

**Sullivan's Island Design Review Board Meeting
October 19, 2005**

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

Members Attending: Pat Ilderton, Betty Harmon, Steve Herlong, Michael Daly and Duke Wright. Trenholm Walker, Kent Prause, Randy Robinson and Kat Kenyon also attended.

Duke Wright motioned and Betty Harmon seconded to amend the published agenda to include discussion of the 17 October 2005 draft of DRB Design Review Criteria. A vote to approve the motion was unanimous.

Duke Wright reviewed two minor changes to the draft document. The first change was on page two paragraph three, the words "the DRB may consider, should be substituted for the words the DRB shall consider. The second change is on page two paragraph five, remove the words," to remove or otherwise removed" and insert, or where a Historic Structure is to remain. Michael Daly moved and Steve Herlong seconded to adopt a 19 October amended document as a guide to assist the DRB in future design reviews. The vote was unanimous.

Pat Ilderton asked for approval of the 6 September 2005 meeting minutes. Michael Daly moved and Betty Harmon seconded that the minutes be approved. A vote to approve was unanimous.

Pat Ilderton asked for approval of the 21 September 2005 meeting minutes. Betty Harmon moved and Duke Wright seconded that the minutes be approved. A vote to approve was unanimous.

Pat Ilderton recused himself from the board for the next agenda item. Steve Herlong assumed the Chairman's role.

Steve Herlong called for the next agenda item, an application received 19 August 2005 for a C of A to use Hardiplank siding on the residence under construction at 2530 I'on Avenue. This was the second application to use Hardiplank siding on this project.

This application was an appeal of the Zoning Administrator's determination that a decision and unanimous vote the DRB in November 2004 followed by a Certificate of Appropriateness to deny use of Hardiplank siding on the structure should stand as issued. An attached package included a letter to the DRB Re: Sullivan's Island Board of Zoning Appeals, a Town of Sullivan's Island Notice of Appeal Form 1, a Town of Sullivan's Island Appeal from Action of Zoning Official Form 2, all dated 26 September 2005 and signed by William S. Barr representing the owners. An undated letter from the Zoning Administrator to the owners was also included.

Kent Prause stated that the matter had been decided and a C of A issued in November 2004. He said that Section 21-114 of the Zoning Ordinance states that final redress was through the Circuit Court and the appeal should have been filed within 30 days after the affected party receives actual notice of the DRB decision.

Kent Prause said that Section 21-109 F 1 of the Zoning Ordinance states that an application for a C of A shall be submitted to the Zoning Administrator who initially determines whether the application is complete and whether it requires approval of the DRB. He further stated that regarding the second application, Section 21-184 B, Powers of the Zoning Administrator, gave him the responsibility to determine whether or not any request for a C of A need be submitted to the DRB. He advised that in this case the application should not be resubmitted to the DRB.

Kent Prause went on to say that Section 5 in Article III of the adopted DRB By-Laws states that the vote shall serve as a final decision of the board and the time frame for an appeal shall commence at the announcement of said decision unless the applicant or his or her designated agent is not present. Sections 6 and 7 define minutes approved by the board as the Form and Service of Order.

Steve Herlong asked about a rehearing. Kent stated that Section 8 of the By-Laws state that the applicant has to re-file within fifteen days of receiving the minutes and would have to have new information not available at the first meeting and new evidence of factual findings. This was not done.

A discussion ensued regarding the review criteria used by the DRB at the time of the first application and whether or not this might bear on the situation. It was determined that design review criteria were not the issue in this case.

Betty Harmon moved that the board go into executive session for legal advice from Trenholm Walker. The motion was seconded by Duke Wright. A vote was unanimous.

The board returned and was called back into session by Steve Herlong.

Betty Harmon moved that the DRB accept Kent Prauses' rationale and determination that it was inappropriate to rehear the second application and the original board decision stand as voted in November 2004. The vote was three to one to approve the motion. Betty Harmon, Steve Herlong and Duke Wright voted to in favor and Michael Daly voted against to motion.

Pat Ilderton returned as Chairman of the board and called for the next application:

The Hope Residence at 2524 I'on
Roof Replacement

Kent Prause stated that all necessary material had been received with the application to re-roof the structure, known as the Swainall House, which was listed as a Traditional Island Landmark.

Bill Cahill from Cahill Contractors, LLC described the existing condition and scope of work of the proposed project which was to install a 5v 26 gauge galvanized acrylic coated roof over the entire house.

Pat Ilderton asked for public comments. There were none.

Duke Wright moved and Steve Herlong seconded that the application be approved. The vote was unanimous in favor.

Pat Ilderton called for the next application:

The Satterfield Residence, 3029 Middle Street
Construction of a New House

Kent Prause stated that all required material had been received with the application. He said there may be zoning issues regarding the third story and referenced Section 21-28 of the Zoning Ordinance.

Johnny Tucker, the architect, representing the owner discussed the design and presented a model of the proposed project.

Pat Ilderton asked for public comment. Discussion ensued among board members and individuals in the audience regarding appropriateness of the design in terms of neighborhood compatibility, mass, scale and height. After considerable discussion, it was concluded that the Middle Street façade was a bit too massive for the neighborhood and the proposed design should be modified.

The owner withdrew the application and will resubmit at the November 2005 meeting.

Pat Ilderton called for the next application:

The Rhodes Residence, 1914 Middle Street
Construction of a New House

Kent Prause stated that all required material had been received and that this was an application that had been deferred from the September 2005 meeting. The project had been redesigned and had received BZA approval.

Pat Ilderton asked for public comments. There were none.

Board members discussed the attributes of the new design in terms of neighborhood compatibility, mass, scale and height as well as materials since the property is in a historic district.

Steve Herlong moved and Duke Wright seconded that he proposed design be approved with the provision that the designer return to the board for review of final construction documents and building materials. The vote was unanimous in favor.

Pat Ilderton called for the next application:

The Lipman Residence, 2320 Iron Avenue
Alterations to a Historic Structure

Kent Prause stated that all required material had been received.

Bill Barr and Elizabeth Allen represented the owner and presented the application. The request was to return the cottage, a traditional island resource, to its original configuration by demolishing two or three additions tacked on to the rear over the years, then construct a new porch on the rear and alter the front by installing two dormers on the front.

Pat Ilderton asked for public comments. Carlton Poulnot spoke from the audience saying that he was very familiar with the history of the house and site. He said he was not as opposed to alterations to the original cottage as he was to construction of a new house on the lot resulting in two structures on the property.

Discussion ensued among board members and the architect regarding the design as well as condition of the structure. Questions were also raised regarding what portion of the existing configuration might be original versus what was added over the years. During the discussion the architect said that the proposed dormers were not crucial to the project. It was also noted that the new Zoning Ordinance, under certain conditions, allowed two structures on certain properties in order to preserve historic buildings on Sullivan's Island.

Steve Herlong moved and Betty Harmon seconded to defer the application to the next DRB meeting so board members could visit the site. The vote was unanimous in favor. The site visit was scheduled for 26 October 2005 at 9:00 AM.

Pat Ilderton recused himself from the next agenda item. Steve Herlong assumed the Chairman's role and called for the next application.

Ilderton Contractors, 2002 Gull Drive
Restore Accessory Structure

Kent Prause stated that all required material had been received.

Doug Smith presented the application for the owner.

Steve Herlong asked for public comments. There were none.

Michael Daly moved and Betty Harmon seconded that the application be approved as submitted. The vote was unanimous in favor.

Pat Ilderton returned to the chair and adjourned the meeting at 8:45 PM.

Duke Wright
Secretary

Pat Ilderton
Chariman

