

Sullivan's Island Design Review Board Meeting
16 August 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 and Billy Craver. Cyndy Ewing did not attend. Kent Prause, Randy Robinson, Kat Kenyon and Trenholm Walker also attended.

Steve Herlong moved and Michael Daly seconded to approve the 19 July 2006 meeting minutes. The vote was unanimous in favor.

Pat Ilderton mentioned that the first reading of a proposed amendment to Section 21 of the Zoning Ordinance took place at last night's meeting of the Town Council. A short discussion ensued.

Pat Ilderton called for the first application:

Cox Residence, 1807 Atlantic Avenue
Renovations and Additions to Existing Structure

Steve Herlong recused himself for this application.

Kent Prause stated that a motion passed at the 21 June 2006 meeting for the DRB to consider designating the existing structure a historic property in accordance with Section 21-94 of the Zoning Ordinance. The owners were notified by certified mail on 11 July 2006 of the proposed action. A board discussion ensued.

Bill Barr, representing the owners, stated that he had talked to David Schneider who participated in developing the list of historic properties on Sullivan's Island. He said that Mr. Schneider told him the house had been considered but had been altered to the extent that it had lost its historical significance.

Randy Robinson said that the property was currently in a historic district but that changes to district boundaries are being considered and the property could end up outside a historic district.

The board discussed whether or not the house should be added to the historic list.

Bill Barr said that the owner had come up with a plan to preserve the original portion of the structure and incorporate it into the design of a new house on the property.

Layne Nelson, Herlong & Associates, submitted and reviewed a letter from a previous owner of the property that detailed the history of additions to the original house. She then presented a plan to remove additions, retain the original house, relocate it on the lot, and

add a porch that would integrate it into the design of a new house. She said the BZA had approved relocating the house on the lot.

Kent Prause said there appeared to be three viable options: 1) Add the existing house to the historic list, 2) add non heated space with deed restrictions to the existing house, or 3) relocate the house on the lot and add a new addition as proposed. Board members discussed the three options.

Pat Ilderton asked for public comments. There were none.

Billy Craver moved and Michael Daly seconded that the existing house not be added to the historic list. A vote was unanimous in favor.

The applicant withdrew their previous request to demolish the existing house in its entirety.

Billy Craver moved and Michael Daly seconded to approve the concept as proposed by Layne Nelson to demolish additions, relocate and retain the original structure and integrate it into the design of a new house.

A vote was unanimous in favor.

Pat Ilderton called for the next application:

Jeffords Residence, 1902 Middle Street
Elevate Structure to Meet FEMA Requirements

Steve Herlong recused himself from this application.

Kent Prause stated that the board had approved a Certificate of Appropriateness for the project in November 2004 with conditions and that a building permit was issued under the previous Zoning Ordinance. Because of unforeseen conditions renovation work it had become obvious that the cost was going to exceed 50% of current assessed value. This triggered Section 21-150 of the new Zoning Ordinance. A stop work order was issued on 2 April 2006. In July 2006 the BZA voted to allow the owner to elevate the house in place to meet FEMA requirements and remove a portion of the front porch.

Layne Nelson, Herlong & Associates, made a presentation for the owner. She said they were asking for a new Certificate of Appropriateness for three items they were now required to do: 1) Elevate the entire structure approximately 4.2 feet, 2) remove a portion of the front porch, and 3) install an open rather than closed railing on the front porch.

Randy Robinson said that the house is in a historic district but not on the historic list. He further stated that the owner would be allowed to construct a garage even though that would make a total of four structures on the property. He further said that the owner would have to submit the new plans and get a new building permit.

Pat Ilderton asked for public comments. There were none.

Billy Craver moved and Michael Daly seconded to approve the request as submitted. Pat Ilderton, Michael Daly, Billy Craver and Duke Wright voted in favor. Betty Harmon voted against. The motion carried.

Pat Ilderton called on the next application:

Heidi Brown and Seth Fisher, 405 Station 22
Demolition or Reduction in Size of a Historic Structure

Trenholm Walker stated that the owners were appealing an earlier board determination that the structure on the property was on the historic list.

Kent Prause stated that the application received for consideration at this meeting was in two parts. The first is to demolish the entire existing structure. The second is to reduce the existing structure from 2,090 SF to 1,200 SF by demolishing additions to the original structure in order to allow a second house to be constructed on the property.

Pat Ilderton called for the demolition portion of the application to be reviewed first.

Bill Barr, representing the owners, said that they had been told by a representative of the town that the existing house was not on the list of historic properties because of an incorrect address listing. This being the case they were still seeking approval to demolish the house.

Pat Ilderton read an 11 August 2006 letter to the DRB from Lucy E. Hochstein regarding history of the house and why it or additions to the original structure should not be demolished.

Trenholm Walker said that the DRB had authority to approve demolition of a historic structure if they determine it does not meet criteria defined in Section 21-98 of the Zoning Ordinance. Kent Prause read appropriate section 21-98, B, 1, 2 and 3 to the board.

Pat Ilderton asked for public comments. There were none.

Steve Herlong moved and Michael Daly seconded to deny the request for demolition because it did not meet the defined criteria. The vote was unanimous in favor of the motion to deny.

Pat Ilderton then called for the second portion of the application.

Kent Prause stated read the description of work attached to the application. Drawings were submitted defining portions of the house to be removed along with a list of six items of work to be done.

Bill Barr, representing the owners, said that in their view the additions to the original structure were not historic and could be demolished without affecting the character of the original house. He went on to say that pending changes to the Zoning Ordinance would prohibit them from demolishing the additions to the existing structure in order to reduce the square footage to enable them to construct a second house on the property. Kent Prause agreed.

Bill Barr went on to say that their appeal regarding the board's determination that the house was historic was still not resolved.

Heidi Brown stated that the existing structure was unsound and that they had received notice from their insurance company that the house was no longer insurable as is.

Pat Ilderton asked for public comments. There were none.

Betty Harmon moved and Duke Wright seconded that the board visit the house before deciding what to do. The site visit will be made a formal part of the next DRB meeting. The meeting will convene at 5:30 PM on 20 September 2006 then move to town hall. The vote in favor was unanimous.

Bill Barr requested that the application for demolition or modification continue to be placed on the DRB agenda until resolved.

Pat Ilderton called for the next application:

Elizabeth and William Haskins, 2864 Brownell
Addition

Kent Prause stated that this was the fourth time the applicants had come before the DRB for work on this house. At the last meeting they were asked to submit final drawings before beginning work.

Randy Robinson said they were asking for a 19% increase in principal building coverage and 24% increase in building square footage.

Pat Ilderton asked for public comments. There were none.

Duke Wright moved and Steve Herlong seconded to approve the request as submitted. Pat Ilderton, Steve Herlong, Michael Daly, Billy Craver and Duke Wright voted in favor. Betty Harmon voted against. The motion carried.

Pat Ilderton called for the next application:

Rhodes/Haskins Development, 2624 Myrtle Ave.
New Construction with Detached Garage

Kent Prause stated the application was for a new house and detached garage. The existing house to be removed was not historic nor was the property in a historic district. The house design does not permit parking underneath and the DRB must approve the garage as an accessory structure. They are also asking for relief from 8 foot pier openings. He went on to say that the design and roof pitch of 8/12 of the dormers on the garage essentially creates a second story on the building. He read excerpts from the Zoning Ordinance regarding neighborhood compatibility and roof shapes.

Sammy Rhodes said that the garage was designed to compliment the main house. A board discussion ensued.

Pat Ilderton asked for public comments. There were none.

Billy Craver moved and Duke Wright seconded to approve the application as submitted. A vote in favor was unanimous.

Pat Ilderton called for the next application:

Rhodes/Haskins Development, 2802 Middle Street
Detached Garage

Kent Prause said that plans submitted included a design with shed dormers but that no finished space would be allowed above the garage.

Board members discussed the design.

Pat Ilderton asked for public comments. There were none.

Duke Wright moved and Michael Daly seconded to approve the application as submitted.

A vote to approve was unanimous.

Pat Ilderton called for the next application:

Nelson Residence, 321 Station 19
Addition to a Historic Structure

Kent Prause said that he had received a site plan that was not to scale and rough drawn floor plans and elevations along with photographs of the existing house. The owner was

seeking 100% modification in the principal building front façade (56.2 feet vs 30 feet) and a finished floor elevation for the addition that is two feet above grade.

John Sullivan, representing the owners, said that the proposed addition would not extend out from the existing structure. Randy Robinson said that he recommended the lines of the addition not follow those of the existing house.

Pat Ilderton asked for public comment. Karen Coste, 322 Station 19, said that she supported the project and appreciated the fact that the Nelson's took time review the proposed work with all the neighbors.

Billy Craver moved and Michael Daly seconded to approve the application as submitted. A vote in favor was unanimous.

Pat Ilderton called for the next application:

Kelly Residence, 2308 Myrtle Ave.
New Construction

Kent Prause stated that the completed application form along with plans and elevations for a new house on the property along with photographs of other houses in the area to demonstrate neighborhood compatibility had been received. The application requested 100% relief (one foot) relief from the allowed 3 feet above base flood elevation to the finished first floor and relief for some horizontal spans from the allowed 8 foot openings of foundation piers so the piers align with porch columns.

A review of the plans and board discussion took place resulting with a suggestion that the design be modified to include a 2 foot second floor façade setback on the east elevation.

Pat Ilderton asked for public comments. There were none.

Steve Herlong moved and Duke Wright seconded to approve the application as submitted plus the 2 foot second floor façade setback. A vote was unanimous in favor.

Pat Ilderton adjourned the meeting.

Pat Ilderton, Chairman

Duke Wright, Secretary

