

**Sullivan's Island Design Review Board Meeting
16 November 2005**

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

The Chairman then introduced two new board members, Cyndy Ewing and Billy Craver.

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

Steve Herlong moved and Michael Daly seconded that the minutes of the 19 October 2005 meeting be approved. The vote was unanimous to approve.

Pat Ilderton called for the first application:

Rhodes/Haskins Development, 1908 Middle Street
New Construction on a Historic Property

Kent Prause stated that a site plan, floor plan and elevations, but not a description of exterior materials of the proposed structure, had been received with the application. He drew attention to Section 21-30 of the Zoning Ordinance regarding orientation of the front façade of principal buildings. It was determined that since the new structure replaces a structure to be demolished that faces Central Avenue the new structure could also face Central Avenue.

Discussion ensued regarding building materials. It was decided that since the proposed structure is in a historic district with a historically designated building to remain on the property that the board should review proposed exterior building material.

Pat Ilderton asked for public comments. There were none.

Kent Prause suggested that the application be deferred or approved with the condition the applicant return for approval of building materials before final approval.

Betty Harmon moved and Duke Wright seconded that the application be approved contingent upon approval of building materials. The motion was amended to include submission of detailed construction drawings.

The vote was unanimous in favor.

Pat Ilderton called for the next application:

Lasso Residence, 2802 Jasper Blvd.
Addition of a deck to a historic structure

Kent Prause stated that necessary material except a description of the scope of work had been submitted with the application.

Carl Berry spoke for the applicant and described the proposed scope as essentially removing the roof of an existing screened porch on a rear deck of the existing house and constructing a second level deck with a new exterior door in its place. The railing would be 4X4 posts with stainless steel cable.

Pat Ilderton asked for public comments. There were none.

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

Pat Ilderton called for the next application:

Lipman Residence, 2320 I'on Avenue
Alterations to a Historic Structure

Kent Prause stated that this application was deferred at the 19 October 2005 meeting so DRB members could visit the site. The site visit was made on 26 October 2005.

Elizabeth Allen represented the owner. She reviewed her earlier comments at the 19 October meeting regarding their desire to remove all additions and do some alterations to the original historic cottage.

Pat Ilderton asked for public comment.

Dr. Pittman, who resides at 2313 I'on, stated that he opposed the proposed project which apparently was to reduce the size of the cottage simply to enable the owner to construct a new, larger house on the property.

Mr. Poulnot, who resides at 2320 I'on, inquired how the 50% rule and FEMA flood requirements would apply in this instance. Pat Ilderton said he thought they both would apply depending on the final scope of work. A discussion ensued and Kent Prause noted that the cost of demolition would be included in the calculation.

Randy Robinson noted that the town was working on an application to place certain historic properties on Sullivan's Island on the National Historic Register. No one knows if or when this will be concluded but in the final analysis some restrictions would be eliminated on properties so designated. He also said that some relief may be granted by the BZA.

Dr. Pittman stated that he believed some of the additions proposed to be demolished were historic in themselves and this should be grounds for denial of the application. He further stated that two houses have never been allowed on one lot on Sullivan's Island. Pat Ilderton commented that the new Zoning Ordinance did allow two buildings on certain properties in order to preserve historic structures.

Steve Herlong moved and Michael Daly seconded that a Certificate of Appropriateness be approved to remove the additions as proposed providing the applicant return to the DRB for approval of the scope of work on the remaining cottage before starting work.

Those in favor were Pat Ilderton, Steve Herlong, Michael Daly and Duke Wright. Betty Harmon was opposed. Two new board members did not vote since this was a carry over item from a previous meeting before their joining the board.

Dr. Pittman asked if he had a right to appeal the decision and if an appeal would stay the decision. Kent Prause said that the only recourse would be in Circuit Court.

Pat Ilderton called for the next application:

Satterfield Residence, 3029 Middle Street
Construction of a New Residence

Kent Prause stated that this was a resubmission of an application deferred from the 19 October 2005 meeting. In the earlier meeting there was considerable discussion regarding scale and mass in the neighborhood and whether or not the design included a third story as defined in Section 21-28 of the Zoning Ordinance.

Johnny Tucker, the architect, described the redesigned scope of work that included a front façade setback, smaller roof deck, and smaller third tier windows on the front.

Steve Herlong asked if the owner was seeking relief regarding front and side setbacks and square footage. The owner said yes.

Pat Ilderton asked for public comments. There were none.

Trenholm Walker advised that the DRB must vote either yes or no on the design as submitted along with requested adjustments allowed in the Zoning Ordinance.

Steve Herlong moved and Michael Daly seconded that the application be approved granting the requested increase in square footage to 3,700 SF, decreased front setback, and reduction of side yard setbacks.

Those in favor were Pat Ilderton, Steve Herlong and Michael Daly. Betty Harmon and Duke Wright were opposed.

The Chairman, Pat Ilderton, asked to be excused from the meeting. Steve Herlong assumed the role as Chairman and called for the next application:

Burton Residence, 920 Middle Street
Addition and Alterations to a Historic Structure

Kent Prause reminded the board that the applicant had received a C of A in July 2005 contingent on the BZA approving required variances which had now been granted. He further stated that revised drawings and photographs had been received.

Jack Burton presented the revised design that included elevating the existing historic structure, increasing the pitch of the roof, adding dormers on the front, and installing false windows on the ground level to give the appearance of living space. Kent said that building materials should be reviewed since this was an alteration and addition to a historic structure. They were reviewed and approved.

Steve Herlong asked for public comments. There were none.

Kent Prause said that exterior treatment of the ground level façade would have to meet the Zoning Ordinance. Randy Robinson said that the base flood elevation was not shown on the drawings. Jack Burton said the house was currently 6 feet and would be raised to 10 feet, the base flood elevation.

Michael Daly moved and Billy Craver seconded to approve the revised design as submitted with BZA variances. The vote was unanimous in favor.

Steve Herlong called for the next application:

Langley Residence, 1618 Middle Street
New Fence around a Historic Building

Kent Prause stated that the application included all material except a drawing of the proposed fence. He further said that the proposed picket fence would have to conform to the Zoning Ordinance regarding height over 4 feet and open space across the plane of the fence. Milton Langley said that it would conform.

Steve Herlong called for public comments. There were none.

Michael Daly moved and Betty Harmon seconded that the application be deferred until the applicant returns with more detailed drawings and a description of materials.

The vote was unanimous in favor.

Michael moved and Cyndy Ewing seconded that the meeting be adjourned. A vote was unanimous in favor.

Pat Ilderton
Chairman

Duke Wright
Secretary