

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

**REGULAR MEETING MINUTES
Wednesday, August 21, 2024**

A regular meeting of the Town of Sullivan’s Island Design Review Board was held at 4:00 p.m. at Town Hall. All requirements of the Freedom of Information Act were verified to have been satisfied. Present were Board members Tal Askins, Beverly Bohan, Bunky Wichmann, Phil Clarke, Heather Wilson and Ron Coish.

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

Staff Members present: Charles Drayton, Planning and Zoning Director, Max Wurthmann, Building Official, and Jessi Gress, Business Licensing and Building Permit Technician.

Media present: No members of the media were present.

Members of the public: Mr. Charles Rittenburg, property owner of 1002 Middle Street, Ms. Robbie Scott, property owner of 1450 Middle Street.

CALL TO ORDER: Ms. Bohan called the meeting to order at 4:00 p.m. and stated that the press and public were duly notified pursuant to State Law and a quorum of Board Members were present.

- I. **APPROVAL OF THE July 17, 2024 Meeting Minutes:** Mr. Wichmann made a motion to approve the July 17, 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:

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

Mr. Drayton stated that this is the second review of the proposed changes to the front façade of this home; at the initial review, last month, the Board deferred a vote on the proposed change to allow the applicant time to address the questions and concerns that were raised by the Board in that meeting. In the meeting the Board expressed concerns about altering the historic front façade and asked the applicant to further research the history of the structure's front façade to see if any pictures exist that indicate the pre-existing stair location was not the original location. The Board also expressed interest in the applicant researching the historical appropriateness side entries and double entries to provide greater context for the proposed change to the front façade.

Mr. Drayton stated that staff recommended granting final approval for the updates to the front façade of the cottage if the Board finds that the changes are justified by the applicant's research and the Secretary of the Interior's Guidelines and the historic integrity of the home are being maintained.

Mr. Jeremy Graves, applicant representative, presented her 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. Wichmann seconded this motion. All were in favor. None opposed. Motion passed unanimously.

1002 Middle Street: Amber Aument, of Aument Design Studio, requested final approval to elevate and make commiserate exterior renovations to this Traditional Island Resource property, with a request for additional foundation height (PIN# 523-06-00-008).

Mr. Drayton stated that this is an initial review of a request to add fill and elevate the historic cottage on this property. The property contains the historic cottage, constructed around 1915 according to the Historic Survey Card #344, and the principal building on the property, built around 2001. The principal home was built in 2001 and the as-built survey shows the cottage located on the property at that time, but the CO that was issued did not acknowledge the presence of the cottage, so it has been deemed non-conforming in the past; however, the presence of the cottage on the lot predates the current Zoning Ordinance, written in 2004, and the Historic Preservation section of the Ordinance, revised in 2007, so staff determines this

non-conformity to be legal. The property came before the DRB in 2007 and 2008 for revisions to the principal building's front façade and to update the driveway; the Board also reviewed this property in 2014 for a third story porch. More importantly, in 2007 the Board reviewed 2 requests to elevate the historic cottage; they denied the request to elevate the structure 11 feet above grade to meet FEMA flood regulations at the time, and they approved a request to elevate the home 3 feet above grade, but the applicant never acted on this approval.

Mr. Drayton stated that in the intervening years FEMA has adjusted the required elevations for homes to become flood compliant, and under the new flood maps this property is located in an AE-11 flood zone, so the historic cottage would now only need to be elevated 5 feet, 6 inches above the existing grade to be FEMA compliant. The Town's regulations for elevating historic structures was also recently updated; under the new ordinance requirements a home may be elevated up to 3 feet above the finished grade, and the DRB may grant 2 additional feet of elevation when it is appropriate. The applicant has requested to elevate the home to meet the Town's design flood elevation, which is one foot above FEMA BFE, or a 12-foot finished floor elevation.

Mr. Drayton stated that in order to achieve this goal, which the owner feels will best protect the property from future flood damage, they are proposing to add one foot of fill around the foundation of the historic cottage and requesting the maximum relief from the DRB plus 6 inches. While the Board does not have the right to grant all of the relief necessary to accomplish the applicant's goals, they may provide a contingent approval of the plan, which would then need a variance, granted by the BZA, to allow the design to elevate the home the additional 6 inches that are beyond the DRB's authority.

Mr. Drayton stated that staff recommended granting final approval for the elevation and renovation of the historic cottage, contingent on the BZA approving a hardship to allow the finished floor elevation to be 6 inches above the DRB allowance.

Ms. Aument presented her application to the Board.

Mr. Charles Rittenburg, property owner of 1002 Middle Street, stated that even though it has not flooded into the actual home, the yard constantly floods which allows for water to go under the home. Mr. Rittenburg stated that they want to preserve the home as much as possible which is why they are requesting to elevate the home.

The Board voiced their concern about granting the approval to lift this house because they believe the elevation will affect the historic nature of the home.

Ms. Aument stressed the importance of the elevation to meet FEMA compliance and asked the Board to grant the additional 6 inches.

Mr. Clarke asked if the applicant could elevate at least 3 feet or does the Board have to grant the approval. Mr. Drayton stated that because the historic property, they must get approval

from the Board to elevate the home.

Mr. Wichmann made a motion to grant approval to elevate the home at 3 feet above finished grade. Mr. Clarke seconded this motion. All were in favor. None opposed. Motion passed unanimously.

1454 Middle Street: Kevan Hoertdoerfer, of Kevan Hoertdoerfer Architects, requested final approval to modify a previous DRB-approval for renovations to the former Fort Moultrie Post Theatre building, a Sullivan's Island Landmark property, into a single-family home, with a request for increased principal building square footage. (523-07-00-043).

Mr. Drayton stated that this is the first review of a revised version of the previously approved plans for the renovation of the old Fort Moultrie Post Movie Theater into a single-family residence. The Post Theater is one of the more outstanding historic buildings on the island; it is of very few buildings on the Island today that was constructed out of brick by the military, and because of its unique purpose, it is one of the larger structures on the Island, and it is now protected by the Town as a designated Sullivan's Island Landmark property (Historic Survey Card # 259) After the DRB approved the renovation plans in July of 2022 the property was marketed and recently sold to a new owner; while the new owner is generally in favor of the approved plans there are a couple of meaningful changes to the building's facades that need to be considered by the Board.

Mr. Drayton stated that while the application notes an increase in principal building square footage, the applicant added a screened porch to the principal building coverage, which should not count. However, the screened porch on the rear balcony is one of the changes that the Board needs to consider, and the other is the relocation of the open, glass loggia that was previously planned for the third section of the east elevation. That location placed it on the front half of the building, more visible from Middle Street, and the new proposal would move it to the 4th of the 6 bays on that side, pushing the major alteration of the building structure to the rear half. In moving the loggia further from Middle Street the plans for the 2 glass bays at the rear of the east elevation have been broken up so that there is one glass bay at the rear of that elevation and one where the loggia had previously been approved on the 3rd bay, in the front half of the elevation.

Mr. Drayton stated that one other change is proposed to add a sky light in the roof near the front of the building; while it appears in the front facade elevation drawing, it is unlikely to be visible from the Middle Street perspective, or any other for that matter, except inside the front foyer. The proposed rear opening on the third floor for a large set of windows has been eliminated from the plans. The last minor change that staff notes from approved plans is the location of the side stairway has been brought forward in the design, from the 4th bay of the east elevation to the 2nd bay. Staff did not find any other exterior amendments to the approved plan set.

Mr. Drayton stated that staff recommended final approval if the Board finds that the changes enumerated to the exterior facades maintain the Secretary of the Interior Standards.

Mr. Ryan Kuhme, project manager for the property owner, presented his application to the Board.

Town staff received a letter regarding the application for 1454 Middle Street (Exhibit 1).

Ms. Robbie Scott, property owner of 1450 Middle Street, voiced concerns regarding the following items:

- Curved driveway that is located on their property and should be removed.
- Showing the existing fence on their plan set.
- No gutters and downspouts on the plan set.
- Flooding concern.
- Asked that they not remove the palm tree placed on the rear of the lot near her magnolia.
- Lack of privacy due to the large amounts of glass and windows on their side of the structure.

Mr. Kuhme stated that he can relay the neighbors concerns to the architect and does not see any issue with addressing the windows, palm tree relocation, driveway, fence, and gutters.

Mr. Wichmann requested that the application be deferred and suggested providing more details on the plan set. Mr. Coish seconded this motion. All were in favor. None opposed. Motion passed unanimously.

V. NON-HISTORIC DESIGN REVIEWS:

1719 Atlantic Avenue: Jon Morris, of Beau Clowney Architects, requested final approval for renovations to this existing home, with a request for additional principal building coverage area (PIN# 523-12-00-016).

Mr. Drayton stated that this is an initial review of proposed renovations to consider renovations to this home located on Atlantic Avenue, adjacent to the maritime forest. The applicant is requesting relief to allow additional principal building coverage area to assist with the new owner's rethinking of the indoor and outdoor spaces, primarily along the rear or oceanside façade of the main home. There is a small cottage on the property that may be a historic resource, but it is not designated under the Town's Historic Preservation Ordinance. The plans include replacing the elevator and moving its location slightly to allow a half bathroom to be added on the main floor, which will increase the principal building's coverage area, and the rest of the additional principal building coverage area requested is to infill a portion of the existing rear porch to capture that area as conditioned square footage. These proposed changes would increase the existing principal building square footage by 229 sf; the

existing principal building coverage of the home is 221 sf above the standard allowed in the ordinance, so the request would include the existing coverage. The total requested increase in 450 sf or 12%, which is nearly 275 sf below the maximum that could be requested. The eastern facade of the house is an existing encroachment into the 25-foot side setback; at the front corner of the house the side wall encroaches nearly 12 feet into the setback, and while the plane of the wall does not change, it also does not parallel the property line, so the encroachment decreases as the building moves towards the rear property line. At the rear corner of the building the porch would be extended along the same plan as the house for an additional +/-6 feet and encroaching only 8-9 feet into the setback. This encroachment is allowed per the ordinance Section 21-151 (B)(2) because the additional 6 feet is not more than 50% of the length of the existing encroachment, and the encroachment is not extending further into the setback. The elevation plans show efforts are also being made to update the fenestrations and generally give the home, which was constructed around 1978, a face lift.

Mr. Drayton stated that staff recommended the Board grant final approval provided that the Board finds the applicant's design and request for additional principal building coverage area align with the Standards for Neighborhood Compatibility.

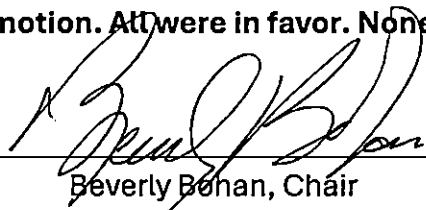
Mr. Morris presented his application to the Board.

No public comment was made.

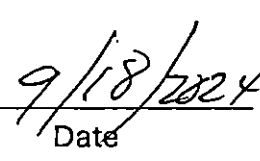
The Board was in favor of the application presented.

Mr. Coish made a motion to grant final approval for the application presented provided that the applicant submit materials to town staff. Mr. Wichmann seconded this motion. All were in favor. None opposed. Motion passed unanimously.

VI. ADJOURN: Mr. Wichmann made a motion to adjourn at 5:13 p.m. Mr. Coish seconded this motion. All were in favor. None opposed.



Beverly Bohan, Chair



Date

Charles:

Please consider this my request to speak at the meeting Wednesday.

- There is a small piece of curved driveway on Middle Street that is on our property corner that should be removed when the new owners take out their concrete drive, and replanted with grass. We would ask that this be done at the new owner's expense.
- We have questions about our existing fence. It's identified on the Survey, but nothing noted on new plans.
- There are currently no gutters and downspouts on the plans- we are concerned that we may be inheriting their roof water.
 - Flooding is a paramount concern.
- Since there is nothing shown on the plans for intended storm runoff management, we're concerned how this might affect our property.
 - This may be part of a separate set of Civil Plans showing water and sewer and storm connections. But we are not sure how they get permitted without it.
- We have an extremely valued and old Magnolia close to the property line -with branches potentially hanging over the property line.
 - There is a new Palm Tree planned for that corner, we are concerned that it would conflict with our Magnolia's branches. Could it be placed elsewhere?

Can we put an agreement in place for the magnolia to exist where it is, as is, without above or below ground damage.

Based on these concerns, along with the ability to hear and see properly the presentation of new plans, and have the opportunity to process that information and have input, we would ask that any final approval be delayed until our questions can be addressed. Thank you.

Robie Scott
Community Relations and Communications Director
The Post and Courier
148 Williman Street
Charleston, S.C. 29403

843-937-5766 (Office) or 843-708-9536 (Mobile)

TOWN OF SULLIVAN'S ISLAND
Design Review Board Meeting
August 21, 2024, 4:00 p.m.
PUBLIC INPUT SIGN UP SHEET

****PLEASE SIGN THIS FORM IF YOU WOULD LIKE
TO SPEAK ON A SPECIFIC AGENDA ITEM****

NAME	AGENDA ITEM
Roderic Scott	1457 Middle St
JUSTIN FERRICIA	BCA
JON MORRIS	BCA