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6 MEETING OF THE SULLIVAN'S ISLAND DESIGN REVIEW BOARD

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14 DATE: July 18, 2007

15 TIME: 6:00 p.m.

16 LOCATION: SULLIVAN'S ISLAND TOWN HALL

1610 Middle Street

17 Sullivan's Island, SC 29482

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REPORTED BY: NANCY ENNIS TIERNEY, CSR (IL)

23 CLARK & ASSOCIATES

P.O. Box 73129

24 North Charleston, SC 29415

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A P P E A R A N C E S

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DESIGN REVIEW BOARD MEMBERS:

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STEPHEN HERLONG - Vice Chair

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DUKE WRIGHT - Secretary

BETTY HARMON - Member

6

FRED REINHARD - Member

BILLY CRAVER - Member

7

CYNDY EWING - Member

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ALSO PRESENT:

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Kat Kenyon - Administrative

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Kent Prause - Zoning Administrator

Clayton B. McCullough - Attorney

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1 MR. HERLONG: This is the July 18, 2007
2 meeting of the Sullivan's Island Design Review
3 Board. It is now 6:00 p.m. Members in attendance
4 are Duke Wright, myself, Steve Herlong, Betty
5 Harmon, Fred Reinhard and Cyndy Ewing. The
6 Freedom of Information requirements have been met
7 for this meeting.

8 I believe we were going to have a motion
9 to add an item to the agenda.

10 MR. WRIGHT: I move that we add the
11 application for Jack C. Bennett to the agenda.

12 MS. EWING: I second.

13 MR. HERLONG: Okay. Any discussion?
14 All in favor?

15 (All hands were raised.)

16 MR. HERLONG: Any opposed? No.

17 MR. WRIGHT: I have one other motion,
18 Mr. Chairman, that at the end of the meeting that
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19 the board briefly discuss the second draft of the
20 proposed letter to the property owners that we
21 worked on in the special meeting on Monday night.
22 I think the changes have been made, and we can
23 just -- it shouldn't take but a few minutes to do
24 that.

25 MS. HARMON: Second.

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1 MR. HERLONG: Any discussion? All in
2 favor?

3 (All hands raised.)

4 MR. HERLONG: So that gives us ten items
5 on the agenda.

6 Item Number 1 is approval of the June
7 2007 minutes.

8 MS. HARMON: I make a motion that we
9 defer reading the minutes, being that we just got
10 them, until the next meeting.

11 MR. HERLONG: Do I hear a second?

12 MR. WRIGHT: Second.

13 MR. HERLONG: All in favor of
14 deferring?

15 (All hands raised.)

16 MR. HERLONG: So we will defer the June
17 2007 minutes.

18 The first item on the agenda is 3314
19 Jasper Boulevard, the Baker residence, new
20 construction.

21 Kent, can you fill us in?

22 MR. PRAUSE: Sure. This, as you said,
23 is 3314 Jasper Boulevard, the Baker residence.

24 They are here tonight for final
25 approval. It was before the board previously for

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1 a preliminary approval application for demolition
2 of the existing two-story residence and
3 construction of a new two-story residence;
4 however, they were going to retain the existing
5 swimming pool. And they are back with the final
6 aspects to have it approved so they can get a
7 building permit.

8 MR. HERLONG: Is that all?

9 MR. PRAUSE: Yes.

10 MR. CLOWNEY: I am Beau Clowney and this
11 is Justin Ferrick. We are back today with very
12 much the same design that we had last time, which

13 was approved by you.

14 And, again, just touching on some of the
15 define features, basically a very British colonial
16 design with a lot of island influences, and just
17 sort of the concept of having a main house that is
18 joined with a glass sort of porch connection to
19 another structure.

20 It's all heated square footage, but
21 conceptually it will read as two structures joined
22 by a hyphen between the two. The plan is almost
23 exactly the same.

24 Justin, I believe the numbers in terms
25 of square footage, height, pervious and

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1 nonpervious, lot occupancy and all of that is
2 exactly the same as we submitted before. That is
3 really all I have to say.

4 MR. HERLONG: So is there any public
5 comment? Seeing no public comment, the public
6 comment section is closed.

7 Kent, do you have any final comments?

8 MR. PRAUSE: No, sir, Mr. Chairman.

9 MR. HERLONG: Does the board have any

10 thoughts?

11 MR. WRIGHT: So I suppose that we
12 treated the last submission as a preliminary?

13 MR. CLOWNEY: Right.

14 MR. WRIGHT: And this is a final. And I
15 don't recall any problems that the board had with
16 the initial design. I certainly didn't have any.
17 So, as far as I'm concerned, it's good to go.

18 MS. HARMON: Have you made any changes
19 since the preliminary?

20 MR. FERRICK: We have not.

21 MR. CLOWNEY: Just minor, mainly,
22 internal plan changes, but the exterior is
23 essentially -- the footprint is essentially
24 exactly the same.

25 MS. HARMON: When you say essentially,

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1 what does that mean?

2 MR. CLOWNEY: Well, of course, when you
3 go from a three-hand elevation to a hard-line
4 elevation things change slightly, but --

5 MR. FERRICK: In terms of massaging the
6 proportions of the size of the windows, pinnings

7 and things like that, we just advanced the design

8 basically.

9 MS. HARMON: The footprint hasn't

10 changed?

11 MR. FERRICK: No. And I believe it was

12 Mr. Barnwell who made the motion with no

13 stipulations when it was passed.

14 MS. EWING: Craver.

15 MR. FERRICK: Craver.

16 MR. HERLONG: Cyndy, anything further?

17 Or, Betty, I'm sorry, did you have anything

18 further?

19 MS. HARMON: I'm finished.

20 MS. EWING: I think it looks great.

21 Again, this is the house that is going to be kind

22 of nestled down in that low area. And I want to

23 commend you again on the great materials that you

24 gave us.

25 And in case you didn't remember what we

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1 said the last time, you printed it out, so that

2 was pretty good.

3 So I think it looks good and I would be

4 very much in favor of approving.

5 MR. REINHARD: I like it as well. I

6 said that the last time.

7 I wish it could be designed to meet the
8 code requirements of the principal building square
9 footage, but that would require a 325-square-foot
10 reduction. And in a house that big, it should
11 have been something that I think you would have
12 done instead of coming here and asking for an 8
13 percent variance.

14 And even though I like it, I see no
15 compelling reason why you should be asking to
16 build a bigger house than what is required by
17 code, which I think is quite liberal.

18 MR. HERLONG: I have a question. Is
19 this a half-acre lot?

20 MS. HARMON: No.

21 MS. EWING: It's 22106 -- yeah, it's a
22 half-acre.

23 MS. HARMON: I didn't see that.

24 MR. HERLONG: I feel like it's, again, a
25 wonderful design. I think the fact that you have

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1 gone to such an extent to break up the mass and
2 deal so well with the scale, the structure, for
3 those reasons I have no concern that you are
4 asking for an 8 percent relief on the principal
5 building square footage, so from my point of view
6 it would be --

7 MR. FERRICK: One other point about the
8 square footage is that the main portion of the
9 front of the house is a screwed masonry structure
10 with a six-inch stud wall additionally, so it's a
11 very authentic traditional good way to build a
12 house.

13 And that actually needs an enormous
14 amount of square footage than if we were just
15 going with a frame construction, so that is
16 something to think about, too, as far as square
17 footage goes.

18 MR. HERLONG: Any further discussion?

19 MS. EWING: Yeah. I actually -- now
20 that you brought something up. It's masonry that
21 is on the -- is it stucco or brick?

22 MR. CLOWNEY: It's masonry. It's a true
23 masonry with a two-coat lime-washed stucco over
24 the exterior. And the reason we were doing that
25 is because we want it to look as authentic as

1 something that you would see in downtown
2 Charleston or any other part of, say, the
3 Caribbean when you look at a true masonry
4 structure, so that the shadow lines, the depth of
5 the windows as they are recessed from that edge.

6 Most stucco houses are built not in a
7 real truly historic fashion, and we are doing a
8 great effort, and also a great expense, to do
9 something that is truly authentic that has masonry
10 with a six-inch stud wall on the interior and also
11 a two-coat lime wash on the exterior, and no
12 synthetic materials at all.

13 MS. EWING: So it will be white?

14 MR. CLOWNEY: We are thinking, actually,
15 right now that it will be white.

16 MS. EWING: We don't get into that,
17 but --

18 MR. CLOWNEY: But if you think of St.
19 Phillip's church downtown, how it has that sort of
20 water-colored look, that is what this house will
21 be like.

22 MS. EWING: Okay.

23 MR. HERLONG: Anyone else have any

24 comments or want to make a motion?

25 MR. WRIGHT: I move that we approve the

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1 application as currently submitted.

2 MS. EWING: I will second it.

3 MR. HERLONG: So any discussion on the

4 motion? Seeing none, all in favor of the motion

5 say aye.

6 MR. WRIGHT: Aye.

7 MR. HERLONG: Aye.

8 MS. EWING: Aye.

9 MR. HERLONG: That's three. All

10 opposed?

11 (Hands raised by Ms. Harmon and Mr.

12 Reinhard.)

13 MR. HERLONG: Two. It passes three to

14 two.

15 MR. HERLONG: This would be 1908 Ion.

16 This is deferred, so we are now at 2802 Jasper

17 Boulevard, addition of a fence to a historic

18 structure.

19 Kent, do you have any comments?

20 MR. PRAUSE: Well, I'm kind of totally

21 confused on this.

22 MR. HERLONG: It's a roof, isn't it?

23 MR. PRAUSE: Yes. At least what is on
24 the application is a roof replacement.

25 MR. LASSOE: It's a roof.

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1 MR. PRAUSE: But, again, I'm still kind
2 of confused. I mean, there has to be a reason for
3 it to be here, and I can't discern that from the
4 application. It says it's not contributive to the
5 historic district, but it lists a survey number.
6 So is it --

7 MS. KENYON: It's a historic structure.

8 MR. LASSOE: It's not in the official
9 district, but it's a historic structure.

10 MS. KENYON: Right. It's a historic
11 home.

12 MR. PRAUSE: So then I guess it would be
13 yes, contributive to the district?

14 MS. KENYON: Yes.

15 MR. PRAUSE: Not no? I mean, ones that
16 have a no don't get a number, I don't think.

17 MR. LASSOE: I thought it had to be in

18 the district.

19 MR. PRAUSE: Okay. So it's individually

20 listed?

21 MS. KENYON: Right, not in the

22 district.

23 MR. PRAUSE: But we don't have any of

24 the survey card information with it?

25 MS. KENYON: No.

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1 MR. PRAUSE: Well, what is proposed,
2 what they say, gray metal roof, but that's it. I
3 mean, I don't know what kind of gray metal roof.

4 There is no further description, no pictures,
5 nothing else to the application, so that is what
6 we have to go on, some type of gray metal roof.

7 MR. HERLONG: Is the applicant present?

8 MR. PRAUSE: And I don't know what the
9 house looks like.

10 MR. LASSOE: Yes. It's just a shingled
11 roof now, and we are looking just for the
12 galvanized metal roof. I didn't think I had to go
13 into more. It's sort of the one that kind of is a
14 standard gray metal roof.

15 MR. HERLONG: Would that be like the
16 Galvalume?
17 MR. LASSOE: Yes, the Galvalume.
18 MR. HERLONG: Five-foot crimped metal
19 roof?
20 MR. LASSOE: Five-foot crimped, yes.
21 MR. HERLONG: Okay. And anything else
22 or --
23 MR. LASSOE: No.
24 MR. HERLONG: Is there any public
25 comment? The public comment section is closed.

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1 Kent, any final comments?
2 MR. PRAUSE: No. I mean, I guess
3 you-all are satisfied that you know just from the
4 description of this Galvalume five-foot metal roof
5 what it is.
6 MR. HERLONG: I guess the board
7 deliberated that. So, now, does the board have
8 any questions about this?
9 MS. HARMON: I don't have any. I went
10 by the house and there are metal roofs on either
11 side on the street, so I assume that is what you
Page 15

12 meant.

13 MR. LASSOE: Yes.

14 MS. HARMON: So I'm fine with it.

15 MR. REINHARD: I think it's wonderful.

16 It's a nice house, needs a new roof for sure, and

17 the Galvalume five-foot crimp is the right roof

18 for that house, in my opinion. I think it's

19 wonderful that you are going to do that. That is

20 a significant upgrade.

21 MR. LASSOE: Thanks.

22 MR. REINHARD: Be careful that when you

23 get your quote that you get the right gauge,

24 because the Galvalume that they have at Lowe's is

25 a lot thinner than the stuff that you get from a

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1 real roofing company, and that they put the right

2 number of fasteners down. Don't let them skimp on

3 the screws.

4 MR. LASSOE: I should have you come in

5 with me.

6 MR. HERLONG: Cyndy?

7 MS. EWING: I agree.

8 MR. WRIGHT: I have no trouble with it.

9 MR. HERLONG: Does anyone want to make a
10 motion?

11 MR. REINHARD: Move for approval.

12 MS. HARMON: Second.

13 MR. HERLONG: All in favor?

14 (All hands raised.)

15 MR. HERLONG: Any opposed? No. So that
16 passes.

17 The next one is 1914 Middle Street,
18 Rhodes residence, screening a porch and shutters
19 to a historic structure located in a historic
20 district.

21 MR. PRAUSE: This one is also for final
22 approval involving 1914 Middle Street. This one
23 has been before you a number of times already.

24 The current request is to add shutters
25 to the building and screen in the porch on the

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1 Middle Street side.

2 There have been some photographs
3 submitted of the existing house, and also some
4 examples of shutters and other examples of the
5 screened-in porch. But I guess you want to try to
Page 17

6 nail down what types of shutters because different

7 ones are being shown. That is all I have.

8 MR. HERLONG: Thank you. Is the

9 applicant present?

10 MR. REESE: Yes. I am representing,

11 sort of, the applicant. Tim Reese here. The

12 applicant is Sammy Rhodes, Rhodes Development, but

13 the owner is going to be Kay Smith and her

14 husband, from Aiken, with three kids. It's going

15 to be a great addition to the neighborhood.

16 Full-time residents coming our way.

17 You-all are very familiar with this

18 property. What we are trying to do first and

19 foremost is screening in the side, the Middle

20 Street side of the house, not on the Central side,

21 but on the Middle Street side so they are going to

22 have access. That is where the flow of the home

23 is going to be, between the carriage house and the

24 pool and whatnot.

25 What I tried to really do is show a lot

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1 of historic homes. Different homes on the island

2 sort of have this character. As you all know,

3 this is the new structure, not the old structure,
4 so that is what we are trying to do here.
5 Hopefully there is not an issue with that. They
6 are trying to get in in a couple of weeks, so we
7 are trying to get this screening done right now.

8 Any questions on the screening aspect of
9 it?

10 MR. REINHARD: No.

11 MR. REESE: On the shutter side, really,
12 if you look at the picture of the one I gave you
13 here, the down below, she is not sure -- we
14 haven't determined the shutters yet. They may be
15 a combination of swing shutters and some Bahama
16 shutters, depending on the shutter company.

17 The builder is not going to be doing
18 that. That is going to be the new homeowners'
19 responsibility probably in the next couple of
20 months. But because of the process, we wanted to
21 at least get approval, whether it be conceptually
22 to go ahead and put shutters but it has to come
23 back to Randy for the approval of the shutters or
24 come back to you, we are not sure, but it will
25 probably be a combination of the two depending on

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1 really how it's going to fit between the top and
2 the bottom. I tried to show a little bit of that.
3 Some of the lower windows may have the
4 Bahama shutters down below. Their daughter is
5 going to be here, who is 15, and my 14-year-old
6 and 13-year-old sons are on the other side, so she
7 probably needs some privacy down there from my
8 boys. So we said that. We made a comment about
9 that and she laughed about it.

10 The shutter aspect of it has not been
11 finalized. I tried to show some of the new
12 construction. If you look here, this is really
13 the house that is somewhat going to be emulated.
14 This is the Robinsons' house that they did where
15 you can see the top part has the swing shutters
16 with some Bahama style on the bottom. So it will
17 be a combination of probably both once Kay and
18 Scott get a shutter company in.

19 In order to get all of that approved and
20 get all of that going, they want to go ahead and
21 make sure that is something you-all will
22 definitely allow them to do. That's it.

23 MR. HERLONG: One question. You are
24 saying maybe this is a conceptual or preliminary,
25 not necessarily final. Are you looking for some

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1 direction, or maybe final, possibly final on the
2 screen?

3 MS. KAY: Right, before we start the
4 process.

5 MR. REESE: Well, the screening we want
6 to be final. We would like final approval on the
7 screening.

8 If you guys really want to see shutter
9 design on top and bottom, we will either come back
10 or you can say to Randy -- you guys can say you
11 can do it, just give it to Randy and let him
12 decide, however you want to do that.

13 We don't have definitive answers on
14 pictures on top and bottom, but it will look
15 something similar more so to the Robinsons' than
16 anybody. You can see a lot of the older homes
17 have the shutters on them.

18 MR. PRAUSE: They are requesting a final
19 approval pursuant to the application.

20 MR. HERLONG: Right. I see that.

21 Is there any public comment? The public
22 comment section is closed. Kent, do you have any

23 final comments?

24 MR. PRAUSE: No, just to point out what

25 I just said.

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1 MR. HERLONG: Okay. Duke, do you have
2 anything?

3 MR. WRIGHT: A couple of things. One, I
4 personally think that the shutters enhance the
5 appearance of the house. And, in fact, I think
6 that is a very, very good move.

7 And the screen porch I don't have any
8 trouble with at all. I don't know about the
9 details of what kind of shutters. I don't know
10 how many kinds of shutters there are. There are
11 probably tons of them.

12 But without delaying the owner in moving
13 forward, which I think is probably pretty
14 important, how can we do that? And I think his
15 suggestion is --

16 MR. REINHOLD: I have a suggestion. I
17 think this is one of those classic examples that
18 we have been looking for where we can agree in
19 principle to the screening in of the porch and the

20 application of shutters and leave the detail to
21 staff.
22 In other words, if Randy says we don't
23 want to use plastic shutters, then we shouldn't
24 use plastic shutters. If he says they need to be
25 wood shutters or they can be aluminum clad, I am

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1 fine with that, too. I would leave it up to
2 staff. That is my suggestion.
3 MR. WRIGHT: I feel the same way.
4 MR. HERLONG: Okay. Betty?
5 MS. HARMON: I am okay with that.
6 MS. EWING: I just want to discuss the
7 materials in terms of you are not going to use
8 plastic shutters?
9 MS. SMITH: No.
10 MR. REESE: Good answer. Not for the
11 value of the home.
12 MR. PRAUSE: When you say plastic what
13 do you mean, like PVC? You can't use that?
14 MR. HERLONG: I was going to ask the
15 same question. There are composite materials that
16 look like wood shutters, but that aren't wood, and
Page 23

17 so that is also an option to possibly discuss.

18 MR. REINHARD: Have you used those?

19 MR. HERLONG: Yes, and standing this
20 close you would say it's wood.

21 MR. REESE: And from a paying
22 perspective and everything, they are much more
23 durable. But, again, the plastic -- like going to
24 Lowe's and buying those little lightweight ones.

25 MR. REINHARD: I need to clarify my

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1 position, and that is exactly what you say, Tim.
2 The plastic ones that seem to wilt after time as
3 opposed to a hydrated composite, which is a good
4 material.

5 MS. EWING: Yeah. I think we need to be
6 careful. This property, as you know, has caused
7 us a lot of -- it's a very important property.
8 You have a great place, by the way. And so it's a
9 really important home because of the gatehouse,
10 and so we need to make sure that it's correct, but
11 it also has to meet code.

12 So, with that, I would just ask that
13 please to try and be as sensitive to what would

14 look the most historic that would go with the
15 gatehouse, and then leave it up to Randy to okay
16 it and do that.

17 MR. HERLONG: Anyone else?

18 MR. REINHARD: Move for approval.

19 MS. HARMON: Second.

20 MR. HERLONG: So is there any discussion
21 such as do we want to approve it with a condition
22 that they not be -- just so Randy has some --

23 MR. REINHARD: I move that we approve
24 with details to staff.

25 MR. REESE: On both the screen and --

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1 MR. HERLONG: Yes.

2 MR. WRIGHT: I'm fine.

3 MR. HERLONG: All in favor?

4 (All hands raised.)

5 MR. HERLONG: Any opposed? No. Thank
6 you.

7 MR. REESE: Thank you.

8 MS. SMITH: Thank you.

9 MR. HERLONG: Next is 2802 Atlantic
10 Avenue, Ferrell residence, modification to the

11 existing historic structure.

12 Kent?

13 MR. PRAUSE: This is also for final
14 approval. It looks like -- I still get confused.

15 It has a survey number, but it says it's not
16 contributive, which perplexes me.

17 MS. KENYON: It means it's a historic
18 house, but it's not in one of the designated
19 historic districts.

20 MR. WRIGHT: Do we have a sheet, one of
21 those survey sheets on this property?

22 MR. PRAUSE: I don't see one.

23 MS. KENYON: No, that one I don't. When
24 we got the -- we didn't have a complete set of
25 survey sheets. And I have talked to David

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1 Snyder. He sent me some, but I am still some
2 short on the survey sheets. Because you e-mailed
3 me and asked me about that, and I e-mailed you
4 back, and I don't have one for that.

5 MR. PRAUSE: It would be contributive,
6 and it's not in a district that is individually
7 listed. It has a number. But, again, you don't

8 have a card to see what it looks like.

9 The request reads to remove a
10 dilapidated existing screen porch and subsequent
11 modern open deck to the screen porch side, and
12 then want to replace it and allow for a
13 replacement deck 12 feet deep by 38.6 foot wide,
14 materials to match existing. And I think that's
15 it.

16 MR. HERLONG: Okay. The applicant?

17 MR. DENTON: I'm Ron Denton. I'm here
18 to represent the Ferrell family who has had the
19 beach house in the family for quite a few years.
20 Ms. Ferrell, Louise, passed away several years ago
21 and now it is the property of the kids, the
22 siblings, three girls, and John, who is a resident
23 of Isle of Palms and Charleston.

24 From reviewing the house in the field,
25 it's been added onto. It's one of those homes

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1 that has rambled on over time. And a more recent
2 addition -- I'm sorry. I forgot to bring my
3 presentation board.

4 On the right-hand side where I have

5 noted dining room and living room and existing
6 open deck, that was an addition put on the house,
7 I'm assuming, from the last ten years, by one of
8 the brother-in-laws of the sister.

9 And I guess at the time they did it they
10 thought it was a great idea, and put an open deck
11 adjacent to the existing screen porch. The
12 existing screen porch and open deck is roughly
13 about 10 feet in depth.

14 MR. HERLONG: Is that the east
15 elevation?

16 MR. DENTON: This is Atlantic and this
17 is Jasper.

18 MS. EWING: South maybe?

19 MR. DENTON: This is the beach side.

20 MR. HERLONG: Then the right-hand side
21 must then be the east?

22 MR. DENTON: Yes. So this house has
23 been worked on. It also in the last several
24 years, prior to implementation of the board, had
25 been updated, if you will. I think he has

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2 and rotted trim. That is not what I'm here for.

3 What they never did was deal with the
4 front porch. And the request that was proposed to
5 me is they would like to remove that open deck and
6 bring a screen porch in the same character as the
7 one that is there, bring it across the front of
8 the house to a point where they can encapsulate or
9 enclose at the new door that is included, but
10 still not come to the complete end of the porch,
11 as the existing west side has a setback with
12 around six feet.

13 We would be proposing to have a setback
14 again, in this case, seven feet, just because of
15 some existing window configurations.

16 The appearance of the porch, we want to
17 build it the same way it was built before, 4x4
18 construction, handrails with horizontal slats. We
19 intend to apply a hardware cloth to help
20 facilitate the code issues.

21 The other difference being, we want to
22 add two feet of depth for usability of the screen
23 porch as a usable entertainment space.

24 Another addition was an enlarged landing
25 as we approach the screen porch, have a rise of

1 stairs coming to a platform landing that may
2 encourage some chairs to be placed there before
3 you enter into the screen porch proper.

4 Again, materials would be treated wood.
5 The roof would be a Five-V-Crimp. I can't say it
6 will be a matching system, because the roofing is
7 pretty bad. They are not intending at this point
8 to re-roof the house, but it would be a compatible
9 roofing product.

10 MR. HERLONG: Okay. Thank you. Is
11 there any public comment? Public comment section
12 is closed.

13 Kent, do you have any final comments?

14 MR. PRAUSE: No.

15 MR. HERLONG: So, Duke, any comments?

16 MR. WRIGHT: I have walked around it,
17 and I agree that the house is -- I would call it a
18 dog's breakfast, but that is not appropriate, but
19 it looks like it's been added to and taken away
20 from and added back to.

21 But even though it's historic, I don't
22 think what you are proposing here significantly
23 takes away from the character of the house. It's
24 well set back from Atlantic, and I think it

25 essentially improves the house.

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1 I am surprised you are not replacing the
2 entire roof to match this new roof because the
3 roof is in pretty bad shape.

4 MR. DENTON: I would encourage them to
5 consider that. But going back to your point, too,
6 part of the thought with John Ferrell as the
7 builder, we have a lopsided porch to this length
8 of house. When they built this addition, they
9 kept that ridge line and roof line and it has just
10 extended it, so it lost its original symmetry,
11 which is what we are trying to bring back. Of
12 course it's longer, but it keeps that original
13 character.

14 MR. WRIGHT: That does it very well.
15 One of the corners, it looks to me it's about to
16 fall in. It's sitting on a cinder block. But,
17 other than that, I don't have any trouble with it,
18 Mr. Denton.

19 MS. HARMON: I think I'm all right with
20 it. I think it will look better.

21 MR. HERLONG: Fred?

22 MR. REINHOLD: I am glad that you are
23 using tongue-and-groove decking. I assume that is
24 five-quarter?

25 MR. DENTON: Yes.

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1 MR. REINHARD: For the screened-in part
2 and not just treated 2x6s, and you are using
3 five-quarter by six eased edge decking for the
4 deck, which I think is appropriate.

5 I wonder about the 12-inch CMU piers.
6 Since we are only supporting a porch here, and
7 since most of the original houses used -- you see
8 a lot of 8x8 treated timbers. Might that not look
9 better? Because when you see concrete piers,
10 12-inch concrete piers, it starts looking a little
11 bit on the new side. And since you don't really
12 need to anchor it down as you would a house, I
13 would like the architect --

14 MR. DENTON: It looked like the lumber
15 there is all dimensional. I don't know if it was
16 just done poorly or what, but it's kind of
17 separated from the main structure.

18 Probably the block is filled but

19 probably not reinforced, would be my guess. And
20 it looks more like cinder block and not concrete
21 block like you have now. So it probably has a
22 little bit of age to it.

23 I thought maybe you were going to
24 suggest an 8x16 block, but a wood post actually
25 takes away -- it doesn't take away from anything

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1 as far as keeping with the original intent of how
2 we do porches.

3 MR. REINHOLD: If you could handle that
4 codewise. Well, you could use hollow and strap up
5 through the middle of it and then really have good
6 anchorage down on your footer. You have to have a
7 footer. I would like you to weigh in on that.

8 MR. HERLONG: Really, probably the only
9 issue would be meeting code dealing with the
10 lateral resistance, that post as just a
11 structural --

12 MR. DENTON: You would have to have
13 probably more wooden --

14 MR. HERLONG: But I am sure it's
15 workable. There has to be a solution.

16 MR. REINHOLD: Well, as the architect,
17 would you consider that -- I am not going to
18 mandate it, but would you --

19 MR. DENTON: Oh, definitely. I would
20 prefer that. You know, we generally, in the past
21 with code with masonry foundations, it's more to
22 create sturdiness, visualness.

23 This is supposed to be lighter from what
24 is already there in most cases, and we don't have
25 the high -- it's not a high porch. There are

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1 steps leading up to it, but it doesn't need that
2 massiveness of 12-inch block.

3 MR. HERLONG: Cyndy?

4 MS. EWING: I think that -- well, on the
5 historic list it is a Number 2, and so I think we
6 need to be careful.

7 And it may look like a dog's breakfast,
8 but according to our historic listing it's a home
9 that, as a board, we really do need to try and
10 preserve as much as possible.

11 And so I think Fred's -- I would
12 actually say -- I don't know if we should mandate

13 it, but I think Fred's idea is fabulous.

14 I really like the idea that you are

15 going to put the hardware cloth in so that you

16 just have to have the three horizontal pieces.

17 I'm not crazy about the deck myself, but I would

18 approve it and that's how I feel.

19 MR. WRIGHT: Anyone else?

20 MR. HERLONG: Well, I think what you are

21 doing is making it symmetrical. I don't think it

22 necessarily needs to look symmetrical, but I think

23 from a practical point of view you are increasing

24 the length to cover a door, which makes perfect

25 logical sense to have all the doorways open onto

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1 that porch.

2 So I, again, I would have no trouble

3 with this application. And I wonder how we should

4 deal with -- I think that is a good idea about the

5 posts. I just would hate to -- if we mandate, we

6 are almost mandating a building system which --

7 MR. REINHOLD: We can't do.

8 MR. HERLONG: -- we probably don't want

9 to do. So I wonder how we can -- let that maybe

10 go to staff approval, which would be Randy's issue
11 anyway, that we want to see an 8x8 wood post, if
12 possible.

13 MR. REINHOLD: I will make the motion
14 that way. I move for approval using 8x8 wood
15 columns subject to code review and staff approval.
16 Is that clear?

17 MR. HERLONG: Sure.

18 MR. DENTON: For clarification -- I am
19 thinking ahead. We have, of course, the hollow
20 post that you had referred to, which are
21 beautiful, nice and pristine.

22 The issue from the code is not, of
23 course, vertical loads, it's lateral loads. And
24 some hurricane fasteners and wind resistant
25 fasteners probably work more with other

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1 dimensional lumber like 4x4 or 6x6.

2 Would you be opposed if I had to use,
3 say, 4x4 and wrap that in some treated lumber to
4 get you the dimension of the 8x8?

5 MR. REINHARD: No, but reduce -- we have
6 the corner of the house being supported on

7 concrete blocks, so all we are going to have left

8 is that porch?

9 MR. DENTON: That's right.

10 MR. REINHARD: Let's be practical.

11 MR. HERLONG: So do I hear a second?

12 MR. WRIGHT: I second.

13 MS. EWING: Second.

14 MR. HERLONG: Is there any discussion

15 about that motion? All in favor?

16 (All hands raised.)

17 MR. HERLONG: Any opposed? No.

18 MR. DENTON: Thank you.

19 MR. HERLONG: The next item is 2530

20 Middle Street, the Carroll residence, again a roof

21 material change in a historic district.

22 MR. PRAUSE: I don't know. I can't tell

23 from the application again. There is no survey

24 number or contributive to the district or

25 anything, and no survey card.

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1 The application is to remove the

2 existing shingle roof and install new standing

3 seam metal roofing and gutters.

4 MS. KENYON: It's in the historic
5 district, but it's not a historic structure.

6 MR. PRAUSE: Okay. It's in the
7 district, but it's --

8 MS. KENYON: Right, but not a historic
9 structure.

10 MR. PRAUSE: We should probably just
11 change this to say that.

12 MR. HERLONG: Okay.

13 MR. CAHILL: Hi. I am Bill Cahill and I
14 am representing Mary Carroll on this roof. She
15 has a shingle roof on there now. These are the
16 pictures. And, again, I apologize for not getting
17 these to you earlier, but I actually just took
18 them this week.

19 As you can see it's a gray vinyl-sided
20 house. This is a pretty soft and easy sky blue
21 color to go with it. I think it's in the
22 historical district.

23 So she is looking for approval for a
24 standing seam nail strip panel roof. So we will
25 remove the existing and put in a panel roof

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1 system.

2 MR. REINHOLD: The distance between
3 seams?

4 MR. CAHILL: 16 inches. It's a standing
5 seam. It's considered a standing seam roof. It's
6 not the traditional --

7 MR. REINHOLD: Architectural seam? It's
8 not folded?

9 MR. CAHILL: It's not folded. It's not
10 mechanical. There is plenty of them on the
11 island. I have done a lot on the island.

12 It's a Galvalum polyester-coated finish,
13 good product, Taylor steel. We put it on
14 according to the National Roofing Association
15 Codes. Great improvement in the house, too.

16 MR. HERLONG: Is there any public
17 comment? Public comment section is closed.

18 Kent, any final comments?

19 MR. PRAUSE: None.

20 MR. HERLONG: Duke?

21 MR. WRIGHT: I personally think that the
22 metal roof would enhance the appearance of the
23 house, so I have no trouble with this at all. It
24 will change the house.

25 MR. HERLONG: Betty?

1 MS. HARMON: I think it will be a
2 significant improvement and I have no problem.

3 MR. HERLONG: Fred?

4 MR. REINHARD: And I want to clarify
5 that it is not a historic house but it's in the
6 historic neighborhood. I would not approve a roof
7 like this for a historic house. However, I am
8 okay with it.

9 MR. HERLONG: Cyndy?

10 MS. EWING: Well, did Fred just -- it's
11 not historic?

12 MS. KENYON: No. It's in the district.

13 MS. EWING: Then I agree with Fred.

14 MR. HERLONG: And I have no trouble with
15 the application either. So do I hear a motion?

16 MS. EWING: I move that we approve the
17 roof, the Galvalume roof standing seam at 2530
18 Middle Street.

19 MR. REINHOLD: Second.

20 MR. HERLONG: Any discussion? All in
21 favor?

22 (All hands raised.)

23 MR. HERLONG: Any opposed? No.

24 MR. CAHILL: Thank you.

25 MR. HERLONG: 2650 Jasper Boulevard

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1 would be the next submittal, Bennett. I'm

2 assuming it might be the Bennett residence.

3 MS. KENYON: Yes.

4 MR. HERLONG: So, Kent, can you --

5 MR. PRAUSE: Yes. I may need a bit of

6 help with this. I think it came before?

7 MS. KENYON: In May.

8 MR. PRAUSE: And for the request of,

9 what, demolition?

10 MS. KENYON: Right.

11 MR. PRAUSE: And what --

12 MS. KENYON: They told me they didn't

13 need to defer it, put it through, but Pat then

14 wanted --

15 MR. PRAUSE: Yeah. He thought it should

16 be considered for addition to the list. And then

17 so we went through the process of notifying the

18 property owner with a 30-day notice that we would

19 schedule a hearing, and it was withdrawn because

20 they weren't going to be here, but then they --

21 MS. KENYON: Yeah. And then --

22 MR. PRAUSE: -- were going to be here,
23 and you guys put it back on the agenda for
24 tonight.

25 I think the important aspect of it is

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1 they received the notification that it was to be
2 considered, and they have an opportunity to attend
3 the hearing and weigh in. And, of course, you-all
4 need to make a determination pursuant to one of
5 those requirements, one of the eight different
6 requirements, at least one, that it meets one of
7 those, and put some findings on the records of how
8 it meets it in order for it to be put on this
9 list, if indeed that is what you think should
10 happen.

11 MR. HERLONG: Let me ask a question
12 about that. The question is should it be on the
13 list or not. I guess I'm still confused. What is
14 the question? We are being asked to make that
15 determination? Is that basically --

16 MR. PRAUSE: Well, no. You-all aren't
17 being asked to do it. You-all have initiated that

18 it be before you. In fact, I believe the

19 applicant prefers it not to be here.

20 MR. HERLONG: Right, right. Exactly.

21 MR. HELLMAN: I am Brian Hellman. I

22 represent the Hopkins, who are here. And thank

23 you for hearing it tonight. We had asked for it

24 to be moved to a different night because Mr. Bill

25 Hopkins is a bit infirm and it's difficult for him

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1 to make a trip. I know Pat doesn't live in

2 Charleston, so they had to make a pretty big trip

3 from the upstate, from Charlotte, to come down

4 here.

5 This has a bit of a torture history.

6 The Hopkins are getting a little bit older. They

7 have decided to put the house on the market. They

8 listed it with a relative of theirs who is not so

9 familiar with the Sullivan's Island market, and he

10 decided that the property might be more valuable

11 if the structures were demolished. I think at

12 some point he had applied for a demolition permit.

13 MS. KENYON: In May.

14 MR. HELLMAN: In May. And, quite

15 frankly, I don't know if there was any intention
16 to demolish. But, in any event, the history --
17 and, Kent, correct me if I'm wrong here -- I think
18 that was the time there was the pending ordinance
19 for the review of structures over a certain age,
20 is that correct?

21 MR. PRAUSE: I believe what had happened
22 was that that pending ordinance had been defeated
23 at council, so it was no longer pending; and,
24 therefore, they didn't need to be here. But
25 perhaps they made their application while it was

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1 still pending?

2 MS. KENYON: Right.

3 MR. HELLMAN: I think the application
4 was made while it was still pending and then,
5 ultimately, this board then decided on its own
6 motion to consider this property.

7 And this property -- it has some
8 structure on it that is probably, you know, a
9 little older than 50 or 60 years, and some that
10 clearly is not.

11 I have had a chance to talk to Randy at

12 length about this. It's about two blocks from my
13 house. It's right on the corner of Jasper and
14 26-1/2, right across from where that old
15 convenient store used to be where it's now sort of
16 a paved section right there on that corner.

17 And, as you can see, it's been added
18 onto through the years. This is the view from
19 Jasper. And there is an added-on porch that you
20 can see right here. I tried to get across the
21 street, but there is a tree that really obscures
22 the view of the house.

23 So what might help is taking a look --
24 since we didn't make a submittal, we are sort of
25 making it, I guess, as we go along here. But this

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1 is from the Charleston County tax map, and this
2 might give you a better idea of what we are
3 looking at on the property and where everything is
4 situated.

5 So this view right here would be as if
6 we are on Jasper standing at the old convenient
7 store looking across the street, and this is sort
8 of the added-on section of the porch with probably

9 not anyone's idea of what would be a historic
10 window, but very nice for the south Florida set.
11 This is a view on 26-1/2. And,
12 unfortunately, when these were printed, it cut
13 out. But basically this is the continuing view of
14 this elevation here. So this would be if we were
15 standing on -- I forget the name of this street
16 right here, but now staring at the house on the --
17 I guess it would be the 26-1/2 side, right.
18 So what you are noticing here is we have
19 probably one of Sullivan's Island only bi-level
20 houses. And there is actually a semi-basement
21 structure here which has a tendency to flood.
22 It's certainly nothing that would be allowed to be
23 built today, but it's very interesting and unique
24 in a very scary way because when it rains, it has
25 a tendency to flood. It's very mildewy.

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1 And above, if you notice, this section
2 follows the roof line. This is a major addition
3 that was made. It has a ceiling height of about
4 six feet. For me, it felt like I was on one of
5 those commuter airplanes because I had to tilt my
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6 head a bit.

7 This is a view from the other side if we
8 were sort of looking from the Isle of Palms
9 direction down, and this is sort of the other side
10 of this addition, and there was probably part of
11 the original house right here.

12 And this, if you also look right off on
13 26-1/2, there was this little sort of guest house
14 cottage thing in the back which is very, very low
15 to the ground, and then you can see with this sort
16 of screen porch addition it's right on the
17 ground. It's semi-rotted, and probably was, we
18 think, built in the '50s or '60s, this addition to
19 it.

20 So here is what we have for a house.
21 And, as you can see, it's been substantially
22 altered. It's asbestos sided, which, from my
23 understanding -- I spoke with Russell Rosen to get
24 an idea of when he thought asbestos shingles would
25 be used, and you probably have a better idea than

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1 I, but Russell's guess, when he rode by this
2 house, was it was probably the '50s would have
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3 been, maybe even the '60s, a lot of these changes
4 would have been made.

5 So I guess what we have here is, at
6 least with the historic resource designation study
7 list, an altered house. It's certainly not, at
8 least in its current status, a gem.

9 And while the Hopkins' relative, the
10 realtor, who is a bit overzealous in trying to use
11 something to maybe appreciate or depreciate,
12 however you look at it, the value of the property,
13 I think what we have here is just a substantially
14 altered house.

15 So we are here now to learn from you
16 your thoughts as to why the board on its own
17 motion decided then to consider this as a historic
18 structure, and hope to answer some of your
19 questions and work through that designation if it
20 seems like that is the direction the board wants
21 to move.

22 After looking at these pictures -- and
23 I'm sure you are aware that it was on the altered
24 list. But I think that is about all I have at
25 this point. SHPO had also indicated that they

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1 knew of no historical reasons for it. And I can
2 pass those on to you.

3 MR. HERLONG: Okay. Do you have
4 anything else?

5 MR. HELLMAN: Other than the pictures.

6 MR. HERLONG: Do you have more than one
7 of those?

8 MR. HELLMAN: Actually, I do. These are
9 pictures of maybe what an unaltered version of the
10 property looked like, and we think these were
11 taken in the late '40s, maybe '50s. Is that
12 right?

13 MR. HOPKINS: Probably late '40s.

14 MR. HELLMAN: Late '40s. So what we
15 have is maybe the core structure of the main house
16 and a portion of what exists as the guest house,
17 which is very different from what exists today,
18 substantially different.

19 The appraiser also appraised the value
20 of this at about, I want to say -- the tax
21 assessor, of course, gives it a value of \$400. A
22 recent appraisal that was done on the property
23 gave it a value of about \$250,000.

24 So one of the Hopkins' concerns, as
25 well, is in terms of trying to take this sow's ear

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1 and turn it into a silk purse. There is a real
2 issue here in terms of improvement cost and trying
3 to preserve it from that perspective as well, a
4 significant issue.

5 There is also, in addition to the
6 asbestos, the shingles on the outside, there are
7 also ceiling tiles, and due to the year it's
8 highly likely that there is asbestos in those as
9 well.

10 MR. HERLONG: Anything else?

11 MR. HELLMAN: I don't think so.

12 MR. HERLONG: Is there any public
13 comment?

14 MR. BOEHM: Just one comment from me.
15 It appears from the pictures of the old house that
16 there are brick piers and a brick concrete
17 stairway going up in front of the house, and I
18 don't think that was in existence in 1913. So
19 even that seems to be altered by the '40s.

20 MR. HELLMAN: As you see in here, it's
21 all cinder block. The whole house sits on a
22 cinder block structure. And this addition, it

23 looks like this whole foundation was changed when
24 this addition was made, which is all cinder block
25 around here as well. And you can pass this around

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1 if you want a closer view.

2 MR. HERLONG: Paul, I kind of have a
3 question about what you just said. You said
4 1913.

5 MR. BOEHM: Well, that is what is in the
6 tax record, I believe.

7 MR. HERLONG: The tax records may show
8 1913, but the town has no survey card on the
9 property.

10 MR. BOEHM: Well, that is why I assumed
11 it came up because of the tax record. That was my
12 guess. And just looking at the picture, there is
13 no question this thing was altered by the '40s
14 anyway, much less what was done to it since then.

15 MR. HERLONG: Okay. Is there any more
16 public comment? Public discussion is closed.

17 Kent, do you have any other comments?

18 MR. PRAUSE: Only that I direct your
19 attention to this Section 2194(d) 1 through 8.

20 And if it's your inclination to add it to the list
21 for whatever reason, that it should be one of
22 those, 1 through 8, and that if you go in that
23 direction please make sure to put specific
24 findings on the records to substantiate why you
25 think it meets one or more of those criteria.

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1 MR. HERLONG: So the board can
2 deliberate and ask questions. Cyndy?

3 MS. EWING: I will be in the hot seat.
4 Well, we have to deal with a couple of things on
5 this board. This is the way I'm kind of thinking
6 through this.

7 It does show 1913 on the GIS tax
8 record. And, you know, it's possible that this
9 little guest house -- because I know with my house
10 and a lot of the homes you would basically, when
11 the land was opened up by the military, you could
12 come out and build a house for nothing and then
13 that became your property, so a lot of people did
14 it.

15 I know we have a very tiny dependency
16 that was built on, so that may be the piece that

17 goes back to 1913. We really don't have the
18 information that -- I will cut right to it.

19 I don't feel we have the information we
20 need in order to make a decision of whether this
21 should be on the list or not on the list. I don't
22 think we can do that this evening.

23 I would make a recommendation that
24 before this board makes a decision that we make a
25 site visit as a group and try and gather as much

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1 historic record as we can, if we can find it on a
2 Sanborn map, or any other map, to determine before
3 we move any further. That would be my thinking.

4 MR. REINHARD: I would like to see the
5 house with a site visit. 1913 is a long time ago.
6 It's four years before the automobile. That is a
7 long time ago. So I would like to see it and then
8 make a determination after that.

9 MS. HARMON: I feel the same way. That
10 is what our chairman, Mr. Ilderton, had suggested
11 that we do, is to make a site visit, and I think
12 it would be inappropriate for us not to make a
13 site visit. This is what our job is, so I would

14 recommend that we go make a site visit.

15 MR. WRIGHT: After seeing these
16 photographs, I concur. I am trying to figure out
17 the lower left photograph. Relate that to what we
18 now have.

19 MR. HELLMAN: This is Jasper.

20 MR. WRIGHT: Yeah. The lower left
21 photograph, is that structure still a part of the
22 complex?

23 MR. HELLMAN: Indeed, it is.

24 MS. HARMON: It's just a different
25 angle.

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1 MR. HERLONG: I think it's the core.

2 MR. WRIGHT: That is what I'm trying to
3 get to. So that may be the real historic portion
4 of this property.

5 I agree. I think we should do a site
6 visit before we make a decision.

7 MR. HELLMAN: I guess my question in
8 that regard is, if I may, is that the notice was
9 sent to the Hopkins who, as you can see, made a
10 pretty long trip down here, with the notice saying

11 that tonight this board was going to look into
12 this issue, and maybe, in fact, rule on the
13 issue.

14 So I guess I'm a little surprised that
15 effectively the Hopkins have had to go through all
16 of this, only to hear that we are really not quite
17 sure why we are even here in the first place.

18 I guess that that's really a lot to ask
19 of sick people, in Bill Hopkins' situation, to
20 come back down again to discuss the fate of their
21 old family house. Well, I just raise an objection
22 to that, is my point.

23 MR. McCULLOUGH: I haven't weighed in.

24 MR. HERLONG: Okay. I'm sorry.

25 MR. McCULLOUGH: Just to the extent, if

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1 you were to defer -- quite frankly, I understand
2 his position in that this was kind of thrust upon
3 them that the board made this motion, quite
4 frankly, I guess, and I understand they probably
5 are a little upset with the process.

6 That being said, it's their
7 responsibility and I'm sure you can understand

8 their position. Maybe if you do want to see it,
9 if you defer it, you could -- any questions you
10 want to ask, you could go through that process now
11 and I don't think these folks need to come back.

12 The application has been made, the
13 motion has been made, and I think you can get
14 around that. I agree that they don't need to come
15 back. If you have any questions, I would just
16 propose you ask them now. If you do want to defer
17 so you can visit, which you certainly are entitled
18 to do, you could at least alleviate that concern.

19 MS. EWING: Well, we could also ask them
20 through e-mail or -- I mean, there is ways. Of
21 course, we wouldn't -- I mean, it's not our intent
22 to make you come and have unnecessary visits.

23 But, frankly, we were all taken off --
24 we had no idea that you were even going to be here
25 tonight. So we felt that because you did make the

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1 trip we would hear what you had to say, but we
2 can't make a decision without seeing the site.

3 And we would need to see the outside and
4 the inside, so we would need to make arrangements

5 to see the interior as well. And I think we can
6 do that in the next, I don't know, couple of
7 weeks?

8 MR. HERLONG: I would think so.

9 MR. HELLMAN: Are we the last item on
10 the agenda?

11 MR. HERLONG: Yes.

12 MR. HELLMAN: Shall we take a field
13 trip?

14 MS. EWING: Actually, you are not. We
15 have to go through this and --

16 MR. REINHARD: We need the chairman.

17 MS. EWING: Yes, we would need the
18 chairman.

19 MR. HERLONG: Just for your information,
20 we have dealt with this on several properties
21 trying to make a determination about the
22 historical significance or not on pieces of
23 property, and we always have felt that to do it
24 justice, and to be fair, we should see the house.
25 We should walk through it, more or less, to

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1 determine.

2 When you just look at materials you can
3 start to understand what portions might be old.
4 You might determine what age the basic structure
5 might be. And I think everyone just wants to feel
6 sure about whatever decision would be made.

7 You know, personally, I look at those
8 photographs and I see what -- I think we kind of
9 all said that there is a core of a structure there
10 that has a classic cottage look. This kind of
11 confirms that.

12 The question is is that still there, or
13 has that been completely gone through various
14 alterations to the point it's not worth putting on
15 the list.

16 Until we see it, I don't think any of us
17 want to even make an assumption, really just for
18 your benefit.

19 MR. HELLMAN: I understand where you are
20 coming from. Can I ask this question? It sounds
21 like what I'm hearing, that in a situation like
22 this where the house has been added on through the
23 years, it may be that this board potentially finds
24 a core, like this core of this main structure
25 historic.

1 But what would that mean then for like
2 this stuff and this thing? Because this is really
3 a liability here. I mean, certainly to have
4 below-grade living quarters on a Sullivan's Island
5 house is probably not the best idea.

6 MS. EWING: We can't tell you until we
7 see it.

8 MR. WRIGHT: I don't think we should
9 rush into judgment here until the board gets a
10 chance to look at it.

11 MS. HARMON: I agree.

12 MR. HERLONG: I do feel like there have
13 been other submittals where the board has looked
14 at certain later alterations and determined they
15 might not be historic. That has been something
16 the board has reviewed, so it's not out of the
17 question.

18 It's hard to know what we would think,
19 whether the board would be looking for a core of a
20 historic structure, would all of it be considered
21 historic. It's just hard -- until we see it, it's
22 hard to give it a fair evaluation.

23 MR. HELLMAN: I appreciate that. I am
24 not asking for a determination now. I guess what

25 I'm saying is maybe a thought is if it seems like

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1 it would be in this board's determination that it
2 is historic, that is it possible that the core,
3 what we see there, be historic, but allow a
4 purchaser, an owner, to get rid of this liability,
5 which is this undergrade two-story structure that
6 is probably no more than 12 feet above ground, 14
7 feet above ground or grade. So that's it.

8 MR. HERLONG: Okay. Anyone have any
9 other comments?

10 MS. EWING: I would just like to say
11 that we will get on this. I mean, it's not meant
12 to be an inconvenience and we will make
13 arrangements. We have a couple of board members
14 that are out of town right now, and we will make
15 sure that we see this.

16 And can we say a date where we will
17 address this?

18 MR. McCULLOUGH: You can at least defer
19 it with the idea -- and the only reason I brought
20 that up is that this is a little unusual, and
21 you-all can, I think, in this set of

22 circumstances, take the unusual measures.

23 If you have a question, call someone on

24 the phone. They don't have to come down here next

25 time.

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1 MS. EWING: Right. We can have one

2 person be the contact person.

3 MR. McCULLOUGH: I mean, however

4 informally as you want to make it.

5 MS. EWING: That's fine.

6 MR. HERLONG: Well, what will probably

7 happen is that the board will set a meeting to go

8 see the property. The board will not -- likely

9 not deliberate at that time, but will just review

10 the property.

11 MS. HARMON: Yes, because we have to

12 come back here.

13 MR. HERLONG: This is typically what the

14 process has been. Then we will come back at the

15 next scheduled meeting and discuss and deliberate

16 and hear any additional things.

17 MS. EWING: Do you understand that we

18 have to do it in a meeting? We can only

19 deliberate together in a public forum, and we
20 don't have enough time to announce a meeting two
21 weeks from now to make it a public meeting. Is
22 that clear? So you understand.

23 MR. HELLMAN: I understand why you are
24 doing it. My position, and the Hopkins' position,
25 was the letter that was sent to them said that it

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1 will be determined tonight.

2 A few days ago we asked -- and I think
3 the letter is pretty clear. It said a
4 determination will be made tonight, and there was
5 certainly a pretty broad period of time between
6 then and now for the board to visit. And, I
7 mean, that's why --

8 MR. WRIGHT: Well, the determination was
9 that we will go look at it. That is the
10 determination.

11 MS. HARMON: Right.

12 MR. WRIGHT: I don't mean to be
13 argumentative, but I --

14 MR. HELLMAN: Nor do I. I think that
15 they had some -- there was maybe some anticipation

16 and expectation on the Hopkins' part, which I'm
17 sure you understand. I am not trying to be
18 argumentative at all.

19 In fact, I think that is a wise
20 decision, if you haven't already been to the
21 property, to look at it. I had spoken to Kat and
22 actually said is there going to be a site visit,
23 probably about three weeks ago, could we get the
24 board there prior to now so that we can see the
25 asbestos shingles that are falling off the house

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1 and the aluminum roll-out windows that --

2 MR. WRIGHT: There is no doubt it's a
3 mess.

4 MR. HELLMAN: Right.

5 MR. WRIGHT: And I feel, certainly, I am
6 speaking for myself. We have seven board members.
7 In my view, there are certain things that I think
8 could be done with those additions that you are
9 talking about, get rid of them, but that is my
10 personal view. But, again, I think we pretty well
11 stated the feeling of the board.

12 MR. HELLMAN: Sure. I understand.

13 Thank you very much. And I didn't mean to be
14 argumentative.

15 MR. WRIGHT: You were not, I was.

16 MR. HERLONG: So were we asked to defer,
17 or make a decision or just have a discussion?

18 Don't we need to make a --

19 MR. McCULLOUGH: I would propose that
20 you move to defer with an understanding that if
21 you have any questions after your site inspection
22 that you will go ahead and follow up, maybe leave
23 your card with everybody, before the
24 next meeting, so everyone is prepared next month
25 to go ahead and make a final determination.

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1 MR. HERLONG: Does anyone want to make
2 that motion?

3 MR. HELLMAN: I don't have that many.

4 MR. HERLONG: Now, hold on one second.

5 We don't have Kat here.

6 MS. HARMON: If you give me that, I will
7 make copies. I think I can do that.

8 MR. HERLONG: We are looking for a
9 motion.

10 MR. McCULLOUGH: Motion to defer and
11 everyone would understand.

12 MS. EWING: All right. I make a motion
13 that we defer the building -- or the application
14 for 2650 Jasper Boulevard.

15 MS. HARMON: I second that motion.

16 MR. HERLONG: Any discussion about that
17 motion?

18 MS. EWING: Should we add that we will
19 go and have a site visit before the next meeting?

20 MR. McCULLOUGH: And did you say
21 application? They didn't actually file an
22 application. It was a motion made by the Design
23 Review Board people, and so you are deferring,
24 basically, your own motion.

25 MS. EWING: Oh, okay.

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1 MS. HARMON: Amend your motion.

2 MS. EWING: Amend or strike it?

3 MR. McCULLOUGH: Just start over. I
4 think that's easier.

5 MS. EWING: I would like to make a
6 motion that we defer --

7 MR. McCULLOUGH: Defer the decision as
8 to whether or not to consider this a historic
9 home.

10 MS. EWING: I'm sorry?

11 MR. McCULLOUGH: You can defer the
12 decision as to whether or not to consider this
13 historic.

14 MS. EWING: Oh, okay. Defer this
15 consideration for a historic property.

16 Do you have that, Kat? And then can we
17 add in that we are going to have a site visit?

18 MS. KENYON: We can go ahead and put it
19 on the agenda and have the site visit in between,
20 or do you --

21 MS. EWING: Yes.

22 MS. KENYON: Is that how you want --

23 MS. EWING: Yes.

24 MS. KENYON: You want to defer to
25 August?

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1 MS. EWING: Yes.

2 MR. McCULLOUGH: I would also just point
3 out that the owner notification just says 30 days,
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4 and you have provided that, unless you have some
5 objection. The owner notification has already
6 been done.

7 MR. HELLMAN: But the specific letter,
8 she said the determination would be made tonight
9 in the letter that was sent to the owner. So the
10 letter went beyond what the ordinance requires.
11 That was the extent of my objection.

12 MR. HERLONG: Go ahead. There is a
13 question from the audience.

14 MR. PAT HOPKINS: Well, will we be
15 notified of the date and time of the site visit,
16 and will we be notified of the next meeting when
17 you will consider this?

18 MS. EWING: Yes, absolutely. And we
19 will go through you and then you can --

20 MR. PAT HOPKINS: You have our address,
21 who to mail it to, so you can mail it directly to
22 us. Mail it to us. We would like the same
23 consideration on what you are doing now.

24 MR. McCULLOUGH: You can also mail it to
25 him.

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1 MS. EWING: Kat, do you have their
2 address?

3 MS. KENYON: Yes.

4 MR. HERLONG: So we have a motion. Do
5 we have a second to the motion?

6 MS. HARMON: I second.

7 MR. HERLONG: And is there any
8 discussion about the motion to defer? All in
9 favor?

10 (All hands raised.)

11 MR. HERLONG: Any opposed? No. So we
12 will defer to the next month's meeting.

13 MR. BOEHM: You mentioned the Sanborn
14 maps. Are there Sanborn maps on Sullivan's
15 Island?

16 MS. EWING: Yes.

17 MR. BOEHM: Who has them?

18 MS. EWING: There are a couple of places
19 you can get them. You can get them through -- you
20 can get them down at the public library. They
21 have some of them. The National Archives has
22 them, and then also the library up in Columbia has
23 them. If you just do Sanborn --

24 MR. BOEHM: I have done the Columbia
25 search for downtown only, but I didn't know they

1 had Sullivan's Island.

2 MS. EWING: Yeah. You know what it is?

3 They don't list it as Sullivan's Island. They

4 list it as Atlanticville, and I think there also

5 might be a Moultrieville, but I'm not sure that

6 the public library downtown has that, and I don't

7 think Columbia has it either.

8 So it's real interesting. It doesn't

9 cover the military part of the islands, though.

10 MR. HELLMAN: I live two blocks away. I

11 am usually home.

12 MR. HERLONG: So we are discussing the

13 schedule for visiting the house. And is there --

14 how do we want to proceed with that? Does anyone

15 have thoughts on how to -- whether it's going to

16 be a public meeting or --

17 MS. HARMON: It has to be a public

18 meeting.

19 MR. HERLONG: If a quorum is not in

20 attendance, I understand it would not need to be a

21 public meeting.

22 MR. McCULLOUGH: There is nothing in

23 here about even your needing to do a site visit to

24 make this determination. So if you decide you
25 need to, I am not sure -- and, two, you do not

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1 necessarily need to do it --

2 MS. HARMON: With a quorum, okay.

3 MR. PRAUSE: But even so, I mean, I
4 would think if you just have a special meeting at
5 which you were not entertaining applications, the
6 only notice requirement there is Freedom of
7 Information Act, which is 24 hours, I believe. I
8 am just trying to find --

9 MS. KENYON: I have just been using the
10 meeting schedule, because I assumed it was
11 considered a meeting.

12 MR. PRAUSE: The chairman can call a
13 special meeting at any time. The only, as I
14 mentioned in our correspondence earlier, if there
15 are any requirements for a public hearing notice
16 other than the Freedom of Information Act, you
17 have to meet those.

18 So I'm just looking to see. There is
19 nothing in here under the 2194 except 30 days to
20 the property owner. I'm looking to see where the

21 other comes into play.

22 What they normally do is advertise the
23 site visit as part of the regularly scheduled
24 meeting and do it there and come back here
25 afterwards so it's the whole deal.

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1 MS. EWING: I have a suggestion.
2 Perhaps what we can do, because I'm sure we are
3 all going to have to check our schedules so that
4 we can nail this -- get the real legality
5 straight.
6 How about we will come up with a time
7 tomorrow? Everybody can get e-mailed, and we will
8 have that discussion and then we will know. But
9 at the very latest, we will be meeting at the site
10 before the beginning of next -- the Monday before
11 the August meeting. How is that?
12 MR. McCULLOUGH: Do you want to do what
13 you would normally do when you go to site
14 inspections? Just set it up now for half an hour
15 before the next meeting. That way everybody knows
16 what it is, or it should be on their calendar and
17 hopefully everyone will be there.

18 MR. PRAUSE: Everybody doesn't have to
19 be there. In fact, that is kind of onerous on
20 these guys to keep putting them off until
21 everybody can be there.

22 MR. HERLONG: If we make the site visit
23 the first item on next month's agenda, we are not
24 delaying any decision and everyone only has to be
25 at one meeting at one time. We go to the site,

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1 adjourn the meeting at the site -- I mean begin
2 the meeting at the site and then come back here to
3 discuss that.

4 MR. McCULLOUGH: I think that is
5 probably the safest. And what I was trying to say
6 earlier, I think this is a little unusual because
7 this is you-all's motion, so really the burden is
8 on you and not these folks.

9 And so I think going ahead and doing it
10 exactly like you are saying, set it up ahead of
11 time. Because if there is an appeal or something
12 along those lines, you just want to make sure it's
13 as clear as possible, and maybe that way hopefully
14 everybody will be involved since the next meeting

15 is already set.

16 MS. KENYON: Half an hour? 45 minutes?

17 An hour?

18 MS. EWING: I would prefer to try to
19 meet ahead of time and then have some time to
20 discuss it, or to think it over before we go right
21 into a meeting.

22 MR. WRIGHT: 5:00? Are you thinking the
23 day before?

24 MS. EWING: A couple of days before.

25 MS. HARMON: If we could get permission

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1 for -- well, the guy said he lives two houses
2 down.

3 MR. McCULLOUGH: I think he lives around
4 the corner.

5 MR. WRIGHT: The house is not occupied,
6 is it?

7 MR. HELLMAN: The main house is not. Is
8 the guest house occupied?

9 MR. HOPKINS: It may be. We have it up
10 for rent, so it could be occupied by the time you
11 go.

12 MS. EWING: Can't we just decide this
13 tomorrow and give notice since we have deferred it
14 to next month? We can figure out what our dates
15 will be and let everyone know.

16 MR. McCULLOUGH: The only thing, I don't
17 know if you are going to require another 30-day
18 notice. That is what I was asking. I mean,
19 technically, you have already put them on notice.
20 Because it's been deferred, if you need to send
21 another letter putting them on notice again of the
22 meeting.

23 And I think we are making this more
24 complicated than it needs to be. But it says,
25 owners of property proposed to be designated shall

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1 be notified in writing 30 days prior to
2 consideration.

3 You have deferred it. And the argument
4 is do we need to send another letter. And, quite
5 frankly, I was unaware of requirement that you
6 have to notify people before the public meeting or
7 an inspection, so just plan 15 days ahead for
8 that.

9 MS. HARMON: Well, it's not like we
10 don't have a quorum. We can go by ourself. We
11 don't have to advertise it.

12 MR. HELLMAN: The main structure is in
13 somewhat disrepair. I don't know if it's safe for
14 everyone to just sort of walk through. I mean, I
15 would hate for someone to get hurt.

16 MR. HERLONG: I don't think a board
17 member should be contacting you before they walk
18 into the property.

19 MS. HARMON: Oh, no, we wouldn't do
20 that.

21 MR. HERLONG: So anyone would be in
22 contact with you as the owner's representative.

23 MS. EWING: We have been in a couple of
24 bad places.

25 MR. HERLONG: Can we move on? We are

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1 going to make a decision tomorrow about the --

2 MS. EWING: The meeting, and you will be
3 notified, we will get to this.

4 MR. PRAUSE: I'm curious. How can you
5 make a decision tomorrow? There is no meeting

6 tomorrow.

7 MS. EWING: Well, we are going to have a
8 meeting. We will e-mail everyone.

9 MR. PRAUSE: You can't do meetings by
10 e-mail.

11 MS. KENYON: So they can't decide what
12 is a good date?

13 MR. PRAUSE: No. You can't discuss this
14 board's business through e-mails to each other.
15 It has to be in an open public meeting.

16 MS. HARMON: To set up a date?

17 MR. PRAUSE: To do any of the board's
18 business.

19 MR. HERLONG: I think we should meet --
20 put this item as the first item on the agenda the
21 next meeting.

22 MR. McCULLOUGH: You can do that, and
23 that does not preclude people from going by there
24 and doing what you do before every meeting.

25 But I also think they don't want to

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1 necessarily pay Brian every time to take everybody

2 on inspections and dealing with e-mails and all of

3 those types of things. No offense.

4 MS. EWING: You know, we have definitely
5 e-mailed back and forth about dates that each one
6 of us can make it to special committee meetings
7 and --

8 MR. PRAUSE: You shouldn't be doing
9 that.

10 MR. HERLONG: I'm sorry?

11 MR. PRAUSE: The Freedom of Information
12 Act says that public bodies have to conduct their
13 business in public meetings. You cannot -- if
14 there is a quorum of anybody that even discusses
15 anything that is related to your function as a
16 board, it has to be conducted in a public meeting.
17 You can't circumvent that through electronic
18 means, either by telephone or e-mail or any other
19 process.

20 It's an open public process, regularly
21 scheduled meetings. Discuss your business in an
22 open public forum.

23 MS. EWING: We don't discuss business.
24 We are just looking at our calendars. It's the
25 calendar part of it, deciding if people are

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1 available on a Tuesday. We can't even do that?

2 MR. PRAUSE: I would suggest that be
3 coordinated through Kat. You-all shouldn't be
4 e-mailing each other on this stuff.

5 MS. EWING: That is what she does.

6 MS. KENYON: They e-mail me what dates
7 they will be available and won't be available for
8 me.

9 MS. EWING: We are not --

10 MR. PRAUSE: You shouldn't be
11 corresponding with each other. I misunderstood.
12 I misunderstood.

13 MS. KENYON: They let me know when they
14 can make a meeting, and then I go through and get
15 a date that they can all be there.

16 MR. HERLONG: I would like to clarify
17 something about that. Say, for instance, when we
18 are creating these new documents, there is not a
19 quorum, but members of the board have to meet to
20 create the documents, do you see that as an
21 issue?

22 MR. PRAUSE: If there is not a quorum,
23 no.

24 MR. HERLONG: As long as there is not a
25 quorum. Okay. We can e-mail about a meeting as

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1 long as there is not a quorum?

2 MR. PRAUSE: Right.

3 MS. EWING: So, Kat, you will e-mail us

4 tomorrow and we will come up with --

5 MS. KENYON: You can all e-mail me dates

6 that are good for you. And, according to Kent,

7 all Pat has to do is give 24 hours notice.

8 MR. PRAUSE: I mean, where --

9 MS. KENYON: I was going by the same

10 dates that I --

11 MR. PRAUSE: Where does that come from?

12 Is that in the board's rules? I can't find

13 anything about any time frame.

14 MR. McCULLOUGH: We can go off the

15 record.

16 (Off-the-record discussion had.)

17 MR. HERLONG: The last item on the

18 agenda is a discussion of the draft Number 2 of a

19 letter that is proposed for the new applications

20 process.

21 Duke, did you --

22 MR. WRIGHT: Yeah. After the discussion

23 in the Monday night special meeting I made three
24 adjustments to the letter; one, by changing the
25 language in the first paragraph to call it the

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1 code of ordinances as opposed to the zoning
2 ordinance.

3 Secondly, I added and rewrote the letter
4 so it included, as I think Fred mentioned, that we
5 should talk about the responsibilities of the
6 board as defined in Article 12 of the code as
7 opposed to just talking in general terms about how
8 the board felt about the environment and historic
9 preservation and whatnot.

10 Then the third change had to do with the
11 multi-phase. Rather than a two-step process, next
12 to the third paragraph to the bottom, and with the
13 exception of applications for simple items of
14 work, a multistep process is encouraged. I did
15 not want to say two step because we may want three
16 steps in the conceptual and preliminary.

17 MR. HERLONG: Correct.

18 MR. WRIGHT: And I have decided -- I

19 don't think we should try to define what we mean
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20 by simple items, because if we say fence, pool,
21 slab, just my feeling is we should leave that
22 open. That is all I have.

23 MR. HERLONG: Did anyone else have any
24 comments about this draft?

25 MS. EWING: I was thinking that in the

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1 paragraph that you were just discussing, and with
2 the exception of applications for simple items of
3 work, a multistep process is encouraged and should
4 be expected, and should be expected, or something
5 to that in terms of let them know that we are not
6 just encouraging that, but they should get ready
7 to and not be surprised when we end up saying
8 after conceptual that we are inviting them back
9 for a preliminary.

10 MR. HERLONG: We might, Cyndy, just want
11 to add a multistep submittal process is encouraged
12 so that multistep could be other things. It could
13 sound more complicated than it is. We are talking
14 about a multistep submittal process to the board.

15 MS. EWING: So just add the word
16 submittal after multistep?

17 MR. HERLONG: That is what I'm

18 thinking. It's a bit of a clarification.

19 MS. EWING: Well, I just feel that the

20 word encouraged appears --

21 MS. HARMON: Is expected.

22 MS. EWING: -- to be saying, okay, come

23 on, but it's not that they shouldn't expect it.

24 And I think our goal is to kind of get the word

25 out that they should be expecting to not come in

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1 here and get final approval right off the bat.

2 MR. PRAUSE: Why couldn't you just say

3 something like may be required?

4 MS. HARMON: Yeah, may be required.

5 That's good.

6 MR. PRAUSE: It's not shall be required,

7 just but may be required.

8 MS. HARMON: I like that. That is good.

9 MR. REINHARD: I would cut right to the

10 chase and say is required. We need to soften that

11 a little bit. May be required sounds good to me.

12 MS. EWING: A multistep submittal

13 process --

14 MR. WRIGHT: May be required.

15 MR. HERLONG: The letter is meant to
16 introduce people to the process, and we don't want
17 to really --

18 MR. PRAUSE: It leaves the door open.
19 If you like it, it's approved. If not, come back.

20 MR. WRIGHT: I want the letter to be
21 user friendly, not to be dogmatic and --

22 MS. EWING: I'm not afraid of the word
23 expect. I like to know what to expect. I don't
24 think that is a frightening word at all. But,
25 anyway, that's good.

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1 And then are we going to put Pat's name
2 in?

3 MR. WRIGHT: Well, he has to see this.
4 Yes, whoever the chairman is. My suggestion is
5 the chairman should sign it.

6 MS. KENYON: Mine, too.

7 MR. WRIGHT: Who else do you think
8 should sign it?

9 MS. PRAUSE: We can get him a stamp.

10 MR. HERLONG: Anything else?

11 MR. REINHARD: I move for adjournment.

12 MS. EWING: Actually, I just have
13 something else that I wanted to bring up. We will
14 let the letter go and if it needs to be changed
15 later. Because, actually, some of the wording
16 that you had a question about is pretty much word
17 for word in what this Section 12 is. It includes
18 the environment, or the intent of the board.

19 MR. REINHARD: In harmony with the
20 natural environment.

21 MS. EWING: Right.

22 MR. REINHARD: It doesn't say protect
23 the environment.

24 MS. EWING: But that is what we would
25 have them take out. I am just saying -- and then

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1 also -- we can discuss it.

2 I just think that if we are going to be
3 using the same terminology, we may want to bring
4 it straight from here, either there on the intent
5 or what our purpose is and our responsibilities
6 are.

7 MR. WRIGHT: Well, what I just said is

8 defined in Article 12. That covers the whole

9 gamut, doesn't it?

10 MR. REINHARD: That's right.

11 MR. WRIGHT: I mean, we are not --

12 MS. EWING: Okay.

13 MR. WRIGHT: Fred's point was well taken

14 Monday night, that we should be in concert with

15 the code. Rather than try to just talk in general

16 terms, let's just direct them right to the code,

17 to the Article 12.

18 MS. EWING: Okay.

19 MR. REINHARD: Then they can interpret

20 whether or not being in harmony with the natural

21 environment is the same as protecting the

22 environment.

23 MS. EWING: I am not talking about

24 protecting the environment.

25 MR. REINHARD: I was.

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1 MR. HERLONG: Are there any other

2 comments?

3 MS. HARMON: Yes. I make a motion to

4 adjourn.

5 MR. HERLONG: Do I hear a second?

6 MR. WRIGHT: Second.

7 MR. HERLONG: All in favor?

8 (All hands raised.)

9 MR. HERLONG: Opposed? No. We are
10 adjourned.

11 (The hearing was concluded at 7:45
12 p.m.)

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3 COUNTY OF CHARLESTON)

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I, Nancy Ennis Tierney, Certified Shorthand
5 Reporter and Notary Public for the State of South
Carolina at Large, do hereby certify that said
6 hearing was taken at the time and location therein
stated; that the hearing was recorded
7 stenographically by me and were thereafter
transcribed by computer-aided transcription; and
8 that the foregoing is a full, complete and true
record of the hearing.

9

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

11

Witness my hand, I have hereunto affixed my
12 official seal this 25th day of July, 2007, at
Charleston, Charleston County, South Carolina.

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17 _____
Nancy Ennis Tierney

18 CSR (IL)

19 My Commission expires

20 April 6, 2014

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