

**Sullivan's Island Design Review Board Meeting (Rev 1)**  
**15 March 2006**

Vice Chairman Steve Herlong chaired the meeting in the absence of Pat Ilderton. The meeting was called to order at 6:10 PM. Steve stated that the Freedom of Information Act requirements had been met for the meeting and read the agenda.

Members attending: Steve Herlong, Duke Wright, Michael Daly, Betty Harmon, Cyndy Ewing and Billy Craver. Pat Ilderton did not attend. Also attending were Kent Prause, Randy Robinson, Trenholm Walker and Kat Kenyon.

Michael Daly moved and Cyndy Ewing seconded to approve the 15 February 2006 minutes. The vote was unanimous in favor.

Betty Harmon moved and Cyndy Ewing seconded to amend the agenda to include a discussion of the DRB Application Form. The vote was unanimous in favor to add this to the end of the meeting agenda.

Steve Herlong called for the first application:

Appel Residence, 2924 Marshall Blvd.  
New Construction

Randy Robinson stated that this application had been reviewed and deferred at the 15 February 2006 meeting. This resubmission addressed recommendations and comments on the original design made by the DRB at the earlier meeting. A list of changes was included in the resubmission.

Joe Dawson, the architect, made the presentation and indicated that all items from the earlier meeting had been reviewed and incorporated into the design.

Steve Herlong asked for public comments. There were none.

A discussion ensued and focused primarily on the wrap around roof over the veranda and how it would tie into the side of the house on Station 30. Duke Wright noted that the composite photograph presented by Mr. Dawson showed the house very far forward on the lot and suggested he consider setting it as far back as possible because of summer traffic and parking noise in the immediate area.

Billy Craver moved and Michael Daly seconded to approve the application subject to the wrap round roof from the veranda tying into the small deck on the side of the house. Billy Craver moved and Michael Daly seconded to withdraw the motion so that he could restate it. The vote withdraw the motion was unanimous. The motion was removed and replaced by a second motion seconded by Michael Daly approving the application and granting relief from the two foot setback requirement on the small second level façade fronting Station 30 and subject to further DRB review of the roof design.

Betty Harmon moved and Duke Wright seconded to amend the second motion to require a metal roof on the entire house rather than a combination composite shingles and metal. A brief discussion ensued regarding how involved the DRB should be in the details of design and material selection on non historic houses.

The vote to add this amendment was three in favor (Harmon, Ewing and Wright) and three against (Herlong, Craver and Daly). The amendment was not added.

A vote was then taken on the Billy Craver restated motion. The vote was five in favor (Herlong, Craver, Wright, Daly and Harmon). The vote against was Ewing.

Steve Herlong called for the next application:

Danielson Residence, 1460 Thompson Ave.  
Renovation

Kent Prause stated that this application had be reviewed and deferred at the 15 February meeting. The request is for an increase of 20% above the maximum lot coverage for a non-conforming structure.

The owner, Billy Danielson, made the presentation and said the net affect of the proposed work would reduce overall principal building heated and cooled square footage and increase lot coverage by 110 square feet.

Steve Herlong asked for public comments. There were none.

A discussion ensued regarding principal building coverage and non-conformities.

Billy Craver moved and Michael Daly seconded that the application to rearrange elements of the building exterior as indicated on sketches submitted and increase overall square footage of the existing non-conformance by 110 square feet (subject to the number being verified by Kent Prause) be approved. The applicant was also requested to resubmit final plans to Kent Prause for review.

A discussion ensued regarding the need for staff to determine and verify accuracy of numbers in a situation such as this before DRB review.

A vote was taken, four in favor (Herlong, Daly, Wright and Craver) and two against (Harmon and Ewing).

Steve Herlong recused himself from the next application. Duke Wright assumed the chair.

Duke Wright called for the next application:

Houston Residence, 1104 Osceola Ave.  
Addition to a Historic Structure

Kent Prause stated that necessary information except a materials list had been received with the application. The request is to construct an addition to the existing structure that allows a 12% increase in principal building coverage (the board can grant up to a 20% increase) and for an increase in impervious coverage by 2% (the board can grant up to a 25% increase but only using grass pavers). A discussion took place between Kent Prause and DRB members regarding permissible adjustments that could be granted by the board.

Layne Nelson, Herlong and Associates, made the presentation with drawings. She said the proposed design adds a one story master bedroom suite, bathroom and deck to the rear and a wrap around extension of the porch on the front of the existing one and one-half story historic structure. The existing house is non-compliant regarding setbacks but the owner is not asking for any additional setback allowance. She distributed site plans with corrected setback lines.

Overall building square footage will be under the maximum allowed. The request is for an adjustment to principal building coverage.

A discussion ensued regarding importance of preservation of houses such as this and neighborhood compatibility.

Duke Wright asked for public comments. There were none.

Kent Prause said that a materials list was not included in the submission and that the survey card showed an alteration to the original structure in 1980. He said the house has weatherboard siding and that the DRB may want to include a requirement for weatherboard siding on the addition along with galvanized metal roof on the entire house. If these conditions were specifically stated in the motion approved by the board they would become binding on the owner.

Randy Robinson stated that the addition may trigger the 50% meaning that the value of the addition can only be 50% of the current appraised value of the existing structure without requiring the entire house to be brought up to current codes. He said that he could not find the existing or proposed square footages on the drawings. Layne said that the addition would be 984 square feet and the deck and porch addition would be 1060 square feet. Randy indicated that the accessory building (garage) square footage did not count in the totals and that a variance may not be required.

Billy Craver moved and Michael Daly seconded a motion to approve the application to increase permissible principal building coverage by 12% and require the use of wood siding and metal roof to match existing. The vote was unanimous in favor.

Steve Herlong returned to the chair and called for the next application:

Corley Residence, 2216 Atlantic Blvd.  
Addition to a Historic Structure

Kent Prause stated that necessary information had been received with the application and that the owner was asking for relief from setback requirements.

Steve Hendel made the presentation for the owner. The project included addition of a 53 foot long, 10 foot wide partially enclosed (bathroom) deck across the rear of the existing house. The proposed roof is grey Gavalumm matching the front porch roof. A fuel oil drum would be located under the deck.

Steve Herlong asked for public comments. There were none.

Kent Prause encouraged the DRB to state a preference of materials. A discussion ensued that lead to an agreement that exterior sheathing would match existing material and that the addition would be setback approximately 16 inches on each end to match the front porch setback and the new roof would be hipped. Randy Robinson expressed concern that the oil drum under the deck may be a fire code violation and should be checked. He suggested locating the drum somewhere in the yard.

Steve Herlong moved and Duke Wright seconded that the application be approved contingent on design changes suggested in the paragraph above by the DRB. The vote was unanimous in favor.

Steve Herlong then turned attention to the last agenda item, a discussion regarding the application form. After some discussion it was agreed that the form needs to be modified to provide for more consistent and relevant information. This will enable DRB members and town staff to review submissions ahead of time and be more informed and better prepared to address applications at DRB meetings. Randy Robinson and Duke Wright will develop a draft for review at the next meeting.

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Steve Herlong, Vice Chairman

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Duke Wright, Secretary