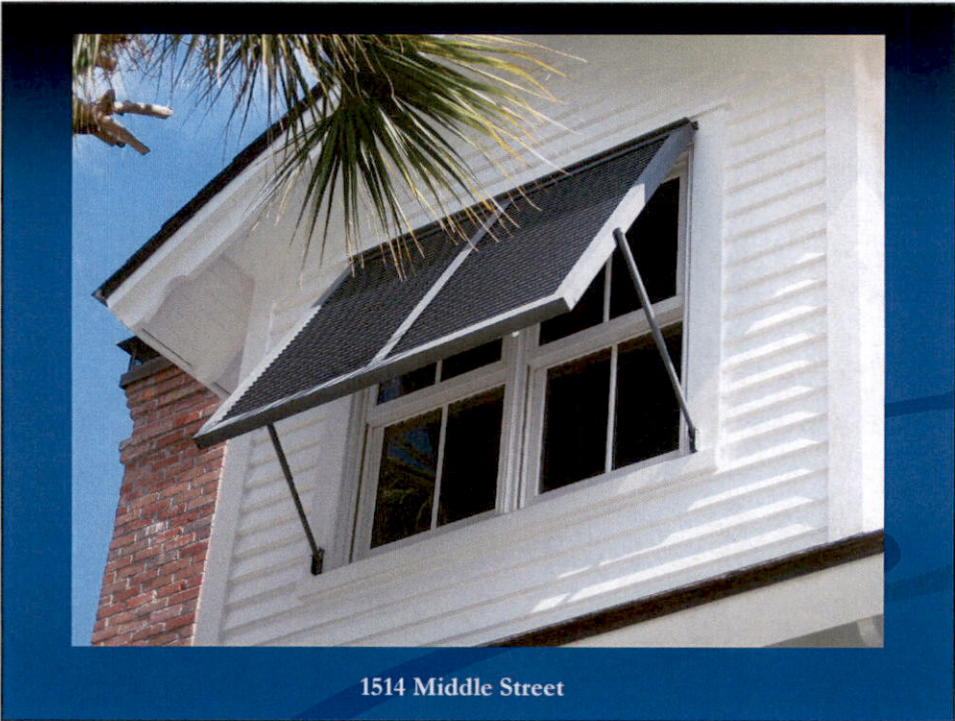
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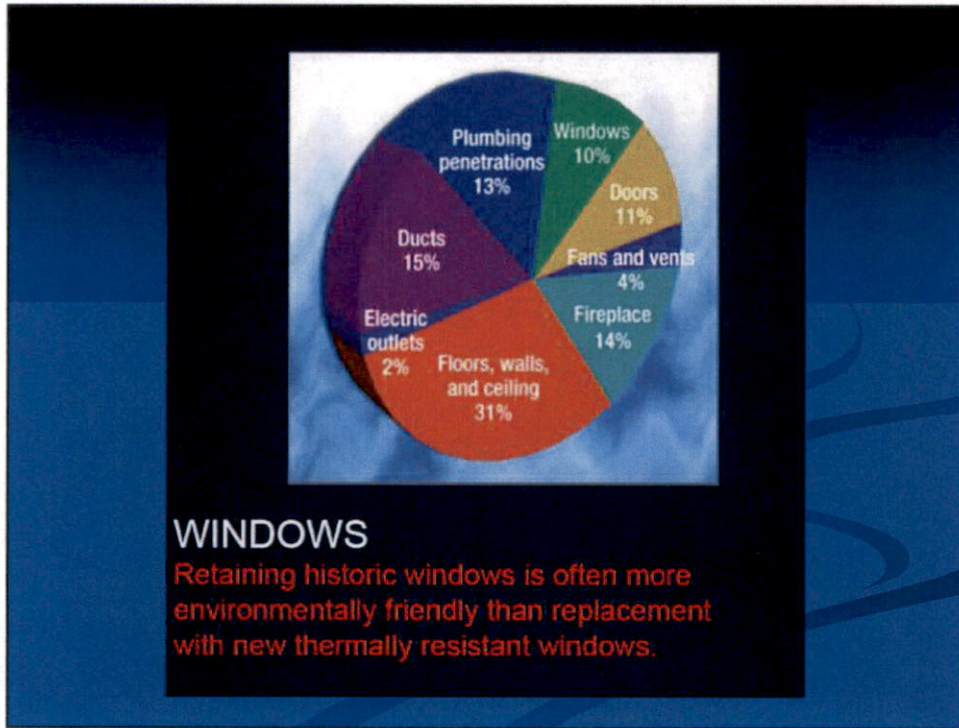
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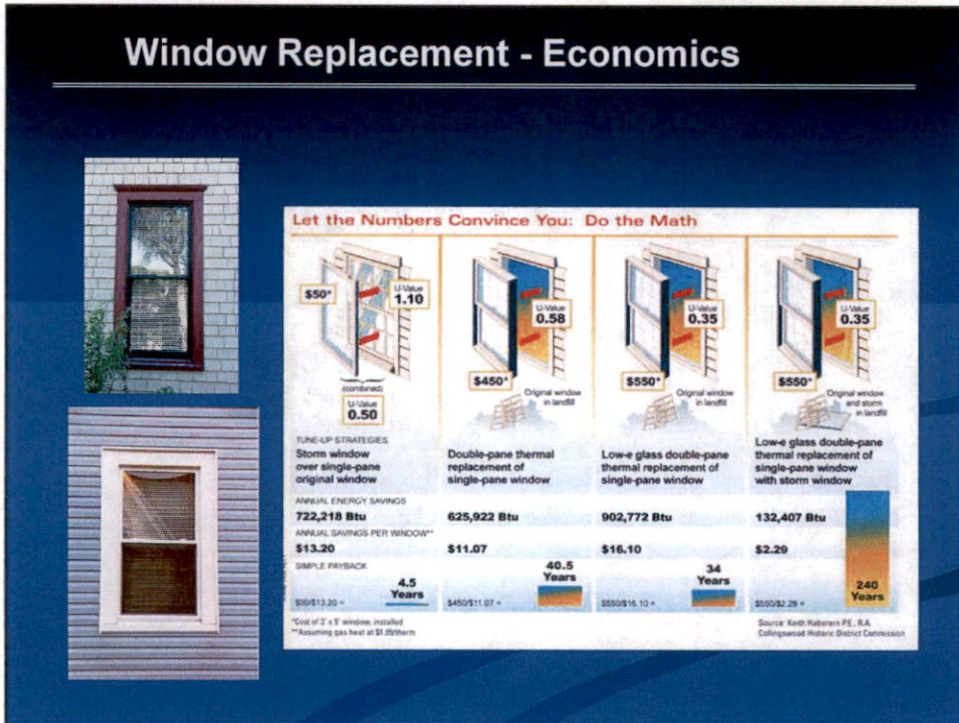
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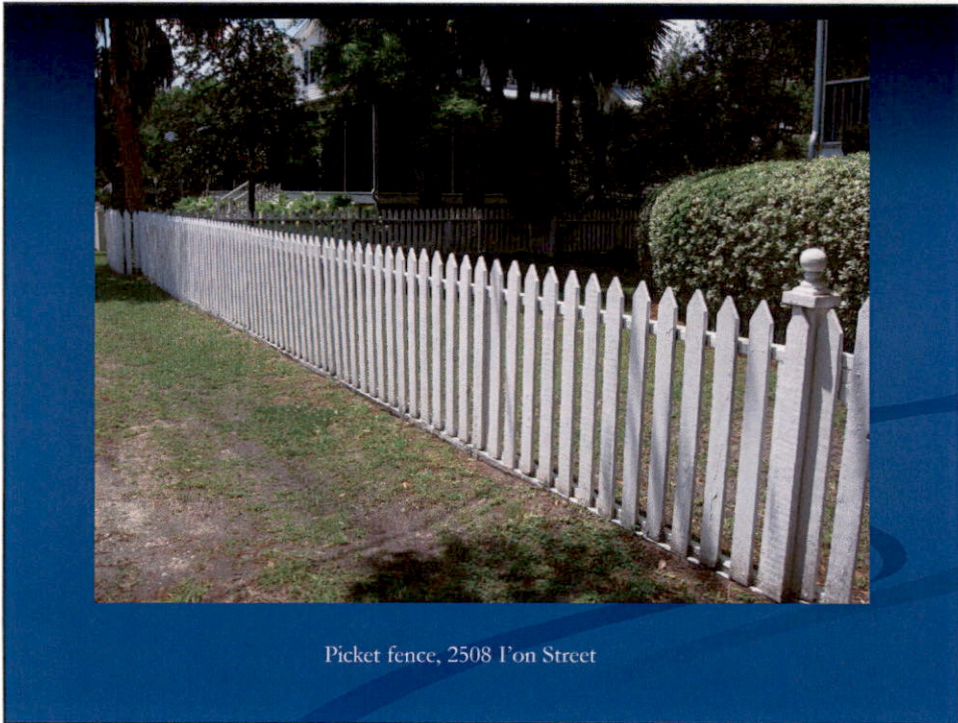
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61



Picket fence, 2508 I'on Street

62



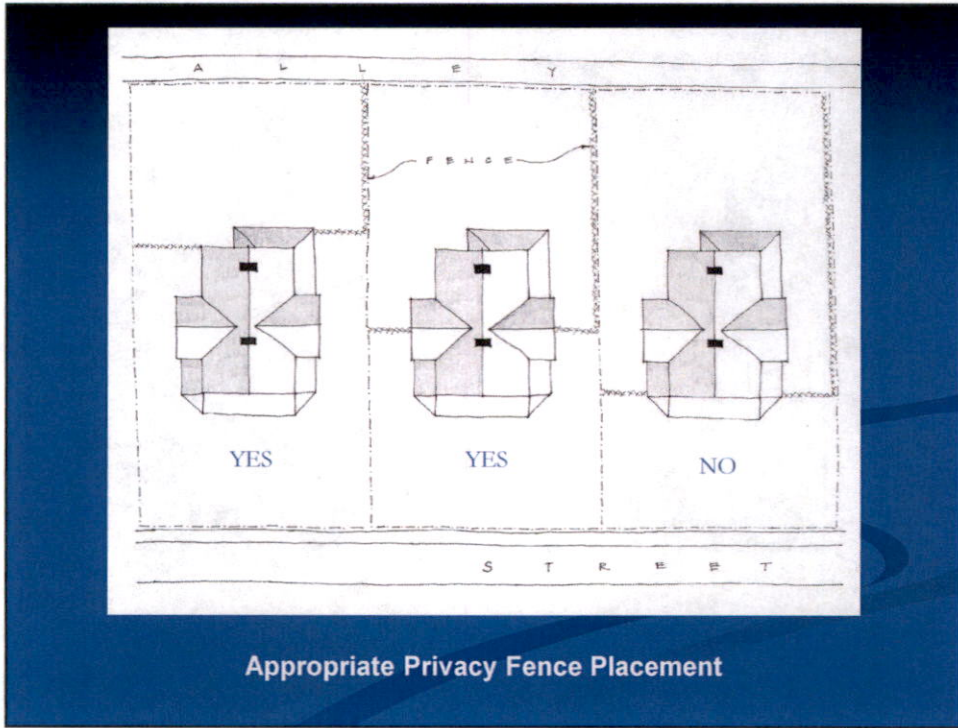
1730 P'on Street

63



1734 P'on Street

64



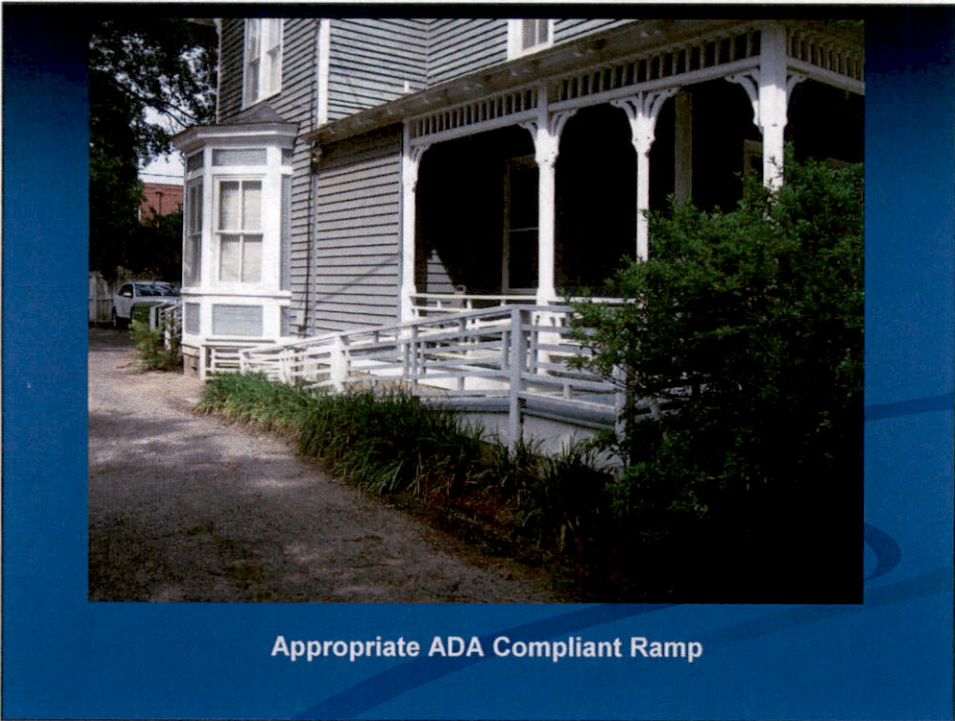
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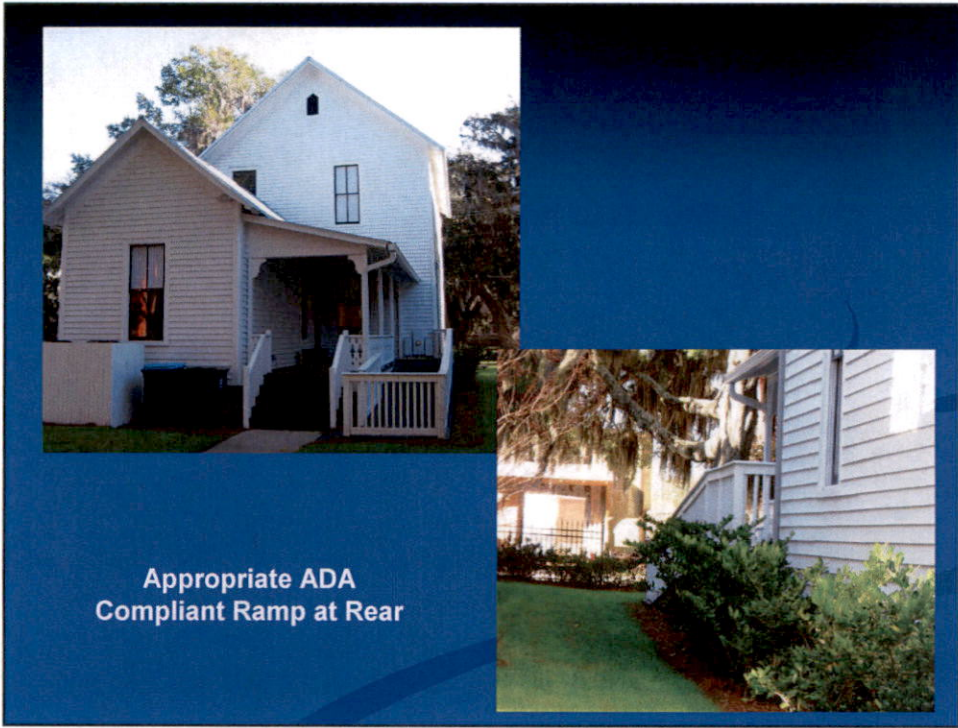


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Appropriate ADA Compliant Ramp

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69

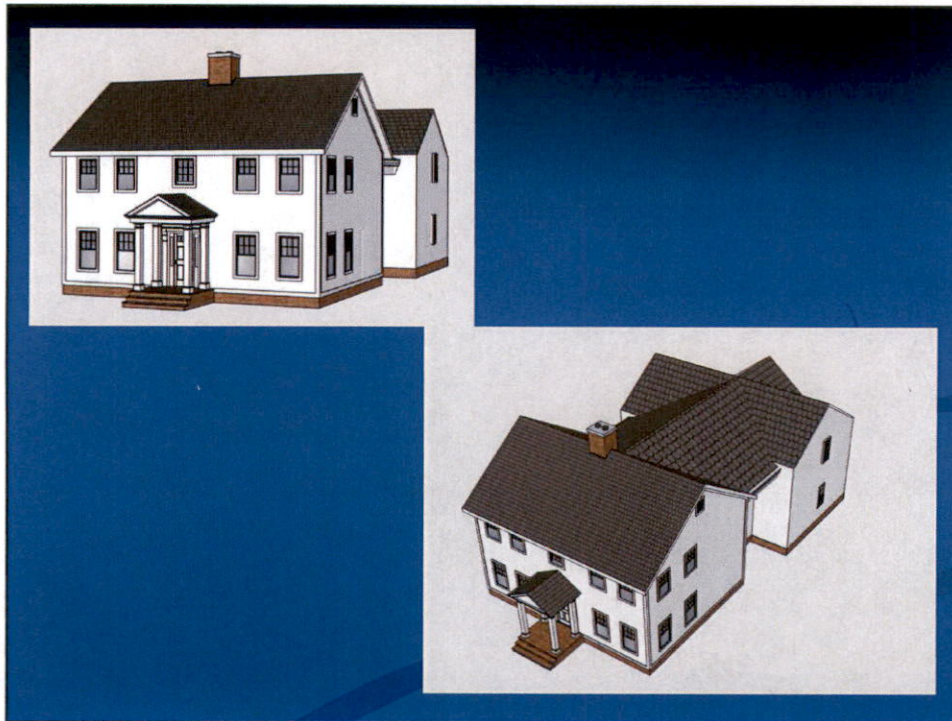


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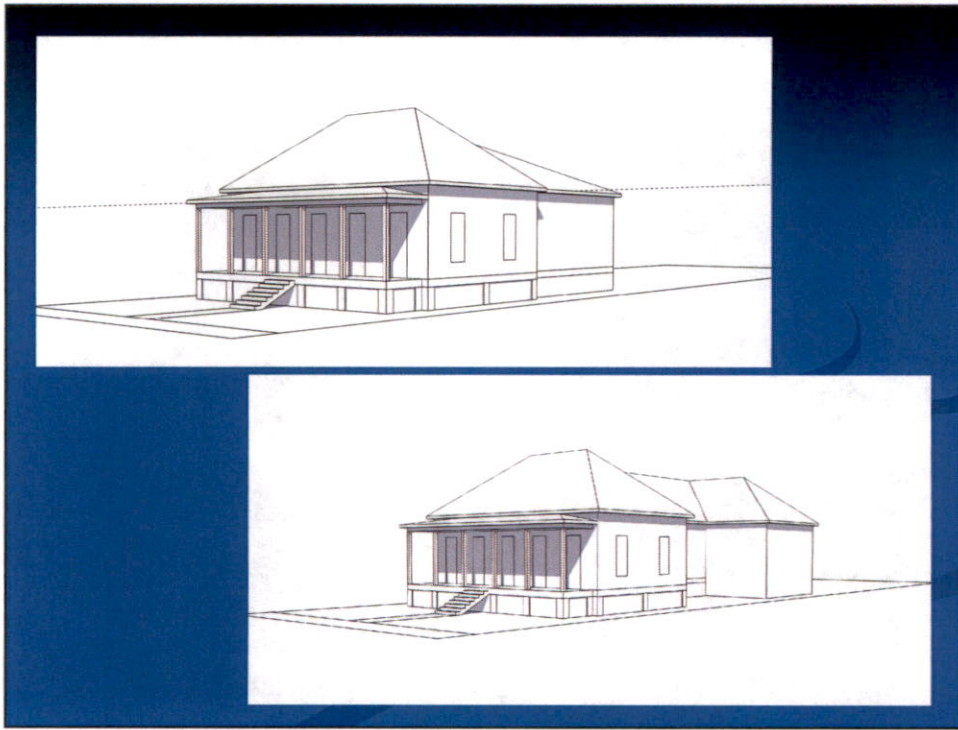
Additions

- Additions should be sited at the rear of the original dwelling.
- The overall proportions of a new addition should be compatible with the existing dwelling in height, scale, size and massing.
- Additions should be inset at least one foot from the dwelling's original wall plane.
- The original dwelling should remain dominant and additions are adjoining and smaller masses.

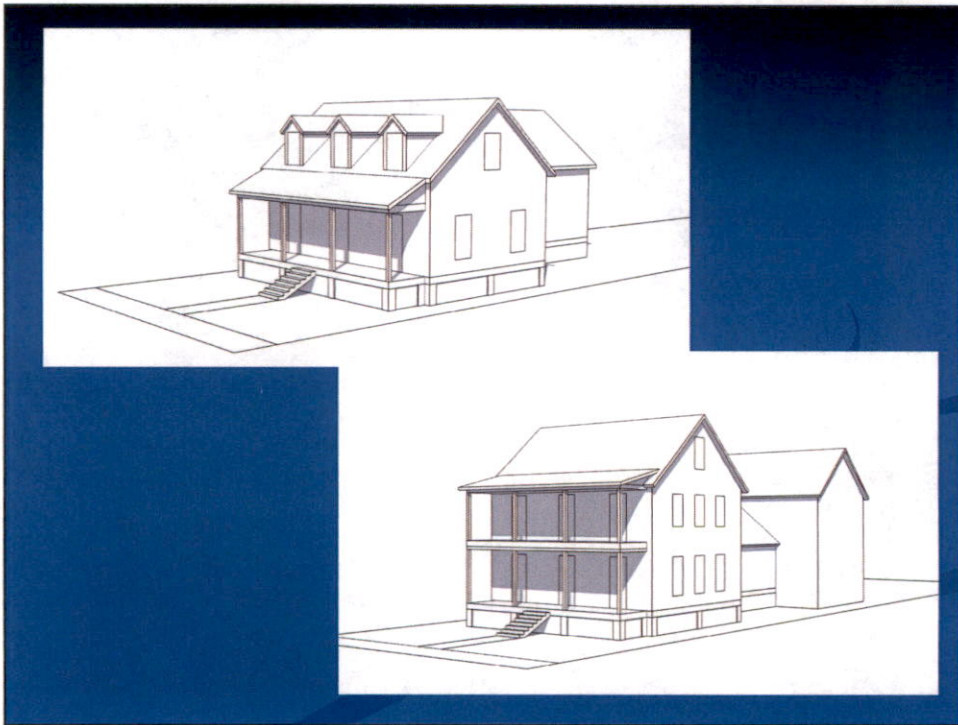
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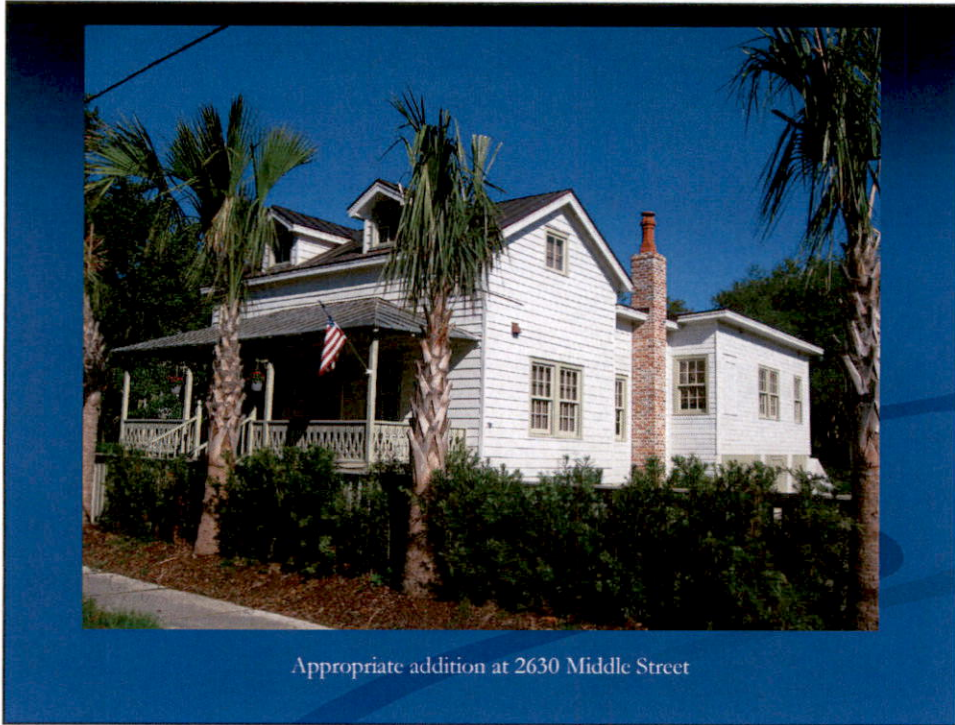
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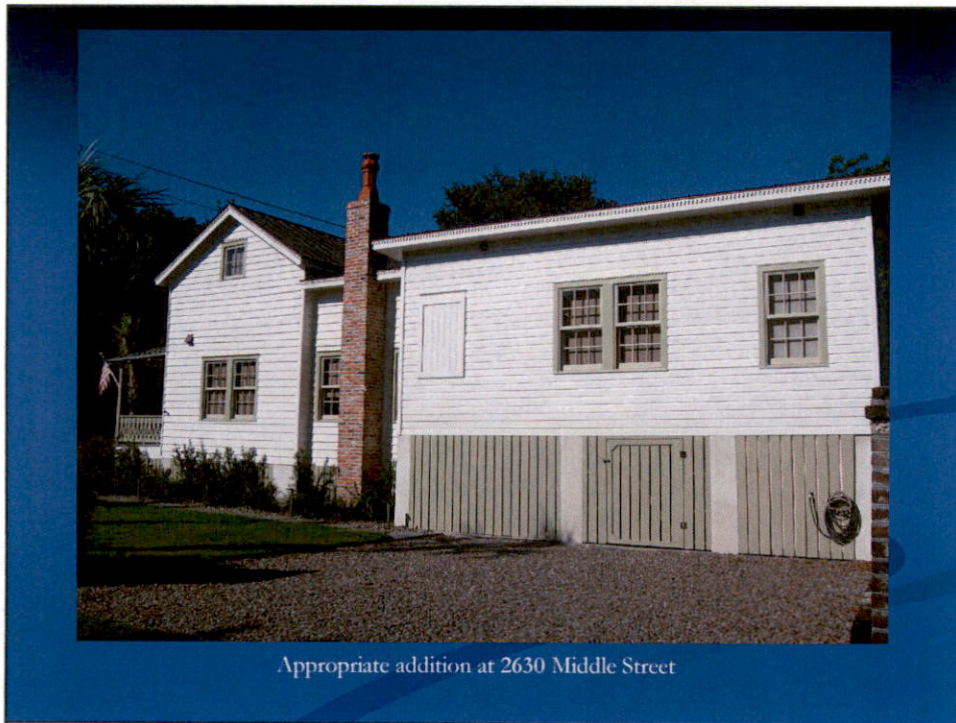
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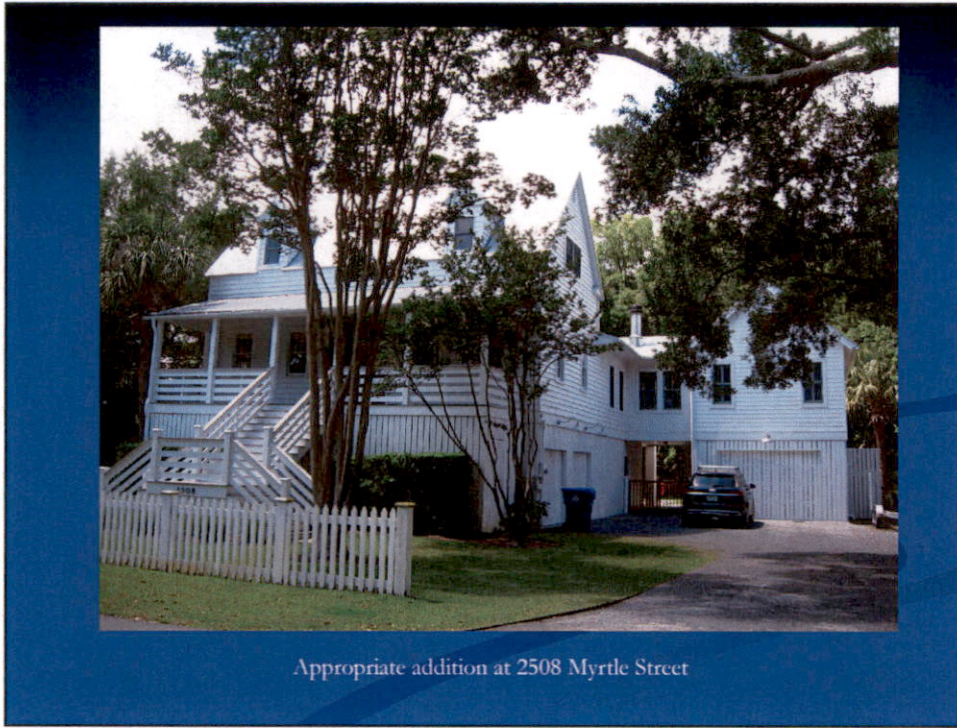
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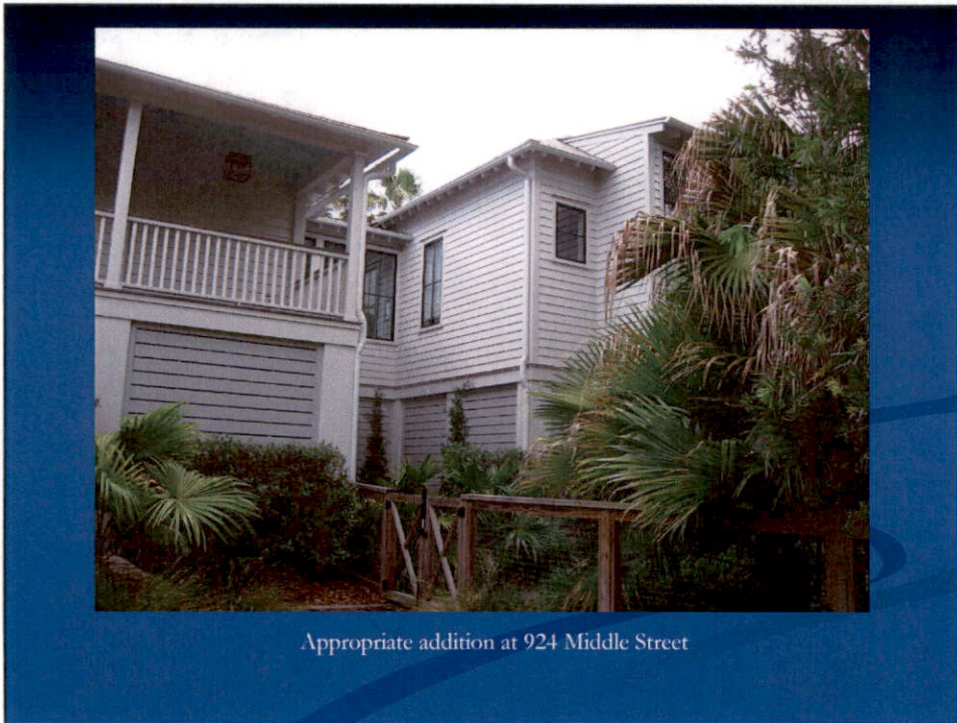
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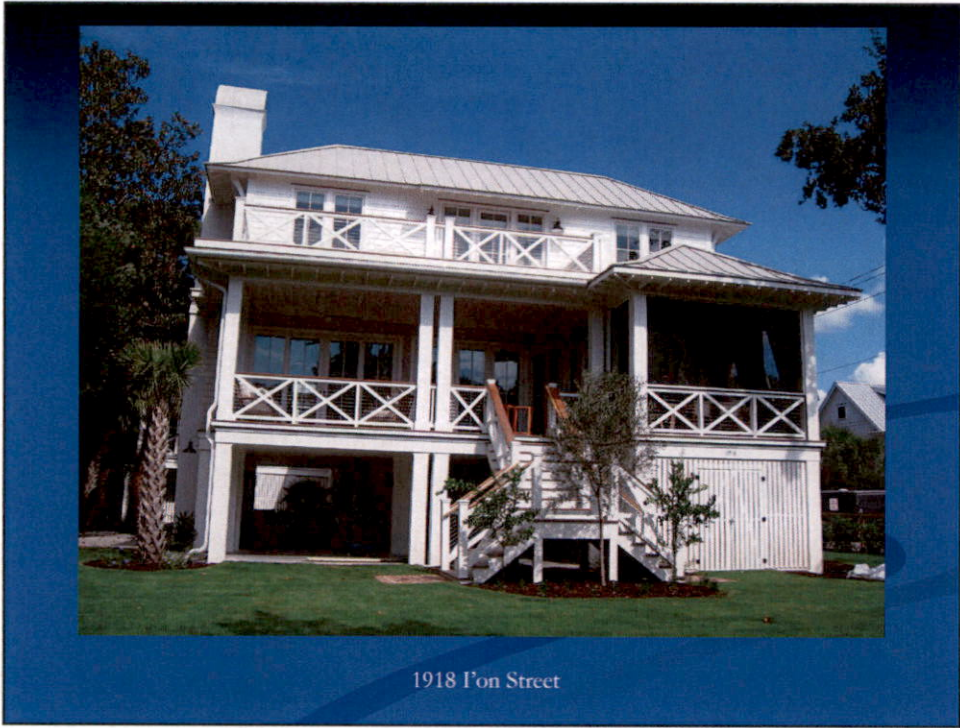
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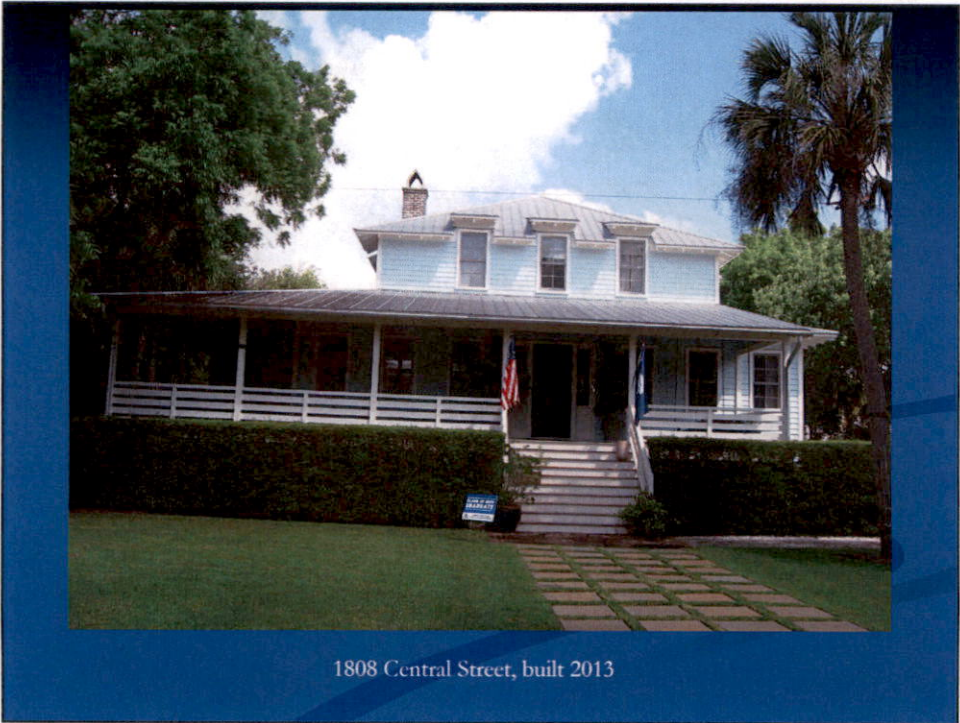


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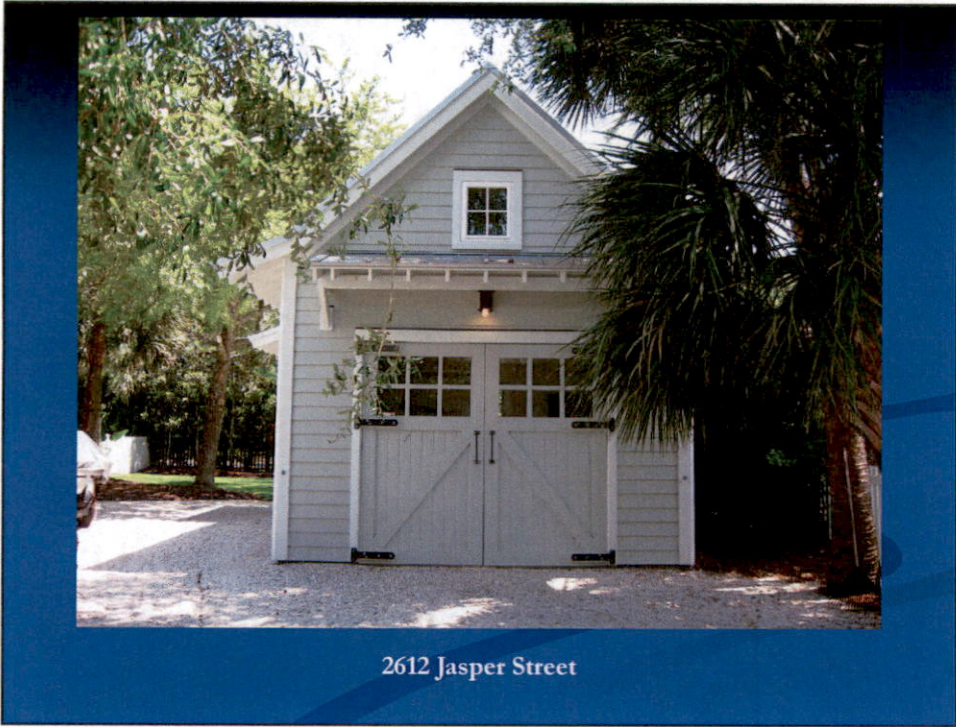
1918 Fon Street

81



1808 Central Street, built 2013

82



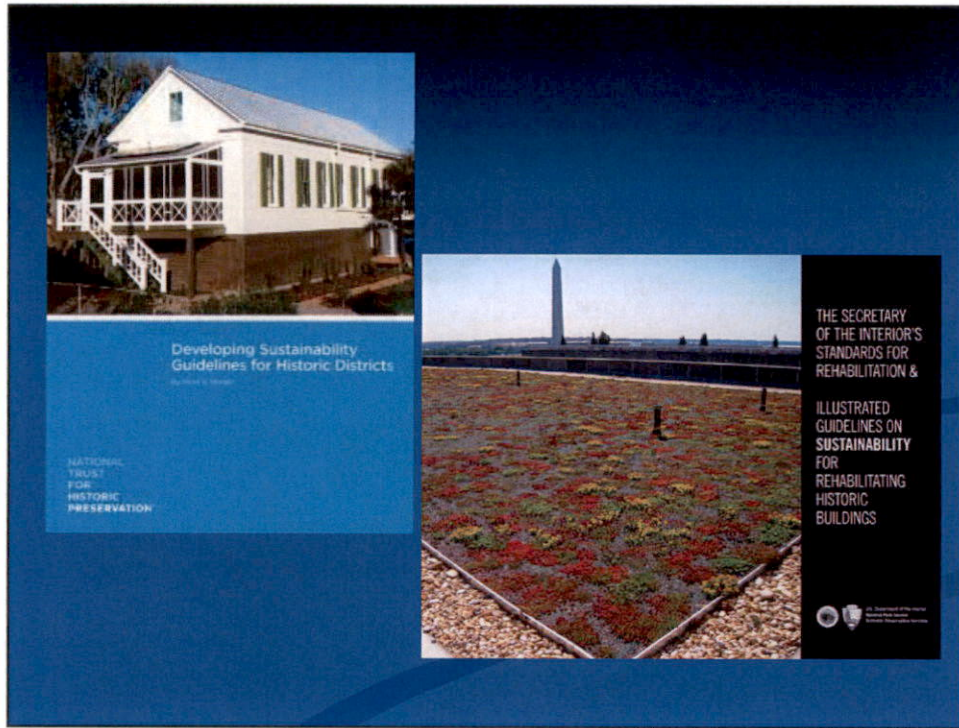
2612 Jasper Street

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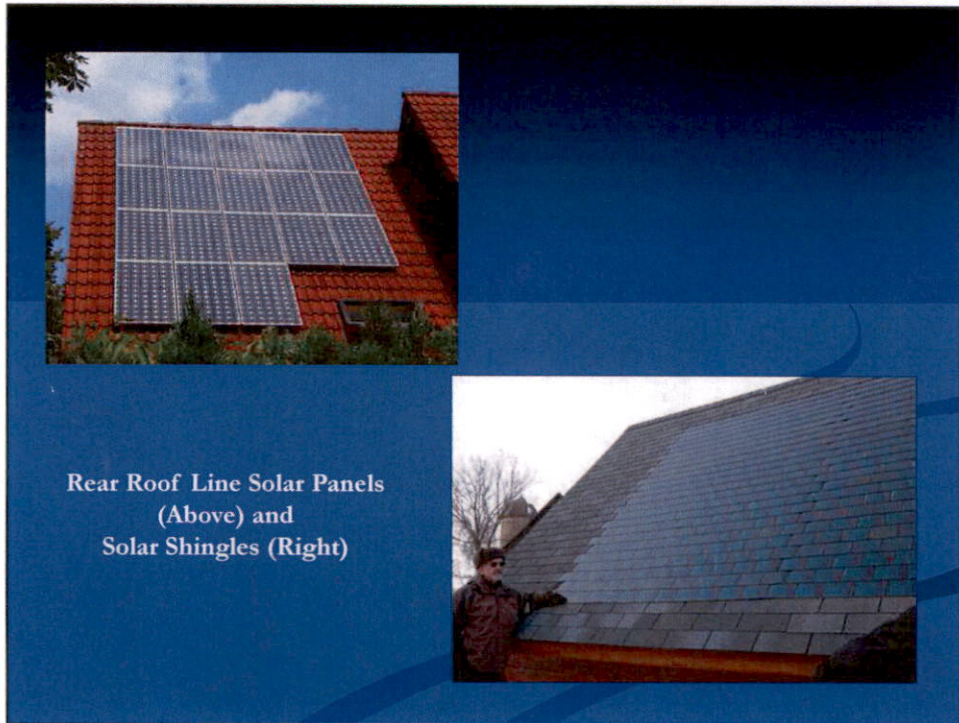


2708 Gold Bug Street

84



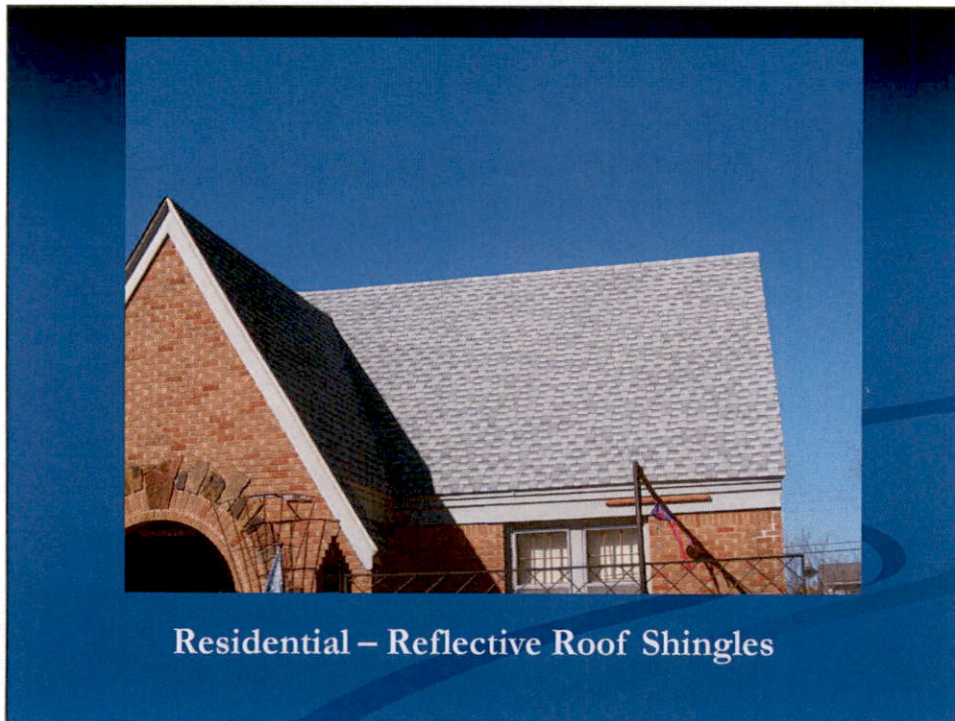
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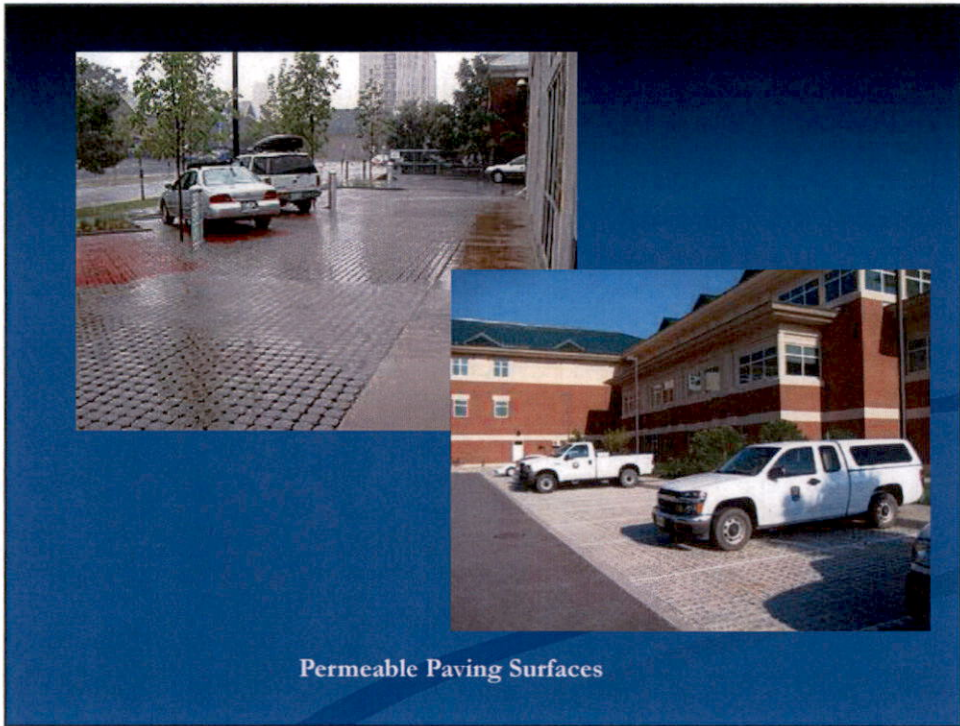
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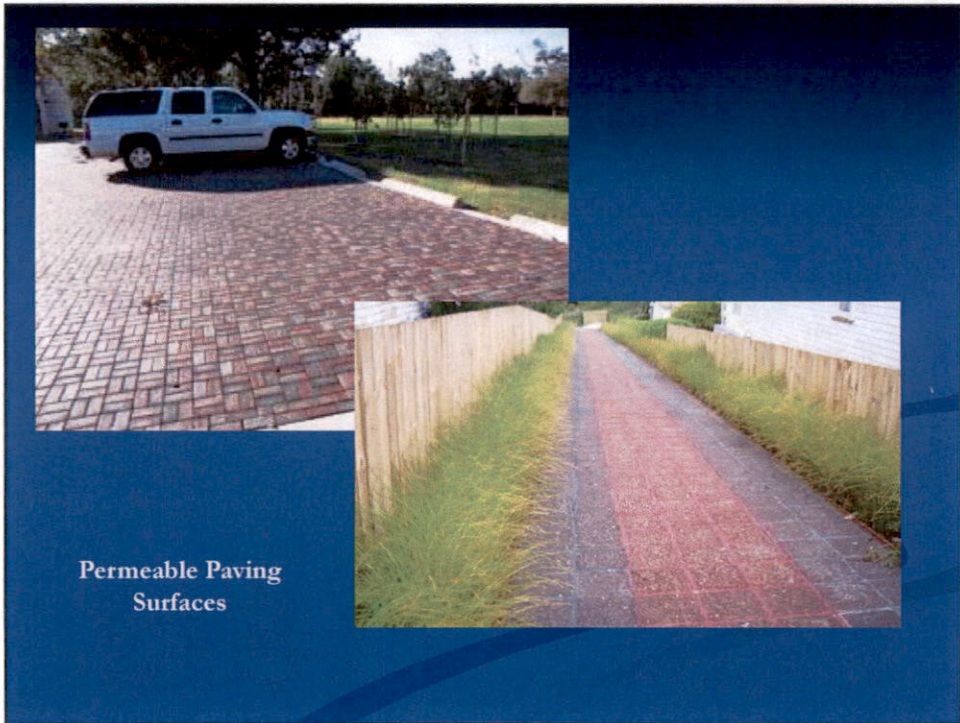
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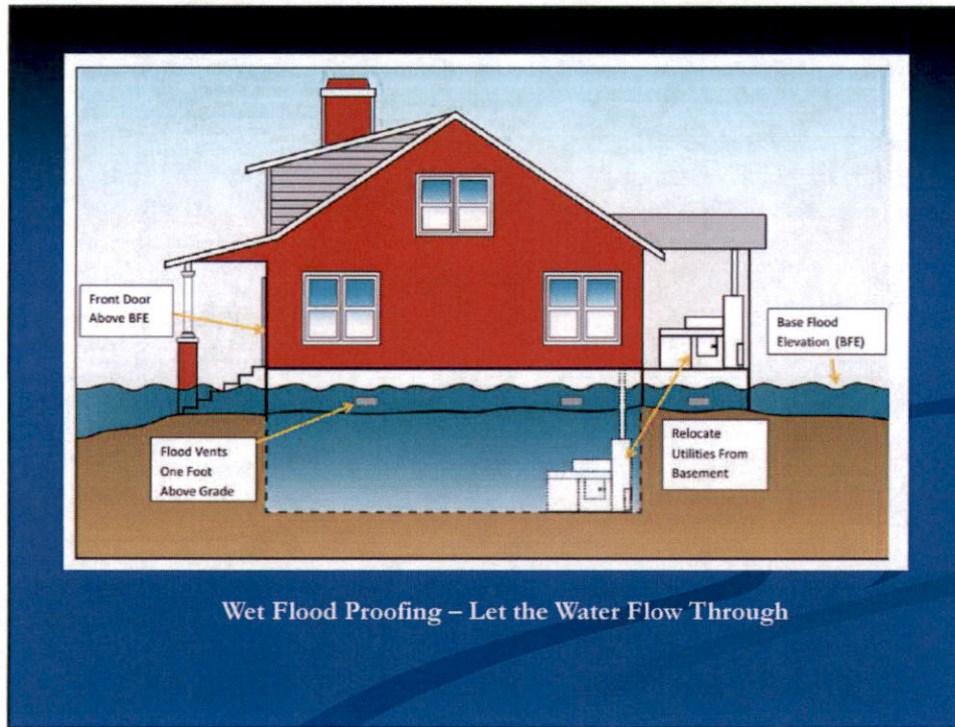
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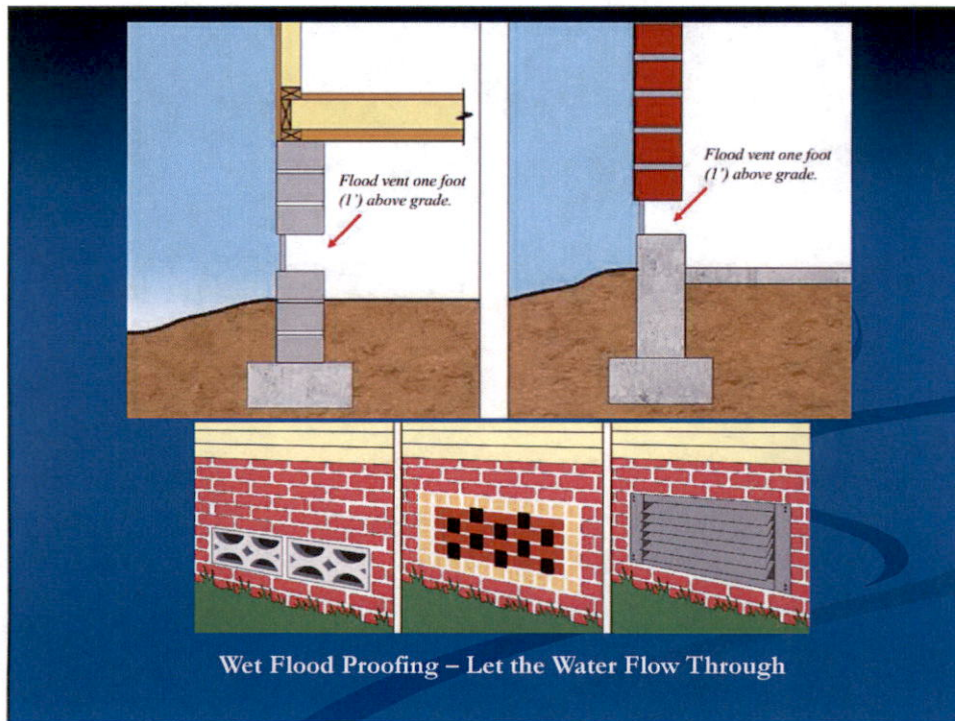
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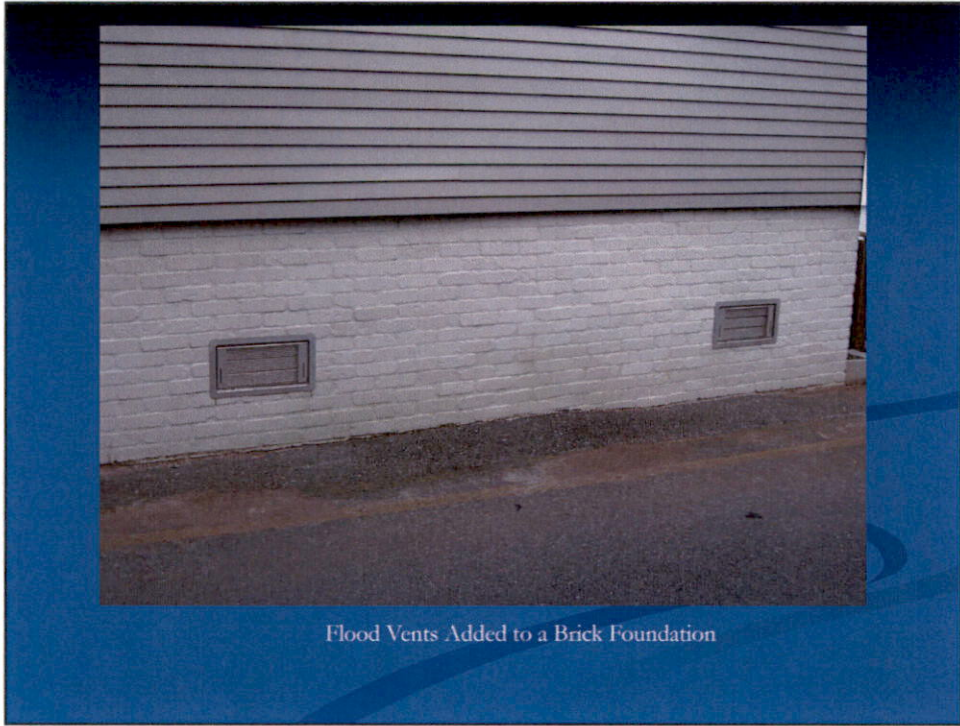
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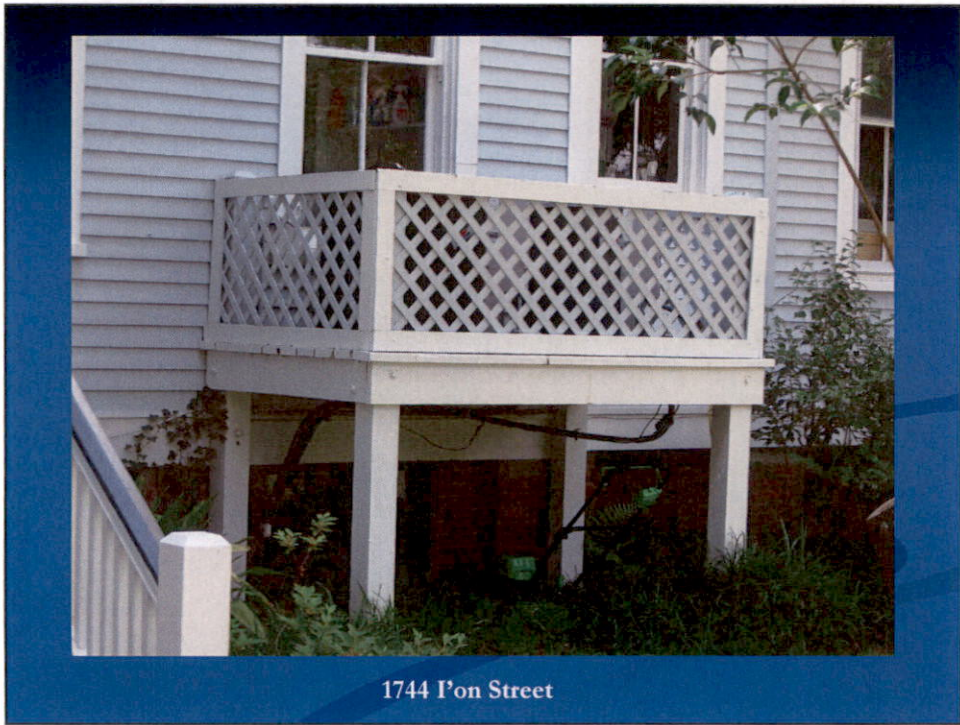
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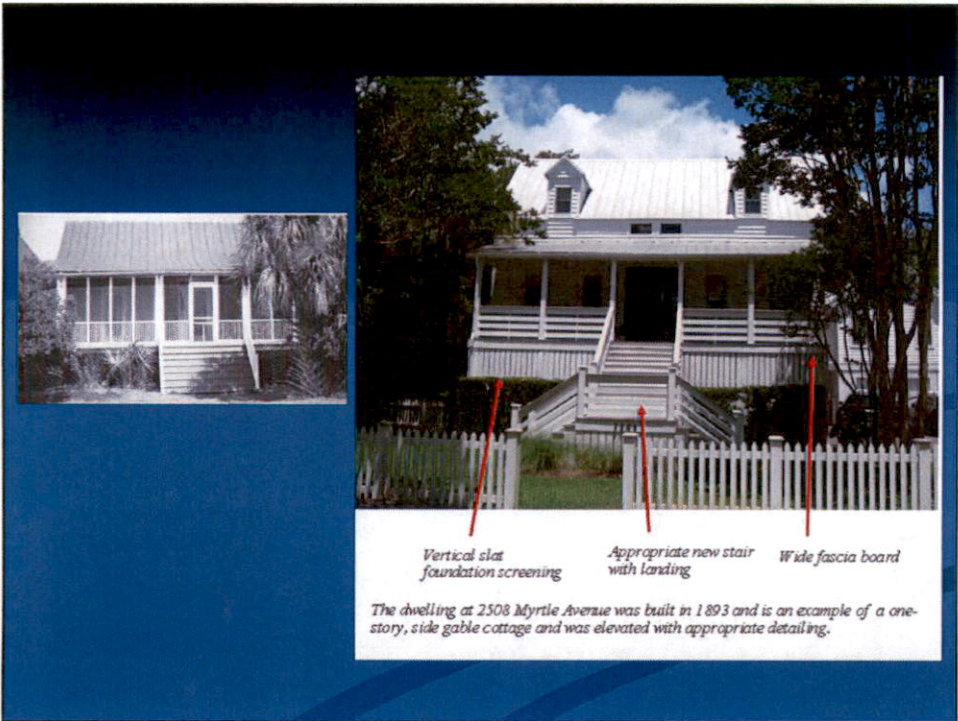
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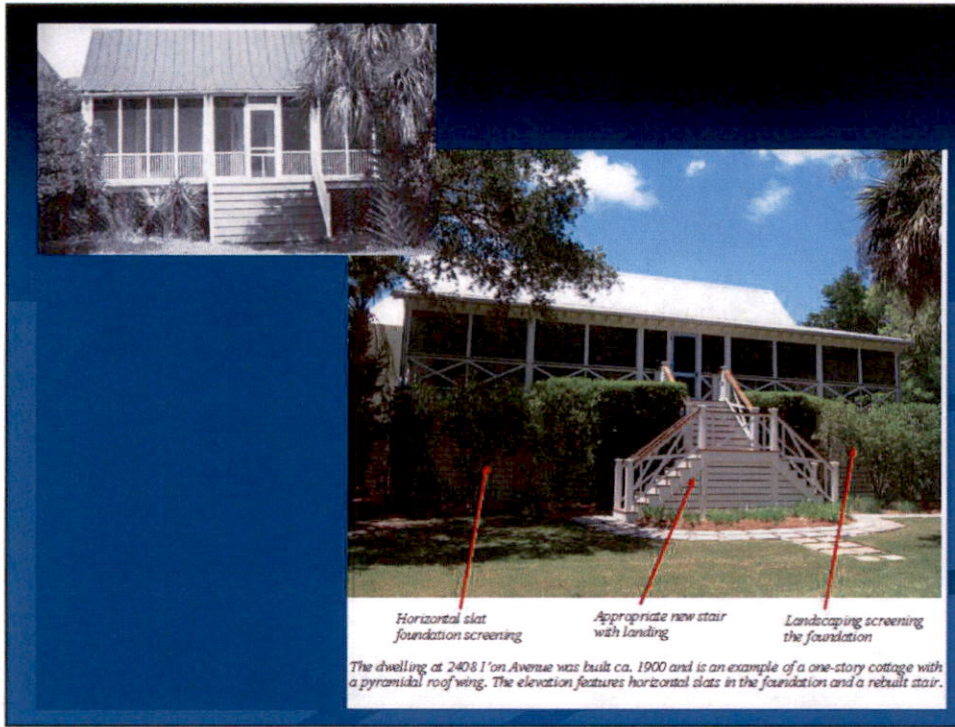
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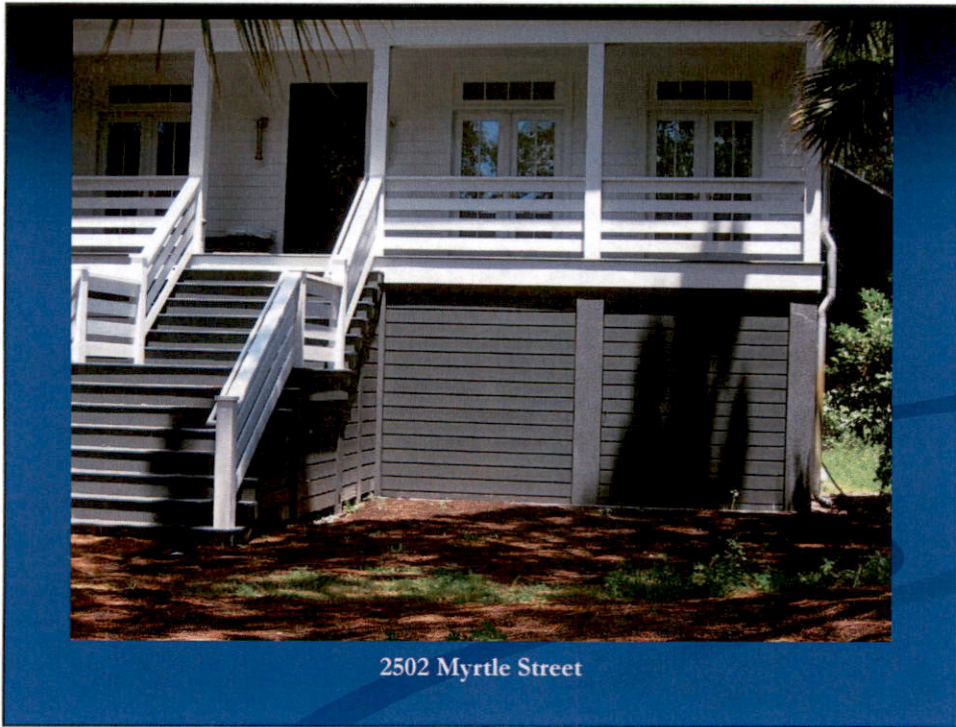
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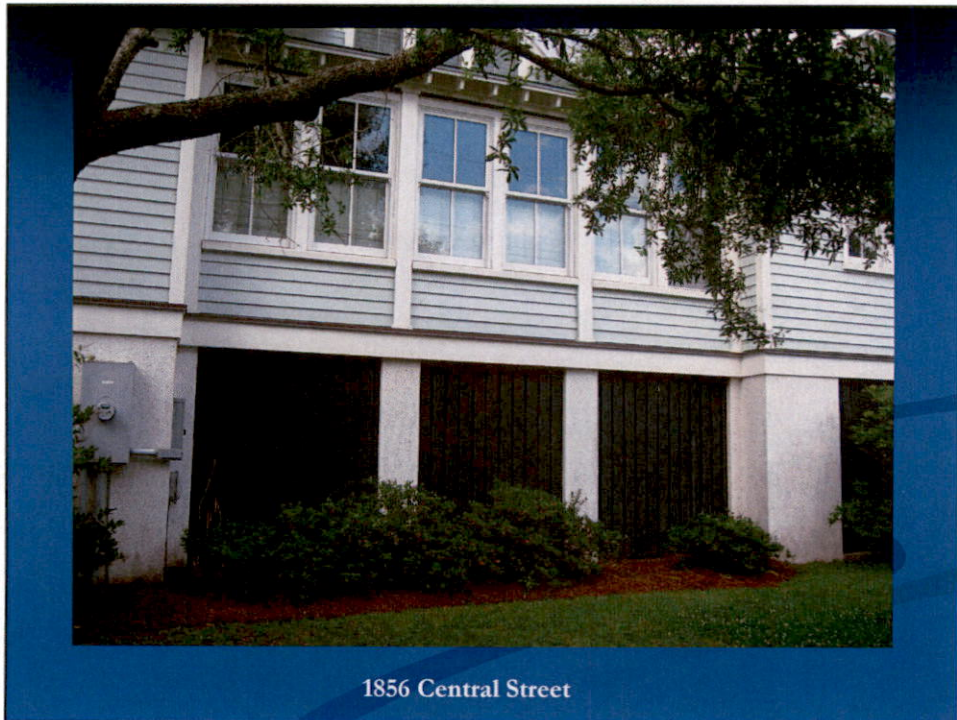
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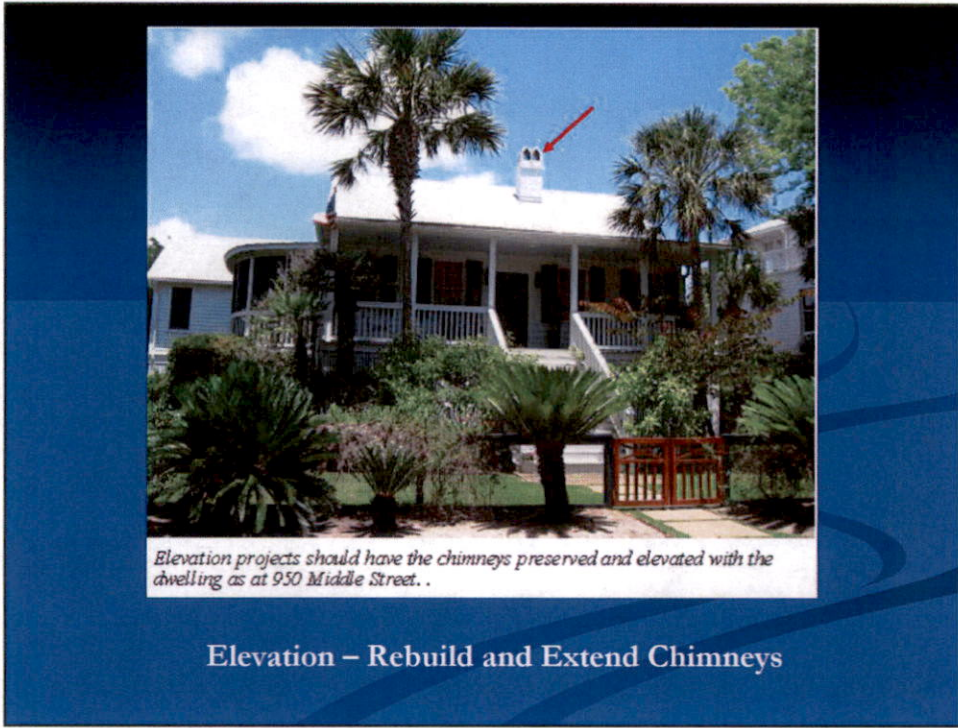
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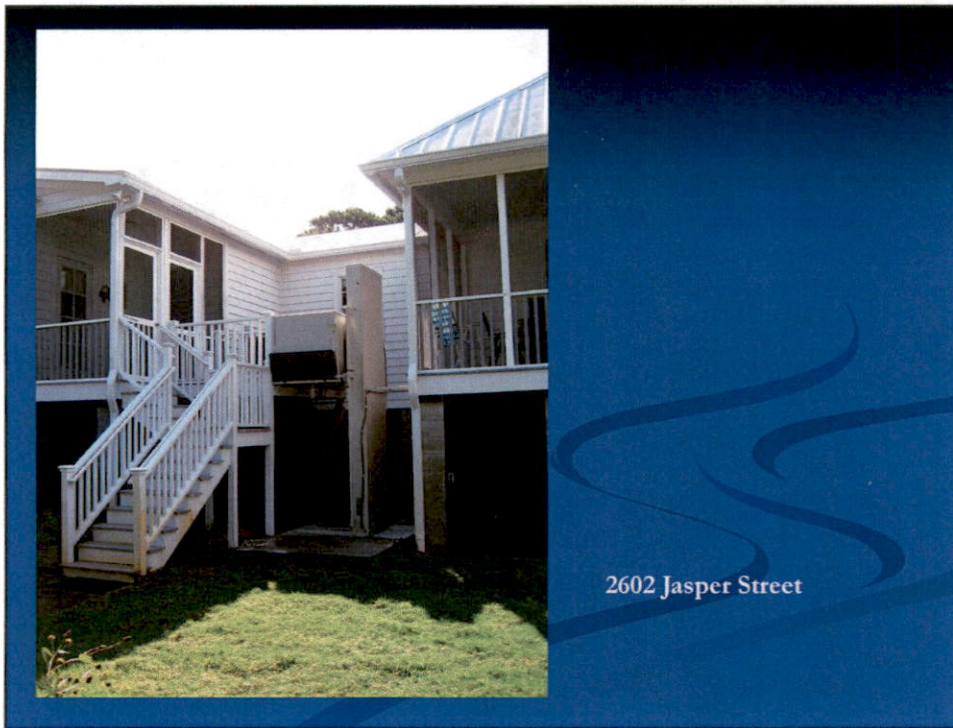
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