

**Sullivan's Island Design Review Board Meeting  
21 February 2007 (Revised)**

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

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

Pat Ilderton called for approval of the December 2006 minutes. Cyndy Ewing asked that several changes be made to the Rhodes/Meyer applications. The changes were made. Duke Wright moved and Fred Reinhard seconded to approve the minutes as amended. The vote was unanimous in favor.

Pat Ilderton called for approval of the January 2007 minutes. Fred Reinhard moved and Steve Herlong seconded that the minutes be approved. Betty Harmon recused herself from the vote that was unanimous in favor.

Pat Ilderton called for approval of the 12 February 2007 special meeting minutes. Board members had not been given sufficient to review the minutes so action was deferred.

Pat Ilderton noted that the application on the agenda for 2708 Goldbug Avenue had been withdrawn. Cyndy Ewing asked if there was a time limit regarding withdrawal of applications. The answer was no.

Pat Ilderton called for the first application:

Cox Residence, 1807 Atlantic Avenue  
Addition to Structure in a Historic District

Steve Herlong recused himself.

Kent Prause said that the applicants had been before the board earlier and that this application was for conceptual approval of a proposed new addition. A portion of the old house would be retained. He further said that the applicant had been to the BZA for a variance to build seaward of the most seaward point of the adjacent house. The exact location was to be determined by mutual agreement with the owners next door.

Layne Nelson, Herlong & Associates, made a presentation for the owners. She described the proposed design and what was being done to preserve a portion of the original structure as well as maintain a low profile for the addition. They are seeking:

- 13% relief (533 SF) on standard principal building square footage allowed of 4,100 SF for a total requested principal building square footage of 4,620 SF.

- 2) 23% relief (3.5 feet) side yare set back for a porch.
- 3) 100% relief on side façade setback for two elevations.

Cyndy Ewing requested that future applications should have measurements on plans for them to be considered complete. A discussion followed agreeing that applications would not be considered complete unless they included to scale dimensions on floor plans and elevations along with a licensed survey of property

Cyndy Ewing and Betty Harmon expressed concerns regarding neighborhood compatibility in terms of height, mass and scale citing that the average size of homes in the surrounding historic neighborhood is only 2,047 SF and lower to the ground.

Pat Ilderton asked for public comments. There were none.

Duke Wright moved and Fred Reinhard seconded that the application be approved as submitted. The vote was Pat Ilderton, Billy Craver, Duke Wright and Fred Reinhard in favor. Betty Harmon and Cyndy Ewing voted against. The motion to approve carried.

Pat Ilderton called for the next application:

Neil Stevenson Architects, 1766 I'on Avenue  
Approval for Location of HVAC Equipment

Kent Prause said that previously approved January 2006 application and design did not address the location of roof mounted mechanical equipment. This request is to replace four roof mounted units with six units.

A board discussion centered around esthetic issues and further examination of alternative HVAC design solutions ensured.

Pat Ilderton called for public comments. There were none. He read a 21 Feb 2007 letter from Andrew Otto objecting to the location of the units.

Fred Reinhard moved and Cyndy Ewing seconded that the application be disapproved. Fred Reinhard, Cyndy Ewing, Betty Harmon and Steve Herlong voted to disapprove. Pat Ilderton, Duke Wright and Billy Craver voted to approve. The motion to disapprove carried.

Pat Ilderton called for the next application:

Jose Biascochea, 2850 Jasper Avenue  
Modify Existing Historic Structure

Trenholm Walker stated that even though there were unsettled questions regarding ownership and disputed property lines regarding the property the application could be received and heard by the DRB.

Ron Denton, representing the owner, said that the board had previously approved the concept to retain the historic house on the lot along with construction of a new house contingent on submission of a more detailed design. The design proposed removing side and rear porch enclosures, restoring covered front porch and adding new posts and handrails but not changing the basic configuration of the historic house.

Pat Ilderton asked for public comments. Red Richardson said that the property line disputed remained unresolved. Pat Ilderton read a 21 February 2007 letter from Betty Richardson.

Kent Prause said that the issue regarding the adjacent road (Station 28 ½) right of way should be resolved before DRB approval of the application.

Randy Robinson said that BFE elevations or the height of the proposed new house were not on the plans and a board discussion ensued.

Billy Craver moved and Duke Wright seconded to approve the application as submitted. After board discussion Billy Craver moved and Duke Wright seconded to amend the previous motion to provide conceptual approval contingent on the owner returning to the board with more detailed design and materials list. After more discussion both motions were withdrawn. Billy Craver then moved and Fred Reinhard seconded to provide conceptual approval of the application contingent on a site visit by the board. The vote was Billy Craver, Fred Reinhard, Duke Wright and Pat Ilderton in favor. Betty Harmon, Cyndy Ewing and Steve Herlong voted against. The motion carried.

Pat Ilderton called for the next application:

Will Post Residence, 1907 Iron Avenue  
Swimming Pool Construction

Kent Prause said the application was for construction of an in-ground rear yard swimming pool.

Mike Greer, representing the owner, described the proposed project as an accessory structure.

Pat Ilderton asked for public comments. There were none.

Duke Wright moved and Billy Craver seconded to approve the application as submitted. The vote was unanimous in favor.

The meeting was adjourned.

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Pat Ilderton, Chairman

Duke Wright, Secretary