

**Sullivan's Island Design Review Board Meeting
20 December 2006**

Vice Chairman Steve Herlong 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: Steve Herlong, Duke Wright, Billy Craver, Cyndy Ewing, Betty Harmon and Fred Reinhard. Pat Ilderton did not attend. Also attending were Clay McCullough, Kent Prause, Randy Robinson and Kat Kenyon.

Steve Herlong moved and Duke Wright seconded to amend the agenda to discuss questions about several properties with Randy Robinson. The vote was unanimous in favor.

Billy Craver moved and Fred Reinhard seconded to approve the minutes of the 15 November 2006 DRB meeting. The vote was unanimous in favor.

Steve Herlong called for the first application:

Boehm Residence, 412 Station 14
Demolition

Kent Prause stated that this was on the agenda because of a pending addition to the Zoning Ordinance that will require DRB review of any demolition or removal of any property 50 years or older. The board can review the property and decide if it should be added to the historic list of structures on the island. He said that the slab was originally for a Fort Moultrie machine shop and could possibly have some historic significance.

Steve Herlong called for the applicant to speak. Paul Boehm, the owner, said that the house and concrete slab upon which it sits are not listed as historic properties and are not in a historic district. They are simply over 50 years old. He further said that he had spoken to David Schneider who told him he did not believe the house had any historic value. He also submitted a partition with 25 signatures of neighbors and others who posed no objection to the house being demolished.

Steve Herlong called for public comments. Elizabeth Woods said she was concerned that removal of the slab would create drainage problems for her adjacent property. Ann Bourland, who currently rents the house, said that the house was poorly insulated, contains only one bathroom and does not have adequate provisions for a clothes dryer. She also said the house was infested with rats. Roy Williams said that the house contains woodwork that should be saved because it came from a historic property on Phillips Street in Charleston. Paul Boehm said they would be sure that proper drainage would be provided and he intended to preserve as much of the historic woodwork as possible.

Steve Herlong closed the public comment period.

Randy Robinson commented that there were several homes on Sullivan's Island that were constructed on old concrete slabs. He also said that if the slab was removed the height of the lot could not be raised or lowered.

Billy Craver moved and Duke Wright seconded that after board consideration of provisions of Section 21-94 (D) of the Zoning Ordinance the slab and house were not worthy of designation as historic properties and recommended the board approve the application to demolish both. The vote was unanimous in favor.

Steve Herlong called for the next application:

Rhodes Residence, 1908 Middle Street
Modifications to a Previously Approved Application

Kent Prause stated that this application was for approval for changes that had already been made to previously approved plans. Revised plans and photographs were included in the submission. He said that on 16 November 2005 the board approved the design concept, on 21 December 2005 details were approved, and on 18 January 2006 materials were approved.

Cyndy Ewing noted that in addition to the changes shown on the plans the house had been totally flipped (mirrored) from the approved orientation.

Fred Reinhard said that the pool deck was different than the one originally approved.

After a board discussion it was determined that the application was incomplete and the applicant was asked to resubmit complete and more detailed drawings.

Steve Herlong asked for public comments. There were none.

Sammy Rhodes said that the house was re-orientated to save a large oak tree on the property. He then asked to withdraw the application.

Steve Herlong called for the next application:

Meyer Residence, 2730 Brooks Street
Change in Window Design for Historic Property

Kent Prause stated that the board had approved two previous applications for work on this historic property. In order to meet code this request was to change previously approved true wood divided light windows in the new addition to double hung aluminum clad DP 50 rated windows and replacement of 6 over 6 true wood divided light wood double hung windows with 2 over 2 aluminum clad simulated divided light double hung

windows in the existing historic house. He further said there were other options available to meet the code.

Steve Herlong called on the owner to discuss the application. Greg Beasley, representing the owner, said aluminum clad windows had been previously approved for the addition but did not match those in the original house the age of which could not be determined.

Steve Herlong asked for public comments. There were none.

Betty Harmon moved and Fred Reinhard seconded to approve 6 over 6 true wood divided light windows in the historic portion of the structure and 2 over 2 aluminum clad windows in the addition. Betty Harmon, Cyndy Ewing and Fred Reinhard voted in favor. Steve Herlong, Duke Wright and Billy Craver voted against. The motion carried.

Steve Herlong called for the next application:

Jose Biascocechea, 2850 Jasper Blvd.
New Construction on a Historic Property

Kent Prause stated that this application had previously been to the board and denied. It is for construction of a new house and preservation of a historic house on the same lot. The applicant was now requesting increases in principle building lot coverage, square footage and side façade. He further said that Section 21-20, C (2) (j) of the Zoning Ordinance states that the DRB could not grant discretionary increases for these items on properties with a second structure.

Ron Denton, representing the owner, said that he did not realize this was the case when the historic house was designated as the accessory structure.

The board discussed the proposed revised site plan and design regarding height, mass and scale of the new structure.

Steve Herlong asked for public comments. Jamie Moore asked to see the plans of the proposed new house and said he was opposed to two houses on one lot and that the board needed more detailed information on design of the house. Red Richardson said that the property line dispute on this lot had still not been resolved. Roy Williams said that he could not understand how a decision could be made until the property line dispute was resolved.

Steve Herlong read a 20 December 2006 letter from Bobby Thompson regarding the Station 28 ½ right-of-way between Jasper Blvd. and the marsh.

Clay McCullough said that the property line dispute should not affect a board decision on the proposed work.

Billy Craver asked if the application was for conceptual approval of the specific location of the new house on the property and Betty Harmon noted that there was a shed on the property.

A board discussion followed. Billy Craver then moved and Duke Wright seconded to grant conditional approval of the site plan and sketches submitted regarding location, general mass and scale of the new house plus an invitation for the applicant to submit more detailed plans with specific emphasis on relationship and compatibility with the existing historic structure. The vote was unanimous in favor.

Steve Herlong recused himself and Duke Wright assumed the chair and called for the next application:

Lewis Residence, 2101 Pettigrew
Partial Demolition of a Historic Structure

Kent Prause stated that the applicant was asking for demolition of the downstairs (ground floor) portion of the house that is classified as Altered. The historic survey card indicates that the alterations were done in 1987.

Layne Nelson, Steve Herlong Associates, represented the owner, and made a presentation. She said they were asking for conceptual approval to further alter the structure by demolishing the existing ground floor enclosed areas and relocating the house forward toward the street in order to allow space for an addition on the seaward side of the existing house. The mass and scale of the addition would be compatible to other houses in the neighborhood. She said the existing enclosed ground floor areas are not heated and connected to the second floor with an outside stairway.

Layne noted that the need to move the house toward the street to create space on the ocean side is driven by requirements of Section 21-22 D (b) of the Zoning Ordinance.

Duke Wright asked for public comments. There were none.

A board discussion followed and Rand Robinson gave a history of the existing house as he knew it. Betty Harmon moved and Cyndy Ewing seconded that the existing structure be added to the list of historic properties and that the owners be given the required 30 day notice. Betty Harmon, Cyndy Ewing and Fred Reinhard voted in favor. Billy Craver and Duke Wright voted against. The motion carried.

Bill Barr, representing the owner, said they would waive the 30 day notice requirement and agree to add the house to the list of historic properties. Layne Nelson agreed and asked that the board decide on the demolition so they could get on with design.

Board members decided to visit the house. To that end the January 2007 meeting will convene at 5:30 PM at the site. The meeting adjourned at 9:30 PM.

Steve Herlong, Acting Chairman

Duke Wright, Secretary