

2220 I'ON AVENUE
Review of Demolition, Alterations, and Addition
September 2018

The existing structure located at 2220 I'on Avenue is listed on the Historic Resources of Sullivan's Island map as designation #181 circled in *Figure 1* below in black. This designation sets the age and significance of the structure located at 2220 I'on Ave. The historic preprint of the structure is shown in *Figure 2*. The existing footprint is shown in *Figure 3*. *Figure 4* shows the proposed demolition the non-historic footprint and architectural material of the existing structure. The original structure was a traditional 2-story "L" shaped house with the longer side street facing. The ground floor held a bedroom (no closet) front center and a large open room with narrow stairs leading up to the rear 2nd floor kitchen above. The second floor consisted of a bedroom (two closets) on the south of the street face and open living in the remainder. Later additions expanded the front 2nd floor porch in width and depth. The single story rear original outset of the great ground room floor was filled in to create a second bedroom. This room does not contain original wall/ceiling paneling or windows. A bathroom was also later added on the second floor with doors that lead to the living and the original bedroom. The ground level was modified to include a garage extension and a single level shed with the addition of a bathroom on the ground floor directly under the bathroom above.

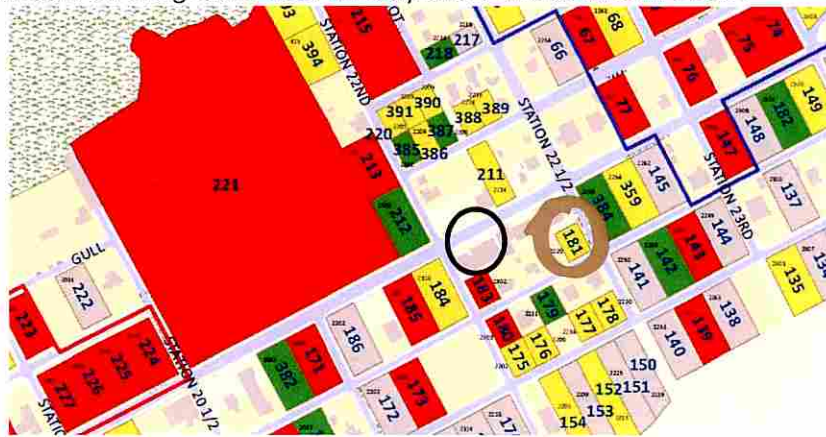


Figure 1

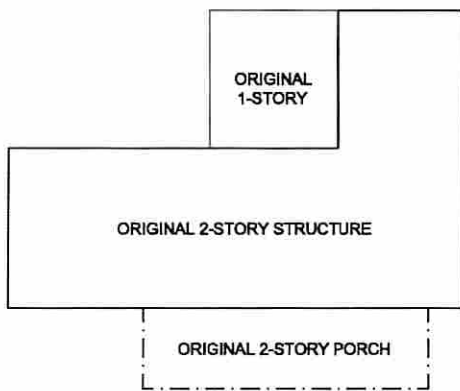


Figure 2

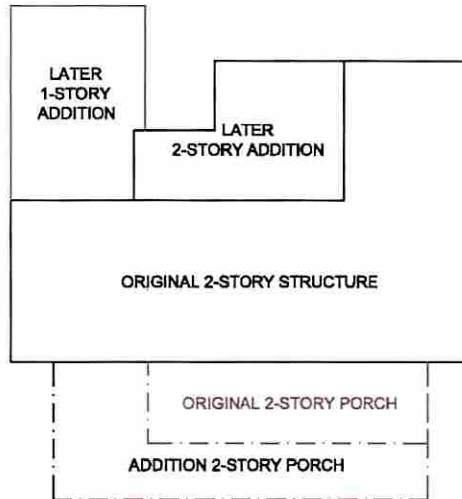


Figure 3

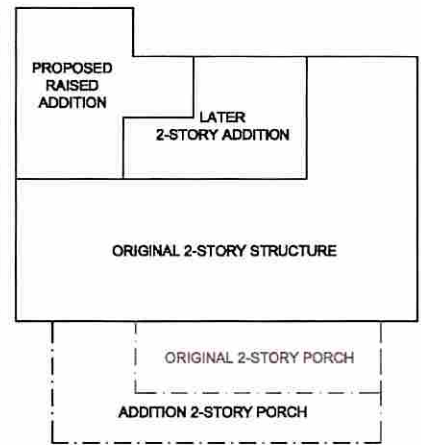


Figure 4



Figure 5. Original southern second floor bedroom with two closets shows the original simplistic wall and ceiling paneling and trim that still existing throughout the original structure along with the hard pine flooring, which no longer exists in the kitchen only.



Figure 6. The photos above show the later addition bathroom that mimics the original house in style and detail.



Figure 7. The above pictures shows the second floor fill south of the kitchen to create a second bedroom on the main level. No hardwoods are visible, paneling and windows do not match the existing original architectural fabric.



Figure 8. The photo above is of the original main level façade facing the street. The original doors and windows remain. Requesting windows to be reused rear addition with existing windows to be altered into narrow French doors that can be found on similar neighboring historic properties located at 2250 I'on and 2256 I'on.

Proposed scope of work

The proposal includes the demolition of a later 1-story shed addition at rear left of historic house shown in *Figure 3*. A second story master suite is proposed to match in existing 1-story shed footprint shown in *Figure 4*. The master suite addition will reuse existing front facade windows (sashes, sleds, and trim) that is in great condition shown in *Figure 8*. The entrance to the new addition will utilize an existing window location. The existing siding is vinyl with unknown condition or status of siding/sheathing underneath. Addition to be clad in traditional 7" wood lap siding. During proposed work, if any original siding is found, addition to match original siding in-kind. Two roof options to tie in the rear addition with existing are as follows: (1) Left addition with matching gable as existing right rear gable that connects over existing room (shed roof) with a modified shed roof (2) Large gable roof that extends above existing roof pitch in rear only. Roof option 1 meets the 3/12 roof slope requirement and does not change the historic front elevation but greatly limits the placement of modern HVAC equipment (existing exposed round ductwork). Roof option 2 changes the front elevation visually but maintains a similar historic appearance of surrounding homes in the neighborhood of that time and historic significance. Similar properties include: 2118 l'on and 2256 l'on. Option 2 would also require the existing chimney to be built up to remain visible above new roof line. Existing chimney stack is not in use and would remain decorative and not utilized after alterations. Later addition front facade screened porch stairs to be modified to modern code and rotated -90 degrees to allow for less intrusion into front yard. Typical layout shown on neighboring properties: 2216 l'on, 2219 l'on, and 2250 l'on. Later addition screen porch railings to be modified to fit modern code and traditional appearance (new screening to be installed) similar to neighboring properties: 2216 l'on, 2219 l'on, and 2250 l'on. Proposed four front windows on main (2nd floor) to be altered into double french doors to match window and existing front door in style and profile. Historic windows to be reused in second floor rear master suite addition. French doors on front porch to match in similar style and age (historic significance) of existing houses in the neighborhood: 2250 l'on, and 2256 l'on. Existing asphalt roof to remain and matched in kind. Existing vinyl siding to remain; if original wood siding is found and budget allows siding to be restored to original. Rear windows at proposed kitchen to be relocated and one window added to match in kind. Repair of siding and trim to match existing. Right rear grilling deck to be added on in kind to neighboring corner lot property located at 2219 l'on. One of the later addition existing windows in proposed kitchen to be modified into an exterior door utilizing existing opening with other half to utilize reclaimed historic window from the house. Door and trim material to match in-kind to existing. All raised screening at new deck and addition to match existing front elevation screening. Ground floor existing windows are replacement wood windows that are in disrepair, to be replaced in kind to match 2nd floor main living windows in style and material.

Please, refer to the attached page with additional images and noted neighboring properties as references.

Material and Neighborhood Compatibility Analysis



2219 TON
RAILING AND SCREEN DOOR
WITH SIDE STAIRCASE



2216 TON
RAILING AND SCREEN DOOR
WITH SIDE STAIRCASE
NARROW FRENCH DOORS ONTO PORCH



2218 TON
RAILING AND PICKETS
NARROW FRENCH DOORS ONTO PORCH
ROOF LINE WITH DORMER DETAIL
BEYOND PORCH ROOF LINE



2250 TON
RAILING AND PICKETS
WITH SIDE STAIRCASE
NARROW FRENCH DOORS ONTO PORCH



2256 TON
RAILING AND PICKETS
NARROW FRENCH DOORS ONTO PORCH
ROOF LINE WITH DORMER DETAIL
BEYOND PORCH ROOF LINE

Roof Ridge 35'-2"

Roof Ridge from hgs grade 27'-2"

Roof Ridge 35'-2"

Roof Ridge from hgs grade 22'-0"

Proposed Addition F.F.E. 19'-4"

Existing F.F.E. 19'-0"

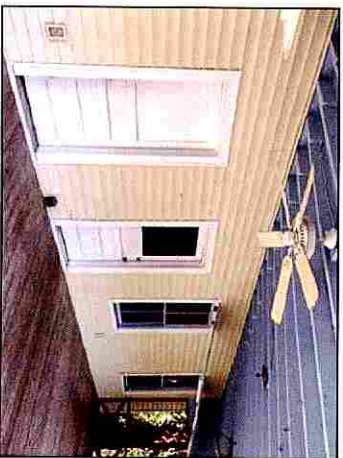
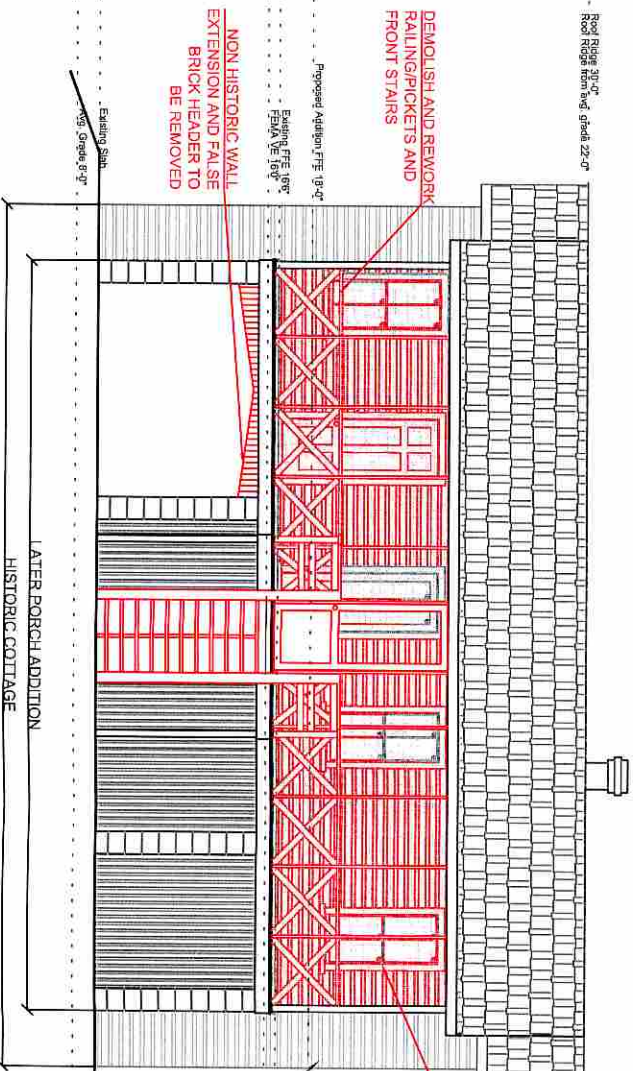
Existing F.F.E. 16'-0"

NON HISTORIC WALL
EXTENSION AND FALSE
BRICK HEADER TO
BE REMOVED

DEMOLISH AND REWORK
RAILING/PICKETS AND
FRONT STAIRS

RESUSE HISTORIC FRONT
WINDOWS AT REAR
ADDITION

EXISTING VINYL
SIDING



EXISTING FRONT PORCH CONDITIONS
LEFT DOOR TO BE RELOCATED TO SIDE GRILLING PORCH
WINDOWS TO BE REUSED AT REAR MASTER ADDITION



EXISTING REAR LATER SECOND ADDITION
WINDOWS TO BE REMOVED AND SIDING TO MATCH IN KIND
RIGHT WINDOW TO BE USED AS ADDITION ACCESS DOOR



NON HISTORIC NORTH WINDOW
WINDOWS TO BE COME EXTERIOR
DOOR AT GRILLING PORCH



GROUND FLOOR WINDOWS
EXAMPLE CONDITION OF
GROUND FLOOR WINDOWS
TOP SASH TRAIL MISSING



REAR SHOWER
REAR SHOWER TO BE ENCLOSED
TO EXISTING BATHROOM



GARAGE
EXISTING GARAGE SPACE
UNDER HISTORIC HOUSE



HISTORIC INTERIOR THROUGHOUT
PAINTED WOOD PANELING ON WALLS AND CEILINGS
HEART PINE FLOORING
MINIMALIST TRIM AND DETAILING TO REMAIN

General Notes

No. V1.0 9.18

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2220 17th Ave.
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6.16.2019

DRB
A108

Scale: 1/8" = 1'-0"