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Island Identities: Analysis of the Vernacular Building Patterns on South Carolina Barrier Islands

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ISLAND IDENTITIES: ANALYSIS OF THE VERNACULAR BUILDING PATTERNS ON SOUTH CAROLINA BARRIER ISLANDS

A Thesis
Presented to
the Graduate Schools of
Clemson University and the College of Charleston

In Partial Fulfillment
of the Requirements for the Degree
Master of Science
Historic Preservation

by
Claire Elizabeth Bushemi
December 2018

Accepted by:
Amalia Leifeste, Committee Chair
Carter Hudgins
Frances Ford
ABSTRACT

Long a retreat for the wealthy and once Union staging areas during the Civil War, the barrier islands of South Carolina represent themselves as a unique beach experience. In the early years of the eighteenth century, builders on the islands utilized ocean winds to neutralize the effects of summer sun to make buildings ideal for recreation. The islands were then marketed as having unique identities and have developed connotations of individuality that endure today. This thesis explores the qualities that distinguish and identify these unique environments by examining and analyzing the physical fabric of a cross section of seven of nearly a hundred barrier islands that lie along the South Carolina coast. The cross-section surveys display architectural and landscape features seen on the barrier islands. The survey reveals that communities on the South Carolina barrier islands are not entirely unique or distinct from one another. The findings suggest that character-defining features are derived from zoning codes established by each individual island more than a localized vernacular of patterns of building on the different islands.
DEDICATION

To these once unpathed waters and undreamed shores.
ACKNOWLEDGMENTS

My godparents, Jim and Teresa Procter, for all their help; without them I would
sound not so literate. Andrew Smith, for driving the getaway car and for buying me ice
cream. My father, Jim, for helping me understand property tax. My mother, Missy, for
giving me life.
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CHAPTER ONE
PART ONE: SCOPE OF WORK

Many barrier islands in South Carolina market themselves as unique beach experiences. While climactic and geographic commonalities link the barrier islands, each island’s tourism board or city council still market in a way that claims each island offers a truly different experience from the rest. These unique island experiences should be made visible by studying various aspects of the built environment, physical characteristics evident on the principal structures of properties. According to conventional wisdom and marketed identities, character-defining features of the built environment should prove different from one island to the next.

General island information will offer a baseline of knowledge about South Carolina barrier islands. This information ranges from basic ecology to potential building types and technologies found on the barrier islands. A comprehensive study of these islands requires consideration of the ecologies and architectural styles found within.

Analysis aims to find patterns and commonalities or distinctions across the barrier islands of South Carolina. Interpretation of data establishes the traits that make each of these islands unique from the rest; perhaps reinforcing each island’s slogan, or tagline. After determining common and divergent patterns in the form of appraised values and architectural features, the underlying drivers of these patterns are explored. Zoning code is examined as a primary factor governing character-defining features and the built environment on barrier islands of South Carolina.
PART TWO: GENERAL INFORMATION

GEOLOGY/MORPHOLOGY

Barrier islands run parallel to the Atlantic and Gulf coasts of the United States and get their name because they protect the mainland coast, usually from damage due to storms, like hurricanes, and major erosion from ocean waves. Some notable barrier islands are South Padre Island in Texas, Hilton Head Island in South Carolina, Amelia Island in Florida, and Ocracoke Island in North Carolina.

Basic geology can explain how these islands are formed. Barrier islands can occur with any combination of three different types of geologic dynamics: diastrophism, gradation, or glaciation.¹ The combination of gradation and overwash of ocean sands leads to a dynamic, ever changing island environment.² Jeffrey Pompe, man on the forefront of environmental conflict resolution, goes into detail about the formation of North Carolina barrier islands specifically, beginning with the early shifts of the Earth’s tectonic plates in his work, Altered Environment.³ Similar to the idea of diastrophism in *Sea Islands of Georgia*, Pompe claims faulting, folding and migration of plates eventually formed barrier islands along the coast.

² Overwash occurs when sand moves from the front, oceanside, of the island to the more landward part.
Most always, these islands consist of a beach area that is constantly being changed by ocean waves and currents. Grassy dunes lie landward of the oceanfront beaches. The middle of the island is composed of maritime forests or wetlands, usually a combination of the two. Salt marsh typically separates the island from the mainland. In some cases, it is the marshy area of a river and the river itself that separate the island from the mainland. Land cover for some islands also includes forested wetlands.

In South Carolina, many of the barrier islands that line the state’s coast are termed “Sea Islands.” These islands are located specifically at the mouths of the Santee and St. Johns River. Sea Islands occur in chains and are scattered along the east coast of South Carolina, Georgia and Florida.
ECOLOGICAL ZONES OF BARRIER ISLANDS

Barrier island ecological environments are very unstable and are constantly changing, due to gradation and overwash. The rate of development of these vacation communities stabilizes and maintains some equilibrium of dynamic island environments, leading to a lesser rate of change, but change still occurs quite frequently. Development
stabilizes these environments by building buildings with foundations, which keeps sand and soil from eroding or moving as quickly. Also, grasses and other landscape features help stabilize the top layer of sand and soil, helping slow down the erosion process. Even beach renourishment can help stabilize the ever-changing environment that is the barrier islands.

The Carolina’s are comprised of five different ecological zones. The South Carolina barrier islands fall in the Southern Coastal Plain; this includes the Sea Islands, mentioned above, and coastal marshes. The lowest elevations in South Carolina can be found in this ecological zone and happen to fall along the coastline. The islands are made up of mostly sandy soils, with clayey soils making up the marshy, brackish areas towards the mainland side. These ecosystems consist of Holocene era saline marsh deposits of silt, sand, peat and clay, along with beach and dune sand deposits. Beach and near shore marine sand deposits are from the Pleistocene era. Annual precipitation is between forty-eight and fifty-three inches and the islands are frost-free for about two hundred and eighty days during the year.

The Charleston field office of the Fish and Wildlife Service reported on the various coastal ecosystems in some detail. One report gives basic information on ecological systems found on barrier islands. These include tidal freshwater regions, maritime strands, forested wetlands and associated coastal uplands. Tidal freshwater areas have freshwater mixed with marine waters. These areas are nutrient rich. Plant life

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5 Ibid.
is not very diverse, dominated mostly by salt tolerant grasses. Several endangered species make these ecosystems their home periodically, an example being the swallow-tailed kite.

The National Ocean and Atmospheric Administration (NOAA) administered the Coastal Zone Management Act. The U.S. Congress passed this act in 1972, aiming to provide management for coastal resources, including those found on the South Carolina Barrier Islands. Since, many states and cities have published works specifying various ways in which to maintain and preserve their ecological resources. A nineteen eighties study introduced and analyzed the various coastal ecologies in South Carolina, along with management strategies of these coastal resources. The scope of this study was to provide information to the Department of the Interior growth of various ecological programs.

Since barrier islands are important ecosystems to both plants and animals; many groups and institutions have come up with plans of action for maintaining and renourishing these natural communities. The South Carolina Coastal Program established a program in 1995 that put focus on the state’s main watersheds, providing methods to protect and restore coastal habitats. The Army Corps of Engineers worked with the Institute for Water Resources to publish a report explaining the various barrier island ecosystems.

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7 Michael McKenzie and Lee Barclay, Ecological Characterization of Sea Island Coastal Region of South Carolina and Georgia (Charleston: U.S. Environmental Protection Agency and Fish and Wildlife Service, 1980).

PLANT/ANIMAL LIFE

Maritime forests consist of live oak, red cedar, slash pine and cabbage palmetto. Cordgrass, saltgrass, and rushes make up the marshy areas. The dunes have sea oats, yucca, myrtle, bay, tamarisk and oak. Loblolly pine is also common on the barrier islands of South Carolina. These islands are a large host for shrimp, crabs, fish, seafowl, and sea turtles. Wild hogs, deer, and opossum are some animals found among the barrier islands.9

NATURAL DISASTERS/DISASTER REGULATIONS

Many natural occurrences effect change within the barrier islands. Hurricanes, flooding and erosion are just a few of the events that could impact barrier island ecosystems and built environments. Climate change is an issue not only for natural resources but the built environment as well.10 The change in climate can affect the rate of incidence of hurricanes and other natural disasters. Natural disasters are a foremost and constant part of coastal living and much has been written about both North and South Carolina. David Watt discusses the potential devastation to vulnerable sites, including the coast, and considers coastal loss and major flooding issues to be addressed.

Erosion of the coastline took millions of years, eventually creating the barrier islands, but the continued and rapidly increasing occurrence of hurricanes has greatly

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9 Griffith, Ecoregions of North Carolina and South Carolina.
altered barrier island ecosystems and environments.\textsuperscript{11} These natural disasters bring on above average overwash rates and ultimately lead to an imbalance of barrier island ecosystems.\textsuperscript{12} On the other hand, Pompe believes not all coastal storms are detrimental to barrier island ecosystems. He believes hurricanes replenish aquifers with fresh water and flush waste out of waterways. Hurricanes are not usually measured by the amount of damage done to the environment, but by how much is costs the people affected.\textsuperscript{13} This is usually measured in repair costs for communities along the coast after a hurricane.

Flooding, not just brought upon by hurricanes, also impacts barrier islands. Flooding can result in saltwater intrusion into a city’s groundwater supply.\textsuperscript{14} Saltwater can also harm barrier island plants and vegetation that require fresh water, and the resulting loss of those plants in turn could lead to a higher rate of dune erosion. As in the case with hurricanes, flooding is not always negative. The Federal Emergency Management Agency was established in 1979 as part of the United States Department of Homeland Security. It was enacted to coordinate response after natural disasters.

Learning to map and track changes in sea level change and impacts of flooding can be an important tool for any coastal city. The National Oceanic and Atmospheric Administration (NOAA) has published a few documents to help communities track and mitigate potential natural disasters along the coast.\textsuperscript{15} Coastal communities must design and implement plans for natural disasters, thereby improving disaster preparedness.

\textsuperscript{11} Pompe, Altered Environments, Chapter 2.
\textsuperscript{12} Steven T. Brantley, et al, “Barrier Island Morphology and Sediment Characteristics Affect the Recovery of Dune Building Grasses Following Storm-Induced Overwash” (PLoS ONE 9, no. 8, 2014)
\textsuperscript{13} Pompe, Altered Environments, Chapter 2.
\textsuperscript{14} Pompe, Altered Environments, Chapter 2.
\textsuperscript{15} Doug Marcy et al., New Mapping Tool and Techniques for Visualizing Sea Level Rise and Coastal Flooding Impacts (Charleston: NOAA Coastal Services Center, 2011), 12.
Some sort of plan should be in place to improve the disaster preparedness. The South Carolina Department of Health and Environmental Control published a report in accordance with NOAA. This report provides a basic understanding on what needs to be provided for in case of disaster.\(^{16}\)

Natural disasters are not the only source of destruction to barrier islands. The actions of man also result in implications that affect barrier islands. The city of Folly Beach had to enact a management plan in 1991 to mitigate erosion from the Charleston Harbor jetties.\(^{17}\) A number of cities along the coasts of North and South Carolina have followed suit, implementing plans to mitigate erosion from various climatic and manmade disturbances. Most reports on beach renourishment are linked with property value growth.

**BUILDING TYPOLOGIES FOUND ON ISLANDS**

In addition to the different building typologies present on the coast and within the south, vernacular styles abound based on local style and regulations. Both architecture and interior design firms have written countless volumes, positing what they believe to be a quintessential southern style. Tim Clarke shows a deep reflection of the people who live in the houses his firm designs, while also tying in the surrounding environment.\(^{18}\) Other similarly published works tend to display more high style southern residential

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\(^{18}\) Tim Clarke, Coastal Modern: Sophisticated Homes Inspired by the Ocean (New York: Clarkson Potter, 2012).
architecture. Hutker Architects has published a book of works describing their ideal coastal architecture, even though most of the featured projects are located in New England. They design to build once and build well. The firm believes in designing for future generations. Like many houses established on barrier islands, these buildings have evolved into homes. They believe in the philosophy of heirlooms, creating for the future. Unlike Hutker, James Strickland displays an array of buildings, from mountain retreats to coastal cottages found in the American South. His book of works also illustrates high style southern architecture.

A smaller scale, less high style building type can be found in Little’s Carolina Cottage. Focusing mostly on buildings found in North Carolina, Little describes how these small one and a half story buildings become homes to many generations of families.

Many older buildings found on the barrier islands try their best to capture the sea breezes. Windows, doors and hallways were strategically placed to maximize the effects of cross ventilation. They were built on high brick pillar foundations to prevent against tides, both ordinary and gale. Much of the early barrier island architecture borrowed concepts from the West Indies.

20 Ibid, 28.
22 Margaret Ruth Little, Carolina Cottage: A Personal History of the Piazza House (Charlottesville: University of Virginia Press. 2010)
24 Kelly, “Pawley’s Island National Register Nomination,” 3.
LANDSCAPES/ETHNOGRAPHICS

Both landscape and human interaction play an important role in developing an understanding of a barrier island’s built environment. Nature’s connection to culture gives an idea about the type of people using the landscape. Native Americans first used land on barrier islands for access to abundant fishing and small animal hunting. During the colonial era, these islands were used as summer retreats from the mosquito infested rice fields and plantations. Many were used as hunting reserves as well. Nowadays these islands are filled with resort communities, making great vacation spots.

Important to these land uses through history is the consideration of landscape, closely shaped by the people who use it. John Brinckerhoff Jackson proposes various landscape ideals to be considered when thinking about vernacular landscape. Both he and Hardesty describe a vernacular landscape influenced by cultural practices and beliefs.26

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CHAPTER TWO
METHODOLOGY

The barrier islands being considered are Isle of Palms, Sullivan’s Island, Folly Island (within city of Folly Beach), Kiawah Island, Pawley’s Island, Edisto Beach (within city of Edisto Island), and Fripp Island. These islands were chosen from more than a hundred barrier islands in South Carolina for a multitude of reasons. Many barrier islands have no road access to the mainland. Daufuskie Island, for example, is inhabited, but only accessible by boat. Accessibility by car was imperative in order to conduct physical surveys, because of lack of access to a boat. Only islands within a two-hour drive from downtown Charleston were selected for comparison. The final criterion was human habitation. Many barrier islands in South Carolina, like Hunting Island, for example, are wildlife preserves. Uninhabited islands and those with no road access are unlikely to have relevant built environments.

Within each chosen island, a cross section was taken approximately four blocks from the mainland access, running mostly northwest to southeast. The cross section of survey was cut perpendicular to the beach; it includes all built and landscape features between the ocean and the waterway that separates the barrier islands from the mainland. By island, the cross sections are as follows:

- 3rd Street on Pawley’s Island; four properties along cross section
- 24th Avenue on Isle of Palms; nineteen properties along cross section
- Station 26 on Sullivan’s Island; nine properties along cross section
• East 4th Street on Folly Beach; nine properties along cross section
• Surfwatch Drive on Kiawah Island; twelve properties along cross section
• Cupid Street in Edisto Beach; eight properties along cross section
• Fiddlers Ridge Road on Fripp Island; sixty three properties along cross section

All things to the northeast of the cut line were surveyed. The survey includes all features visible from the public right of way.

Information pertaining to property parcels along cut line from city and county databases was compiled and organized in a spreadsheet. Information gathered from physical survey also populates the spreadsheet. The spreadsheet was organized by county and sorted further by address of properties along survey line. Any zoning or flooding information provided by county created GIS maps was included on spreadsheet as well. General ecological information was included, if data gathered by county exists.

The categories of data are:

• Parcel Number or Pin, depending on the county the city falls under
• The Property Type and Usage
• The Appraised Value of each property
• Improvement information on each parcel
• Approximate lot size
• Zoning information
• Year built
A survey form organizes observations from physical surveys of properties and includes the following information:

- The general size of building (if able to determine) and the number of stories of the structures on each property
- The location of the main building and other secondary structures within the property boundaries
- Notable architectural features, including entrances and access/paths to various structures
- Landscape features, as well as the overall landscape layout, including but not limited to access points from the road, various means of getting around the lot, and the relationship between building and vegetation
- The percentage of glazing on visible sides of buildings

The physical survey form was supplemented with photographs and quick sketches of the overall layout of each property surveyed. Properties were surveyed starting with those closest to marsh, usually westernmost, working towards and ending with properties along the beachfront.

Analysis and interpretation followed the survey process. Interpretation includes a few key sections: physical attributes recorded in the survey, real property assessment and full-time residents versus vacation homes. This information is compared among barrier islands included in the survey. Charts and graphs organize information and communicate results in Chapter Four.
CHAPTER THREE
ISLAND INFORMATION

Many islands, especially those nearest Charleston, have similar and overlapping histories. Early natives used the land on these islands for many of the same purposes, even though the tribes themselves were different. Within the last few decades, many island communities claim uniqueness from the rest; they are all marketed as a different island experience.

PAWLEYS ISLAND

Incorporated in 1985, Pawley’s Island is located in Georgetown County, South Carolina, about ten miles east of the city of Georgetown. The estimated elevation is three feet above sea level. The nearly three-miles-long and a quarter-mile-wide island was incorporated as a town in 1938. It became an official city in 1957. Pawley’s is separated from the mainland by a saltwater creek and marsh. According to the 2010 census, the population was 103, full time, yearlong residents. The island is the southernmost end of The Grand Strand; the town itself is situated on the Waccamaw Neck. The island is connected to the mainland by two bridges, the North and South Causeways.

Earliest known inhabitants in the area were the Waccamaw and Winyah Native Americans. Pawley’s Island is one of the oldest summer beach settlements on the East
Coast. The island is named after Percival Pawley, who got a land grant in 1711 to develop it into plantations. After his death, Percival’s sons George, Anthony and Percival Jr. took over the plantation during the colonial area. George ended up with the majority share and sold off portions of his land to farmers as an escape from malaria. Pawley’s Island was generally windy, which helped rid the island of pests, like mosquitoes. Some rice fields occupied the island along the riverside of the island.

Hurricane Hugo in the 1980’s swept away some of the original sea cottages. The writer of the National Register of Historic Places nomination deemed the historic district “arrogantly shabby”. This name, first seen in the nomination form, originated from the many cypress-sided cottages on the island that were in a state of disrepair before the hurricanes washed them away. Pawley’s Island Historic District consists of West Indian architecture that has been adapted to Pawley’s climate, according to national register form. These buildings have solidly built, high brick foundations to resist tides and storm surges. Most buildings were built from cypress tree lumber, hewn from the mainland, and brought to the island by boat.

Today, the town of Pawley’s Island is marketed as a place for those who want a laid-back lifestyle and relaxed pace. Three quarters of the island is only wide enough to permit one house being built. The town claims to maintain a quaintness that only a once very secluded island can have. The historic structures on this once secluded island are

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30 Wright Kelly, “Pawleys Island Nomination Form.” 2.
31 Ibid.
generally made of cypress and have been termed “arrogantly shabby.” Pawley’s Island markets its beaches as pristine, unspoiled and claims to be a renowned surfing spot to keep tourists coming back year after year.

ISLE OF PALMS

Isle of Palms is part of Charleston County in South Carolina. The 2010 census puts the full-time resident population at 4,133. The island is part of the greater Charleston metropolitan area, lying about fifteen miles northeast of downtown Charleston. The island itself is only about six miles long and sits eleven feet above sea level. Isle of Palms is separated from the mainland by the Intracoastal Waterway. The town was incorporated in 1938; the city incorporated in 1957.

The people of the Sewee Tribe were the islands original inhabitants. Off the shores of Isle of Palms, the H.L. Hunley departed for the ocean during the Civil War. The island remained virtually uninhabited until the end of the nineteenth century. Previously, the island had only been accessible by boat or ferry. J.S. Lawrence bought the land in 1899 and gave the island its current name. He then went on to build a fifty room hotel, beach pavilion, amusement park and trolley line from Mt. Pleasant, coming in through land on Sullivan’s Island. The pavilion remained a huge attraction for the island until the middle of the century. J.C. Long bought most of the island in the 1970’s and built low cost housing for World War II veterans. Hurricane Hugo brought a massive amount of storm surge flooding, leaving most of the island inundated briefly. Nearly

32 Wright Kelly, “Pawleys Island Nomination Form.” 2.
every structure on the island was damaged and destroyed. This totaled to nearly two hundred structures.\textsuperscript{33} Major beach replenishment took place near the Wild Dunes community in 2008.

Now, Isle of Palms claims fame from its affluent neighborhoods, like Wild Dunes. The city has sold itself as a bedroom community or a summertime island getaway since the town established a comprehensive plan in 2002.\textsuperscript{34} In the city’s vision statement, Isle of Palms declares itself a “premier barrier island residential community.”\textsuperscript{35} Despite natural beach erosion and extensive new development on the island, the city hopes to maintain its existing character by taking measures to guide development and preserve the island’s culture.\textsuperscript{36}

**SULLIVANS ISLAND**

Sullivan’s Island is part of Charleston County in South Carolina. The land acts as the entrance to the Charleston Harbor and is part of the greater Charleston metropolitan area. The 2010 Census puts the population at 2,000 year-round residents. Similarly, to Isle of Palms, Sullivan’s Island is separated from mainland by the Intracoastal Waterway. The island was the point of entry for forty percent of enslaved African Americans coming to the British North Americas during the colonial era. Sullivan’s acted as a quarantine site for containment of people, before they were sent on to Charleston. A major battle occurred on the island at Fort Sullivan during the American Revolution.

\textsuperscript{33} Isle of Palms Planning Committee, “Amended Comprehensive Plan for the City of Isle of Palms 2015.” (City of Isle of Palms, 2015), 13.
\textsuperscript{34} City of Isle of Palms, “About the Island: History of IOP” (City of Isle of Palms, 2015).
\textsuperscript{35} Isle of Palms Planning Committee, 7.
\textsuperscript{36} Ibid., 7.
Fort Sullivan has since been renamed Fort Moultrie. The name of the island was originally O’Sullivans Island, named after Captain Florence O’Sullivan. O’Sullivan was stationed on the island as a lookout in the 17th century. After the Revolutionary War, in 1787, the island became an established community. Moultrieville, what is today Sullivan’s Island, was incorporated in 1817. Hibben’s Ferry and the ferryboat Hildegard were used to transport people and goods to the island in the 19th century. Before the Civil War, most residents were on the western end of the island. Fort Moultrie faced constant bombardments during the Civil War. Edgar Allan Poe was stationed at Fort Moultrie and was incorporated the island into many of his writings. Much of his short story “The Gold-bug” takes place on the island.

Self-proclaimed as a serene sanctuary, this slow-moving island town claims to offer a unique beach experience to the tourists of Charleston and its surrounding areas. Important to the fabric of Sullivan’s identity are its historic resources, as well as family-oriented events that bring the community together. The town also claims that its historic structures attribute to its variety and richness, different from many other barrier islands.

FOLLY BEACH

Folly Beach is part of Charleston County in South Carolina. The city of Folly Beach had 2,617 full time residents, according to the 2010 census. It is part of the greater Charleston metropolitan area. Folly Beach is located eleven miles south of Charleston. The town was incorporated in 1938 and became a city in 1957.

The name, Folly, is derived from the old English word for “dense foliage.” Europeans, in 1600’s, encountered the Bohicket tribe, when first settling the island. Folly Beach was known for some time as Coffin Island, named for the Coffin family of Beaufort. The name could derive from a more sinister story. In the 1800’s, ships would leave plague and cholera victims on the barrier islands before coming into a major port. Folly Beach was a major site for victims who had fallen ill at sea. They were dropped off on Folly Beach, the last island, before entering the Charleston Harbor. George Gershwin stayed on the island in 1934 while working on an opera based on Dubose Heyward’s novel *Porgy*. Heyward, a good friend of Gershwin, wanted him to take in the local customs, while collaborating on the opera. In 2011, Hurricane Irene caused severe erosion along the beach.

Today, Folly Beach Pier is a big attraction for tourists, along with various surf shops found on the main drag. Folly Beach is a common location for surfers on the east coast. Over the years it has maintained an eclectic beach community feeling, known as

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41 Ibid, 13.
being “the edge of America” to locals. Described as a unique and charming beach, Folly is renowned for its surfing and “slow down” attitude. The town’s comprehensive plan intends to “keep Folly funky.” The plan attributes Folly Beach’s unique community character as its greatest cultural resources. This includes the vibrantly painted houses allowed to slightly deteriorate in combination with the island’s natural environment.

KIAWAH ISLAND

Kiawah Island is located in Charleston County, South Carolina, twenty-five miles southwest of Charleston. The population of the city as of 2010 was 1,626. It is primarily a luxury community and golf resort, incorporated in 1988. The name of the island comes from the Kiawah Tribe that called the island and surrounding area home. John Stanyarne was the first to settle and cultivate land on Kiawah Island. He grazed cattle and produced indigo. At his death in 1772, Stanyarne’s estate was worth 146,000 pounds. One fifth of South Carolina population at this time was worth more than 2,000 pounds. Stanyarne divided the island in half and gave one portion to each of his daughters.

By 1950, the island was purchased by the C.C. Royal Lumber Company for logging. Around this time, C.C. Royal started construction on the first summer home neighborhood. He started to develop present day Eugenia Street, named after Royal’s wife. Royal also set out to build a causeway, so cars could gain access to the island. C.C. Royals heirs sold the lumber company’s land to Kuwait Investment Corporation in

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44 Folly Beach City Council, “City of Folly Beach Comprehensive Plan 2015.” (City of Folly Beach, 2015), 48.
1976; they developed the land to the community seen today. A few buildings within
Kiawah Island are listed on the National Register of Historic Places.

The island is known for its world-renowned golf courses, one having hosted the
2012 PGA Championship. Kiawah Island strives to maintain the ideals of a residential
living, under the visage of benefits inherent to its resort component.\textsuperscript{45} The town markets
the community as “a retreat into adventure and luxury.” The comprehensive plan set
forth by Kiawah Island Town Council states that these qualities are maintained through
provisions implemented by the town ordinances.

EDISTO BEACH

The town of Edisto Beach is part of Colleton County in South Carolina. But the
larger part of the island itself is in Charleston County. It is located about forty miles
southwest of Charleston. The population of full-time residents in 2010 census was 414.
The island elevation is seven feet above sea level. The name of the island comes from
the Edistow Indians, a subtribe of the Cusabo Indians, who used the island as seasonal
hunting grounds. Plantation owners harvested timber and deerskins, planted indigo,
cotton and a little rice. After the American Revolution, Edisto Island became known for
its Sea Island cotton, as did many barrier islands in South Carolina. The Union army
during the Civil War occupied the island. Access to the island was only gained at low
tide by driving or riding across the marshes on beds of oyster shells as late at the 1920’s.

\textsuperscript{45} Town of Kiawah Island, “Town of Kiawah Island 2015 Comprehensive Plan.” (Town of Kiawah Island
Planning Commission, December 8, 2015), Foreword.
A hurricane destroyed many homes on the island in the 1940’s. By 1970 development had taken off, creating the present-day island.

Today, the town is known for its family oriented, gently developed properties, Edisto Beach markets itself as one of the last remained uncommercialized islands in South Carolina.46 A relaxed atmosphere best describes how the town of Edisto Beach describes lifestyles on the island.47

FRIPP ISLAND

Fripp Island is part of Beaufort County, South Carolina. The island lies twenty-one miles from Beaufort and ninety-six miles south of Charleston. Fripp is the most seaward of the South Carolina barrier islands. 887 full time residents lived on the island as of 2000. A wide marsh and estuarine system separate the island from the larger St. Helena Island to the northwest. The island has three miles of beaches, but most are submerged during high tide.

Blackbeard was said to have kept his stores on Fripp. The island is named after Captain Johannes Fripp. The 17th century British sailor was appointed by King Charles to protect Beaufort from Spanish and French invaders. The king deeded him the island as a thanks for his successful defenses. For most of its history, Fripp was used as private hunting range. A bridge from Hunting Island was built in 1963; before that the island could only be reached by boat from Hunting Island. Within ten years of the bridge being built, a marina, golf course, a handful of condominiums and a few homes were built.

47 Ibid.
Today, the Town of Fripp describes itself as a 3,000 acre privately owned resort community, known for its top ranked golf courses. Fripp aims to attract tourists by claiming their beaches are among the most picturesque, not crowded and unspoiled. Fripp Island is “popular to those who seek to avoid the commonplace.”

**UNIQUE ISLAND CHARACTER**

Most islands have a similar and overlapping histories, but they all claim a uniqueness from the rest. Most market themselves as unique island experiences. Many claim a slow, relaxed community. Folly for example wants to keep its community funky and relaxed. Sullivan’s Island claims a slow moving, serene sanctuary and Pawleys Island is “arrogantly shabby.” Edisto Beach claims a relaxed, family-oriented lifestyle. Some islands lean towards an indulgent experience. Kiawah Island is an escape into adventure and luxury. Isle of Palms claims to offer a premier island experience. Fripp Island claims it is a community to avoid the commonplace.

Interpretation of data gathered for this thesis aims to provide what qualities or characters determine each island’s uniqueness. It is assumed that the built environment on each island demonstrates a different character from the rest, or at least qualities that reflect the type of unique atmosphere claimed. Thus, one might expect to see more color and variety of roof forms on Folly Beach or small, run down structures on Pawley’s Island in lieu of its stated “shabbiness.”

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CHAPTER FOUR
DATA INTERPRETATION

PHYSICAL CHARACTERISTICS

All observed data from surveys makes up the physical characteristics. Important features noted are the location of the principal structure on the lot and general characteristics of the structure itself. Secondary structures like outbuildings are recorded. Information collected from physical survey compliments the information gathered from tax records, including lot size, year principal structure was built and square feet of heated space, analyzed in the second part of this chapter. By interpreting physical data collected on surveys with other information attained from tax records, each island’s unique characteristics or features should come to light.

Lot Layouts by Island

The placements of principal structures on surveyed lots are generalized locations and are not exact. Overall, lots surveyed were considered with the bottom of the lot running along the cross street (of survey line) to the south and or east of the property. For example, 402 E. Ashley’s main cross street is Ashley Avenue, while the survey line is E. 4th Street. The placement of the principal structure is located near the cross street (Ashley Avenue), termed bottom, in the

Figure 4.1: 402 E Ashley principal structure placement. Made by author.
relative center of the lot. This principal structure would then be categorized as “bottom center.” Table 4.1 present layouts of principal structures on all properties surveyed.

<table>
<thead>
<tr>
<th>Lot Layout By Island</th>
<th>Pawley’s</th>
<th>Isle of Palms</th>
<th>Sullivans</th>
<th>Folly</th>
<th>Kiawah</th>
<th>Edisto</th>
<th>Fripp</th>
</tr>
</thead>
<tbody>
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</tr>
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<td>2</td>
</tr>
<tr>
<td>Bottom Right</td>
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<td>6</td>
</tr>
</tbody>
</table>

Table 4.1: Principal structure layout on lot by island. Created by author.

The largest number of properties surveyed on an island is Fripp, this allows for a wider range of lot layouts and for a more distinct trend of what was favored on the island. Fripp Island structures predominantly are located at the center or top center placement of principle structure on the lot. Sixty seven percent of structures on Fripp are located either in the center or top center. Seventy five percent of structures on Pawley’s and Edisto Beach were placed centrally (center, top center, and or bottom center) of the lot. Sixty three percent of principal structures on Isle of Palms were placed centrally on their lots. The structures on both Sullivan’s Island and Fripp show seventy-eight percentage centrally on the lot. Eighty nine percent of the structures on Folly Beach are placed centrally. Ninety two percent of the principal structures on Kiawah Island are placed centrally within their lot. Considering each island separately, most trend towards a centrally located principal structure.
Lot Layouts Across Islands

Most principal structures are located at the center on the property, with a couple variations. Nineteen percent of principal structures across all the islands are located towards the top center of their lots and placed parallel to lot lines. Two of the surveyed properties have principal structures that sit at angles to their lot lines, which demonstrates an atypical lot layout across the islands. 401 E. Erie Avenue on Folly Beach faces the corner of 4th Street and E. Erie. 2602 Bayonne Street on Sullivan’s Island faces the corner of Bayonne and 26th Avenue; see Table 4.1. These two instances have little in common. 401 E. Erie lies in the middle of the island cross-section, while 2602 Bayonne is one property in from the beachfront lot.

Many of the structures on the beachfront properties hug the top portion of the lot, on the street side of the lot. This most likely occurs to take advantage of the beachfront side of the property, extending the beach as far as possible. 192 Atlantic Avenue on Pawley’s Island or 2601 Bayonne Street on Sullivan’s Island are two examples. Marsh-front properties have no equivalent pattern to the placement of principal structures.

Forty eight percent of the one hundred and twenty four principal structures surveyed are in the exact center of their lots establishing the dominant pattern of building placement within the lot. All sixty, the forty eight percent, of these principal structures run parallel to the lot lines. One hundred two of the one hundred twenty-four structures surveyed are described as being centrally located, whether top center or center at an angle. Eighty two percent of structures were placed centrally, indicating that an abstract
placement (generally centered) within the lot occurs more often than building locations that adapted to asymmetrical site features, such as existing vegetation et cetera.

Since the majority of principal structures on each island separately, as well as all together, show a centrally located principal structure, this demonstrates a standard across the islands. If uniqueness is determined by lot layouts on all the islands, the above information demonstrates that the islands are not distinct from one another. The homogeneous quality of centrally placed principal structure across all islands shows that each island is more or less the same. If only this trait deems an island’s uniqueness, their claimed uniqueness would be unsubstantiated.

Square Feet of Principal Structures

<table>
<thead>
<tr>
<th>Square Feet of Principal Structures</th>
<th>Pawley’s</th>
<th>Isle of Palms</th>
<th>Sullivans</th>
<th>Folly</th>
<th>Kiawah</th>
<th>Edisto</th>
<th>Fripp</th>
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<td>1</td>
<td>1</td>
<td>5</td>
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</tbody>
</table>

Table 4.2: Square Feet of principal structures with the largest majority highlighted for each island. Made by author.

The majority of structures (seventy five percent) on Pawley’s Island are larger than 5,000 square feet. Isle of Palms tends to have smaller structures that are less than 3,000 square feet. Over fifty percent of structures on Fripp fall under 2,000 square feet. Seventy-seven of the surveyed structures on Sullivan’s Island are less than 4,000 square
feet. But less than half are less than 3,000 square feet. Folly Beach has an almost even
distribution of principal structure square footage. Thirty three percent of structures on
Folly fall within the range of one thousand to one thousand nine hundred ninety-nine,
which is the highest percentage for the island. The next highest categories are structures
less than 1,000 and 3,000 to 3,999 square feet, which both come in at twenty two percent
of surveyed structures on Folly Beach. Forty two percent of structures on Kiawah Island
are between 2,000 and 2,999 square feet. Over fifty percent (seven out of twelve) are
larger than three thousand square feet. Seventy five percent of structures on Edisto are
less than two thousand square feet. Of the sixty-three structures surveyed on Fripp
Island, fifty six percent are between 1,000 and 1,999 square feet. Eighty six percent of
the structures are less than two thousand square feet.

Pawley’s Island has the largest homes, in terms of square footage; the average of
the three surveyed structures is 6,113 square feet.\footnote{All three of these structures fall within the “5,000 +” category of square footage.} Most principal structures on Fripp
and Folly have smaller square footage. The largest percentage of their structures falls
within the “1,000- 1,999” category. The average of these structures on Fripp Island is
1,364 square feet. The average of the structures in this category on Folly is 1,498 square
feet.

Each island surveyed shows a different range of principal structure size as its
majority, highlighted in Table 4.2. This could help support the idea of uniqueness from
island to island, even though the majority of principal structures across all islands are less
than three thousand square feet.
Roof Shape of Principal Structures

<table>
<thead>
<tr>
<th>Roof Shape on Principal Structures</th>
<th>Pawley's</th>
<th>Isle of Palms</th>
<th>Sullivan's</th>
<th>Folly</th>
<th>Kiawah</th>
<th>Edisto</th>
<th>Fripp</th>
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<td>7</td>
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<td>1</td>
<td>---</td>
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<td>6</td>
</tr>
</tbody>
</table>

Table 4.3: Roof shape of principal structures. Made by author.

The roof shapes of principal structures vary greatly across the islands. Each principal structure on Pawley’s has a different shape. Most on Fripp are gabled (fifty two percent), but no principal structures on Kiawah have a gabled roof. Twenty two percent of structures on Folly are either gable, hipped or a combination roof. Most structures, fifty five percent, on Sullivan’s Island have a gable roof. The two most prominent roof forms, at thirty seven percent each, on Isle of Palms are gable and hipped type roofs. Kiawah and Edisto show an equal distribution between combination and hipped roof forms, six and six versus three and three respectively.

Every barrier island, with the exception of Pawley’s, has one or two dominant roof shapes; these dominant roof forms being either gable, hipped or combination. This suggests a slight commonality across the individual islands but does not prove uniqueness. The groupings of the aforementioned roof forms for each island are not necessarily the same the as the next. For example, the majority of roof shapes on Kiawah are either combination or hipped forms (both fifty percent), while the majority on Isle of
Palms is gable or hip (both thirty seven percent). Edisto is a mixture of combination and hipped roof forms (both thirty eight percent). The dominant roof forms varies from island to island, adding to the idea of uniqueness among the surveyed barrier islands. On the other hand, a majority roof shape on every island is not present. Fripp and Sullivan’s are the only islands with a majority of one roof form.\textsuperscript{50} Lack of a dominant roof form dispels claimed uniqueness for all but Fripp and Sullivan’s.

Since there is not clear evidence that each island is truly unique, zoning must be looked at to help determine if each island is unique and how. As mentioned in Chapter Five, zoning does not dictate roof shape, and most other physical characteristics, for principal structures on any island, so this is a feature that would seemingly have more variety, unlike square footage or principal structure placement, which are both regulated by zoning. Since zoning does not regulate roof shape and not much distinction is seen between the islands, this trait helps invalidate each island’s claimed uniqueness.

### Number of Stories of Principal Structures

<table>
<thead>
<tr>
<th># of Stories of Principal Structures</th>
<th>Pawley’s</th>
<th>Isle of Palms</th>
<th>Sullivans</th>
<th>Folly</th>
<th>Kiawah</th>
<th>Edisto</th>
<th>Fripp</th>
</tr>
</thead>
<tbody>
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<td>---</td>
<td>---</td>
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</tr>
</tbody>
</table>

Table 4.4: Number of stories of principal structures. Made by author.

\textsuperscript{50} The dominant roof form on both islands is gable.
Fripp Island (seventy one percent), Edisto Beach (seventy five percent), Folly Beach (sixty seven percent), Sullivan’s Island (fifty six percent) and Isle of Palms (forty seven percent) are most noticeably made up of one-story buildings. Pawley’s Island varies, each building being a different number of stories. Kiawah Island is predominantly made up of one and a half story structures, at fifty percent. Five out of the seven surveyed islands show a trend towards one-story structures. This supports that each island is in fact not unique and tend towards a homogenous character.

Both Pawley’s and Kiawah represent an anomaly to the average number of stories across all islands. Each structure on Pawley’s demonstrates a different number of stories. The majority of structures on Kiawah are one and a half stories, different from the average principal structure being one story. This characteristic adds to both Pawley’s and Kiawah’s claimed individuality.

Roof Material of Principal Structures

<table>
<thead>
<tr>
<th>Roof Material of Principal Structures</th>
<th>Pawley’s</th>
<th>Isle of Palms</th>
<th>Sullivan’s</th>
<th>Folly</th>
<th>Kiawah</th>
<th>Edisto</th>
<th>Fripp</th>
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</table>

Table 4.5: Roof materials of principal structures. Made by author.

Thirteen percent of the surveyed principal structures roof material could not be determined, but the vast majority demonstrates the cheapest finishing material, composite
shingles. Pawley’s/Edisto (seventy five percent), Isle of Palms (eighty four percent), Folly (fifty five percent), Kiawah (eighty three percent) and Fripp (seventy six percent) all demonstrate a majority of structures with composite shingle roof finishes. The largest portion of structures on Sullivan’s has composite shingle roofs, but it does not represent the majority at forty four percent. Kiawah Island trademarks itself as a luxury island experience. This is the only island that has a terra cotta tile roof, which is generally more expensive than other alternatives. Thus, this material choice reinforces the distinguished characteristic of luxury that Kiawah claims to have. Despite Kiawah Island demonstrating the luxury of beach living through roof material choice, Table 4.5 adds evidence to support homogeneity between islands. Each island has a majority of composite shingle roofs, making them generally the same.

Exterior Material of Principal Structures

<table>
<thead>
<tr>
<th>Exterior Material of Principal Structures</th>
<th>Pawley's</th>
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<th>Folly</th>
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<tr>
<td>Hardiplank</td>
<td>1</td>
<td>---</td>
<td>---</td>
<td>---</td>
<td>---</td>
<td>---</td>
<td>40</td>
</tr>
<tr>
<td>n/a</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>2</td>
<td>1</td>
<td>1</td>
<td>5</td>
</tr>
<tr>
<td>Composite</td>
<td>1</td>
<td>3</td>
<td>6</td>
<td>2</td>
<td>1</td>
<td>1</td>
<td>---</td>
</tr>
<tr>
<td>Shingle</td>
<td>1</td>
<td>---</td>
<td>1</td>
<td>2</td>
<td>---</td>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>Wood</td>
<td>---</td>
<td>4</td>
<td>1</td>
<td>5</td>
<td>9</td>
<td>6</td>
<td>13</td>
</tr>
<tr>
<td>Brick Veneer</td>
<td>---</td>
<td>6</td>
<td>---</td>
<td>---</td>
<td>---</td>
<td>---</td>
<td>1</td>
</tr>
<tr>
<td>Stucco</td>
<td>---</td>
<td>1</td>
<td>---</td>
<td>1</td>
<td>---</td>
<td>---</td>
<td>4</td>
</tr>
</tbody>
</table>

Table 4.6: Exterior material of principal structures. Made by author.

In the field it is often hard to determine exactly what the exterior material is for a building. This information was gathered from the tax records and supplemented with physical observation, if there had been an obvious change. Exterior material can be
recognized by a variety of people, despite education or background and could potentially be a way to develop individual island character and add to claimed uniqueness.

Most principal structures have some sort of horizontal board finish: wood, hardiplank or composite siding, vinyl or other types of plastic siding. Pawley’s, again, demonstrates the widest breath of exterior materials; all four are clad in a different material. Isle of Palms, with its post World War II history, leans towards brick veneer finishes as the most common at thirty two percent. Eighty five percent of structures with brick veneer finish can be found on Isle of Palms.\(^{51}\) Sixty seven percent of structures on Sullivan’s Island are finished with a composite horizontal board material. Seventy one percent of structures on Folly and seventy five percent on Kiawah and Edisto are finished in wood cladding. Hardiplank is the most common exterior material on Fripp at sixty three percent. By island, Table 4.6 shows a variance between finished materials from island to island. Three of the seven favor wood cladding, while Isle of Palms has more brick veneered structures. This demonstrates that there is some diversity between islands if considering exterior finishes of the surveyed principal structures.

\(^{51}\) Six out of seven instances of brick veneer finish material are found on Isle of Palms.
Percent Glazing of Principal Structures

Survey lines generally run along the south face of the principal structure, making the south façade of the structure the most visible and easiest to assess during observation. Other sides observed during survey can be found on individual survey forms but were not charted here because of lack of consistency in observation and recording of north, west and east facades.

Table 4.7 represents the percent glazing on the south exterior wall of all surveyed structures, by island. This is not exact and was estimated by the author upon physical survey of the islands. When looking at percent glazing for all one hundred and twenty-four structures together, a bell curve presents itself. Most seem to peak between the twenty- and forty-nine percent range.

Thirty four percent of principal structures on Fripp Island have twenty to twenty nine percent glazing on the south exterior façade. Fifty five percent of south facades on Folly Beach fall within that range as well. The highest percentage of structures on Isle of Palms falls within the thirty to thirty nine percent range; six out of nineteen structures.

<table>
<thead>
<tr>
<th>% Glazing of Principal Structures</th>
<th>Pawley's</th>
<th>Isle of Palms</th>
<th>Sullivans</th>
<th>Folly</th>
<th>Kiawah</th>
<th>Edisto</th>
<th>Fripp</th>
</tr>
</thead>
<tbody>
<tr>
<td>n/a</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>---</td>
<td>---</td>
<td>1</td>
<td>6</td>
</tr>
<tr>
<td>0-9%</td>
<td>---</td>
<td>---</td>
<td>---</td>
<td>---</td>
<td>---</td>
<td>---</td>
<td>1</td>
</tr>
<tr>
<td>10-19%</td>
<td>---</td>
<td>1</td>
<td>1</td>
<td>---</td>
<td>1</td>
<td>---</td>
<td>1</td>
</tr>
<tr>
<td>20-29%</td>
<td>---</td>
<td>2</td>
<td>1</td>
<td>5</td>
<td>3</td>
<td>1</td>
<td>22</td>
</tr>
<tr>
<td>30-39%</td>
<td>2</td>
<td>6</td>
<td>3</td>
<td>1</td>
<td>4</td>
<td>2</td>
<td>11</td>
</tr>
<tr>
<td>40-49%</td>
<td>1</td>
<td>5</td>
<td>---</td>
<td>1</td>
<td>4</td>
<td>3</td>
<td>5</td>
</tr>
<tr>
<td>50-59%</td>
<td>---</td>
<td>2</td>
<td>3</td>
<td>1</td>
<td>---</td>
<td>1</td>
<td>2</td>
</tr>
<tr>
<td>60-69%</td>
<td>---</td>
<td>2</td>
<td>---</td>
<td>---</td>
<td>---</td>
<td>---</td>
<td>2</td>
</tr>
<tr>
<td>70+</td>
<td>---</td>
<td>---</td>
<td>1</td>
<td>---</td>
<td>---</td>
<td>---</td>
<td>13</td>
</tr>
</tbody>
</table>

Table 4.7: % glazing on south exterior wall of principal structures. Created by author.
On Kiawah, thirty three percent of structures fall within the thirty to thirty nine percent range and the forty to forty nine percent ranges (four structures fall within each). On Sullivan’s Island shows an equal distribution of structures in the thirty to thirty nine percent and the fifty to fifty nine percent ranges, thirty three percent each. Two of the four structures on Pawley’s fall within the thirty to thirty nine percent ranges.

Despite the bell curve, there does not seem to be a definite correlation between percent glazing by island. All demonstrate one or two percent ranges that have the largest number of structures, fluctuating between the thirty to sixty percent glazing ratio. Because of a lack of majority by island, percent glazing cannot be a determinate in defining character between each island, supporting the claim each island is not unique.

Exterior Color of Principal Structures

<table>
<thead>
<tr>
<th>Exterior Color of Principal Structures</th>
<th>Pawley’s</th>
<th>Isle of Palms</th>
<th>Sullivans</th>
<th>Folly</th>
<th>Kiawah</th>
<th>Edisto</th>
<th>Fripp</th>
</tr>
</thead>
<tbody>
<tr>
<td>Taupe</td>
<td>1</td>
<td>1</td>
<td>---</td>
<td>1</td>
<td>5</td>
<td>3</td>
<td>42</td>
</tr>
<tr>
<td>n/a</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td>6</td>
<td></td>
</tr>
<tr>
<td>White</td>
<td>2</td>
<td>3</td>
<td>4</td>
<td>1</td>
<td>1</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td>Green</td>
<td>---</td>
<td>1</td>
<td>2</td>
<td>---</td>
<td>2</td>
<td>1</td>
<td>---</td>
</tr>
<tr>
<td>Brown</td>
<td>---</td>
<td>11</td>
<td>1</td>
<td>2</td>
<td>---</td>
<td>---</td>
<td>3</td>
</tr>
<tr>
<td>Yellow</td>
<td>---</td>
<td>1</td>
<td>---</td>
<td>3</td>
<td>---</td>
<td>---</td>
<td>5</td>
</tr>
<tr>
<td>Gray</td>
<td>---</td>
<td>1</td>
<td>---</td>
<td>1</td>
<td>---</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>Coral</td>
<td>---</td>
<td>---</td>
<td>---</td>
<td>1</td>
<td>---</td>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>Burnt Orange</td>
<td>---</td>
<td>---</td>
<td>---</td>
<td>1</td>
<td>---</td>
<td>---</td>
<td>---</td>
</tr>
<tr>
<td>Blue</td>
<td>---</td>
<td>---</td>
<td>---</td>
<td>2</td>
<td>1</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>Mangold</td>
<td>---</td>
<td>---</td>
<td>---</td>
<td>---</td>
<td>1</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Table 4.8: Exterior color of principal structures. Created by author.

Folly Beach, Kiawah Island, Edisto Beach and Fripp Island all have one or two structures finished in vibrant colors. Most islands have principal structures finished in
neutral colors. Neutral colors are considered earth tones and include taupe, white, brown and gray. The majority of structures on Isle of Palms are finished in a brown tone, at sixty three percent. Fifty percent of structures on Sullivan’s Island are finished in white. Folly Beach is the only island that does not show a majority of any one color; yellow as a finished color represents thirty three percent of structures. Twenty two percent of structures on Folly are finished in a brown color. Fripp Island, Isle of Palms and Edisto have more brown or taupe structures than other colors.

Each island could claim a quasi-uniqueness if finished exterior color were being considered, only because there are other islands that could claim that color as their standout color as well. The islands that claim a funkiness or uniqueness (Folly or Fripp) express these qualities through exterior color. The islands that want to demonstrate luxury, like Kiawah, are finished in neutral tones. Similar to exterior material choice, exterior color is an inexpensive and easily recognized characteristic that could help define claimed uniqueness, but in most cases it does not help differentiate the islands, with some exceptions.

Physical Characteristic Overview

<table>
<thead>
<tr>
<th>Exterior Material</th>
<th>% Glazing</th>
<th># of Stories</th>
<th>Roof Material</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hardi Plank - 42</td>
<td>n/a - 10</td>
<td>n/a - 9</td>
<td>Terra Cotta Pantile - 1</td>
</tr>
<tr>
<td>n/a - 10</td>
<td>0-9% - 1</td>
<td>1 Story - 75</td>
<td>Metal - 16</td>
</tr>
<tr>
<td>Composite - 14</td>
<td>10-15% - 4</td>
<td>1.5 Stories - 10</td>
<td>Composite Shingle - 92</td>
</tr>
<tr>
<td>Shingles - 3</td>
<td>20-30% - 34</td>
<td>2 Stories - 2</td>
<td>n/a - 15</td>
</tr>
<tr>
<td>Wood - 37</td>
<td>30-35% - 26</td>
<td>2.5 - 1</td>
<td></td>
</tr>
<tr>
<td>Brick Veneer - 11</td>
<td>40-49% - 19</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Stucco - 7</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Looking at all characteristics across the seven islands, several trends emerge.

Most of the buildings surveyed are one story. All together, sixty percent of structures are one story. This trend can be explained further in Chapter Five, when talking about height restrictions established by zoning codes. Features that are controlled by zoning tend to show more homogeneity within an island as well as across all seven islands. This includes lot placement, as well as square footage to a degree.

By island, most structures are less than three thousand square feet. When looking at all one hundred twenty-four structures as a whole, seventy seven percent of the structures fall within that range. Forty five percent of all structures fall within the 1,000 to 1,999 square foot range. That, combined with the information provided by Table 4.2, is enough to demonstrate that the uniqueness of each island is not determined by the square footage of the principal structures. This information adds to the proof that each island does not in fact have unique characteristics.

By contrast, several features show distinction among islands. These tend to be architectural and not governed by zoning code. The most common type of roof shape amongst all island structures is gable. Thirty nine percent is not the majority, but it is the

<table>
<thead>
<tr>
<th>Roof Shape</th>
<th>Sq. Ft.</th>
<th>Exterior Color</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cross Gable - 2</td>
<td>less than 1,000 - 18</td>
<td>Taupe - 53</td>
</tr>
<tr>
<td>Gable - 48</td>
<td>1,000-1,999 - 56</td>
<td>n/a - 11</td>
</tr>
<tr>
<td>Combination - 26</td>
<td>2,000-2,999 - 21</td>
<td>White - 15</td>
</tr>
<tr>
<td>Hipped - 36</td>
<td>3,000-3,999 - 11</td>
<td>Barn Orange - 1</td>
</tr>
<tr>
<td>Low Sloped - 1</td>
<td>4,000-4,999 - 4</td>
<td>Green - 6</td>
</tr>
<tr>
<td>n/a - 11</td>
<td>5,000+ - 4</td>
<td>Blue - 6</td>
</tr>
<tr>
<td></td>
<td>n/a - 10</td>
<td>Brown - 17</td>
</tr>
</tbody>
</table>

Table 4.9: All observed features of principal structures. Created by author.
largest of all the other roof types. The next most common roof form is hipped at twenty nine percent.

A unique exterior finish color could not be defined for each island. Forty three percent of all structures are taupe, which is not the majority. When combined with other earth toned colors, like white and brown, sixty eight percent of principal structures are represented. There is some amount of uniqueness individually, but all together structures tend toward an earth-toned shade.

In terms of material choice on the exterior of principal structures, some islands express specific characteristics, but most are finished in a similar fashion. Fripp has the most instances of hardiplank, amongst individual islands. Thirty four percent off all structures were finished in hardiplank. Three of six islands tend toward a wood finish on exterior. These tend to be the islands which promote luxury, seeing as wood siding is more expensive than composite. Thirty percent of all structures were finished in wood. By island, there is a uniqueness maintained in regard to exterior material finish. This may be because exterior material is easily recognizable to those with or without architectural training, so this feature could easily convey each island’s claimed identity.

The majority of structures on six of the seven islands are clad in composite shingles on the roof. Seventy four percent of the total surveyed structures were finished in this manner. The commonality of composite shingles between all the islands helps suggest that each island does not have a unique character and that composite shingles are the major industry leader for roof material.
There is a wide variety of solid wall to glazing ratios on the different islands. There is also a lack of pattern when looking at all structures together. Twenty seven percent of all structures fit within the 20-29% glazing ratio. The next most common is 30-39% glazing ratio at twenty three percent. Lack of correlation, by island and as a whole, shows that percent glazing is not a feature that helps make each island unique. Though the islands together demonstrate a bell curve with maximums sitting in the center of percent glazing spectrum, there is no clear majority when islands are considered together.

Sixty percent of structures are one story. Sixty-two percent of structures are between 1,000 and 2,000 square feet. The largest grouping of roof shapes is gable roof, even though this is not the majority at thirty-eight percent. Taupe is the most common color observed; forty-two percent of all surveyed structures were this color. This data explains a “typical dwelling” found on the barrier islands.

Some islands deviate from this “typical dwelling” model. All structures on Pawley’s Island are larger than 5,000 square feet, not fitting in with the “typical dwelling” found on barrier islands. Another example of uniqueness by island is most structures on Isle of Palms are clad with brick veneer, with only one other example found on another island.

In general, few characteristics stand out as indicators that each island has a unique identity based on physical characteristics. When analyzed as whole, there is a clear concentration of characteristics that are repeated on each island. Of the 124 properties surveyed, one feature that shows a majority type is roof materials, 74% of the roofs
surveyed have a composite shingle. The other feature with a majority is number of stories. 60% of all structures surveyed are one story. This shows that there is little variety regarding physical characteristics on a macro scale. There are materials and colors that appear more frequently than others, but this is not enough to determine that these are significant distinction between islands. This provides enough evidence to suggest that islands do not gain uniqueness through individual physical characteristics as a whole, though there are some exceptions.

REAL PROPERTY

In addition to looking at observable characteristics of the principal structures, information from tax records provides further insight to patterns across the islands. Property values and number of full-time residents builds an understanding of some of the less tangible aspects of what could make character on each island unique.

A few key terms are needed to understand the information below. Real Property is the land, and anything permanently attached to it.52 This includes land, any buildings and outbuildings on site, and mobile homes. Appraised Value, according to Charleston County Auditor, is the fair or true market value of real property. This includes land and any improvements made. Any buildings, paved areas, and outhouses will be included in this value. The Assessed Value is the Appraised Value multiplied by the Assessment Ratio. This determines what each property owner will pay in taxes per year. The

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52 South Carolina Department of Revenue, Property Tax Guide for the State of South Carolina (Columbia, South Carolina, 2015), Part II, Section 110.1.
Assessment Ratio is established by state law and is applied to appraised value of property depending on the use of the property. For the sake of this thesis, the appraised value of real property will be considered.

Full Time Residents

Real property is taxed per state tax mandates. All counties provide this information in the tax records of every property. If a property is a person’s primary residence, its real property value gets taxed at 4% property assessment ratio if it qualifies for legal residential rate. The resident can qualify for the 4% ratio if they rent the property for no more than seventy-two days a year. A 6% assessed ratio is assigned to all other real property. The resident must apply for the applied 4% ratio before January 16th of each tax year. The tax record on each parcel surveyed has a permanent mailing address for each property owner. Full time residents were determined by whether or not the permanent address matched that of the surveyed property. Most owners of the surveyed lots are not full-time residents of the property’s they own, thus being assigned a taxation of 6%.

Kiawah Island has the highest percentage of full-time residents per island. Half of the island’s surveyed population is considered full time residents. Pawley’s Island, Edisto Beach and Folly Beach have no full-time residents on surveyed properties. This demonstrates that Kiawah Island is more of a permanent home, while Pawley’s, Edisto

53 Ibid., 2.
54 Ibid., 8.
55 Ibid., 3.
and Folly are vacation destinations. These structures are most likely being rented out as vacation homes.

Of the 124 surveyed properties, twenty-seven owners are recorded as full-time residents, based on their permanent mailing address matching the address of the surveyed parcel. But, thirty-two properties have the applied 4% property assessment ratio. This difference can mean a few different things. One can be that within the last tax year, some or all of those five property owners could have moved away from their barrier island property. Another explanation could be that the previous owner was granted the 4% assessment ratio, and the new owner’s information has not been updated, or the ratio is grandfathered into the property.

This information shows that the majority of surveyed properties are second homes, or these properties are income producing. This means that these properties have the curb appeal of rental properties and vacation homes. Regardless of zoning regulations, these structures could tend towards a homogenous, universally liked and accepted look through choice of similar physical characteristics like color and exterior finish material.

Appraised Real Property Values by Island

The extremes of each island’s appraised values are presented below and then analyzed using each property’s price per square foot. Adding the improvement and land value together, and then taking that value and dividing it by the square feet of livable space of the principal structure determines the price per square foot. A price per square
foot was determined for each property. This value is not necessarily used in real estate or in assessing property value. Price per square foot is used to show trends in a given area. The below information is seeking to find patterns that substantiate or dispel claimed island uniqueness.

Pawley’s Island

The average appraised value of the four surveyed properties on Pawley’s Island is $734,000. The highest appraised value is 192 Atlantic Avenue at $1,383,700. 192 is a beachfront lot, with its own access to the beach and lies next to a public beach access point. The price per square foot of this property is $240. The house was built in 1935 and is almost 6,000 square feet. The lowest appraised value in Pawley’s is 193 3rd Street. It is currently listed as a “Vacant Resort Lot.” This price per square foot, which has no improvements, is sixty dollars.

The lowest priced lot with improvements on Pawley’s Island is 191 Atlantic Avenue. The price per square foot of this property with improvements is $139. This lot

Figure 4.2: Pawley’s Island Appraised Values across survey line. Made by author.
is five times smaller than the beachfront lot. Both Atlantic Avenue properties have
similar heated square footage and were built five years apart. This demonstrates the high
value of beachfront properties on the barrier islands and that larger lots contribute to the
expense of the property.

The second highest price per square foot is the marsh front property, 187 Myrtle,
at $159 per square foot. This property has greater heated square footage and is seventy-
three years newer than the beachfront property. Figure 4.2 demonstrates position of
appraised values along survey line. Price per square foot of Pawley’s Island follows the
trend found across barrier islands: the beachfront property is worth the most, then marsh
front properties and the second or third lot from the marsh being the least expensive with
the rest falling somewhere in between. Like analysis of physical characteristics found on
Pawley’s previously in this chapter, price per square foot demonstrates a wide range of
data points. No discernible trend becomes apparent. On a property level, not one is
alike. When considering price per square foot of Pawley’s Island, uniqueness is apparent,
because each property represents a different price per square foot.
Sullivan’s Island average appraised value is $1,010,833, much higher than the aforementioned for Pawley’s Island at $734,000. This is despite the fact that, recalling the previous section on square footage, structures on Pawley’s have showed the largest buildings. At $750,000, 2602 Goldbug is the lowest appraised value of surveyed lots on the island. The structure is a one story, 784 square feet building. This structure is the oldest of the surveyed on Sullivan’s, built in 1910. No heating or cooling systems are present in the building. The price per square foot of this property is $957, the highest price per square foot of all surveyed properties, breaking the trend that the beachfront property has the highest value. 2601 Bayonne Street has the highest appraised value at $2,830,600. It is a beachfront lot with a structure of 4,046 square feet. This property is valued at $700 per square foot. Both buildings are one story, but the Bayonne structure has five bedrooms, while Goldbug has one. Both lots are the same size at 210x110 feet. They fall within the residential district and have the same flood zone information, ten feet above sea level. Bayonne was built some seventy years later in 1984.
The property with the lowest price per square foot is the marsh front lot with no official address. The property has no improvements, so the price per square foot is based on land only, $35 per square foot. 2602 Middle lies in the middle of the island and survey line. Its price per square foot is $313. This is fairly lower than that of the structures closer to the water, similar to the distribution of appraised values.

Unlike Pawley’s, the price per square foot of properties across the survey line on Sullivan’s Island does not match the appraised value arrangement seen in Figure 4.3. In general, price per square foot is higher on Sullivan’s Island (around six hundred dollars) than Isle of Palms (three hundred dollars) and Folly Beach (two hundred and fifty dollars).

Isle of Palms

Figure 4.4: Isle of Palms appraised values across survey line. Made by author.

The average appraised value of surveyed structures on Isle of Palms is $705,505. This value is close to the average on Pawley’s Island, and much lower than Sullivan’s Island. The parcels with the highest and lowest values, respectively, are 2400 Palm
Boulevard and 34 24th Ave. Palm Boulevard is appraised at $3,165,000, $452 per square foot. 24th is appraised at $362,700, $282 per square foot. 34 24th is valued at almost half of 2400 Palm. Both parcels are within the single-family residential district, as well as the same flood zone. The structure on 34 24th Avenue was built in 1964, with a detached garage and carport added in 2000. The finished square footage of just the dwelling is 1,285 square feet. The dwelling on Palm Boulevard was built in 2015. 7,007 square feet is the finished value of the two and a half story dwelling, not including the 3,670 unfinished, unheated square feet at ground level. The parcel also has an in-ground pool. A newer building demonstrates a higher price per square foot as well as larger square footage corresponding to more expensive and or newer properties.

The property with the lowest price per square foot with improvements is 10 24th Street. It is valued at $197 per square foot. Another property found near the middle of the island is 22 24th Street, valued at $242 per square foot.

The range of price per square foot values along Isle of Palms varies less than that found on Sullivan’s. Sullivan’s Island has fewer properties across the survey line than Isle of Palms, so the change in value should be greater between the properties than that of Isle of Palms, which has room to be gradual changes across the island.
Folly Beach’s average appraised value of surveyed parcels is $677,222, the least of examined islands thus far. 402 E. Hudson is the lowest valued lot at $295,000, $305 per square foot. The one-story dwelling on the lot was built in 1950. The three-bedroom dwelling has a total of 966 finished square feet. A utility shed was added to the property in 1990. The property with the highest appraised value is 401 E. Arctic, valued at $368 per square foot. The one and a half story, three-bedroom dwelling was built in 2006. The finished square footage of the structure is 3,750. The oceanfront property is over triple the finished square feet of E. Hudson but is not worth that much more per square foot which indicates that the beachfront property may be finished with less expensive materials.

The highest price per square foot on Folly Beach is 402 E Arctic Avenue, one property in from the beach, which does not fit the normal pattern. It is priced at $478 per square foot. The appraised value of this property is more than half of the beachfront lot but much smaller in size and is a third of the heated, finished square feet. This helps

Figure 4.5: Folly Beach appraised values across survey line. Made by author.
solidify the trend that properties closer to the beach are more expensive, even though the most expensive is not directly on the beach.

402 E. Huron has the lowest price per square foot value at $250. This property is the second in from the marsh; the placement reflects the trend of appraised values on this island. Folly Beach has similarly valued price per square foot as Isle of Palms.

Kiawah Island

![Diagram of appraised values across survey line]

a. 161 Marsh Hawk  c. 69 Surfwatch
b. 65 Surfwatch    d. 23 Eugenia

Figure 4.6: Kiawah Island appraised values across survey line. Made by author.

Relatively higher than the other islands surveyed, Kiawah’s average appraised value is $1,479,108. The lowest appraised value of the properties surveyed on Kiawah Island, 65 Surfwatch Drive is valued at $731,100, $370 per square foot. Built in 1970, this dwelling is one story, three bedrooms, and 1,997 finished square feet. The property with the highest appraised value is 23 Eugenia Avenue. This property, according to the Charleston County tax records, is a vacant residential lot. When the physical survey was conducted, construction had begun on a new dwelling. The vacant lot is valued at $4,600,000. The price per square foot without improvement value is $124. 24 A
Eugenia is one property in front the beachfront along the survey line. It is valued at $634 per square feet, even though it’s appraised value, with improvements is almost half that of 23 Eugenia.

The lowest price per square foot value is $315 at 85 Bittern. 68 Surfwatch is in the middle of the island and is valued at $377 per square foot. Most properties on Kiawah are valued near $350 per square foot, the exceptions being the two properties closest to the beach. This average is a little higher than that of Isle of Palms, but closer to the values found on Sullivan’s.

Edisto Beach

![Edisto Island appraised values across survey line. Made by author.](image)

Figure 4.7: Edisto Island appraised values across survey line. Made by author.

Edisto Beach has an average appraised value of $341,087. This average is much lower than the previously mentioned islands, but is fitting when compared to the following island, Fripp. 415 Jungle Road has the lowest value at $125,000. The price per square foot of just the land is nine dollars. This lot is currently vacant. The highest appraised value is $540,000 for 409 Jungle Shores Drive, $229 per square foot with
improvements. The two-story dwelling on this marsh-facing property was built in 2001. The lowest valued property with improvements on Edisto Beach is the Baptist church, 413 Jungle Road. The 419 Pompano property has residential unit, with an appraised value of $298,500. This property is valued at $221 per square foot. The principal structures on this property and Jungle Shores were built thirty years apart. The principal structure on the marsh front property is almost twice as big as 419 Pompano, 2,300 compared to 1,300 square feet. Comparing the extremes of properties with improvements, there is not that much difference in the price per square foot. This demonstrates that values, by square foot, are similar across all properties surveyed on Edisto Beach. The price variation is less than that of other islands. This may be due to the eroded beach on which the beachfront property sits. Price per square foot on Edisto is also lower than most of the aforementioned islands, prices are most similar to Pawley’s.

Fripp Island

Figure 4.8: Fripp Island appraised values across survey line. Made by author.
Two vacant lots along the survey line on Fripp Island have the lowest appraised value at $68,000. The land on these properties is worth seven dollars per square foot. Both are located relatively close to the center of the northeast end of the island. These properties are 14 Fiddlers Cove and 16 Fiddlers Bend. The average appraised value of the sixty-three surveyed parcels on Fripp is $333,139. The highest being $730,000 for 101 Ocean Point Drive. The dwelling was built in 1990 and has a finished square footage of 3,940. Its price per square foot is $185. 99 Ocean Point Drive is appraised at $618,500, with a price per square feet of $192. The principal structure on this lot was built in 1964, thirty years before 101 Ocean Point Drive. They are relatively the same finished heated square footage.

The marsh front property, 884 Fiddlers Ridge Road has as price per square foot of $279. The ocean side properties are condos, all with the same heated square feet, but slightly varying appraised values. The average price per square foot of these properties is around $700, much higher than 884 Fiddlers Ridge ($280).

Appraised Real Property Value Patterns

Figure 4.9: Diagram demonstrating pattern found across survey line of each island. Made by author.
In general, most islands surveyed have the same pattern across line of survey. Moving from left to right in Figure 4.9, the marsh front property is higher in price, but not the most expensive. Moving along survey line, the second and third properties in from the marsh are usually the least expensive. The properties in the middle are also middle of the road, value wise. As the properties get closer to the beach, they start going up in price, leading to the generally most expensive lots surveyed, the beachfront. Most islands have the same parabolic distribution of appraised values; there is no clear difference among them. This enforces the idea that value is tied largely to geography of the island, more so than the physical characteristics. Geography across all surveyed islands is relatively the same, showing similar patterns of value across the cross section of each island.

Though the pattern exhibited in Figure 4.9 holds across all the islands in terms of relative value, the prices of property on each individual island differ. Either the average appraised value sits around $750,000 of one island’s properties or is near half that, around $300,000.\textsuperscript{56} Kiawah Island has the highest appraised value, of all beachfront properties surveyed, at $4,600,000,\textsuperscript{57} which is an unimproved site\textsuperscript{58}, according to the Charleston County Tax Records. $312,400 is lowest, located on Fripp Island.\textsuperscript{59} The principal structure on the Fripp Island beachfront lot is part of a townhouse complex, while all the rest have houses facing the water.

\textsuperscript{56} Kiawah Island, Isle of Palms, Sullivan’s Island, Folly Beach and Pawley’s Island and Edisto Beach, Fripp Island respectively.
\textsuperscript{57} 23 Eugenia Avenue
\textsuperscript{58} There is a building currently under construction on this lot. Tax Record information has not been updated yet.
\textsuperscript{59} 701 Ocean Cottage
The lot frontage is generally the same across all seven beachfront properties (one per island), about ninety feet. The Kiawah property has a frontage of one hundred and twenty feet. Even though the Kiawah Island beachfront property is vacant, it is the most expensive, most likely due to its location within the gated community and its full beach access. Fripp is also a gated community, but the lack of beach access and presence of a townhouse on the beachfront parcel lower its value and potential value. When looking at these beachfront properties by price per square foot of the structure, however Fripp has the highest at $826. Pawley’s Island has the lowest price per square feet at $240. This shows a nearly seventy percent difference between the highest and lowest price per square feet. This percentage is high, which suggests that there is a wide variety of price per square feet along the beachfront properties.

The marsh side properties are the second most expensive. The property with the highest value is on Isle of Palms at $1,600,000. Fripp Island, again, has the lowest value of $363,300. The average lot frontage for all marsh front properties surveyed is around one hundred and twenty-five. The side lots extend one hundred feet or more into the marsh, except for Fripp Island. This might explain why the assessed value is so low. The marsh front property on Isle of Palms is the most expensive, because of its potential value, even though vacant. The marsh front lot to the northeast of Isle of Palms survey line, 9 Tabby Lane, which was not part of survey, was given a total appraised value of $2,169,000. The land itself is valued at $1,050,000. The land values of 9 Tabby and 2401 Waterway are both worth about $35 per square foot. This suggests that the low cost

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60 2401 Waterway Boulevard; Charleston County Tax Records lists this property as vacant.
61 884 Fiddlers Ridge Road
of the surveyed marsh front property on Isle of Palms is due to lack of improvements. Kiawah Island has the highest price per square foot of marsh front properties at $351. The least valued property per square feet is on Isle of Palms at $33. There is a ninety percent increase from the lowest to highest priced square foot value of the seven marsh front properties.

Properties centrally located on each island along survey line have an average appraised value of $587,414. Kiawah Island continues to have the highest value at $968,000.\textsuperscript{62} The lowest value is $321,000 on Edisto Beach.\textsuperscript{63} The principal structures on both properties were built in 1985, but the structure on the Kiawah property is almost twice the size, 2,570 square feet compared to 1,385. Price per square foot is similar to marsh front property values. 69 Surfwatch on Kiawah Island is the highest valued centrally located property at $308 per square foot and 191 Atlantic on Pawley’s is the lowest valued central property at $139 per square foot.

Vacant parcels on the surveyed islands are not worth as much as properties with improvements, naturally. This can be seen on the marsh front properties on both Sullivan’s Island and Isle of Palms, where the price would generally be more expensive if improvements were made; the price per square foot is $33 dollars on Isle of Palms of undeveloped land. 193 3rd Street on Pawley’s is also vacant, but worth twice as much as the price per square foot of land on Isle of Palms. The property on Isle of Palms is 18% larger than the vacant property on Pawley’s, which would lower the value.

\textsuperscript{62} 68 Surfwatch Drive
\textsuperscript{63} 407 Cupid Street
All lowest valued parcels, except those on Fripp, are located one or two properties inward on survey line from marsh facing lot. Three of the seven lowest appraised value properties are vacant properties. Land value is as low as six dollars per square foot for 14 Fiddlers Cove on Fripp. 2602 Goldbug is the lowest valued parcel on Sullivan’s Island, but the price per square foot is over one hundred and fifty times higher at $957, which is higher than even the highest price per square foot among beachfront properties.64 This parcel has an improvement value of $200; the principal structure was built in 1910. The land is more valuable than the structure.

Figure 4.10: Ocean Point Drive highlighted in red. Image from frippislandrealstate.com.

Edisto Beach is the only island with the highest valued property is not beachfront. 409 Jungle Shores has the highest value property on Edisto Island and is facing the marsh, closest to the mainland. This may have to do with the fact that the beach of Edisto

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64 Fripp’s beachfront property is valued at $826 per square foot.
is eroded and almost washed away in Hurricane Irma.\textsuperscript{65} Even though much of the beach has been displaced, the beachfront property on Edisto has the higher price per square foot, different than just each property’s assigned values.\textsuperscript{66} The beachfront property on Edisto is less than half the square footage of that of the marsh facing property, 80x85 compared to 170x100. The marsh-facing dwelling is also forty-six years newer.

The highest valued parcel on Fripp is located on the ocean side of the island. Fripp does not have much of a beachfront where the survey was taken. At high tide most of the beach is underwater as shown in Figure 4.10. Fripp’s highest price per square foot is $827 on 708 Ocean Cottage, similar to $700 for 2601 Bayonne on Sullivan’s, but significantly greater than $452 for 2400 Palm on Isle of Palms.

Each island has more or the less the same parabolic distribution of appraised values across each survey line. Beachfront properties are the most expensive, while the least expensive are one or two properties in from the marsh along the survey line. In many cases, the islands with the lowest appraised values have the highest values per square foot. Price per square feet also seems to be similar on each island but varies between islands. For example, the price per square foot difference on Edisto Beach is far less than that of Kiawah Island. This shows that some uniqueness is demonstrated through appraised values and price per square feet between islands. Certain islands claim a luxury experience; these can be associated with higher valued properties. Their island character is somewhat tied to this finding.

\textsuperscript{65} Andrew Knapp, Tropical Storm Irma’s Surge Inundates Portions of Edisto Beach, Leaving Town ‘Surrounded by Water’ (South Carolina, Post and Courier, 2017).
\textsuperscript{66} 420 Palmetto is the beachfront property on Edisto, worth $304 per square foot. 409 Jungle Shores, Edisto’s marsh front property is valued at $229 per square foot.
CHAPTER FIVE

ZONING

Analysis of physical characteristics and values of the properties surveyed reveals each island does not have significant or consistent unique features from the rest, with exception of a few features that have island specific distinctions. Zoning does not regulate most physical characteristics examined in Chapter Four, thus it is posited to be the driver for character within these island communities for most observable architectural features. All established governing bodies on the South Carolina barrier islands have a set of rules and regulations established to maintain order and help define each island in accordance with their vision statement. Zoning code is a large factor in determining the built environment on these islands.

ZONING DISTRICTS

Patterns, having been established by physical characteristic data interpretation, demonstrate a similar identity among the seven examined islands. A review of each island’s adoption of zoning code ties individual properties to the island’s larger history and its overall identity.

Most of the structures surveyed fall within a single-family residential type district. Every town has different regulations, but in general, the zoning information does not vary much from island to island. Below is a presentation of each zoning type found on all
surveyed islands. This shows minute variances between each island in regard to zoning, all the while demonstrating that code is not that different between islands.

Table 5.1 is a summation of each island's zoning code information. This does not provide all set regulations established on each island. It provides a general idea of what can be found below, in the explanations of each island’s specific code. Setbacks determine where structures can be built within a lot. The table above shows the front, side and rear setbacks in feet, if provided within the written zoning ordinances. Heated space or allowable lot coverage determines a basis for how big a principal structure can be, in square feet or percent of total lot square footage. Height restrictions include any built structure from grade, or mandatory flood level. Minimum lot size per square feet and minimum lot dimension are interchangeable terms; the difference being how each island articulates this set of information in their adopted code.

Table 5.1: Zoning Information at a glance, by island. Created by author.

Table 5.1 is a summation of each islands zoning code information. This does not provide all set regulations established on each island. It provides a general idea of what can be found below, in the explanations of each island’s specific code. Setbacks determine where structures can be built within a lot. The table above shows the front, side and rear setbacks in feet, if provided within the written zoning ordinances. Heated space or allowable lot coverage determines a basis for how big a principal structure can be, in square feet or percent of total lot square footage. Height restrictions include any built structure from grade, or mandatory flood level. Minimum lot size per square feet and minimum lot dimension are interchangeable terms; the difference being how each island articulates this set of information in their adopted code.
Pawley’s Island

The most recent zoning ordinance for Pawley’s Island was 2010. According to Georgetown County’s GIS map, the properties surveyed on Pawley’s Island fall in the R1AC District. This district consists of one-acre, single family residential parcels. The district is specified for remote locations and impermeability of soil that makes higher density development unreasonable. Minimum setback requirements are 20 feet at the front, 10 feet for the sides and 15 feet for the rear. Maximum building height is 30 feet from grade.

A Conservation Preservation (CP) District, established by Georgetown County Zoning Ordinances on Pawley’s Island, overlays 187 Myrtle Avenue. Georgetown County zoning ordinance says, “These areas possess great natural beauty and are breeding grounds and refuges of marine life, bird and land animals who survival is economically important to sport and commercial fishing, hunting activity, and nature study by our citizens and visitors to the area.” These areas also provide open space for outdoor recreation. 187 Myrtle edges on the “Tom Crocker

Figure 5.1: 187 Myrtle overlooking boat landing. Image taken by author.

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67 The town of Pawley’s Island was incorporated in 1985.
68 Georgetown County, Georgetown County Zoning Ordinances, Requirements by District (Georgetown County South Carolina, Article VI. Section 602.
69 Ibid., Article VII.
70 Ibid., Article VI, Section 600.
Boat Landing” and marks the area as a bird sanctuary. This sanctuary falls within this district because the birds and wildlife that calls this area home need to be maintained, according to Pawley’s government.

Isle of Palms

The City of Isle of Palms city council updated zoning ordinances as of 2009. Two different Single-Family Residential Districts fall within the surveyed properties on Isle of Palms: SR1 and SR2.71 Both districts provide quiet, low-density neighborhood.72 SR1 designates “comparatively large lots”, while lots found within the SR2 district designate for lots 8,000 square feet or larger.

SR1 District properties have a minimum lot area of 17,500 square feet of contiguous highland, with minimum lot dimensions of 70x110. The maximum build height in this area is forty feet. The lot frontage is sixty feet from a public street and thirty feet on a cul-de-sac. The only difference in the SR2 District is that properties have a minimum square footage of 8,000, with minimum lot dimensions at 60x90. The lot frontage is fifty and thirty respectively. Buildings on lots in both districts should not exceed 40% lot coverage, provided that this does not allow the enclosed space of principal structure to be less than 3,200 square feet or no larger than 7,000. Both districts on Isle of Palms maintain “quiet, low density residential neighborhoods…”73

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71 City of Isle of Palms, City of Isle of Palms Official Zoning Map (Isle of Palms, South Carolina, 2016.
72 Isle of Palms City Council, Isle of Palms City Code Title 5 Planning and Development (Isle of Palms, South Carolina, 1994), Section 5-4-32.
73 Ibid., Article 2.
The beachfront property, 2400 Palm Boulevard on Isle of Palms sits in the SR1 District. The property also falls within a Preservation Overlay Zone. The purpose of this zone is to “preserve natural barriers against the natural forces of the ocean.”74 This also helps with allowing adequate light, air and open space.

Sullivan’s Island

The zoning ordinance for Sullivan’s Island was enacted in 1977. All the properties surveyed within Sullivan’s Island fall within the RS District, which is predominately single-family residential lots. Sullivan’s Island Comprehensive Plan describes its planning process as “informal.”75 Most design decisions must be passed through a design review board, before being built. In 1817 when the town was first incorporated, each lot was a minimum of one-half acre.76 This still holds true today. Page thirteen of their comprehensive plans says that no residence can be less than 1,000 square feet within the RS district but cannot exceed 15% of total lot area.77 This only includes heated, livable space. Exterior porches, decks, and stairs are not included in the total. The front yard setback in this district is twenty-five feet minimum. Corner lots have a setback of 15 feet from the portion of the lot running parallel to the side of the main building. If building is not situated parallel to property line, a twenty-foot set back is required. All buildings cannot exceed thirty-eight feet in height, not including chimneys. Massing is closely considered by the design review board, but not

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74 Ibid., Section 5-4-50.
75 Sullivan’s Island Town Council Planning Commission, Town of Sullivan’s Island South Carolina Comprehensive Plan (Sullivan’s Island, South Carolina, 2013), 83.
76 21,780 square feet equals half an acre.
77 Sullivan’s Island Town Council, 18.
necessitated by ordinances. A 5:3 ratio is highly recommended for buildings in the residential district.  

Folly Beach

The current Folly Beach Zone of Ordinances was established in 2001. Of the buildings surveyed on Folly Beach, all fall within the city’s single-family residential district. This makes up 85% of the city. Moderate density development can occur within this district.

Since 2005, which was the previous version of the city’s comprehensive plan, several measures have been enacted to maintain and limit scale of buildings within this district. If a building is nonconforming to current specification, a 50% rule is enacted. Any improvements made over a ten-year period cannot exceed 50% of the appraised value of the property. The maximum amount of heated square feet has been reduced from 4,500 to 3,600. Maximum lot coverage of heated space is 35% of high ground lot availability, where previously it was 50%. This brings the range closer to the rest of the island’s codes. The minimum lot frontage is seventy feet. Building setbacks in this district are at least ten feet on either side of the property. All new driveways must be paved with pervious surfaces. Within this district, accessory dwellings are prohibited.

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78 Ibid., 22.
79 Folly Beach City Council, City of Folly Beach Comprehensive Plan (City of Folly Beach, South Carolina, 2015), 12.
80 Folly Beach City Council, Code of Ordinances for the City of Folly Beach South Carolina (City of Folly Beach, South Carolina, 2018), Ordinance No. 24-01, Section 165.01-02.
Kiawah Island

The island has been in many hands since its establishment as a resort community in 1974, when the first ordinance was established. The current municipal code of ordinance for Kiawah Island was established in 2012. The 1993 code was amended and updated to create what was put in place in 2012. The purpose of the residential district on Kiawah Island is to promote low density, single-family dwellings with golf courses and parks throughout. Maximum density permits at most three dwelling units per acre. Code determines lot sizes, split between 8,000 to 11,999 square feet and 12,000 plus square feet. The latter has maximum lot coverage of heated space at forty percent, while the former is thirty-three percent. Front and rear yard setbacks for both are twenty-five feet each; side setbacks are ten feet. Maximum built height is forty feet at two and a half stories.

Edisto Beach

The Town of Edisto Beach adopted permanent ordinances on July 8, 1998. These ordinances declare the area of survey falls within a residential district. It promotes single family, low-density neighborhoods. Minimum lot square footage for both septic and community sewer system is 11,000 square feet. Minimum front yard setbacks in this district are twenty feet; side and rear yard setbacks are ten feet. The maximum building

81 Town of Kiawah Island Land Use and Planning, Zoning Ordinances for the Town of Kiawah Island South Carolina (Kiawah Island, South Carolina), Ordinance No. 2017-14, Vol. Division 2, Section 12-65.
height is forty feet above grade, plus any increase in mandatory base flood elevations, based on the National Flood Insurance Program maps.  

Fripp Island

Fripp Island Resort Inc. was established on September 13, 1961, which determined covenants, conditions and restrictions for single-family residential properties on the island.  Within Beaufort County’s zoning designation, Fripp Island is an Existing Planned Unit Development District.  Because it’s a planned development district, the Fripp Island Architectural Review Board determines all design decisions, but follows guidelines set forth in the property owners’ association handbook. These guidelines can be loosely interpreted, depending on what the board deems appropriate for maintaining the tranquil resort atmosphere found on Fripp.

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82 Edisto Beach Town Council, Code of Ordinances for the Town of Edisto Beach South Carolina (Edisto Beach, South Carolina, 1998), Ordinance 2-12-87, Vol. 1(1-1), Section 86-135.
83 Beaufort County, Deed Book 108 (Beaufort County, South Carolina), 138.
84 Beaufort County Development Code, St. Helena Island Zoning Map (Beaufort County, South Carolina, Beaufort County GIS Division, 2014).
The Fripp Island Owners Handbook determines “All dwelling Lots shall be developed and built upon only for attached or detached single family residential dwelling purposes.” The board considers all setbacks allotted by the handbook, but views, privacy, breezes and location of surrounding structures will be noted.\(^{86}\)

Size of structure is determined by the various subdivisions within the Fripp Island community. The minimum allotted square footage of structures per subdivision found across the cross section is as follows.\(^{87}\)

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\(^{86}\) Ibid., 13.

\(^{87}\) Ibid., 15.
- 12 D has a minimum of 2,000 square feet
- 14 has no stated minimum square feet requirement
- 17 D has no stated minimum square feet requirement
- 22 has a minimum of 1,250 square feet
- 23 has no stated minimum square feet requirement

Forty percent lot coverage of heated space is the maximum for all subdivisions. No building height should exceed thirty-six feet and have more than two heated stories. All properties on Fripp must have the authorized mailbox (Fig 5.3). This shows that the community members want to demonstrate some sort of sameness across the island. Establishing a mandatory regulation on mailboxes unifies one home with the next, creating a sense of community and closeness.

All islands demonstrate relatively low density and buildings with fewer floors. Each island demonstrates uniqueness, in that they all have different specifics on each item assessed. All have their own, unique set of codes, but when looked at as a whole, these islands do not demonstrate a wide array, they all fit within a close range of each other.
YEARS BUILT

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<th>Year Principal Structures Built By Island</th>
<th>Pawleys</th>
<th>Isle of Palms</th>
<th>Sullivans</th>
<th>Folly</th>
<th>Kiawah</th>
<th>Edisto</th>
<th>Fripp</th>
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<td>5</td>
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Table 5.2: Year principal structures were built by island. Created by author.

The structures built on Isle of Palms and Folly Beach are clustered between the 1940’s and the 1970’s. Those built on Kiawah, Edisto and Fripp do not start being built until the late 1950’s. Building on Sullivan’s Island happened near the beginning and end of the century.

Thirty two percent of total structures surveyed were built in the 1970’s; thirty-one of the forty structures built in that time are found on Fripp Island. This more or less goes along with the opening of Ocean Point Golf Course in 1964. All surveyed properties along Ocean Point Drive overlook the first hole. Fripp Island properties surveyed make up 51% of all properties; information might be skewed towards information gathered on Fripp.
Ninety of the one hundred twenty-four principal structures surveyed were built after each island’s establishment of ordinances, signaling a strong majority of structures were built to comply with zoning. One of the four properties surveyed on Pawley’s was built after the town’s incorporation. Seventy five percent are not subject to zoning, even though these structures do meet established zoning regulations. One third of the surveyed principal structures on Kiawah were built within the first three years after establishing code. The town of Edisto Beach was established in 1976; three of the eight properties surveyed were built before then. This means that the properties surveyed on Edisto are nearly equal in terms of being built before and after established code. The marsh side property on Edisto Beach was built after 1998, when the town established ordinances. A single developer developed certain communities on each island, Kiawah for example. This helped maintain constancies among those structures built before established codes were enforced, allowing them to more readily fit within later established regulation.

<table>
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<tr>
<th>Year Built</th>
<th>Structures Built after establishing codes</th>
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<td>Pawley’s - 25%</td>
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<td>Isle of Palms - 100%</td>
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<td>1910-1919 - 1</td>
<td>Sullivan’s - 44%</td>
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<tr>
<td>1920-1929 - 2</td>
<td>Folly - 100%</td>
</tr>
<tr>
<td>1930-1939 - 1</td>
<td>Kiawah - 33%</td>
</tr>
<tr>
<td>1940-1949 - 8</td>
<td>Edisto - 12.5%</td>
</tr>
<tr>
<td>1950-1959 - 4</td>
<td>Fripp - 90%</td>
</tr>
<tr>
<td>n/a - 10</td>
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</tr>
</tbody>
</table>

Table 5.3: Year principle structures were built. Created by author.  
Table 5.4: % of structures built after code establishment. Created by author.
Both Isle of Palms and Folly Beach are developed with zoning code in place; all were built after cities had adopted zoning code. Four of the twelve surveyed properties on Kiawah Island were built after establishment of zoning, putting these in the minority. Seven of the twelve were built between the time when Kuwait Investments purchased the land and when the town of Kiawah Island established zoning codes.

Most dwellings in the survey are subject to meet zoning requirements. Since all properties are considered and planned with zoning in mind, they should demonstrate these attributes. There is some uniqueness amongst zoning codes from island to island, but not enough variation to make an extreme differentiation.

ZONING PATTERNS

Setbacks
The setbacks established by code on all islands promote a centrally located principal structure, as observed in the site surveys. The actual setback distances are different only because of the lot sizes and shapes established on each island. Folly Beach established a front and rear setback at a minimum of ten feet, with side setbacks being 14.3% of overall width. Code states that each property must be a minimum width of seventy feet. 402 E. Huron’s property size is 150x70, making the minimum setback just over ten feet. This property displays the ten-foot setback rule, because it was built after the ordinances were established in 1938. 402 E Hudson was built in 1950 and has the same property dimensions as 402 E. Huron. Setbacks are the same. The principal structure falls within the minimum setbacks yet is not centrally located.

Many towns have setback regulations when a lot abuts on two streets. Isle of Palms Zoning Code Section 5-4-12 H, for example, states that a lot’s front yard setback requirements must be met on both street sides and the lot’s side yard setback requirements must be met on all other sides. This could help explain why so many principal structures are found at the middle of the property. The majority of surveyed properties abut on two streets.

Since most structures surveyed are centrally located on their lots due to code-enforced setbacks does not help add to the claimed uniqueness of each island. This also adds proof to the idea that zoning is the reason for similarities across all islands.

Figure 5.4: 402 E. Huron compared to 402 E. Hudson. Image by author.
Lot Coverage

The heated square feet allowance could not be determined for Pawley’s Island and Edisto Beach. Lot coverage on the other islands ranges from fifteen to thirty-five percent. On Sullivan’s Island, two properties do not meet the 15% of total lot allowance for maximum heated area; the principal structures on these properties are over that allowance. One was built in 1890 and was built before the establishment of fully enforced code. 88 2601 Bayonne Street property has a total of built square feet at 4,046. This is 18% of the totally square feet of the lot, which is 22,050 square feet. According to the tax information, this property only has 2,420 square feet of heated, usable space, which is 11% of total lot square footage.

The rest of the properties surveyed are all within their acceptable range for heated square feet allowance because the buildings stay within the zoning permitted lot coverage there is a homogeneous ratio of lot to building size. Either by happenstance or conformity, all properties fit within their constraints imparted by the various island’s code for allowable heated square feet. Absence of outliers, in this case, demonstrate sameness between islands, further supporting the idea that zoning codes and ordinances drive or force a basis for character within these beach communities and also provides evidence that each island is not unique. All but one property fit within all established zoning code limitations set by each island.

88 2600 Ion Avenue.
Lot Size

One hundred twenty-three of the surveyed properties fit within their established minimum lot square feet requirement. 2600 Ion on Sullivan’s Island is the only property that does not fit within code allowance, meaning they were either grandfathered in or got a variance. Sullivan’s established a minimum of half-acre lots.89 2600 Ion measures 210x56 or 11,760 square feet. This parcel is about half the square feet of the other properties surveyed on the island and is half the width of the surrounding properties. Figure 5.5 shows the difference in size. At some point in the history of this parcel, it is presumed that the property was split in half. Both Folly Beach and Fripp Island did not specify a minimum lot square footage. Zoning seems to have affected lot size the most out of all characteristics on the studied barrier islands. Less than one percent of structures fall outside the designated regulations. This further demonstrates that zoning establishes a baseline for physical characteristics.

Height

All surveyed structures are under two and a half stories high. The height restrictions on each island range from thirty to forty feet from grade to peak of roof. Isle

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89 A half acre is the same as 21,780 square feet.
of Palms is one of three islands that specify height restrictions at forty feet. 2400 Palm Boulevard which is the only two and a half story structure. It has two heated floors, raised on to the required base flood level. All islands have code that specifies structures must be fewer than two and a half stories. All buildings surveyed fall within their allowable height for principal structures. Code drives this character feature, adding to the claim that code determines traits found amongst the islands.

Zoning governs many of the major features observed as homogeneous across the surveyed properties. Factors that include height, lot coverage and setbacks inform and act as a basis for the character found on barrier islands. Features like the percent glazing, materials, or roof form are not necessarily specified by code, but they further articulate that each island does not have much uniqueness from the next. Code determines major character defining features but leaves room for personal expressions on the property level, as seen in Chapter Four.
CHAPTER SIX

CONCLUSIONS

Among the seven barrier islands surveyed, there is a clear concentration of the same traits for the buildings demonstrated on all. Most traits by island are similar, if not the same as those on other islands. This suggests a fairly narrow typology for the built environment of the barrier islands of South Carolina. Each island claims a specific uniqueness from the rest, but the evidence suggests otherwise. When analyzing data by island some peripheral features help add to the idea of claimed uniqueness on each island. Variation by island occurs in a few traits: owner versus renter, house color or cladding material. Despite these few outliers of traits unique among islands, zoning on each island seems to be driving much of the islands “sameness.”

Examining physical characteristics of principal structures on each island identified similarities among the islands. Characteristics like exterior material and color, roof shape and material, number of stories, square footage of principal structures and percent glazing were considered. Sixty percent of all the structures surveyed are one story. Seventy two percent of structures were finished in an earth tone color, taupe, brown or white. This provides evidence to suggest that islands do not gain uniqueness through physical characteristics.

Even though the majority of structures have similar characteristics, there are some outliers that help support each island’s claim of uniqueness. For example, Folly Beach has the largest variation of exterior colors. Most are finished in a vivid color of paint. Five out of the nine properties on Folly Beach are painted in this fashion. These colors
include orange, yellow and coral. Folly markets itself as funky, these colors could be considered funky, adding to that claim.

Half, six of twelve, principal structures on Kiawah are one and a half stories, which sits outside the majority. Pawleys is the only island with all principal structure 5,000 square feet or larger. Three of four principal structures surveyed on Pawley’s Island are the largest of the total of one hundred and twenty-four. This suggests that the claim of luxury does not necessarily correlate with building size.

Another example of uniqueness can be found on Fripp Island. The community aims to attract “those who seek to avoid the commonplace.” The commonplace, according to this thesis, demonstrates earth tones as the popular choice of exterior color. 109 Ocean Point is finished in a marigold color. Another example to help support Fripp’s claim of avoiding commonplace can be found in the Fiddlers Ridge subdivision on the island. The structures found here fit within all the majorities mentioned above, but the building form of these buildings is what set them apart from the rest of the surveyed structures. This subdivision was the only example of pedestal home found during the survey process. Pedestal homes, in this case, are octagonally shaped with the main level raised on a pedestal where the circulation is housed.

Similar to the study of physical characteristics, when examining appraised values of the one hundred and twenty-four surveyed properties a pattern appears across all seven islands. When looking at a cross section of each island, the displacement of appraised values fluctuates moving from beach front properties to those facing the marsh. The beachfront is the most expensive, with the marsh front properties a bit less expensive.
The second or third property inland from the marsh along the survey receives the least appraised value. This helps add to the hypothesis that each island is not that different from the next, dispelling each island’s claim on uniqueness.

The only two islands that do not demonstrate the average displacement of appraised values are Edisto Beach and Fripp Island. The most expensive property on Edisto is the marsh front, with the beachfront lot at a close second. Both beachfront and marsh front property on Fripp are valued at about the same price. With the most expensive being the handful of parcels just before the beachfront property. The differences in average displacement on these islands can be explained using environmental factors. On both islands, there is a lack of beach. Edisto’s was washed away in a hurricane. The beach on Fripp Island is only accessible at low tide.

When looking at zoning on a large scale, across all islands, many traits are similar, if not the same, across the islands. One explanation for this homogeny is zoning code and established comprehensive plans for each beach community. All properties analyzed fall within single-family residential districts that promote low density, quiet communities. Setbacks for each island studied are larger on the front and rear than on the sides of the property. For example, the front setbacks on Kiawah Island are twenty-five feet. Side setbacks are always less, averaging ten feet, but this has to do with the size and shape of parcels established. Most frontage lines are generally less than the properties depth. 77 and 85 Bittern Court on Kiawah demonstrate this principle. The nature of established setbacks and property shape by island almost forces the principal structures to

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90 77 Bittern measures 110x180 feet. 85 Bittern measures 125x160 feet.
the center of each parcel. As previously mentioned, forty eight percent of properties surveyed show principal structures being placed in center of their lot. The closer to the center of the property each structure sits, the less dense the area as a whole come to be. This reiterates what was established by ordinances and zoning codes, but it does not allow for much individuality and uniqueness from property to property.

Most surveyed structures fit within the regulations established by zoning code. Some outliers do exist. 2600 Ion on Sullivan’s Island is the only property that does not fit within established lot size allowance for the island. Code on the island regulates a “minimum of half acre lot.” This parcel is a quarter of an acre.

All in all, most of the evidence gathered presents an outline for the typical South Carolina barrier island dwelling. There are some exceptions to this rule that help demonstrate each island’s claimed uniqueness. Physical characteristics, which are not driven by zoning ordinances, add character to a preferred funkiness or add to the aura of avoiding the commonplace. An established zoning ordinance on each island is the driving factor for large-scale homogeny but leaves room for individual expression on a smaller scale. This small-scale individuality is where each island’s claimed uniqueness peaks through the average, run of the mill characteristics found on every island.
APPENDIX A

MAPS, MAP OVERLAYS, SURVEY DATA
83
<table>
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<tr>
<th>Address</th>
<th>County</th>
<th>Zip Code</th>
<th>Parcel #</th>
<th>Location on Lot</th>
<th>Size of Lot</th>
<th>Location</th>
<th># of stories</th>
<th>Year Built</th>
<th>Story Details</th>
<th>Exterior Material</th>
<th>Roof Material</th>
<th>Roof Shape</th>
<th>Location of Home</th>
<th>Flood Zone</th>
<th>Colors w/ Accompanying Location</th>
<th>Remarks</th>
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| Fripp Beaufort 425 Porpoise Dr Fripp Island 29920 R40003300000420000 Residential/Vacation $72,000 Fairfield, CA 100x175 ... Development A10 flood zone n/a January 31 n/a n/a n/a n/a n/a n/a n/a n/a n/a n/a n/a owned by same guy as 424 porpoise..
| Fripp Beaufort 430 Widgeon Cove Fripp Island 29920 R40004000A00270000 Single Family Dwelling $465,000 Bradford, NH ... n/a January 31 2,016 1997 1 Full Slab Gable Composite Shingle 3 Cedar Center Top Yellow, White Accents 20 Attached Garage
| Fripp Beaufort 240 Deer Lake Dr Fripp Island 29920 R40003300A03170000 Recreation/Golf Course $98,000 St. Helena PO Box ... Unknown Wood Top Right White, Blue Accents 20 Clubhouse; Bathhouse; Commercial Swimming Pool; Residential Concrete Apron
| Fripp Beaufort 844 Fiddlers Ridge Fripp Island 29920 R40003300A00340000 Single Family Dwelling $400,000 Charleston, WV ... 1 Full Slab Hipped Composite Shingle 3 Hardboard Top Center Yellow, White Accents 40 Attached Garage; Integral Carport
| Fripp Beaufort 850 Fiddlers Ridge St. Helena Island 29920 R40003300A00040000 Single Family Dwelling $431,300 Beaufort ... 2 Full Crawl Hipped Composite Shingle 3 Hardboard Right Taupe, Darker Accents 70 Attached Garage Below, Pedestal Home
| Fripp Beaufort 860 Fiddlers Ridge Fripp Island 29920 R40003300A00090000 Single Family Dwelling $220,000 Yes 95x75 ... 1979 2 Full Crawl Hipped Composite Shingle 3 Hardboard Top Right Taupe, Darker Accents 70 Storage Unit; Pedestal Home
| Fripp Beaufort 874 Fiddlers Ridge Fripp Island 29920 R40003300A00160000 Single Family Dwelling $280,000 Yes 85x120 ... 1995 1 Full Crawl Hipped Composite Shingle 1 Cedar Top Right Dark Brown, White Accents 70 Storage Unit; Pedestal Home
| Fripp Beaufort 878 Fiddlers Ridge Fripp Island 29920 R40003300A00180000 Single Family Dwelling 175,000 Alpharetta 95x170 ... 1974 1 Full Crawl Hipped Composite Shingle 2 Hardboard Bottom Center Beige, Darker Accents 70 Storage Unit; Pedestal Home
| Edisto Beach Colleton 407 Cupid St. Edisto Beach 29438 357-03-00-109.000 Single Family Dwelling $321,000 Jacksonville, FL ... Combination Composite Shingle 4 Wood Center Tan, Wood Accents 50 Concrete Apron, growies separating church yard and prop.
| Edisto Beach Colleton 413 Jungle Rd. Edisto Beach 29438 356-15-00-041.000 Church $261,200 n/a 315x280 Urban/Residential ... Combination Shingle 4 Wood Top Center Tan, Darker Accents 30 Paved parking, with auxiliary parking to east, few landscaped areas
| Kiawah Charleston 303 palm warbler rd Johns Island 29455 2090100022 Single Family Residential $801,400 Wellesley, MA ... 1978 1.5 Unknown Combination Composite Shingle 2 Wood Center Taupe, Taupe Accents 35 Middlewoods West Sub; a lot of trees
| Kiawah Charleston 67 surfwatch Johns Island 29455 2070700041 Single Family Residential $1,019,900 Yes 120x125 Residential ... Combination Composite Shingle 4 Wood Center @ Angle Gray, Wood Accents 45 Part of Middlewoods West Subdivision; Attached Garage
| Kiawah Charleston 54 surfwatch dr Johns Island 29455 2070700044 Single Family Residential $1,400,000 Yes 250x95 ... 1.5 Unknown Combination Composite Shingle 3 Wood Center Green, White Accents 20 Attached Garage; Middlewoods West Sub
| Folly Charleston 402 E. Ashley Ave. Folly Beach 29439 3281500115 Duplex/Triplex $554,200 Barnwell, SC 150x70 Residential ... Combination Shingle 4 Wood Center Bottom Yellow, White Accents, Brown Decking 30 Attached Garage off 4th, fenced in yard, metal fence
| Folly Charleston 402 E. Cooper Ave. Folly Beach 29439 3281500137 Single Family Residential $381,500 Folly PO Box 75x70 ... Gable Composite Shingle 2 Wood Center Dark Brown, Teal Accents 70 Utility Shed Added in 1980 (white purple stripes),
| IOP Charleston 2401 Cameron Blvd. Isle of Palms 29451 5710900048 Duplex/Triplex $460,000 Charleston 85x100 SR2 AE 9 ... 2 Unknown Hipped Composite Shingle 5 Wood Right Back White, Dark Accents 30 Big tree off 24th, a little worse for wear
| IOP Charleston 10 24th Ave. Isle of Palms 29451 5710900049 Single Family Residential $485,000 Simpsonville, SC 85x100 SR2 ... 1 Unknown Gable Composite Shingle 4 Vinyl Center Light Brown, White Accent 30 Kept yard, fenced in back yard off 24th
| IOP Charleston 34 24th Ave. Isle of Palms 29451 5710500072 Single Family Residential $362,700 201 forest l tr IOP 85x165 ... Unknown Hipped Metal 2 Brick Veneer Right Center Brick, White Accents 65 Detached Garage 2000; Carport 2000, gravel drive
| Sullivans Charleston 2602 Bayonne St. Sullivan's Island 29482 5291000074 Single Family Residential $1,430,000 Charleston ... 3 Wood Lower Right @ Angle Green, White Accents 30 heavy growth screening house from bayonne; grass everywhere else
| Sullivans Charleston 2600 Ion Ave Sullivan's Island 29482 5291000022 Single Family Residential $950,000 Yes 210x56 RS ... Light Green, White Accents 30 screened in porch facing Ion, yard surrounded by trees and plantings, parking behind house
| Sullivans Charleston 2602 Jasper Blvd. Sullivan's Island 29482 5290600044 Single Family Residential $856,700 Mt. Pleasant ... Pier Gable Metal 6 Siding Back Center White, Dark Accents 10, 30 on front looks like more than one unit, no paved parking
| Sullivans Charleston no address Sullivan's Island 29482 5290600120 n/a n/a n/a 210x116 RC-2; RS District VE 13; AE 11 ... n/a n/a n/a n/a n/a n/a n/a n/a Owned by Goldbug LLC, but when searching parcel number, says there is none to be found.
<table>
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<th>Fripp Beaufort</th>
<th>Address</th>
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<th>Zip Code</th>
<th>Type</th>
<th>Price</th>
<th>Area (sq ft)</th>
<th>Year Built</th>
<th>Foundation Type</th>
<th>Exterior Material</th>
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<th>Additional Features</th>
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<td>105 Ocean Point Dr</td>
<td>Fripp Island 29920</td>
<td>St. Helena Island</td>
<td>SC</td>
<td>29920</td>
<td>Single Family Dwelling</td>
<td>$514,300</td>
<td>1,089</td>
<td>1994</td>
<td>Full Slab Combination Composite Shingle</td>
<td>1 Stucco Center</td>
<td>Beige, White Accents</td>
<td>Detached Garage</td>
</tr>
<tr>
<td>99 Ocean Point Dr</td>
<td>Fripp Island 29920</td>
<td>St. Helena Island</td>
<td>SC</td>
<td>29920</td>
<td>Single Family Dwelling</td>
<td>$618,500</td>
<td>3,221</td>
<td>1964</td>
<td>Full Slab Combination Composite Shingle</td>
<td>4 Brick Veneer Center</td>
<td>Brick, White Accents</td>
<td>Detached Garage</td>
</tr>
<tr>
<td>103 Ocean Point Dr</td>
<td>Fripp Island 29920</td>
<td>St. Helena Island</td>
<td>SC</td>
<td>29920</td>
<td>Single Family Dwelling</td>
<td>$440,000</td>
<td>1,089</td>
<td>1994</td>
<td>Full Slab Gable Composite Shingle</td>
<td>3 Hardboard Center</td>
<td>Taupe, White Accents</td>
<td>Detached Garage</td>
</tr>
<tr>
<td>101 Ocean Point Dr</td>
<td>Fripp Island 29920</td>
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<td>97 Ocean Point Dr</td>
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<td>29920</td>
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<td>1,089</td>
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</tr>
<tr>
<td>95 Ocean Point Dr</td>
<td>Fripp Island 29920</td>
<td>St. Helena Island</td>
<td>SC</td>
<td>29920</td>
<td>Single Family Dwelling</td>
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<td>93 Ocean Point Dr</td>
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<td>3 Hardboard Center</td>
<td>Taupe, White Accents</td>
<td>Detached Garage</td>
</tr>
</tbody>
</table>

90
APPENDIX B

SURVEY FORMS
Pawley's Island
Date of Survey: FEB. 14
# of Stories: 1 1/2
Address: 187 MYRTLE AVE. / PAWLEYS

Lot Layout:

Landscape/Architectural Features:
- RAISED
- SCREENED IN PORCH ON CREEK SIDE & ON MYRTLE SIDE
- "X" BRACING BELOW
- PAVED PARKING BELOW OFF MYRTLE
- DRIVE DORED OFF...

% Glazing on Visible Facades: 40%

Images:

Notes:
- BOAT LANDING ON CREEK SIDE OF PROP.
- BIRD SANCTUARY TOO.
- BAY ESTUARY
- MYRTLE IS NOT A PAVED ROAD AT THE MOMENT

Surveyed By: Claire Bushemi
Lot Layout:

Landscape/Architectural Features:
- Raised w/ parking below
- Screen porch on 3rd side
- Lots of porches on Atlantic side
- Landscaping on Atlantic side of lot.

% Glazing on Visible Facades: 30.70%

Notes:
- Bird condo.
- Dumpster... must be redoing inside.

Surveyed By: Claire Bushemi
Date of Survey: FEB 14
# of Stories: 1.5
Address: 192 ATLANTIC AVE. / PAWLEYS

Lot Layout:

Landscape/Architectural Features:
- Front Door Facing Atlantic
- Heavy Fence All Around Property B/C Beach Parking on South Side of Property
- Raised W/ Parking Below
- Deck Wraps Around Whole House
- Walkway From Back of House to Beach

% Glazing on Visible Facades: 30%

Images:

Notes:
- Property for Rent
- "Seaspray"

Surveyed By: Claire Bushemi
Date of Survey: FEB. 14  
Address: 193 3RD ST. / PAWLEYS

Lot Layout:

M Y R T L E

THIRD ST.

Landscape/Architectural Features:

- FENCE & LANDSCAPING AROUND WHOLE PROPERTY
- PARKING ALONG 3RD

% Glazing on Visible Facades: 

Images:

Notes:

- VACANT LOT

Surveyed By: Claire Bushemi
Isle of Palms
Date of Survey: FEB 8  # of Stories: 2
Address: 4 24TH AVE. / 1UP

Lot Layout:

Landscape/Architectural Features:
- Paved Drive (no garage)
- White siding
- Very flat facing 24TH
- Decks on short ends of House

% Glazing on Visible Facades: 35%

Images:

Notes:

Surveyed By: Claire Bushemi
Date of Survey: FEB. 8  
# of Stories: 1  
Address: 10 24TH AVE. / 1UP  
Lot Layout:  

![Lot Layout Diagram]

Landscape/Architectural Features:
- Garage doors towards Cameron w/ paved drive
- Screened porch facing 24th
- RAISED
- Can't determine where front door is
- Yellow & Green siding
- Asphalt Shingle Roof

% Glazing on Visible Facades: 10%  

Images:

![Image 1]

![Image 2]

Notes:

Surveyed By: Claire Bushemi
Date of Survey: FEB. 8
# of Stories: 1
Address: 10 24th Ave. / 10P

Lot Layout:

Landscape/Architectural Features:
- RAISED HOUSE (NOT A FULL STORY)
- LOTS OF SCREENED PORCHES
- FENCED IN BACKYARD
- PAVED DRIVES (NO GARAGE THOUGH)
- CENTRAL ENTRANCE
- BRIGHT BLUE DOOR

% Glazing on Visible Facades: 30%0

Images:

Notes:
- BLUE SIDING, WHITE ACCENTS
- SHED IN BACKYARD

Surveyed By: Claire Bushemi
Date of Survey: FEB. 8

Address: 1424TH AVE. / 10P

Lot Layout:

Landscape/Architectural Features:
- ISLE OF PALMS BAPTIST CHURCH
- 3 CROSSES ON HIGHER GROUND
- WALKWAY TO FRONT OF CHURCH OFF 24TH
- PARKING OFF HARTNETT / PAVED
- BRICK VENEER SIDING

% Glazing on Visible Facades: 2090

Images:

Notes:

Surveyed By: Claire Bushemi
Date of Survey: FEB. 8  
# of Stories: 1.5

Address: 18 24TH AVE. / 1 UP

Lot Layout: | Landscape/Architectural Features:
- LANDSCAPING  
- BRICK VENEER EX.  
- GRAVEL/SAND DRIVE  
- ASPHALT SHINGLE ROOF

% Glazing on Visible Facades: 35.70%

Images:

Notes:

Surveyed By: Claire Bushemi
Date of Survey: FEB. 8
# of Stories: 1
Address: 20 24TH AVE / 10P

Lot Layout:

Landscape/Architectural Features:
- FENCED IN BACK YARD
- ASPHALT SHINGLE ROOF
- BRICK VENEER EXT.

% Glazing on Visible Facades: 45%

Images:

Notes:

Surveyed By: Claire Bushemi
Date of Survey: FEB. 8
# of Stories: 1
Address: 22 24TH AVE. 1 UP
Lot Layout:

<table>
<thead>
<tr>
<th>Landscape/Architectural Features:</th>
</tr>
</thead>
<tbody>
<tr>
<td>PAVED DRIVE TO CAPPORRT</td>
</tr>
<tr>
<td>BRICK VENEER SIDING</td>
</tr>
<tr>
<td>ENTRANCE ON CENTER</td>
</tr>
<tr>
<td>DIET PARKING AT STREET</td>
</tr>
</tbody>
</table>

% Glazing on Visible Facades: 45%

Images:

Notes:

Surveyed By: Claire Bushemi
Date of Survey: FEB. 8
# of Stories: 1
Address: 24 24TH AVE. / 1UP

Lot Layout:

Landscape/Architectural Features:
- PAVED DRIVE
- CARPORT
- FENCED IN BACKYARD
- BRICK VENEER SIDING
- LANDSCAPED AREAS W/ MULCH GROUND COVER

% Glazing on Visible Façades: 25%  

Images:

Notes: Ø

Surveyed By: Claire Bushemi
Date of Survey: FEB. 8

Address: 26 24TH AVE. 10P

# of Stories: 1.5

Lot Layout:

Landscape/Architectural Features:
- RAISED HOUSE W/ PARKING BELOW
- FENCED IN BACKYARD
- CENTRAL ENTRANCE
- WHITE SIDING W/ DARK GRAY SHUTTERS
- WHITE TRIM
- NO PAVED DRIVE

% Glazing on Visible Facades: 40%

Images:

Notes:

Surveyed By: Claire Bushemi
Date of Survey: FEB. 8

# of Stories: 1

Address: 2B 24TH AVE. / 1UP

Lot Layout: Landscape/Architectural Features:

- PAVED DRIVE
- FENCED IN BACKYARD
- YELLOW BRICK VENEER EXT. MATERIAL
- BLUE SHUTTERS
- ENTERED CENTRALLY BUT TO SIDE OF FRONT GABLED AREA

% Glazing on Visible Facades: 50%

Images:

Notes:

Surveyed By: Claire Bushemi
Date of Survey: FEB 8
# of Stories: 1.5
Address: 30 24TH AVE. / 10P

Lot Layout:

Landscape/Architectural Features:
- PAVED DRIVE
- IPE SWING
- BRICK VENEER 1ST FLOOR
- VINYL SIDING ON 1/2 STORY
- BLACK SHUTTERS

% Glazing on Visible Facades: 50%

Images:

Notes:

Surveyed By: Claire Bushemi
Date of Survey: FEB. 8

Address: 32 24TH AVE. / 1UP

Lot Layout:

Landscape/Architectural Features:
- SHELL/ GRAVEL DRIVE
- WOOD SIDING
- ASPHALT SHINGLE ROOF
- WOOD SIDING @ FRONT PORTION / PEST BRICK VENEER
- EAVE ORNAMENT
- SUFFBOARD DECORATION W/ STREET # @ STREET

% Glazing on Visible Facades: 35%

Images:

Notes:

Surveyed By: Claire Bushemi
**Date of Survey:** FEB 6  
**# of Stories:** 1  
**Address:** 34 24TH AVE / 10P

<table>
<thead>
<tr>
<th>Lot Layout:</th>
<th>Landscape/Architectural Features:</th>
</tr>
</thead>
</table>
| ![Lot Layout Diagram](image) | - DETACHED GARAGE  
- METAL ROOF - ALUMINUM  
- ENTRY OFF CENTER  
- BRICK VENEER SIDING ON LEFT  
- WHITE (STUCCO?) SIDING TO RIGHT OFF BUILDING  
- OVERGROWN / UN KEMPT YARD  
- NO PAVED DRIVES (SEEMS TO BE SANDY SOIL) |

**% Glazing on Visible Facades:** 10%

**Images:**
![Image 1](image) ![Image 2](image)

**Notes:** Ø

_Surveyed By: Claire Bushemi_
Date of Survey: FEB 8

Address: 2400 HARTNETT BLVD. / 1UP

# of Stories: 1.5

Lot Layout:

Landscape/Arcitectural Features:

- FENCED IN YARD / OVEGROWN
- SHED VERY CLOSE TO HOUSE (LESS THAN A FOOT AWAY)
- YELLOW SIDING
- METAL ROOF
- ONLY WALKABLE APPROACHES TO HOUSE. NO DRIVEWAYS

% Glazing on Visible Facades: 40%

Images:

Notes:

Surveyed By: Claire Bushemi
Date of Survey: FEB 8

Address: 2400 PALM BLVD. / 10P

Lot Layout:

Landscape/Architectural Features:
- RAISED HOUSE W/ NO PARKING UNDER
- GRAY SIDING, WHITE ACCENTS
- ENTRANCE TO LEFT OF HOUSE
- PAVED DRIVE
- WOOD SCREENING @ GROUND LEVEL
- LOOKS LIKE PORCH ON RIGHT SIDE OF HOUSE

% Glazing on Visible Facades: 100%

Images:

Notes:

Surveyed By: Claire Bushemi
Date of Survey: FEB. 8  
Address: 2400 WATERWAY BLVD.  
Lot Layout:

<table>
<thead>
<tr>
<th>WATERWAY</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
<tr>
<td></td>
</tr>
</tbody>
</table>

# of Stories: 2  
Address: 1 UP  
Landscape/Antitectural Features:

- Main entrance facing Waterway Blvd.  
- Garage off 24th  
- Shed in back  
- Screened porch facing "back yard"  
- Brick on ground floor  
- Wood siding on 2nd floor  
- No paver/path leading to front door

% Glazing on Visible Facades: 45% on Waterway Side

Images:

Notes:

- Paver area as patio in back  
- Shingled roof - asphalt

Surveyed By: Claire Bushemi
Date of Survey: FEB 8  
# of Stories: 2 
Address: 2401 CAMEPON BLVD. / TOP 

Lot Layout: 

<table>
<thead>
<tr>
<th>Landscape/Ancient Features:</th>
</tr>
</thead>
<tbody>
<tr>
<td>- A couple screened in porches</td>
</tr>
<tr>
<td>- One paved drive but several created</td>
</tr>
<tr>
<td>- Front facing Cameron</td>
</tr>
<tr>
<td>- White ext.</td>
</tr>
<tr>
<td>- Asphalt shingled roof</td>
</tr>
</tbody>
</table>

% Glazing on Visible Facades: 30% 

Images: 

Notes: 

Surveyed By: Claire Bushemi
Date of Survey: FEB. 8  # of Stories: 1.5
Address: 2401 PALM BLVD. / 1UP

Lot Layout:

Landscape/Architectural Features:
- BEIGE CIDING ON 2ND FLOOR
- WHITE STUCCO @ GROUND FLOOR
- PAVED DRIVES OFF 24TH. ONE LEADING TO GARAGE
- ENTRANCE FACING PALM BLVD.
- CENTRAL ENTRANCE
- SCREENED PORCH ON PALM BLVD. SIDE

% Glazing on Visible Facades: 30%

Images:

Notes:

Surveyed By: Claire Bushemi
Date of Survey: FEB. 8
# of Stories: 0
Address: 2401 WATERWAY BLVD. / 10P

Lot Layout:

Landscape/Architectural Features:
- currently under construction early stages
- online info. not updated

% Glazing on Visible Facades: 0

Images:

Notes:
- VACANT PROP.

Surveyed By: Claire Bushemi
Sullivan's Island
Date of Survey: FEB 8  # of Stories: 1
Address: 2000 ION AVE / SULLIVANS

Lot Layout:  

Landscape/Architectural Features:

- Landscaping used as visual barrier around prop.
- Driveway from side
- Small 4 seasons room @ rear of house
- Screened in porch wraps around side, all the way across front
- Few trees @ front of prop.

% Glazing on Visible Facades: 30%

Images:

Notes:

Surveyed By: Claire Bushemi
Date of Survey: FEB. 8
Address: 2001 BAYONNE ST. / SULLIVANS

Lot Layout:

Landscape/Architectural Features:
- WHITE DECORATIVE FENCING AROUND BAYONNE SIDE
- RAISED HOUSE / PARKING BELOW
- PAVED DRIVE
- CENTRAL ENTRANCE OFF BAYONNE
- BIG BUSH LANDSCAPING
- METAL ROOF (LOOKS LIKE ALUMINUM)

% Glazing on Visible Facades: 50.70

Images:

Notes:
- STATION 26 BEACH ACCESS

Surveyed By: Claire Bushemi
Date of Survey: FEB 8  
# of Stories: 1.5

Address: 2402 ATLANTIC AVE. / SULLIVANS

Lot Layout:

Landscape/Architectural Features:
- Metal fence w/ growies around prop.
- Heavy growth @ side of house
- Raised house / parking below
- 4 seasons room wrapping from side to front of house
- Open front yard w/ trampoline!

% Glazing on Visible Facades: 50%

Images:

Notes:

Surveyed By: Claire Bushemi
Date of Survey: FEB. 8
Address: 2002 BAYONNE ST. / SULLIVANS

Lot Layout:

Landscape/Architectural Features:
- OPEN YARD / LANDSCAPING AROUND HOUSE A BIT
- HOUSE @ ANGLE ON SITE
- RAISED HOUSE / PARKING BELOW
- DRIVEWAY (CONCRETE) OFF SIDE
- HEAVY GROWTH @ FRONT OF PROP.
- SCREENED IN PORCH ON FRONT (HIDDEN BY OVERGROWTH)

% Glazing on Visible Facades: 30%

Images:

Notes:
- "THE SAILFISH"

Surveyed By: Claire Bushemi
Date of Survey: FEB. 8

Address: 2002 GOLDBUG AVE. / SULLIVANS

Lot Layout:

Landscape/Architectural Features:
- SMALL HOUSE ON A BIG YARD
- WHITE
- 2 SCREENED IN PORCHES
- BASKETBALL HOOP
- HANDFUL OF TREES THRU/OUT PROP.

% Glazing on Visible Facades: 20%

Images:

Notes:
- 1 SCREENED PORCH RUNS ALONG ENTIRE FRONT OF HOME
- MAIN HOUSE ACCESS ALONG SIDE ST.

Surveyed By: Claire Bushemi
Date of Survey: FEB. 8
# of Stories: 1
Address: 2002 JASPER BLVD. / SULLIVANS

Lot Layout:

Landscape/Architectural Features:
- Wood fence around prop.
- Manicured lawn w/ landscaping throughout
- Raised house
- Parking in yard

% Glazing on Visible Facades: 1070 on rear; 1070 on side; 3070 on front

Notes:

Surveyed By: Claire Bushemi
Date of Survey: FEB. 8  
# of Stories: 2  
Address: 2002 MIDDLE ST. / SULLIVAN'S

Lot Layout:  

Landscape/Architectural Features:  
- Only landscaping around house  
- Garden to peak of house  
- Porch  
- Raised house / parking below  
- Driveway off side of prop.  
- Enter from center stair

% Glazing on Visible Facades: 50%  

Images:  

Notes:  

Surveyed By: Claire Bushemi
Date of Survey:   FEB. 8    # of Stories:   2
Address:   2002 MYRTLE AVE. / SULLIVANS
Lot Layout:     

GOLDBUG AVE

26TH ST.

MYRTLE AVE

Landscape/Architectural Features:
- WOOD FENCE AROUND PROP.
- WHITE
- PAVED DRIVE
- MANICURED LAWN / LANDSCAPING
- RAISED HOUSE / PARKING BENEATH
- POOL IN BACKYARD [W/ SLIDE!]
- SCREENED IN PORCH TO PEAK OF HOUSE

% Glazing on Visible Facades:   30

Images:

[Images of the house and yard]

Notes:

/

Surveyed By: Claire Bushemi
Date of Survey: FEB. 8.  

& of Stories:  

Address: / SULLIVANS (parcel 52906000120)  

Lot Layout:  

Landscape/Architectural Features:  
- VIEW OUT TO MARSH  
- EMPTY LOT  

% Glazing on Visible Facades:  

Images:  

Notes:  

Surveyed By: Claire Bushemi
Folly Beach
Date of Survey: FEB. 8  
# of Stories: 1.5

Address: 401 E. APCTIC AVE. / FULLY

Lot Layout: [Diagram]

Landscape/Architectural Features:
- RAISED HOUSE / PARKING BELOW
- LANDSCAPED
- CONCRETE DRIVE

% Glazing on Visible Facades: 40% ON APCTIC SIDE

Images:

Notes:
- BEACH ACCESS ALONG 4TH
- MARSHY AREA THEN BEACH FRONT

Surveyed By: Claire Bushemi
Date of Survey: FEB. 8  # of Stories: 1
Address: 401 E. ERIE AVE.  FOLLY

Lot Layout:

<table>
<thead>
<tr>
<th>E. ERIE</th>
</tr>
</thead>
<tbody>
<tr>
<td>E. 4TH</td>
</tr>
</tbody>
</table>

Landscape/Architectural Features:
- Burnt Orange Color
- House Facing Corner, Not Either St.
- Landscaping w/ Pavers
- Fenced in "Front" Yard
- Wood Shakes As Exterior Cladding As Well!
- Shed Behind House
- Gravel Drive
- Screened Porch Detached

% Glazing on Visible Facades: 50% ON SIDE FACING CORNER

Images:

Notes:
- Orbs/Lanterns Hanging From Tree

Surveyed By: Claire Bushemi
Lot Layout:

E. Ashley

E. Atlantic

E. 4th

Landscape/Architectural Features:

- LARGE TREE @ PEAK OF PROP.
- WOOD FENCE
- 2 DECKS FACING ATLANTIC
- PALMS IN FRONT YARD
- PARKING APPON TO FRONT OF HOUSE / CONCRETE
- TAN CLADDING / WHITE DECKING

% Glazing on Visible Facades: 2090 on [4111]

Images:

Images of the property are shown.

Notes:


Surveyed By: Claire Bushemi
Date of Survey: FEB. 8  # of Stories: 1
Address: 402 E. COOPER AVE. / FULLY

Lot Layout:

Landscape/Architectural Features:
- CMU RETAINING WALL
- PURPLE/WHITE STRIPED SHED IN REAR
- METAL FENCE AROUND FRONT/BACK
- WOOD EXTERIOR CLADDING
- TURQUOISE WOOD FENCE AROUND FRONT
- TURQ. WOOD EAVE DETAILS
- PERIWINKLE DOOR/SHUTTERS
- FEW PLANTS AROUND HOUSE

% Glazing on Visible Facades: 70% ON FRONT FACE

Images:

Notes:
- 2 SCREENED IN PORCHES FLANKING FRONT ENTRANCE
- LAB PUPPY
- "SHIVER ME CINDERS"
- MINNIE/MICKEY FLAG FLYING

Surveyed By: Claire Bushemi
Date of Survey: FEB 8
# of Stories: 1
Address: 4102 E. ASHLEY AVE

Lot Layout:

<table>
<thead>
<tr>
<th>E. COOPER</th>
</tr>
</thead>
<tbody>
<tr>
<td>E. 4TH</td>
</tr>
<tr>
<td>E. ASHLEY</td>
</tr>
</tbody>
</table>

Landscape/Architectural Features:
- Metal fence
- Open back yard / few small shrubs along fence
- 2 garage doors
- Eggshell siding
- Main entrance on 1st floor (not ground)
- Wood deck on front & back
- More trees / bushes in front

% Glazing on Visible Facades: 30% GLAZING

Images:

Notes:
- Gravel parking apron along 4th side of prop.

Surveyed By: Claire Bushemi
Date of Survey: FEB 8

Address: 402 E. EPICE AVE. / FOLLY

Lot Layout:

Landscape/Architectural Features:
- Overgrown landscaping
- Corrugated metal/wood as exterior cladding
- Paved drive/parking under
- Raised
- Tire swing
- Lots of junk!
- 2 story porches

% Glazing on Visible Facades: 20 or 30%

Images:

Notes:
- Seems to be 2 houses combined into 1... materials change on Epie St. side
Date of Survey: FEB. 8

Address: 402 E. HUDSON

Lot Layout:

Landscape/Architectural Features:
- PLANTING W/ TREE @ CORNER
- SHED
- YELLOW
- SCREENED PORCH
- MANICURED LAWN/ONLY LANDSCAPING IN BOXES AROUND HOUSE
- TIRE SWING
- SMALL PAVED AREA FOR TABLE/CHAIRS - BRICK PAVERS

% Glazing on Visible Facades: 20% ON 4TH

Images:

Surveyed By: Claire Bushemi
Date of Survey: FEB. 8.

Address: 402 E. HUPON AVE. / FULLY

Lot Layout: 

Landscape/Architectural Features:

- # on house is 401
- Raised w/ parking below
- Paved drive
- Lots of trees/plants in lot
- PINK!
- Fenced in backyard
- Screened in porch

% Glazing on Visible Facades: 20% on Indian Ave.

Images:

Surveyed By: Claire Bushemi
Date of Survey: FEB. 8  # of Stories: 1
Address: 402 E. INDIAN AVE. / FULLY

Lot Layout:

Landscape/Architectural Features:
- LANDSCAPED YARD
- PAVED DRIVE
- RAISED HOUSE W/ PARKING BELOW

% Glazing on Visible Facades: 20%

Images:

Notes:
- BACK FACES MARSH

Surveyed By: Claire Bushemi
Kiawah Island
Date of Survey: FEB 9

Address: 23 EUGENIA AVE. / KIAWAH

Lot Layout:  

Landscape/Architectural Features:
- HOME UNDER CONSTRUCTION

% Glazing on Visible Facades:

Images:

Notes:
- TAX ASSESSOR SITE HAS NOT BEEN UPDATED SINCE HOUSE HAS BEEN BUILT

Surveyed By: Claire Bushemi
Date of Survey: FEB 9  
Address: 24 A EUGENIA AVE / MIAWAH

Lot Layout:  

Landscape/Architectural Features:
- STUCCO
- CENTRAL ENTRANCE
- PAN TILE ROOF
- SOME TREES / SCULPTED BUSHES IN FRONT

% Glazing on Visible Facades: 40%

Images:

Notes:

Surveyed By: Claire Bushemi
Date of Survey: FEB 9
Address: 54 SURFWATCH DR. / KIAWAH

Lot Layout:

Landscape/Architectural Features:
- LANDSCAPED
- PAVED DRIVE
- MUST PLANTINGS (TREES) ON SURFWATCH SIDE OF PROP.
- FRONT ENTRANCE FACING SURFWATCH
- HOUSE FAIRLY CLOSE TO STREET

% Glazing on Visible Facades: 2090

Images:

Notes:
- SMALL WINDOWS ON SURFWATCH SIDE
- CREESTORY WINDOW LIGHTING ON SAME SIDE (BY W. FACING PERHAPS?) LET IN AFTERNOON LIGHT

Surveyed By: Claire Bushemi
Date of Survey: FEB 9  
# of Stories: 1  
Address: US SURFWATCH / KIAWAH

Lot Layout:

Landscape/Architectural Features:
- YELLOW CAUTION TAPE AT FRONT POOL 
- LANDSCAPING 
- PAVED DRIVE / ANGLED APPROACH TO HOUSE

% Glazing on Visible Facades: 100%

Images:

Notes:

Surveyed By: Claire Bushemi
Date of Survey: FEB 9  
# of Stories: 2
Address: 660 SUPEWATCH / KIOWAH

Lot Layout:

Landscape/Architectural Features:
- LANDSCAPED
- DRIVE APPROACH FROM SIDE OF PROPERTY
- CENTRAL ENTRY W/ ACCESS FROM DRIVE
- GARAGE BEHIND HOUSE
- ONE STORY ON LEFT SIDE TWO ON THE RIGHT.

% Glazing on Visible Facades: 30-40%

Images:

Notes:

Surveyed By: Claire Bushemi
Date of Survey: FEB. 9  

# of Stories: 1.5  

Address: 17 SURF WATCH / KIawah  

Lot Layout:  

Landscape/Architectural Features:  
- House @ angle to street  
- Landscaped  
- Paved Drive  
- Garage facing street  
- Entry off to side of house  
- House centrally located on property  

% Glazing on Visible Facades: 45%  

Images:  

Notes:  

Surveyed By: Claire Bushemi
Date of Survey: FEB 9
# of Stories: 1.5
Address: 18 SURFWATCH / KIAWAH

Lot Layout:

Landscape/Architectural Features:
- Basement lvl. garage but entry on 1st floor
- Landscaping
- House angled on property set at back corner

% Glazing on Visible Facades: 35%

Images:

Notes: Ø

Surveyed By: Claire Bushemi
Date of Survey: FEB 9  # of Stories: 1.5
Address: 69 SURFWATCH / KIAWAH

Lot Layout: Landscape/Architectural Features:

- CENTRAL ENTRY
- PAVED DRIVE W/ SIDE APPROACH
- CRAZY ROOF
- "L" SHAPED HOUSE (ISH)
- RAISED A FEW FEET OFF GROUND
- DENSE FOLIAGE ON RIGHT SIDE OF PROPERTY

% Glazing on Visible Facades: 40%

Images:

Notes:

Surveyed By: Claire Bushemi
Date of Survey: FEB 9
# of Stories: 1
Address: 77 BITTERN CT. / KIAWAH

Lot Layout:

<table>
<thead>
<tr>
<th>POND</th>
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% Glazing on Visible Facades: 35.70

Landscape/Architectural Features:
- RAISED HOUSE
- LANDSCAPED (MOSTLY TREES)
- PAVED DRIVE TO SIDE OF PROPERTY
- HIPPED ROOF

Images:

Notes:
- GARAGE FACING SIDE OF PROPERTY
- PRIVACY TREES ALONG SURFWATCH SIDE OF PROPERTY

Surveyed By: Claire Bushemi
Date of Survey: FEB 9  
# of Stories: 1

Address: 85 BITTERN CT. / KIAWAH

Lot Layout:  

<table>
<thead>
<tr>
<th>POND</th>
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</table>

Landscape/Architectural Features:  
- RAISED HOUSE  
- GRASSES PLANTED ALONG SURFWATCH SIDE OF PROP.  
- SOME TREES

% Glazing on Visible Facades: 20-30%

Images:

Notes:

Surveyed By: Claire Bushemi
Date of Survey: FEB 9
# of Stories: 2
Address: 161 MARSH HAWK LN. / KIawah

Lot Layout:

Landscape/Architectural Features:
- PAVED DRIVE
- PRIVACY FENCE ON ONE SIDE
- ENTRANCE TO LEFT OF HOUSE
- PALMS / FERNS

% Glazing on Visible Facades: 20%

Images:

Notes:
- SEPERATED FROM 54 SURFWATCH BY POND & A MAIN ACCES P-D.

Surveyed By: Claire Bushemi
Date of Survey: FEB 9  
# of Stories: 1.5
Address: 303 PALM WARBLER RD. | KIAWAH

Lot Layout: ![Lot Layout Diagram]
Landscape/Architectural Features:
- Landscaped
- Wood siding
- Central entry
- Parking under house
- Raised house
- Paved drive
- Large roof planes
- Cool windows - clerestory?
- Plantings for privacy along SurfWatch side of property

% Glazing on Visible Facades: 35% & 20% on SurfWatch property

Images:

Notes: Ø

Surveyed By: Claire Bushemi
Edisto Beach
Date of Survey: FEB. 9
Address: 407 CUPID ST. / EDISTO

Lot Layout:

Landscape/Architectural Features:
- RAISED HOUSE W/ PARKING BELOW
- 2 PAVED DRIVES
- MAIN ENTRANCE ON 2ND FLOOR
- ENTERED BY WOOD DECK W/ STAIRS FROM SIDE OF POP.
- FOR SALE

% Glazing on Visible Facades: 50%

Images:

Notes:
- SEPARATED FROM CHURCH BY CREEK

Surveyed By: Claire Bushemi
Date of Survey: FEB. 9
# of Stories: 2
Address: 409 JUNGLE SHOES DR. / EDISTO

Lot Layout:

- Back Marsh
- Shed
- Drive

Landscape/Architectural Features:

- Paved Drive
- Landscaped
- Fenced in back area... fence connects to house
- Entry centered
- Shed next to house

% Glazing on Visible Facades: 45%

Images:

Notes:

- Back of house faces Wadmalaw River

Surveyed By: Claire Bushemi
Date of Survey: FEB, 9  # of Stories: 1
Address: 413 JUNGLE RD. / EDISTO

Lot Layout:

Landscaping JUNGLE RD.
CHURCH
parking
parking
TREES/GROWTH
OVERFLOW

Landscape/Architectural Features:
- LANDSCAPED AROUND CHURCH BUILDING
- PAVED (ASPHALT) PARKING LOT
- GRASSY AREA FOR OVERFLOW PARKING
- PAVED LOT ACCESSED OFF CUPID, NOT JUNGLE RD... THE MAIN THOROUGHFARE

% Glazing on Visible Facades: 30%

Images:

Notes:
- EDISTO BEACH BAPTIST CHURCH
- FEW SIGNS GIVING CHURCH SERVICE INFORMATION
- GRASS & PAVED LOTS SEPERATED BY ROW OF PALMS

Surveyed By: Claire Bushemi
Date of Survey: FEB. 9
Address: 415 JUNGLE RD. | EDISTO
Lot Layout:

% Glazing on Visible Facades: Ø

Landscape/Architectural Features: Ø

Images:

Notes:
- EMPTY LOT

Surveyed By: Claire Bushemi
Date of Survey: FEB. 9. # of Stories: 1
Address: 419 PALMETTO BLVD. / EDISTO

Lot Layout:

Landscape/Architectural Features:
- PALMS / LG. BUSHES
- DRIVE (PAVED) ACCESS OFF CUPID
- RAISED HOUSE
- LATTICE OVER RAISED AREA
- DECK ON CUPID & PALMETTO SIDES
- FRONT DOOR IN SCREENED PORCH ON CUPID SIDE / CENTERED

% Glazing on Visible Facades: 30%

Images:

Notes:
- "PALMETTO GROVE"
- ROOF OVER PALMETTO BLVD. SIDE DECK
- PAVED DRIVE OFF PALMETTO
- CONCRETE PATH LEADING OFF PUBLIC SIDEWALK ON PALMETTO

Surveyed By: Claire Bushemi
Date of Survey: FEB. 9  
Address: 420 PALMETTO BLVD. / EDISTO  

Lot Layout:  

Landscape/Architectural Features:  
- Sandy ground  
- Palms on beach access side as screen  
- 2nd floor access  
- Utility stuff hidden behind wood screen under stairs  

% Glazing on Visible Facades: 40%  

Images:  

Notes:  
- "SWEET WATER"  
- For sale  
- Beach access off Lupin (beach access 5)  

Surveyed By: Claire Bushemi
Date of Survey: FEB. 9
Address: 420 POMPANO ST. / EDISTO

Lot Layout:

Landscape/Architectural Features:
- Scattered palms / LG. bushes
- Gravel drive off Pompano
- Drain from corner / some standing water
- Raised house / parking below
- Screened in porch on back of house.

% Glazing on Visible Facades: 4070

Notes: Ø

Surveyed By: Claire Bushemi
Fripp Island
Date of Survey: Jun. 31

Address: 9 Fiddlers Reach Dr. / Fripp

Lot Layout:

Landscape/Architectural Features:
- Raised w/ parking under
- Back of house faces St.
- Crushed shell drive
- Few trees scattered
- White
- Central chimney
- Some yard space - open

% Glazing on Visible Facades: 40%

Images:

Notes:
Separate from 14 Fiddlers Bend by Marsh/Water.

Surveyed By: Claire Bushemi
Date of Survey: Jun. 31

Address: 240 DEER LAKE DR. / FRIPP

Lot Layout:

Landscape/Architectural Features:
- SURROUNDED BY WATER
- POOL, BOCCE BALL FENCED IN
- PAVED PARKING APRON
- RAISED CLUBHOUSE
- GRAY WOOD DECKING

% Glazing on Visible Facades: 20%

Images:

Notes:
COMMUNITY POOL, BOCCE BALL COURT, CLUBHOUSE
"PRIVATE - FOR DEERLAKE PROPERTY OWNERS & GUESTS ONLY"

Surveyed By: Claire Bushemi
Date of Survey: Jan. 31
# of Stories: 2
Address: 242 DEER RUN LN. / FRIPP

Lot Layout:

Landscape/Aesthetic Features:
- Yellow siding / gray stucco
- Raised w/ parking under
- Paved drive
- Open yard / front & back

% Glazing on Visible Facades: 35.10

Images:

Notes:
SEPARATED FROM 240 DEERLAKE BY WATER & DEER RUN

Surveyed By: Claire Bushemi
Date of Survey: Jan. 31

Address: 343 DEER LAKE DR. / FRIIPP

Lot Layout: [Diagram]

Landscape/Architectural Features:
- Landscaping surrounds house
- Open yard @ St.
- Gray
- Paved drive
- Raised a bit
- Long drive
- Plantings / trees etc
  Only near house / manicured lawn facing St.

% Glazing on Visible Facades: 10% Facing St.

Images:

Notes:
"THE BEYER SWAMP"

Surveyed By: Claire Bushemi
Date of Survey: Jan. 31
# of Stories: 1
Address: 426 WIDGEON CV. / FRIPP

Lot Layout:

Landscape/Architectural Features:
- Shake Shingle Siding
- Wood Retaining Wall Around Paved Drive
- Split LVL
- Fenced In Utilities On Exterior
- Paved Drive
- 2 Car Garage

% Glazing on Visible Facades: 40%0

Images:

Notes:

Surveyed By: Claire Bushemi
Date of Survey: Jan. 31  
# of Stories: 1  
Address: 428 WIDGEON CV. / FPIPP  

Lot Layout:  

Landscape/Architectural Features:  
- Tan  
- Paved Drive  
- Surrounded by Trees  
- Raised W1 Parking Under  
- Center Entrance  

% Glazing on Visible Facades: 30%  

Images:  

Notes:  

Surveyed By: Claire Bushemi
Date of Survey: Jan. 31  
# of Stories: 1
Address: 430 Widgeon Cv. / Fripp

Lot Layout:

Landscape/Architectural Features:
- Bird House @ Street
- Gravel Drive
- Some Trees
- Raised W/ Parking Under
- Cream/Yellow
- Island in Drive W/ A Couple Trees

% Glazing on Visible Facades: 20%

Images:

Notes: Separated from 242 Deer Run by Water

Surveyed By: Claire Bushemi
Date of Survey: Jan 31
# of Stories: 1
Address: 844 FIDDLERS RIDGE RD / FRIPP

Lot Layout:

Landscape/Architectural Features:
- LONG DRIVE
- HOUSE SET BACK IN TREES/GROWTH
- RAISED W/ PARKING UNDERNEATH
- BEIGE
- @ STREET - ADDRESS WRITTEN ON SOME FISHING THING/PLACED ON WOOD POSTS

% Glazing on Visible Facades: 40.90

Images:

Notes:
- PART OF FIDDLERS CT.

Surveyed By: Claire Bushemi
Date of Survey: **Jun 31**

# of Stories: **2**

Address: **840 FIDDLERS RIDGE RD. / FRIPP**

Lot Layout:

Landscape/Architectural Features:
- GROVE
- GABLE VENTS
- HOUSE RAISED / PARKING UNDERNEATH
- DECK / ENTRANCE TO LEFT
- DRIVEWAY APPROACHES FROM RIGHT

% Glazing on Visible Facades: **40%**

Images:

Notes:
- PART OF FIDDLERS COURT

Surveyed By: Claire Bushemi
Date of Survey: Jan 31  
Address: 848 FIDDLERS RIDGE RD. / FRIPP

Lot Layout:

Landscape/Architectural Features:
- HEAVILY PLANTED - TREES ETC
- PAVED DRIVE
- YELLOW SIDING / WHITE TRIM
- LARGE CLEARESTORY WINDOW ABOVE MAIN DOOR
- GARAGE PERPENDICULAR TO MAIN HOUSE
- WOOD RETAINING WALL BORDERING LANDSCAPING

% Glazing on Visible Facades: 50 %

Images:

Notes:
- FROM CORNER OF FIDDLERS RIDGE HOUSE IS HARDLY VISIBLE BEHIND TREES / PLANTINGS
- DRIVEWAY FROM EACH SIDE OF HOUSE
- PART OF FIDDLERS CT.

Surveyed By: Claire Bushemi
Date of Survey: Jan 31  
# of Stories: 2

Address: 850 FIDDLERS RIDGE RD. / FRIPP

Lot Layout:  

MARCH

FIDDLERS RIDGE

Landscape/Adelectural Features:
- Wood post retaining wall following drive
- Some trees
- View of marsh decent
- Deck facing marsh
- Garage as base of pedestal
- Landscaped “mounds” blocking ST. from house / heavily planted

% Glazing on Visible Facades: 70% on each of 8 sides

Images:

Notes:
- Seems to be two (2) pedestal homes retrofitted together
- Steps from ST.
- Rock/boulder retaining wall on ST. lvl.

Surveyed By: Claire Bushemi
Date of Survey: Jun 31
# of Stories: 1
Address: 856 FIDDLERS RIDGE RD. / FRIPP

Lot Layout:

Landscape/Architectural Features:
- PAVED DRIVE
- DARK WOOD SIDING - PAINTED
- WHITE WOOD DECKING
- NOT MUCH TREES/ VIEW OF MARSH
- WOOD RETAINING WALL AROUND BASE OF PEDESTAL
- WHITE DECKING / BROWN EXTERIOR

% Glazing on Visible Facades: 70% ON EACH OF 8 SIDES (SIDE FACING ST. 0°)

Images:

Notes:
- BIG SHRUB / BUSH @ ST
- VIEWS OPEN TO MARSH

Surveyed By: Claire Bushemi
Date of Survey: Jan 31
# of Stories: 2
Address: 8600 FIDDLERS RIDGE RD. / FRIPP

Lot Layout:

Landscape/Architectural Features:
- Wood steps leading up to deck on ground floor
- Gravel parking appon g st. lvl.
- Palms, etc
- Wood retaining wall around parking area

% Glazing on Visible Facades: 70% on each of 8 sides

Images:

Notes:

Surveyed By: Claire Bushemi
Date of Survey: Jan 31
# of Stories: 2
Address: 802 FIDDLERS RIDGE RD. / FRIPP

Lot Layout:  

Landscape/Architectural Features:
- Palms, ferns etc
- Porch @ ground level w/ stairs going downhill to gravel parking area
- Pedestal level expanded/encapsulated
- Taupe colored hardiplank exterior

% Glazing on Visible Facades: 70% on each side

Images:

Notes:
- "Frippin's sweet"

Surveyed By: Claire Bushemi
Date of Survey: Jan 31  
# of Stories: 2
Address: 844 Fiddlers Ridge Rd. / Fripp

Lot Layout:

Landscape/Architectural Features:
- Local plants/trees
- Screened-in porch
- Parking pad on st. lvl.
- Mailbox tied to tree
- Deck access (stairs)
  A couple feet from street
- Parking area trimmed
  w/ logged trees
- Windows on pedestal
  part of home

% Glazing on Visible Facades: 70% on each of 8 sides

Images:

Notes:

Surveyed By: Claire Bushemi
Date of Survey: Jan 31

Address: 808 Fiddlers Ridge Rd / Fripp

# of Stories: 1.5

Lot Layout:

Landscape/Architectural Features:
- Native plants/trees
- Pine needle drive, w/ wood post retaining wall on both sides
- Light post @ street

% Glazing on Visible Facades: 70% on each of 8 sides

Images:

Notes:
"Hupley Haven"

Surveyed By: Claire Bushemi
Date of Survey: Jan 31  
# of Stories: 2  
Address: 870 FIDDLERS RIDGE RD / FRIPP  
Lot Layout:  
Landscape/Architectural Features:  
- 1 PARKING SPACE @ STREET  
- NATIVE PLANTS/TREES  
- LANDSCAPE "MOUNDS" SCREENING STREET FROM HOUSE  

% Glazing on Visible Facades: 70% ON EACH OF 8 SIDES  
Images:  

Notes:  

Surveyed By: Claire Bushemi
Date of Survey: Jan. 31

# of Stories: 2

Address: 870 Fiddlers Ridge Rd. / Fripp

Lot Layout:

Landscape/Architectural Features:
- Native plants/trees
- Wood stairs leading from street to deck.
- 2 parking spaces off st. w/ wood retaining wall

% Glazing on Visible Facades: 70% on each of 8 sides.

Images:

Notes:
"Sea-Shells Sanctuary"

Surveyed By: Claire Bushemi
Date of Survey: Jan 31  

Address: 878 FIDDLERS RIDGE RD. / FRIPP

Lot Layout:  

Landscape/Architectural Features:
- Lots of Plantings Along Street - Ferns
- Deck Overlooking Marsh
- Shingle Roof
- Dark Wood Detailing

% Glazing on Visible Facades: 70% on Most Sides

Images:

Notes: 

Surveyed By: Claire Bushemi
Date of Survey: Jan. 31
# of Stories: 1.5
Address: 882 Fiddlers Ridge Rd. / Fripp

Lot Layout: [Diagram]

Landscape/Architectural Features:
- Native Trees/Plants
- Pavers Leading to House
- Dirt Parking @ Street

% Glazing on Visible Facades: 70% on Each of 8 Sides

Images:

Notes:

Surveyed By: Claire Bushemi
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