



TOWN OF SULLIVAN'S ISLAND

DRB Applicant Presentation

Historic Projects

Historic Review Process

1. Define the project and determine strategy for preservation (stabilization, rehabilitation, restoration, or reconstruction)
2. Discuss Size, Context, Orientation,
3. Explain elevating strategy (if applicable Z.O. §21-44)
4. Explain changes to historic materials
 - ❖ Windows
 - ❖ Doors
 - ❖ Roof materials
 - ❖ Siding
 - ❖ Porches
 - ❖ Architectural Details (Chimneys, ornamentation, etc.)

****Use the below SOI guidelines to illustrate your project.**

Note the Treatment Strategy:

- Preservation focuses on the maintenance and repair of existing historic materials and retention of a property's form as it has evolved over time.
- Rehabilitation acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character.
- Restoration depicts a property at a particular period of time in its history, while removing evidence of other periods.
- Reconstruction re-creates vanished or non-surviving portions of a property for interpretive purposes.

Ensure Historic Preservation Standards are met:

- 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;
- 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;
- Avoiding changes that create a false sense of historical development, such as adding conjectural features or elements from other buildings;
- Retaining and preserving changes to a property that have acquired historic significance in their own right;
- Preserving distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property;
- Repairing rather than replacing deteriorated historic features; or where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials;
- Utilizing the gentlest means of chemical or physical treatments;
- Protecting and preserving the archeological resources in place, and if disturbing, mitigation measures will be undertaken;
- Not destroying historic materials, features, and spatial relationships that characterize the property; differentiating the new work from the old and making it compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment; and,
- Undertaking new construction in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Additions:

- Ensure following Standards for Neighborhood Compatibility are met.
- Reference *New Construction DRB Applicant Presentation*.

Recommended...

- Preserve significant materials, features and form, and preserves the building's historic character.
- Be differentiated from the historic building—and does not detract from—the historic building, and cannot itself be confused as historic.

Cite SIS Guideline standards for Rehabilitation:

- Pg. 26, Standard 9
- Pg. 65, Alterations/ additions for new use
- Pg. 80, 93, 105, Compatibility with historic structure

Recommended...



The small addition on the right is clearly secondary and compatible in size, materials and design with the historic building.

Not Recommended...

alter and obscure its distinctive shape and form.



Additions should not...

be starkly different from the architectural style of the historic home. Massing is incompatible.



Elevating & Moving Homes

Elevating Historic Buildings

Sec 21-44. Elevating Historic Buildings. (8/15/17)

A. Purpose.

To preserve the character of designated historic properties and surrounding neighborhoods, an integrated design approach shall be taken when elevating Sullivan's Island Landmarks and Traditional Island Resources.

B. Design Standards.

Any proposed elevation or site relocation of an historic structure shall carefully consider site conditions (site elevations and topography), parcel access, typology of architecture, building composition and scale, and its context with adjoining historic properties while employing the following standards:

- (1) Height: To minimize the height of elevating historic structures, the finished floor elevation (FFE) shall exceed no more than one (1) foot above the required FEMA base flood elevation (BFE).
- (2) Composition and Scale: To maintain an historic building's visual character and design compatibility with the surrounding neighborhood, an elevation design plan shall be submitted to illustrate the composition and scale of the building's principal architectural features are being maintained and will remain proportional to the elevated foundation.
- (3) Perspective and Orientation: Any proposed elevation or relocation should maintain the building's historic perspective from the principal right-of-way. All historic architectural elements should be maintained after elevation or relocation.
- (4) Scale Minimization and Architectural Screening: Appropriate measures should be introduced into the site design to reduce or eliminate negative visual effects from the elevation of a historic structure. These elements include fencing, landscaping (foundation plantings), stair configuration and any other site considerations noted by the Design Review Board.

C. Design Review Board.

Design Review Board shall make case-by-case determinations of the above design criteria to achieve greater neighborhood compatibility and to achieve the goals and standards of the Historic Preservation Overlay District (Article XI).

Recommended for elevating

- See Town standards 21-44
- Considering adaptive options, if the treatment can be implemented without negatively impacting the historic character of the district...
- Implementing local and regional traditions (such as elevating residential buildings at risk of flooding)...if they are compatible with the historic character of the building, its site, and setting.



Windows

Strategy should...

- Identify, retain, and preserve
- Replace components (hinges, latches, weights sash chains, or cords)

Replacement only...

- Replacement in kind only if extensively deteriorated or missing components.
- New work should match the old in material, design, scale, and finish

Strategy should



[11] Old and brittle glazing putty should be removed carefully before reputtying to weather-tight.

Storm windows can help to preserve and insulate wood windows

Porches

Porches: Preservation

RECOMMENDED

Identifying, retaining, and preserving entrances and porches and their functional and decorative features that are important in defining the overall historic character of the building. The materials themselves (including wood, masonry, and metal) are significant, as are the features, such as doors, transoms, pilasters, columns, balustrades, stairs, roofs, and projecting canopies.

NOT RECOMMENDED

Replacing historic entrance and porch features instead of repairing or replacing only the deteriorated material.



Porches: Restoration

RECOMMENDED

Repairing entrances and porches from the restoration period by reinforcing them or replacing deteriorated materials using recognized preservation methods. Repair may include the limited replacement in kind or with a compatible substitute material of those extensively deteriorated or missing components of features when there are surviving prototypes (such as balustrades, columns, and stairs) or when the replacement can be based on physical or historic documentation. **The new work should match the old in material, design, scale, color, and finish.**

NOT RECOMMENDED

Replacing an entire entrance or porch feature from the restoration period when the repair of materials and limited replacement of deteriorated or missing components are feasible.



Roofs

Roofs: Preservation

RECOMMENDED

Identifying, retaining, and preserving roofs and their functional and decorative features that are important in defining the overall historic character of the building. The form of the roof (gable, hipped, gambrel, fat, or mansard) is significant, as are its decorative and functional features (such as cupolas, cresting, parapets, monitors, chimneys, weather vanes, dormers, ridge tiles, and snow guards), roofing material (such as slate, wood, clay tile, metal, roll roofing, or asphalt shingles), and size, color, and patterning.

NOT RECOMMENDED

Altering the roof and roofing materials which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Replacing historic roofing material instead of repairing or replacing only the deteriorated material.

Changing the type or color of roofing materials.



Roofs: Restoration

RECOMMENDED

Replacing only missing or damaged roofing tiles or slates rather than replacing the entire roof covering.



NOT RECOMMENDED

Failing to reuse intact slate or tile in good condition when only the roofing substrate or fasteners need replacement.

Introducing a new roof feature that is incompatible in size, scale, building. material, or color.



Siding

Siding: Preservation

RECOMMENDED

Identifying, retaining, and preserving wood features that are important in defining the overall historic character of the building (such as siding, cornices, brackets, window and door surrounds, and steps) and their paints, finishes, and colors.

NOT RECOMMENDED

Altering wood features which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Replacing historic wood features instead of repairing or replacing only the deteriorated wood.

Changing the type of finish, coating, or historic color of wood features



Siding: Rehabilitation

RECOMMENDED

Replacing in kind an entire wood feature that is too deteriorated to repair (if the overall form and detailing are still evident) using physical evidence as a model to reproduce the feature or when the replacement can be based on historic documentation.

Replacing a deteriorated wood feature or wood siding on a primary or other highly-visible elevation with a new matching wood feature.

NOT RECOMMENDED

Replacing it with a new feature that does not match.

Using substitute material for the replacement that does not convey the same appearance of the surviving components of the wood feature.

Replacing a deteriorated wood feature or wood siding on a primary or other **highly-visible elevation** with a composite substitute material.



Architectural Details

Details: Preservation

RECOMMENDED

Identifying, retaining, and preserving entrances and porches and their functional and decorative features that are important in defining the overall historic character of the building.

The materials themselves (including wood, masonry, and metal) are significant, as are the features, such as doors, transoms, pilasters, columns, balustrades, stairs, roofs, and projecting canopies.

NOT RECOMMENDED

Altering entrances and porches which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Replacing historic features instead of repairing or replacing only the deteriorated material.



[12] Repair and limited replacement in kind to match deteriorated wood porch features is always a recommended preservation treatment.



Neighborhood Compatibility:

The Board shall determine whether or not the proposed modification is compatible with the neighborhood. In making this determination the Board shall consider, with reference to adjoining lots, lots facing across the street, and lots in the immediate vicinity:

- A. The pattern of setback, foundation elevations and building heights;
- B. The massing and orientation of structures;
- C. Fenestration (windows) and doorway spacing and alignment patterns;
- D. The placement and use of porches, decks and patios;
- E. The placement and alignment of driveways;
- F. The treatment of front and side facades;
- G. Where appropriate, the types of roofs, the roof pitches, and other aspects of roof design;
- H. Where appropriate, distinctive architectural styles that characterize a street or neighborhood; and
- I. Such other factors as the Board may consider relevant to defining the character of the neighborhood.

RESIDENTIAL DESIGN GUIDELINES:

Used to encourage for achieving greater Neighborhood Compatibility

- Massing ratio (21-35): 5:3 aspect ratio (width to length or vice versa) for new construction and additions.
- Eave height (21-36): Should not exceed 13' feet above the FEMA base flood elevation or ground.
- Porch & decking (21-37): 40% of the front should have a porch 8' deep; no front yard decks; limit decks to 20' on any side; avoid decks on the front facades.
- Roof shape (21-38): A primary roof should cover at least 50% of the principal building's footprint;
- Roof decks & roof gazebos (21-39): Incompatible; Should be designed as an integral part of the roof.
- Front stairs (21-41): Should have stairs that provide direct access to front yard.
- Landscaping (21-41): Should allow visual access through the site with (low grasses, low shrubs, and high canopy trees); use native species and traditional ornamental species; prohibit front yard berms.
- Driveways (21-42): Double frontage or corner lots should provide access via rear or side unless they are heavily traveled streets; paved parking areas in the front yard are prohibited.