

TOWN OF SULLIVAN'S ISLAND DESIGN REVIEW BOARD

Special Meeting Meeting Minutes Thursday June 3, 2021

9:00 A.M.

A regular meeting of the Town of Sullivan's Island Design Review Board was held on Thursday, June 3, 2021 at 9:00 a.m. in the Town Hall's Council Chambers. All requirements of the Freedom of Information Act were verified to have been satisfied. Present were Board members Beverly Bohan, Ron Coish, Billy Craver, Steve Herlong, Kevin Pennington and Bunky Wichmann.

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

Staff Members present: Joe Henderson, Planning and Zoning Director, Randy Robinson, Building Official, Max Wurthmann, Building Inspector, and Jessi Gress, Business Licensing and Permit Technician.

Members of the public: Eddie Fava, Stocky Cabe, Mr. Fox, property owner of 2220 I'On Avenue.

Media present: No members of the media were present.

CALL TO ORDER: Mr. Herlong called the meeting to order at 9:00 a.m. and stated that the press and public were duly notified pursuant to State Law and a quorum of Board Members were present.

I. **PUBLIC INPUT: No public comment was made.**

II. **HISTORIC CERTIFICATE OF APPROPRIATENESS REVIEWS:**

2220 I'On Avenue: Dave Fox, owner and applicant, requested review of revised reconstruction plans in response to the Design Review Board's motion on March 17, 2021 (TMS# 529-09-00-027).

Mr. Henderson gave the Board a summary of all previous decisions and approvals given by the Board.

1. February 19, 2020 Mr. Eddie Fava asked for several reliefs to construct a historic rehabilitation on this structure. Mr. Fava requested the following:
 - i. Principal Building Coverage: 50% or 468 square feet
 - ii. Side setback relief: 25' combined setback
 - iii. 2nd Story side façade: 20" wall on west elevations
 - iv. Principal building side façade: 54' 10"
2. On August 3, 2020 the Building permit was issued to Omni Services, LLC, Contractor).

3. On March 2, 2021 Town Staff noticed that the original walls that were required to remain intact were removed by the contractor and a "Stop Work Order" was placed on site.
4. On March 17, 2021 the Design Review Board granted approval to have a hired historic preservation expert come in and redesign the historic home with the materials removed from the structure and present the new revised plan to the Board with existing material.
5. March 18, 2021 Town Staff was notified that all the existing material was removed from the lot and could not be recovered.

Mr. Henderson stated that the applicant, Mr. Craig Bennett, was requesting in their resubmitted application DRB approval to use what existing historic materials are remaining on the lot and substitute any additional historical material needed.

Mr. Craig Bennett, applicant, presented his application to the Board. Mr. Bennett stated that he requested the following:

1. Reframing the south and east walls of the portions of 2220 l'On Avenue, using historic framing material taken from the house and, if necessary, supplementing it with additional historic framing material.
2. Framing the columns and the rails of the porch, those portions which are particularly visible from the public right of way, in historic material.

Mr. Bennett stated that he would be performing site inspections and selecting each individual pieces to be used on the home.

No public comment was made.

Mr. Wichmann thanked the architect, owner and Mr. Bennett for their presentation and inquired if the plans as shown would compromise the historic integrity of this home. Mr. Wichmann believed that the issues were resolved with this new plan.

Mr. Bennett agreed that the reconstruction would not compromise the historic integrity.

Mr. Craver stated that the plans look good and the applicant did a good job.

Mr. Coish stated that this application was very thorough and he feels confident on the outcome of the structure.

Ms. Bohan stated that this application shows explementary work. Ms. Bohan asked if there will be inspections done throughout the build to ensure the contractor is doing the right thing. Mr. Bennett responded that Mr. Fava would be charged with conducting the inspections but he would be on site to do a construction observation. Mr. Henderson responded by stating Town

Staff would make a requirement when issuing a new permit that the contractor would provide regular updates and pictures to show the progress of the work.

Mr. Pennington asked what the applicant was planning to do in regards to the historic siding. Mr. Bennett responded by stating that he has not specifically looked to see what siding will be placed back on the structure. Mr. Fava stated that on the original plans lap siding was what was proposed. Mr. Bennett stated that they haven't looked closely at the siding but believes that they will use whatever historic pieces were salvaged on site.

Mr. Pennington stated that he is more concerned about the historic nature of the structure and the ordinances that are set in place by the Town. Mr. Pennington believed based on the application presented the historic features are going to be hidden within the walls and they are going to be historic elements from who knows where.

Mr. Pennington asked why the Board should allow the historic exemptions when they are allowing them to make so many architectural changes such as installing a new fireplace, French doors, all which are non-original features that will be seen from the street. Mr. Pennington believes that now after all this work has been done and the historic features were taken down and removed on the lot why should this home be considered historic. Mr. Pennington stated that Mr. Fava was given a compromise at the March 17th meeting which was not suggested by Town Staff and the next day despite a stop work order some of the historic materials from demolition were removed from the site. Town Staff even made an attempt to go to the dump site to locate the historic items but were unable to find them. Mr. Pennington asked Mr. Bennett that if he looked at this application from the Board's perspective would he still come to the same conclusions as the Board. Mr. Bennett responded by stating that he can't answer this question because he doesn't have all the information from the Boards perspective.

Mr. Craver stated that he was not able to attend the March 17th meeting and was unaware of the scope of this application. Mr. Craver stated that when this project was presented to the Board the first time, he commented that this home was not historic and suggested to Mr. Fava to have this house removed from the historic property list. Mr. Craver stated that he agreed with Mr. Pennington's comments. Mr. Craver stated that it seemed that the owner and architect were almost playing a game to keep this house historic just to get the extra square footage out of the home.

Mr. Bennett stated that they plan on using as much of the historic siding as they possibly can. Mr. Stocky Cabe, Omni Contracting, stated that there is more than enough original siding located salvaged on the site to reinstall on the l'On Street side and the Station 22.5 side of the historic footprint. The remaining sides of the newly constructed additions will be covered with new lap siding.

Mr. Herlong stated that the Board has allowed the applicant to get the additional square footage but that is what is allowed in the ordinance and the Board granted them permission to

do so. Mr. Herlong stated that he believed historic structures need to be taken more seriously and suggested having a workshop to help and inform the members of the Board on what is allowed and not allowed in regards to historic properties.

Mr. Pennington stated that the point is to be starter today than when you were yesterday. In the past the Board granted a compromise instead of a punishment by allowing them to use historic materials. Mr. Pennington believed that the applicant shouldn't be given a compromise when the following day after the March meeting all the historic materials were removed from the lot. Mr. Pennington stated that he still believes this home is not historic.

Mr. Craver made a motion to remove this home from the historic list.

Mr. Henderson stated that the purpose of this meeting was to consider an application to change a Certificate of Appropriateness design from February 19, 2020, and the DRB's direction from March 17, 2021 DRB meeting which included constructing the home with all historic materials. Mr. Henderson suggested that the Board make a motion to either approve the application presented, approve with changes or to deny the application. A motion to remove the property from the historic designation list would need to made during another hearing.

Mr. Craver asked if the stop work order was in place when someone went to the site and removed the historic material. Mr. Henderson responded by stating it was still in place but the Town gave the contractor permission to protect the salvaged materials from the weather and clean up the site, however, did not give approval to remove anything from the property. Mr. Craver asked that it be on the record that the Board considered moving this property from the historic designation list.

Mr. Pennington amended Mr. Craver's motion to approve the application presented but no exemptions are to be granted from the original Design Review Board approval. Mr. Craver accepted this amendment to his motion.

Mr. Henderson clarified that by making a motion to remove the granted increases it would mean denying the applicant's current request. Mr. Henderson stated that the Board wouldn't be able to grant approval of the plans without the exemptions that have already been approved because this would require an entirely different design.

Mr. Pennington made a motion to deny the application presented. Mr. Craver withdrew his motion and seconded this motion.

Mr. Wichmann asked if this home was removed from the historic list, wouldn't it give the owner the ability to build a new home and ask for more exceptions. Mr. Henderson responded by stating that is correct. The owner would be allowed to build a new home with discretionary increases in all DRB coverages.

Mr. Herlong asked Mr. Fava if by any chance to determine that allowed square footage if the owner were able to build a new home. Mr. Fava responded by stating no he has not done that at this time because it is a historic property.

Mr. Herlong stated that at the first Design Review Board meeting the Board was given two different options by staff and the Board came up with an alternative option to resolve the issue while maintain the historic integrity of the property. Ms. Bohan stated the goal is to keep the historic nature intact. Ms. Bohan was in favor of allowing the home to be reconstructed to avoid a complete redesign.

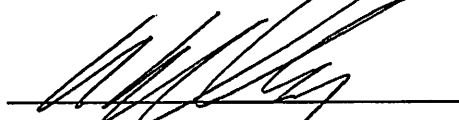
Mr. Fava stated that the design proposed is the best design to accommodate the historic nature and request that the owners be allowed to reconstruct the property.

Mr. Coish stated that this is a very complicated situation and he doesn't know how he should vote on this matter. Mr. Wichmann reminded the Board that every historic home is to be looked at in their own way because there are different historic designations for each structure.

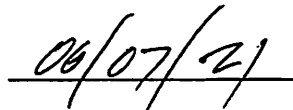
Mr. Henderson referred to the Secretary of Interior Standards for the Treatment of Historic Properties which allows four separate strategies for historic preservation projects: preservation, rehabilitation, restoration and reconstruction. Mr. Henderson stated that the DRB is well within their right to authorize the "reconstruction" strategy be employed by using historic materials. Mr. Henderson stated that although this strategy is rarely used on Sullivan's Island, he felt the Board made an acceptable recommendation during the March 17th meeting. Mr. Craver thanked staff for the clarification.

Mr. Pennington amended his motion to grant approval of the application as presented provided all available historic materials on the site are used in the historic reconstruction and to supplement any materials not salvaged from the original building with new building materials. In addition, given the short falls of our historic ordinances and enforcement that these items require follow up and conclusion. Mr. Craver seconded this motion. All were in favor. None opposed. Motion passed unanimously.

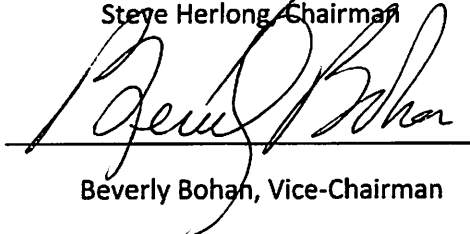
III. ADJOURN: Mr. Herlong made a motion to adjourn at 10:12 a.m. Mr. Craver seconded this motion. All were in favor. None opposed. Motion passed unanimously.



Steve Herlong, Chairman



Date



Beverly Bohan, Vice-Chairman



Date