

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

**REGULAR MEETING MINUTES  
Wednesday, April 17, 2019**

A regular meeting of the Town of Sullivan's Island Design Review Board was held on the above date at 6:00 p.m. at Town Hall, 2056 Middle Street. All requirements of the Freedom of Information Act were verified to have been satisfied. Present were Board members Beverly Bohan, Steve Herlong, Linda Perkis, and Bunky Wichmann.

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

Staff Members present: Joe Henderson, Director of Planning/Zoning Administrator, Randy Robinson, Building Official and Max Wurthmann, Building Inspector.

Members of the public present: Cynthia Holmes, Roy Williams, and Cindy Ewing

- I. **CALL TO ORDER:** Mr. Herlong called the meeting to order and stated that the press and public were duly notified pursuant to State Law and a quorum of Board Members were present. There were no known members of media present.
- II. **APPROVAL OF MINUTES:** Ms. Perkis made a motion to approve the March 20, 2019 Design Review Board Meeting Minutes. Mr. Wichmann seconded this motion. All were in favor. None opposed. Motion passed unanimously.
- III. **PUBLIC INPUT:** Ms. Cynthia Holmes thanked the members of the Board for their hard work and dedication to the Design Review Board and to Sullivan's Island.

Ms. Perkis stated that during the March 20, 2019 Meeting, she made a motion to pursue historic designation of multiple properties on Middle Street. Ms. Perkis made a motion stating that she would like to postpone the research and designation of these selected homes to be historic until further notice. Mr. Perkis amended this motion by withdrawing completely, pursuit of designating the homes on Middle Street as historic. Mr. Wichmann seconded this motion. All were in favor. None opposed. Motion passed unanimously.

**IV. ACCESSORY DWELLING UNIT SPECIAL EXCEPTION:**

2524 Myrtle Avenue: Will Wingfield, applicant, requested final approval of the accessory dwelling unit special exception for a designated Traditional Island Resource property in accordance with Zoning Ordinance Section 21-20 C. (2). (TMS# 529-06-00-054)

Mr. Henderson stated that on March 14, 2019 the Board of Zoning Appeals granted approval of the Special Exception. During the February 20, 2019 Design Review Board meeting the Board made two motions:

1. Granting approval of the property to become a Traditional Island Resource.
2. Granted conceptual approval for the historic accessory dwelling unit special exception with a recommendation that the resubmittal be redesigned with a roof pitch for the cottage to be a 5:12. Show 3-D renderings of the side elevations (enclosed)

No public comment was made.

Mr. Wichmann stated that he would like to see this project get approval for the roof pitch at 9:12 on the addition and a pitch of 5:12 on the cottage. Mr. Wichmann stated that this is an attractive design that he believes will work well for the homeowners. Ms. Perkis stated that she is fine with the design. Ms. Bohan stated she is good with the application. Mr. Herlong believes that the additional pitch adds balance to the structure.

**Mr. Wichmann made a motion to approve this application for final approval with the roof pitch at 9:12 on the addition and a pitch of 5:12 on the cottage. Ms. Bohan seconded this motion. All were in favor. None opposed. Motion passed unanimously.**

#### **V. COMMERCIAL DESIGN REVIEW:**

2216 Middle Street: William Bussie, applicant, request for parking plan approval for a change of use (take-out delicatessen use) in accordance with Zoning Ordinance Section 21-143. D (2), Parking Requirements for lots within the CC-District. (TMS# 529-05-00-031)

**Mr. Henderson stated that the applicant has requested a deferral.**

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

1405 Middle Street: Rachel Burton of Swallowtail Architecture, applicant, requested final approval of a new home construction with modifications to the zoning standards for principal building square footage, principal building coverage, side setbacks, second story side façade setbacks, and building foundation height. (TMS# 523-07-00-118)

Mr. Henderson stated that the existing non-historic home is to be demolished. This property is adjacent to the historic Fort Moultrie Episcopal Church, now known as the "Mugdock Castle." The property is outside of the historic district. Mr. Henderson stated that the new construction is to be oriented toward Poe Avenue on a very narrow parcel width of 58' at Poe and 64' at Middle Street. Roof top deck appears to be hidden within the parapet wall of the roof. The applicant received Tree Commission approval on February 25, 2019 to remove three live oak trees with mitigation provided on Middle Street.

No public comment was made.

Ms. Perkis asked Ms. Burton how tall the structure would be. Ms. Burton stated that per requirement of the Town, the structure is below thirty-eight (38) feet from grade. Ms. Bohan

thanked the applicant for providing the Board with the massing study. Mr. Wichmann stated that he appreciated the applicant providing the Board with what they requested and he is fine with the application being presented. Mr. Herlong stated that the street view provided by the applicant showed a very attractive home.

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

1616 Poe Avenue: Craft Design Studio, applicant, requested final approval of a new home construction with modifications to the zoning standards for side setbacks, second story side façade setbacks, principal building front façade and building foundation height. (TMS# 523-08-00-011)

Mr. Henderson stated that on December 19, 2018 this application was denied. On March 20, 2019 a revised design was presented to the Board and received conceptual approval. The new design was created by a new project manager Kenny Craft, AIA to relate more in keeping with the Sullivan's Island vernacular style. Mr. Henderson noted that several design changes have taken place to with the front façade, the pool has been enclosed by an elevated deck, and the side façade walls are no longer than 30 linear feet.

**Mr. Craft submitted a new set of plans to the Board for review. (Exhibit one)**

Ms. Cynthia Holmes stated that she requests that the Zoning Ordinances as written and the small-scale neighborhood be respected. She asked that the applicant keep the principal building square footage and the front façade within the requirements of the Zoning Ordinance. Ms. Holmes also stated that the application presented is very overwhelming in its size for the neighborhood.

Ms. Bohan stated that this a small lot which leaves a very tight space for development. Ms. Bohan asked if the second story roof top deck was allowed per the Zoning Ordinance. Mr. Henderson stated that because the deck is located on the elevated second floor it is more of an open-air front porch. In Section 21-39 of the Zoning Ordinance, it states that roof decks or gazebos are incompatible, which is a design guideline. Standards are required but guidelines can be negotiated. Ms. Bohan stated that she is on the fence about the front façade and the second story roof top deck. Ms. Bohan believes that the applicant should bring the massing and the roofline down. Ms. Bohan believes that the applicant did listen to the Board in bringing the size of the structure down. Mr. Wichmann stated that he agrees with Ms. Bohan. Mr. Wichmann stated that the second story front roof top deck is not something that the Board normally sees. Ms. Perkis stated that it is a beautiful home and design but not for this location as it does not meet neighborhood compatibility. Mr. Herlong stated that he doesn't see the need for this structure to be elevated so high even though it is located in a V-Zone. Mr. Herlong suggested reducing the height of the home. Mr. Herlong stated that as an architect it is hard to dictate style. A property owner has the right to style their home how they want but the massing has more impact to the structure.

**Mr. Wichmann made a motion to approve this application for preliminary approval with the consideration of lowering the base elevation, explore reducing the rear balcony, to reduce the massing on the rear of the structure, and reduce the massing of the second story front porch. Ms. Bohan seconded this motion. All in favor. None opposed. Motion passed unanimously.**

1710 l'On Avenue: Brent Fleming, applicant, requested conceptual approval of site modifications (accessory structures and pool) for a non-historic property located in the historic district. (TMS# 523-12-00-066)

Mr. Henderson stated that the existing home was rebuilt following a fire that destroyed the original Senior Officers' Quarters home. The new home was designated in the same post-antebellum military architecture as the other of Officers' Row. The Design Review Board must review the site changes for "Appropriateness" for being within the Sullivan's Island Historic District. Mr. Henderson stated that this application includes adding several accessory structures to the site as follows:

- Pool and pervious pool decking
- New garage 24' x 24' (exempt form the impervious coverage regulations)
- New garden shed 10' x 15'
- Replacement of stairs, windows and doors on rear elevations

No public comment was made.

The Board agreed that they were all in favor of the application presented.

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

## **VII. HISTORIC DESIGN REVIEWS:**

2220 l'On Avenue: Alice Lanham, applicant, requested final approval to rehabilitate a Traditional Island Resource by removing non-original additions and adding a new addition and deck. Modifications are requested to the design standards for side setbacks and side façade articulation. (TMS# 529-09-00-028)

Mr. Henderson stated that the March 20, 2019 Design Review Board reviewed this application which resulted in several recommendations to redesign the proposal. This property is designated as a Traditional Island Resource by survey card #188. The structure is considered altered and contains multiple non-original additions and FEMA non-compliant space below Base Flood Elevation, which was proposed for reuse. Mr. Henderson stated that the Design Review Board reviewed the renovation on October 17, 2018, making the following recommendations for the proposed design:

- Select the roof option that keeps the massing lower
- Keep the original front façade windows
- Provide articulation to the west side elevations

Mr. Henderson stated that the applicant proposed a design that maintains the existing roof height and adds additions to the north western elevations. A reconfigured front stair design is proposed with a small deck addition on the eastern elevations. The front porch will modify the railing design and keep the original proportions. The rear gable will change design modified gable with long eave. The ground story space is also proposed for removal.

No public comment was made.

Mr. Herlong asked the applicant what the exterior materials would be used. The applicant stated that currently the structure has vinyl siding covering wood shiplap siding. Mr. Herlong suggested that on the rear elevation, centering the windows located on the gable. The Board agreed that they are ok with the design.

**Mr. Wichmann made a motion to approve this application for final approval with the recommendations to center the window on the gable in the rear elevations, and on the west elevation bring out the gable eight (8) inches, eliminating the need for the false corner board and using wood shiplap or like kind siding material. Ms. Perkis seconded this motion. All were in favor. None opposed. Motion passed unanimously.**

2502 l'On Avenue: Heather Wilson, applicant, requested preliminary approval to rehabilitate a historic kitchen house, remove several non-historic additions and add an addition to a designated Traditional Island Resource. Modifications were requested to the zoning standards for side setbacks. (TMS# 529-10-00-016)

Mr. Henderson stated that this structure is identified as a Traditional Island Resource by historic survey card #115. The home was constructed circa 1885 and altered in 1935 by an addition of a second story. The garage is not historic, however, will be kept. The kitchen house appears to be connected to the house by a small non-structural wall and will now remain as part of the renovation plans. Mr. Henderson stated that the applicant is requesting to restore the historic kitchen house in its current location, demolish a portion of the western and north elevations and construct additions, and keep the existing garage.

Mr. Roy Williams stated the house has military connections. The second story of this house was added to provide additional bachelor officers' quarters. Mr. Williams stated that this isn't just a normal home as it has historic residential purposes as well as a tie to the Island's military complex and World War II era development. Mr. Williams asked that the Board be very careful in granting approval for changes and additions to this structure because it is more than just a residential home.

**Ms. Ewing submitted documents to represent her comments. (Exhibit two)**

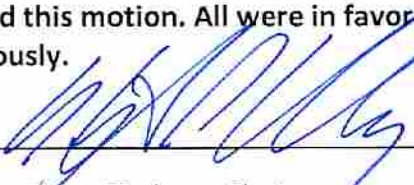
Ms. Cindy Ewing stated that the Secretary of Interior Standards states that retaining and preserving changes to a property that have acquired historic significance in their own right. Ms. Ewing believes this is one reason of many as to why this historical structure should be preserved. Ms. Ewing asked the Board to consider the context, not just within the neighborhood, but island-wide to consider the architectural historic importance of these structures.

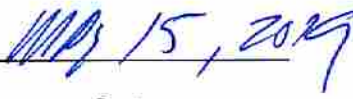
Mr. Henderson agreed with Mr. Williams and Ms. Ewing that that the second story of the structure was added in 1935 which makes the addition over eighty (80) years old.

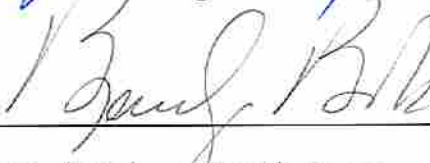
Mr. Wichmann stated that the applicant has been respectful of the Boards and the neighbor's concerns. Mr. Wichmann believes that the application presented is a vast improvement to this structure. Ms. Perkis believes that this structure is of great historic significance and is against structurally changing the second story in any way. Ms. Bohan stated that she believes the second story should remain the same and do as limited a scope of work as possible. Mr. Herlong believes the applicant should leave the second story as is. Mr. Herlong stated that the porch doesn't seem to be too excessive and could be granted.

**Mr. Wichmann made a motion to approve for preliminary approval with the conditions to retain the existing second floor with no modifications and to retain the chimney. Ms. Bohan seconded this motion. All were in favor. None opposed. Motion passed unanimously.**

**VIII. ADJOURN: Mr. Wichmann made a motion to adjourn at 7:58 p.m. Ms. Bohan seconded this motion. All were in favor. None opposed. Motion passed unanimously.**

  
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Steve Herlong, Chairman

  
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Date

  
\_\_\_\_\_  
Beverly Bohan, Vice-Chairman

  
\_\_\_\_\_  
Date





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**1616 Poe Avenue**  
Sullivan's Island, South Carolina

**POE AVENUE**

Rendering  
N.T.S.  
Final Conceptual Design  
4.17.19





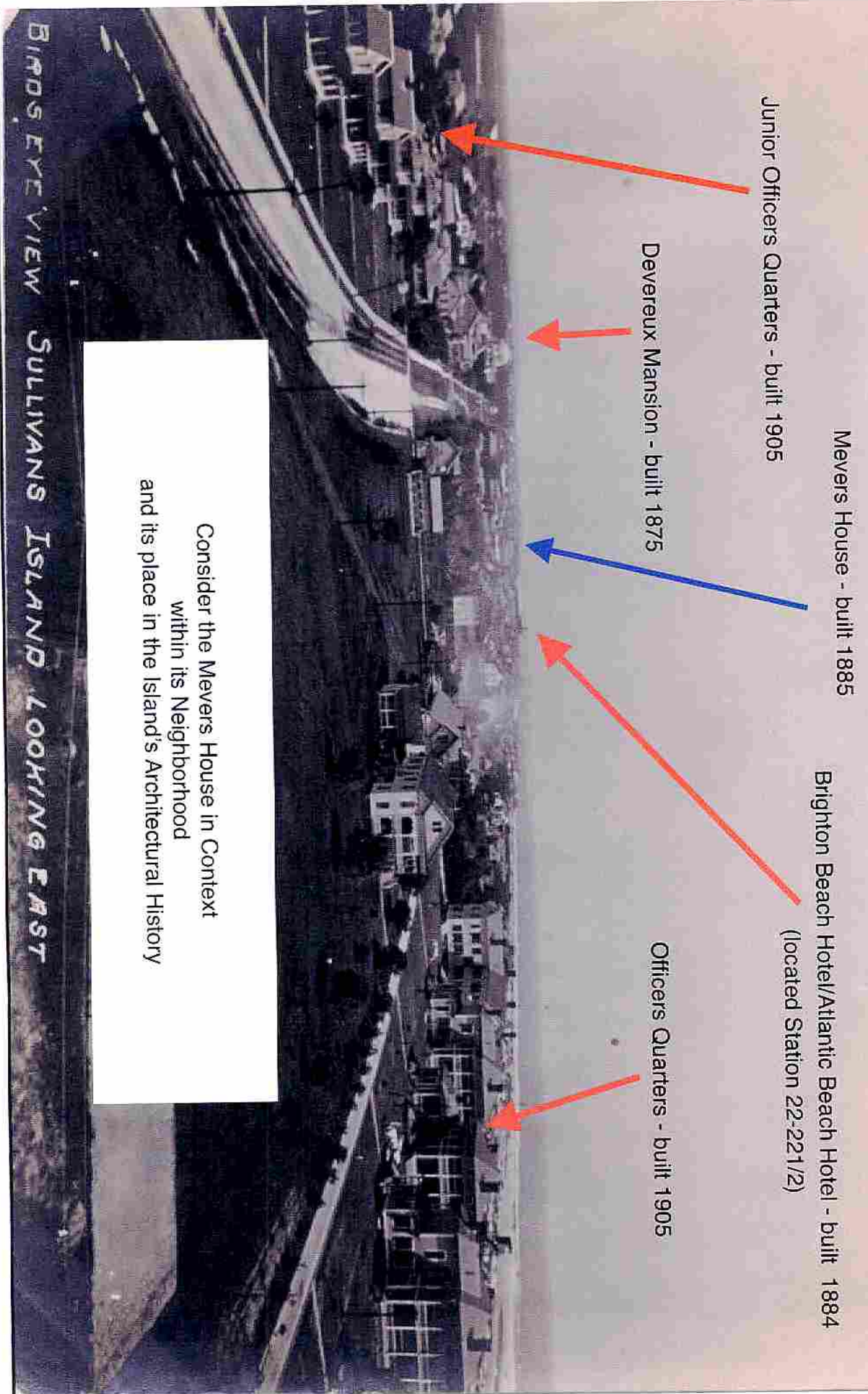
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**1616 Poe Avenue**  
Sullivan's Island, South Carolina

Rendering  
N.T.S.  
Final Conceptual Design  
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Exhibit Two

(Re. 2502 I'Don Ave) Exhibit DBB 4/17/19



Junior Officers Quarters - built 1905

Devereux Mansion - built 1875

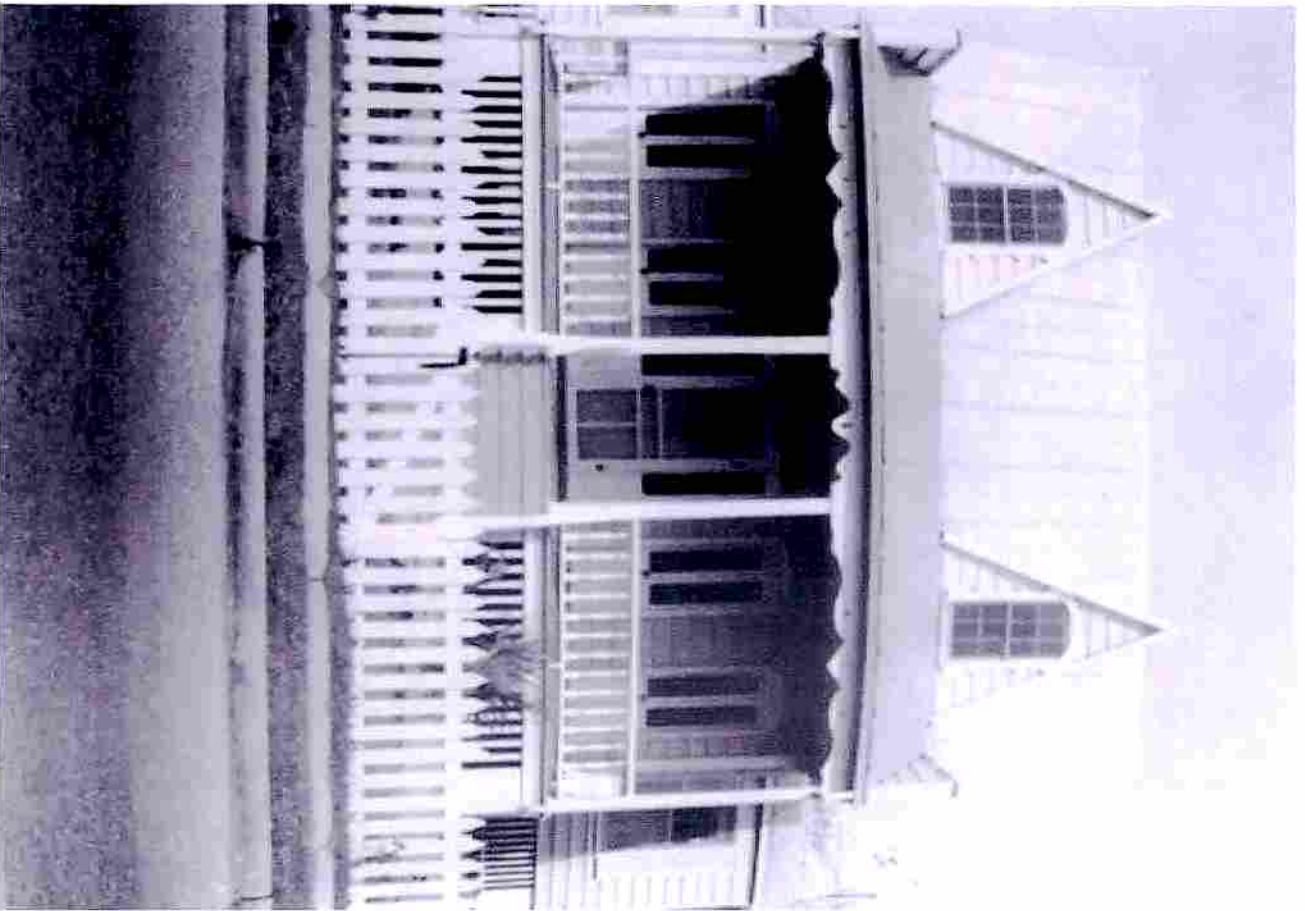
Mevers House - built 1885

Brighton Beach Hotel/Atlantic Beach Hotel - built 1884  
(located Station 22-221/2)

Officers Quarters - built 1905

Consider the Mevers House in Context  
within its Neighborhood  
and its place in the Island's Architectural History

BIRDS EYE VIEW SULLIVANS ISLAND LOOKING EAST



2002 Middle Street - built 1885



2673 Atlantic Avenue - built 1889



PINACATE FRONTAL, 1885. The front of the house is similar to the original. There are a lot of other houses in the area that have been built and the house is still in good condition. The house is still in good condition and is still in good condition. The house is still in good condition and is still in good condition.

### 2502 Ion Mevers House

Gable end facade roof line added 85 years ago is similar to roof line on Junior Officers Quarters before they were altered.



2502 ION MEVRS HOUSE, 1885. The house is still in good condition and is still in good condition.



2424 Atlantic was similar to what original 2502 Ion looked like but had second story hipped roof with porch added after Hugo and is so altered it is no longer historic contributing.

2			A.H.D	2110	Petugrew St.	
2			S.I. H.D.	2412	Quarter St.	
2			S.I. H.D.	200	STA 18	
2			S.I. H.D.	226	STA 19	
2			S.I. H.D.	321	STA 19 ST	
2			NO	415	STA 22 ST	
2	4	Lost	NO	425	STA 22 ST A	
2	4	Gone	NO	425	STA 22 ST B	
2			NO	409	STA 22.5	
2			NO		STA 22.5	SV
2			NO		STA 22.5 ST	SV
2			A.H.D	200	STA 23	
2			M.H.D	308	STA 9.5	
2			NO	1901	Thee St.	
3			NO	1307	-1421 Middle St.	
3	3	Restore	NO	2256	Atlantic Ave.	
3	4	Lost	NO	2370	Atlantic Ave.	
3	4	Lost	NO	2424	Atlantic Ave.	
3	4	Lost	NO	2530	Atlantic Ave.	
3	3	Restore	NO	2668	Goldbug Ave.	
3	4	Lost	NO	1424	Hennessy St.	
3		Restore	S.I. H.D.	1901	I'On Ave.	
3		Restore	NO	2062	I'On Ave.	
3	4	Lost	NO	2063	I'On Ave.	
3	4	Lost	NO	2068	I'On Ave.	
3	4	Lost	NO	2211	I'On Ave.	
3		Restore	NO	2250	I'On Ave.	
3	4	Lost	NO	2314	I'On Ave.	
3	4	Lost	NO	2668	I'On Ave.	
3	4	Lost	NO	2678	I'On Ave.	
3	4	Lost	NO	2724	I'On Ave.	
3	4	Lost	NO	2730	I'On Ave.	
3		Restore	NO	2202	Jasper Blvd.	
3		Restore	NO	2208	Jasper Blvd.	
3	4	Lost	NO	2622	Jasper Blvd.	
3	4	Lost	NO	2724	Jasper Blvd.	
3		Restore	NO	2917	Jasper Blvd	

