

DESIGN REVIEW BOARD MINUTES OF APRIL 20, 2005

Pat Ilderton called the meeting to order.

Pat Ilderton than asked for an approval of the March minutes.

Steve Herlong Made a motion to approve the March minutes.

The vote was unamouous to approve the March Minutes.

Pat Ilderton called the first applicant:

Blanchard Residence at 2602 Jasper Blvd.

Application for a Demolition of a Historical Structure

Carl Berry represented Teddy Blanchard and Julie Linder. I wrote up a brief description of the history and the condition of the Blanchard house. The Blanchard family has been working on this for about three years. I have been talking with Randy to see what and what we cannot do. We could not decide what to do, if we should tear down the house or do an addition. We talked about doing an addition to the house but that would have to be above the flood zone and the existing house is below flood zone.

The addition would be higher than the existing house. This would be hard to achieve. Mrs. Blanchard lives in the house at this time and her daughters want to be able to live with her to assist her as she ages. We evaluated the house thoroughly and the existing house is in pretty bad shape. The house has had additions during its life and it has caused rooflines and flashings to be awkward, the foundation is many different kinds of materials and work the framing is different. The back porch and they just filled it in. There are many levels, which is awkward for Mrs. Blanchard and the house is uneven. The house needs to be gutted the HVAC, the plumbing, the windows all need to be replaced. With all the work it gets costly to maintain the original structure. What we are planning to do is demolish the existing house and put back a new footprint matching the old footprint and being very similar to the existing construction. Than we want to put an addition onto the side of the house. (Carl showed the footprint of the purposed house) We want to raise the existing house and get it above the flood zone so that there will be parking available underneath. We are looking to demolish the house and rebuild and we are looking for guidance in what we can do.

Pat Ilderton I think we have a difficulty here because we are all sympathetic to Mr. Blanchard's problem. If we let you demolish it than what is that going to mean to other Historical Homes, as opposed to renovating it even if you have to elevate it. I think major renovations are going to be acceptable to these Historical Homes in some cases.

Steve Herlong on of the questions would be could take the current home and renovate it you would quickly run into the fifty percent rule, and that will be a major issue. You would easily run into that quickly. Which would mean that the house would have to be elevated. That is a possibility. At what point are we changing the original structure so much that it becomes a new structure? This is an excellent example that, that is basically the same structure that is on the ground it doesn't look like the same house but it is basically the same house with an addition on the right and brought up to current FEMA codes.

Carl Berry the cost of getting the existing house to current codes will be extremely expensive.

Pat Ilderton I don't know if we can consider cost, but maybe we should.

Kent Prause; You will definitely need to. One of the things you are suppose to look at is the condition of the structure from the standpoint of structural integrity and the extent of work necessary to stabilize the structure. You don't have any cost.

Steve Herlong: maybe before we could grant any demolition permits or Certificate of Appropriateness to demolish the house maybe the board would need some independent study of that structure in a very thorough manner so that we can.

Pat Ilderton it would be cheaper to build the house new than to renovate.

Michael Daly: Not that much, not in the scope of what we are looking at as far as construction goes; you are probably looking at another forty thousand dollars .The cost of jacking the house up and replacing the plumbing and foundation. You would have to put in a different foundation anyway you would have to rewire and reroof also. By keeping the old house you could see some of the old Sullivan's Island Hearts of that old house and it would add some charm to the old house. Once you were done you would have it up to date for plumbing, electrical and I think it would be a good addition to the island.

Pat Ilderton:I think that major renovation would have to be allowed to houses like these I don't think that we can be that restrictive. I would like to see possible ideas on possible revitalization. Half of it could be replaced like being raised like windows, siding, and roofing.

Carl Berry: the other issues are the roofs line are awkward because of all the additions that were added on. We are trying to resolve some of the issues of the uneven roof lines, there are four heights in there now to resolve all the roof issues its not as easy as just raising the house.

Pat Ilderton: definitely renovation is not as easy as building a new house, but that is the difficulty we have been given here.

I think it would be worth the effort to renovate.

Michael Daly: We would probably grant you permission to take the roof off and do the things that need to be done but we would have to keep the original structure.

Betty Bragg Harmon: I think the façade of the house is what we think is important. Even if you put a façade on that looks like the old one it will be different.

Carl Berry: The siding of the existing house has to be completely removed. Only the front has the original siding and some of that is deteriorated. It will be very expensive to redo this and by the time we redo everything there will not be much of the original house left. We are proposing to try to reconstruct it to get it back to what it should look like and properly constructed.

Michael Daly: I think if we grant your request, everyone would want to do the same thing.

Carl Berry: I think that Kent did say something about structural integrity and also the cost.

Kent Prause: It says the extent of the work necessary to stabilize the structure.

Duke Wright: I don't think that there is anything that says we can't evaluate the cost as one of the elements of the equation to make a decision. I spent some time walking around this house looking at it and it is in very poor condition. Has everyone looked at this house? I think each case has to be evaluated individually. This case may be one that the board may want to go and look at before we make a judgment.

Pat Ilderton: I certainly would have time to go look at this house if it would help us to form a decision.

Duke Wright: I think that it would be worth considering and I would like to see a fairly accurate cost break down of what it would take to bring the house up to standards that we all would like to see versus a new house. The lot is not that large in terms of keeping that house and adding to it.

Pat Ilderton: the only problem that I see coming at us is not just this house but all the other houses will come to us that people can argue the cost issue. If we set this precedent then we are going to have other plans that are argued about cost effectiveness by engineers, appraiser and architects that this is the case to make their argument. And cost is a real difficulty if we grant it once because it's going to cost too much than what is that going to do to the future applications. I am willing to look at the house and consider it again next month.

Steve Herlong: I think that at this stage it would be very hard for this board to say this looks like an opportunity to grant a certificate of Appropriateness to demolish it. We need a lot more information before we could do that. Maybe

a group of this board going to look at the house or an additional independent through report or analysis of the condition. I am worried about this board looking at actual cost numbers. It is not for this board to deal with the cost of projects. The concept of taking that house and additions seems very appropriate. I feel that it should be as much of the existing house as it can be as opposed to a new structure.

Pat Ilderton: The original Mr. Blanchard was an original Sullivan's Island Character. He would come to the town council meetings. He was interested in Sullivan's Island. Part of what we are trying to save is the Island character and if that means having a house with five different sidings that is part of the character of the Island.

Carl Berry: We are anxious to move on but we also want to do it right. If the board wants to evaluate it on your own and of that is not adequate enough we will have to pay some one for a cost comparison. If you would like to go by and visit.

Ms. Blanchard: One thing that I would ask is that you not go inside. If you let us know so that we can be there because my mom will get real nervous.

Pat Ilderton: I agree some one should be there and well set up a convient day and time to come. It will be a good precedent to visit the homes and meet with the homeowners.

Carl Berry: What will be the status as far as flood zone if we decide to keep the house or to renovate this house what will we have to do?

Pat Ilderton: Kent does FEMA take precedent over any of Sullivan's Island ordinances.

Kent Prause: you can't pass anything that is contrary to their rules. The only other aspects of it is if they meet the requirements for the 44 CFR code of Federal Regulations of FEMA in certain instances allow houses not to be elevated. There were two houses that were not required to elevate their houses and they had to submit proposals to state historical preservation offices and they handled it and in both cases they but that was their choice. I am not sure if this house would qualify or not but to pursue it if they would like to.

Carl Berry; we would still like to do the addition and that would have to be above flood zone and that makes it awkward.

Kent Prause: you just have to get approved by the state historic preservation office and they have to be individually national register eligible, which it may be I don't know.

Carl Berry so that is still in the air whither it would have to be raised.

Kent Prause yes if you did not pursue an exemption for not elevating it and you surpassed the fifty percent of the depreciated replacement cost of that house than you would have to elevate it.

Mr Blanchard I would like to ask a question. I was told that if you do more than fifty percent renovation there is a time limit before you can come back and do more.

Pat Ilderton; three years.

Mr. Blanchard so if we do this and it takes eighty percent renovation than we cant come back for three years?

Michael Daly; you will have to elevate it.

Kent Prause: if you elevate than there is no time frame.

Steve Herlong: Are you wanting us to defer.

Carl Berry Yes we want to do this right .So your objective at this time is to go and look? You are not directing us at this time to get someone in professionally.

Steve Herlong: I would make a motion to defer this application.

Betty Bragg Harmon: Second.

Vote unamous to defer.

The board than decided to go as a group to see the house.

The Application of the Mulholand Residence was than called.

Steve Herlong recused himself to do the presentation of the project with Randy Kerns.

Steve asked if everyone on the board has a copy of the renovation and additions. The Kerns would like to renovate the house and become permanent residents of Sullivan's Island. What we want to do is make this house livable for Randy and his family the current house as you can see from the site plan sits outside of the current building setbacks it is quite close to the street. It is about seven feet from the street. The report shows that the house has some severe foundation issues going on it currently is a slab at grade and I think that the last owners were using that as habitable space at ground level. That would not be allowed with current FEMA requirements. The upstairs of the house is more like attic rooms the maximum height is seven feet and four feet width and the ceilings slope so the top floor would not be considered habitable space under the current code. We tried to find what the proper thing would be to do for the house. This house has had some miscellaneous additions to the rear of the property over time. We are proposing to remove the additions and take the house back to its original footprint. The additions are not enhancing the original structure. If you look at the site plan we are going to have to put a new foundation so now would be the time to set the house properly on the property inside the setbacks. This is a v-zone the most restricted type of flood zone and is going to require that this house sits up to three feet higher than it currently sits. To compensate we plan to put all the mechanical equipment in the attic. And use the ceilings to supply the air so

that we can keep the house immediately above that flood zone so that it only has to sixteen foot two inches in a sixteen-foot flood zone. The original house is 1100 sq ft of heated area. We are trying to find ways to add additions that are compatible with the existing house; we do not want any of the additions to compete with the existing house so we have developed a link to an additional two-story space toward the rear of the property. In the roofline of the link it was probably best not to put dormers or second story walls in roofline that creates the link so that everyone can always see the existing house as it stood and the idea that anything to be removed from the existing house should still apply. The maximum height limit of the property is indicated the vast majority of the addition sits well below that height limit and no higher than the ridge of the existing house. Only when you get far away towards the rear of the new structure would we need additional roof height for the second floor space in that part of the structure so I think we are asking for a Certificate of Appropriateness to renovate and rehabilitate the structure.

Pat Ilderton: the column and rail detail of the original house will get redone but kept in tack.

Steve Herlong: We are doing everything we can to keep the existing structure, we didn't want the new portion to compete with that so we have kept those simple so that is very clear that this was part of the existing structure and the detail on those are to be.

Pat Ilderton and there is going to be a metal roof like what is on there now.

Steve Herlong; this is a large major additions to one of the landmark structures so we are looking for conceptual approval. We can come back with information on materials, what we plan to use is the same siding.

Pat Ilderton: you will be going a couple of feet in the air and moving it over Steve Herlong Maybe ten feet over on to the side of the property.

Pat Ilderton within the setbacks that have been adopted.

Steve Herlong: There other difficult is that we have a current zoning ordinance and a new zoning ordinance we are not going to have this completed before the new ordinance goes into effect so we have been trying to design it for the new ordinance and that is our attempt to design for the new ordinance. This will be designed under the new zoning ordinance the intent is that we will meet the entire setback, lot coverage size requirement of the new zoning ordinance.

Pat Ilderton: I think that this is something that we will be seeing a lot of and I think that this is a good attempt on trying to preserve a house. I am glad that you are saving the original structure and keeping it in tack.

Duke Wright: I think that he has done a very good job of retaining the original house and all that goes with the preservation of the historic houses here on the island.

Pat Ilderton: there are still some details that need to be worked out.

The audience asked to be heard at this time.

Dean Kilpatrick: Is there an opportunity for people to speak in opposition to this?

We live across the back street from him. After looking at the plans right now you have a old house that is one of the few places of Sullivan's Island where there is a series of original houses. That corner which is down from the Catholic Church than turn left you can see it from Middle Street you can see it from Osceola my concern is that adding a huge addition (you did not say how many square feet were going to be in the additional first floor)

Steve Herlong: The first floor total will be about 3000 square feet.

Dean Kilpatrick: You have a house that is at least double the size of the existing house.

Steve Herlong: the first floor of the existing house is 1100 square feet.

Dean Kilpatrick: so the new first floor will be almost three times the existing first floor and than the higher elevation which will be right in front of my house.

Steve Herlong: the height of the roof will be thirty-eight feet, which is within the current ordinance.

Dean Kilpatrick: How high is the house now?

Steve Herlong: The existing house now sits lower, I would say in the range of thirty-two feet.

Dean Kilpatrick: it is going to take even within the requirements of coverage instead of having an old single house standing out on a big lot your going to have something that is going to take up a big bit of the whole lot. I would suggest that right now you have as good of a view of the house from Osceola Street as you do from Middle Street. It's on a lot that goes across both streets and it will look very very different and it will change the character of that particular area and I doubt very much that there are any other area on the island that has as many old structures. Right there on the four corners all have original old structures on them.

Libby Kilpatrick: I really would like Dr Kerns to have a nice house. I live right behind them. It sounds like a new house three times the size of the existing house, rather than an addition. I thought an addition was usually smaller than the original structure. The plans look like it keeps the new house on the front and adds a whole new house on the back. There is also a swimming pool and I am not sure that many of the historical structures had

swimming pools. I thought that the purpose of the Design Review Board was to keep houses compatible with the neighborhood and think that this isn't compared to mass.

Steve Herlong: one of the things that is difficult is that the existing house might have had 25 to 2800 square feet if you add the ground level and the upstairs level it had a usable square feet of much more than what's on the first floor. In order to renovate this house and bring it up to currently livable space you would have to spend so much money that you would have to bring it up to the current code that is a huge issue you have to meet the fifty percent rule once you spend fifty percent of the value of the structure you have to bring it up to code a very difficult problem we cannot use the ground level space anymore and the attic space there is about a two foot wide stair that goes up to the second floor. it doesn't meet code the ceiling height doesn't meet code. They are now reduced to having all this property and 1000 square foot of usable space. We are trying to take those spaces and not alter them any more than we have to those are the more formal spaces for living in the front part of the house. We debated how to make this house more livable for the family and the code has taken away more than half the square footage when they bought it. It is a huge problem for everyone on the island and not just for Randy.

Pat Ilderton: Neighborhood compatibility is important, We are not in a position to tell the home owners that they can not do anything to this house if it conforms to the zoning ordinance that the town has put into place so it has limited the square footage for houses. There maybe things that we can do such as bring down the roof a little lower. But the board can't tell all the homeowners on the list that they cannot do anything to these houses on the list.

Judy Bruce: I live next door to Libby and Dean who is behind the proposed house addition I have not actively followed the process of the design team and the consultant from Texas who is trying to help this community maintain the natural environment and historic character and a low density of the island. With sympathy to the owner and Steve this house doesn't do this at all it is a difficult position to be in but I do wonder Pat if maybe some buildings shouldn't be fixed for 8000 modern square foot. This is a beautiful house if it were fixed. It is a landmark historic home it is exceptional example of 19th century architecture.

Michael Daly: it is a great house.

Pat Ilderton: It is a great house.

Steve Herlong: when you say fix it I am not sure what you mean.

Judy Bruce: I mean renovate the house.

Steve Herlong: it's not possible. We explored a lot of different options other than this. When the code requires that you take away almost two thirds of the current space that Randy bought for his family and they bought it because it was a nice older home how do you make 100 square feet livable for his family and today's times?

Dean Kilpatrick: according to the conversation about the last house there are some ways to get exemptions from some of the FEMA regulations under certain circumstances for some of the old houses. Is that a potential option?

Steve Herlong: you mentioned last night at the town council meeting Randy some thing about a movement toward designation?

Randy Robinson: the consultants are working on getting the district national registry eligible and that would make a lot easier for a property owner to get exempt from some of the FEMA regulations.

Pat Ilderton: the problem with this house is underneath the house is unusable. I don't know if the essential structure is being saved. You're within the new ordinance now. If you were using the old ordinance the addition could be even larger. We can't take peoples value away from them. We can't use that as our total consideration because we do have to cost some of the homeowner's money because of the difficulties we have here.

Judy Bruce: What is the square footage with the new addition on the house?

Steve Herlong: about 4400 square footage, a lot of the spaces on the second floor there is a lot of unusable space. We have been trying to keep the rooflines comparable with the historic home.

Duke Wright: wouldn't the scale and mass of this house be less obtrusive than what you see under construction down there right now? That possible has blinded people's objectivity because of the size and I think that certainly would concern me also. But what I determine from the plans that this is not going to be nearly that size.

Dean Kilpatrick: I think that when you are trying to preserving some thing and than building something new that is three times as large that is the issue I would just ask that if there is some way to look at things it may not look different from Middle Street but it will different from the side street, from Osceola, and my front porch. If we are trying to maintain some old things from the island that have to fit in how are you going to do that.

Pat Ilderton: We are not going to be able to satisfy everyone.

Michael Daly: We don't have enough power to do that.

Tim Reese: 305 stations 20 I have attended a lot of meetings with the planning commission and with David Snyder. When they were talking about historical renovations and additions one of the things they were talking about

was the streetscape. The streetscape this house has three sides to it but again the streetscape issue Randy and Kent you may want to talk about this is the Middle Street side of it and that really was the focus on the historical structures was to maintain some semblance of the historical streetscape but also allow people to move forward with updating, modernizing with knowing that they have the fifty percent rule to deal and the regulations. It is a tricky issue but it has been stated that it does look like the same house from Middle Street and with landscaping the other sides may be buffered so that you don't see it.

Pat Ilderton: I think that with an effort of the architecture they may be able to soften the house to bring it down visually with your eye I think that will make a big difference.

Betty Bragg Harmon: The old house is one thousand square feet so how much will the house have to be raised.

Steve Herlong: About 30 inches to three feet, so it will be raised only two inches higher than the requirement. We want it to be only as high as it has to be for the v-zone requirements. We are giving up a lot of the second floor area to put mechanical equipment in there so its functional and can be that close to the flood zone. One of the issues is the area in the middle is deceptive this is a one story porch and than it goes back to the room and that combined with the landscaping that we are planning to put in to buffer that courtyard and pool area it will definitely diminish the impact of that being one structure. There is no massiveness to the structure. On the opposite side they share landscaping with the adjacent neighbors there is a thick buffer of landscaping on that side we decided that we could open up some dormers and windows and some space that we needed that is not visable that we needed and is not visible form any public right of way.

Judy Bruce: I would like to make a comment I think that you are all aware that this decision is setting precedent for what happens over the whole island and I hope we don't forget that point and it make me wonder as if we as a town are clear on people buy these historic sites what the requirements are its not like moving over to Mt Pleasant and adding a new large addition onto your house with standard restrictions this is different and I hope that some someone is being clear about this.

Pat Ilderton: One of the things that we did not want to turn into is this board wants to keep Sullivan's Island the same but we do not want to keep people do with their property want they would like to do, and be as restrictive as the village in Mt Pleasant, also to allow good architecture to help mitigate some of the problems of the larger homes. It is a difficult thing to do were are trying not to be to restrictive and still keep Sullivan's Island the way it is.

Michael Daly: with the new zoning it restricts it to 4200 sq feet and initially it was 6000 sq ft with the old zoning regulations and we are allowed to give a little bit of leeway if it fits in with neighborhood compatibility.

Pat Ilderton: I don't think that this board will ever be in the position of saying that someone can't have a certain size house our purpose was always help with architecture, mass and location of the house on the property. I don't believe that we are supposed to be restrictive beyond that.

Dean Kilpatrick: it is my understanding from the plans that the entrance will be from the Osceola side is that correct? If that is the case I will have a nice open view from our front yard to their driveway, how architect ally will you hide that. If you put a driveway where there was not one before where there is a ditch and where there is vegetation does that change if a view is important?

Steve Herlong: One of the things that we plan to do that may not be indicated because we have not fully developed it yet is the landscape plan. We plan to buffer the property so that there are some private areas in the yard, which will buffer the structure from the street.

Dean Kilpatrick: I don't know how you can buffer something that a car can go through so that you can't see it. Right now there is not a driveway where from the Osceola side there are bushes.

Steve Herlong: It appears not to have a driveway on any side.

Pat Ilderton: What we are going to see is a more complete set of plans later on if we give approval.

Steve Herlong: it is in the conceptual planning stage we have the plan and the elevations so that we that the house functions as the Kerns want it to function. We are more than willing to come before the board with landscape plans as we develop more thought about materials.

Pat Ilderton: We as a board can't really say that you can build that house because we are working with conceptual plans.

Steve Herlong: We may find or Kent may require an adjustment because of zoning issues. We are not asking for any of the additional lot coverage issues, setbacks, size we plan to meet the zoning ordinance that could be granted on this conceptual drawing

Michael Daly: conception ally I feel that the plan looks good.

Duke Wright: I make a motion that we ok the conceptual plans and ask the architecture and the owner to come back as it begins to evolve.

Steve Herlong; I have a question. Would the procedure be that a conditional certificate of appropriateness be issued on condition of the final review of materials, landscape plans.

Michael Daly: listening to the people here there main concern is the massing of the house. May be you might look to see if softening that if possible.

Ronald Bruce: I live at 1018 Osceola you said that there is going to be a driveway off Osceola Where does that driveway go to.

Steve Herlong: It goes to the garage under the house. There is three cars parking under the new part of the house. We don't want to put parking or garage doors anywhere near the existing structure. We are trying to get the as far away as possible

Pat Ilderton: Duke do you want to rephrase your motion?

Duke Wright: the motion was to ok the concept as submitted and not give final approval until we see what is being done to mitigate the concerns of the neighbors in reference to mass and scale.

Judy Bruce: preservation of the character of the structure. You can't get something that large and not have a difference in the view from Middle Street.

Pat Ilderton: it will definitely look different from Middle Street it will be moved over and also two and a half feet higher.

Duke Wright: It is going to look different but the other extreme is to not allow anyone to do any thing to their homes.

in terms of trying to satisfy the concerns of the neighbors and that is part of our responsibility we review it as the design progresses.

Kent Prause; there really is no provision for a preliminary or conditional or concept ional approval it is either a certificate of appropriateness or its not. The only other time that this board has used this technique was as it related to specific elements such as a knee wall on a porch or a roof treatment for an addition. You either give him an approval that he can get a building permit on with certain items that may need to be brought back to you in the future or tell them to come back for another try with something that he can get a building permit I think that you have given them enough direction about how you feel

Duke Wright: I think that there is legitimate concern to see the next step.

Pat Ilderton: we are giving him approval to proceed with plans with this footprint.

Kent Prause: let me allow some comments in that regard. As you know the concept of neighborhood compatibility is a new concept as far as the new ordinance that has not yet been adopted, there is no treatment of that in the existing ordinance under which you are operating. It was removed from it because it was really meant to apply to the whole island. What you have now are under 21-95E Findings: In recommending the application of the Historic Preservation Overlay District to an area of Sullivan's Island, the Design Review Board or other recommending body shall express findings regarding the specific structures, landscapes or other physical aspects of the proposed HP Overlay District on which it bases the determination required by the criteria in Section 21-94. Where the designation is made based on the general

character of the proposed district, these findings may include, but shall not necessarily be limited to:

1. Height, scale or mass of buildings and structures typical of the area
2. Architectural styles and periods typical of the area
3. Building materials and colors typical of the area
4. Landscapes typical of the area
5. Typical relationships of buildings to the landscapes or to the streets in the area
6. Setbacks and other physical patterns of building in the area
7. Typical patterns of rooflines of buildings in the area

Within that context it certainly a valid consideration that you have that you can look at those elements that you should look at for a certificate of appropriateness but as of those things you have to look at some of the other requirements as well so that you retain the historic structure if you add on to it the essential form and integrity of the historical integrity will be unimpaired and if you look at the design I think that you will all agree that is very well done. All the proposed improvements are back behind the existing historical part of the building what you are really looking at is the sheer mass of it. In that regard I don't think that you are limited in this ordinance or the future one to grant an absolute right to build the maximum square footage that the zoning allows because this is in the historical overlay district which the other issues come into play if it were not in the district I don't think that you could tell some one they couldn't build a house because of the size.

Pat Ilderton: it's in the design not in the square footage

Randy Kern: I am new to this process. I have been through the DRB when we lived downtown everyone in our area has a larger house than what we are proposing I haven't meet these folks before and if I was in there house I would probably feel the same way. I have come to the conclusion that it's unlikely that we both can be happy. This is a very expensive process. My goal when we bought this house was to bring my family out here as full time residents. The people that I talked to before I bought this house seemed to indicate that Sullivan's Island was a very eclectic place and there were some small homes and some large homes and this was not like South of Broad where millions of dollars tourist money depended on everything. I have had to sell everything else I own because this is a very expensive proposition I am uncomfortable about going forward with all the uncertainty of having to keep coming back. I would personally would like to know we may make some minor alterations here and there but if there is a major problem with the direction that we are going I would like to know now I think that it is unlikely that my family can go through a year or a year and a half process of having to

come back and having to make everyone happy each time we come back. I would like to have as much closure as possible tonight. This is going to be my only residence I understand your process but it seems like a very vague process.

Michael Daly: it is vague but everyone who comes before us has to go through the same process and the ordinance has not passed yet.

Randy Kern: I thought the size of the house I thought was in the allowable and we spent a lot of time treating the existing structure with as much dignity as we could but at the same time ending up with the size house that is livable for us and be happy. I don't understand if the basic design is ok with a little of tweaking or if may continue to get changed with each visit.

Pat Ilderton I think that what we are saying is that we are about to pass a resolution saying that it is fine, and that Steve could go forward with the plans with one more review. But with the footprint that is drawn now.

Steve Herlong: I think that we would be fine if we would concede to bring a landscape plan in and have a discussion with your neighbors from a landscape view of access to the property for parking, site issues, but as far as the house I think that Randy is asking for a certificate of appropriateness to move forward, we know that we have a lot of work before we bring it to the town for permit, a condition of that is that we would come back with some landscape plans.

Betty Bragg Harmon: what the neighbors are concerned about is the mass it is so big and we are comparing neighborhood compatibility that is the big issue for the neighbors and also the historic character of the house.

Randy Kern: This is not a right or wrong thing, it's not black or white it's a interest in competing rights and how it can be resolved. I am not ok going through an expensive time consuming process without any idea how it will come out. When I look at this house and how it will come out compared to many of the houses in the same neighborhood, you talk about mass you look at the house a couple of doors down are huge.

Dean Kilpatrick: It's the house that is right across the street from you (our house is not as large as the others) a lot of the problem might be solved if the driveway were not on Osceola, if there is any way not to do that than it would in fact be possible to block out some things.

Steve Herlong: I don't think there would be any problem with studying some of those ideas.

Pat Ilderton: we have a motion can we have a second.

Michael Daly: seconded the motion.

Steve Herlong: what was the motion?

Betty Bragg Harmon: my though is that it is in a historic district, it's a nice house and we have three sides that we can see. I am worried about setting a precedent here in the historical district.

Pat called for a vote. Three to one in favor. Quorum.

Pat Ilderton called Jose Biascoechea 2830 Jasper Blvd application for a demolition of a historical home.

Jose Biascoechea we started building a house years ago. we went through he permit process. We wrote a letter saying before we would receive a certificate of Occupancy we would remove the old house. When we came to ask for permission to take the house down things had changed. We are not in the historic district but we have a historical house. we are requesting to have the house removed from the historical list.

Michael Daly: do you realize that if you wait for the new ordinance you might be able to keep both houses on your property?

Rachel Biascoechea: the reason is that we made our plans based on the old ordinances and we made our plans that we could not have two houses on the same property and we did not want to attach the old house to the new house and therefore our only recourse was to agree to remove the house when the new house was built. We now have a new house and we are being told that the house that is less than thirty feet from the new house cant be removed. We had to agree to take the house down before we received a permit.

Pat Ilderton; would you want to keep the house and allow someone else live in it or do you really want it gone because you feel that it is a detriment to your property?

Steve Herlong: The house is on the historical list which category is it in?

It is a number one Island landmark and is a nice looking house

Pat Ilderton there is an addition on the back of the house wouldn't that be possible

Michael Daly: you wouldn't consider moving it to another location?

Kent Prause: I would like to go over some of those items. The town did not make them do anything. The town would not force any one to live in one house while building another. The law says that you can only have one house on one lot. So what I should have said is tear down the old house and I will give you a permit to build the new one but as a favor to them as I have done for many other people here on the island in fact the mayor is another one that is in the same situation. Council changed the law in the interim and now this house can not be torn down without a demolition permit and they are not asking for that they are asking to be taken off the list. And I don't see any reason to be taken off the list.

Michael Daly; what they want is to be taken off the list so that they can demolish the house. Is that what you are trying to do?

Pat Ilderton would you consider moving the house to a different lot?

Jose Biascoechea: if we move it we would have to remove all the landscaping out.

Betty Bragg Harmon: we cant do that

Steve Herlong: the current structures an altered structure so if it is altered is it in the wrong category?

Kent Prause: there are no categories. As far as your ordinance reads they are all the same.

Betty Bragg Harmon how many old houses over here have not been altered?

Steve Herlong if the house is in category three it is not included.

Kent Prause category three doesn't apply to the town requirement

Pat Ilderton is the town prepared to give them a co on their new house Kent?

Kent Prause not at this time

Pat Ilderton Why? They have an illegal condition on their property.

Tim Reese:can that house be moved without being destroyed I have someone on the island who has a small lot on the island and they would move it at their expense to that location.

Rachel Biascoechea: I love the idea of still seeing it but we made plans based on things that we were told. I cant imagine that the town.

Pat Ilderton; the town is saying that they can't move into their new house,

Kent Prause: we are not saying that at all. You asked if we would issue them a certificate of occupancy and the answer to that is no but can they live in their new house the answer to that is yes.

Michael Daly so they can live in their new house?

Pat Ilderton does Marshall have a co

Kent Prause :No. I can't give him a co with both houses on the lot because zoning ordinance says that's illegal. if his house is less than 1200 feet I can give him a co at that time

Michael Daly: can we say that if the house was kept on Sullivan's Island would they be allowed to move it since it's on the list?

Tim Reese: the document provides for moving houses.

Pat Ilderton are you in your new house? But you can be. If we wanted to visit their house along with Teddy Blanchard's home we could do that to?

Kent Prause: If they live their you would want to get their permission.

Pat Ilderton I am just saying we could make an on site visit and make a better more knowledgeable decision

Michael Daly: the worst scenario for you would be move that house to another location it would get it off your lot.

Steve Herlong: as a committee do we have the right to debate that this house is in the wrong category? If we found that this is a altered house and should be in category three and if we could change its category than it could be taken down or removed.

Kent Prause Yes that is a possibility for you to do with any house

Pat Ilderton: That is why I think that would be good to have a sight visit and see if there are other possibilities for this house. I think that you are in a difficult position and it was not foreseen

Michael Daly how far are you from being able to receive a co

Rachel Biascoechea: a month

Michael Daly: you want to live in the old house until we can make a decision.

Jose Biascoechea: you can not see the old house from the street, that is why I took the pictures how can the house have character if no one can see the house.

Kent Prause if the bamboo were removed you could see the house just fine.

Duke Wright we are looking at to determine what? weather it should be in category three or if it can be altered or moved.

Steve Herlong I make a motion to defer the decision until May.

Betty Bragg Harmon: I second the motion

Duke Wright: I make a motion to adjourn>

Steve Herlong; I second the motion.

Unamous vote to defer.

