

**Sullivan's Island Design Review Board Meeting  
September 20 .2006 Draft**

Chairman Pat Ilderton called the meeting to order at 5:30 PM at the site visit of 405 Station 22.

Members attending: Pat Ilderton, Steve Herlong, Michael Daly, Duke Wright, Betty Harmon, Cyndy Ewing, Randy Robinson, and Kat Kenyon also attended. Billy Craver did not attend.

Heidi Brown, Seth Fisher who are the applicants and also Bill Barr (their attorney) were also present at the site. Bill Barr described the house and what the owners felt was the original historic structure and what they considered additions, he also described what the home owners plans were for the house.

All the board members than viewed the structure, the inside, outside and foundations. The Board reconvened at the Town Hall, where they were joined by Kent Prause, to continue the meeting.

Pat Ilderton than recalled the meeting to order: asking for approval of the August 16, 2006 minutes.

A motion was made by Michael Daly, seconded by Duke Wright to approve the minutes of the August meeting. The vote was unanimous.

Pat Ilderton stated that the board would continue the discussion of 405 Station 22 and called for Kent Prause's comments.

Kent Prause stated that the applicant attended the August DRB meeting with the request for removal of additions and the board had deferred the application to make a site visit. Bill Barr, who was representing the owners, showed the additions they were requesting to remove and what the homeowners considered the original Historic Structure. The board than held their discussion, which include the raising of the structure, the appraisal of the structure, the 50% rule and what could happen if the homeowners were to exceed the 50%. Cyndy Ewing stated that she had spoken to David Schneider in reference to this structure which according to the historical study was built in 1870. It was originally located near Fort Moultrie and moved to its present location around 1902. It was added onto and used as a school and those additions are part of the historical character of the house as it sits at the address of Station 22. Kent Prause stated that the Historical Survey Card stated that the additions were added around 1955, which would make the additions Historic.

A motion was made by Duke Wright, seconded by Steve Herlong to approve the request to alter the existing structure as indicated on the submitted drawings that were submitted for the proposal and will become part of the record and that the owner return to the board with a further review of the conditions found when they begin to explore further design issues based on what is found during the demolition period. The board than held a discussion. The vote was 4 for and 2 against. The motion passed.

Pat Ilderton than called the next applicant:

2851 Jasper Blvd.  
Lee Residence

Approval of Station 28 as the front façade  
for pool addition purposes.

The applicant showed the original application for the pool and where it was located on the property. If the orientation was Jasper they would be requesting to construct the pool in the front yard which is not allowed. The applicant was asking for no variance or extras Kent Prause stated that the applicant was here for a determination of the front façade, and that the applicant was requesting that the board determine that Station 281/2 was the front façade and that Jasper Blvd was the back of the lot. Kent Prause referred to section 21-30C and also in reference to the pool (recreational facility) location section 21-142 B1. When the house had been built they used 281/2 as the front façade. The board then held a discussion.

A motion was made by Michael Daly, seconded by Steve Herlong to approve the front façade as being on Station 281/2. The vote was unanimous.  
Pat Ilderton then called the next applicant:

1752 Central Avenue #249 Bragg Residence  
(This house is on the list as Middle Street)  
Demolition, renovation & additions

Kent Prause stated that the Historical Survey Card information had been handed out, the applicants were asking for a conceptual approval, the application, photo's with the additions drawn on. Kent reminded the board that the secretary of Interior states that an addition should be added in a fashion that it can be easily removed.

Mark Bragg, the owner, submitted more extensive plans stated that he had previously renovated a Historic home; he would do the additions onto the side and back to the originality. He stated that he would like to remove the vinyl siding, exposed rafters, reopen the front and side porches that had been enclosed, and then construct an addition which would contain a master bedroom, kitchen and den. Randy Robinson stated that the applicant might want to change the roof line to make it look more like an addition, so that the addition is distinguished from the original structure.

The board then held a discussion.

A motion was made by Steve Herlong, seconded by Michael Daly to conceptually approve a proposed addition to this principal structure that would take it to approximately 3500 square feet with the condition that the board approves the conceptual plans, site plan and elevations.

The vote was unanimous to approve the vote. Duke Wright stated that the board should visit not only the site but also the neighborhood.

Cyndy Ewing stated that the applicant might be able to get the Blue prints on this officer's Quarters from Washington and gave the email address of the person to contact. (see attached email from Cyndy Ewing)

Pat Ilderton then called the next applicant:

2502 Middle Street  
Spelman Residence  
Addition to a Historic Structure

Steve Herlong rescued himself from the board.

Kent stated that this was a new house in the Historic District and are asking for conceptual approval to move forward with plans. The applicants are asking for modifications for the front/side setbacks and the building foundation height. Sabrina Cochran from Herlong and Associates was representing the Spelman's. The house was built in 1990; the lot is not compliant with current lot coverage requirements, there is too much impervious material coverage and listed a number of items that they were going to remove to increase the pervious coverage and bringing the lot coverage back into compliance. Sabrina explained the project descriptions as filled out on the application and also reviewed the justifications for neighborhood compatibility were. Cyndy Ewing stated that the cottage at the back of the house is a historic structure.

A motion was made by Duke Wright, seconded by Michael Daly to approve the application as submitted. Duke Wright, Michael Daly, Pat Ilderton and Cyndy Ewing for, Betty Harmon against. The motion was approved.

Pat Ilderton than called the next application:

2320 I'on Avenue  
Heller Residence  
Alteration of a Historic Structure

Kent Prause stated that the board had reviewed this application at previous meetings and the board has asked them to return with specific details.

Elizabeth Allen represented the applicants stated that they had received a certificate of appropriateness with conditions at the last meeting. The board asked for three items which were (1) that the Heller's agreed to keep the orientation of the pickets in the porch railing (2) that they use vinyl wood clad windows, (3) and to keep the decorative scallop in the fascia on the front porch. The board held a discussion, and asked if the owners would agree to use 6x6 laminated box columns for the porch. The owners agreed to the change.

A motion was made by Cyndy Ewing, seconded by Betty Harmon to approve the plans as submitted with the changes recommended by the board. The vote was unanimous.

The meeting was adjourned.