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REQUESTED INFORMATION INDEX

(No Information Requested)

E X H I B I T S

(No Exhibits Proffered)

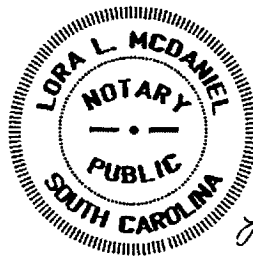
CERTIFICATE OF REPORTER

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I, Lora McDaniel, Registered Professional Reporter and Notary Public for the State of South Carolina at Large, do hereby certify that the foregoing transcript is a true, accurate, and complete record.

I further certify that I am neither related to, nor counsel for, any party to the cause pending or interested in the events thereof.

Witness my hand, I have hereunto affixed my official seal this 29th day of May, 2015 at Charleston, Charleston County, South Carolina.



*Lora McDaniel*

\_\_\_\_\_  
Lora L. McDaniel,  
Registered Professional Reporter  
My Commission expires:  
September 18, 2016

1 THE CHAIRPERSON: Thank you. Duke.  
2 MR. WRIGHT: I'm good.  
3 THE CHAIRPERSON: I'm good, too.  
4 MR. HERLONG: These things can happen.  
5 THE CHAIRPERSON: Mark.  
6 MR. HOWARD: To all of us.  
7 MS. WEBB: That's fine.  
8 MS. SANDERS: I'm good.  
9 THE CHAIRPERSON: Motion.  
10 MR. CRAVER: I move we grant the request.  
11 MR. WRIGHT: Second.  
12 THE CHAIRPERSON: Everybody in favor?  
13 (Ayes were stated by all board members.)  
14 THE CHAIRPERSON: We are adjourned.  
15 (The meeting was concluded at 6:57 p.m.)  
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1 showed a slight overage on the zoning ordinance  
2 standard with regard to principal building coverage.

3 So the Design Review Board is allowed to  
4 give an increase of 20 percent in principal building  
5 coverage. I think Heather went over by point five; 3  
6 percent?

7 MS. WILSON: Between 2 and 3 percent.

8 MR. HENDERSON: Heather is here requesting  
9 small increase in principal building coverage. I  
10 think sometimes margin of error and things happen in  
11 the construction process or in the surveying process.

12 THE CHAIRPERSON: Fairly insignificant  
13 request.

14 MR. HENDERSON: That's right. I'll let  
15 Heather explain.

16 MS. WILSON: 70 square feet. It's my  
17 fault. Too careless with doing my calculations.  
18 Probably took out too many things like chimney and  
19 things like that when I was doing the square footage  
20 for the first floor heated. That's over by just  
21 under 70 square feet.

22 Going back over it with Chuck, who is the  
23 surveyor, I saw it's sort of half my mistake and half  
24 sort of tweaks in the field during inspection. I'm  
25 basically here to say I'm sorry.

1 with the change that Joe noted.

2 THE CHAIRPERSON: Second?

3 MS. SANDERS: Second.

4 THE CHAIRPERSON: Everybody in favor?

5 (Ayes were stated by all board members.)

6 MR. HENDERSON: I'm sorry, was that for  
7 final approval?

8 MR. HOWARD: He said that.

9 MR. HENDERSON: I'm sorry. Thank you.

10 2850 BROWNELL AVENUE

11 THE CHAIRPERSON: We have our add-on.

12 2850 Brownell.

13 MR. HENDERSON: Yes, sir.

14 MR. HOWARD: We got what?

15 MR. HENDERSON: This is an add-on request  
16 that I sent you digital correspondence on.

17 Ms. Heather Wilson is here. She is the architect on  
18 this project. This is pertaining to a project that  
19 we issued building permits for without a need for  
20 request from the Design Review Board. So they met  
21 all the zoning ordinance standards outright.

22 All they had to do was submit the plans to  
23 town staff and issue the building permit. As part of  
24 the certificate of occupancy requirements, they have  
25 to get an as-built survey. That as-built survey

1 MR. HOWARD: Just curious. What are those  
2 standards or was soil brought in?

3 MS. LURKIN: I have no idea.

4 MR. CRAVER: That was all sand. That's  
5 all been sand forever.

6 MR. HOWARD: The variations, they're like  
7 dunes.

8 MR. ROBINSON: Johnnie did that. Johnnie  
9 Disher on his property.

10 MR. CRAVER: He did that as landscape  
11 features.

12 MS. LURKIN: When we look at the site  
13 plan, the grading in the front seems to be consistent  
14 with the neighbor's property to the north and the  
15 south. And that's why we really could not determine  
16 what would be reasonable. There's no grade  
17 information for underneath the house. And so we  
18 turned it over to Joe and Randy to kind of help us  
19 determine what they would be comfortable determining  
20 what that natural grade is.

21 THE CHAIRPERSON: I think it's fine.  
22 Looks good. Duke.

23 MR. WRIGHT: I'm okay.

24 THE CHAIRPERSON: Do I hear a motion?

25 MR. CRAVER: Move we approve as submitted

1 to have to ask for this one foot relief because, when  
2 the design flood -- this guideline is based on FEMA's  
3 flood elevations and the distance you can have off of  
4 that.

5           Since the town went to the FEMA-plus-one,  
6 which is considered the design elevation we have to  
7 design to. When this was written, most foundations  
8 or first floor framing was a foot; now most first  
9 floor framing systems are anywhere from 14 to 16  
10 inches. That's where that dimension comes into play  
11 and why many times we have to come ask for relief.  
12 It's something to do with grade but it's not all to  
13 do with grade.

14           MR. HOWARD: The base has not yet been  
15 decided.

16           MS. LURKIN: Randy has determined it will  
17 be nine feet. And that was something that was  
18 updated in your packet. When we originally  
19 submitted, we did not have a determination at that  
20 time.

21           So part of it also, if we were not granted  
22 that, we would not have the ability to park  
23 underneath. There would not be enough space to park  
24 underneath the home. Every home along this parcel of  
25 land, every house has parking.

1 We do site the house exactly where the  
2 house exists right now on the north property line.  
3 You can see that the dotted line on your site plan is  
4 the existing home. We're coming towards the Warwick  
5 property. We're asking to come towards the Warwick  
6 property by about three feet. It's not providing  
7 them any extra hardship in terms of the distance that  
8 they have set between the property line in their  
9 home.

10 MR. HOWARD: I don't know, are they  
11 natural sand dunes? There's kind of a grade  
12 variation on the lot.

13 MS. LURKIN: There is. We have brought  
14 Randy in to look at that for us and help determine  
15 what that grade is, what that natural grade will be.  
16 And he is determining that and so we will be  
17 following whatever the town feels that natural grade  
18 should be.

19 MR. HOWARD: In your request for the  
20 eight-inch height variance, you're measuring it by  
21 the existing neighbors to the left and right?

22 MS. LURKIN: No, in your packet -- I can  
23 turn over this right here. In your packet, on this  
24 south elevation, you'll see in red how we're adhering  
25 to the guidelines. And it's not uncommon for people



1 THE CHAIRPERSON: Thanks.

2 MR. HENDERSON: That will be in addition  
3 to principal building square footage, side setback,  
4 and building foundation height. We're adding that to  
5 the original application.

6 THE CHAIRPERSON: Is that all you have to  
7 add, Joe? We're good?

8 MR. HENDERSON: Yes, sir.

9 THE CHAIRPERSON: No public here to  
10 comment. Billy, you want to start off.

11 MR. CRAVER: I don't have a problem with  
12 it at all. I like the design.

13 THE CHAIRPERSON: Rhonda.

14 MS. SANDERS: Same here.

15 MS. WEBB: Love it. Glad you're not  
16 asking for any more than what's already there.

17 THE CHAIRPERSON: Mark.

18 MR. HOWARD: So the side setback will be  
19 the exact of what's already there? The existing  
20 house?

21 MS. LURKIN: No, not the existing home.  
22 What I was saying is that the neighbors -- this new  
23 home, the Warwick residence, they have 13-and-a-half  
24 feet from their home to the property line. And we're  
25 mirroring that on that property.

1           The building foundation height we're  
2 looking for is typical of the area. You can see the  
3 neighboring houses, and along the street all have  
4 parking underneath. So we're looking to just  
5 continue with what is happening in that neighborhood,  
6 and part of that is the result of the FEMA-plus-one  
7 additions.

8           And then we're also looking for five feet  
9 from the side facade to -- let me back up. We have  
10 tried to meet the guidelines to articulate that side  
11 facade on both the north and south property lines.  
12 So we were trying to articulate with these one story  
13 wings; therefore, we needed the additional five feet  
14 on that side facade.

15           MR. HENDERSON: Bronwyn, that's the  
16 30-foot length where the articulation is required?  
17 You need five feet?

18           MS. LURKIN: We have 35 feet. We have  
19 articulated several times; on three times on this  
20 side and two times on that side and felt that we  
21 didn't want that side to get too busy, too many  
22 articulations.

23           By trying to keep a one-and-a-half story  
24 mass in the center, that additional five feet helped  
25 get the height needed on the second floor.

1 following. We started with trying to site the  
2 building very similar to where it is located now.

3 As Joe mentioned, we had resubmitted the  
4 site plan that we had originally sent in our  
5 submission because we had the house sited a little  
6 bit farther back. We didn't have all the current  
7 survey information. We brought that in line with  
8 this line right here, which is our limit.

9 We feel that where we have sited it is  
10 consistent with the homes that it neighbors, and the  
11 wings that come forward are also consistent on the  
12 Jasper side from a massing and neighborhood  
13 compatibility standpoint.

14 We are asking for several relief areas;  
15 one would be the side setbacks. And we are  
16 essentially mirroring what is existing on the side  
17 neighboring property lines on both the north and the  
18 south sides. We're not asking for any more or we're  
19 not asking for any less than what's already currently  
20 there.

21 We're also asking for about 800 square  
22 feet of additional conditioned space. Again, some of  
23 this is because we're trying to keep the main mass or  
24 I should say more on one story. It provided a little  
25 additional circulation that we needed.

1 to point those changes out.

2 THE CHAIRPERSON: Thanks, Joe.

3 MS. LURKIN: I'm Bronwyn Lurkin with  
4 Herlong & Associates. This is 3308 Jasper Boulevard.  
5 I'm sure you're familiar with this area near Breach  
6 Inlet. It's essentially at the intersection of  
7 Jasper and Middle Street.

8 There is an existing home on the property  
9 that will be torn down. You can see that in this  
10 photograph right here. This is to the south. This  
11 is the neighbor to the south, the Warwick residence.  
12 And this is the Pollock residence to the north.

13 When we started working with our clients,  
14 part of our main goal -- you can see in this 3-D  
15 rendering -- was to have a main mass with a central  
16 portion and then have very low profile, one story  
17 wing that came out towards the street.

18 What we did notice, if you look in the  
19 aerial photograph, there's a great play of  
20 alternating sort of building configurations that go  
21 with these wings coming out towards Jasper Boulevard  
22 and then some alternating with homes that are  
23 essentially one main mass in the center.

24 There's sort of this interesting sort of  
25 rhythm along Jasper Boulevard that we're somewhat

1 footage, side setback relief, and principal building  
2 foundation --

3 (Mr. Herlong exits the room.)

4 THE CHAIRPERSON: Go for it.

5 MR. HENDERSON: Again, this is a new home  
6 construction. The applicants are requesting relief  
7 for principal square footage, and side setbacks, and  
8 principal building foundation height.

9 For the principle building square footage,  
10 applicants are requesting 20 percent to bring the  
11 square footage of the house up to 2,216 square feet.

12 Side setback relief of 25 percent, maxing  
13 that out. Requesting eight feet on the side.

14 And for the foundation height, requesting  
15 eight inches when DRB's authority is to allow that  
16 one foot. All the requests are within your authority  
17 for relief.

18 I would point out that the site, the  
19 building footprint has been modified slightly from  
20 the packet that you received and were required to  
21 bring back the building footprint to not exceed the  
22 requirement of 2,123 feet, which is the build-to  
23 line. And it's that provision that prohibits any  
24 house going out further than any other house on the  
25 block, towards the marsh. I think Bronwyn is going

1 MR. CRAVER: I'm opposed.

2 THE CHAIRPERSON: One opposed.

3 MR. CRAVER: To be consistent with my vote  
4 last time we got a house.

5 MS. SANDERS: That's what we want,  
6 consistency.

7 THE CHAIRPERSON: Thanks, John. I'll be  
8 glad to look at that house if you want me to.

9 DR. SELBY: I'm getting rid of the house.  
10 I would like to tell them, whoever, whether it's my  
11 children, they'll let me know this month if they  
12 don't want it. They want me to sell it. That they  
13 know you're very liberal.

14 THE CHAIRPERSON: Yes, sir, exactly.

15 MR. HOWARD: I think we just want to  
16 maintain the flavor.

17 3308 JASPER BOULEVARD

18 THE CHAIRPERSON: 3308 Jasper Boulevard.

19 MR. HENDERSON: Mr. Chairman, agenda item  
20 D-1 is a certificate of appropriateness request for  
21 historic property. This is 3308 Jasper Boulevard.  
22 Herlong & Associates are requesting conceptual  
23 approval for this new construction.

24 The applicants are requesting relief to  
25 the zoning standards for principal building square

1 ability to remodel and refix and redo the house and  
2 making it more safety house, that I think would be a  
3 real reason. If you couldn't do that then -- if you  
4 could do that, I would be not so badly hurt by the  
5 fact that you couldn't tear it down.

6 THE CHAIRPERSON: I think we're going on  
7 record by our discussion that we definitely would  
8 be --

9 DR. SELBY: Very liberal.

10 THE CHAIRPERSON: Yes, we've already had  
11 that discussion.

12 DR. SELBY: And very strong.

13 THE CHAIRPERSON: And very much would  
14 support that idea.

15 DR. SELBY: Any changes.

16 THE CHAIRPERSON: Exactly.

17 DR. SELBY: Even if it was historic.

18 THE CHAIRPERSON: Right, right. I think  
19 we've gone on record today in this discussion to  
20 state exactly that. Do I hear a second to Rhonda's?

21 MR. HOWARD: I'll second.

22 THE CHAIRPERSON: Discussion? Everybody  
23 in favor of her motion?

24 (Ayes stated by Mr. Wright, Mr. Ilderton,  
25 Mr. Herlong, Mr. Howard, Ms. Webb, Ms. Sanders.)

1 extensive renovations and additions to historical  
2 properties. We've really been quite liberal in what  
3 people could do with their historic property. We're  
4 not -- we haven't been a great obstacle to people  
5 coming in and making -- having a large addition put  
6 on or whatever.

7 MR. CRAVER: I would agree with that. In  
8 the last number of years, we've been a lot more  
9 accommodating to people, trying to help them. In the  
10 earlier years, it was very difficult.

11 THE CHAIRPERSON: There were a couple of  
12 screwy board members on there.

13 Does anyone want to make a motion?

14 MS. SANDERS: I make a motion we keep the  
15 house on the historic list.

16 THE CHAIRPERSON: Do I hear a second?

17 DR. SELBY: One thing I would like to  
18 emphasize again is safety. If you could be much more  
19 liberal in things that you wanted to do to make sure  
20 the house was safe. I think people could live with  
21 that. I just don't want to leave the house that I  
22 really don't think is safe, which I think should be  
23 condemned like the house next door after Hugo. I  
24 think would be better torn down.

25 If people are more liberal with your



1 either.

2 MR. WRIGHT: I was here when it first came  
3 to the board.

4 THE CHAIRPERSON: I don't mind doing that.  
5 If somebody wants to make a motion to do that, I'll  
6 do that. And we can look at it. I feel strongly  
7 probably it's not going to go -- it's probably not  
8 going to pass to be taken off.

9 MR. WRIGHT: Looking at the house today as  
10 I did -- all of you probably walked around it and  
11 looked at it. In terms of compatibility of the  
12 neighborhood, there are some historic structures  
13 right in the immediate neighborhood. There are some  
14 relatively new houses. Trying to determine whether  
15 that historic house, your house, could be relocated  
16 on the lot with a newer house built behind it, that  
17 could happen. That's not out of the question.  
18 That's been done before.

19 In terms of someone who might want to  
20 preserve that house and build a new house, that's an  
21 option that a buyer could do. I don't think by  
22 leaving it on the list, we're not diminishing the  
23 value of that property.

24 THE CHAIRPERSON: This board historically  
25 has not been difficult for people that want to do

1 created.

2 THE CHAIRPERSON: All right. Do I hear a  
3 motion?

4 MR. WRIGHT: Let me make -- I don't want  
5 to kick the can down the road because we need to make  
6 a tough decision. Steve's point -- this is not  
7 unprecedented. We have visited sites as a board to  
8 make sure that everyone is comfortable with the  
9 decision. That may be something that we might want  
10 to do in this case. We've done that several times  
11 over the years.

12 MS. SANDERS: Slippery, slippery slope.

13 MR. WRIGHT: I walked around the property  
14 today, under it and around it. It is deplorable  
15 right now. It needs a lot of work probably; hazards.  
16 I think that's something that we can't make judgement  
17 on. Unless an act of God could destroy the house, if  
18 lightning strikes.

19 MS. SANDERS: We are not God.

20 THE CHAIRPERSON: Are we going to come to  
21 a different decision by doing this? Like you said,  
22 are we just kicking the can down the road and  
23 prolonging it.

24 MR. WRIGHT: I don't think I would.

25 THE CHAIRPERSON: I don't think I would

1 MS. SANDERS: Passion for justice.

2 MR. CRAVER: I wasn't here at the  
3 beginning of presentation. I would have to look at  
4 it very closely before I -- go look at it, go see it  
5 before I made a decision to either take it off or say  
6 we need to leave it.

7 MS. SANDERS: I understood a professional  
8 did do that. Snyder. Did he not do that when he  
9 came back, when it was requested to be put on the  
10 historic back in 2008?

11 MR. HENDERSON: He took a tour of the  
12 house, and he made a recommendation based upon his  
13 walk-through of the house. What could be done to the  
14 porch. You could remove the enclosure of the porch.  
15 You could remove the siding. He made the  
16 recommendation that it is indeed historic. He would  
17 remove it from its altered -- from what's stated in  
18 that document there, which is that it's altered.

19 MS. SANDERS: In these minutes, he backed  
20 it up with all four arguments you said in these  
21 minutes. It was put on the historic register at that  
22 time because he made his professional point. And the  
23 DRB voted on it. And it's a precedence and  
24 consistency. This is the whole purpose of this  
25 board. That's why this board and this ordinance was

1 was a single event, one home.

2 THE CHAIRPERSON: Rhonda, do you want to  
3 weigh in.?

4 MS. SANDERS: Sure. Dr. Selby, I think  
5 you did not make a mistake at all. I think what you  
6 did was incredible. This was not originally put on  
7 the list. You went and made efforts to have it  
8 reviewed by Mr. Snyder and by the board to have it  
9 put on the list because of this person, because of  
10 the house, because it is historic.

11 And I know you might not feel an  
12 attachment to it right now, it doesn't feel safe to  
13 you, but I concur with Duke and with Steve and with  
14 Pat. This house -- somebody is not going to come in  
15 and live in it like it is. It's not safe probably.  
16 They're going to come in and redo it and remake it so  
17 that man's history remains on this island.

18 You can leave a legacy on this island  
19 because of what you did. I don't think it was a  
20 mistake at all. I think it was tremendous.

21 DR. SELBY: Thank you.

22 THE CHAIRPERSON: Thank you. Good point.  
23 Billy.

24 DR. SELBY: I don't feel that way myself  
25 now. I feel guilty.

1 THE CHAIRPERSON: He put it on the list.  
2 Snyder put it on this list. I don't know if he went  
3 inside the houses or anything. He may have.

4 MR. CRAVER: When I say put it on the  
5 list, when the planning commission said these are all  
6 the houses that are going to be designated as  
7 historic houses and these are the areas that are  
8 going to be designated as historic. We used Snyder's  
9 study.

10 THE CHAIRPERSON: Yeah, we used Snyder's.

11 MR. CRAVER: We didn't do any analysis to  
12 see if any of it was correct.

13 THE CHAIRPERSON: I agree.

14 MR. CRAVER: It just was done.

15 THE CHAIRPERSON: I agree.

16 MR. HERLONG: For the board's knowledge,  
17 there was a time when there were -- I don't know if  
18 it was a dozen homes came back before the review  
19 board, and I forget how many were deemed historic.  
20 Some we might've said were altered. I don't think  
21 everything came before us.

22 MR. CRAVER: Most of them.

23 MR. HERLONG: Most of them, maybe a few  
24 didn't and were considered altered. That was a large  
25 group of homes. As opposed to when you had yours, it

1 Just like the one on front beach at the  
2 end of Pettigrew. We kept that and a huge addition.  
3 It really doesn't look too bad from the beach or from  
4 the road. It looks like okay. Big, I mean, the  
5 addition and all. We were able to preserve something  
6 in that. Anyway.

7 DR. SELBY: My understanding from my  
8 standpoint, this has nothing to do with the looks or  
9 the value. It has to do with safety as far as I'm  
10 concerned.

11 THE CHAIRPERSON: Donna.

12 MS. WEBB: Bringing it down to the issues,  
13 we can't, like you said, make a judgment on value or  
14 safety. The issue is deciding if the property is of  
15 historical significance enough to preserve it. And I  
16 like Steve's idea of actually seeing a little bit  
17 more about the property. I'm surprised that David  
18 missed this one on the initial mapping of historical  
19 properties. They answered the questions about how it  
20 was done fairly quickly. And without being able to  
21 see inside, you can't really tell, aside from what  
22 you have.

23 MR. CRAVER: We haven't seen inside any of  
24 the houses when we put them on the list. Again, it  
25 was done very quickly.



1 MR. CRAVER: I can tell you when the  
2 planning commission put --

3 DR. SELBY: Why was that one taken off the  
4 list?

5 MR. CRAVER: -- created the historic  
6 district and put the houses on the list, it was done  
7 very quickly because there was a feeling that too  
8 many houses were being torn down. And the whole  
9 discussion was, you know, we can review this later.  
10 We're not really reviewing all these things now. And  
11 if somebody has a problem with it, they can come in.  
12 They can make their case and get off the list.

13 And there was a lot of concern at the time  
14 that, once you were on that list, you would never get  
15 off of it regardless of whether you were really  
16 historic or not historic.

17 I'm inclined to look really closely at it  
18 when somebody comes in. It really affects the value  
19 of their property.

20 THE CHAIRPERSON: I don't think that's the  
21 case in this case. Taking this out does not increase  
22 the value of that property. Taking this house off  
23 does not increase the value of that property, which  
24 certainly would have no bearing on our decision  
25 anyway, the value or not value.



1 added to the exterior. He saw the enclosure of the  
2 porch. I don't think he did a very in-depth  
3 evaluation.

4 MR. HOWARD: It's obviously an old home.  
5 There's been a lot of changes. Like Steve just said,  
6 if you eliminate some of the added porches, you may  
7 end up with a cottage and even a greater potential.

8 Speaking of the precedent here, the  
9 on-and-off of the historic list is just a matter of  
10 Design Review Board. So we have precedent that  
11 properties have been taken on and off?

12 MR. HENDERSON: Not since I have been  
13 here. Randy, do you know of any properties that have  
14 been taken off of the list?

15 MR. ROBINSON: Yes.

16 MR. CRAVER: Yes, absolutely.

17 MR. ROBINSON: Only one I can think of --

18 MR. CRAVER: Barkley's house.

19 MR. ROBINSON: Barkley's house off  
20 Atlantic Avenue.

21 MR. HOWARD: Not often?

22 MR. HENDERSON: Sounds like just one since  
23 2005.

24 MR. ROBINSON: That's the only one I can  
25 think of.

1 historic or not.

2 THE CHAIRPERSON: Thank you. Mark.

3 MR. HOWARD: Though I have only seen it  
4 from the exterior, so the interior might change your  
5 mind. In 2003, this surveyor said it was not  
6 historic?

7 MR. HENDERSON: That's correct.

8 MR. HOWARD: The history we're talking  
9 about is due to Judge Waring's ownership?

10 MS. SANDERS: That's not all.

11 MR. HOWARD: That's what I'm trying to  
12 clear up.

13 MR. HENDERSON: There are three criteria  
14 that it met. If you look on the worksheet behind  
15 your agendas, I've highlighted those three criteria.  
16 One of them pertain to a certain person, place or  
17 time in history.

18 MR. HOWARD: Your original surveyor said  
19 it's not historic.

20 MR. HENDERSON: He did a general  
21 assessment. I think he did his windchill survey from  
22 the road and saw --

23 THE CHAIRPERSON: It wasn't scientific.

24 MS. SANDERS: He didn't have access.

25 MR. HENDERSON: He saw the vinyl siding

1 another precedent for somebody else wanting to come  
2 ask for the same thing.

3 And another option, when we would have  
4 these type of issues come before the board in years  
5 past, one consideration might be to post-pone any  
6 judgement and call next month's meeting at the house  
7 so that we can actually see it, walk through it to  
8 determine whether or not it's historic character is  
9 still there or not. Just to be completely fair.

10 (Billy Craver entered the room.)

11 DR. SELBY: The danger of things  
12 happening.

13 MR. HERLONG: Pardon?

14 DR. SELBY: Such as burning down after  
15 four major fires.

16 MR. HERLONG: I get that's a problem. I  
17 don't see that is telling me whether it's historic or  
18 not. That's a different issue.

19 DR. SELBY: Which is more important?

20 MR. HERLONG: Well, I think they're just  
21 two different issues. So I'm having trouble thinking  
22 that it should be taken off the list. I think, if  
23 anything, we should call next month's meeting and see  
24 the house, put our own eyes on it to really see the  
25 interior character, see whether any of us think it's

1 preserved something that was historic on the island,  
2 and that character is in that house, although on the  
3 exterior portions of it, it certainly have been  
4 altered.

5 I feel like the island would lose  
6 something valuable if the house -- if we took it off  
7 the list, I'm afraid a buyer would come in and,  
8 without considering things, would demolish and want  
9 to build a new house. And I think we would all lose  
10 something.

11 DR. SELBY: I think you are -- I think it  
12 is going to burn down.

13 MR. HERLONG: I think there might be ways.  
14 You might have to protect it in some way. Take the  
15 electricity off. I understand the dilemma. I really  
16 do. There may be options where this house, depending  
17 on the square footage, could become a cottage, and  
18 another modern house could be built on the property  
19 as well. So there are potential advantages to having  
20 an older house on a property.

21 I think the fact that there is a potential  
22 fire danger is a problem. I think that's hard for  
23 the board to use that fact as a reason to say this  
24 should be taken off the historic list. That's a  
25 tough call I think we have. I think it could set

1 THE CHAIRPERSON: Well, I know. I worked<sup>18</sup>  
2 on it. I know it's a difficulty.

3 DR. SELBY: I know it's dangerous.

4 THE CHAIRPERSON: I would have a hard time  
5 voting to see that house demolished, which is  
6 essentially what this vote would open up to. Steve.

7 MR. HERLONG: Well, I tend to agree with  
8 Pat. Personally I'm just finishing a renovation of a  
9 cottage that probably was in very similar condition  
10 to your cottage. It's over on Station 19 where we  
11 live.

12 And the bones of the structure were -- you  
13 could see what was originally there. Very similar to  
14 your cottage, but it had gone through a lot of  
15 alterations. And we took it back and tried to make  
16 it look as original but making it more functional.

17 DR. SELBY: Make it more safe.

18 MR. HERLONG: It became more safe.

19 I think your house, this structure can  
20 become a safe and valued structure because it's old.  
21 It's part of the historic fabric of the island.

22 I think, when I see people that come  
23 through the renovated house that we -- the renovated  
24 portion of the house we have, you can just see  
25 there's a -- there's a smile on their face because we

1 that property. They have much more life to them and  
2 vibrancy.

3           Knowing the house doesn't depreciate the  
4 property, and it does have, as you so well pointed  
5 out, does have more sole significance to it with  
6 Judge Waring's connection to it, it would be tough  
7 for me as much as I would do anything for this man  
8 almost, it would be tough for me to say I want to see  
9 this house disappear from the island.

10           I think my company has worked on it enough  
11 to know that it could be brought back to life or  
12 renovated or made safer or whatever. There's a way  
13 to do it. I'd have a hard time, John, voting to see  
14 that house disappear, both from my personal point of  
15 view, also from the historism of Sullivan's Island.

16           I don't know that -- I'm not so sure that  
17 house gone from that property, the house would be --  
18 the property would be worth less. I think you might  
19 be in error in thinking this is a problem house, in  
20 my opinion. I think you might be looking at it from  
21 a point of view of --

22           DR. SELBY: Having lived there for forty  
23 years.

24           THE CHAIRPERSON: Yeah.

25           DR. SELBY: Before there was a problem.

1 houses. Taking these wonderful old Sullivan's Island  
2 houses and redoing them, adding significant additions  
3 to them. And in many ways and in most ways, they're  
4 better than if you had -- the product is better than  
5 if you had a brand new house to turn out with.

6 As far as devaluing the property, this  
7 house, in my opinion, being the fact it's sitting on  
8 the property does not devalue it.

9 DR. SELBY: I'm not worried about the  
10 money.

11 THE CHAIRPERSON: Right. If there's  
12 nobody in it then, you know right now, anybody moving  
13 into it is going to do an extensive renovation  
14 structurally, roof-wise, whatever else and  
15 mechanically, everything. It would be made safer  
16 then and all and probably transformed.

17 There's countless houses, one on Pettigrew  
18 being built right now, almost finished, that was on  
19 the historic list that was done. There's the house  
20 we did for the Colbert family on front beach. It was  
21 historic. Both the houses -- one Steve did on  
22 Goldbug on the back, the Vogel. Great structures.

23 None of these houses would be, in my  
24 opinion, as interesting and well done had those  
25 original structures not had to be dealt with, with

1 THE CHAIRPERSON: I'll start it. I'll  
2 start it if you want.

3 MR. WRIGHT: I will. I remember this back  
4 in '08 when the application was made to put it on the  
5 list. And we deliberated long and hard on the board.

6 DR. SELBY: That's why I thought maybe you  
7 would be able to realize that, and that I had made a  
8 mistake.

9 MR. WRIGHT: I understand that, Doctor.  
10 And I'm very sympathetic with your situation, quite  
11 frankly. I think we need to deal with one major  
12 issue, and that is a precedent of allowing an  
13 historic structure, house to be demolished unless  
14 there are really extenuating circumstances.

15 I'm not sure that I can reach those  
16 circumstances yet, although I haven't made a decision  
17 myself how to vote on this. I think we need to all  
18 hear each other's views.

19 THE CHAIRPERSON: Good. I know this house  
20 very well. I know this gentleman very well. I  
21 revere this man very much. If there's anything I  
22 could do to ease his constitution and feelings, I  
23 would do it, if I could.

24 Both Steve and I have done houses and,  
25 quote, renovations but they're practically just new



1 dangerous. It's up to the person living there to  
2 decide. I strongly feel that some people probably  
3 wouldn't think it was dangerous. I do. I don't  
4 know.

5 I would like to have the people to have  
6 the house. Whether it's my son -- actually my son,  
7 my handicapped daughter, and another son. That they  
8 would have the choice, if they wanted to, to tear it  
9 down.

10 And I know now, I didn't realize then when  
11 I did all this, that they would not have a choice. I  
12 feel very limited and very guilty about the whole  
13 thing.

14 THE CHAIRPERSON: Great. Thank you, John.

15 Joe, is it correct to say, if this was  
16 taken off the list, that the house could be basically  
17 demolished without any kind of limitation; just  
18 making an application for demolition --

19 MR. HENDERSON: That's correct.

20 THE CHAIRPERSON: -- and it would be  
21 demolished if it's taken off the list.

22 MR. HENDERSON: Yes, sir.

23 THE CHAIRPERSON: Duke, you want to start  
24 this?

25 MR. WRIGHT: No.

1 somebody. I didn't realize the handicap I was  
2 putting them under by saying this is your house but  
3 you have to -- if you want to tear it down and  
4 rebuild the house, you're not allowed to. I didn't  
5 realize that situation would ever come up.

6 Now it's come up, and now I know I've made  
7 a mistake. I feel very guilty about it, and I'm just  
8 hoping that you will allow me some kind of privilege  
9 to these future owners, if they can do what they want  
10 to with that house.

11 As far as I was concerned, when I asked  
12 for this to be made historic, it was the location.  
13 And I thought it was very good for Sullivan's Island;  
14 I thought it was very good for Judge Waring, who I  
15 think really, at least when I was looking at the  
16 situation, much deserving of some kind of more credit  
17 than he was getting.

18 He's been getting more and more credit  
19 recently, but he wasn't getting much credit then. I  
20 thought it was a good way of getting some credit. I  
21 still think he deserves the credit. I just don't  
22 like the idea of passing the house on to somebody  
23 else who I know is going to have some major problems.

24 THE CHAIRPERSON: Great. Thanks, John.

25 DR. SELBY: I think it could be called

1 fixing things. I made good contact with other  
2 helpers.

3 But I really do feel guilty now giving the  
4 house to my children which they want, I think.  
5 They're not sure yet. I haven't made that decision.  
6 It's up to them. Either I'm going to give it to them  
7 or I'm going to sell it to somebody.

8 And I want them not to tear the house down  
9 but to have the privilege of tearing the house down  
10 if they feel like it has to be, if they can't control  
11 things. I really think that day is going to come. I  
12 feel very guilty about passing this house on to  
13 somebody else.

14 I have moved with my handicapped daughter  
15 to the Franke home 'cause I couldn't handle it  
16 anymore and even with all the help that I was  
17 getting. And it was good help, I just couldn't keep  
18 up with it.

19 And I have to get your approval, and I  
20 didn't realize that I would have to go through this  
21 much -- I wasn't thinking ahead that far. That even  
22 if I left it in my Will to the children, but I'm not  
23 going to now. For some reason I'm living too long.  
24 Since that's not happening, I'm going to have to give  
25 it to them or I'm going to have to sell it to

1 more to prevent the rats than any of the other things  
2 that I had done trying to get --

3 All these things were happening to the  
4 house, and I realized that it was pretty much, too  
5 much to cope with. I didn't realize it was so much  
6 until my wife died. We were married 60 years. This  
7 was the house we both wanted to die in. I never did  
8 think about the future. I do think when I presented  
9 to you this idea, all I was thinking about was Judge  
10 Waring.

11 The mistake I made was I didn't realize,  
12 even though I have left the house in my Will to the  
13 children, what it would mean to somebody who took  
14 over the house and all the problems that they would  
15 have. And whether my children take over the house  
16 and they're either going to do it or I'm going to  
17 sell it to somebody else this year. So it's  
18 definitely going to be in somebody else's hands.

19 I feel guilty not letting them have the  
20 privilege of tearing the house down if they feel it's  
21 dangerous. I do think the reason I can go for as  
22 long as I did was because I began to learn all the  
23 things that were likely to break and where they were  
24 going to break. And we got an awful lot of help from  
25 people like the Ildertons and everybody else for

1 the house. And we still love the house.

2 And then in the last few years, the house  
3 has even more problems with the roof leaking then.  
4 It's a tin roof. It's been there since the house was  
5 built. And it's been treated regularly. But the  
6 little side issues where it comes in through the side  
7 of the holes around the roof into the windows so we  
8 had to plasticize all the upstairs windows. And it's  
9 gotten so you can't open any of the windows. Very  
10 few of the windows of the house can be open now.

11 Recently, everybody has rodents and a lot  
12 of rodent problems. A squirrel got into the attic  
13 and she was pregnant. It was terrible time getting  
14 her out of there. We had to close off more  
15 electrical circuits at that time. We got her out of  
16 there. And then some rats started coming in under  
17 the house, and they caused a fire in the stove. And  
18 we had to call the fire department for that to put it  
19 out.

20 We tried every way possible to ward off  
21 the area where the rats were getting in, but they  
22 seemed always to find another place. And one of them  
23 died in the stove. After we found -- the best thing  
24 to help us was to buy a couple of cats. And the cats  
25 loved to go after the rats. And I think that did

1                   And then we started having other electric<sup>9</sup>  
2 wiring problems in the living room. And upstairs we  
3 had to close off some more electric wiring. So I  
4 knew that the house had a little -- I would say we  
5 had at least four major fires that needed a fire  
6 truck.

7                   And I think that -- I knew that. My wife  
8 knew that. And we have a handicapped daughter and  
9 dogs and cats and everything. We realized that there  
10 are safer houses to live in than this. We were  
11 pretty much -- more and more we lived there, we knew  
12 all the little tricks and trades about it.

13                   I can't tell you how many times the roof  
14 leaked. It wasn't really the roof; it was all the  
15 connections, the metal connections in the roof where  
16 they -- where those pipes that come in through the  
17 roof make. And they would leak into the bathroom  
18 upstairs and then from the bathroom upstairs to the  
19 dining room, to a bedroom, the dining room  
20 downstairs.

21                   And one time the pipes all froze. And we  
22 were taking a vacation, and all the pipes broke. So  
23 we had to put in all new pipes. An we put in all  
24 that new stuff that's better than what it used to be.  
25 More and more we began to know more and more about

1 We lived there for forty years. So somewhere, and I  
2 don't exactly remember when, I bought this book and  
3 saw in this book -- if you want to look at it -- that  
4 this had been a beach house -- first, the man, Judge  
5 Waring, was such a hero to me after reading that  
6 book. And then I found out this used to be his  
7 summer beach cottage. I knew he had a house -- I  
8 didn't know it until I read this book, and I saw all  
9 the things that he had done.

10 I thought: This is amazing. This is the  
11 property that he used to live on.

12 So I went down to the Charleston County,  
13 got all the details on it to make sure that this  
14 really was recorded. If you read that book, even be  
15 more impressed, I think. So I asked my wife about  
16 it. She says why not. We're going to live here  
17 forever. And it would be a nice way to honor him.

18 So I came to you and asked you to put it  
19 on the historic list. And I thought it was a smart  
20 idea at the time.

21 Why do I not think so now? Well, because  
22 I have looked back. We hadn't lived there very long  
23 before we had a major fire in the bedroom. We had to  
24 call the fire department to put it out. They had to  
25 change the electric wiring because it was so old.

1                   Why we had bought the house was because of <sup>7</sup>  
2 the location, location, location. It was the  
3 beautiful location. My wife said we have to have  
4 that house even though it was very shabby looking.  
5 It didn't look very liveable.

6                   And she said we can fix it up. And we  
7 fixed it up with the vinyl siding and so forth.  
8 Concrete flooring under the house, which was all  
9 dirt, under the garage, and put in a driveway which  
10 was all dirt, building a sidewalk to it, building a  
11 chain link fence around it.

12                   So we got to where it was liveable. And  
13 the person that I bought it from said: Where is your  
14 real house going to be? This is a beach house.

15                   And we didn't understand that. I had  
16 never lived in South Carolina before. I never lived  
17 near the ocean. So to me this was perfect because of  
18 the location.

19                   And I said this is where we're going to  
20 have a permanent house, even though it didn't have  
21 any central air or heat and all that kind of stuff.  
22 We were very happy with the house. I never  
23 expected -- we kept working on it, fixing things that  
24 needed to be fixed.

25                   We got to love the house more and more.



1 things; front porch added to the structure facing  
2 Atlantic Avenue that was covered with vinyl siding or  
3 maybe metal siding in the 1970s; is that correct?

4 DR. SELBY: Yes, or 1880s, not sure when.  
5 Vinyl siding and all that was earlier, yes, in the  
6 '70s. We bought the house in '75.

7 MR. HENDERSON: The house still has the  
8 metal or vinyl siding on it?

9 DR. SELBY: Now it does. It didn't when  
10 we bought it.

11 THE CHAIRPERSON: Great. Thank you. Yes,  
12 sir, John.

13 DR. SELBY: I apologize for not standing  
14 up. I have to use a cane and it's too awkward for  
15 me.

16 First thing I would like to emphasize, I  
17 am guilty, and I'm the one that made a mistake. And  
18 I'm also the one that asked for you to put it on the  
19 historic list, so it's all my fault, and I should  
20 take the blame.

21 But I'm trying to explain now why I feel  
22 it was a mistake. I also feel that other people have  
23 made a mistake in their lives before, and I will have  
24 to accept this as my mistake and just hope it can be  
25 changed.

1 heritage of the town, state or nation.

2 So tonight the DRB must make findings of  
3 fact to approve or deny the request to remove this  
4 property from the historic designation list by  
5 finding that it meets or does not meet these criteria  
6 from the zoning ordinance.

7 I have several pictures here of the house  
8 and can hand those out and can entertain any  
9 questions.

10 MR. HOWARD: The age of the house?

11 MR. HENDERSON: The consultant felt that  
12 it was from the 1920s or possibly earlier.

13 Originally in 2003 --

14 DR. SELBY: You have this copy here?

15 MR. HENDERSON: This is the deed?

16 DR. SELBY: That was when it was sold and  
17 when it was built and everything else.

18 MR. HENDERSON: It has listed here 1923.

19 DR. SELBY: Recorded in Charleston County.

20 MR. HENDERSON: David Snyder originally  
21 determined that it was so severely altered --

22 DR. SELBY: 1920 it says built. The lot  
23 was owned before that. It was surveyed in April  
24 1899.

25 MR. HENDERSON: He mentioned several

1 this property as historic. He deemed it as altered <sup>4</sup>  
2 in 2003 when he originally -- I guess during one of  
3 his historic surveys.

4 Mr. Selby and his wife petitioned the DRB  
5 on April 23, 2008 and requested that this property be  
6 placed on the historic designation list for various  
7 reasons. During that meeting, the DRB found that  
8 this property met three of the criteria from Section  
9 21-94, which is required by the zoning ordinance to  
10 be deemed historic property. It has to meet one or  
11 more of the eight stated criteria in that section of  
12 the ordinance.

13 The board found that this property had  
14 significant or inherent character interest or value  
15 as part of the development for heritage of the town,  
16 state or nation.

17 Found number three, that the property is  
18 associated with a person or persons who contributed  
19 significantly to the culture and development of the  
20 town, state or nation. Finding that J. Waties  
21 Waring, who opened the Democratic primary in South  
22 Carolina for blacks, held this as his summer home.

23 And then they found that number four,  
24 criteria number four, exemplified cultural,  
25 political, economic, social, ethnic, and historic

1 THE CHAIRPERSON: This is the May 20, 2015<sup>3</sup>  
2 Sullivan's Island Design Review Board. It is now  
3 6:00. Members in attendance are Duke Wright, Pat  
4 Ilderton, Steve Herlong, Mark Howard, Donna Webb, and  
5 Rhonda Sanders.

6 Freedom of Information requirements have  
7 been met for this meeting tonight. Items on  
8 tonight's agenda, approval of the minutes. Do I hear  
9 a motion?

10 MS. SANDERS: Motion to approve.

11 THE CHAIRPERSON: Second?

12 MR. HOWARD: I'll approve.

13 THE CHAIRPERSON: Discussion? Everybody  
14 in favor?

15 (Ayes were stated by all board members.)

16 2602 ATLANTIC AVENUE

17 THE CHAIRPERSON: Joe, 2602 Atlantic.

18 MR. HENDERSON: Yes, sir. Agenda item C-1  
19 is a historic designation review request from the  
20 Board. The applicant and property owner, Mr. John  
21 Selby, is here requesting approval to have his home  
22 removed from the historic designation list.

23 Just to give you a little background on  
24 this issue, originally the town's historic  
25 preservation consultant, David Snyder, did not deem

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APPEARANCES :

PAT ILBERTON, CHAIRPERSON  
DUKE WRIGHT, BOARD MEMBER  
STEVE HERLONG, BOARD MEMBER  
MARK HOWARD, BOARD MEMBER  
DONNA WEBB, BOARD MEMBER  
RHONDA SANDERS, BOARD MEMBER  
BILLY CRAVER, BOARD MEMBER  
JOE HENDERSON, ZONING ADMINISTRATOR  
RANDY ROBINSON, BUILDING OFFICIAL  
KAT KENYON, PERMIT TECHNICIAN

(INDEX AT REAR OF TRANSCRIPT)

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TOWN OF SULLIVAN'S ISLAND  
DESIGN REVIEW BOARD

HEARING BEFORE: PAT ILBERTON, CHAIRPERSON  
DATE: May 20, 2015  
TIME: 6:00 PM  
LOCATION: Sullivan's Island Town Hall  
2050-B Middle Street  
Sullivan's Island, SC  
REPORTED BY: LORA L. MCDANIEL,  
Registered Professional Reporter

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A. WILLIAM ROBERTS, JR. & ASSOCIATES

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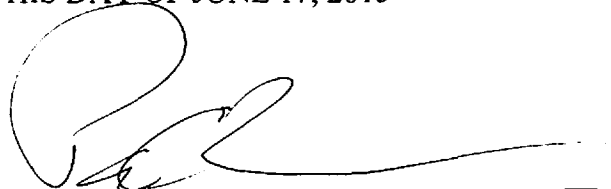
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THE DECISIONS OF THE DESIGN REVIEW BOARD SHALL BE EFFECTIVE IMMEDIATELY UPON THE APPROVAL OF THE CERTIFICATE OF APPROPRIATENESS. THESE MINUTES WILL BE USED AS AN OFFICIAL RECORD TO THE DECISIONS MADE UPON RATIFICATION.

SIGNED, SEALED AND DELIVERED THIS DAY OF JUNE 17, 2015

A handwritten signature in black ink, appearing to read 'Pat Ilderton', written over a horizontal line.

PAT ILDERTON, CHAIRMAN

A handwritten signature in black ink, appearing to read 'Duke Wright', written over a horizontal line.

DUKE WRIGHT, SECRETARY