

Minutes of Design Review Board Meeting of May 18,2005

Pat Ilderton called the meeting to order at 6:00 on May 18,2005.

Betty Bragg Harmon than made a motion to amend the nights agenda and go into executive session

Steve Herlong seconded the motion

Pat Ilderton asked for a vote. Unamous

Steve Herlong I make a motion to go into executive session for legal advice with Randy and Kent attending.

Betty Bragg Harmon seconded the motion.

Pat Ilderton asked for a vote to go into executive session. Vote was unamous

The Design Review Board than entered into executive session.

Pat Ilderton asked if the board members had read the minutes from the meeting in April, all the board members except Betty Bragg Harmon who had only received the minutes that morning had said yes.

Steve Herlong made a motion to approve the April minutes.

Michael Daly seconded the motion.

Pat Ilderton called for a vote to approve the April minutes. The vote was four to five for approval.

Betty Bragg Harmon asked that the record show she had not read or approved the minutes.

Pat Ilderton asked for the first applicant the Blanchard Residence to come forward.

Carl Berry the architect for the Blanchard home ask for a deferral until the next month.

Carl Berry than asked if the second building on the lot was also considered a historical property?

Randy Robinson if it is listed on the historical survey than it is also a historical home.

Carl Berry it is not listed on the survey card

Pat Ilderton that is debatable

Steve Herlong: how do we know which house is on the list.

Kent Prause: The property is included in the historical district. The house may not be described on the historical survey card but it is clear that the principal building is on the list and the property is in the district and any building in the district has to go before the design review board for you approval.

Steve Herlong: Do we use the same eight criteria to rule if the house is or is not on the list?

Kent Prause.You use the same analysis that you would use in section 21-98 certificate of appropriateness for demolition or removal.

- 1.The contribution, which the structure makes to the historical and architectural nature of the town, individually and/or in its relation to other structures and properties in the area.
2. The condition of the structure from the standpoint of structural integrity and the extent of work necessary to stabilize the structure; and,
3. The economically viable alternatives available to demolition.

Or the other aspect of adopting findings to place items or buildings on the Designated as Historic Properties under 21-94 all those eight items if you look at those and find that a particular building does not meet those requirements than you go with the other aspects and say that the building does not meet those and therefore we approve a certificate for

demolition or removal which ever is appropriate. But they just could not tear it down on their own accord.

Carl Berry If its not listed on the survey than they may not have considered it contributing to the historic factor.

Pat Ilderton that may weight on our decision.

Kent Prause I suggest that you make an application to do with it what you want does and it will come before the board so that they can make a ruling.

Randy Robinson there is a reference to it that says out building. It says outbuilding has new comp sheets (rolled sheets) roof covering; extensive repair to right side and rear wall sections and siding

Kent Prause it is mentioned on the survey card.

T. Blanchard may I ask a question since it is my house? Since there are two structures on the lot do you have to ask the board about both of them at the same time or can you do them one at a time?

Pat Ilderton no I wouldn't think you would have to do them together.

Pat Ilderton than called the next applicant Jose Biascoechea for the demolition of a historical structure. You presented your case we know that you are asking for a demolition we know the background of the two houses and we have visited the site, so lets open up the discussion. Is there anyone in the audience that would like to speak for or against the applicant? We visited the Biascoechea residence a week ago and walked around the property.

Steve Herlong how large is the structure?

Jose Biascoechea about 1100 square feet.

Raquel it sits about thirty feet from our new house. We had planned according to what we had discussed with the town that we had given the permit with the permission to stay there while the new house was being built and than the old house would be torn down and we signed a document to that effect. Our old house should never have been put on the list. Prior to the list approval the house had been agreed upon to demolish. This has had a large impact on our lives we did not plan on this, and it has had a lot of repercussions in our lives.

Steve Herlong it does seem to me that there are several options that the board could consider you had an agreement with the town and after that agreement the town put together the list of structures was created its almost as if having made the agreement the house should not have been put on the list and that is one argument that could be made. Another thing to consider is that there are three different categories of protected structures the is the landmark structure, the contributing and the altered and I assume you are in the contributing category it is very easy to see that the house has been altered over the years and it is not in a historic district. Maybe the board could consider that it should be categorized to the altered list. Randy if they are on the altered list would they have to come before us to demolish the house?

Randy Robinson the altered list is not part of the ordinance, so you are removing it from the list

Betty Bragg Harmon it makes no difference what list it is on landmark, contributing or altered they are all treated the same?

Randy Robinson altered homes are not on the list.

Steve Herlong if you are not in one of the historical districts and a property is listed as altered it doesn't need to come before us to be demolished, is that what I am reading?

Kent Prause essentially yes.

Steve Herlong another option is to find someone who might want to have the house and would like to move it to another property I don't know if that has been explored at all. It seems like there are several options available to the board. It seems like have an unusual circumstance that you are in and it seems to me like there is a lot of character in the original part of the house, but it has been altered. There for I think that you could make an argument to the board that it has been altered and therefore we should recategorize the house.

Raquel B We raised that issue last month. We are in a unique situation. We had a building permit and had we know that the right to take down the old house would be taken away we would have taken it down before all this changes, because that is what we had planned to do.

Jose B who ever made the list did they ask the town or building department if this house was going to be removed?

Kent Prause No this went through a long process over a year. Numerous public meetings, newspaper articles it has not been secret.

Jose B when the list was made did they know that our house was going to be removed?

Michael Daly when the ordinance was adopted??? Would you consider moving the house to another lot on the island?

Jose B. we would just like to pull it off the list and put it on the altered list and than just remove it or demolish it and that is what we would like to do so that we don't ruin the landscaping. We are open to suggestions of course but we are on a time frame because we are in our new house and the house is close to our new front porch.

Pat Ilderton everyone on this list has been affected, we hope positively eventually for you at this time it is negatively and so you see it as an imposition to be on the list and that has been a problem. This was adopted during the middle of your construction and in that respect it is unfair. Had you not started construction your house would have been on the list and you would have to comply with the same regulations under this new ordinance as far as demolition and chances are that you would have been denied at that time. The problem that we may have is precedent setting to let this structure be demolished when we are not ready to let other structure of archtically quality not to be demolished.

Betty Bragg Harmon would you consider taking off the back and renting it.

Jose B this is a single family residential lot and that is what we wanted if we kept the house it would be like a duplex because the houses are close.

Raquel B I don't think that this would present a problem with president because like I said if we would have gotten a permit before things had changed, we have something in writing that says we were going to remove the original house, so I feel that we should be grandfathered in.

Pat Ilderton would the idea of being grandfathered in would that idea work for this?

Kent Prause No I probably should not have let them do that. I did that because it was established as a precedent when I was hired in 1990.

Pat Ilderton you mean to live in one house while building a second house?

Kent Prause this has happened probably three or four times since I have been here but I don't really have the authority to do that. The ordinance says one house on one lot and it had never been a problem but then council changed the ordinance. Their adoption of the ordinance supersedes any administrative decision I would make as a zoning administrator. I think that there may be some relief for you from the board of zoning appeals, in the way of a variance because you do have a situation that would be different from other people on the island where what the DRB looks at is the building, why is it on the list, the characteristics of the building as to why it should be there and as the chairman has said I think given the facts outside of the circumstance that you are in now. The way the board of zoning appeals does it is they grant relief for the applicant from the zoning code, so they could grant you relief from it.

Pat Ilderton so they could approach the board of zoning appeals and possibly get some relief on what they want to do.

Kent Prause I think going to the board of zoning appeals might be the way to go.

Pat Ilderton would we have to formally deny them before they could go to the board of zoning appeals?

Kent Prause no I don't think so.

Betty Bragg Harmon then we could make a motion for them to go before the board of zoning appeals?

Kent Prause You can offer advice. What I am hearing this board say is that they want to keep the house but you would like to help them and that you would have a very hard time approving a demolition and under an ideal situation if someone said ill take it and move it to my lot this board would say ok do it.

Pat Ilderton Maybe in this one instance but personally I am not in favor of doing that as a wholesale measure for these structures, in this one instance it might be ok because it is a difficult circumstance.

Kent Prause I would agree with you completely but theirs is uniqueness to their set of circumstances where it would not necessarily set a precedent because there is only one other person on the island who has this circumstance.

Raquel B. I would actually love to see the house somewhere here on the island our issue with that is it could take a while to find someone interested and then you don't know if they would meet the requirements to move the house to their lot and it might take one year, two years waiting for someone to want the house and meet the requirements?

Michael Daly that is a good point so why don't we put a time limit on that. Is there a person interested in your house?

Raquel Yes there is a person interested, he says that he has architectural drawings and he said that he has a loan approved to move the house. It's Mr. O'Neal at the Oleander cottage I don't know for a fact that it may be a long process to have everything approved or if it will be approved. I want to avoid having no resolution for a year or two.

Betty Bragg Harmon I think that if the man wants the house and is willing to move it that relieves you of any responsibility for his approval. Once he takes the house off your property then it's no longer your concern.

Raquel B. but he probably won't close on everything and I can't imagine that he will do anything unless he knows for sure that he can meet the requirements.

Jose B. it's like the Cooper river bridge they needed a new one so they built a new one and are going to tear the old one down, that is what we want to do to the original house. I

don't think that it is fair that our house was put on the list when we were given a permit with the contingency to remove the historic home.

Raquel B Kent let us stay there as a favor let us stay there so we would not have to rent another place so we assumed that the historic ordinance would not apply to us because we have something in writing stating that we could remove the original house otherwise we would have taken action at that time.

Michael Daly can I make a suggestion you might go before the board of appeals and see if that solves everything and in the meantime you could talk to the person who is interested in the house and if those things fail come back and see us and we will look at it as an altered structure. That way you are pursuing all the possibilities first for saving the house.

Steve Herlong;The board could possibility advise that we allow a certain period of time so that we could explore if anyone would be interested in the house and hopefully that will be the case and it could be moved to an appropriate location. If that doesn't work than you could come back before us or go to the Board of Zoning Appeals.

Michael Daly I would do that anyway.

Bill Barr there is a provision of section 21-98 is that it gives the board the authority to issue the certificate of appropriateness or to delay for sixty day versus the ninety days that Mr. Daly has suggested. What would concern me is that if Kent is saying that they need to appeal this or go before the Board of zoning appeals and ask the board for permission to demolish. Is that what you are saying Kent?

Kent Prause they could ask for demolition or for removal or a relaxation of the strict application of the requirements.

Bill Barr even 21-98

Kent Prause yes I would say so this is partial of chapter 21 the zoning code and I would think that board of zoning appeals has the authority to alter any of the requirements within chapter 21 if they meet the requirements of granting that relief

Pat Ilderton I think that if we proceed tonight with a vote there is a chance you would be denied. You may want to withdrawal and take another month or two. You are in your new house and hopefully we will be able to find a resolution to this problem in the next couple of months.

JoseB can't we put the house on the altered structure list.

Pat Ilderton it's problematic to move it on Sullivan's Island because Sullivan's Island land is valuable and taking an old house and the money you'll have to spend on it is a problem for people watching there money spending, but is it going to be left on Sullivan's Island or moved to Mt. Pleasant. I know that there is a possibility of it going to Mt.Pleasant I know that the relief fund is interested in your house. We would want to know if the house was going to be moved off Sullivan's Island.

Jose B we could put it on the altered list because we know its going to be moved somewhere.

Randy Robinson There is no altered list.

??? What is the procedure to remove or add a house to the list?

Pat Ilderton you would come before this board.

??? What do you need for documentation for that and what is considered altered.

Pat Ilderton it is in the ordinance.

Jose if you vote no than what do we do

Pat Ilderton you will still have some options you could go to the board of adjustments.  
Steve Herlong if we vote no that doesn't mean that you can't come back again. We don't have a time limit that you have to wait before you can come back again.

Jose B. can we try to get it off the list

Pat Ilderton there is no alternative list; there is only one list.

Michael Daly so you are asking just to get off the l

Pat Ilderton can we ask for that tonight?

Duke Wright It will be a new application because there are different criteria.

Raquel B what is the town's word in writing worth than?

Pat Ilderton We could be setting a precedent because the house deserves to be on the list. even though it is a imposition to you and it is a difficult situation. We have to say it doesn't deserve to be on the list to remove it.

Jose B so you can't remove it off the list on the contingency that it be moved and a permit was issued.

Kent Prause No they cant the board of zoning appeals could.

Michael Daly that would be your best alternative to pursue.

Steve Herlong would you be asking for a certificate of appropriateness for move it to another location on the island? To be determined, is that a possibility?

Kent Prause I think so. Section 21-98 it says certificate of appropriateness for demolition or removal. so you could certainly approve a certificate.

Pat Ilderton we could vote to move it but leaving it on the island.

Michael Daly in this particular case,

Steve Herlong I could make a motion, that we could than discuss. I make a motion that we grant a certificate of appropriateness to relocate that historic structure to another location on Sullivan's Island.

Michael Daly Because they were already granted a demolition permit already before the new ordinance was adopted.

Pat Ilderton do I hear a second?

Betty Bragg Harmon I second the motion

Pat Ilderton discussion

Kent Prause just a point of clarification on what Mr. Daly just said. They were granted a demolition permit, they had an agreement through me the zoning administrator where they agreed in writing to remove the house or tear it down upon completion of there new house but it was not a demolition permit that they had they would have come to get the demolition permit when they were ready to tear down the house.

Duke Wright than lets restate the motion, so it is very clear what the motion is:

A motion to grant a certificate of appropriateness to relocate the house to another lot of Sullivan's Island.

Michael Daly because they were promised they could demolish the house when their new house was completed.

Pat Ilderton they were told they would have to demolish it before they go a co. You haven't received a co yet.

Duke Wright I second the motion.

Pat Ilderton lets vote unamous.

Raquel B. if I have no one interested or interested people but it is not feasible

Pat Ilderton than you will have to come back to the board.

Steve Herlong I think that if the board had heard that you had explored three options and can't find anything.

Betty Bragg Harmon I think that your best option would be to go to the board of zoning appeals.

Pat Ilderton that may be your best bet because the board will have a hard time granting a demolition.

Pat Ilderton than called for the next applicant:

Gene/Linda West

Post Exchange

1714 Middle Street

Additions to a Historical Structure

We have two flat porches one either side of the house. If you look at the pictures one of the pictures that we took has a white rail and some chairs this would be on the east side. There is a built in gutter under the slate roof it protrudes out about eighteen inches, I would like to put a flat roof under the built in gutter. When I say flat roof it would look flat from the sides of the house you cant see this from the front of the house. It would look flat but the roof would have a pitch from within, under the built in gutter to the front and a downspout in the front to get rid of the water, it will follow the roof lines of the soffitt underneath the fascia. We would like to screen this in because we are getting water into the door off the bedroom when it rains and it is the same problem in the kitchen. On the concrete slab that the previous owner put on Mr Walter Broom we are riding on the edge around because of the rain.

Pat Ilderton any questions from the board.

Duke Wright I have a comment I walked around the house and looked at this the other day. Even though the building is deteriorating in my judgment and needs a lot of maintenance work we cant forget the fact that this is a historic house and we need to be very sure that the roofline needs to be maintained. You can see it from the street on both sides. we need assurance that the fascia line is going to be continued straight out .I don't understand how that is going to be done if the porch roof is going to be sloped enough to drain.

Gene West I am going to put ¼ inch per foot within this flat surface and you it will drain fine and you wont see the roof at all.

Duke Wright this building has a lot of character in my opinion.

Steve Herlong I understand why you want to make shelter in these areas and as you are explaining I now understand this can be built may different ways and appear similar to the sketch. I think that we would like to see more detailed drawings.

Gene West: do I need to come back next month and go over the drawings again?

Steve Herlong We might approve this with the condition that you come back with more detailed drawings.

Pat Ilderton do we want to not vote on this and have him come back or do we want to vote with conditions?

Steve Herlong made a motion that the board grant a certificate of appropriateness for the additions with the condition that the applicant come back with more detailed drawing with the following conditions that the applicant provides detailed architectural drawings that defines clearly what this is going to be.

Kent Prause any conditions that you state need to be clear and concise. It has to be something that he knows has to do and a condition that can be met. He knows from your discussion that he is not wasting his time to go and get the drawings.

Pat Ilderton We are requesting more detailed drawings because the historical value of this house is great.

Betty Bragg Harmon seconded the motion

Pat Ilderton asked for the vote

Vote was unanimous.

Pat Ilderton than called the next applicant: Haskins/Rhodes Development

1914 Middle Street

Demolition of a Historical Structure

Bill Barr: I have with me today Sammy Rhodes the applicant and Henry Shepard who is the engineer, who wrote one of the reports that was submitted with the application package The original request was for demolition but after walking the house yesterday we have come to the decision that we would like to remove all the additions to the historic structure which is the gate house and restore the gate house as a accessory structure than showed a photograph taken from inside the home that showed the shingles on the outside and inside wall showing where the original structure was. What we are asking for tonight is a certificate of appropriateness to remove the additions to the original gatehouse. There are two granite posts that are suppose to be the original gatepost to the Devereux mansion. We would like to than bring before the board a plan for a new house in the back that would fit in with the surroundings.

Michael Daly would it have a second floor?

Bill Barr right now there are no stairs on the inside that lead to the second floor.

Michael Daly what would the roofline be?

Bill Barr the roofline would duplicate the roofline on the left side of the building. The dormer and bay window would stay and we duplicate them on the other side of the house. He than showed a picture of what they thought the original structure looked like.

Pat Ilderton with those dimensions no one could live in the structure we might limit the demo to 1000 or 1200 square foot.

Michael Daly it would be nice to see some drawings and what you are doing is great

Betty Bragg Harmon I think that we need more information.

Pat Ilderton they are very important structure the Devereux mansion and the gatehouse and were probably designed by the same architect.

Bill Barr we have a contract so we have come before the board now to find out if we can move ahead with a conditional certificate of appropriateness for more drawings to see how this structure might look

Sammy Rhodes all that I ask for is that before we close on this property is that you will allow us to remove the additions and put up a new structure that meets with your approval.

Steve Herlong I make a motion that we grant a certificate of appropriateness for alterations to the structure with the condition that no work be undertaken prior to the DRB seeing and reviewing design drawings of the proposed alterations.

Bill Barr we may need to do some bead and board the roof coming down into the house can we do some limited taking down of interior members.

Michael Daly seconded the motion



Pat asked for discussion than for a vote unamous vote to approve  
Pat Ilderton than called the next applicant

Musser Residence  
2308 Jasper Blvd Pool  
Addition to a Historical Structure

Randy said that you could vote on a application without a representative being there but  
the board wanted a representative there.

Betty Bragg Harmon made a motion to delay the application

Duke Wright seconded the motion

Pat Ilderton called for a vote. The vote was four to one in favor of delaying the  
application.

Pat Ilderton than called the next application

Jerald Scheer  
425 A/B Station 22  
Alterations to a Historical  
Structure

Jerald Scheer asked to be deferred at this time

Betty Bragg Harmon made a motion to grant a continuance

Duke Wright seconded the motion

Pat called for a discussion. Than called for a vote unamous in favor of continuance.

Pat Ilderton than called for the next applicant

Tradd Robinson  
Kooksie Family LLC  
1715 Atlantic Ave Approval  
of a Accessory Structure

Tradd we would like to put a garage instead of a shed the garage structure will look more  
like a house. It will be 18 feet high the pitch of the roof will look like the house.

Duke Wright said he had viewed the structure earlier that day. You are going to demolish  
the shed that is there and build a totally new structure.

Tradd Robinson said that was the plan with vinyl siding. it will be 20 feet.

Betty Bragg Harmon stated that it looked very nice.

Steve Herlong how do the setbacks apply?

Michael Daly Kent told me that the new ordinance for accessory structures is five feet the  
old ordinance is ten feet. It was ratified last night so for the next sixty days you can use  
either ordinance but you cannot mix the two ordinances.

Steve Herlong made a motion to approve the certificate of appropriateness to approve the  
accessory structure with the condition that the new submittal application be submitted  
and that the 24 feet be reduced to 20 feet.

Duke Wright seconded the motion

Pat Ilderton called for a vote unamous

Pat Ilderton said the board was considering a special meeting for discussion and it would  
be advertised for the public.

Pat Ilderton adjourned the meeting.

