

**Sullivan's Island Design Review Board Meeting
19 July 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, Michael Daly, Duke Wright, Betty Harmon, Cyndy Ewing and Billy Craver. Kent Prause, Randy Robinson, Kat Kenyon and Trenholm Walker also attended.

Duke Wright moved and Betty Harmon seconded to approve the 21 June 2006 minutes. The vote was six in favor. Billy Craver abstained because he had not read the minutes.

Pat Ilderton called for the first application:

Kassinger Residence, 2402 Myrtle Avenue
Additional Fence

Kent Prause stated that all necessary information had been received with the application.

Pat Ilderton asked for public comments. Susan Middaugh, 2420 Raven Drive, asked to see the plans. Randy Robinson said that when the owner came in for the permit to build the fence he would ensure it met building codes.

Duke Wright moved and Michael Daly seconded to approve the application as submitted. The vote was unanimous in favor.

Pat Ilderton called for the next application:

Harris Residence, 200 Station 18
Renovations to a Historic Structure

Michael Daly recused himself.

Kent Prause said this application had been before the DRB in April and in May, 2006. The application was approved in the May meeting contingent on the applicant returning with design and construction drawings reflecting items discussed in the meeting along with a landscape plan showing how drainage was to be treated.

A discussion followed rehashing items previously discussed, reviewed and approved in the May meeting.

Justin Ferrick, representing the owner, presented an 18 item scope of work with a new site and grading plan and said that they felt that many things proposed to be altered on the historic structure such as the front porch columns, front door and side porch steps were

not original. He said that the rafter tails they proposed to enclose were exposed on the original structure. He said the small amount of fill to be brought in would not cause water to drain onto neighboring property. They want to relocate the front porch stairs to the side to better conform to the landscape plan, move the house about 6 1/2 feet back on the lot, raise it about 3 feet above the new finished grade and align it with Atlantic Blvd. Moving the house back on the lot also mitigates the effect of heavy summer traffic and parking on Station 18 and eliminates the need to trim existing oak trees.

Pat Ilderton asked for public comments. There were none.

Randy Robinson asked if board members were satisfied with the plans submitted. Betty Harmon asked how much square footage would be added to the rear of the existing house. Justin Ferrick said it would be 232 SF and would bring the total heated and cooled space to 1,074 SF.

Steve Herlong asked if relocation of the house was on the original application. The answer was no. Trenholm Walker said this was new information and would have to be approved by the board.

Billy Craver moved and Steve Herlong seconded to approve the plans and suggested changes as submitted as well as the request as proposed to relocate the house on the lot.

A discussion ensued regarding the fact that that with the exception of several minor design changes and the relocation of the house the board had previously approved the basic project and should not be proposing changes to what had already been approved.

The vote on the motion was four in favor (Pat Ilderton, Duke Wright, Steve Herlong and Billy Craver) and two opposed (Betty Harmon and Cyndy Ewing). The motion carried.

Pat Ilderton called for the next application:

Dawsey Residence, 2850 Jasper Blvd.
Modifications to a Historic Structure

Kent Prause stated that an application for this work had been reviewed at the June 2006 meeting and deferred until a legal survey, elevation certificate were available. He said that a plat had been received along with additional elevation drawings of the existing historic structure and the proposed new house on the rear of the lot. He said the a request had been submitted to the BZA to construct the second house but it was deferred by the BZA until the DRB acted. The DRB had requested an elevation certificate in order to determine if the historic house meets current FEMA elevation requirements because if the house had to be elevated that would most likely significantly change the historic character. This could affect construction of a second house on the property.

Ron Denton, representing the owners, said he could not get the elevation certificate in time for this meeting. He went on to say that the base flood elevation is 13 feet and the

finished floor elevation is 14.7 feet and they would like to receive a Certificate of Appropriateness to make the historic house an accessory structure so they could construct a second house on the lot.

Pat Ilderton asked for public comments. There were several comments centering mostly on concern about discrepancies in survey data and two houses on one lot. Anthony Huefer, 2862 Jasper Blvd. asked that the application be deferred until property line issues were resolved. Red Richardson said the existing survey shows the property line about 19 feet onto his property and that there were enough discrepancies in the mapping to affect Station 28 ½ Street and the drainage easement in the area. Betsy Richardson said that things should be deferred until the property line issue is resolved. Jamie Moore, 2857 Jasper Blvd. also said the application should be deferred until the property line issue is resolved. Dorothy Moore, Roy Williams and Pat Patrusso expressed concern about two houses on one lot and that the ordinance should limit size, style and location of second houses if they are to be built on lots with historic houses. George Wurthman said that if Sullivan's Island allows second houses on lots it will end up like Folly Beach.

Ron Denton asked for names and contact information of concerned citizens in order to keep them current on development regarding settlement of the disputes.

Red Richardson said he had received a letter from Bill Barr asking if they would accept an approximate line of occupation on the property. He did not agree to this request until everything is resolved.

Pat Ilderton closed the public comment session.

Randy Robinson said that the garage/shed on the lot is a historic property so an application for demolition would be required if the owner wanted it removed. As it stands now there is no application to do this. Trenholm Walker said that the board could defer the current application contingent on getting more information, make a motion to approve demolition or make a motion to deny it.

Betty Harmon moved and Billy Craver seconded to defer the application. The vote was unanimous to defer.

Pat Ilderton called for the next application:

Lipman (Hellers) Residence, 2320 Iron Avenue
Alterations to a Historic Property

Kent Prause stated that original application for a C of A for this work had been received and reviewed by the DRB on 19 October 2005. It was deferred until DRB members could visit the site. This was done on 26 October 2005. The board approved the application to remove the additions as proposed in the 16 November 2005 meeting contingent on the applicant returning for DRB approval of the scope of work on the remaining portions of the structure before starting work. The C of A was issued on 15 December 2005.

He said the submission at this meeting includes a completed application form, photos, elevations and site plan. The owner is not requesting any modifications to zoning or design standards. Kent caution board members to pay attention to the Secretary of the Interior Design standards for alterations to historic structures.

Elizabeth Allen represented the owners and presented the proposed work. She said that the structure did not meet current FEMA flood zone regulations and the owners had limited funds and are bound by the 50% rule. They want to rebuild the front porch that has structural problems, replace the front steps, replace and enlarge some windows and add some windows.

Pat Ilderton asked for public comments. There were none.

Randy Robinson said that a predominant feature of the cottage is the front porch that was installed in 1965. Elizabeth Allen said they are trying to keep the structure as is as much as possible. She said they wanted to replace existing metal windows with vinyl clad windows.

Betty Harmon moved and Cyndy Ewing seconded that the porch railing be kept horizontal, the scalloped front fascia board be retained, the windows be vinyl clad wood and that final drawings be presented to the DRB before starting work

Pat Ilderton, Steve Herlong, Michael Daly, Duke Wright, Betty Harmon and Cyndy Ewing voted in favor. Billy Craven voted against. The motion carried.

Pat Ilderton called for the next application:

Phillips Residence, 2824 Atlantic Avenue
Approval of Accessory Structure

Kent Prause said the structure had previously been approved by the board. This request was to install breakaway louvered siding rather than solid siding to conform to FEMA standards.

Elizabeth Allen represented the owner and restated the proposed modification.

Billy Craver moved and Betty Harmon seconded that the request be approved. Pat Ilderton, Steve Herlong, Michael Daly, Duke Wright and Betty Harmon voted in favor. Cyndy Ewing was out of the room and did not vote. The motion passed.

Pat Ilderton called for the next application:

Brown Residence, 2217 Myrtle Avenue
Addition to Existing Structure

Steve Herlong recused himself.

Kent Prause stated that the house was not historic or in a historic district. The owner was asking for modification that the DRB can grant to zoning standards for the second floor setback, front setback and principle square footage. He said he had received BZA approval of the work and said in this instance the DRB should be interested primarily in neighborhood compatibility and design guidelines in Sections 21-35 through 21-32 of the zoning ordinance.

Layne Nelson, Steve Herlong Architects, made the presentation and went through an extensive review of proposed work that was detailed on the application form. She said that some of the items had to be approved because of changes in the zoning ordinance made after the renovation project had started.

Pat Ilderton asked for public comments. There were none.

Billy Craver moved and Duke Wright seconded that the application be approved as submitted. The vote was unanimous in favor. The motion was carried.

The next item on the agenda, the Haskins Residence, was deferred.

The board entered into an extensive discussion led by Cyndy Ewing regarding site visits and what can and cannot be discussed in a meeting that has not been formally announced in accordance with the Freedom of Information Act. Trenholm Walker reminded the board that discussions regarding business of the board can be discussed only after proper public notification had been made.

Pat Ilderton moved and Billy Craver seconded to adjourn the meeting. The vote was unanimous in favor.

Pat Ilderton, Chairman

Duke Wright, Secretary