

**Sullivan's Island Design Review Board Meeting  
15 November 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, Fred Reinhard, Duke Wright, Betty Harmon, Cyndy Ewing and Billy Craver. Kent Prause, Randy Robinson and Kat Kenyon also attended.

Steve Herlong called for approval of the September minutes. Cyndy Ewing said that in paragraph two the words "on the Historic Survey" should be added after the historic number 214 and that she said she hoped in the future the DRB would not be used as a way to work around setback issues.

Betty Harmon said that the wording for the motion to approve plans on the Heller residence was reversed. It should read "Betty Harmon moved and Cyndy Ewing seconded".

Duke Wright referred to the motion in the September 2006 minutes to conceptually approve the proposed addition to 1752 Central Avenue. He said the board had approved an addition of up to a total of 3,500 SF contingent on approval of plans, site plans and elevations.

Betty Harmon moved and Cyndy Ewing seconded to approve the corrected minutes. Steve Herlong, Fred Reinhard, Duke Wright, Betty Harmon and Cyndy Ewing voted to approve. Billy Craver abstained since he did not attend the meeting.

Steve Herlong then called for approval of the October minutes. Cyndy Ewing noted a typo in the spelling of historic on page two. Betty Harmon moved and Cyndy Ewing seconded to approve the minutes. Steve Herlong, Fred Reinhard, Duke Wright, Cyndy Ewing and Betty Harmon voted to approve. Billy Craver abstained since he did not attend the meeting.

Steve Herlong called for the first application:

John Chippardi Residence, 904 Middle Street  
Construct Swimming Pool and Pervious Deck

Kent Prause stated that the existing house on the lot was authorized under the old Zoning Ordinance but that the proposed work had to be considered under Section 21-30 of the new ordinance that deals with orientation of the principal building. He went on to describe the three design standards in the section and said the application was asking the DRB to determine orientation of the principal building on the lot since that affects

whether or not a pool could be constructed as proposed on the lot. He further said a variance from the BZA regarding setbacks would be required.

Steve Herlong asked for public comments. There were none.

A board discussion ensued that centered on the irregular shape of the property, orientation of the house, relationship of the proposed pool to adjacent lots and neighborhood compatibility. It was generally concluded that because of the irregular shape of the lot the façade of the house facing Osceola Ave should be considered the front. This would allow a pool to be installed as proposed in what would then be the rear yard.

Randy Robinson said that the proposed privacy fence could be only four feet high and could not be a solid fence.

Billy Craver moved and Fred Reinhard seconded that the DRB recognize the house as fronting on Osceola Ave and conceptually approve the application as submitted. Steve Herlong, Fred Reinhard, Billy Craver, Betty Harmon and Duke Wright voted in favor. Cyndy Ewing voted against. The motion carried.

Steve Herlong called for the next application:

2850 Jasper Blvd.  
Relocate and Alter a Historic Structure

Kent Prause stated that the applicants, Jose Biascoechea and Nellie Dawson, proposed to relocate and alter (some demolition and new additions) the historic house. He said they would need BZA approval as well as DRB approval regarding relocation of and additions to the historic structure. The issue of disputed property lines was also still unresolved.

Steve Herlong called on the applicant to make a presentation.

Ron Denton, representing the owners, made the presentation. He said they had been before the DRB in June 2006 and the application was deferred and it was his understanding that the board was concerned about two structures on the property and favored an addition to the historic house.

He said they were seeking conceptual approval to relocate the historic house that was constructed in the 1850s and remove additions and enclosures some of which were done around 1935 and don't have historic value. There are also structural issues regarding the later additions. They want to retain the front porch and restore the main part of the house to make it a focal point of the overall combined old and new two story structure. The historic house is non-conforming and to make it conforming would ruin the character of the structure.

Steve Herlong asked for public comments. Roy Williams said that the property adjoined an unopened street and that moving the house would decrease the historic value. He also expressed concern about a large addition overpowering the historic house. Betsy Richardson said that the property lines were still in dispute and she thought the zoning ordinance prohibited removing heated space. Billy Richardson reiterated the property line dispute issue and said that the board should limit the overall square footage.

Kent Prause said that the owners were not removing square footage in order to get under the 1,200 SF maximum allowed so they could add a second structure on the property.

Fred Reinhard moved and Betty Harmon seconded to disapprove the application. A discussion ensued regarding the implications of disapproval versus deferral of an application.

Fred Reinhard, Betty Harmon and Cyndy Ewing voted to disapprove. Steve Herlong, Duke Wright and Billy Craver voted not to disapprove.

The motion did not carry.

Billy Craver then moved and Fred Reinhard seconded to deny the request to move the structure to the center of the property as proposed in the application. Steve Herlong, Duke Wright, Billy Craver, Fred Reinhard and Betty Harmon voted in favor. Cyndy Ewing voted against. The motion carried.

After further discussion Billy Craver moved and Fred Reinhard seconded to defer the application and have the applicant return to the DRB after:

- Further investigation of all elements of the historic structure to determine how to retain most if not all of the house.
- Restudying the mass of the proposed design with emphasis on the relationship of the new addition to the existing historic structure.

Steve Herlong, Duke Wright, Fred Reinhard, Billy Craver and Betty Harmon voted in favor. Cyndy Ewing opposed. The motion carried.

Steve Herlong called for the next application:

Rittenberg Residence, 1002-C Middle Street  
Alteration to Front of House

Kent Prause stated that the property contained two structures, one a historic cottage constructed around 1915 and a newer, much larger house. Work is proposed on the newer house, not the historic cottage. The owner proposes to remove the existing three levels of partial front porches and replacing them with porches extending across the entire front façade of the house. New columns would also be installed.

Steve Herlong called on the applicant to present an overview of the proposed work. Matt Tressler, representing the owner, made a presentation. He stressed that the new porches would be wider and deeper and would greatly enhance the front façade of the house.

Board discussion ensued regarding the affect of changes to the front façade and increased parking area in the front of the house.

Steve Herlong asked for public comments. There were none.

Randy Robinson said that the driveway would be enlarged with pervious material.

Duke Wright moved and Billy Craver seconded to approve the application as submitted. Steve Herlong, Duke Wright, Betty Harmon, Fred Reinhard and Billy Craver voted in favor. Cyndy Ewing voted against. The motion carried.

Steve Herlong adjourned the meeting.

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Steve Herlong  
Vice Chairman

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Duke Wright  
Secretary