

November 17,2004

Steven Herlong called the meeting to order on November 17,2004 at 6:00.

Kent Prause: Inquired if the committee had adopted Roberts Rules of Conduct at the October meeting. Kent was asked if the committee could revise the agenda at the meeting? His answer was it is not a good practice but could be done but should be on the written agenda with the twenty-four hour notification. Items to review for tonight will be Official request for Certificates of Appropriateness

Duke: motioned to appoint Steve Herlong to act as chair in Pat Ildertons absence.

Michael Daly: seconded the motion. Motion was voted on. Decision was unanimous.

Michael Daly: Motioned to amend the agenda to include discussion of the Historic Resources Design Review Manual.

Duke Wright: seconded the motion. Vote was unanimous. Discussion was then held on proposed changes to the agenda.

Kent Prause: The committee will need to adopt findings for their decisions. These decisions will set forth rationale for the approval and denial and give reason to the decisions as made by the committee. Include in the record why the decision was made.

Duke Wright: Are the minutes of the meeting considered the record.

Kent: The people who submit plans are seeking a Certificate of Appropriateness. This will be the official document before the permit. The Minutes are not approved until the next meeting. The applicants will want the certificate before that time, I suggest that the minutes are sent to council members as soon as possible and they can be approved at that time. The Certificate of Appropriateness can be released to the applicant at that time.

Randy Robinson: Kat can read back the motion in its entirety and then the board can approve the Certificate of Appropriateness.

Kent: In the motion to approve make the condition a requirement of approval. This will tie the approval to the condition. As an example asking for the use of a different type of window than what the plans call for would be a condition of approval.

Duke Wright: What level of detail do we need to have in the plans to make a reasonable decision for the Certificate of Appropriateness?

Kent Prause: You have approved the Historic Resources Design guidelines. Were the minutes of the last meeting approved? Was the largest part of the meeting held in executive session?

All members did not approve the minutes.

Duke Wright: I motion to defer the approval of the October minutes till the December 15<sup>th</sup> meeting, at which time both the October and November minutes shall be approved.

Betty Harmon: I second the motion of deferral of minutes.

Steve Herlong: lets vote. In favor vote count of four. Opposed count shows none.

Unanimous. In the by laws in Article three Meeting Procedure, section four: Conduct of hearing states that the initial presentation should be by a town official, a five minute time limit than public comment than close and deliberate.

The following people are here to speak on the three agenda items.

Tim Bouch Residence Renovation and addition

Tim Bouch; PO Box 59

Charleston, SC 29402

Bill Huey  
P.O. Box 21871  
Charleston, SC 29413

Blaine Ewing  
2514 Iron

Claire/Mike Walsh Residence New Construction

Elizabeth Allen  
Allen Design, Inc.  
409 Coleman Blvd. Suite 203  
Mt. Pleasant, SC 29464

Kim/Jack Jeffords Residence Addition and Renovation

Jim Henshaw  
103 Palm Blvd Suite 3A  
IOP, SC

Steve Herlong

First Item on the agenda will be the Tim Bouch residence.  
Tim Bouch: 2508 Iron Street is number one hundred fourteen on the Traditional Island Resource list. It is listed as the Dr. Archibald Baker, house the submittal is for an addition to the rear of the house. On page A101 of the submittal papers you will see the ground floor with the new foundation. On page 201 and 202 you will find the elevations of the house. We feel that the area details, criteria, focal points of the site have met the requirements for additions under number eight of the Historic Resources Design Review Manual. The addition is visible from the side and rear but not the front streets. We are asking for a Certificate of Appropriateness on these plans.

Kent Prause: The board needs to use the criteria and judge as appropriate the architectural, historic character. We do not want to replicate but to blend the contemporary construction elements with the existing building shape compatibility pay attention to the types of shutters the restrictions are on page twenty-one of the Design Review Manual

Tim Bouch: We are the third owners of this property. We have hired a professional to do this work; we want to keep it as close to the originality as possible. Hugo tore up the house and at that time it was added on to and repaired. We want to close in the screen porch to make more living space and then add a screen porch onto the enclosed porch. We do spend most of the year and do not rent it out. Bill Huey will take you through the technical aspects.

Bill Huey: I am the architecture on the Bouch residence. In reference to sheet D102 one hundred and two you will see where the original house was. It was the three front rooms. Then a tower and kitchen were added. Then a new roof was added over the original existing roof. One page D202 two hundred and two the east elevation shows two rooflines over the original and the extension. We want to keep the house looking the same. The addition is on the rear of the house. We want to enclose the screen porch to increase the living space and then add a screen porch on to the original porch. For material we are proposing to use wood windows and siding, the doors will be custom

made to match the door will be two and one quarter inches thick. We want to replace the entire roof with a metal roof. We have chosen a Kevlar laminated, PVC heavy, durable and operational shutter, which meets the current wind load of the building code. We will be using the same paint and colors to match original. We also propose to rescreen front porch and do some minor repairs.

Steve Herlong: Lets have questions and discussion.

Betty Harmon: Are you using veneer and stucco.

Steve Herlong: We are going to rule on the final material, do we also rule on how to apply the stucco.

Michael Daly: Is stucco for chimneys appropriate in the Historic District.

Steve Herlong: Stucco is appropriate and is found in the Historic district now.

Kent Prause: If you turn to page eleven in the Historic Resources Design Review Manual you will see section two is appropriate masonry requirements.

Michael Daly: What about the hurricane shutters?

Steve Herlong: The older windows do not meet the new hurricane codes so the shutters provide the owner extra protection.

Kent Prause: Its important that the feature is integral to the house. you need to consider the functionally, quality and appearance not just the visual effect.

Duke Wright: Are they appropriate?

Michael Daly: They are the correct design and scale; they have a good shape and are compatible to the rest of the house.

Kent Prause: Another aspect to consider is the roof.

Betty Harmon: The snap seam looks like a true metal roof. There are also copper roofs and standing seam roofs. Real turn metal roofs are disappearing; the proposed metal finished roofs are being used for durability.

Steve Herlong: I make a motion to approve.

Kent Prause: Make sure it meets number eight for additions in the Historical Resources Design Review Manual.

Michael Daly: I second the motion.

Duke Wright: I make a motion that an amendment be added.

Betty Harmon: I second the motion for amendment.

Kent Prause: You might want to make your approval that your findings meet the design.

Duke Wright: I think it is a good compatible design.

Steve Herlong: Is there any discussion. Lets vote. All in favor: vote of four to zero.

Opposed: zero. Unamous decision.

Steve Herlong: The second item for discussion is Pat Ildertons project at 2530 I' on Avenue. May we have the staff's comments?

Elizabeth Allen will be speaking for Ilderton's project.

409 Coleman Blvd. suite 203

Mt.Pleasant SC

Kent Prause: Use number nine on page thirty of the Historic Resources Design Review Manual, for new construction. I recommend you consider height, width, and the proportions of the porches. Are the setbacks compatible to the surrounding structures? The hardest aspect is the contemporary design, you don't want a mirrored project you want a product that in time will become its own historical feature. Make sure that the materials are compatible to the surrounding area. For new construction the traditional

building materials, windows, roofs, porches must be consistent to Historic features and blend into the surrounding environment.

Elizabeth Allen: We want to keep within the guidelines of appropriateness to the neighborhood, to the scale of the surrounding homes, and that the windows complement the neighborhood. The porch is on the I' on side with the columns. For material we are using a seam metal roof with exposed rafters, the siding is hardy plank, the windows are vinyl clad. The roof pitches are typical of the homes on Sullivan's Island. The scale from the street is pleasing; the colors will be determined at a later date. Lattice will cover the perimeter of the bottom of the house.

Betty Harmon: Can we use hardy plank?

Kent Prause: For exterior guidelines turn to page ten, item three of the Historic Resources Design Review Manual in the third paragraph. It may be appropriate for new construction that is not readily visible from the street; such materials should match the visual character of traditional wood sidings found within the district. I caution you to consider that the material match traditional sidings, you will be setting an example for the future.

Elizabeth Allen: We are using Hardy plank because of its longevity.

Betty Harmon: We will be setting the precedence.

Steve Herlong: We encourage people of Sullivan's Island to use wood; there are methods of pretreating wood for Longevity.

Kent Prause: turn to page nine of the new construction design material.

Steve Herlong: The adjacent homes have hardy plank and three or four adjacent homes have wood.

Kent Prause: In your motion give a rational explanation for your decision.

Duke Wright: The design is very attractive. The exterior looks good.

Blaine Ewing: I live at 2514 I' on Avenue. I ask that the house be in line with the setbacks of the other four houses.

Steve Herlong: The house sits thirty feet back; the neighbor sits twenty-six feet back from the road. We should have foot plans of the neighboring homes. On page A2.01 of the plans the house is raised ten foot, the surrounding houses are raised six or seven feet which is necessary for parking.

Blaine Ewing: A house four doors down us eight foot and the cars fit under it. On station 24 the elevated house is too high relative to the other homes. One option would be to add an extra band that lowers the effect of the house.

Michael Daly: The first floor ductwork is eighteen inches. Can it be lowered without going into the flood restrictions?

Elizabeth Allen: We can lower it six to eight inches.

Steve Herlong: Looking at the details you may be able to lower the latticework. The slab is at eight foot from the first floor.

Elizabeth Allen: Lowering it six inches makes a difference.

Steve Herlong: Approve with qualifications of conceptual issues. How can we let the permit process continue with conditions pending till the next meeting?

Duke Wright: Could a special meeting be called?

Steve Herlong: Could we provide approval and have the staff approve at there level.

Kent Prause: You can approve the Certificate of Appropriateness with conditions while you study the issues. Randy and I cannot make the judgments to approve. Include the band board and the lattice restrictions in your motions.

Michael Daly: There is no landscaping, which will make it, look lower.

Blaine Ewing: Elevated front beds along with shrubs will lessen the visual effect of height.

Steve Herlong: The look is appropriate; the renovation is done similar to the neighborhood. Shall we take a vote?

Duke Wright: Appropriate contingent on elevation, they need to lower yet still meet flood requirements.

Steve Herlong: The conceptional grade is eight, can you lessen the grade?

Randy Robinson: IS the HVAC unit under the house?

Elizabeth Allen: The HVAC is on the side, inside the lot line.

Randy Robinson: The railings on the front do not meet the building code. What are you using on the front porch?

Elizabeth Allen: Screen on the front porch.

Michael Daly: I make a motion to approve with conditions as follows:

1: Use wood siding.

2: lower the air handler to the minimal amount above flood.

3: HVAC unit is placed on the West to the North West side corner.

4: Addition of water table lattice band to lower house at belt course in addition to lower floor.

5: Code issue on porch railing approval at a later date.

6: Gavalon stand seam, 5v gavalon

Steve Herlong: I second the motion. All in favor: voter of four. All opposed: zero.

Unamous decision.

Steve Herlong: I motion for Duke Wright to assume the chair.

Michael Daly: I second the motion.

Approve; vote of four. Opposed: vote of zero. Unamous.

Duke Wright: we will now review the addition and renovation of 1902 Middle street.

Kim and Jack Jeffords residence.

Jim Henshaw/ Lane Nelson

103 Palm Blvd suite 3A

Isle of Palms SC

Kent Prause: Base the appropriateness on the guidelines of number eight page twenty-seven of the Historic Resources Design Review Manual. The Main house is a two-story residence close to Middle Street with a front porch. In the rear of the property exists a cottage and greenhouse. The two-lane drive enters the property from station 19, and foliage covers the back of the house.

Duke Wright: Is the cottage visible from Middle Street? We want the focus on the main two-story house. Are you extending the main porch and bring it around the side of the house?

Michael Daly: why are you adding the railing?

Jim Henshaw: The railing is at the request of the owner. The house was previously altered at rear. Most of our addition and renovation is at the rear and will not be seen from Middle Street. ON the side elevation we want to replace the previously replaced windows with windows that are consistent of historic homes. Off Station 19 we will add a gable that will not dominate the two-story element. At the rear extending the porch out,

on the side next to the neighbors, well add some details to columns, and add colonial or Bahamas shutters and a five crimped galvanized roof.

Steve Herlong: Builder is researching a cedar shape to go around the curve of the roof and we are using wood siding.

Michael Daly: A copper or pre made roof.

Duke Wright: Is the pool and landscaping part of this project?

Steve Herlong: the landscaping is being discussed.

Michael Daly: I motion to approve a certificate of Appropriateness with conditions as follows:

1: Approval of the gazebo and porch materials at a later date.

2: Approval of the pool when ready.

3: Approval of the siding.

4: That the vinyl windows match the existing clad windows.

5: We need the details of the solid rail thirty inches high.

Betty Harmon: I have a problem with the porch railings and moving the fence back.

Steve Herlong: The owner is only eight foot from the street and they would like to have the rail.

Betty Harmon: When you go through the gate you have a feeling of privacy and the children play in the backyard.

Duke Wright: The rail distracts from the historical vision. Lets consider not allowing the fence.

Michael Daly: I motion to see the design back for the rail.

Betty Harmon: I second the motion.

Duke Wright: Discussion. In favor; vote of four. Opposed; vote of zero. Unamous.

I motion for Steve Herlong to take the chair.

Michael Daly: I second the motion. In favor: vote of four. Opposed: vote of zero.

Unamous.

Kent Prause: You can approve the Certificate of Appropriateness for the information you have, or withhold approval till a later date. Those plans than come back Or you can approve the plans without an item and have them come back.

Randy Robinson: We need to receive four elevations, eight site plans, photos, scope of work and a list of materials.

Steve Herlong: We need studies of adjacent home surveys. For a person to remove a house from the lists they have to argue all eight criteria.

Duke Wright: I motion to adjourn this meeting.

Michael Daly: I second the motion.

Steve Herlong: all in favor; vote of four. Opposed: vote zero. Unamous.