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TOWN OF SULLIVAN'S ISLAND

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DESIGN REVIEW BOARD

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14 DATE: Wednesday, June 18, 2008

15 TIME: 6:00 p.m.

16 LOCATION: Town of Sullivan's Island

1610 Middle Street

17 Sullivan's Island, South Carolina 29482

18 REPORTED BY: Janice D. Hayward, RMR

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PRESENT

2 Board Members

Duke Wright

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Pat Ilderton

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Steven Herlong

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Fred Reinhard

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Betty Harmon

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Cyndy Ewing

8

Billy Craver

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Also Present

Kent Prause

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Randy Robinson

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Kat Kenyon

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	INDEX	
1		
2	Approval of minutes	4-6
3	2708 Goldbug	5
4	2524 Raven Drive	40
5	2208 I'On Avenue	49
6	2820 Marshall Boulevard	56
7	2820 Atlantic Avenue	66
8	1741 Middle Street	71
9	927 Middle Street	76
10	405 Seabreeze Lane	82
11	1318 Poe Avenue	101
12	2213-C Middle Street	114
13	Reporter's Certificate	115

14  
15  
16  
17  
18  
19  
20  
21  
22  
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24  
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1 (Wednesday, June 18, 2008 at 6:00 p.m.)  
2 CHAIRMAN ILDERTON: It is 6 o'clock  
3 and this is June 18th, 2008, meeting of  
4 the Sullivan's Island Design Review Board.  
5 And the members in attendance  
6 are Duke Wright, Pat Ilderton, Steve  
7 Herlong, Fred Reinhard, Cyndy Ewing, Betty  
8 Harmon, Billy Craver.  
9 The items on the agendas are  
10 the, first is the approval of the minutes  
11 of last week.  
12 MR. WRIGHT: Mr. Chairman, I make a  
13 motion that we, or move that we also  
14 review and approve the minutes of the  
15 special April 23 meeting, 2008.  
16 Did everybody see those minutes?  
17 (No response.)  
18 MR. WRIGHT: Hello?  
19 MS. EWING: Yes.  
20 MR. WRIGHT: And also that we revise  
21 the agenda to move 2708 Goldbug Avenue up  
22 to the first item after review of the

23 minutes.  
24 CHAIRMAN ILDERTON: All right. Do I  
25 hear a second?  
0005  
1 MR. REINHARD: Second.  
2 CHAIRMAN ILDERTON: Discussion?  
3 (No response.)  
4 CHAIRMAN ILDERTON: Everybody in  
5 favor?  
6 MR. WRIGHT: Aye.  
7 CHAIRMAN ILDERTON: Aye.  
8 MR. HERLONG: Aye.  
9 MS. HARMON: Aye.  
10 MR. REINHARD: Aye.  
11 MS. EWING: Aye.  
12 MR. CRAVER: Aye.  
13 CHAIRMAN ILDERTON: All right. Do I  
14 hear a motion on the approval of the  
15 minutes?  
16 MR. WRIGHT: I move that we approve  
17 the minutes of the special meeting of 23  
18 April 2008.  
19 CHAIRMAN ILDERTON: Do I hear a  
20 second?  
21 MR. CRAVER: Second.  
22 CHAIRMAN ILDERTON: Everybody in  
23 favor?  
24 (Hands raised.)  
25 CHAIRMAN ILDERTON: All right.  
0006  
1 MR. WRIGHT: I also move that we  
2 approve the minutes of the May 21 regular  
3 meeting, May 21st, 2008.  
4 MR. HERLONG: Second.  
5 CHAIRMAN ILDERTON: Everybody in  
6 favor?  
7 (Hands raised.)  
8 MS. HARMON: I accept.  
9 CHAIRMAN ILDERTON: Then the first  
10 item on the agenda is 2708 Goldbug, change  
11 of historic classification, historic  
12 number number 50, Traditional Island  
13 Resource.  
14 I'll remind everybody of our  
15 time limits. The applicant has ten  
16 minutes for anybody and everybody and  
17 public comment is limited to two minutes.  
18 And thank you.  
19 MR. HERLONG: I'm recusing myself.  
20 CHAIRMAN ILDERTON: Kent, what do we  
21 have?  
22 MR. PRAUSE: I think what they're  
23 trying to do is take this thing off. Is  
24 that correct?  
25 CHAIRMAN ILDERTON: Asking for  
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1 removal?

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MR. BARR: Change it to altered.

MR. PRAUSE: All right. I mean, altered, we don't even recognize such a thing in our ordinance. It's either designated or it's not.

And I would just direct the board's attention to the requirements of section 2194C, Design Review Board shall determine whether a property shall be designated an historic property or it shall no longer be considered an historic property, and under D1 through 8 are the criteria by which you make that determination.

And if you find -- you would need to find that it does not meet any one of those eight requirements in order to be no longer designated as an historic property.

CHAIRMAN ILDETON: Great. Thank you. The applicant's presentation?

MR. BARR: I'm Bill Barr and representing the applicant. I would like to hand up and make part of the record a

couple of things if I could.

One is the survey done by Preservation Consultants in '87. The other one is the historic designation list. And I believe you already have that, but I would like to have also marked into the record a copy of Mr. Rosen's report. I believe he wrote a report directly to the board about his view of this particular structure.

I also have a group of photographs that we took of the structure that really set forth the condition of the interior of the structure which I believe that everybody has now seen either in the meeting immediately before at the house or at the time that we -- or prior to that.

I believe Ms. Ewing indicated that she had already been by the house and didn't come in today because she had already seen it.

To summarize the site visit, you could look at the photographs and do that. What we would like to point out is this is an unusual situation because I believe

that with properties that were either being taken off the, tried to be taken off of the list before, they didn't have the benefit of what we would refer to as destructive or partial demolition of the structure because when Tim Cook, the

7 owner, has been before this board on  
8 multiple occasions to get a plan approved,  
9 he didn't realize the extent of the  
10 alteration to this building until he got  
11 inside, and then once you get inside the  
12 building and you have the walls down and  
13 you see the floor structures and see how  
14 the house was constructed, you can see  
15 basically that all but about a very small  
16 piece of the property, I believe it's like  
17 12-by-14, is an addition.

18 You can do that by almost aging  
19 the two-by-four construction in the walls  
20 and you could also notice up into the  
21 rafters a sheathing, the pitch of the roof  
22 may very well have been changed.

23 And so basically what we've got  
24 is a situation where we have photographs  
25 of this house, we have the survey of this

0010

1 house that was done in 1987, but I think  
2 when we're looking at trying to preserve  
3 the historic fabric of this house, we  
4 really don't know what the house looked  
5 like.

6 Mr. Rosen is going to present  
7 shortly and he will give you, basically  
8 express his opinion as to what is old,  
9 what is new in the house.

10 Now, we contend -- now, Kent  
11 pointed out that we are governed by 2194  
12 D1 through 8 which are those eight  
13 criteria that I think that, by this time I  
14 think this board has heard and memorized  
15 ad nauseam so I will not go over each one  
16 of those in detail.

17 Suffice it to say that it is our  
18 position that the eight criteria do not  
19 apply to this house and the eight criteria  
20 do not apply to this house because it is  
21 so substantially altered that there really  
22 is little or no fabric of this house left  
23 for worthy preservation.

24 I would like to point out also  
25 that Mr. Schneider's list, which I put a

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1 copy up there, it was a study list, it was  
2 for planning purposes only, and it  
3 indicated that further study of these  
4 properties would be necessary.

5 I spoke with Chip Laurens this  
6 morning, he could not be here tonight, but  
7 Chip said basically this was a windshield  
8 survey of these properties, they rode by,  
9 they looked good. After Hurricane Hugo in  
10 2003, if the house was still there, then  
11 essentially it was still considered to be,

12 you know, potentially worthy of  
13 preservation but still subject to the  
14 criteria as recommended by Schneider that  
15 further study be made.

16 Of course, you all know that  
17 further study was never made, everything  
18 was put on the list, and now people are  
19 asking to be taken off the list. And I  
20 see tonight there are several people that  
21 are being asked, that you are presenting  
22 before the board tonight four or five  
23 applications to be put on the list.

24 Of interest in the survey is a  
25 statement by Mr. Schneider, I believe,

0012

1 himself. There's a statement by the  
2 survey. At the very bottom of the survey  
3 on the last page it says this house  
4 represents -- representative of the modest  
5 summer island residence built in the early  
6 20th Century, and of the successful  
7 alterations that have been made to many of  
8 them.

9 So the examiner, when he went by  
10 this house, indicated that he thought that  
11 it had been altered and it was  
12 representative of houses that had been  
13 altered.

14 There's also a disparity between  
15 when the house was constructed, when it  
16 was renovated, and basically, I've got  
17 basically three dates. There was a  
18 structure on the 1917 plat. What's the  
19 name of that insurance survey?

20 MS. EWING: Sanborn.

21 MR. BARR: The Sanborn, and that's  
22 probably the plat that he was referring  
23 to, that there was a house there but we  
24 don't know what it looks like.

25 The owner of the house who the

0013

1 interviewer discussed the house with was  
2 Oliver Bjorkston's wife in 1987 and they  
3 believe that the house was constructed in  
4 the '40s.

5 Mr. Rosen will give you an  
6 opinion that he feels that the renovations  
7 to this house were probably done in the  
8 '70s given the nature of the construction  
9 materials which are now visible as a  
10 result of the demolition.

11 So essentially, without  
12 belaboring the point, this board, under  
13 not as egregious circumstances, in  
14 February approved removal of the house on  
15 Atlantic Street from the list. And that  
16 was, can't remember, it was Miles

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Barkley's home.  
And in that situation the evidence that was given to this board is that house had been altered to a degree of at least 50 percent in the front and the rear so that basically it had no historic structure.  
Mr. Rosen opines that only 30 percent of this structure is original right now. Mr. Rosen will further opine that basically if you do go in and renovate this house, that basically when it's all said and done, you might have three percent left over.  
You saw the significant decay of the members that are all going to have to be replaced and removed in the interior. And I believe that's where Russell is coming from.  
So because of all of that, I would respectfully request you to take this property off the list as it being deemed altered. And I will ask Mr. Rosen if he could give --  
CHAIRMAN ILDERTON: Yes, sir.  
MR. ROSEN: Mr. Chairman, where are we time-wise?  
CHAIRMAN ILDERTON: We're about three minutes.  
MR. ROSEN: May I approach?  
CHAIRMAN ILDERTON: Sure.  
MR. ROSEN: What I would like to do, ladies and gentlemen, is just briefly describe to you my take on the evolution of the structure.  
My thought is that the center room may well have been some type of out building or utility structure on the site. My take on it is that in its original form, that's where it started.  
Sometime shortly thereafter, given the construction technique, a porch was added on what I refer to as the left side, and I believe that also this room that you see today out there also very early.  
So if there's records of a 1917 structure, my thought is that this would be 1917, these additions, the porch and the extra room, may well have been shortly thereafter, within a few years, just based on what we're looking at.  
I believe, based on what I'm seeing, that a porch was added here at some time, and I don't know when. I don't

22 think it was as early as 1940, I think it  
23 was more recent.

24 But in any event, what I believe  
25 we're looking at as far as the right side

0016

1 wrapping around, based on the construction  
2 techniques that were used, my thought is  
3 that that dates in the 1970s or maybe  
4 later. My thought is 1970 so it's not  
5 really that old.

6 Few things I want to point out.  
7 Given the concrete block foundations that  
8 were there, somewhere in the history of  
9 the house it was raised or lifted up off  
10 the ground. Those concrete blocks may  
11 well date from that 1970 period. I have  
12 no idea what happened in Hurricane Hugo  
13 and what may have happened to that house.

14 Also, and I do think it's from  
15 the Hurricane Hugo time, or maybe 1970,  
16 the entire roof sheathing is all plywood.  
17 All of the original one-by-eights or  
18 whatever may have been used for roof  
19 sheathing are gone. So as far as fabric  
20 goes, the entire roof structure is  
21 contemporary fabric, so to speak.

22 One of the reasons that I  
23 believe that the original courthouse was  
24 simply this one room is there are two  
25 openings in the studs here and here, and

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1 my thought is that they may well have been  
2 windows or some other type of opening.

3 This door I feel like is  
4 original. The door into this area is  
5 relatively new. This door I think was  
6 relatively old. And that is my thoughts  
7 on the evolution of the house.

8 Are there any questions?

9 CHAIRMAN ILBERTON: Thank you.

10 MR. ROSEN: Thank you.

11 CHAIRMAN ILBERTON: Is there any  
12 public comment on this?

13 MS. STONE: Yes.

14 CHAIRMAN ILBERTON: Yes, ma'am.

15 MS. STONE: I am Eve Stone and I live  
16 at 2672 Jasper which is on the other side  
17 of Goldbug and in the next block.

18 I'm going to read this, I didn't  
19 think I was going to be here, but since I  
20 am.

21 I do not believe this house  
22 should be razed or removed from the list  
23 of historic structures. We came before  
24 this board a few months ago and we too  
25 live in an old house and I'm sure it's had

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1 many alterations over time but we didn't  
2 gut the house and I guess we didn't find  
3 out exactly what had been done.  
4 This house in question was  
5 obviously a house typical of Sullivan's  
6 Island and the very type structure that  
7 the DRB was created to protect. Now that  
8 it has been gutted, it is very hard to  
9 imagine what the original house included.  
10 The issue here is the purpose of  
11 the DRB. Regardless of any loopholes  
12 property owners may find to evade the  
13 letter of the law, it is the spirit of old  
14 Sullivan's Island houses that the DRB was  
15 put in place to preserve. And so many of  
16 the houses that are on the list have  
17 probably had alterations over time.  
18 What implication does that have  
19 for the DRB? Can every house be gutted to  
20 determine the extent of alterations?  
21 Thank you.  
22 CHAIRMAN ILBERTON: Is there any  
23 other public comment? I've got some  
24 letters I'm going to read, but is there  
25 anybody --  
0019  
1 MR. GEAR: Mr. Chairman, I'm Davey  
2 Gear, 2702 Goldbug Avenue, basically march  
3 up on the left side.  
4 I'd like to remind the board  
5 that the neighborhood has been here just  
6 as many times as the applicant has been  
7 here and our issue has always been  
8 neighborhood compatibility.  
9 If this is removed from the  
10 list, it's obvious that it can be torn  
11 down and that you'd lose the opportunity  
12 to protect the neighborhood compatibility.  
13 I heard, I guess, what is expert  
14 testimony about what might have been done  
15 and what might have been done. I remind  
16 you that a doctor can operate on any  
17 patient you can find a doctor to operate.  
18 It may be possible to find  
19 somebody that can also say that that  
20 particular building and house might have  
21 been historic as it were.  
22 I urge you to continue to use  
23 this house as historic value, protect the  
24 neighborhood compatibility where we are,  
25 because if it's not, if it's torn down,  
0020  
1 taken off, then we're going to have  
2 something that's not going to be  
3 attractive to the neighborhood.  
4 CHAIRMAN ILBERTON: Is there any  
5 other public comment before I read the

6 letters? Yes, sir.  
7 MR. BOWEN: I'm Paul Bowen, I own the  
8 garage structure two doors away at 2720  
9 Goldbug. And after looking at the house,  
10 Tim offered me the doors that were inside  
11 it thinking that I liked old historic  
12 doors, and because they were not, I didn't  
13 take them. But it was obvious to me that  
14 the house had been added onto so many  
15 times that it didn't have much of its  
16 historic structure left.

17 I'm doing a couple houses  
18 downtown and I took the plaster and lath  
19 off of two houses there to determine what  
20 kind of damage might be left and found  
21 that all the original structures were  
22 there for 35 Wentworth Street: Floors,  
23 joists, windows, doors, fireplaces,  
24 mantles, everything is still there.

25 Well, none of that is there on

0021

1 this house. There's absolutely nothing  
2 left except that little center core  
3 balloon frame construction.

4 And I've been in front of you  
5 several times about houses either to be  
6 kept or to be removed from the historic  
7 list, and I just don't see the historic  
8 value that's there.

9 Thank you.

10 CHAIRMAN ILDEBERTON: Thank you. Any  
11 other public comment before I read these  
12 letters?

13 Yes, sir.

14 MR. HIERS: I'm Jimmy Hiers, I live  
15 at 2714 Goldbug, next door to the house.

16 Certainly from the condition  
17 that the house is in today, it's  
18 certainly, it's been all but demolished.  
19 It's been gutted. And I think anything  
20 that was of historic value has been  
21 removed.

22 I have a video that many of the  
23 board members saw that I'll be happy to  
24 show at the click of a mouse that shows  
25 what the house looks like prior to the

0022

1 gutting. This was taken, I believe, after  
2 the present owner bought the property, and  
3 it shows a lot of bead board siding and  
4 wood flooring that's been removed.

5 So I think, you know, the house  
6 status is a Traditional Island Resource  
7 and that's defined as being a part of the  
8 island's historic development without  
9 individual distinction or integrity.

10 And I think this house, we've

11 gone through a long journey on this house  
12 and I think that the plans that have been  
13 submitted and approved, the house would  
14 continue, it would certainly change, but  
15 it would be a large house that still has a  
16 core of a traditional island house.

17 CHAIRMAN ILDERTON: Thank you.

18 Any other public comment before  
19 I read these letters? Yes, sir.

20 MR. SCHNEIDER: My name's Dale  
21 Schneider, I live at 1427 Jasper which is  
22 across the street and one house over.

23 And I've stood up a couple times  
24 to talk about this renovation, and I think  
25 everything has been pretty much covered,

0023

1 but I think that the reason all of the  
2 neighbors are here is that they feel  
3 strongly about retaining the character of  
4 their neighborhood.

5 No one disputes this man's right  
6 to build a new house somewhere, to  
7 renovate, which is the pattern in our  
8 neighborhood. The pattern is a tasteful  
9 renovation. All of the Haines have done  
10 it, Jimmy Hiers has done it, the McCoys  
11 next to me have done it, and I've tried to  
12 do it in my own little way.

13 That's the pattern in our  
14 neighborhood and we're here because we'd  
15 like to save it. So I hope you'll  
16 consider that as you make your decision  
17 and thank you for your service to this  
18 board.

19 CHAIRMAN ILDERTON: Thank you.

20 Is there any other public  
21 comments? Yes, ma'am.

22 MS. GEAR: I'm Aussie Gear, I live at  
23 2702 Goldbug, next-door to the property.

24 As has been pointed out by  
25 Mr. Barr in the discussion about the

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1 successive alterations made to these  
2 homes, these island resource homes have  
3 indeed, they have been altered over the  
4 years. Otherwise some of them would have  
5 been probably on the historic list instead  
6 of just traditional island. But they are  
7 recognized as more important than simply  
8 altered by having to be given this  
9 designation by Sullivan's Island on the  
10 historic list.

11 As you saw, the structure now  
12 has indeed been altered but this time it  
13 is by the present owner. I believe  
14 there's nothing that cannot be repaired so  
15 that the final design plans already

16 approved by the DRB for the house for this  
17 lot, I think he was granted 614 additional  
18 feet by you all, square feet for this new  
19 house, it can be constructed as planned.

20 That approved plan, while it was  
21 embraced by our neighborhood, is  
22 acceptably compatible and we do thank you  
23 all for working with us for that.

24 Please retain the fabric of this  
25 old cottage within the previously approved

0025

1 plans. The most recently made  
2 alterations can all be repaired and  
3 reversed and this Traditional Island  
4 Resource will continue to be part of our  
5 unique island neighborhood.

6 CHAIRMAN ILDERTON: Thank you.

7 Is there any other public  
8 comment?

9 (No response.)

10

11 CHAIRMAN ILDERTON: I'm going to read  
12 the letters of anybody who is not here,  
13 anybody that has not made comments  
14 already. I'm not going to read all these  
15 letters, I'm going to read the two letters  
16 because there's two people that are not  
17 here.

18 It's, this one is from  
19 Elizabeth B. Richardson, 2678 Goldbug  
20 Avenue. As I'm unable to attend the  
21 Design Review Board meeting this month due  
22 to surgery and reside at 2678 Goldbug  
23 Avenue, which is two doors down from 2708  
24 Goldbug Avenue, I request this letter be  
25 brought to the attention of the Board

0026

1 members.

2 I strongly object to this  
3 historic house being continually  
4 destroyed. The natural barrier (sandhill  
5 and trees) on the back side, which was  
6 previously addressed at one of the many  
7 meetings which has come before the Design  
8 Review Board, has been completely  
9 destroyed thereby making the rest of the  
10 neighborhood subject to hurricane winds  
11 and waters. Now the owner alleges this  
12 house has been changed as recently as 1979  
13 and after Hurricane Hugo.

14 I was born and have lived within  
15 a block of this property all my life and  
16 from whence this information came, I  
17 cannot begin to think. Someone obviously  
18 does not know anything about older home  
19 construction here on the island, which, by  
20 the way, seems to weather hurricanes much

21 better than the new houses being put up.  
22 This house has not has any major  
23 changes in my lifetime (66 years). It  
24 survived Hurricane Hugo with minimal  
25 damage. It is historic and should remain

0027

1 designated historic. A variance of any  
2 kind for this property should not be  
3 allowed.

4 I thought the neighborhood had  
5 come to a reasonable agreement for this  
6 addition to this house; however, it  
7 appears the owner is still not satisfied  
8 and will not be satisfied until he can  
9 completely tear it down and put up a  
10 monstrosity which is totally out of  
11 context in this quiet, family-oriented  
12 neighborhood.

13 As I have addressed this board  
14 several times before on this issue, I  
15 still believe the house is extremely large  
16 (approximately one and a half times or  
17 more of those on either side of it), does  
18 not fit the neighborhood and now has had  
19 the sandhill behind it totally destroyed,  
20 thereby cutting into the protection from  
21 any storm winds for the neighborhood. The  
22 sandhill should be required to be  
23 replaced.

24 I still also have concerns with  
25 the size of the structure should there be

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1 a fire due to the many very old and very  
2 large oak trees in the neighborhood.

3 As for bug damage, show me a  
4 house anywhere over here which does not  
5 have bugs, termites, et cetera. It can be  
6 repaired and is continually repaired on  
7 most property, not purposely left to  
8 deteriorate to the point where nothing is  
9 left and it falls down.

10 Next letter is from Bobby  
11 Thompson, 2917 I'On Avenue.

12 Please review these points in  
13 opposition to the  
14 deconstruction/reconstruction now proposed  
15 for 2708 Goldbug. This is a toughie and  
16 an important test of the DRB regulations,  
17 capabilities and authority.

18 As I can tell, the house was  
19 built around 1925 and was indeed included  
20 in David Schneider's list of "Traditional  
21 Island Resources," thus protected as  
22 historic and under DRB aegis.

23 The structure in question was  
24 apparently altered to some extent in the  
25 '80s and again recently, losing some of

0029

1 the island charm I appreciated so much  
2 when we bid on the house in 1979.

3 Insect damage appears to me  
4 serious but fixable, as the house was  
5 solidly built and shows little sagging.  
6 But I defer to your collective judgment on  
7 that point and it now seems difficult to  
8 imagine how much of that charm could be  
9 restored.

10 Whether you recommend saving  
11 what's left of the house or bulldozing for  
12 new construction, I would point out that  
13 "neighborhood compatibility" guidelines,  
14 perhaps the most important discretionary  
15 leeway granted your Board, would take into  
16 account the sizes of adjoining and  
17 neighboring homes along Goldbug.

18 Nineteen of the 21 nearest homes  
19 are under 3,000 square feet averaging  
20 right at 2,000. It is hard to imagine how  
21 a structure larger than 4,000 square feet  
22 would blend completely with such neighbors  
23 and I encourage you to limit  
24 modifications, replacement or new  
25 construction with those worthy goals in

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1 mind.

2 All right. Any more to add?  
3 Randy?

4 MR. ROBINSON: I just want to say  
5 that, you know, this is a historical  
6 structure and we have, we're having  
7 problems with historical structures being  
8 demolished by just the type of materials  
9 that they're putting back in these houses.

10 And when you have a historical  
11 structure, according to our guidelines for  
12 you all's certificate of appropriateness,  
13 it says that these structures should be  
14 repaired rather than replaced.

15 And I was asked about the  
16 structure to look at it, I saw the extent  
17 of the damage. I just feel like it could  
18 be replaced with like materials rather  
19 than use new construction materials in  
20 places.

21 CHAIRMAN ILDERTON: Kent, do you have  
22 anything to add?

23 MR. PRAUSE: No, I don't.

24 CHAIRMAN ILDERTON: Good. All right.  
25 Now, the board --

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1 MR. BARR: Can I have one second for  
2 rebuttal?

3 CHAIRMAN ILDERTON: There may be some  
4 questions but we're -- I don't know we're

5 that flexible.  
6 MR. BARR: Just rebuttal to the  
7 public comments.  
8 CHAIRMAN ILDERTON: I don't know  
9 that's allowed in our procedure, I guess  
10 it is if we want it to be. I'll give you  
11 a short time.  
12 MR. BARR: Couple of things. One, if  
13 you review those minutes of the meeting  
14 wherein Miles Barkley was allowed to take  
15 his house off of the list, none of these  
16 people were here. And what this board has  
17 to do is adopt a uniform standard that  
18 applies to all neighborhoods, not rise up  
19 in indignation when a group of people come  
20 out that live in close proximity.  
21 If these people really cared  
22 about the island and really cared about  
23 taking houses on and off the list, every  
24 one of these people would have been here  
25 at that meeting to object.

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1 Everything that Mr. Cook did on  
2 that house on the interior was authorized  
3 by the permit. He was going to demolish,  
4 and only then did it become obvious the  
5 substantial alteration of that property.

6 It's an altered resource -- and  
7 this is from the guideline that  
8 Mr. Schneider prepared and I think  
9 Mr. Hiers read from earlier about what a  
10 Traditional Island Resource is.

11 It's a resource that's been  
12 altered to the extent that they no longer  
13 retain their overall historic character.  
14 If these resources were located in a  
15 historic district, they would be  
16 considered noncontributing.

17 And I submit to you based upon  
18 Mr. Rosen's expert examination of this  
19 house, if this house is repaired, it will  
20 have three percent of its fabric.

21 Thank you.

22 CHAIRMAN ILDERTON: Thank you.  
23 Billy?

24 MR. CRAVER: I know that when the  
25 planning commission passed the ordinance

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1 to -- or recommended the ordinance be  
2 passed to create the historic district, we  
3 had the list, and it was Schneider's study  
4 and it was, a lot of it was drive-by, and  
5 the idea was let's pass it, let's get it  
6 in place, and then anybody who thinks they  
7 ought to be removed can come be removed,  
8 but if we take the trouble to go through a  
9 major study before we pass it, we won't be

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able to save the hazards that need to be saved.

So, and I was on the planning commission when that was done and the idea was not that once that list got put into place, that it was sacred and couldn't be altered.

I've heard what I've heard from everybody, what everybody said. I don't believe that this is a historic structure that ought to stay on the list and I don't believe it is for the same reasons that I thought we should take the Barkley's house off.

I think it's been substantially altered. I'm not aware that any famous

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architect designed this house or that anything famous happened in the house. I don't know of anything other than the fact that it's a sort of old kind of Sullivan's Island shack that's been significantly altered and so I would remove it from the list.

CHAIRMAN ILDERTON: Thank you. Cyndy?

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MS. EWING: I have a couple of things I'd like to talk about. The Preservation Consultant, looking over this information that it was built in 1905, historic homes on the island do -- are all altered for the most part and the preservation secretary of interior standards says that historic homes do reflect the alterations that have happened to them at different times.

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And I think something that we need to make clear here is the word -- there's two meanings for the word altered: Altered in the sense of it's altered beyond historic value is one thing, and altered by meaning that it's had additions

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built on from a core is something very different and that meaning does not take away the historic value of a home.

So then we need to talk about -- so I have to go with what the Preservation Consultant recommended, that this is a Traditional Island Resource. And that is what this board did approve this -- these additions that were going to be built on it as a Traditional Island Resource.

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The engineer's come in and he's discussed the structural changes and said how he felt that it might have been built. And he's really kind of, I mean, as an

15 expert in structure, he can say that, yes,  
16 this was built at different times. That  
17 does not take away from the historic value  
18 of the home.

19 And being a person who lives in  
20 a hundred-year-old house and currently  
21 going through a restoration of the house,  
22 I brought along pictures that the board  
23 may want to look at of what my house has  
24 looked like.

25 And as far as bug and termite

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1 damage, we've repaired at least four times  
2 as much as what is on the house that we  
3 saw on Goldbug. So it can be done and it  
4 doesn't cost a fortune.

5 And I believe that this house is  
6 worth saving and I would vote to keep it  
7 on the list and go forward with the plans  
8 that the board approved.

9 CHAIRMAN ILDERTON: Thank you.

10 Fred?

11 MR. REINHARD: Is that your house?

12 MS. EWING: This is my house.

13 MR. REINHARD: That's in terrible  
14 condition. Looked like my house. And  
15 that looks like your house.

16 MS. EWING: This is only a tiny  
17 portion.

18 MR. REINHARD: I see significant  
19 historic fabric in at least these two  
20 photographs and I do see some add-on stuff  
21 that Mr. Rosen was kind enough to point  
22 out to us.

23 This house is on that list for a  
24 reason. I think it belonged on that list  
25 and should stay on that list. That's all

0037

1 I have.

2 CHAIRMAN ILDERTON: Betty?

3 MS. HARMON: Saying that this house  
4 was renovated sometime since 1979 is not  
5 true. I moved to the island in 1977 and I  
6 knew the Bjorkstons shortly after that and  
7 have visited that house many times and it  
8 survived Hugo with very little damage  
9 because I saw her as I got on the boat one  
10 day to come over here.

11 So neighborhood compatibility is  
12 certainly important and it is a typical  
13 island house, whether you want to call it  
14 a shack or whatever, but it is typical of  
15 the period.

16 And I would say on one, four and  
17 seven would be my reason I would recommend  
18 that it stay on the list. And also if you  
19 go through the standards of

20 rehabilitation, you will find a lot more  
21 detailed information on what you should do  
22 with this house. And so I would vote that  
23 it stay on the list.

24 CHAIRMAN ILDERTON: Thank you.  
25 I think this board and myself --

0038

1 I also, I think we made a mistake in  
2 allowing the Barkleys to remove that house  
3 and that's just saying that it's already  
4 happened and that's history.

5 But I think I made a mistake and  
6 I think the board made a mistake, that's  
7 my opinion, and I don't think this house  
8 should be removed because of its  
9 association with the neighborhood and what  
10 it once was and what it still could be,  
11 so.

12 MR. WRIGHT: I think my thought is  
13 essentially the same as what's been  
14 expressed here. And when we approved the  
15 additions to the house, it was in my mind  
16 that we were going to retain the historic  
17 house and retain that compatibility with  
18 the neighborhood by keeping it as much  
19 intact as we could. So I am in favor of  
20 retaining that house.

21 CHAIRMAN ILDERTON: Do I hear a  
22 motion?

23 MS. HARMON: I'll make a motion that  
24 we retain the house as a historic island  
25 resource, a Traditional Island Resource.

0039

1 CHAIRMAN ILDERTON: Second?

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3 MR. REINHARD: Second.

4 CHAIRMAN ILDERTON: Discussion?

5 MR. PRAUSE: Can I just at least  
6 recommend that there was some reference to  
7 it being at least a few of these  
8 requirements, D1 through 8, and I would  
9 recommend that you point out which ones  
10 you think are important for keeping it on  
11 the list to include as findings in the  
12 motion.

13 CHAIRMAN ILDERTON: Put it in a  
14 motion.

15 MS. HARMON: I put it in my motion.  
16 Okay. Under section -- what page is it  
17 on?

18 MR. WRIGHT: Forty-two.

19 MS. KENYON: 2194.

20 MS. HARMON: Under section 2194 D, in  
21 determining whether a property should be  
22 designated as a historic property, it  
23 should be considered whether the property  
24 is, and I'm saying under one, which has

25 significant inherent character, interest  
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1 and value; number four, it simplifies  
2 the -- I'm not reading the whole thing,  
3 and then number seven, represents an  
4 established and familiar vision featuring  
5 of a neighborhood.  
6 CHAIRMAN ILDERTON: Thank you. A  
7 second on that?  
8 MR. REINHARD: Second on that.  
9 CHAIRMAN ILDERTON: Discussion?  
10 (No response.)  
11 CHAIRMAN ILDERTON: Everybody in  
12 favor?  
13 MR. WRIGHT: Duke Wright.  
14 CHAIRMAN ILDERTON: Aye, Pat.  
15 MR. HERLONG: Aye.  
16 MS. HARMON: Betty.  
17 MR. REINHARD: Fred Reinhard.  
18 MS. EWING: Cyndy Ewing.  
19 CHAIRMAN ILDERTON: Everybody  
20 opposed?  
21 MR. CRAVER: Billy Craver.  
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23 CHAIRMAN ILDERTON: All right. 2524  
24 Raven Avenue, addition to historic list.  
25 MR. PRAUSE: Apparently we had a list  
0041  
1 of all the ones that were entertained, but  
2 as you recall, some wanted to be on the  
3 list, some didn't, some folks came, and  
4 you all put the ones on the list which no  
5 one was here to oppose, and then some of  
6 the ones that did want to be on it were  
7 here and you still did. And at least one  
8 didn't make the cut.  
9 And these that are here tonight  
10 are ones in which no one appeared. And I  
11 believe you instructed the staff to notify  
12 these folks in writing and say you'd give  
13 them one more opportunity to be here, and  
14 if they were here, fine, if not, then that  
15 wouldn't necessarily hold you up in making  
16 a determination on these last few.  
17 CHAIRMAN ILDERTON: Right.  
18 MR. PRAUSE: So the first one appears  
19 to be 2524 Raven Drive.  
20 CHAIRMAN ILDERTON: Right.  
21 MR. PRAUSE: Formerly number 426 on  
22 the list. And again, I would just draw  
23 your attention to those same requirements  
24 that Mr. Barr said you probably memorized  
25 ad nauseam, but under 2491 D1 through 8,  
0042  
1 and if you deem that this house should be  
2 on that list, then I would advise that you  
3 adopt some findings in your motion to put

4 on the record of which one of these one  
5 through eight meets the requirements in  
6 order to have it on the list; and  
7 conversely, if you feel that it does not  
8 meet any of these requirements, then  
9 that's the only way that it should not be  
10 included on the list.

11 CHAIRMAN ILDERTON: Thank you. The  
12 applicant, Joe?

13 MR. SCHULL: Yeah, I'm Joe Schull,  
14 I'm representing the Schull family. We  
15 have a partnership with that lot on, that  
16 house on Raven and the lot at Station 26.

17 The last meeting we expressed  
18 our interest to have it removed off of the  
19 historic register. That -- nobody's been  
20 in that house since Hugo. The house is  
21 two feet off the ground, I'm guessing  
22 maybe 600 square feet, I'm just  
23 estimating. The house part of it is  
24 leaning, it settled from Hugo.

25 It's irrelevant, but my mother's

0043

1 going to be 93. We have a lot of people  
2 calling us that are interested in  
3 purchasing that property.

4 If that lot, that the house was  
5 to be put on this historic register,  
6 whoever purchases it, would they be bound  
7 by it.

8 Another option, somebody wants  
9 to purchase it, they told us that they  
10 would move that house to that big lot  
11 going to the boat landing. If we were to  
12 move it, it would have to be off the  
13 ground due to flood. And just so much --  
14 that's why we don't want to put it on.

15 CHAIRMAN ILDERTON: Okay. Thank you,  
16 sir.

17 Public comments to this  
18 application?

19 (No response.)

20 CHAIRMAN ILDERTON: The public  
21 comment section is closed.

22 Anything more to add? Kent?

23 Randy?

24 MR. PRAUSE: Nothing.

25 CHAIRMAN ILDERTON: Duke, what do you

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1 think?

2 MR. WRIGHT: I have not been in the  
3 house, but I have walked around it and it  
4 is a very interesting little cottage to  
5 me. And my inclination is that it should  
6 be preserved.

7 CHAIRMAN ILDERTON: Great. Thank  
8 you.

9 I know the house, I remember it  
10 when I was real young coming to Sullivan's  
11 Island, knew the Schulls and his sisters  
12 and brothers, we all used to hang back  
13 there with Michael Robinson and everybody  
14 else, so it means something to me.

15 And I guess that, it does  
16 reflect how I feel about that structure  
17 and just generally these structures on  
18 Sullivan's Island.

19 I'm not so sure it would be an  
20 impediment either and may be actually a  
21 plus in the sale of the property. The  
22 placement of the house on the lot is  
23 problematic and this board, if it was ever  
24 to be done anything to or whatever else,  
25 would still have to approve anything like

0045

1 that but, because it is placed close to  
2 the marsh which is where a new house would  
3 want to be placed, but it is well below  
4 the square footage that you could have as  
5 a second home and still build a new home.

6 So, I mean, the structure could  
7 stay there until a second home, a fairly  
8 good-sized second home could be built  
9 there on this property. It's a good-sized  
10 piece of property, and you'd have  
11 essentially, be allowed to have two  
12 structures on there, I think, if I'm  
13 correct in the way the code is written.  
14 So I would prefer to see it there, stay  
15 there.

16 Steve?

17 MR. HERLONG: Well, when you just  
18 evaluate as a structure, it appears to sit  
19 on its original foundation. The roofline  
20 is -- it doesn't appear to have been  
21 altered at any time in recent history;  
22 probably historic windows.

23 So for all those reasons I would  
24 say that it is something that should be  
25 put on the list.

0046

1 CHAIRMAN ILDETON: Betty?

2 MS. HARMON: I too think it's a  
3 wonderful old house and I think it should  
4 be put on the historic list under our  
5 findings of, I would say for me would be  
6 one, four, five and seven.

7 CHAIRMAN ILDETON: Fred?

8 MR. REINHARD: It's a perfect example  
9 of the kind of houses we should be saving.

10 CHAIRMAN ILDETON: Cyndy?

11 MS. EWING: It's a gem, Mr. Schull.  
12 You and your family, and I think it will  
13 be a real plus for whoever, if your family

14 decides to sell the property, they're  
15 very, very lucky people to end up with  
16 something like this as an accessory  
17 structure.

18 CHAIRMAN ILDERTON: Billy?

19 MR. CRAVER: I think it probably  
20 ought to be saved too.

21 CHAIRMAN ILDERTON: All right. Any  
22 other discussion?

23 (No response.)

24 CHAIRMAN ILDERTON: Do I hear a  
25 motion?

0047

1 MS. HARMON: I make a motion that we  
2 leave it on the list under --

3 MR. CRAVER: It should be added to  
4 the list.

5 MS. HARMON: Added to the list, okay,  
6 under section 2194, historic property  
7 designation criteria, number D1, 4, 5 and  
8 7.

9 MR. WRIGHT: I second.

10 CHAIRMAN ILDERTON: Discussion?

11 MS. EWING: I -- should we designate  
12 that it is a Traditional Island Resource  
13 or would we have an opportunity to put it  
14 into a number one category? Is that --

15 MR. CRAVER: I think there is only  
16 one category; isn't there?

17 MR. PRAUSE: Yeah, there's no such  
18 thing as differentiation among categories.

19 MS. EWING: There isn't?

20 MR. PRAUSE: No.

21 MS. EWING: Okay.

22 MR. PRAUSE: Or, well --

23 MS. KENYON: Traditional Island  
24 Resource.

25 MS. EWING: I thought there was

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1 landmark and Traditional Island Resource.

2 MR. PRAUSE: As specified on that  
3 list which was used to codify it into the  
4 ordinance but there's nothing like that on  
5 here, so.

6 MS. EWING: Okay. So we don't need  
7 to do that, in which case --

8 MR. WRIGHT: Cyndy's raised a good  
9 point. Either we need to know if it's  
10 either going to be a Traditional Island  
11 Resource or --

12 CHAIRMAN ILDERTON: Excuse me, I take  
13 that back. You see on the list there is a  
14 recommendation, recommended category two,  
15 Traditional Island Resources. That's what  
16 it says.

17 MS. HARMON: Do I need to amend my  
18 motion then?

19 CHAIRMAN ILDERTON: Yes, I think so.  
20 MS. HARMON: Well, that we put it on  
21 the list as a Traditional Island Resource  
22 under section 2194 D1, 4, 5 and 7.  
23 CHAIRMAN ILDERTON: Great. Second?  
24 MR. WRIGHT: Second.  
25 CHAIRMAN ILDERTON: Discussion?  
0049  
1 (No response.)  
2 CHAIRMAN ILDERTON: Vote. Everybody  
3 in favor?  
4 MR. WRIGHT: Duke Wright.  
5 CHAIRMAN ILDERTON: Aye, Pat.  
6 MR. HERLONG: Steve Herlong.  
7 MR. REINHARD: Fred Reinhard.  
8 MS. HARMON: Betty Harmon.  
9 MS. EWING: Cyndy Ewing.  
10 MR. CRAVER: Billy Craver.  
11 CHAIRMAN ILDERTON: Everybody  
12 opposed?  
13 (No response.)  
14 MS. HARMON: Maybe we could have  
15 Billy stand up to give us a bow.  
16 CHAIRMAN ILDERTON: 2208 I'On Avenue,  
17 addition to historic list.  
18 MR. PRAUSE: Essentially the same  
19 comments as were made before,  
20 Mr. Chairman, and I would like to draw the  
21 board's attention to the information  
22 provided by Mr. Schneider in which he  
23 recommends a category two for this one as  
24 well, Traditional Island Resources.  
25 CHAIRMAN ILDERTON: Great. Thank  
0050  
1 you. Is the applicant -- yes, sir.  
2 MR. BLAIN: Jason Blain, the owner.  
3 Believe it or not, I'm, I voice approval  
4 but would request that I hear comment from  
5 the board on their thoughts on the  
6 property and then a moment at the end to  
7 make a comment if that's acceptable.  
8 CHAIRMAN ILDERTON: Yes.  
9 MR. BLAIN: Thank you.  
10 CHAIRMAN ILDERTON: Is there any  
11 public comment in regard to this?  
12 (No response.)  
13 CHAIRMAN ILDERTON: All right. Kent,  
14 you all are good?  
15 MR. PRAUSE: Yes.  
16 CHAIRMAN ILDERTON: All right.  
17 Steve, what do you think?  
18 MR. HERLONG: Well, it appears that  
19 there are no alterations that would  
20 substantially alter the structure from its  
21 historic classification. Anything that  
22 has been done appears that it could be  
23 removed so that it could still retain its

24 historic character.  
25 For those reasons I think we  
0051  
1 would, I would probably vote to put it on  
2 the list.  
3 CHAIRMAN ILDERTON: Betty?  
4 MS. HARMON: I too would vote to put  
5 it on the list for those reasons. And  
6 again, one, four, five and seven.  
7 CHAIRMAN ILDERTON: Fred?  
8 MR. REINHARD: You look at this  
9 picture and you say that house has to be  
10 on the island 'cause there's so many that  
11 look just like it, belongs on the list.  
12 CHAIRMAN ILDERTON: Cyndy?  
13 MS. EWING: Belongs on the list.  
14 CHAIRMAN ILDERTON: Billy?  
15 MR. CRAVER: I would put it on the  
16 list.  
17 CHAIRMAN ILDERTON: Yeah, I think I  
18 used to own this house.  
19 MR. BLAIN: You did. Thanks for  
20 selling it at a good price years ago.  
21 CHAIRMAN ILDERTON: And it's, the  
22 feel of the house and the stature of it  
23 is, like you say, it fits so well on I'On  
24 and it's a tight little lot, it's not a  
25 large lot, but I would like to see it on  
0052  
1 the list myself.  
2 MS. EWING: And if I may just add a  
3 little something, your whole neighborhood  
4 is filled with homes that are in the same  
5 scale and it goes all the way out to the  
6 beach.  
7 There's actually, next to that  
8 big brown house there's one that's still  
9 left, one of the small ones, and it's just  
10 really wonderful to walk around in that  
11 neighborhood because you do, you have a  
12 sense of an entire neighborhood that is in  
13 the same scale. It's really wonderful.  
14 And that's what we hope to keep here on  
15 the island.  
16 CHAIRMAN ILDERTON: I just want to  
17 make one more comment because I know this  
18 house pretty well and it's still, it's  
19 still on the edge, marginally on the edge,  
20 and I would like to think this board or a  
21 future board would be generous to this  
22 owner or any future owner in its, go on  
23 record in its allowing its revival and  
24 perhaps expansion in places 'cause it's  
25 not a large house, because it is such a  
0053  
1 great location.  
2 If it is on the list, that it's

3 hopefully not a restrictive and a  
4 demeaning thing to be on this list.  
5 Go ahead.  
6 MR. WRIGHT: I agree with everything  
7 that's been said and believe it should be  
8 added to the list.  
9 CHAIRMAN ILDERTON: Great. Yes, sir.  
10 MR. BLAIN: Just a few comments. I  
11 just drove six hours to come and do  
12 something that you guys could have done  
13 without me because I wanted to hear the  
14 discussion.  
15 And I'm going to compliment  
16 Randy, first of all, 'cause the day I  
17 learned about this, I came in here pretty  
18 hot about this particular situation.  
19 I do development all over the  
20 world and I have never seen more nebulous  
21 reasons for development, frankly. And,  
22 but Randy enlightened me and I had the  
23 benefit of having good friends here in  
24 town, Chris Schmidt, who is very familiar  
25 with historic preservation, and he  
0054 enlightened me and shared some information  
1 with me that, frankly, less from what the  
2 reasons of the board would be of really  
3 preservation, more from a development  
4 standpoint, encouraged me to allow the  
5 property to be put on the list, and.  
6 So I will tell you that I was  
7 reluctant initially but ultimately came to  
8 the conclusion it was in my best interest  
9 to have it put on the list.  
10 This has been a hardship on us  
11 just in the sense that we don't live here.  
12 We plan to live here some day. And we  
13 just wanted to make sure that we weren't  
14 going to be restricted.  
15 And, Pat, I appreciate your  
16 comments because at some point in time we  
17 will come here and we'll want to do some  
18 things to that property.  
19 But, and frankly, there were  
20 some previous decisions made here on the  
21 island that have created hardships for us,  
22 back several years ago with the vacation  
23 rental limitations, we've been kind of a  
24 distant owner for some time and now are a  
25  
0055 little bit closer so we can utilize that  
1 property, but not being able to rent it on  
2 a weekly basis has created a financial  
3 hardship on us.  
4 And so we've had some scepticism  
5 towards decisions made about this property  
6 and, but we agree with it and we accept it  
7

8 and appreciate the chance to come.  
9 CHAIRMAN ILDERTON: Thank you.  
10 Do I hear a motion?  
11 MR. WRIGHT: I move that the property  
12 be included on the list of historic  
13 properties based on section 2194 D1, 4 and  
14 7.  
15 CHAIRMAN ILDERTON: Second?  
16 MS. HARMON: I second.  
17 CHAIRMAN ILDERTON: Discussion?  
18 (No response.)  
19 CHAIRMAN ILDERTON: Everybody in  
20 favor?  
21 MR. WRIGHT: Aye, Duke Wright.  
22 CHAIRMAN ILDERTON: Aye, Pat.  
23 MR. HERLONG: Betty.  
24 MR. REINHARD: Fred Reinhard.  
25 MS. HARMON: Betty Harmon.

0056  
1 MS. EWING: Cyndy Ewing.  
2 MR. CRAVER: Billy Craver.  
3 CHAIRMAN ILDERTON: All right. 2820  
4 Marshall Avenue, addition to historic  
5 list.  
6 MR. PRAUSE: Same comments as before,  
7 Mr. Chairman, and also Mr. Schneider has  
8 recommended that this be categorized as a  
9 Traditional Island Resources.  
10 CHAIRMAN ILDERTON: Great, thank you.  
11 The owner here to make comment? Yes,  
12 ma'am?  
13 MS. POULNOT: I'm Dale Poulnot, my  
14 mother, Joan, is here. It's in a life  
15 estate so I'm speaking for my parents.  
16 CHAIRMAN ILDERTON: Great.  
17 MS. POULNOT: There are a couple of  
18 things that I want to point out. This  
19 particular neighborhood on Marshall  
20 Boulevard has a very motley assortment of  
21 houses.  
22 Of the six houses in front of  
23 this house, all of them but one are new  
24 since, or had major renovation since Hugo.  
25 So, you know, that's certainly not  
0057  
1 historic.  
2 Two of the houses next to us are  
3 concrete block and are not in any kind of  
4 historic, so it's hard for me to  
5 understand why this house would be part of  
6 any neighborhood part.  
7 There have been significant  
8 changes made to this house by several  
9 different owners. My understanding from  
10 my father is that the roof structure was  
11 completely changed by the Kirklands in the  
12 '70s so what is now the roof structure,

13 and it's a newer roof now just because the  
14 shingles were replaced, but that the  
15 entire roof structure was changed.

16 Another thing that it talks  
17 about on this is location, not only about  
18 the proximity of the neighborhood but of  
19 the houses on the lot. This house, when  
20 it was built, was front beach so it's  
21 certainly got a totally different  
22 relationship to its lot than when it was  
23 first built. If you could get us back to  
24 front beach, however, that would be okay,  
25 we'd go with the historic.

0058

1 There was also a dependency on  
2 this property which is no longer there.  
3 That was a two-bedroom, one-bath home. I  
4 mean, you know, it was really like  
5 vacation, kids, at one time I think  
6 servants.

7 So, you know, we've lost that  
8 much square footage which, being  
9 designated historic, makes me wonder,  
10 well, you know, where are you going to get  
11 that back again?

12 Another difference about this  
13 house is that underneath this house when  
14 it was originally constructed there were  
15 two large male and female shower rooms and  
16 a full bath. That, of course, is not  
17 allowed anymore.

18 So although there's an outdoor  
19 shower and a little storage room under the  
20 house, when you look at the house from the  
21 street, it doesn't have any relationship  
22 to what it would have looked like because  
23 underneath you would not have been able to  
24 see through, it had structure all the way  
25 underneath.

0059

1 The stairways are completely  
2 different. This is the third different  
3 type of staircase in the front of the  
4 house. The one that's there now was put  
5 there after Hugo.

6 Another thing that it talks  
7 about in here is that modern replacement  
8 materials should match documented historic  
9 conditions and it talks about design and  
10 workmanship.

11 It sounds to me like it doesn't  
12 really matter, but this house has  
13 everything from plywood to vinyl to  
14 fiberglass tubs to, you know, a nice  
15 little piece of tongue and groove that's  
16 left over in one of the bedrooms. I mean,  
17 it has been redone a lot inside also.

18 The kitchens have been redone  
19 several times and the most recent kitchen  
20 they took about 20 percent of the back of  
21 the house and then replaced that.

22 It also has vinyl siding now so  
23 it's hard for me to see how it really is  
24 an historic structure.

25 It's also a very small house.

0060

1 The neighborhood has a lot of houses that  
2 are very large and primarily I'm sure you  
3 all love that house that's right there, I  
4 guess it's 2823, which is the really,  
5 really large house that's significantly  
6 affected that neighborhood.

7 So when we look at it as far as  
8 either, you know, as a family, if we  
9 wanted to use it for a family house,  
10 there's only really one bedroom. So, you  
11 know, we can't even have grandkids over  
12 and then this would limit any expansion  
13 you could do for that.

14 And then, you know, if you  
15 wanted to move into it later, how would  
16 you do that because it's so much smaller  
17 than everything else in the neighborhood.

18 And my feeling is if you put  
19 this historic limitation on it, you would  
20 never be able to add enough space so that  
21 it would be usable for anybody except for  
22 what my parents have used it as which is  
23 as a summer house because it is very  
24 small.

25 CHAIRMAN ILDERTON: Great, thank you,

0061

1 ma'am.

2 Is there any public comments?  
3 (No response.)

4  
5 CHAIRMAN ILDERTON: Public comments  
6 section's closed.

7 Anything to add?

8 MR. PRAUSE: Not from me.

9 CHAIRMAN ILDERTON: Randy?

10 MR. ROBINSON: Not from me.

11 CHAIRMAN ILDERTON: Billy?

12 MR. CRAVER: There are ample houses  
13 that have a similar look to this house.  
14 My aunt and uncle own the house, I guess,  
15 next-door to this one and it has a similar  
16 look, but you go inside and you look at  
17 the outside and you start to study it,  
18 it's all been changed.

19 And while this house at first  
20 glance looks like a neat, old Sullivan's  
21 Island house, it's got some old stuff, but  
22 it's been completely changed.

23 I wouldn't add this one to the  
24 list. I think it would be a disservice to  
25 the others to add it and I don't think

0062

1 that it, I don't think it meets the one,  
2 four, five, seven, or any of the other  
3 items on the list to add this one to the  
4 list.

5 CHAIRMAN ILDERTON: Thank you.  
6 Cyndy?

7 MS. EWING: Well, based on David  
8 Schneider's recommendation, because this  
9 is something that he's gone back after --  
10 this is what he did in 2003, or excuse me,  
11 in 2007, that he went back and reviewed  
12 these and so he seems to think it was a  
13 home that had fallen through the cracks  
14 and that we should investigate.

15 The home next-door, is that your  
16 uncle's, if you're facing it, to the  
17 right?

18 MR. CRAVER: To the right, yeah.

19 MS. EWING: They look very similar,  
20 they could almost be twins, the roofline  
21 is slightly different.

22 I think that there's some  
23 positive -- and one thing I think you  
24 maybe perhaps want to have some  
25 discussion, and Randy, I don't know if

0063

1 you've spoken to Randy and talked to him  
2 about the benefits of having your house as  
3 a, designated a historic house because  
4 it's really --

5 MS. POULNOT: I have, I still  
6 disagree. Thank you though.

7 MS. EWING: Anyway, I'd be very  
8 inclined to put it as a historic home.

9 CHAIRMAN ILDERTON: Great. Thank  
10 you.

11 Fred?

12 MR. REINHARD: I agree, it's a one,  
13 four, strong five, and a seven, built 1926  
14 or 1930 depending on which number you  
15 like. Really looks like a Sullivan's  
16 Beach house and it belongs on the list.

17 CHAIRMAN ILDERTON: Betty?

18 MS. HARMON: I agree.

19 CHAIRMAN ILDERTON: Steve?

20 MR. HERLONG: It is probably not as  
21 strong as some others we've put on the  
22 list, but its core is still evident.

23 The original structure, while  
24 it's gone through alterations, you can  
25 still tell that that is a Sullivan's

0064

1 Island's beach house. It's likely on the,

2 the very same type of foundation that it  
3 first had.  
4 And again, for the record, I  
5 don't see being on the list as  
6 restrictive. This does not mean by any --  
7 does not mean at all that no additions  
8 could ever be incorporated on the  
9 property. This is not freezing this home  
10 completely in time.

11 It can still have sympathetic  
12 alterations. So I don't see that it is a  
13 disadvantage to be placed on the list. So  
14 because it is still on its original type  
15 of foundation, probably gone through many  
16 repairs, the same basic roofline, it could  
17 easily be made and brought back to an  
18 original condition. So I'd put it on the  
19 list.

20 CHAIRMAN ILDERTON: I think it also  
21 essentially would be an advantage to be on  
22 this list for this house. I think this  
23 board and hopefully a future board would  
24 be sympathetic in you putting back that  
25 two-bedroom, two-bath -- or one-bath

0065  
1 structure that you had in some  
2 configuration on the lot and doing  
3 probably -- anybody that owned it, you  
4 owned it or anybody else, and probably be  
5 sympathetic to any, to most tasteful  
6 design applications in relationship to  
7 this house. So I think it's not  
8 necessarily a hardship. I think it should  
9 be put on the list.

10 Duke?  
11 MR. WRIGHT: I agree, I think it  
12 should be added to the list. I don't  
13 think the integrity of the house is  
14 severely compromised by the deck and  
15 stairs on the front because it still  
16 strikes me as a very interesting and  
17 wonderful old Sullivan's Island beach  
18 house. So I would vote to put it on the  
19 list.

20 CHAIRMAN ILDERTON: Do I hear a  
21 motion?

22 MR. REINHARD: I move to put it on  
23 the list using the criterias one, four,  
24 five and seven.

25 CHAIRMAN ILDERTON: Second?

0066  
1 MS. HARMON: I second.

2 CHAIRMAN ILDERTON: Discussion?  
3 (No response.)

4 CHAIRMAN ILDERTON: Everybody in  
5 favor?

6 MR. WRIGHT: Duke Wright.

7 CHAIRMAN ILDERTON: Aye, Pat.  
8 MR. HERLONG: Steve Herlong.  
9 MS. HARMON: Betty.  
10 MR. REINHARD: Fred Reinhard.  
11 MS. EWING: Cyndy Ewing.  
12 CHAIRMAN ILDERTON: Everybody  
13 opposed?  
14 MR. CRAVER: Billy Craver.  
15 CHAIRMAN ILDERTON: 2820 Atlantic  
16 Avenue, addition to historic list.  
17 MR. PRAUSE: This is challenging  
18 Mr. Schneider's knowledge, this is survey  
19 441. He recommends that you list it as a  
20 Traditional Island Resource property.  
21 CHAIRMAN ILDERTON: Yes, sir?  
22 MR. ROSS: I'm Buff Ross, I'm the  
23 owner of that house, I grew up there, and,  
24 you know, in the process of moving back  
25 out there.

0067

1 I'm happy to defer to the  
2 expertise of the board. I think any  
3 additions, my sentiments are pretty much  
4 with him. You know, any changes I would  
5 make I'd kind of want to be sympathetic to  
6 the island being a native of here and just  
7 would also hope it's not restrictive or  
8 demeaning, as Pat said earlier.

9 CHAIRMAN ILDERTON: Duke?  
10 Thank you. I'm sorry.  
11 Public comment?

12 (No response.)

13 CHAIRMAN ILDERTON: Public comment  
14 section's closed.

15 Duke?

16 MR. WRIGHT: Thank you. I don't feel  
17 as strongly about this house or cottage as  
18 I did about the one we just reviewed  
19 because when you study the front of this  
20 house it has, in my judgment, been rather  
21 severely compromised with the addition of  
22 the top and the decks.

23 But I just don't see it as being  
24 as much of a traditional resource in its  
25 current configuration as others we've

0068

1 reviewed. But I'm going to withhold my  
2 decision until I hear others.

3 CHAIRMAN ILDERTON: Great. I know  
4 this house. When I first moved to the  
5 island I met the wonderful owner and I  
6 think your mother would appreciate your  
7 comments, Rose would appreciate your  
8 comments tonight and your feeling for  
9 Sullivan's Island and that house  
10 particularly.

11 I think it's got a great feel to

12 it and I think it still retains that feel  
13 and would like to see it stay on the list,  
14 or put on the list, excuse me.

15 Steve?

16 MR. HERLONG: I tend to agree with  
17 Duke that this particular house has been  
18 altered quite a bit over the years. But  
19 I've been in this house as well and  
20 there's some beautiful detailing around  
21 the house.

22 It's very original, although  
23 that addition on the second floor has  
24 severely compromised some of the structure  
25 right through the middle of the house, as

0069

1 I recall, so a lot of work would need to  
2 be done to stabilize the home, I feel.

3 But it is, it retains so much  
4 character that's kind of hard to see  
5 through the deck additions that we see in  
6 this particular photograph.

7 But at heart, there is a  
8 Traditional Island Resource there, I  
9 believe.

10 CHAIRMAN ILDETON: Thank you.

11 Betty?

12 MS. HARMON: I agree that this is a  
13 little fancier than the one we just  
14 approved, but I think it has enough of its  
15 basic structure that I would say it  
16 belongs on the list.

17 CHAIRMAN ILDETON: Fred?

18 MR. REINHARD: I agree. Very good  
19 bones in the hands of a good architect,  
20 some things could be removed and perhaps  
21 put back a little bit better.

22 CHAIRMAN ILDETON: Cyndy?

23 MS. EWING: It's beautiful. I'd love  
24 to come and see it, have a tour. I mean,  
25 original, looks like it still has original

0070

1 siding, original French doors, maybe even  
2 some of the original shutters.

3 MR. GEAR: All the windows and doors  
4 came off of the ferry that used to go  
5 between Charleston and Mount Pleasant.  
6 All the doors and windows on the core  
7 structure came off the ferry that used to  
8 run between downtown and --

9 MS. EWING: Oh. I'm telling you,  
10 this is a gem, I mean, if you could --

11 MR. ROSS: And I agree with the  
12 comments about the deck.

13 MS. EWING: It's fabulous.

14 CHAIRMAN ILDETON: Billy?

15 MR. CRAVER: I grew up across the  
16 street from this house, and while it's

17 been changed, it probably could be brought  
18 back to the original shape.  
19 I think the alterations take me  
20 to the point that I wouldn't vote to put  
21 it on the list. I'd like to see the  
22 owners preserve it, but I don't think that  
23 it's, I don't think it's at a level of  
24 original condition that I'd put it on the  
25 list so I would vote not to.

0071

1 CHAIRMAN ILDERTON: Great. Thank  
2 you.

3 All right. Do I hear a motion?

4 MS. EWING: I move to put 2820  
5 Atlantic Avenue on the list for and with  
6 the numbers one, four, five and seven.

7 CHAIRMAN ILDERTON: Second?

8 MR. REINHARD: Second.

9 CHAIRMAN ILDERTON: Discussion?

10 (No response.)

11 CHAIRMAN ILDERTON: Everybody in  
12 favor?

13 Pat.

14 MR. HERLONG: Steve Herlong.

15 MR. REINHARD: Fred Reinhard.

16 MS. HARMON: Betty.

17 MS. EWING: Cyndy Ewing.

18 CHAIRMAN ILDERTON: Everybody  
19 opposed?

20 MR. WRIGHT: Duke Wright.

21 MR. CRAVER: Fred Craver.

22 CHAIRMAN ILDERTON: All right. 1741  
23 Middle Street. Moving right along. New  
24 construction.

25 MR. PRAUSE: This was actually before

0072

1 you previously for a final approval, and  
2 in so approving it, a couple of errors  
3 were made with respect to the front yard  
4 setback which you all didn't have the  
5 authority to give a modification for that  
6 setback relief and they have since gone  
7 before the zoning appeals and received  
8 variance for that.

9 And also there was a,  
10 inadvertently left off to ask for relief  
11 from the second floor side yard setback  
12 and they're back here for that.

13 CHAIRMAN ILDERTON: Great. Thank  
14 you. Is the applicant -- yes, sir?

15 MR. HARRELL: We received final  
16 approval from you guys for the design.  
17 The errors, I guess, were my mistake, and  
18 so we're here to reconcile that.

19 I think it was the side setback  
20 was an error in my calculation on it being  
21 ten and ten and so we've since resubmitted

22 it.  
23 And we also have received the  
24 15-foot variance from the zoning as far as  
25 the alignment of the house next to us.

0073  
1 And we're not going to move the  
2 house forward to the 15-foot point, it  
3 just allows us to have the steps come off  
4 the front like it was originally submitted  
5 to you.  
6 And it also takes out the  
7 45-degree, 20-foot problem, we clipped the  
8 very corner there of the front and so it  
9 removed that problem too.

10 CHAIRMAN ILDERTON: Is there any  
11 public comment to this application?  
12 (No response.)  
13 CHAIRMAN ILDERTON: Public comment  
14 section's closed.  
15 MR. PRAUSE: We did receive a letter.  
16 CHAIRMAN ILDERTON: Oh, we did.  
17 MR. PRAUSE: It's dated May 28th --  
18 oh, excuse me, that was a previous letter.  
19 Never mind.  
20 CHAIRMAN ILDERTON: No other comment  
21 then? We're all good?  
22 Billy?  
23 MR. CRAVER: I don't have a problem  
24 with it.  
25 CHAIRMAN ILDERTON: Cyndy?

0074  
1 MS. EWING: I don't have a problem  
2 with it either.  
3 CHAIRMAN ILDERTON: Fred?  
4 MR. REINHARD: Okay.  
5 CHAIRMAN ILDERTON: Betty?  
6 MS. HARMON: I'm okay with it.  
7 CHAIRMAN ILDERTON: Steve?  
8 MR. HERLONG: I'm okay with it.  
9 CHAIRMAN ILDERTON: I'm fine with it.  
10 Duke?  
11 MR. WRIGHT: I think I'm fine with  
12 it. I'm impressed by Peg Bayliss's  
13 letter. Does she still have that view  
14 from her deck when this house is built?  
15 Did everybody read this 28 May  
16 letter?  
17 MR. REINHARD: Yes.  
18 MS. EWING: Um-hum.  
19 MR. WRIGHT: Is this house as  
20 currently approved going to obstruct that  
21 view?  
22  
23 MR. HARRELL: I'm not sure what view  
24 she has.  
25 MR. ROBINSON: Steve, I can answer

0075

1 that for you. Peg came into the office  
2 and we talked about this after she wrote  
3 this letter.

4 And we actually went to some  
5 aerial photos, pulled up the old house,  
6 figured out where the location of the new  
7 house was in relation to her porch, and  
8 the Harrells have kept most of it away  
9 from her and kept it down low on her side  
10 so she ought to have a fine view.

11 When she walked out of the  
12 office she was very pleased with the  
13 placement of that house.

14 CHAIRMAN ILDETON: Okay, sounds  
15 good.

16 Do I hear a motion?

17 MR. HERLONG: Move we approve it as  
18 submitted.

19 MR. WRIGHT: Second.

20 CHAIRMAN ILDETON: Everybody in  
21 favor?

22 MR. WRIGHT: Duke Wright.

23 CHAIRMAN ILDETON: Aye, Pat.

24 MR. HERLONG: Betty Herlong.

25 MR. REINHARD: Fred Reinhard.

0076

1 MS. HARMON: Betty Harmon.

2 MS. EWING: Cyndy Ewing.

3 MR. CRAVER: Billy Craver.

4 CHAIRMAN ILDETON: All right. 927  
5 Middle Street, addition/alteration.

6 MR. PRAUSE: This is before you for  
7 conceptual approval. It is within the  
8 historic district and it's designated as a  
9 historic resource, number 325.

10 They have also indicated on  
11 their application that they are asking for  
12 relief in the way of principle building  
13 coverage for an additional 589 square feet  
14 and also for principle building square  
15 footage, 966 square feet, which represents  
16 16 percent of 25 that you can grant, and  
17 the former was 20 percent of 20 percent  
18 that you can grant.

19 I'd also like to point out just  
20 for the board's consideration, this house,  
21 I believe it's national register eligible.  
22 They had a fairly significant addition  
23 placed on it previously in which they  
24 actually requested a variance from the  
25 flood elevation requirements.

0077

1 It was exceeding 50 percent of  
2 the current value of the house. And they  
3 actually received the variance not to have  
4 to elevate the house.

5 However, in that process they

6 submitted the plans to the state historic  
7 preservation office and got those approved  
8 so that it did not compromise the historic  
9 integrity of the house.

10 And I would suggest to you that  
11 should you decide to approve the  
12 application, that you do so with that  
13 caveat that they also run these plans by  
14 the SHPO office to make sure that whatever  
15 it is they're proposing to do does not  
16 compromise the historic integrity of the  
17 house which would in turn compromise the  
18 variance to not have to elevate the house.

19 CHAIRMAN ILBERTON: Great.

20 Yes, ma'am/sir.

21 MS. CAMPBELL: My name is Kate  
22 Campbell with Beau Clowney Design. As  
23 Kent was saying, this does have to go to  
24 the state for approval and part of this  
25 application for conceptual approval is

0078

1 really just to get your feedback on the  
2 project on enclosing that porch and seeing  
3 if it's even a possibility under your  
4 purview for that prior to, you know, going  
5 through the whole process with the state  
6 and everything.

7 So basically the existing house  
8 is over the allowed zoning for principle  
9 building coverage, impervious coverage and  
10 principle building square footage.  
11 However, enclosing this porch will not  
12 affect the footprint or the overall  
13 massing of the structure on the property.

14 For the principle building  
15 coverage, you'll see in the scope of work  
16 we're asking for an extra 344 square feet  
17 which is just the enclosed porch. And  
18 that's it.

19 MR. CLOWNEY: The only thing I'll say  
20 is that, you know, the Crawfords are very  
21 much interested in maintaining the  
22 historical integrity of the house and  
23 realize what we have to do with the state.

24 We feel like that the glass  
25 enclosure would still be something that

0079

1 would be historically in keeping with the  
2 way old houses are modified and so the  
3 mullion configurations and things like  
4 that, they don't exactly mimic the old  
5 house like the addition that was built in  
6 '96 do, but they speak to it and also in a  
7 real historically sensitive way.

8 So we're really just looking for  
9 a kind of a nod from you guys as to how  
10 you might feel about this and if we do

11 embark on this as an enclosure.  
12 CHAIRMAN ILDERTON: Is there any  
13 public comment to this application?  
14 (No response.)  
15 CHAIRMAN ILDERTON: Public comment  
16 section's closed.  
17 Kent, Randy, anything you need  
18 to add?  
19 MR. PRAUSE: No.  
20 CHAIRMAN ILDERTON: All right.  
21 Steve, what do you think?  
22 MR. HERLONG: Now, this was an  
23 addition.  
24 MR. CLOWNEY: The porch is.  
25 MR. HERLONG: Everything that I'm  
0080  
1 looking at over here on that south side is  
2 the addition.  
3 MR. CLOWNEY: Right, it's the 1996  
4 porch that we want to enclose.  
5 MR. HERLONG: Right, right.  
6 MS. CAMPBELL: It shows up, it's  
7 basically the whole right side of the  
8 structure on the right side of the plat.  
9 MR. HERLONG: I think since you're  
10 not changing the footprint, you're just  
11 revisiting the use of the space, adding,  
12 it's a contemporary porch, and again,  
13 guidelines would say that this addition  
14 shouldn't exactly match the existing  
15 structure, so I would be fine with that an  
16 as an addition as enclosed space.  
17 CHAIRMAN ILDERTON: Thank you.  
18 I don't have a problem with it.  
19 Duke?  
20 MR. WRIGHT: I have no problem with  
21 it whatsoever. I think it's a fine  
22 alteration.  
23 CHAIRMAN ILDERTON: Betty?  
24 MS. HARMON: I agree with what Steve  
25 said, approve it.  
0081  
1 CHAIRMAN ILDERTON: Fred?  
2 MR. REINHARD: Architecturally it's a  
3 nice design, it works very, very well. I  
4 just hope that the loss of this screened  
5 porch doesn't mean that you're going to  
6 come back and want to screen the big porch  
7 because I don't like that.  
8 HOMEOWNER: I attest that we won't do  
9 that.  
10 CHAIRMAN ILDERTON: Cyndy?  
11 MS. EWING: I think it looks  
12 beautiful and I can't imagine that Chip  
13 wouldn't want to go with the design  
14 either.  
15 CHAIRMAN ILDERTON: Billy?

16 MR. CRAVER: I'm fine with it.  
17 CHAIRMAN ILDERTON: Do I hear a  
18 motion?  
19 MR. WRIGHT: I move it be approved  
20 conceptually as submitted.  
21 CHAIRMAN ILDERTON: Second?  
22 MR. HERLONG: I second.  
23 CHAIRMAN ILDERTON: Discussion?  
24 Everybody in favor?  
25 Aye, Pat.

0082

1 MR. WRIGHT: (Hand raised.)  
2 MR. HERLONG: (Hand raised.)  
3 MR. REINHARD: (Hand raised.)  
4 MS. HARMON: (Hand raised.)  
5 MS. EWING: (Hand raised.)  
6 MR. CRAVER: (Hand raised.)  
7 CHAIRMAN ILDERTON: 405 Seabreeze  
8 Lane, new construction.

9 MR. PRAUSE: This is submitted for  
10 conceptual approval. As you may recall,  
11 the house that was on it before was sort  
12 of D listed and allowed to be removed and  
13 the result is a new house being built on  
14 the lot.

15 As I said, conceptual approval  
16 according to their zoning standards,  
17 compliance worksheet. They are asking for  
18 relief of principle building coverage of  
19 129 square feet which represents five  
20 percent of 20 that you can grant, and also  
21 principle building square footage of  
22 907 feet -- or excuse me, 339 square feet  
23 that represents nine percent of 25 that  
24 you can grant, of course, if you find that  
25 the standards of neighborhood

0083

1 compatibility have been met to warrant the  
2 relief requested.

3 CHAIRMAN ILDERTON: Great. Thank  
4 you.

5 Yes, sir.

6 MR. CLOWNEY: I'm Beau Clowney and  
7 this is Kate Campbell. I just want -- I  
8 know you all, pretty much everyone was  
9 here except for Billy, but we heard all  
10 the comments from you guys and the  
11 neighbors and we feel like we really took  
12 them all into consideration and have ended  
13 up with a better design.

14 So it's been modified in terms  
15 of its mass, it's been modified in terms  
16 of the position on the site and also  
17 hopefully to address some of the  
18 neighbor's concerns as well.

19 And to get real specific about  
20 it, Kate's just going to go through what

21

we did do.

22

MS. CAMPBELL: One of the concerns you all had was the driveway. If you recall, for Billy, previously the driveway really kind of came right along the

23

24

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property line.

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Being that the entrance to the site and the existing paving, if you look at the plat, there's existing paving that comes down here, we felt that that concern, plus the fact of trying to turn into that end lot, would be better served pulling, first of all, pulling the driveway further away from the property line, and also curving it around and actually cranking the site, cranking the house a bit in order to get a little bit more room, relief off that corner from the neighbors, and then also create a better kind of turning radius into that area.

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Another one of the concerns that was voiced was the position on the lot, and we did reduce the size of the house as well, but in doing that, it allowed us to shift the house a little further towards the critical line setback.

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and it steps forward towards the marsh as it goes along the length of the lot.

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Beau explained in the first meeting that this house is really a series of volumes and we wanted to break up the massing to reduce the overall effect of the house and the lot.

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And another one of the comments that the board had last -- two months ago and also one of the neighbor's comments was the size of the property or the size of the house and also the height, the overall height.

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We did reduce the size of the house. When you start breaking up the massing, however, it inherently creates a more inefficient floor plan. And, you know, an efficient floor plan would probably just be two boxes stacked on top of each other.

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When you start breaking up the massing, you start to have areas where you don't have wasted square footage, but you basically have a more inefficient floor plan which is part of the reason why we're

0086

1 asking for some of these overages, that  
2 hardship.

3 But in breaking up the massing,  
4 we wanted to create a design for the  
5 property that was more in keeping with the  
6 neighborhood, particularly on the first  
7 floor.

8 Originally the stairs came up in  
9 the interior volume of the house and we  
10 kind of pushed those out which actually is  
11 more efficient and also creates on this  
12 corner a lower volume. Previously we had  
13 a two-story volume on that corner with  
14 this one-story piece bumping out.

15 The other thing we did on the  
16 second floor, we reduced the square  
17 footage. And this previously was very  
18 much of a square volume at the top and we  
19 reduced the width of that so that we ended  
20 up with more of an elongated skinny line  
21 which actually helps with the roofline and  
22 that overall feeling of that second floor  
23 volume.

24 MR. CLOWNEY: The same with this  
25 roofline here too, this roof is modified

0087

1 and is lower and hopefully speaks to the  
2 comments of the neighbor behind as well.

3 MS. CAMPBELL: This is lowered by  
4 about two feet and we actually reduced the  
5 length of it quite a bit as well to pull  
6 it back. So if you actually look at the  
7 site plan, a portion of the house that's  
8 two-story, two-story volume is really  
9 within this area, and this is one and a  
10 half up here, and then the master suite is  
11 really all one-story. Of course, it's  
12 elevated because of flood but it is  
13 one-story. I think the --

14 MR. CLOWNEY: Give them the numbers  
15 that we were percentage before and  
16 percentage after.

17 MS. CAMPBELL: Yeah. At the last  
18 submittal we were asking for, on the  
19 principle building coverage, which is the  
20 heated footprint, we were asking for a ten  
21 percent variance and now we're asking for  
22 five. And the principle overall building  
23 square footage we're asking for nine and  
24 we were asking for 19 before.

25 MR. CLOWNEY: So we reduced those by

0088

1 50 percent.

2 CHAIRMAN ILBERTON: Thank you.

3 Is there any public comment to  
4 this application? Yes, sir?

5 MR. BALDWIN: Hi there, I'm Brett  
6 Baldwin. I'm at 401 Seabreeze Lane. And  
7 I spoke at the last meeting too. And I  
8 would like to reiterate first some  
9 comments that I made last time and that is  
10 that, you know, the style of the house is  
11 great, you know, Beau's an awesome  
12 architect and it's a beautiful house.

13 The, you know, I've spoken with  
14 one of the owners and, you know, they seem  
15 like really nice people and we're excited  
16 to have them in the neighborhood.

17 One of the concerns we had was  
18 the size in relation to the neighborhood  
19 and kind of looking at size as a component  
20 of neighborhood compatibility, arguably a  
21 fairly large component.

22 And so I spoke with a couple of  
23 the neighbors and, you know, based on  
24 those discussions, an important comment  
25 that I think Pat made last time which was,

0089  
1 you know, you heard from one neighbor, you  
2 know, in particular but, you know, you  
3 were interested in what others might have  
4 to say about it too.

5 So this is kind of what we came  
6 up with. The following residents of  
7 Sullivan's Island respectfully object to  
8 granting any variance on the property at  
9 405 Seabreeze Lane.

10 We feel that a 3629 square foot  
11 house which is allowed by the ordinance is  
12 sufficiently large for that lot. To build  
13 anything larger than 3629 square feet  
14 would be completely incompatible in the  
15 neighborhood in which it's located.

16 Currently the average square  
17 footage on the block in which the proposed  
18 new construction is located is 2426 square  
19 feet. What is allowed by the ordinance  
20 will be over 40 percent larger,  
21 approaching 50, in the existing  
22 neighborhood. To build anything larger  
23 would be by definition not neighborhood  
24 compatible.

25 And so including the three  
0090  
1 adjacent property owners to the proposed  
2 construction, here are 44 island residents  
3 who feel the same way. Thanks.

4 CHAIRMAN ILBERTON: Great. Thank  
5 you.

6 Any our public comment?  
7 (No response.)

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9 CHAIRMAN ILBERTON: Public comment

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section's closed.  
MR. CLOWNEY: Can we have a rebuttal to that?  
CHAIRMAN ILDERTON: Oh, yes. Comments? Kent, Randy?  
Yes, sir.  
MS. CAMPBELL: I will point out too that this is a marsh-front lot. It is larger than most of the lots that are on Seabreeze Lane. And we did some homework of our own and looked at the other marsh-front lots that are along that side and 1102 Osceola, which is actually kind of south of this property, per the existing zoning ordinance would allow a 4722 square foot house, and 405 Station 12, which is a little bit north of that, would allow a 4,060 square foot house.  
We really did these numbers 'cause we feel that this house is kind of hinging between a marsh-front lot and also the neighborhood. And I think that, you know, being that we're only asking for 339 extra square feet on the total square footage but only 129 square feet on the footprint, we feel that this is a good middle ground between the neighborhood on Seabreeze and also the neighborhood on the marsh.  
CHAIRMAN ILDERTON: Great. Thank you.  
Yes?  
MR. HERLONG: So on this lot, the lot would accept a 3600, more or less, square-foot home, and if that's what these people requested, would it not even need to be here? Is that the issue?  
MR. CLOWNEY: We wouldn't need to be here. Even if we took this porch right here and didn't enclose it, we wouldn't have to be here. The massing would not change.  
MS. CAMPBELL: The massing would stay the same if we took off --  
MR. HERLONG: You know, I mean, I've seen it on the island, I think we've seen it in neighborhoods. I think in a lot of ways the neighborhood is fortunate that you're here being sensitive to the scale of the home. Maybe it's, what, 3900 square feet. But this does not look like a 3900 square foot home.  
The neighborhood could be in a complete uproar over a 3600 square foot home that could go there that wouldn't

15 even need to come to the review board. So  
16 I think it doesn't even go to the full  
17 rear lot line. It's, I don't know, four  
18 or five feet off of that. And that's just  
19 a small, small element, one-story, so.

20 I think you've done a pretty  
21 good job of listening to the concerns, but  
22 I do, I really think the neighborhood  
23 should really understand that somebody  
24 could have bought this and said, I'll  
25 build a 3600 square foot home, and it

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1 could be a very unfortunate thing. But at  
2 least here there is some control over  
3 making that home compatible by breaking up  
4 all of those elements.

5 CHAIRMAN ILDETON: I'll go ahead and  
6 comment. I essentially agree with you,  
7 Steve. I think that the design of the  
8 house predicates good omens for the  
9 neighborhood because it's going to -- I  
10 would be proud to have this house in my  
11 neighborhood or any neighborhood just  
12 because how it looks, especially the way  
13 how it's drawn out.

14 Like the architect mentioned  
15 earlier, it is more difficult to, in  
16 utility, to break up the massing of the  
17 house and using it, but it's much more  
18 interesting and that's a very interesting  
19 looking structure.

20 And I think it would only add  
21 beauty and value to the neighborhood. So  
22 I would be in favor of it.

23 Duke?

24 MR. WRIGHT: I'm not in favor of it.  
25 I think it could be brought back to the

0094

1 size, 3629 square feet, possibly reduced a  
2 little bit more, I think I expressed that  
3 concern at the last presentation, without  
4 compromising the design of the house.

5 CHAIRMAN ILDETON: All right.  
6 Billy?

7 MR. CRAVER: I think this is exactly  
8 what the guidelines were put in the  
9 ordinance for, to give us that discretion  
10 to add those additional percentages of  
11 square feet.

12 And the massing, this house is  
13 all broken up, I mean, it's, you know, it  
14 doesn't look like a box that you're adding  
15 more square feet to it, it's, you know,  
16 beautifully designed and the additional  
17 square feet don't offend me.

18 It's on the marsh. There are  
19 plenty of other -- I mean, the extended

20 neighborhood there, there are bigger  
21 houses in there. I just am not offended  
22 by that, by that small addition of square  
23 feet, so I'd approve it.  
24 CHAIRMAN ILBERTON: Cyndy?  
25 MS. EWING: This, I think it's a very  
0095  
1 tough dilemma because the existing  
2 neighborhood is such that it, while you've  
3 shown the larger homes that are across  
4 Middle Street and a couple of them are  
5 brand new and they're huge, the homes that  
6 are over on the side of the street that is  
7 in this, where this house will be, they're  
8 just some of the best houses that are on  
9 the island and they're beautiful, but  
10 they're small.  
11 And I feel for, I feel -- I went  
12 down and I took some pictures, I feel for  
13 the neighbor because when I look at these  
14 plans, he's basically got a view right  
15 now, and when I pulled up something  
16 similar, I mean, he has a view past the  
17 house and gets like a 45-degree view of  
18 the, at least, of the marsh, and when the  
19 house goes in, he's not going to have,  
20 he's going to have slim pickings.  
21 I have a couple of questions.  
22 The height of the house is going to be  
23 thirty-seven and ten inches; is that it?  
24 MR. CLOWNEY: Right, to this point  
25 right here.  
0096  
1 MS. EWING: And then on the, where  
2 you have the one and a half story, what's  
3 the height there? The roofline goes down,  
4 what's the --  
5 MR. CLOWNEY: I don't remember what  
6 the height is, Kate, you might, it's two  
7 feet lower than it was last time, again,  
8 this is one and a half and this is --  
9 MS. EWING: Well, can you  
10 guesstimate, is it ten feet lower than  
11 you --  
12 MR. CLOWNEY: It's probably about  
13 six, six and a half, something like that,  
14 seven.  
15 MS. EWING: So you're still at almost  
16 30 feet right there?  
17 MR. CLOWNEY: Right.  
18 MS. EWING: Okay. And then when you  
19 go down to one-story, what's the --  
20 MR. CLOWNEY: The peak of that  
21 pavilion form would be easily another five  
22 or six down below that.  
23 MS. EWING: So you're still at like  
24 the 25 foot?

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MR. CLOWNEY: Right.

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MS. EWING: Is there any way, I'm just trying to see if there's ways to, so that the neighbor -- the base flood elevation, are you going a couple of feet above that? Is that with the ductwork?

2

MS. CAMPBELL: No, we're actually doing the ductwork in the envelope of the house, the structure sits directly down.

3

MS. EWING: Have you looked at the height of the, I mean, are you -- the height of the neighbor's house?

4

MR. CLOWNEY: Sure.

5

MS. EWING: Will the neighbor have a view?

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MR. CLOWNEY: Well, I mean, I'm not so sure. The owners bought the lot because it was a marsh-front lot and the other neighbor, the neighbor had an opportunity to buy the lot if he wanted to preserve his view.

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And so, you know, we don't necessarily see -- certainly we know that from the second story of his house or if he chose to do a second story of his house, that it tapers down in his direction. But it would render the lot unbuildable if we would only look at -- as we explained before, it's a linear lot running along the length of the marsh. And so it's really, it's, we feel like we are really being sensitive to that.

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MS. EWING: You see where I'm going?

MR. CLOWNEY: Sure, I understand, absolutely.

MS. EWING: See if there's a way to kind of create, because these, a lot of these neighbors are full-time residents and --

MR. CLOWNEY: Sure, and these will be too.

MS. EWING: And, but if I lived there, and I had a marsh view, and a charming house that was similar size to mine, and then my view will become the back side of this guy's house.

MR. CLOWNEY: That's what happens when you live next to an empty lot. So it's unfortunate.

MS. EWING: Well, it wasn't an empty lot.

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MS. CAMPBELL: There's a house that's nonconforming on it right now.

MS. EWING: Yeah, I know we --

4 MR. CLOWNEY: And it is, it's a tough  
5 one, but we really do feel like, I mean,  
6 because, again, because it's a linear lot,  
7 you know, someone could easily come in and  
8 build a box that runs the length of half  
9 of the lot and even longer.

10 MS. CAMPBELL: Actually if you were  
11 to add on to the existing house you would  
12 still add on to the back of it as well and  
13 you'd also have to be up at that flood  
14 level so either way, with the existing  
15 house or with the brand new construction,  
16 you're going to be in the current zoning  
17 setbacks which puts you in the middle of  
18 the lot.

19 MS. EWING: Could you make a U-shaped  
20 house so -- I'm just joking.

21 Yeah, it's a tough thing.

22 CHAIRMAN ILDERTON: Fred?

23 MR. REINHARD: We have provisions in  
24 our ordinances that I would suspect are  
25 there to address concerns like views and

0100

1 they are setbacks. And this house meets  
2 all the setback requirements, if I  
3 understand the chart properly.

4 This is really good architecture  
5 and it's very sensitive, I think, to the  
6 neighborhood. There were opportunities  
7 here to build a big two-story box, yet  
8 this thing is broken up into three  
9 segments: One is one-story, not including  
10 elevations for flood; one is a story and a  
11 half; and then the main house is two-story  
12 but it's just, it looks like it's less  
13 than 50 percent of the total elevation.

14 A very, very sensitive and  
15 somewhat unselfish approach to at least  
16 allowing the view carders on the side yard  
17 setback to actually work if you watch the  
18 way it drops down. So I think it's very  
19 good and I will approve it.

20 CHAIRMAN ILDERTON: Betty?

21 MS. HARMON: I don't think it needs  
22 to be that big but I think I would  
23 probably approve it.

24 CHAIRMAN ILDERTON: Thanks. Do I  
25 hear a motion?

0101

1 MR. REINHARD: I move for approval.

2 MR. CRAVER: Second.

3 CHAIRMAN ILDERTON: Discussion?

4 (No response.)

5 CHAIRMAN ILDERTON: Everybody in  
6 favor?

7 Aye, Pat.

8 MR. HERLONG: (Hand raised.)

9 MR. REINHARD: (Hand raised.)  
10 MS. HARMON: (Hand raised.)  
11 MS. EWING: (Hand raised.)  
12 MR. CRAVER: (Hand raised.)  
13 CHAIRMAN ILDERTON: Everybody  
14 opposed?  
15 MR. WRIGHT: Duke Wright.  
16 MR. CLOWNEY: Thank you all.  
17 CHAIRMAN ILDERTON: Sure, yes, ma'am.  
18 EMILY MATTHEWS: I'm Emily Matthews  
19 and my husband Bill, we are the current  
20 owners of 405 Seabreeze and we thank you  
21 for accepting it.  
22 CHAIRMAN ILDERTON: 1318 Poe Avenue,  
23 accessory structure.  
24 MR. PRAUSE: This is here for final  
25 approval, accessory structure, arbor was  
0102  
1 being built without a permit.  
2 It's really kind of a difficult  
3 issue for Randy and myself because arbors  
4 aren't really adequately addressed in the  
5 zoning ordinance, but it's part of the  
6 fence, and since that's an accessory  
7 structure over which the designing review  
8 board has purview, we felt it should come  
9 to you all for approval.  
10 It is a bit outside of the  
11 right-of-way or outside of the property  
12 line in the right-of-way. They've  
13 indicated in their application if it's  
14 approved, they'll move it back to where it  
15 needs to be on the property line.  
16 And I guess that you all --  
17 there aren't really a whole lot or none in  
18 the way of parameters for judging what is  
19 appropriate and what's not. I guess it's  
20 just what appeals to your own sense of  
21 good taste. So with that I'll turn it  
22 over to you.  
23 CHAIRMAN ILDERTON: Thank you. Is  
24 the applicant here? Yes, sir.  
25 MR. BLACK: I'd like to ask the board  
0103  
1 for approval for the arbor construction.  
2 We built the arbor without a permit and  
3 now we're trying to rectify that  
4 situation.  
5 The design materials and  
6 craftsmanship match other accessory  
7 structures on the island. It has a high  
8 level of craftsmanship and Randy's been by  
9 and noted that. And as part of this we  
10 will move the existing arbor behind the  
11 town easement.  
12 And I just thank you for your  
13 consideration. You can view the photos of

14 the project.  
15 CHAIRMAN ILDERTON: Public comment to  
16 this application?  
17 (No response.)  
18 CHAIRMAN ILDERTON: Public comment  
19 section's closed.  
20 Kent? Randy?  
21 (No response.)  
22 CHAIRMAN ILDERTON: Billy?  
23 MR. CRAVER: I'm okay with it.  
24 CHAIRMAN ILDERTON: Cyndy?  
25 MR. HERLONG: She's not here.

0104  
1 CHAIRMAN ILDERTON: Fred? Excuse me.  
2 MR. REINHARD: Is it the front  
3 columns that are in the right-of-way?  
4 MR. ROBINSON: It's the actual  
5 overhang. The columns are right on the  
6 right-of-way. There's a survey in your  
7 packet that will show.  
8 MR. REINHARD: The rafter tails?  
9 MR. ROBINSON: Right, the tails are  
10 over --  
11 MR. BLACK: The rafter tails are over  
12 18 inches on one side but we're going to  
13 move the whole thing back.  
14 MR. REINHARD: Move the columns back  
15 as well?  
16 MR. BLACK: We're going to move the  
17 columns back as well.  
18 MR. REINHARD: Are you going to move  
19 the front columns behind the fence?  
20 MR. BLACK: No.  
21 MR. ROBINSON: One of our questions,  
22 I think one thing Kent and I are  
23 struggling with too, and you can correct  
24 me if I'm wrong, is if this is an  
25 accessory structure, it has to be six feet

0105  
1 from the property line; correct? You all  
2 can allow it to be as close as six feet  
3 from the property line.  
4 If it's just a decorative  
5 feature part of the fence, then it can be  
6 right up on the property line. So it's --  
7 MR. PRAUSE: It's not supposed to be  
8 higher than five feet tall.  
9 MR. ROBINSON: That's correct.  
10 MR. PRAUSE: We're struggling with  
11 that but we'll defer to what you all think  
12 is appropriate in this instance and we'll  
13 probably get counsel to try and task us to  
14 come up with some kind of standards to  
15 deal with these things in the future.  
16 MR. REINHARD: Is it still my turn?  
17 CHAIRMAN ILDERTON: Yes.  
18 MR. REINHARD: Is this picture taken

19 from someone standing on the sidewalk or  
20 in the street?  
21 MR. BLACK: Just off the sidewalk.  
22 MR. REINHARD: Why would you want to  
23 block the view of your house like that? I  
24 mean, you have a wonderful staircase and  
25 great detail in the railings. There's a  
0106  
1 turn, a balustrade, the front of the house  
2 is very well detailed and the arbor  
3 detracts from it. I don't see it as a  
4 plus.  
5 CHAIRMAN ILDERTON: Betty?  
6 MS. HARMON: I agree with Fred, I  
7 don't see why, unless it's just privacy  
8 and you're going to plant vines so you  
9 can't see right in. It doesn't do  
10 anything for me that you've added the  
11 arbor.  
12 CHAIRMAN ILDERTON: Steve?  
13 MR. HERLONG: Well, I'll give another  
14 view to that. I think it's a feature  
15 along the streetscape that can invite you  
16 into the property. I think it buffers a  
17 very open space to the street and adds a  
18 sense of scale at the streetscape.  
19 So I think there are a lot of  
20 different ways one could look at having an  
21 arbor as an entry. The house is quite a  
22 distance back, I think, on the back side  
23 of the property so it provides an element  
24 to say, just stop at the arbor, that's  
25 where our house is. If you're driving  
0107  
1 down the street, the house is set quite a  
2 ways back off of the street. So I think  
3 it's fine.  
4 CHAIRMAN ILDERTON: All right. I  
5 think the house is a fairly vertical house  
6 and I think it sort of softens the  
7 verticality of it just because it is so  
8 severely vertical and I think it probably  
9 helps a little bit in the approach to the  
10 house and how you feel about it. If that  
11 wasn't there, that the house would even  
12 look more severe and vertical. So I think  
13 it's fine.  
14 Duke?  
15 MR. WRIGHT: I agree, I think the  
16 arbor is fine where it is.  
17 CHAIRMAN ILDERTON: Billy?  
18 MR. CRAVER: As I said before --  
19 CHAIRMAN ILDERTON: Cyndy?  
20 I'm sorry, you don't have to  
21 comment again.  
22 MS. EWING: I mean, I kind of agree  
23 with Fred, but at this point it's an

24 after-the-fact, right, and it can come  
25 down.

0108

1 CHAIRMAN ILDEBERTON: All right. Do I  
2 hear a motion?

3 MS. HARMON: And do we need to say  
4 how far it needs to come back? Six feet?  
5 If it's an accessory or --

6 CHAIRMAN ILDEBERTON: It's not -- we're  
7 going to consider it not an accessory;  
8 right? Well, if we're in favor.

9 MR. HERLONG: I think they were  
10 asking our opinion.

11 MR. PRAUSE: It's six of one, half a  
12 dozen of the other. If it's an accessory  
13 structure, then it's got to meet the  
14 setback; if it's part of the fence, it's  
15 limited to a five-foot height. So it's  
16 really not addressed adequately in the  
17 ordinance at all.

18 MR. REINHARD: If you were building  
19 an arbor like this next to a pool in the  
20 back yard, would it come before us as an  
21 accessory structure?

22 MR. PRAUSE: Yes.

23 MR. REINHARD: Then it's an accessory  
24 structure.

25 MR. CRAVER: I think it's part of the  
0109

1 fence. I'll make a motion that it's part  
2 of the fence.

3 MR. PRAUSE: Then it's limited to  
4 five feet in height. You need a variance.

5 MR. CRAVER: Who do you get the  
6 variance from?

7 MR. PRAUSE: Board of zoning appeals.

8 MR. CRAVER: It's one or the other.

9 MS. HARMON: How high is it now?

10 MR. PRAUSE: It's more than four  
11 feet.

12 MR. BLACK: Yeah, it's about eight  
13 feet.

14 MR. HERLONG: Interestingly, the way  
15 the ordinance is written, I guess it  
16 doesn't allow anyone to have an arbor  
17 entering their home.

18 MR. REINHARD: You could construe it  
19 that way, but if you look at, on page 61  
20 of the ordinance, and that's 21-139, fence  
21 regulations, if you look at three, it says  
22 fences may employ the use of fillers or  
23 short runs of solid areas as an entry  
24 feature. It really doesn't end real  
25 clear. However, the total length of these  
0110

1 features shall not exceed 16 feet.  
2 Generally we've said that was

3 solid gates or something like that, but  
4 does have its fillers --  
5 MR. HERLONG: So what is the length  
6 of this feature?  
7 MR. REINHARD: Twenty-one feet across  
8 the front.  
9 MR. HERLONG: It almost sounds like  
10 you're describing an arbor in the  
11 ordinance, it can be no wider than  
12 16 feet.  
13 MR. REINHARD: That's kind of what  
14 I've said before.  
15 CHAIRMAN ILBERTON: That's what we're  
16 trying to get around. I don't see a  
17 problem with having an arbor entrance to  
18 your house. Are we going to say we can't  
19 have those now? I don't think that's a  
20 good decision for the board to do.  
21 MR. PRAUSE: We just want to deal  
22 with the scale and location, things like  
23 that, that's why I said to you all's good  
24 taste, and obviously there's a bit of  
25 discrepancy there.

0111

1 But we'll probably ask counsel  
2 to let us try and come up with something  
3 that would put some kind of limitations on  
4 it as far as height and length, width, et  
5 cetera, and whether or not they can go  
6 right to the property line or, 'cause it's  
7 just, frankly it's just not really  
8 addressed at all.  
9 MR. REINHARD: That's because it's  
10 not an arbor, it's a pergola.  
11 CHAIRMAN ILBERTON: That's what it  
12 is.  
13 MR. REINHARD: Which means it's an  
14 accessory structure.  
15 MR. WRIGHT: Was there a motion made?  
16 CHAIRMAN ILBERTON: No.  
17 MR. CRAVER: Well, I made one but I'm  
18 not sure it got anywhere.  
19 CHAIRMAN ILBERTON: There was no  
20 second.  
21 MR. HERLONG: What was the motion you  
22 made?  
23 MR. CRAVER: I made a motion to call  
24 it part of the fence, but then you can't  
25 say it's part of the fence if it can only

0112

1 be five feet tall.  
2 But I think Randy's saying that  
3 it can be 16 feet long and have pillars  
4 and be part of the fence, but this is  
5 21 feet long, so. I'm not sure where --  
6 MR. ROBINSON: Still limited to five  
7 feet.

8 MR. REINHARD: What's the setback on  
9 an accessory structure?  
10 MR. ROBINSON: Minimum of ten feet,  
11 but you all can reduce that by 40 percent  
12 which could be six feet from a property  
13 line. But then it's still got the  
14 20 feet.  
15 MR. REINHARD: I would propose that  
16 we approve it as an accessory structure  
17 and move it six feet inward of the fence.  
18 CHAIRMAN ILDERTON: Is that a motion?  
19 MS. HARMON: And they're going to  
20 make it smaller?  
21 MR. REINHARD: No, not make it  
22 smaller, just pick up and move it six feet  
23 on the other side of the fence.  
24 MS. HARMON: He said it couldn't  
25 be --  
0113  
1 MR. REINHARD: No, it's an accessory  
2 structure.  
3 MR. CRAVER: Fred, I second that.  
4 MR. BLACK: The shape of the  
5 structure will change.  
6 MR. REINHARD: Six feet tip to tip.  
7 MR. BLACK: If we move it back the  
8 angle of the fence, if you look at the  
9 picture, it's angled with the fence line,  
10 so if we move it back we're going to  
11 change the angle of the front so it will  
12 be less than 21 feet.  
13 CHAIRMAN ILDERTON: Okay. Do I hear  
14 a second to Fred's motion?  
15 MR. CRAVER: I seconded it.  
16 CHAIRMAN ILDERTON: Discussion?  
17 (No response.)  
18 CHAIRMAN ILDERTON: Everybody in  
19 favor?  
20 Aye, Pat.  
21 MR. WRIGHT: (Hand raised.)  
22 MR. HERLONG: (Hand raised.)  
23 MR. REINHARD: (Hand raised.)  
24 MS. HARMON: (Hand raised.)  
25 MS. EWING: (Hand raised.)  
0114  
1 MR. CRAVER: (Hand raised.)  
2 CHAIRMAN ILDERTON: 2213 Middle  
3 Street, addition in historic and  
4 commercial district.  
5 MS. KENYON: That one has been  
6 removed.  
7 CHAIRMAN ILDERTON: All right. This  
8 meeting is adjourned.  
9 MR. ROBINSON: I would like to advise  
10 you all that council did send you all or  
11 pass a resolution last night to allow the  
12 Durst parking lot to be able to be used as

13 parking for the commercial district.  
14 There's a section in the ordinance where  
15 they can designate other parking besides  
16 what's in the commercial district. And I  
17 just wanted to bring that to you all's  
18 attention.

19 MR. WRIGHT: So they can have valet  
20 parking?

21 MR. ROBINSON: That would still have  
22 to come back to you all and we're not sure  
23 of the legalities right yet, just wanted  
24 to bring it to you all's attention.

25 (The hearing was concluded at 8:01.)

0115

1 STATE OF SOUTH CAROLINA )  
 : CERTIFICATE  
2 COUNTY OF DORCHESTER )  
3  
4

5 I, Janice D. Hayward, Registered Merit  
6 Reporter and Notary Public, certify that I was  
7 authorized to and did stenographically report the  
8 foregoing hearing, and that the transcript is  
9 a true record of the proceedings.

10 I certify that the same was reduced to  
11 typewritten form from my original stenograph notes  
12 by computer-aided transcription.

13 I further certify that I am not of  
14 counsel or kin to any of the parties to this cause  
15 of action, nor am I interested in any manner in  
16 its outcome.

17 IN WITNESS WHEREOF I have hereunto set  
18 my hand and seal this the 26th day of June 2008.

19  
20  
21

\_\_\_\_\_  
22 Janice D. Hayward, RMR  
Notary Public, South Carolina  
My Comm. Expires Oct. 9, 2012

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24  
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