

**Sullivan's Island Design Review Board Meeting**  
**May 17, 2006**

Chairman Pat Ilderton called the meeting to order at 6:00 PM. He Stated that the Freedom of Information Act requirements had been met for the meeting and read the agenda.

Members attending: Pat Ilderton, Steve Herlong, Duke Wright, Michael Daly, Betty Harmon, Cyndy Ewing and Billy Craver. Kent Prause, Randy Robinson, Trenholm Walker and Kat Kenyon attended.

Duke Wright moved and Betty Harmon seconded a motion to approve the Minutes of the April 2006 minutes. The vote was unanimous in favor.

Betty Bragg Harmon moved to amend the agenda and Michael Daly seconded To include a discussion of 920 Middle Street.

Cyndy Ewing stated that the plans for 920 Middle Street had been Submitted as a addition, that the owner would try to keep as much of the historic elements and materials as possible. Demolition was not mentioned on the applications or at the Design Review Board Meeting in November 2005. She stated she asked the town council to place a stop work order on the project and was told that the project had a permit. She then contacted Sandy Logan (who is a member of the Charleston Architectural Review Board for eight years and is also an Architect.) Cyndy then submitted to the minutes the letter from Sandy Logan (also entered into the minutes was the original email that Cyndy sent to Sandy Logan.) A discussion than took place. Kent Prause stated that the Secretary of Interior Criteria for certificates of appropriateness which is under section 21-97 should be used when Reviewing the applications should prohibit that from happening, and the board's findings should be stated clearly. The extent of this modification could not be done without doing what has happened. It was a single story cottage approved to have a second story and a major addition. Betty Harmon stated that she thought the applicants should be required to receive their variances before coming before the Design Review Board. If there is are going to be an addition or expansion to a sensitive beach cottage, it should be added onto or increased in size in a fashion that will minimally disturb the integrity of the building or have a connecting building. If someone applies for a significant alteration the staff and board should inquire more fully into what will required in the form of demolition. Billy Craver suggested that a criteria sheet should be added to each application so that it could be used as a check off list. Duke Wright stated that the wording in the motions needed to be precise.

Pat Ilderton than asked for public comment:

Larry Middaugh, 2420 Raven Dr. He said that he sent a letter to the DRB and town council.

Blaine Ewing. When he was on the planning commission, they wrestled

with the issue of how to maintain the integrity of these old structures. One solution was to allow another structure on the lot so that the old structure would remain and would not be torn down or totally changed. The town gave up a lot so that they could continue to prohibit the subdivision of parcels.

The discussion continued on the subject of demolitions, additions, and renovations to historical homes and homes in the Historical District.

Pat Ilderton than called the first application: Harris Residence, 1801 I'on Ave. (200 Station 18), renovations to a Historic Structure.

Michael Daly recused himself from this application. Justin Ferrick with Beau Clowney Designs represented the owner. Said They were asking for a modification and repairing of this Historic Structure. Justin passed out an outline for our long term strategy for the Historic structure. He explained that the project dealt with some of the issues that were just discussed. The property has two houses on the lot. They have learned since the last meeting that the conforming structure is the Historic Structure. They propose to modify that structure as little as possible and then do away with the non conforming structure. There are two options: to receive a special exception from the Board of Zoning Appeals to build a separate structure on the property and use The small Historic Structure as an accessory structure, or to bring the Little cottage up and meet all code requirements and put an addition on it.

Betty Harmon asked if they were to make the historic home an accessory structure what they would use it for. Justin stated that it would be used as a guest house for the property. The new house is going to be smaller because they can accommodate other bedrooms is the accessory structure; the other intent is to preserve the Historic Structure and the character and quality of it. They are asking for a small 80 square foot addition. There is a small enclosed porch on the back corner of the property that would be substantially modified. Cyndy Ewing asked if substantially modified means demolition? Justin stated that they would like to raise the house two feet, the House sits in a bowl area which is the lowest area on the lot by one and a half to two foot grade. There is a flooding issue. They are asking for two feet of fill. Pat Ilderton then asked for public comment. Rayanne Osborne stated that they lived at 1801 Atlantic, across the street. He questioned what will happen to his property on the otherside of the street if they bring in fill. Jason said that they have a landscaper who would deal with the Drainage issues. Randy stated that only one foot of fill would be in compliance with the ordinance. They would have to go before the BZA for approval to fill more than that.

Pat Ilderton than asked for Kent Prause's comments.

Kent Prause stated that we had received a scope of work that included an out line called Harris resident project. It would require a BZA variance to allow more than one foot of fill. The lowest point is indicated as 5.9feet, which they have called six feet. With one foot of fill, it would be 7 feet; the grade elevation of the street is 6.1 and 6.8, which will bring the lot up higher than the street so it will drain onto the street. If there are lower elevations across the street the water will run that way. They want to stay under the fifty percent rule but they do want to elevate it some. The question is can they

elevate it a little bit without elevating the building which may require that they bring it into compliance. If FEMA says they can't raise it just a little, they might have to raise the house ten feet in the air. On a lot that has two houses the larger of the houses is the conforming house and can be added onto, and the smaller is the nonconforming house which can not be added on to. If they remove the nonconforming house it does not mean that they can build another house. They would have to meet a special exception approval which would have to be granted by the Board of Zoning Appeals. There would need to be a finding that adding onto the structure would destroy it. Randy Robinson listed several items of what is there and what they want to do

- 1.The first is changing the stair location at the front of the structure. They're changing them from the front of the structure to the side and are adding an awning.
- 2.Rafter tails on the structure. What they show on the plans are Open rafter tails. What they are showing as there now are closed boxed in rafters, a fascia. What will this entail to do the changes from the one to the other? Will they have to remove the roof system to put the new treated rafters on?
- 3.The x railing system shown on the plans for the front of the house is not what was there originally. Does the board want to save the existing structure?
- 4.The site plans shows that the terrace on the side has two Stairs going down, with three coming out of the house and two going down. The elevation shows five steps going down from the house
- 5.The existing structure has a solid wall around it. The new Plans calls for pier foundation and lattice.

The storage shed is an addition and not an original part of the house. The original exit door of that house was on the back. The old block steps will be changed to wooden steps. Either raising the house or filling are not the only options for solving flooding on that property. He thinks the homeowners in that area could get together and get with the town to prevent the flooding in that area. Jason stated that they brought the long term scope of work today but They are asking only for approval the modifications on the small structure. They wanted to get an approval on the strategy and try to do minimal improvements on the cottage rather than ask for a large addition to the cottage. Cyndy Ewing asked if what they wanted was an approval on the changes On the plans that they submitted: To the porch, rafters, stairs and the addition.

Jason said in six months they will be asking to build new construction. He said that they would bring in only the legal amount of fill. Beau Clowney stated that they wanted to preserve the cottage, preserve The trees and create gardens for a new construction that would compliment the historic massing and that would be in harmony with the small cottage.

Steve Herlong commented that the architects have done a good job with the zoning issues. They take the older structure and make it an accessory structure so that it can stay low to the ground. The improvements conceptually are very interesting. If the board chooses to approve this application the board might want to make it conditional on the applicant's returning with the final drawings coming back to us, with a complete landscape plan be submitted for the board's approval that could accommodate some water run off issues. Randy Robinson and Kent Prause both referred the board members to the Criteria for the Certificate of Appropriateness section 21-97 -C. The house is listed as

a Traditional Island Resource. Cyndy Ewing asked about the front porch and the steps lead straight out. (Jason said they were redirecting people out to the garden.) You change a lot by changing the access to the house and should try to stay with the cement stairs. Betty Bragg Harmon stated that she thought that changing the rafters would noticeably change the look of the house. Beau Clowney stated that the changes that they were making would be able to be undone to go back to the original structure. Steve Herlong motioned and Duke Wright seconded to approve this application based on conceptual renderings with the conditions that the applicant return with modifications based on what was discussed at this meeting and a complete set of construction documents stating what is going to be retained and what is going to be changed and that the board further require that a landscape plan be submitted that shows how the water drainage will be treated, that is the major concern about the landscape plan. Pat Ilderton than called for a discussion. Billy Craver stated he would like to decide the specific features the board is going to allow them to do. The steps, deck, rafters, and railings are conceptual issues that the board answers tonight so when they make the plans they can include the approved changes. He would approve all the items changed the way they are on the plans. The historical features of the house are preserved even with the change in the steps, the rafters, and the porch. He doesn't feel that they impact the historical significance of this house. Billy Craver made a motion to amend the motion made by Steve Herlong to modify so that it is the approval of the plan as submitted subject to more complete plans being brought before the board, subject to the landscaping plan to show drainage. Steve Herlong seconded the amended motion. A vote showed Pat Ilderton, Steve Herlong, Duke Wright and Billy Craver in favor. Cyndy Ewing and Betty Bragg Harmon against. Betty opposed the motion on Section 21-97 section C-5(a-j) Criteria for a certificate of appropriateness. There was a vote on the original motion as amended. The vote for was Pat Ilderton, Duke Wright, Steve Herlong, Daly and Billy Craver. The vote against was Cyndy Ewing and Betty Bragg Harmon. The amended motion for approval passed.

Pat Ilderton than called the next applicant Cox residence, 1807 Atlantic Ave, request for demolition of a home in the historic district. Amy Cox, the homeowner, stated that they would like to remove the house and donate it, not demolish it.

Kent Prause stated that the board needed to refer to Section 21-98 Paragraph B #1, 2 and 3.

Pat Ilderton asked for public comment: Ms. Osborne from 1801 Atlantic Asked if there was a reason that this home was not on the Historic list? Kent Prause stated that the board has the authority to make recommendation to add a house to the Historical list. Randy Robinson stated that if the house was not on the historic list a second house could not be added. He also stated that the board might want a set of plans for the new construction before they let the house be demolished. Cyndy stated that the board needed more information on the historic history of the house. Trenholm stated that the town council and the planning commission would have to approve a change in the district, but Section 21-94 does give the DRB the authority to determine if a property is historic. There is a process that would have to be followed. He also stated that the board has the authority to deny an application for demolition. A discussion than took place. Kent Prause stated that the board has the authority to put the house on the list if you go thru the procedure and if you put it on the list than

you have a rational basis for denying the demolition and if it is on the list that opens the door for having a second house on the property. A motion was made by Billy Craver, seconded by Steve Herlong to defer The application to allow the DRB to make a site visit. The vote was unanimous.

Pat Ilderton than called the next applicant, Haskins Residence, 2864 Brownell Ave., Addition. Kent Prause stated that they were requesting Relief from some of the modifications that the board is authorized to grant. The total impervious coverage is 39.98% which is over the maximum of 30%. The board does have discretion to allow an adjustment if the additional area consists of grass pavers. Sammy Rhodes who represented the owners stated that they were before the board and the board thought that the house looked top heavy so they went back to the architect and decided to do an addition to the side of the house. The addition is set back from the house a little bit; they are trying to add 1,000 square foot to the house.

Pat Ilderton than asked for public comment: there was none. The board held a discussion. Randy Robinson stated that there is the second floor must be set back at least two feet 2 foot and it doesn't have that on the plans. Kent said the board has the ability to grant relief from that. A motion was made by Billy Craver, seconded by Steve Herlong to defer the application. The vote was unanimous.

Pat Ilderton called the next applicant, Ostrover Residence 2263 Atlantic Ave New Construction. Steve Herlong recused himself. Jim Henshaw from Herlong and associates represented the Ostrovers. This house is not in the historic district. They request an increase in principal building square footage as allowed by the DRB. The allowable square footage is 4105. They are asking for an adjustment to allow a 23% increase to 5054. Jim went thru the nine points of neighborhood comp ability in relation to their plans.

Pat Ilderton then asked for public comment. Bachman Smith stated that his family owned the house. He said that the houses surrounding were larger in size, and the design was comparable to them and compatible with the island. Pat Ilderton asked for comments from Kent Prause. They are only asking for the modification of the standard of principal building square footage. Kent recommended that the board make its determination on the ordinance's neighborhood compatibility standards. Duke Wright stated we should minimize the size of the large houses to mitigate the impact on the neighborhood landmark houses that are going to be there forever. A discussion than took place with the board members. Bachman Smith said that all setbacks from the beach of the houses are in a nice line allowing a view up and down the beach. A motion was made by Billy Craver seconded by Michael Daly to approve The request of a 23% increase to the allowed square footage according to the submitted plans. The vote for was Pat Ilderton, Billy Craver Michael Daly and Duke Wright. The vote against was Betty Bragg Harmon and Cyndy Ewing. The motion passed.

Pat Ilderton than called the next applicant: Smith Residence, 2520 Raven Drive, renovation. Steve Herlong recused himself from this application. Pat Ilderton than called for Kent Prause. This application is for modification to the square footage, they are asking for an adjustment to allow a 14% increase above the stated maximum. The board is allowed to grant up to 25% increase based on the neighborhood compatibly standards. Layne Nelson from Herlong & Associates was

representing the owners, Jennifer and Tim Smith. The owners are going thru a series of renovations. The last addition was done under the previous ordinance. Under the new ordinance the square footage of the house is over the limit by 341 square feet which is 8% above the allowed. They are asking for an additional 530 square feet to finish out the renovations they had planned. They will not be increasing the building footprint. They are proposing to enclose the back porch and some of the second story deck, which is in the back of the house and not visible from the street. They are intending to match the style and pattern of the windows and the existing materials, and will carry the eaves and rooflines to match the existing. Pat Ilderton called for public comment and there was none. Kent Prause had no further comments. The board then held a discussion.

A motion was made by Billy Craver, seconded by Michael Daly, to Approve the requested adjustment. Pat Ilderton, Duke Wright, Michael Daly and Billy Craver voted in favor of the motion. Betty Bragg Harmon and Cyndy Ewing opposed the motion. The motion passed.

Trenholm Walker asked that a motion be made to go into executive session.

A motion was made by Billy Craver, seconded by Pat Ilderton to go into executive session. The vote was unanimous.