

DESIGN REVIEW BOARD

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TOWN OF SULLIVAN'S ISLAND

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14 DATE: Wednesday, May 16, 2007

15 TIME: 6:00 P.M.

16 PLACE: Sullivan's Island Town Hall  
1610 Middle Street  
17 Sullivan's Island, South Carolina

18

19 \* \* \*

20 Janice D. Hayward  
Registered Merit Reporter, Notary Public  
21 101 Dorchester Court  
Charleston, South Carolina 29418  
22 (843)207-9072

23

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25

Janice D. Hayward, RMR  
843-207-9072

May 16, 2007

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APPEARANCES

2 For the Town

Clayton B. McCullough  
Pratt-Thomas, Epting & Walker  
16 Charlotte Street  
Post Office Drawer 22247  
Charleston, South Carolina 29413-2247

3

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5 Board Members

Duke Wright  
Pat Ilderton, Chairman  
Steve Herlong, Vice-Chairman  
Betty Harmon  
Fred Reinhard  
Cyndy Ewing  
Billy Craver

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9 Also Present

Kent Prause  
Randy Robinson  
Members of the Public  
Kat Kenyon

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1 (May 16, 2007 at 6 o'clock.)

2 CHAIRMAN ILDERTON: All right. It is  
3 6 o'clock and this is the May 16th, 2007  
4 meeting of Sullivan's Island Design Review  
5 Board.

6 Members in attendance are Duke  
7 Wright, Patrick Ilderton, Steve Herlong,  
8 Betty Harmon, Fred Reinhard, Cyndy Ewing  
9 and Billy Craver.

10 The Freedom of Information  
11 requirements have been met for this  
12 meeting. The items on tonight's agenda of  
13 approval are the February 2007 minutes.

14 Yes, sir?

15 MR. HERLONG: I would like to make a  
16 motion that we amend the agenda to include  
17 what's going to be passed out as an  
18 amended agenda.

19 And the reason is we have so  
20 many different categories of submittals  
21 and this amended agenda deals with things  
22 such as accessory uses, pools and fences  
23 first; percentage of increases, the reason  
24 people would be here, second; historic  
25 accessory uses, third; and then historic

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1 properties, anything dealing with historic  
2 properties, fourth; just as a way to stay  
3 on track with what we're dealing with.

4 I think we're all sometimes  
5 wondering why a particular submittal is in  
6 front of us, and this might be a way to  
7 help possibly speed things up and just be  
8 more clear about why someone is in front  
9 of us.

10 CHAIRMAN ILDERTON: So you want to  
11 make a motion to alter -- to accept the  
12 new agenda.

13 MR. HERLONG: I make a motion to  
14 substitute the amended agenda instead of  
15 original agenda for tonight's meeting.

16 CHAIRMAN ILDERTON: Do I hear a  
17 second?

18 MR. WRIGHT: Yeah, I'll second it.

19 CHAIRMAN ILDERTON: All right.  
20 Discussion. Is that -- how does the board  
21 feel?

22 MS. EWING: That's perfect.

23 CHAIRMAN ILDERTON: Everybody in  
24 favor.  
25 (Ayes.)

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1           CHAIRMAN ILDERTON: Great. We got  
2           the new agenda and the new agenda.

3           MS. KENYON: It says amended on the  
4           bottom, yep.

5           CHAIRMAN ILDERTON: All right. And  
6           the approval of the February 2007 minutes,  
7           are we happy with those yet?

8           MS. HARMON: I haven't seen the  
9           corrected version.

10          MS. KENYON: There isn't one.

11          MS. HARMON: Oh, there isn't one. It  
12          stayed the same?

13          CHAIRMAN ILDERTON: Right.

14          MS. HARMON: Oh, okay.

15          MS. KENYON: Well, no, not really. I  
16          guess I'll let Cyndy explain.

17          MS. EWING: Oh, we were supposed to  
18          listen to the, there was a -- the minutes  
19          were contested, I guess, is the easy way,  
20          the simple way, and the tape of the  
21          minutes broke and was just returned  
22          yesterday so there was not time to listen  
23          to the minutes and go over them. So they  
24          will be ready for next month's meeting.

25          CHAIRMAN ILDERTON: So we'll put that

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1 on hold again.

2 MS. EWING: Yes.

3 CHAIRMAN ILDERTON: All right. The  
4 approval of April 2007 minutes, how is  
5 that? Everybody read all the 160 pages?

6 MS. EWING: Twice.

7 CHAIRMAN ILDERTON: Yeah, I did too.

8 MR. HERLONG: I would like to clarify  
9 that I did not vote for any of the items  
10 that I recused myself for, I think that  
11 was a mistake.

12 CHAIRMAN ILDERTON: Okay.

13 MR. WRIGHT: I move the minutes be  
14 approved as amended.

15 MR. REINHARD: Second.

16 CHAIRMAN ILDERTON: Everybody in  
17 favor?

18 (Hands raised.)

19 CHAIRMAN ILDERTON: All right.

20 Accepted the minutes.

21 The first, before we, the first  
22 item, I made a blanket statement the last  
23 time because we had, I think, 18 items,  
24 now we have 21 items tonight, it's getting  
25 larger and larger, I'll just make a

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1 general request for everybody, officials  
2 and non officials, to make their comments  
3 as brief and to the point as possible  
4 because we've got a long night 'cause  
5 we've got so many things, so many items to  
6 hear. So.

7 The first one is 2624 I'On, the  
8 Aston-Jones residence pool and fence.

9 MR. PRAUSE: A pool and fence.

10 CHAIRMAN ILDERTON: All right.

11 MR. PRAUSE: So it's not in the  
12 historic district.

13 MS. HARMON: So does it even have to  
14 be before us?

15 CHAIRMAN ILDERTON: Yeah, it's an  
16 auxiliary structure; right?

17 MR. PRAUSE: Yes.

18 CHAIRMAN ILDERTON: All right.

19 Public comment. Anybody out there for or  
20 against in a public comment other than the  
21 individuals requesting the --

22 Excuse me, excuse me, a little  
23 out of order here. Is the -- if they're  
24 not here, we'll defer this, because --

25 ANGELA RHETT GILREATH: They're not

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1 here but I'm here, I'm Angela Rhett

2 Gilreath -- oh, they're here.

3 CHAIRMAN ILDERTON: You all come up  
4 and tell us what you want.

5 MS. KENYON: Please state your name  
6 and talk so that the recorder can get it.

7 STEPHANIE ASTON-JONES: Hi, I'm  
8 Stephanie Aston-Jones and I live at 2624  
9 I'On. And we want to put in a swimming  
10 pool.

11 And there's a fence between the  
12 edge of our back yard and a driveway that  
13 comes off Middle Street into my back yard.  
14 We want to close that section of fencing  
15 and we're going to remove that driveway  
16 and -- because you can also access the  
17 back yard through I'On Street, and then  
18 put the pool in. That's it.

19 CHAIRMAN ILDERTON: Thank you, ma'am.

20 Is there public comment?

21 Anybody for or against or speak --

22 (No response.)

23 CHAIRMAN ILDERTON: Public comment  
24 section's closed.

25 Now, what do we all think? Do

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1 we like it?

2 MR. WRIGHT: Yeah, I have just a  
3 question. And I think you answered the  
4 question, I think you want to close that  
5 complete rear along Middle Street?

6 STEPHANIE ASTON-JONES: That's right.

7 MR. WRIGHT: With the same height  
8 fence that existed.

9 STEPHANIE ASTON-JONES: The same one  
10 that's there, I'm just going to --

11 CHAIRMAN ILDERTON: Kent, make a  
12 distinction on this, the only reason this  
13 is before us is because the pool's an  
14 auxiliary structure.

15 MR. PRAUSE: Correct.

16 CHAIRMAN ILDERTON: Does the fence  
17 need to be approved by us, that is, the  
18 style of fence, because it's not an  
19 historic district, it's not a historic  
20 house.

21 MS. HARMON: It is in the historic  
22 district.

23 CHAIRMAN ILDERTON: Okay. Well, if  
24 it's in the historic district, it does  
25 need to be --

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1 MR. PRAUSE: Yeah, but it says on the  
2 application that it's not.

3 MR. MCCULLOUGH: It's not in the  
4 historic district.

5 CHAIRMAN ILDERTON: Okay. So if it's  
6 not, the style of fence does not need to  
7 be approved, just the shape and the  
8 location of the pool and anything around  
9 the pool, that is, if it's attached to the  
10 pool.

11 MR. PRAUSE: I think it says  
12 accessory structure and a fence is an  
13 accessory structure.

14 CHAIRMAN ILDERTON: Well, is a fence  
15 an accessory structure because I thought  
16 all accessory structures come before us,  
17 this board.

18 MR. PRAUSE: Yeah.

19 CHAIRMAN ILDERTON: So all fences no  
20 matter where they are on Sullivan's Island  
21 come before this board, historic district  
22 or not, because I wasn't clear on that.

23 MR. PRAUSE: Yeah, all accessory uses  
24 or structures.

25 CHAIRMAN ILDERTON: Correct. All

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1 right.

2 STEPHANIE ASTON-JONES: Angela told  
3 me I have to tell you also that this is  
4 the kind of fencing that we'll put around  
5 the pool, it's just, just to -- in keeping  
6 with the law to keep kids and --

7 CHAIRMAN ILDERTON: Four feet high.

8 STEPHANIE ASTON-JONES: Right, just  
9 aluminum, ordinary thing that you'd see  
10 around.

11 MS. HARMON: Could you bring that up  
12 here so we can see it?

13 STEPHANIE ASTON-JONES: Oh, sure.

14 CHAIRMAN ILDERTON: Are there any  
15 more questions from the board?

16 MR. REINHARD: This is a question of  
17 the applicant.

18 STEPHANIE ASTON-JONES: Yes.

19 MR. REINHARD: The drawing that you  
20 provided us says remove eight and a half  
21 feet of existing fence on this side, it  
22 says remove 11 1/2 feet of existing fence  
23 on that side, right, and then --

24 STEPHANIE ASTON-JONES: I think  
25 that's more than, no, we aren't going to

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1 remove 11 feet of fence.

2 MR. PRAUSE: That's what your drawing  
3 says.

4 MR. REINHARD: I'm referring to the  
5 drawing.

6 STEPHANIE ASTON-JONES: That's what  
7 it adds up to total? Oh, maybe total.

8 MR. REINHARD: Are you removing all  
9 of the fence on Middle Street?

10 STEPHANIE ASTON-JONES: No.

11 MR. REINHARD: What are you removing  
12 on Middle Street?

13 STEPHANIE ASTON-JONES: Nothing --  
14 well, the fence --

15 MR. REINHARD: There's a gate on  
16 Middle Street; right?

17 STEPHANIE ASTON-JONES: There's an  
18 opening.

19 MR. REINHARD: There's no gate there,  
20 just an opening. Are you going to close  
21 that opening?

22 STEPHANIE ASTON-JONES: Yes.

23 MR. REINHARD: With the same  
24 materials that are on either side of it?

25 STEPHANIE ASTON-JONES: Same fence,

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1           yes.

2                   MR. REINHARD:  So this is wrong,  
3           you're not removing --

4                   STEPHANIE ASTON-JONES:  Well, there's  
5           two bits of fence, it's shaped -- they  
6           have a picture of it.

7                   MR. REINHARD:  I have a picture of it  
8           right here.

9                   STEPHANIE ASTON-JONES:  Right, that's  
10          the front, and then there's, these bits  
11          are about five feet long that go --

12                   MR. REINHARD:  Little wings that I  
13          can't see from this?

14                   STEPHANIE ASTON-JONES:  That's right.

15                   MR. REINHARD:  So you're going to  
16          remove the wings.

17                   STEPHANIE ASTON-JONES:  Yes.

18                   MR. REINHARD:  You're going to close  
19          this opening with the same material so it  
20          doesn't look like a driveway.

21                   STEPHANIE ASTON-JONES:  It's not  
22          going to be a driveway, I'm going to take  
23          the concrete up.

24                   MR. REINHARD:  How are you going to  
25          get to your back yard with your car?

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1                   STEPHANIE ASTON-JONES: You can get  
2                   in, there's a lane off of I'On right by  
3                   the house.

4                   MR. REINHARD: I see a concrete  
5                   driveway here.

6                   STEPHANIE ASTON-JONES: That's one  
7                   driveway, yes.

8                   MR. REINHARD: You going to drive  
9                   back here over the sidewalk?

10                  STEPHANIE ASTON-JONES: No, no, on  
11                  the other side of the house there's a  
12                  lane.

13                  MR. REINHARD: Over here?

14                  STEPHANIE ASTON-JONES: Yeah, goes  
15                  all the way back.

16                  MR. REINHARD: Is that a driveway?

17                  STEPHANIE ASTON-JONES: It's a lane,  
18                  yes.

19                  MR. REINHARD: It's grass?

20                  STEPHANIE ASTON-JONES: No, it was  
21                  gravel and --

22                  MR. REINHARD: Okay. All right. I  
23                  understand. Thank you.

24                  ANGELA RHETT GILREATH: What we're  
25                  saying about the fence is we're going to

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1           remove the nonconforming portion of it and  
2           just replace it with more fence so we're  
3           removing the wings --

4           MR. REINHARD: We have a different  
5           definition for nonconforming.

6           STEPHANIE ASTON-JONES: Okay.

7           ANGELA RHETT GILREATH: I didn't know  
8           it was nonconforming.

9           MR. REINHARD: It's not. You're  
10          going to remove the wings and you're going  
11          to fill in the opening.

12          STEPHANIE ASTON-JONES: I'm moving  
13          some fence to another part of it so  
14          basically what was on the sides is now  
15          going to be in the front because that way  
16          I'm not adding more fence.

17          MR. REINHARD: We understand. But  
18          you understand why we were confused?

19          STEPHANIE ASTON-JONES: Sure, of  
20          course.

21          CHAIRMAN ILBERTON: Are there any  
22          other questions or comments?

23          MR. CRAVER: No, Fred dealt with  
24          mine.

25          CHAIRMAN ILBERTON: Do I hear a

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1 motion?

2 MR. WRIGHT: I move we approve it as  
3 submitted.

4 CHAIRMAN ILDERTON: Second?

5 MR. HERLONG: Second.

6 CHAIRMAN ILDERTON: Discussion?

7 MS. EWING: If we approve it as  
8 submitted, is it going to be clear enough?  
9 I just think --

10 MR. ROBINSON: Kent might need to  
11 weigh in on this.

12 MR. PRAUSE: Yeah, I can't issue a  
13 permit on what's been submitted so I don't  
14 want to give anybody any false hopes, need  
15 way more than this.

16 MS. EWING: Okay.

17 MR. ROBINSON: One of my problems  
18 with it is we allow wood and wood-wire  
19 materials for fences. We don't allow  
20 metal fences. So a metal fence would not  
21 be allowed. So we can't give, you all  
22 can't give permission to put up that metal  
23 fence that was just submitted to you all.

24 STEPHANIE ASTON-JONES: Around the  
25 pool?

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1 MR. ROBINSON: Around the pool.

2 CHAIRMAN ILDERTON: That's just not  
3 part of --

4 MR. PRAUSE: Yeah, I mean, they're  
5 going to have to meet all the ordinance  
6 requirements. We're going to need way  
7 more than what they have now so I don't  
8 want to give anybody any false hopes of  
9 they just submit this and they get a  
10 permit. That's not the case.

11 MR. WRIGHT: Seems like this stuff  
12 needs to be ironed out before it comes to  
13 the board.

14 MR. PRAUSE: I would agree.

15 MS. HARMON: This is an incomplete  
16 application.

17 MR. WRIGHT: Yeah, this is not the  
18 time to do this, it should be done by  
19 staff before it comes to the board.

20 CHAIRMAN ILDERTON: Yeah. But we owe  
21 it to the applicant to have them advised  
22 that this is not -- this will or will not  
23 fly for our decision. We can either make  
24 a decision or we can't.

25 But we owe it to the homeowner

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1 or the applicant, whoever that is, in  
2 consideration for them not to -- if this  
3 is not, if this is not to be heard, can't  
4 be heard, we certainly owe it to them not  
5 to waste anybody's time, so.

6 MR. HERLONG: Well, then perhaps we  
7 would want to defer this instead of --

8 MS. HARMON: Or deny the application.

9 MR. WRIGHT: I withdraw my motion.

10 MS. HARMON: And my second.

11 CHAIRMAN ILDERTON: Well, a  
12 deferral's fine. Of course, it's going to  
13 push you back another month. And I  
14 apologize for that. But it sounds like to  
15 me the application is incomplete, it needs  
16 to be complete, and we would suggest  
17 either being deferred or withdrawn so --

18 ANGELA RHETT GILREATH: What is  
19 incomplete about that? How do we know  
20 what that is?

21 STEPHANIE ASTON-JONES: Who are we  
22 supposed to talk to?

23 UNIDENTIFIED SPEAKER: One of us.

24 MR. ROBINSON: She did talk with me  
25 about this but I didn't know anything

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1 about the other fence. I mean, we did  
2 talk about the fence on the rear but I  
3 didn't know anything about this iron fence  
4 going around --

5 STEPHANIE ASTON-JONES: It's just  
6 aluminum. Don't you have to have a fence  
7 around your pool?

8 MR. PRAUSE: We have a fence  
9 ordinance, we can give you a copy of it  
10 and then you can read it and make a choice  
11 what kind of fence you want to put up  
12 that's commensurate with what it allows.

13 MR. REINHARD: May I make a  
14 suggestion?

15 MR. HERLONG: I am wondering, is the  
16 only issue that fence around the pool?  
17 Could we give an approval with a condition  
18 that they come to you with an approved  
19 fence around the pool? It's totally  
20 unseen from the road, it's in the back  
21 yard.

22 CHAIRMAN ILBERTON: Or at least so  
23 they could start the pool. They may want  
24 the pool in before the warm weather, or  
25 warm weather's here already, but they may

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1 want to start the pool sooner than later.

2 If we approve the pool at least,  
3 they can start construction, they can come  
4 before us next month again just for the  
5 fence but they could really start the work  
6 if they needed to start the work right  
7 away and we don't --

8 STEPHANIE ASTON-JONES: We would like  
9 to start the work right away.

10 MR. REINHARD: What was in the  
11 package did not include metal fence,  
12 therefore, what we're approving is what's  
13 in the package, what we could approve is  
14 what's in the package.

15 CHAIRMAN ILDERTON: Okay.

16 MR. REINHARD: And that's what I  
17 would move we do. And then further to  
18 that, I would say that the fence around  
19 the pool, we might want to consider  
20 leaving -- approving a fence around the  
21 pool which has to be there anyway with the  
22 details to staff and not have them come  
23 back for the fence around the pool.

24 CHAIRMAN ILDERTON: As long as we can  
25 say details to staff, I'm all for details

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1 to staff.

2 MR. MCCULLOUGH: You can approve some  
3 of the conditions and the conditions could  
4 be --

5 MR. REINHARD: I'm move approval of  
6 the package as submitted and also approval  
7 of a fence around the pool with details to  
8 staff.

9 CHAIRMAN ILDERTON: Great. Do I hear  
10 a second?

11 MS. EWING: Second.

12 CHAIRMAN ILDERTON: All right.

13 Discussion?

14 (No response.)

15 CHAIRMAN ILDERTON: Everybody in  
16 favor?

17 (Ayes.)

18 CHAIRMAN ILDERTON: Thank you, ma'am.

19 All right. 321 Station 19,  
20 Nelson residence, fence.

21 Kent, what do you think?

22 MR. PRAUSE: Four foot tall  
23 one-by-four picket fence on the location  
24 shown on the site plan, looks like you got  
25 an arbor and an AC unit, water heater

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1 enclosure as well. Six feet on the AC  
2 unit.

3 CHAIRMAN ILDERTON: Kent, we good?

4 MR. PRAUSE: Yeah.

5 CHAIRMAN ILDERTON: Yes, sir.

6 JAMES NELSON: My name is James  
7 Nelson, 321 Station 19. We're requesting  
8 the board approve putting up a half fence  
9 around, attaching it to the existing fence  
10 as stated in the description of work.

11 We're wanting to enclose the  
12 air-conditioning unit with lattice as well  
13 as the hot water heater, and right beside  
14 that there would be an arbor to match the  
15 existing fence with the fence we're going  
16 to build, also with gates.

17 CHAIRMAN ILDERTON: Thank you, sir.

18 Is there anybody that needs to  
19 comment on this one way or the other?

20 (No response.)

21 CHAIRMAN ILDERTON: Public comment  
22 section's close.

23 Kent, Randy, anything you want  
24 to say about it?

25 (No response.)

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1           CHAIRMAN ILDERTON: All right. Board  
2           discussion? Any questions or problems or  
3           observations?

4           MR. REINHARD: As long as the --  
5           Fred. As long as the fence is built in  
6           accordance with example A, I'm okay with  
7           it.

8           CHAIRMAN ILDERTON: Okay. Anything  
9           else?

10          (No response.)

11          CHAIRMAN ILDERTON: Do I hear a  
12          motion?

13          MR. WRIGHT: I move we approve this.

14          CHAIRMAN ILDERTON: Hear a second?

15          MR. HERLONG: Second.

16          CHAIRMAN ILDERTON: Discussion?

17          (No response.)

18          CHAIRMAN ILDERTON: Everybody in  
19          favor?

20          (Ayes.)

21          CHAIRMAN ILDERTON: No opposed.

22                         Thank you, sir.

23                         2602 Myrtle Avenue, Rovner  
24                         residence, deck and stairs.

25          MS. HARMON: Is that a BZA issue?

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1 Does this need to be before us?

2 CHAIRMAN ILDERTON: That's what I'm  
3 trying to figure out.

4 MR. ROBINSON: It's coming before you  
5 all because of the deck only, not the  
6 stairs.

7 MS. HARMON: How we going to approve  
8 a deck without any stairs? That's the  
9 only way they have to get out to the back  
10 yard.

11 CHAIRMAN ILDERTON: They don't have  
12 to have a stairs --

13 MS. HARMON: Oh, okay. Also this  
14 application is incomplete, it doesn't have  
15 a signature.

16 MICHELE ROVNER: For this one? It's  
17 mine. My contractor submitted it. I  
18 don't know if he realized it, I never got  
19 around to signing it or he never asked me  
20 to.

21 MS. HARMON: That makes it an  
22 incomplete application.

23 MICHELE ROVNER: Oh. I don't even  
24 think we realized that because I would  
25 have stopped by or he could have contacted

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1 me that day.

2 MS. HARMON: He needs to point that  
3 out to you in the future.

4 MICHELE ROVNER: Okay.

5 CHAIRMAN ILDERTON: Anything else?

6 MICHELE ROVNER: I'm Michele Rovner,  
7 I live at 2602 --

8 CHAIRMAN ILDERTON: I just want to  
9 make sure that Kent's finished.

10 MR. PRAUSE: Yes. I'm done.

11 CHAIRMAN ILDERTON: Okay. I'm sorry.

12 MICHELE ROVNER: Michele Rovner, I  
13 live at 2602 Myrtle and just submitting  
14 basically an extension from our  
15 screened-in porch, there's an area to the  
16 right that is next to our pool that we  
17 wanted to build just a deck on and the  
18 extra set of stairs just, we have a set of  
19 stairs that go towards the garage and the  
20 other set off the deck will go towards the  
21 pool.

22 CHAIRMAN ILDERTON: Okay. Thank you.

23 Public comment for or against?

24 (No response.)

25 CHAIRMAN ILDERTON: Okay. Public

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1 comment section's closed.

2 Kent, any other thing to add?

3 MR. PRAUSE: No.

4 CHAIRMAN ILDERTON: Randy?

5 MR. ROBINSON: No.

6 CHAIRMAN ILDERTON: All right.

7 Board?

8 MR. HERLONG: I still am questioning  
9 why this would be before us. What is it  
10 about the stairs that brings this before  
11 the board?

12 MS. KENYON: Access to the structure.

13 MR. HERLONG: Is it not attached to  
14 the house?

15 CHAIRMAN ILDERTON: This is not a  
16 historical area nor is it a historical  
17 structure?

18 MR. ROBINSON: (No audible response.)

19 CHAIRMAN ILDERTON: So why is it  
20 here?

21 MR. ROBINSON: In the ordinance it  
22 says if it's an accessory structure.

23 CHAIRMAN ILDERTON: If it's attached  
24 to the house?

25 MR. ROBINSON: Um-hum.

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1           CHAIRMAN ILDETON: I thought it was  
2           stuff that's not attached to the house.

3           MR. HERLONG: I have no issue, there  
4           are no setback issues, other than the fact  
5           that it's considered an accessory  
6           structure. I'd vote for approval, I have  
7           no problems with it.

8           MS. HARMON: I don't have any problem  
9           with it.

10          CHAIRMAN ILDETON: Do I hear a  
11          motion?

12          MR. REINHARD: I'd move for approval.

13          CHAIRMAN ILDETON: Second?

14          MR. HERLONG: I second.

15          CHAIRMAN ILDETON: Discussion?

16          (No response.)

17          CHAIRMAN ILDETON: Everybody in  
18          favor?

19          MS. EWING: I just have one question,  
20          going over the impervious surface.

21          MR. ROBINSON: When we come to  
22          permitting we'll check that out.

23          MS. EWING: All right.

24          CHAIRMAN ILDETON: Everybody in  
25          favor?

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1 (Ayes.)

2 CHAIRMAN ILDERTON: Thank you.

3 Thank you, ma'am.

4 1757 Atlantic and I think we  
5 might need to ask for -- can I recuse  
6 myself.

7 MS. KENYON: At the end.

8 CHAIRMAN ILDERTON: We're going to  
9 put this one at the end, number six.

10 And number seven, 1767 Atlanta,  
11 the Latimer residence.

12 I knew I saw David walk in.  
13 There you are.

14 Kent, what do you think?

15 MR. PRAUSE: I'm having a hard time  
16 keeping up with the agenda, it keeps  
17 jumping around.

18 CHAIRMAN ILDERTON: 1767 Atlantic,  
19 the Latimer residence, number seven.

20 MR. WRIGHT: Seven on both agendas.

21 CHAIRMAN ILDERTON: Historic  
22 district? I don't think it is, I don't  
23 think it's a historic district.

24 Is it here just 'cause it's a  
25 deck also? Well, it's got a bathroom

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1 addition --

2 MS. HARMON: It's got a lot of stuff.

3 MR. PRAUSE: Porch addition, two  
4 bathroom additions and some type of deck  
5 on the top of the house, I believe.

6 MS. HARMON: Yeah.

7 MR. PRAUSE: Looks like that's new?

8 MR. MCCULLOUGH: Um-hum.

9 MR. PRAUSE: The deck on top of the  
10 house is new?

11 CHAIRMAN ILDERTON: Yeah, that's  
12 correct.

13 MR. ROBINSON: We're into the  
14 increases right now so you are looking at  
15 increases to a property and what he's  
16 asking for here is side yard setbacks.

17 There's an increase on the side  
18 yard setback because it doesn't meet the  
19 40-foot side yard setback, or actually I  
20 believe it's a 38-foot side yard setback  
21 because it isn't a 105-foot lot so he gets  
22 an increase.

23 CHAIRMAN ILDERTON: It's not a  
24 historical structure, it's just the  
25 setbacks.

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1 MR. ROBINSON: That's exactly right.

2 CHAIRMAN ILDERTON: Mr. Latimer, make  
3 your case.

4 MR. LATIMER: I was just going to  
5 renovate the bathroom and put a porch on  
6 the front just so my neighbors will speak  
7 to me. I got a concrete block house that  
8 needs dressing up. And the bathrooms are  
9 small and we decided to come out a little  
10 bit. We talked one time about going up  
11 and put a master bedroom but it wouldn't  
12 be monetarily worth it, so.

13 CHAIRMAN ILDERTON: You're starting  
14 to look shaggy next to your neighbors; is  
15 that it?

16 MR. LATIMER: Pretty shaggy.

17 CHAIRMAN ILDERTON: Looks like it  
18 could use some sprucing up.

19 MR. LATIMER: I agree. No, I thought  
20 it was, I mean, 30-foot setback on each  
21 side, 15 and 15, but I guess, Randy, what  
22 is it, because it's a smaller lot, it's a  
23 bigger setback?

24 MR. ROBINSON: No, it's a 40-foot  
25 overall side yard setback but you can

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1           reduce the side yard setbacks one-third of  
2           a foot for every foot that's less than  
3           105 feet and your lot is 85 feet wide so  
4           you get, if I'm looking at the right  
5           thing --

6                   MR. LATIMER: The setbacks for the  
7           two bathrooms, actually on one side, it's  
8           not like we're going out the whole house,  
9           we're going like five feet, four and a  
10          half feet on each side for the bathroom.

11                   CHAIRMAN ILDERTON: Right.

12                   MR. LATIMER: So, I mean, we're not  
13          expanding the house out on both sides,  
14          we're just --

15                   MS. HARMON: You're just coming out  
16          on both sides for the bathrooms.

17                   MR. LATIMER: On both sides for a  
18          bathroom.

19                   CHAIRMAN ILDERTON: Right, got you.

20                   MR. ROBINSON: What he's asking for  
21          is a two-foot increase on the side yard  
22          setback.

23                   MS. EWING: On each side or one?

24                   MR. ROBINSON: On one side. He's got  
25          15 feet on one side, he wants 13 feet 2

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1 inches on the other side.

2 CHAIRMAN ILDERTON: Great. Thank  
3 you.

4 Any public comment on this  
5 application?

6 (No response.)

7 CHAIRMAN ILDERTON: Public comment  
8 section's closed.

9 Any final comments from the  
10 staff? Randy?

11 MR. ROBINSON: Just to take into  
12 consideration examples of neighborhood  
13 compatibility in order to grant the  
14 modifications.

15 CHAIRMAN ILDERTON: Right. Thank  
16 you.

17 Board comments? Duke?

18 MR. WRIGHT: No comment.

19 CHAIRMAN ILDERTON: I don't have a  
20 problem with it.

21 Steve?

22 MR. HERLONG: Well, I see these as  
23 low, one-story small additions, one on  
24 each side of the house, that keeps a  
25 fairly symmetrical house symmetrical. I

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1 would have no trouble approving this  
2 either.

3 CHAIRMAN ILDERTON: Betty?

4 MS. HARMON: I have no problem with  
5 it.

6 CHAIRMAN ILDERTON: Fred.

7 MR. REINHARD: The application form,  
8 item number one says, addition of a roof  
9 deck over an existing enclosed porch on  
10 the ocean side. Is that roof deck  
11 accessible by the circular staircase?

12 CHAIRMAN ILDERTON: Looks like it is.

13 MR. PRAUSE: All that's new.

14 MS. HARMON: That's new.

15 MR. REINHARD: This is the first roof  
16 deck that I've seen, roof deck retrofit  
17 that I've seen come before this board.  
18 Does the town have a position on putting  
19 decks on roofs?

20 MR. PRAUSE: Take a look at standards  
21 of neighborhood compatibility. I think  
22 there are some provisions that address  
23 those types of things. We shall see.

24 MR. REINHARD: I guess my question is  
25 is it legal? Is it legal to put a deck on

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1 the roof of a house, an existing house?

2 MR. ROBINSON: Look under 12-137, the  
3 ordinance under porches and decks, it does  
4 say that porches are an integral part of  
5 the architecture of Sullivan's Island and  
6 should be strongly encouraged. However,  
7 decks are not a part of the historical  
8 island's character.

9 That's in the guidelines section  
10 under ordinances. It's not an ordinance  
11 so it doesn't say that they're limited but  
12 it says discouraged.

13 CHAIRMAN ILBERTON: It's discouraged  
14 to have a deck on our own Sullivan's  
15 Island. That's interesting. That's  
16 grand. Okay.

17 MR. REINHARD: But you're telling me  
18 it doesn't specifically say that --

19 UNIDENTIFIED SPEAKER: After you  
20 say --

21 MR. PRAUSE: If you go to --

22 MR. REINHARD: -- decks on roofs  
23 which are significantly different because  
24 it compromises the architecture of the  
25 house much more seriously than the deck

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1 that we just approved.

2 MR. PRAUSE: 21-39 under B, design  
3 guidelines, one says roof decks and roof  
4 gazebos should be designed to be an  
5 integral part of the roof structure in  
6 order to diminish their impact.

7 MR. REINHARD: That's a good one.

8 MR. PRAUSE: And these design  
9 guidelines, as Randy said, they're not  
10 design standards. These are meant to be  
11 used, for the design review board to  
12 encourage the use of these guidelines for  
13 achieving greater neighborhood  
14 compatibility.

15 If you look at those and if they  
16 meet those standards, then that achieves  
17 greater neighborhood compatibility; to the  
18 extent they don't meet those, then they  
19 don't contribute to greater neighborhood  
20 compatibility.

21 MR. REINHARD: Well, then my opinion  
22 of this deck built on an existing gable  
23 roof is inappropriate. I know it's been  
24 done, but in most cases where it has been  
25 done, it's been done hideously. So I

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1 could not approve this.

2 CHAIRMAN ILDERTON: Cyndy?

3 MS. EWING: I agree. I wouldn't go  
4 so far as hideous. I just think that we  
5 were trying to get away from roof decks on  
6 the island and it says that it's an  
7 incompatible design feature, so, I'd go  
8 with Fred.

9 CHAIRMAN ILDERTON: Billy?

10 MR. CRAVER: I would approve it. And  
11 the reason I would approve it is this is  
12 not a big house, it's not a monster, he's  
13 not trying to change a lot, he wants to  
14 put a roof deck up there, there are other  
15 roof decks in that neighborhood that are  
16 not necessarily the best looking roof  
17 decks in the world, but I'm not offended.

18 I mean, it's not offensive to me  
19 and I don't think it is incompatible with  
20 the neighborhood and it's not a monster  
21 house and so I would approve it.

22 CHAIRMAN ILDERTON: No, this is a  
23 very eclectic neighborhood, I think.

24 MR. CRAVER: It is.

25 CHAIRMAN ILDERTON: And you really

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1 can't see the deck from the street because  
2 he's not changing that side, it's going to  
3 be on the --

4 MS. HARMON: It would just be on the  
5 south side.

6 CHAIRMAN ILDERTON: It's on the ocean  
7 side and so I personally have no problem  
8 with it.

9 Any other comments?

10 MR. WRIGHT: I don't have trouble  
11 with it.

12 CHAIRMAN ILDERTON: Do I hear a  
13 motion?

14 MR. CRAVER: I move we approve the  
15 application as submitted.

16 CHAIRMAN ILDERTON: Do I hear a  
17 second?

18 MR. WRIGHT: I second.

19 CHAIRMAN ILDERTON: Everybody in  
20 favor.

21 (Hands raised.)

22 CHAIRMAN ILDERTON: Everybody  
23 opposed?

24 (Hands raised.)

25 CHAIRMAN ILDERTON: All right.

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1 MR. CRAVER: David has a question.

2 CHAIRMAN ILDERTON: Yes, sir.

3 UNIDENTIFIED SPEAKER: Just for the  
4 record, I'm not going to say anything else  
5 but we designed that, the house right  
6 next-door that Blanchard just did to give  
7 it a similar look, I mean, the bannisters  
8 and everything, to dress it up, 'cause his  
9 is more, you know, bigger than ours  
10 although you can't see it, like Pat said,  
11 from the street, but it was designed to  
12 look like that.

13 So, I mean, that was the reason  
14 for it.

15 CHAIRMAN ILDERTON: Correct.

16 UNIDENTIFIED SPEAKER: Because we  
17 can't cut down the trees to see the ocean.

18 CHAIRMAN ILDERTON: 3314 Jasper  
19 Boulevard, Baker residence, new  
20 construction.

21 Kent, what do you think?

22 MR. PRAUSE: This one's here to  
23 demolish an existing house, it's not on  
24 the district, not on a list individually.

25 So we're basically here for a

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1 side facade second floor setback relief  
2 and also principal building square footage  
3 relief of 841 additional square feet and  
4 also the principle building side facade  
5 setback, 3 feet 5 inches inset instead of  
6 4 feet 7 inches.

7 So they're here to get a ruling  
8 that it's compatible with the neighborhood  
9 compatibility features so that they can be  
10 granted those modifications to build their  
11 new house.

12 CHAIRMAN ILDERTON: Right. Thank  
13 you.

14 Beau, what you got? Beau?

15 BEAU CLOWNEY: First of all --

16 CHAIRMAN ILDERTON: Identify  
17 yourself.

18 BEAU CLOWNEY: Yeah, I'm Beau  
19 Clowney. Mr. Baker was going to be here.  
20 We have an agenda that says we're way on  
21 down the list so I guess something  
22 happened in the meantime, but.

23 What we've done, this is,  
24 there's been a house here for quite some  
25 time that you all probably aware of. That

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1 house is coming down. It's had several  
2 significant structural issues since it was  
3 constructed.

4 But the house that we have  
5 designed is really a modest size house --  
6 what is the total square footage, Justin,  
7 of the heated square footage?

8 Basically what we've done is  
9 we've designed it to look like two  
10 residences, one a large house that has a  
11 connection to a guest house.

12 And you can see that just sort  
13 of diagrammatically in plan. I'll go  
14 ahead and move on just to show you the  
15 exterior elevations.

16 It's very straightforward, very  
17 classically proportioned house, a house  
18 that in some ways is inspired by  
19 architecture of this region but also  
20 pulling in some other more sort of  
21 tropical elements.

22 Lot of use of the rooflines that  
23 are indigenous to this area along with  
24 window types and also this whole idea of a  
25 dogtrot breezeway or porch rather that has

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1           been enclosed that is connecting the main  
2           house to a guest house.

3                       I think the idea was to keep the  
4           square footage to a minimum. The plan of  
5           the main house is such that it's really  
6           just one large room.

7                       In the site, when we started  
8           really looking at the site we decided and  
9           agreed that the house that currently sits  
10          on that site doesn't take advantage of the  
11          sea to sea aspect of the property. And so  
12          there are views from both sides of this  
13          property.

14                      So everything that we designed  
15          about this house is all about looking at  
16          the creek at the same time as looking at  
17          the ocean.

18                      And you can see that we've gone  
19          to some great efforts to try to pull in  
20          some good vernacular details as far as  
21          railings go and the L-shaped hip roofs and  
22          things like that.

23                      Justin, is there anything  
24          statistic-wise that -- I think Kent's  
25          really kind of addressed everything.

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1 JUSTIN FERRICK: Kent's covered what  
2 we're asking for.

3 MR. CLOWNEY: Again, it's not in the  
4 historic district, it's all new  
5 construction.

6 CHAIRMAN ILDERTON: Great. Thank  
7 you.

8 Kent, Randy, you all have  
9 anything?

10 MR. ROBINSON: The only thing I'd  
11 like to say is I see everything and it's a  
12 good looking house but I just don't see  
13 any neighboring houses in this whole thing  
14 to show us that it is compatible with the  
15 neighbors' house.

16 I believe it is, but I just want  
17 to point that out to you that there's no  
18 row of the houses, there's nothing showing  
19 what the houses on either side of this  
20 look like.

21 CHAIRMAN ILDERTON: Right. Thank  
22 you.

23 Is there public comment? I'm  
24 sorry, I was a little order out of order.  
25 Is there public comment yea or nay?

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1 (No response.)

2 CHAIRMAN ILDERTON: Public comment  
3 section's closed.

4 All right. Board discussion?

5 MR. CRAVER: Beau, which house, is  
6 this the third house from Breach Inlet?

7 MR. CLOWNEY: It is the third house.  
8 The second house is currently undergoing  
9 some recent restorations, I believe.

10 MR. CRAVER: Yeah. That was Ronnie  
11 Goal's (phonetic) old house?

12 MR. CLOWNEY: I'm not sure.

13 CHAIRMAN ILDERTON: Yeah, that's  
14 right.

15 MR. CRAVER: And then you have a  
16 vacant lot on the other side of you?

17 MR. WRIGHT: No.

18 CHAIRMAN ILDERTON: No. I was  
19 looking at it today, there's houses on  
20 both sides. And they're very different,  
21 all the houses on that whole row are very  
22 different.

23 MR. CRAVER: They are.

24 MR. CLOWNEY: We do have the heights  
25 stated right here. I guess if we were in

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1 a historic area, maybe a contacts drawing  
2 would have been something that we would  
3 have thought of but not necessarily for  
4 this particular location.

5 MS. EWING: But the driveway kind of  
6 goes -- sits down.

7 MR. CLOWNEY: That's all nicely done,  
8 we're hoping to restore, keep all of that  
9 because it was done not long ago actually.

10 MS. EWING: So actually is the height  
11 going to, it will end up looking lower,  
12 correct, from the street?

13 MR. CLOWNEY: Right. Based on that  
14 particular site, you're right.

15 MS. EWING: So it will have less,  
16 even though to look at it here, it's a bit  
17 massive, but there's a lot of shrubbery, I  
18 guess, that you'll be keeping and it does  
19 kind of snuggle on down.

20 MR. CLOWNEY: It does sit nicely on  
21 the lot and we're not asking for, you  
22 know, anything that departs from what has  
23 already been done in that area. Right.

24 In terms of the mass, too,  
25 again, it's not, even though this is a

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1 house, I see it as being highly  
2 articulated but at the same time it's  
3 really not a big house, it's still,  
4 because of that L-shaped nature of it, I  
5 mean, we've got one, the box that has the  
6 great room and the kitchen on the ground  
7 floor and then two bedroom suites above  
8 that and then the guest wing. So instead  
9 of --

10 MS. EWING: Breezeway.

11 BEAU CLOWNEY: Right.

12 MS. EWING: So it's going to top out  
13 at 4400 square feet.

14 JUSTIN FERRICK: 4,425.

15 MR. CRAVER: I like it. I like the  
16 way, by splitting it up you don't end up  
17 with this one huge box and I don't have a  
18 problem with it.

19 MR. WRIGHT: There is another house  
20 down the street that has the same  
21 configuration.

22 UNIDENTIFIED SPEAKER: Skinners'  
23 house.

24 MR. WRIGHT: Six or seven houses in.

25 MR. CRAVER: Did you build that one,

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1 Pat?

2 CHAIRMAN ILDERTON: No, no.

3 MR. WRIGHT: This is a very nice  
4 design.

5 MR. CRAVER: It will have that same  
6 split up kind of look.

7 MR. WRIGHT: As you come on the  
8 island there, that whole row of houses are  
9 all sort of different. I don't see any  
10 problem with this.

11 CHAIRMAN ILDERTON: Yes, sir.

12 MR. REINHARD: I agree, it's an ideal  
13 house for the site and it is we'll  
14 articulated, it's going to look good  
15 there.

16 But you mentioned that there was  
17 an attempt to keep the square footage down  
18 yet you're asking us to approve 341 square  
19 foot more than what the ordinance allows.  
20 Could you have just tweaked it to that  
21 point? I mean, it is, at least it appears  
22 to be a house that could be 341 square  
23 feet.

24 MR. CLOWNEY: It's tough to say, I  
25 agree with you, in other words --

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1 MR. REINHARD: You could save the  
2 owner 15 grand, think about it, be a hero.

3 MR. CLOWNEY: If we all knew what 300  
4 square feet is, it's sort of like that  
5 corner of the room over there, so.

6 I mean, I don't really have a  
7 good answer for that and I would say to  
8 you that we will look at that, absolutely,  
9 because, I mean, it's a nominal number.

10 Justin, do you have anything, am  
11 I forgetting anything that I should be  
12 saying?

13 JUSTIN FERRICK: No.

14 MR. CLOWNEY: I think that we could  
15 look at that.

16 MR. REINHARD: Well, this is a  
17 preliminary submittal.

18 MR. CLOWNEY: Sure.

19 MR. REINHARD: And if you bring it  
20 back 341 square feet less, it's a slam  
21 dunk for me.

22 MS. HARMON: I agree.

23 CHAIRMAN ILDERTON: Steve?

24 MR. HERLONG: Well, the one issue we  
25 have here, this is a house among a group

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1 of larger homes on the north side of  
2 Jasper and they're all deep water  
3 properties so I think this is, again, one  
4 of those cases where, because of its  
5 location, that property can handle the  
6 extra square footage. 'Course, it's  
7 always good to conserve wherever you can.

8 Certainly look at it. But I  
9 would have no trouble approving it is as  
10 it is. I think you've done a great job of  
11 working with the material to create some  
12 variation and broken up the roof lines,  
13 you've made it look like you're attaching  
14 one older house to another house. It's a  
15 very interesting mix. And I wouldn't  
16 have -- I think it's an excellent  
17 solution.

18 CHAIRMAN ILDERTON: Yeah, I like the  
19 way the mass is broken up. I think it's a  
20 real fine looking house. I don't have any  
21 problem with it.

22 Duke?

23 MR. WRIGHT: No, none whatsoever.

24 CHAIRMAN ILDERTON: Do I hear a  
25 motion?

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1 MR. CRAVER: I move we approve it as  
2 preliminary approval, is that the right  
3 term, preliminary approval of what is  
4 submitted.

5 MS. EWING: I second.

6 CHAIRMAN ILDERTON: Everybody in  
7 favor?

8 (Ayes.)

9 CHAIRMAN ILDERTON: Anybody opposed?  
10 (No response.)

11 MS. EWING: This is a great, this  
12 submittal as far as the plans with the  
13 dimensions was really great and it's what  
14 we're looking for complete plans with all  
15 the dimensions, et cetera. I thought it  
16 was very good.

17 CHAIRMAN ILDERTON: I'm going to  
18 recuse myself for this next one.

19 MR. HERLONG: Okay. So we're on item  
20 9, 2215 I'On Avenue.

21 Kent, whenever you're ready.

22 MR. PRAUSE: Okay. It's labeled as  
23 not being contributive to a district. New  
24 construction. It's here for some relief  
25 from some of the modifications that you

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1 can grant based on neighborhood  
2 compatibility, side setback, side facade  
3 second floor setback, 100 percent relief  
4 requested, additional 312 square feet of  
5 principal building square footage for a  
6 total of 3,091 square feet, and principal  
7 building side facade of 14 feet of  
8 modification, and it looks like a building  
9 foundation height of 12 feet. That's it.

10 MR. HERLONG: Okay. Go ahead with  
11 your presentation.

12 MR. CLOWNEY: I really don't have  
13 much to say, it's exactly the same as it  
14 was last time with the exception of the  
15 square footage reduction that we did on  
16 the ground floor. We had had that  
17 included in our last presentation which  
18 was mistakenly done and that brought us  
19 back up to where we needed to be.

20 I guess Steve can sympathize  
21 with the fact that hard line drawings look  
22 a lot worse than fuzzy drawings but we've  
23 tried to get exactly what we had presented  
24 to you last time.

25 Conceptually it's exactly the

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1 same and a dwelling that is more an  
2 L-shaped dwelling as opposed to the sort  
3 of box that's sitting there currently, and  
4 a great effort made to do a one and a half  
5 story house as opposed to a full-blown  
6 two-story house.

7 MR. HERLONG: Is that all?

8 MR. CLOWNEY: That's it. Sorry.

9 MR. HERLONG: Is there any public  
10 comment?

11 (No response.)

12 MR. HERLONG: Public comment section  
13 is closed.

14 Kent, do you have any final  
15 comments?

16 (No response.)

17 MR. HERLONG: Randy?

18 ((No audible response.))

19 MR. HERLONG: Randy, do you have any?

20 MR. ROBINSON: Only comments I have  
21 are on the materials, a list of -- and I  
22 see the final approval.

23 MR. HERLONG: Is this in a historic  
24 district?

25 MR. ROBINSON: No, it's not.

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1 MR. HERLONG: So it's not really  
2 requested I assume.

3 MR. ROBINSON: It's not required --

4 MR. HERLONG: Required.

5 MR. ROBINSON: But I just wanted to  
6 bring that to you all's attention.

7 MR. HERLONG: Any discussion?

8 MS. EWING: Are you going to use  
9 vinyl siding?

10 MR. CLOWNEY: You bet. We hope it  
11 all melts one day.

12 MR. REINHARD: What is the siding?

13 MR. CLOWNEY: It's all going to be  
14 wood siding and true, honest materials  
15 that are appropriate for Sullivan's  
16 Island.

17 MR. REINHARD: Metal roof?

18 MR. CLOWNEY: Metal roof.

19 MR. REINHARD: And the infill between  
20 the two gables?

21 MR. CLOWNEY: We have that right now  
22 as shingles, or wood shakes.

23 MR. REINHARD: What does that mean  
24 right now? What happens when you walk out  
25 the door?

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1 MR. CLOWNEY: Wood shakes.

2 MS. EWING: Vinyl shakes.

3 MS. HARMON: Well, I would like to  
4 comment on the fact that I think this is  
5 the kind of application we need. We don't  
6 need pretty design, we need to see it as  
7 it is. It's a pretty design but, I mean,  
8 flowers and trees and shrubbery.

9 MR. CLOWNEY: That's always the  
10 process for the client so they don't have  
11 to invest in this before we know where  
12 we're headed.

13 MS. HARMON: I believe that we have  
14 said this is what we need and not the  
15 fancy design.

16 MR. CLOWNEY: Sure.

17 MS. EWING: And the neighbors are  
18 happy with this too; aren't they?

19 MR. CLOWNEY: Yes, we have, haven't  
20 heard any objections from neighbors, and  
21 Pat could comment on that.

22 CHAIRMAN ILBERTON: I don't know if I  
23 can comment but I've received several  
24 letters in favor, Madeline McGee  
25 specifically, but the Randys (phonetic)

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1 across the street.

2 MR. REINHARD: Move for approval.

3 MS. HARMON: Second.

4 MR. CRAVER: Second.

5 MR. HERLONG: I have one comment, I  
6 notice you're increasing, I guess the free  
7 board to three feet and you're getting  
8 your ductwork, you're asking for ductwork  
9 clearance under the house.

10 You might want to encourage your  
11 builder to maybe put the ductwork within  
12 the envelope, maybe lower the free board.  
13 But I have no trouble with it.

14 MR. WRIGHT: I'm fine with it.

15 MR. HERLONG: So should we vote. All  
16 in favor?

17 (Ayes.)

18 MR. HERLONG: Opposed?

19 (No response.)

20 MR. CLOWNEY: Thank you.

21 CHAIRMAN ILBERTON: 1766 I'On Avenue,  
22 Officers Quarters, LLC, landscape and  
23 fencing.

24 Kent?

25 MR. PRAUSE: Fencing consists of a

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1 four-foot high wood picket fence as shown  
2 in the fence detail on the drawings and on  
3 the site plan submitted. And they've also  
4 submitted a landscape plan for your  
5 consideration around the property as well.

6 CHAIRMAN ILDERTON: Thank you.

7 Yes, sir.

8 CHIP CHESTNUT: I'm Chip Chestnut,  
9 I'm representing the Officers Quarters.  
10 I'm doing the design and the installation  
11 for the landscape.

12 This is the fence that I am  
13 suggesting they use to enclose the pool  
14 and to blend with other fences that I've  
15 seen in the neighborhood. Basically it's  
16 a wooden fence, picket fence, trying to  
17 keep it close to that era, if you will.

18 CHAIRMAN ILDERTON: Great. Thank  
19 you.

20 Public comment? Anybody for or  
21 against.

22 (No response.)

23 CHAIRMAN ILDERTON: All right.

24 Public comment section's closed.

25 Any other comments from Randy or

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1 Kent?

2 (No audible response.)

3 CHAIRMAN ILBERTON: What's the board  
4 think? Yes, sir.

5 MR. REINHARD: It looks like from  
6 this landscape plan, that provisions have  
7 been made for the air-conditioning units  
8 in the back corner of the house; is that  
9 correct?

10 CHIP CHESTNUT: Yes, not by the --

11 MR. REINHARD: Does that mean they've  
12 been removed from the roof?

13 CHIP CHESTNUT: They have been  
14 removed and set on grade, or above, like  
15 four or six inches above grade. What has  
16 been approved is the green fence by Green  
17 Fence.com which is a modern metal fencing,  
18 basically a higher end modern living fence  
19 is all that is to go around there.

20 MR. REINHARD: Have all the  
21 air-conditioning units been taken off the  
22 roof?

23 MS. HARMON: Yes.

24 CHIP CHESTNUT: Yes.

25 MR. ROBINSON: Yes. Also put them on

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1 the back side of the roof. They asked me  
2 if they could put them down on the road  
3 and I told them --

4 MR. REINHARD: This is a lovely  
5 landscape plan.

6 CHIP CHESTNUT: Trees sell.

7 MS. EWING: It's really nice. Did  
8 you work with Keri on this?

9 CHIP CHESTNUT: Keri Ruley. She's my  
10 plant pathologist.

11 CHAIRMAN ILDERTON: I think it looks  
12 good too.

13 MR. HERLONG: I move that we approve  
14 his application.

15 CHAIRMAN ILDERTON: Second?

16 MS. HARMON: Second.

17 CHAIRMAN ILDERTON: Discussion?

18 (No response.)

19 CHAIRMAN ILDERTON: Everybody in  
20 favor?

21 (Ayes.)

22 CHAIRMAN ILDERTON: Thank you, sir.

23 All right. 1752 Central Avenue,  
24 Phillips residence, fence.

25 This is the fence they want to

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1 put in.

2 Kent, is there anything  
3 particular?

4 MR. PRAUSE: I have absolutely no  
5 idea other than they want to build a  
6 fence.

7 CHAIRMAN ILDERTON: Right. We've got  
8 pictures here.

9 MR. PRAUSE: No plans, no site plan,  
10 no details, no nothing. Those are my  
11 comments.

12 CHAIRMAN ILDERTON: All right. Is  
13 the applicant here? Yes, sir.

14 JONATHAN YATES: Thanks very much.  
15 Jonathan Yates on behalf of Gene Phillips  
16 who was called away on a medical  
17 assignment.

18 This is a piece of property on  
19 1752 Central. What Gene's plan, if I can  
20 take the liberty, we have a little bit of  
21 a photo here that I can pass it around, I  
22 think I have one for each.

23 Gene's mother, Regina, is moving  
24 from Florida to be a little closer to Gene  
25 who lives over on Atlantic. And what her

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1           desire is is to bring the perimeter of the  
2           property, portions of which presently have  
3           a chain-link fence, she'd like to ring the  
4           property with a picket fence four feet  
5           high pursuant to the 21-139 regs.

6                           And I know the reason this  
7           sounds like a odd request, Regina is 70,  
8           by herself, she has a dog. And presently  
9           in Florida she has a fenced front and back  
10          yard, the dog gets to roam, and she'd like  
11          to accommodate the same thing here when  
12          she makes a move to Sullivan's island.

13                           What Gene did is he drove the  
14          island trying to find a good example of a  
15          picket fence. This is one, I'm not quite  
16          sure where he found that but that's what  
17          he was looking to do so his mother could  
18          have the dog outside.

19                           Randy, I don't know if it made  
20          it or not, Gene had another request about  
21          a brick driveway. Did that make it into  
22          the application?

23                           MR. ROBINSON: I don't even see the  
24          pictures of the fence in the application.

25                           CHAIRMAN ILDETON: There's pictures

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1 up here, we're looking at pictures.

2 JONATHAN YATES: What he also wanted  
3 to do, I can show you the design in the  
4 picture, and there's enough for everybody,  
5 Gene also wanted to add something he saw  
6 in other residences, not only the historic  
7 district but the island, just a brick  
8 driveway in the rear and then a four-foot  
9 paver brick, it's a little alleyway going  
10 out to the front.

11 MS. HARMON: I'm not sure we can  
12 approve this tonight. It's not in the  
13 application.

14 JONATHAN YATES: We can come back on  
15 the driveway.

16 MS. HARMON: I hate to say that but  
17 it's not on the application.

18 JONATHAN YATES: I understand. He  
19 wasn't sure if he got it in or not.

20 CHAIRMAN ILDERTON: This is a  
21 historic house?

22 MS. HARMON: Yes.

23 CHAIRMAN ILDERTON: I know which one  
24 it is. It will be a nice addition, the  
25 fence will be a nice addition to that and

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1 taking away the chain-link, I was looking  
2 at it today, and also a good demarcation  
3 of the property in front of it. There's  
4 been a nice renovation done already to the  
5 house.

6 JONATHAN YATES: Finishing up the,  
7 freshening up the interior. So with your  
8 permission we can reapply separately, I  
9 guess, for the brick driveway.

10 MS. HARMON: Is that correct, Randy,  
11 they have to come back since it wasn't in  
12 the application?

13 MR. ROBINSON: I would say so. I  
14 mean, I was under the impression that  
15 everybody got copies of this in advance.  
16 There should have been seven copies.

17 MR. REINHARD: I have a suggestion.  
18 I see this as being similar to a former  
19 application tonight. Obviously removing  
20 chain-link and putting in a nice picket  
21 fence like those pictures is something we  
22 want to encourage.

23 A brick driveway is an expensive  
24 driveway. That's probably something we  
25 want to encourage too. So I would suggest

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1           that we approve this, and again, with  
2           details to staff, as long as we can  
3           satisfy the gentleman at that table, it's  
4           not something to come back --

5                   CHAIRMAN ILDERTON: Good idea.

6                   JONATHAN YATES: I thank you, sir,  
7           Mr. Reinhard. I did bring, Gene secured a  
8           supply, I can only give out one, but he  
9           secured a supply of a little bit older  
10          brick.

11                  MR. REINHARD: He's going to use this  
12          brick?

13                  JONATHAN YATES: He's going to use  
14          that brick. He found a supply of them.

15                  CHAIRMAN ILDERTON: Yeah, that's good  
16          brick.

17                          We need to back up. Are there  
18          any more comments from staff?

19                  MS. HARMON: What are you thinking,  
20          Randy?

21                  MR. ROBINSON: You see the wheels  
22          turning. My only -- one reason I didn't  
23          have a problem when he came in and talked  
24          to me about putting the fence around the  
25          back side of this property, I was somewhat

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1 concerned about the fence going around the  
2 front of this property.

3 There is only one property on  
4 that block that has a fence around the  
5 front of it. So I just wanted to make you  
6 all aware that we only have one fence  
7 around the front of one of those historic  
8 properties.

9 MR. REINHARD: That doesn't bother  
10 me.

11 MR. ROBINSON: As long as it doesn't  
12 bother you all.

13 MR. CRAVER: The sign --

14 CHAIRMAN ILDERTON: Let me get the  
15 public comment section now. Does anybody  
16 need to publicly comment yea or nay or for  
17 or against?

18 (No response.)

19 CHAIRMAN ILDERTON: Public comment  
20 section's closed.

21 Now --

22 MR. CRAVER: I assume the sign's been  
23 up announcing that it's going to be before  
24 this meeting and you did have the stuff  
25 about the fence so anybody who was

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1 concerned could have come in and asked  
2 questions about what was being done?

3 MR. ROBINSON: (No audible response.)

4 MR. CRAVER: Fred, I agree with you,  
5 I don't have a problem.

6 CHAIRMAN ILDERTON: It will make that  
7 house look even better.

8 MR. WRIGHT: Fred, was that a motion?

9 MR. REINHARD: That was a motion.

10 CHAIRMAN ILDERTON: Do I hear a  
11 second.

12 MR. CRAVER: I'll second it.

13 CHAIRMAN ILDERTON: Discussion?  
14 (No response.)

15 CHAIRMAN ILDERTON: Everybody in  
16 favor?

17 MS. EWING: What is the motion?

18 MR. REINHARD: The motion is that we  
19 approve the picket fence per the drawings  
20 submitted and the driveway per the -- I'm  
21 sorry, per the photos submitted, and the  
22 driveway per the photo and sample brick  
23 submitted with details to staff on final,  
24 on final layout of the driveway 'cause we  
25 don't know where it is.

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1 CHAIRMAN ILDERTON: Do we have a  
2 second?

3 MR. WRIGHT: I second it.

4 CHAIRMAN ILDERTON: Discussion?  
5 (No response.)

6 CHAIRMAN ILDERTON: Everybody in  
7 favor?  
8 (Ayes.)

9 CHAIRMAN ILDERTON: All right.

10 JONATHAN YATES: Thank you all very  
11 much.

12 CHAIRMAN ILDERTON: 2650 Jasper  
13 Boulevard, Bennett residence, demolition.  
14 Kent?

15 MR. PRAUSE: It's not contributive to  
16 the district as listed as, according to  
17 the correspondence submitted with it as  
18 being altered class on the field  
19 evaluation map. It was built in 1913 but  
20 it's noted that it's been added onto and  
21 renovated since that time.

22 They've included two colored  
23 photographs, digital photographs, and  
24 request approval to demolish the house.

25 CHAIRMAN ILDERTON: Thank you, sir.

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1 Yes, sir.

2 JACK BENNETT: I'm Jack Bennett with  
3 Harbortown Real Estate. It's not the  
4 Bennett residence, by the way, I wish it  
5 was, it's the Hopkins' residence, and I've  
6 got it listed for sale. And I've had a  
7 number of requests from potential buyers  
8 who want to know if it could be  
9 demolished.

10 The owners do not want to  
11 demolish it at the present time. It would  
12 just help market the property if I could  
13 get some indication from you if it could  
14 be demolished.

15 CHAIRMAN ILDERTON: Thank you, sir.

16 Is there any public comment?

17 Yes, sir.

18 ARTHUR BROWN: Arthur Brown. And  
19 I've known people in that house since we  
20 moved here in the '50s, I'd hate to see it  
21 go.

22 CHAIRMAN ILDERTON: Thank you, sir.

23 Anybody else?

24 (No response.)

25 CHAIRMAN ILDERTON: Public comment

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1 section's closed.

2 Kent, Randy, do we have any more  
3 to add?

4 MR. PRAUSE: Only that the pending  
5 ordinance for 50 years or older houses is  
6 gone away.

7 CHAIRMAN ILDERTON: This house is not  
8 on the historical list; is that correct?

9 MR. PRAUSE: It's on it, it's listed  
10 as altered class. However, it does not  
11 extend the protection of your authority to  
12 say one way or another whether or not it  
13 can be demolished.

14 CHAIRMAN ILDERTON: So it shouldn't  
15 be before us?

16 MR. PRAUSE: That's my question.  
17 I'll defer to legal counsel.

18 MR. MCCULLOUGH: At this point I  
19 think it's a great unknown, and so if he's  
20 here asking in your opinion whether or not  
21 ultimately you have the authority to make  
22 that decision, I think at this point the  
23 pending ordinance has been withdrawn but  
24 don't know what's going to happen if in  
25 the interim, if it gets sold in six months

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1 and something happens.

2 CHAIRMAN ILDERTON: Can we rule on  
3 this one way other the other?

4 MR. MCCULLOUGH: Sure.

5 CHAIRMAN ILDERTON: We can? Okay.  
6 Great.

7 MR. CRAVER: What are we ruling on?  
8 If there's no pending ordinance and they  
9 can come in and get a -- can they come in  
10 and get a permit to demolish it now  
11 without us making a decision?

12 MR. PRAUSE: There's no pending  
13 ordinance.

14 MR. CRAVER: If they can, then I  
15 don't think we have a decision to make.  
16 That doesn't guarantee that they can do  
17 something tomorrow or the next day if  
18 council passes another ordinance or  
19 whatever.

20 MR. MCCULLOUGH: Well, the prudent  
21 thing might be to withdraw the  
22 application. I'm just saying, if he wants  
23 the design review board to tell him, if  
24 you all have an objection --

25 CHAIRMAN ILDERTON: Would you like to

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1 withdraw this application?

2 ARTHUR BROWN: No, sir.

3 CHAIRMAN ILDERTON: Let's go forward.

4 MR. ROBINSON: I think that he is  
5 looking more for guidance and approval; am  
6 I correct?

7 ARTHUR BROWN: That's correct.

8 MR. ROBINSON: If the ordinance were  
9 to come back into effect. I feel pretty  
10 sure that you all would allow --

11 CHAIRMAN ILDERTON: Well, I'll just  
12 jump right in. I think a lot of that  
13 structure could be demolished but I'd hate  
14 to see it demolished completely. I think  
15 it's a strong statement of what Sullivan's  
16 Island used to be. A lot of it could be  
17 taken back. The front porch could be  
18 restored to a porch and the side addition  
19 which is not much, is probably fairly  
20 recent, I mean, is not very attractive,  
21 and it's got another structure on that  
22 property also.

23 ARTHUR BROWN: That's correct, yes,  
24 sir.

25 CHAIRMAN ILDERTON: An attractive

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1           little cottage. I'd hate to see those  
2           demolished. I'd like to see a,  
3           personally, a creative good looking  
4           renovation and addition done to it to make  
5           it more what it is. But that's my  
6           comment.

7                           Anybody else want to jump in?

8           MS. HARMON: I agree.

9           MR. REINHARD: I agree.

10           MR. HERLONG: The photo that I see  
11           here shows -- I agree, I would want to go  
12           look at it.

13                           CHAIRMAN ILDERTON: We have  
14           traditionally always visited the site as a  
15           group, this board, on any demolition like  
16           this. This, strictly speaking, is not  
17           under our purview we're being told. If it  
18           was, I think we would not permit outright  
19           demolition to it, probably a major  
20           adjustment to reduce some of the closed  
21           square footage now to retain the cottage  
22           and all.

23                           But probably historically we've  
24           worked with people but I don't think we  
25           would permit an outright demolition.

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1 And --

2 ARTHUR BROWN: If I could comment,  
3 that original house has been added on a  
4 number of times.

5 CHAIRMAN ILDERTON: Right. And I  
6 think those possibly could be up for  
7 demolition, you know, I mean, and to  
8 remove back to where -- the problem is  
9 there's two structures on the property  
10 now, you know, I think with that  
11 1200 square foot ordinance and then you  
12 can have this other structure on there,  
13 and the other structure is sort of, I  
14 mean, could be historical too, you know,  
15 it would be sort of tough to say you could  
16 take one or not the other and all.

17 MR. HERLONG: When you have a  
18 property with two existing structures you  
19 have some very complicated, unfortunately,  
20 very complicated issues. And what you're  
21 asking is would this board allow you, I  
22 assume the question is can you demolish  
23 anything on the property and start over.

24 And I don't think this board  
25 would ever just as a blanket statement say

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1           that's fine. That would take a lot of  
2           study and debate. I just think what I see  
3           here is a classic example of some island  
4           architecture.

5                   CHAIRMAN ILDERTON: Thank you, sir.

6                   MR. MCCULLOUGH: Before you make a  
7           motion I might suggest that because  
8           there's not an ordinance requiring you to  
9           come before this board, unless it's too  
10          late, now might be a prime opportunity for  
11          you to withdraw this application so that  
12          if somebody, if the ordinance does get  
13          passed, there's no confusion down the  
14          road. You got a bit of a free advisory  
15          opinion, but.

16                   ARTHUR BROWN: I'll take your advice,  
17          I'll withdraw it.

18                   CHAIRMAN ILDERTON: Thank you, sir.

19                   All right. On to the next item.

20          1723 Middle Street. Rhodes residence.

21                   MR. PRAUSE: This is new  
22          construction, apparently is in the  
23          historic, a historic district. So that's  
24          one reason for it to be before you.

25                   However, it appears that they

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1           are also asking for at least a few  
2           modifications or determinations regarding  
3           additional front yard setback, side facade  
4           second floor setback on the right side of  
5           the building, also to, a determination to  
6           face the house to Middle Street, existing  
7           house faced Middle according to the plans.  
8           Those are the modifications that they're  
9           requesting.

10           CHAIRMAN ILDERTON: Thank you.

11                       Yes, sir.

12           CARL MCCANTS: Carl McCants. This is  
13           the second time coming in front of you all  
14           with this plan. This is a new design  
15           here. We tried to lower the structure in  
16           the first plan with a full two-story.  
17           This one we reduced it, brought the square  
18           footage down so we're under the  
19           requirement, made a it a story and a half.  
20           That pretty much sums up what you all have  
21           in front of you.

22           CHAIRMAN ILDERTON: All right. Thank  
23           you, sir.

24                       Any public comment on this  
25           house?

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1 (No response.)

2 CHAIRMAN ILDERTON: Application.

3 Public comment section's closed.

4 Kent, Randy anything to add?

5 (No response.)

6 CHAIRMAN ILDERTON: Billy, what do  
7 you think?

8 MR. CRAVER: I kind of like it. I  
9 don't have a problem with it at all.

10 CHAIRMAN ILDERTON: Cyndy?

11 MS. EWING: I like it. It's much  
12 better, thank you for doing it, getting it  
13 down. My one question, and I see when you  
14 look at the floor plan, on the second  
15 floor, it looks like the master bedroom,  
16 that the dormer there, you had to kind of  
17 squeeze that in on the drawing so that  
18 it's not equidistant. You've got four  
19 dormers across the front.

20 CARL MCCANTS: That's correct.

21 MS. EWING: And this one, is it going  
22 to be --

23 CARL MCCANTS: That's in the  
24 bathroom.

25 MS. EWING: But it's not same

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1 distance apart as --

2 CARL MCCANTS: It can't be, that's  
3 correct.

4 MS. EWING: So that would be my one  
5 thing, if you could find a solution to  
6 that, but that's it.

7 CARL MCCANTS: You're talking about  
8 the rhythm of the dormers?

9 MS. EWING: Yes.

10 CARL MCCANTS: I mean, we're off  
11 maybe six inches.

12 MS. EWING: Visually you know how it  
13 is, you know.

14 CARL MCCANTS: Well, what's keeping  
15 me from moving that dormer over another  
16 six inches, if you see --

17 MS. EWING: I know you got that wall.

18 CARL MCCANTS: -- we have this  
19 roofline coming out here so we can't push  
20 that dormer over there or we're going to  
21 end up with a flashing problem.

22 MS. EWING: I know, I thought of a  
23 smaller, I just -- and then I thought if  
24 you removed it, but then that's going to  
25 take away your window in your master --

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1                   CARL MCCANTS: Yeah, there won't be a  
2                   window in the master bathroom. And I know  
3                   you all don't want to approve a skylight.

4                   CHAIRMAN ILDERTON: Fred, what do you  
5                   think?

6                   MR. REINHARD: It's growing on me.  
7                   First time I looked at it I was kind of  
8                   pulled back by some of the Gothic  
9                   influence, but the more I look at it, the  
10                  more I realize that they can't all be old  
11                  Clowney and Steve Herlong houses. Just  
12                  kidding, just kidding. Strike that from  
13                  the record.

14                  I'm okay with it. It's a little  
15                  different but it's architecture and all  
16                  the houses can't look the same.

17                  CARL MCCANTS: Thank you, I agree.

18                  MR. REINHARD: I think it's a good  
19                  job.

20                  CHAIRMAN ILDERTON: Betty?

21                  MS. HARMON: I agree totally, it's  
22                  different, and I think that's what this  
23                  island needs, everything to look alike,  
24                  because it doesn't now, and if it keeps  
25                  on, everything is going to look alike.

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1 CARL MCCANTS: I agree.

2 CHAIRMAN ILDERTON: Steve?

3 MR. HERLONG: Well, I do agree as  
4 well, I think it's so much more successful  
5 than the last submittal by lowering these  
6 rooflines and adding a one-story element  
7 on Middle Street. It's a fine solution  
8 for that property. Low rooflines around  
9 the street facades. I would approve it.

10 CHAIRMAN ILDERTON: Carl, my only  
11 observation, and more I guess as a builder  
12 than on the board, but are those Gothic  
13 windows operable and do they need to be  
14 operable for, you know, for egress.

15 CARL MCCANTS: For egress, no, they  
16 don't, because --

17 CHAIRMAN ILDERTON: Because they look  
18 like they might have to be fixed, and if  
19 they're fixed, they are fixed. That can  
20 be a difficulty and you may need to adjust  
21 them, because I don't know that I'd want  
22 those windows, if it was my house, to be  
23 fixed.

24 CARL MCCANTS: I don't disagree with  
25 you.

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1                   CHAIRMAN ILDERTON: No, the Gothic  
2                   windows.

3                   Duke?

4                   MR. WRIGHT: Is this a final  
5                   submission?

6                   CARL MCCANTS: It is.

7                   MR. WRIGHT: I know you were here  
8                   once before, I didn't know if it was  
9                   preliminary or --

10                  CARL MCCANTS: And the materials  
11                  list, I got that from Sammy when I came in  
12                  tonight, and everything's going to be wood  
13                  on the house, there won't be any  
14                  Hardiplank on the house.

15                  MS. HARMON: No Hardiplank?

16                  CARL MCCANTS: No Hardiplank, it's  
17                  going to be some type of wood, I don't  
18                  know if it's going to be cedar or if it's  
19                  going to treated wood lap siding, there's  
20                  going to be treated ship lap siding on the  
21                  house as well as board and batten. It's  
22                  going to be a metal roof.

23                  CHAIRMAN ILDERTON: All right. Do I  
24                  hear a motion?

25                  MS. HARMON: I make a motion we pass.

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1 CHAIRMAN ILDERTON: Second.

2 MR. WRIGHT: Second.

3 CHAIRMAN ILDERTON: Discussion?

4 (No response.)

5 CHAIRMAN ILDERTON: Everybody in

6 favor?

7 (Ayes.)

8 CHAIRMAN ILDERTON: Great. Thank

9 you, sir.

10 MR. ROBINSON: I would just to let

11 you all know that you are in the historic

12 part of the meeting so everything from

13 here on out is historic.

14 CHAIRMAN ILDERTON: Except for the

15 last thing we deferred, that one little --

16 all right.

17 1908 Middle Street, Rhodes

18 residence again. Okay.

19 Kent?

20 MR. PRAUSE: Looks like from the

21 application that he would just like to add

22 operable shutters, I believe.

23 CHAIRMAN ILDERTON: All right.

24 Yes, sir? Applicant?

25 UNIDENTIFIED SPEAKER: That's what I

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1 want to do is just add operable hurricane  
2 shoulders on the outside.

3 CHAIRMAN ILDERTON: Public comment?

4 Yes, sir?

5 TIM REESE: Tim Reese, 305 Station 20  
6 on the same block, I talked to a couple  
7 neighbors and we saw them on when they  
8 hung them and really added a little  
9 character to that house, it was pretty  
10 bland as it is, so, we liked it.

11 CHAIRMAN ILDERTON: Thank you, sir.

12 Public section's closed.

13 Any other comments from Kent or  
14 Randy?

15 (No response.)

16 CHAIRMAN ILDERTON: Board?

17 MS. HARMON: I think this is what we  
18 want the historic cottages to look like.  
19 This is a perfect example. And I will  
20 pass.

21 MR. REINHARD: Were these shutters up  
22 and then taken down?

23 TIM REESE: Yes.

24 MR. REINHARD: I'm okay with it.

25 CHAIRMAN ILDERTON: Do I hear a

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1 motion?

2 MR. CRAVER: Move we approve it.

3 MS. HARMON: Second.

4 CHAIRMAN ILDERTON: Discussion?

5 THE WITNESS: (No response.)

6 CHAIRMAN ILDERTON: Everybody in  
7 favor?

8 (Ayes.)

9 CHAIRMAN ILDERTON: Great. Thank  
10 you, sir.

11 1902 Middle Street. Zoukis, is  
12 that how you pronounce it?

13 MR. HERLONG: I'm going to recuse  
14 myself.

15 CHAIRMAN ILDERTON: Relocate house  
16 and remove shed.

17 Kent, what you think?

18 MR. PRAUSE: Well, it's in the  
19 historic district. It's listed as having  
20 been altered so it's not individually  
21 listed.

22 It's been before you a number of  
23 times so it was elevated and had to come  
24 back and change some things to it.

25 But what they are here for now

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1 is, it appears to be some, aside from it  
2 being in the district, coming to have  
3 those elements approved.

4 Some modifications, principle  
5 building coverage, impervious coverage and  
6 principle building square footage. That's  
7 it.

8 CHAIRMAN ILBERTON: All right. Thank  
9 you. Is the applicant -- yes, sir?

10 LANE NELSON: Lane Nelson with  
11 Herlong Architects here representing Steve  
12 and Susan Zoukis.

13 And just to clarify, these are  
14 new owners to this property. It has been  
15 before the board several times for a lot  
16 of things with a previous owner.

17 The Zoukises actually have  
18 purchased the house next-door to this,  
19 1908 Middle Street and are intending to  
20 make that their permanent residence. And  
21 while they've been dealing with that  
22 house, they've noticed this property at  
23 1902 go through a series of painful  
24 construction stops and starts and all but  
25 basically sort of be abandoned and

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1 construction stopped several months ago,  
2 I'm sure you've all seen it.

3 It did exceed the 50 percent  
4 rule, as Kent said, and then had to be  
5 raised, it's been raised, and it's just  
6 kind of sitting there.

7 As the Zoukises saw this, they  
8 became very concerned about what they  
9 might have to be living next-door to,  
10 concerned enough in fact to go ahead and  
11 purchase the property.

12 Once they purchased it, they  
13 came to us with the plans that had been  
14 approved for this property. And you'll  
15 see that here on this site plan, the scope  
16 of the work here with the pool and  
17 everything that has been approved by the  
18 design review board, permitted under the  
19 old zoning ordinance.

20 And they came to us to ask us  
21 how they might go about reducing the scope  
22 and scale of what was planned for this  
23 property.

24 Because we were dealing with a  
25 piece of property that was permitted under

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1 the old zoning ordinance and trying to  
2 make some changes to it, all of them being  
3 mainly reductions, it's a little bit  
4 difficult process, it's a little bit  
5 filled with issues so I'm trying to narrow  
6 things down to two separate conversations,  
7 one conversation being what we intend to  
8 do to reduce the overall scope of what's  
9 happening here, the second conversation  
10 being a conceptual discussion about what  
11 may or may not be done with this little  
12 cottage that's existing on the property.

13 You will notice in your  
14 submittal that we are proposing to reduce  
15 the principle building square footage, to  
16 reduce the principle building coverage and  
17 to reduce the impervious coverage from  
18 what has been approved under the old  
19 ordinance.

20 The things that we are looking  
21 to do to reduce it are to simplify the  
22 main house and some of the decks. Here is  
23 the new site plan as compared to the old  
24 and you have in your packets the  
25 elevations which you can see where we've

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1 reduced, scaled back decks and taken some  
2 square footage out of the property.

3 We are also proposing to move  
4 the house back on the property about  
5 12 feet. When this house was elevated, it  
6 just changed the front facade.

7 All these houses are very close  
8 to the street. Being up that high that  
9 close to the street, we just felt  
10 everybody would feel more comfortable if  
11 we pushed it back a little bit on the lot,  
12 got that facade away from the street a  
13 little, but also allows us to kind of  
14 scale down this imposing stair that had to  
15 be done that way because we were so close  
16 to the setback line.

17 We would also propose to scale  
18 down and reduce this very elaborate pool  
19 and deck down to something much smaller  
20 and more compatible with this  
21 neighborhood.

22 We'd also like to reduce at  
23 least or eliminate on-street parking.  
24 Right here on Station 19, there is  
25 impervious on-street parking there and

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1           what we'd like to do is reduce that to an  
2           impervious little drive -- I mean, sorry,  
3           to a pervious drive with some pervious  
4           parking off the street which we hope will  
5           be much more compatible with the  
6           neighborhood especially in light of all  
7           the on-street parking that occurs during  
8           the pickup and drop-off with the little  
9           preschool across the street.

10                         We would also like to have final  
11           approval today to demolish this little  
12           greenhouse and lean-to as you see on the  
13           site plan there.

14                         As we understand it, I don't  
15           think they were ever legally permitted  
16           there and the Zoukises don't see any real  
17           reason to keep them on the property at  
18           all.

19                         And as I stated, we had a little  
20           bit of a difficult issue here trying to  
21           take a property that was submitted and  
22           approved under the old zoning ordinance  
23           and reduce its scale and decide whether or  
24           not we needed to meet the new zoning  
25           ordinance.

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1                   So I did go back through the new  
2                   ordinance and attempt to find all the  
3                   areas in which this house has an existing  
4                   noncompliant feature.

5                   I created a list of those  
6                   features which I'd like to go ahead and  
7                   give to you guys and have included in this  
8                   submittal. Actually I'll give these to  
9                   Randy and Kent and let you pass those  
10                  around.

11                  What I can say here is that in  
12                  every instance that we have an existing  
13                  nonconformity, we are at least keeping  
14                  that nonconformity the same and in many  
15                  instances reducing the nonconformity. In  
16                  no case that we found are we increasing an  
17                  existing nonconforming feature at all.

18                  And while I know I've stated to  
19                  you that we have reduced the principle  
20                  building square footage, the impervious  
21                  coverage and the principle building  
22                  coverage, we have been able to reduce them  
23                  such that we have brought the principle  
24                  building square footage in compliance with  
25                  the new zoning ordinance and the

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1 impervious coverage would be in compliance  
2 with the new zoning ordinance.

3 The principle building coverage,  
4 the footprint of the house, because of the  
5 one-story nature of this design, is  
6 actually outside of the current zoning  
7 ordinance by 156 square feet and that  
8 would be five percent relief that we'd be  
9 requesting from you.

10 We are still a little uncertain  
11 as to whether technically we're reducing  
12 the scope of an existing noncompliant  
13 situation or if we do in fact have to come  
14 to the board and ask for that five percent  
15 relief. I imagine Kent can answer that  
16 question for us.

17 And so however that plays out,  
18 we would be asking for relief if Kent  
19 finds that that's necessary.

20 The last discussion that I want  
21 to have with you is regarding the cottage,  
22 the existing little cottage that's on this  
23 property. From what we gather it was  
24 built about 1900. It's 753 square feet  
25 currently.

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1                   And we included some plans in  
2                   your submittal. What we see is that  
3                   originally this was a one-room deep  
4                   cottage here with a front porch and a  
5                   porch, a rear porch on that east elevation  
6                   overlooking the yard. At some point that  
7                   rear porch was filled in, not very nicely,  
8                   the elevation on this east side is a  
9                   little mixed up.

10                   The owners would like to make  
11                   this a little bit more appealing. By  
12                   adding about a hundred square feet of  
13                   heated space by adding a wraparound porch  
14                   on that east elevation, you can see what  
15                   that does for the elevation there.

16                   When they brought that request  
17                   to us and we investigated it, we had to go  
18                   to Kent and have a discussion with him as  
19                   well as with Larry Dodds, one of the town  
20                   attorneys, to see what could or could not  
21                   be done with the second structure.

22                   They informed us that if the  
23                   house, if the cottage was deemed historic,  
24                   you can add on to it. As it stands,  
25                   nothing can be done to the cottage.

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1                   So I looked through the zoning  
2                   ordinance, looked through section 21-94  
3                   that gives the criteria for placing  
4                   something on the historic list, and  
5                   certainly this little cottage meets at  
6                   least one of those.

7                   As well we thought if another  
8                   owner had purchased this property and  
9                   brought that cottage before you to be  
10                  demolished, I feel certain that that  
11                  request would have been met with some  
12                  opposition as well as a sense of loss had  
13                  it been approved to be demolished.

14                  And so at this point we'd like  
15                  to request that the board study this  
16                  cottage to have it be included on the list  
17                  as a tradition island resource. We didn't  
18                  want to bring that request to you without  
19                  you having some idea of what the owners  
20                  would like to do with it if in fact it is  
21                  put on the list.

22                  Again, if you study it and next  
23                  month determine that it's on the list, we  
24                  will have to come back with you and have  
25                  any plans with what we might do to it

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1 approved by this board.

2 And so if I can wrap up a little  
3 bit, what we'd like to have today is final  
4 approval on the reductions in scope and  
5 the nature of this property and the house  
6 here so that the owners can begin to move  
7 forward getting this thing cleaned up and  
8 under construction and dried in. And we  
9 would like to request that the board study  
10 the cottage to be placed on the historic  
11 list as a traditional island resource.

12 CHAIRMAN ILDETON: Is there any  
13 public comment?

14 Yes, sir.

15 TIM REESE: Tim Reese, 305 Station  
16 20. I'm really the only neighbor in that  
17 block and I met Mr. Zoukis and he talked  
18 to me about this project.

19 I know it sounds very good  
20 compared to where we are right now. I  
21 caught my boys down there playing in it,  
22 it's pretty dangerous, and it would be  
23 nice if we can get something going on that  
24 because it a danger and also an eyesore to  
25 that little block right there.

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1 I think his intentions of moving  
2 it back will definitely soften the look of  
3 the height of it. And he asked me just to  
4 come in and say whether I liked it or not,  
5 you know, Fran and I talked about it, we  
6 talked, looks like it really could help  
7 benefit our block.

8 CHAIRMAN ILDERTON: Any other public  
9 comment?

10 (No response.)

11 CHAIRMAN ILDERTON: Public comment  
12 section's closed.

13 Kent, Randy, anything to add?

14 MR. PRAUSE: It's a lot for you all  
15 to take in and it was a lot for me to try  
16 and figure it out and I'm not sure that I  
17 still have, but.

18 The smaller building can't be  
19 made bigger unless you all determine that  
20 it's -- put it on the list, for lack of a  
21 better term.

22 The other aspects of it, as long  
23 as they meet the current requirements,  
24 they would be able to do it.

25 There's a question of, this

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1 thing got permitted under the old chapter  
2 21 provisions and they had two years to  
3 get it built. And that's up in November.  
4 So it would be difficult to accomplish all  
5 of this by then. And then what, we just  
6 put a stop work order on it and say, well,  
7 you got to quit 'cause your two-year time  
8 limit's run out and I guess they'll be  
9 going to the board of zoning appeals  
10 asking for relief from that requirement.

11 But I guess from that  
12 perspective it would be better for them to  
13 just make it compatible with the current  
14 requirements which I think is what's  
15 intended.

16 LANE NELSON: In every regard except  
17 the principle building coverage which, if  
18 that's the case, and we can meet the new  
19 zoning ordinance, we'd be requesting five  
20 percent relief.

21 MR. PRAUSE: Which is within your  
22 authority to grant the modification. So  
23 it's key, I guess, key to accomplishing  
24 everything they want to do for this  
25 cottage to be put on the list. And how

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1           that plays into what kind of approval  
2           you're going to give right now, I'm not  
3           certain.

4           CHAIRMAN ILDERTON: Right.

5                     Do you have anything to add?

6           MR. ROBINSON: No.

7           CHAIRMAN ILDERTON: All right.

8                     Duke, what do you think?

9           MR. WRIGHT: I'm fine with it.

10                    Betty, you had a question  
11           earlier. I don't have any.

12           CHAIRMAN ILDERTON: You okay?

13           MR. WRIGHT: Yeah.

14           CHAIRMAN ILDERTON: I'm okay with it  
15           also.

16                     Yes, Betty.

17           MS. HARMON: Just hold on.

18           November 2005.

19           MR. WRIGHT: -- four.

20           MS. HARMON: 2004, excuse me.

21           MR. WRIGHT: They came to the board  
22           in 2004.

23           MS. HARMON: And it lists here what  
24           we approved which was approve the gazebo  
25           and the porch at a later time, approve the

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1 pool when ready, approve, approval of the  
2 siding, that the vinyl windows match the  
3 existing clad windows.

4 And you're not doing the railing  
5 now, the solid railing, so that's out of  
6 the picture. Okay. Then you've added on  
7 that extra side.

8 LANE NELSON: Previous owners did,  
9 yes.

10 MS. HARMON: And the BZA said that  
11 you had to tear down that addition, that  
12 wasn't on the original permit, and that  
13 you had to lift the building to the bare  
14 minimum and, condition approved by the  
15 board that is required that the zoning  
16 administrator be overruled. Okay.

17 Mrs. Jeffords be allowed to  
18 build in accordance with the original  
19 permit which does not include the  
20 offending addition.

21 Now, is that offending addition  
22 still in there?

23 LANE NELSON: That is in here as one  
24 of the changes that we've made to it. The  
25 board of zoning appeals -- the Jeffords,

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1 the previous owners, built that without  
2 having had a permit for it. Actually it  
3 was part of the original design that the  
4 DRB approved. They approved that porch  
5 being added. We took --

6 MS. HARMON: Not the porch, the  
7 add-on.

8 LANE NELSON: Right. It's -- the  
9 add-on is a porch, it's this little, this  
10 little spot here where the porch wraps  
11 around.

12 We submitted that originally and  
13 the DRB approved that design. We took  
14 that out of the project, we took it away  
15 because we were fast approaching the  
16 50 percent rule and it was a way to take  
17 money out of the project.

18 So what we submitted to the town  
19 for a permit did not include that. The  
20 owners went ahead and began construction  
21 on it anyway.

22 Randy noticed it and stopped  
23 work on the project, said that they'd  
24 exceeded the 50 percent rule, and they  
25 were now going to have to raise it, go

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1 before the board of zoning appeals to be  
2 allowed to raise it, come to the DRB and  
3 get approval to raise it, so they did  
4 those things.

5 As I understand it, the board of  
6 zoning appeals, as a reprimand to the  
7 previous owners for having done something  
8 which they were not granted a permit to  
9 do, told them, well, you don't get to keep  
10 it now, you know, it's one of those ask  
11 for an apology later kind of situations.

12 So as we understood it, that's a  
13 reprimand. It was a design that was  
14 presented and approved by the DRB as far  
15 as the design was concerned.

16 And I'd hate to see the  
17 reprimand transfer to the new owners who  
18 are trying to do the right thing with the  
19 property. But it's here and it's shown on  
20 the drawings, you'll see the difference in  
21 the elevation here and here, what was  
22 presented when they had to take that off  
23 for the board of zoning appeals.

24 MS. HARMON: My personal feeling is  
25 that we should not overrule the BZA on

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1           that, that's my personal, 'cause if we do,  
2           I mean, you can take some things from the  
3           old application and then apply different  
4           rules for different things and I think  
5           that this is something that would be not  
6           the right thing for us to do would be to  
7           overrule the BZA.

8                   LANE NELSON: Can I ask a question to  
9           Kent and Randy, I'm not sure, does the  
10          board of zoning appeals' ruling convey  
11          with the property or with the owner?

12                   MR. PRAUSE: Goes with the property.

13                   LANE NELSON: So in essence they  
14          would not be allowed, if they were  
15          reprimanded, if the previous owner was  
16          reprimanded and told that they could not  
17          build this, they legally would not be able  
18          to build it? It would hold true with this  
19          property? I didn't understand that to be  
20          true, so.

21                   MR. MCCULLOUGH: Would probably  
22          depend on the way the order was written or  
23          opinion was written as to whether or not  
24          it was a specific intention to be a  
25          reprimand or if it was an intent to

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1 somewhat limit the scope of design.

2 MS. HARMON: Would you like to read  
3 the --

4 MR. MCCULLOUGH: Sure.

5 MR. CRAVER: I guess the question I  
6 would have is do we have the power to  
7 allow it to be to be done even though the  
8 zoning board of appeals has made that --

9 MS. HARMON: I don't think we do.

10 MR. CRAVER: I don't know that we  
11 don't.

12 MS. HARMON: I don't know that we do  
13 either.

14 MR. CRAVER: 'Cause if we do, then we  
15 can consider it; if we don't have the  
16 power, it's sort of a moot point.

17 MR. MCCULLOUGH: I think at this  
18 point the motion that was made doesn't say  
19 anything as to why it was being removed,  
20 it just says tear it down, and conditioned  
21 approval, lifting of the house to a bare  
22 minimum, and based on those two things,  
23 they overruled the zoning administrator's  
24 decision.

25 I tend to agree with you at this

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1 point unless there's some clarification to  
2 go back in front of the BZA to explain it.  
3 I think based on this, it says it was a  
4 requirement for their approval.

5 LANE NELSON: State that it was the  
6 offending porch or something along those  
7 lines or nothing in that regard?

8 MR. CRAVER: So this was the BZA  
9 approval for allowing it to be raised?

10 MS. HARMON: Yes.

11 MR. CRAVER: So this was part of what  
12 they said in the order allowing it to be  
13 raised. Right. I'll read it, it says  
14 motion was made by Alice Paylor, seconded  
15 by Jimmy Hiers, conditioned on Mr. and  
16 Mrs. Jeffords tearing down the addition  
17 that was not on the original permit and  
18 conditioned on their limiting lifting of  
19 the house to the bare minimum required  
20 under the flood zone ordinance and  
21 conditioned on approval by the design and  
22 review board that is required that the  
23 zoning administrator's decision be affable  
24 and that under 21-151(b)(2) Mr. and Mrs.  
25 Jeffords be allowed to build in accordance

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1 with their original permit which does not  
2 include the offending addition.

3 MS. HARMON: And then in July 2006  
4 when you came before the board you said  
5 you were asking for a certificate of  
6 appropriateness for three items and they  
7 require -- that you were now required to  
8 do.

9 One was elevate the structure  
10 approximately 4.2 feet; two, remove a  
11 portion of the front porch; and three,  
12 install an open rather than closed railing  
13 for the front porch.

14 So you asked for a certificate  
15 of appropriateness --

16 LANE NELSON: Exactly. It was  
17 required by the other owner, I just didn't  
18 understand that the new owner would be  
19 held to that same, what I had assumed was  
20 a penalty.

21 MS. HARMON: So that's what we gave  
22 you a certificate of appropriateness for.

23 LANE NELSON: Correct. The previous  
24 owner.

25 MR. CRAVER: I don't think it would

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1 stop you from going back to the board of  
2 zoning appeals --

3 LANE NELSON: If they want to keep  
4 that porch, we need to go back to the  
5 board of zoning appeals and ask them to --

6 MR. MCCULLOUGH: I think at this  
7 point these folks are in an uncomfortable  
8 spot because the BZA has made a decision,  
9 and based on this, it was just part of  
10 their decision to remove that.

11 And I think it's probably safe  
12 for these folks to make the BZA make that  
13 call.

14 LANE NELSON: Would the best thing to  
15 do be to defer this until we get --

16 MR. MCCULLOUGH: Other than that one  
17 particular item, I don't know if we can  
18 approve it with modification which would  
19 be, you know, make a condition that that  
20 particular item be removed until it's  
21 approved by the BZA.

22 MR. CRAVER: I guess one question I  
23 would have to avoid going around in  
24 circles is that I'd hate for it to go to  
25 the BZA and have them say, well, we don't

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1           have a problem if the design review board  
2           says it's okay with them. And I don't  
3           have a problem with it as long as we don't  
4           run afoul with the BZA.

5                   CHAIRMAN ILDERTON: Well, let's just  
6           approve it on the condition that they  
7           approve it, same way as we approve the  
8           staff review or whatever that we --

9                   UNIDENTIFIED SPEAKER: Contingent on.

10                   CHAIRMAN ILDERTON: Yeah, contingent  
11          on. Because it's definitely going to make  
12          the house look a lot better and something  
13          sure as heck needs to be done to that poor  
14          house. It's a real shame.

15                   MR. CRAVER: It does look good, I  
16          mean, the porch helps it.

17                   MR. REINHARD: Still in discussion?

18                   CHAIRMAN ILDERTON: Yes.

19                   MR. REINHARD: Rarely do you have an  
20          opportunity to go back and make something  
21          better. Was a fluke that it got stopped.  
22          But clearly the new design is  
23          significantly better and is more in  
24          keeping with the ordinance which is  
25          something that I always like to look at.

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1                   And you know, you could, if you  
2                   want, you could call this rescue  
3                   architecture, start a whole new business.

4                   I think we should consider it  
5                   for approval contingent on BZA approval  
6                   and I would make such a motion.

7                   MR. CRAVER: I'll second it.

8                   CHAIRMAN ILDERTON: All right.

9                   Discussion?

10                  (No response.)

11                  CHAIRMAN ILDERTON: Can we later on  
12                  make another motion to put that on the  
13                  historical list, this cottage, or not?  
14                  Can we do that as far as this part of the  
15                  discussion?

16                  MR. REINHARD: I'd kind of like to  
17                  find out what BZA says before we deal with  
18                  the cottage.

19                  MS. HARMON: I'd agree.

20                  MR. CRAVER: I think also that it  
21                  wouldn't hurt for us to individually just  
22                  all go take a look at it.

23                  CHAIRMAN ILDERTON: Is it because  
24                  it's not on the historical list, can it be  
25                  demolished tomorrow?

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1 MR. PRAUSE: Sure.

2 CHAIRMAN ILDERTON: Right, okay, I  
3 just want to make that point because that  
4 law got beat down so I want to make that  
5 point, that it could be demolished, not  
6 that they're threatening that, but that  
7 could be demolished tomorrow. It's not on  
8 the historical list, I understand, right.

9 MR. ROBINSON: It is in the historic  
10 district.

11 CHAIRMAN ILDERTON: If it's in the  
12 historic district, it's got to come before  
13 us. Great. Super.

14 All right. Any more discussion?  
15 (No response.)

16 CHAIRMAN ILDERTON: Everybody in  
17 favor of the motion?  
18 (Ayes.)

19 CHAIRMAN ILDERTON: Great. Anybody  
20 opposed?  
21 (No response.)

22 CHAIRMAN ILDERTON: Great.

23 2101 Pettigrew, the Lewis  
24 residence. Back yet again.

25 MR. HERLONG: I recuse myself again.

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1 CHAIRMAN ILDERTON: I thought you

2 would. All right.

3 Kent?

4 MR. PRAUSE: This one's been before  
5 you on several times before that included  
6 scope of work for final approval with the  
7 request for modifications on the side  
8 setback and principle building coverage  
9 and impervious coverage.

10 It is for final approval.

11 CHAIRMAN ILDERTON: Great. Thank  
12 you.

13 LANE NELSON: Lane Nelson again,  
14 Herlong Architects, for the Lewises. As  
15 we all know, we brought this to the board  
16 for final approval last month and received  
17 a request from the board to reduce the  
18 principle building square footage to --  
19 into compliance with the new zoning  
20 ordinance and to have a conversation with  
21 the neighbors to see if we needed to allay  
22 any of their concerns. And so we are here  
23 again for final approval after having done  
24 that.

25 Real quickly, you've all seen

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1           this a great deal. To let you know how he  
2           studied this and pulled the heated square  
3           footage out of it, as you know, the  
4           existing house is what it is and we  
5           couldn't take it out of that so we needed  
6           to pull it out of the addition.

7                         And what we did here was take  
8           the width of the addition and reduce it by  
9           ten feet and bring in the upstairs walls  
10          accordingly and brought the heated square  
11          footage into compliance with the zoning  
12          ordinance.

13                        Once we got the plan reduced to  
14          the size that we had been asked to reduce,  
15          we had to begin to study the elevations.  
16          Once we brought that in, what we created  
17          was second floor walls that stacked above  
18          the first floor walls.

19                        And while that's easier and less  
20          expensive structurally, what it was doing  
21          was creating a much more boxy exterior  
22          elevation on that ocean side than we had  
23          previously had, something we didn't feel  
24          was as compatible with the homes on that  
25          strip as what we had proposed.

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1                   And so what we did to try and  
2                   fix that was take this ocean side porch  
3                   and allow it to wrap around these sides.

4                   What that allowed us to do was  
5                   maintain this lower roofline here and that  
6                   kind of diminishing scale of the second  
7                   floor and we feel that it blends in  
8                   beautifully with the homes that are on  
9                   that stretch of beach.

10                  And once we adjusted the  
11                  elevations, you'll see here the porch roof  
12                  still running around and now it's porch on  
13                  this side. We have made as small a  
14                  wraparound porch as we could and  
15                  maintained the roofline.

16                  But what you'll see is that  
17                  instead of the heated square footage that  
18                  we have there, we've now covered it with  
19                  porch. And so while we reduced the heated  
20                  square feet of the house into compliance,  
21                  we didn't have a big effect on the  
22                  impervious coverage and the principle  
23                  building coverage. And so we are still in  
24                  need of relief on those two items.

25                  The principle building coverage,

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1 I believe we need 314 square feet or  
2 13 percent, and the impervious coverage,  
3 we would need four percent of your  
4 allowable 50 percent exemption.

5 Once we got this established as  
6 the plan that met the square footage we'd  
7 been requested to do and we felt that the  
8 elevations were very in keeping with the  
9 neighborhood, we went about contacting the  
10 neighbors.

11 A few of them talked with us, a  
12 few of them we contacted, I believe we  
13 talked to five neighbors in all over the  
14 course of the past few weeks and the  
15 majority of them gave us very favorable  
16 responses to what we were doing with the  
17 property.

18 MS. HARMON: Now, is this along  
19 that --

20 LANE NELSON: That stretch of beach  
21 on Pettigrew, the one that we discussed  
22 last month. And I'm hoping that the  
23 neighbors are here and willing to speak in  
24 the public comments portion of the  
25 presentation.

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1                   And so we are requesting final  
2                   approval for the drawings as submitted  
3                   with the relief that we have requested in  
4                   the our submittal.

5                   CHAIRMAN ILDERTON: All right. Is  
6                   there any public comment on the  
7                   application? I've got a letter from the  
8                   neighbor, says subject, Lewis property,  
9                   2101 Pettigrew. We have seen the recent  
10                  iterations of the design for the above  
11                  property. We have no objections to the  
12                  design and look forward to welcoming the  
13                  Lewis family to our street and Sullivan's  
14                  Island. Chauncey and Cheryl Park.

15                  Public comment section is  
16                  closed.

17                  Kent, Randy, anything to add?

18                  MR. PRAUSE: I don't have anything.

19                  MR. ROBINSON: I don't have anything  
20                  either.

21                  CHAIRMAN ILDERTON: Board? What do  
22                  we think?

23                  Yes, sir.

24                  MR. REINHARD: Question. The double  
25                  doors that open onto the new wraparound

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1 porches both to the east and west --

2 LANE NELSON: These?

3 MR. REINHARD: Um-hum.

4 LANE NELSON: Those were in the last,  
5 and these porches were in the last  
6 submittal.

7 MR. REINHARD: I can't remember  
8 because there's no floor plan on the  
9 existing house, what do those doors go  
10 into?

11 LANE NELSON: Actually we haven't  
12 completely figured all of this out. I  
13 believe this is going into their office  
14 and I know that this is going into their  
15 master bedroom.

16 MR. REINHARD: Great. So you can  
17 walk right out on the porch right on down  
18 the steps without having to go through the  
19 house. That's terrific. Thanks.

20 CHAIRMAN ILDERTON: Do I hear a  
21 motion?

22 MR. WRIGHT: I think it's a very good  
23 design, talked about it last time. I move  
24 it be approved to submit it.

25 CHAIRMAN ILDERTON: Second.

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1 MR. CRAVER: I'll second it.

2 CHAIRMAN ILDERTON: Discussion.

3 MS. EWING: I would just like to say  
4 thank you very much 'cause I got some of  
5 the calls from the neighbors and I really  
6 appreciate that you took the time to meet  
7 with them because it made a difference.

8 LANE NELSON: Thanks.

9 MS. HARMON: You've done a very good  
10 job on that.

11 CHAIRMAN ILDERTON: Everybody in  
12 favor?

13 (Ayes.)

14 CHAIRMAN ILDERTON: Everybody  
15 opposed?

16 (No response.)

17 CHAIRMAN ILDERTON: Thank you.

18 1856 Central Avenue, Clowney  
19 Residence, new construction.

20 Kent, what do you think?

21 MR. PRAUSE: It's a request for  
22 conceptual approval, apparently to build  
23 another house on the lot with an existing  
24 house of 932 square feet.

25 They are asking for some relief

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1 in the way of modifications for the  
2 principle building coverage, impervious  
3 coverage and principle building square  
4 footage as delineated on their submittal.

5 They are also --

6 JUSTIN FERRICK: Actually that --  
7 we're not allowed to ask for any relief so  
8 that's --

9 MR. PRAUSE: Oh, excuse me, you're  
10 right, 'cause it has two houses. Proposed  
11 adjustments to standard -- just to  
12 principal building front facade and that's  
13 it.

14 CHAIRMAN ILDERTON: Thank you, sir.

15 Yes, sir, applicant?

16 MR. CLOWNEY: I'm Beau Clowney.  
17 This, I don't know if you're familiar with  
18 this piece of property, it's kind of a  
19 made-to-order situation where we're not  
20 taking any trees out or anything, it's a  
21 great corner lot with a really nice little  
22 historic cottage tucked right to the side  
23 of the property.

24 So in thinking about how we  
25 would design something here, we really

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1 wanted to take advantage of breezes,  
2 obviously, but also really highlight that  
3 corner situation.

4 So, looking at all of the great  
5 things to choose from on Sullivan's Island  
6 and just in the south in general, I really  
7 kept coming back to this very classic  
8 colonial twin pavilion arrangement with  
9 the great hall, sort of great room with a  
10 wraparound porch.

11 And really what I'd like you to  
12 do 'cause these drawings are tough, if you  
13 would go to the second floor plan, you can  
14 see exactly what I'm trying to do.

15 We really wanted to try to do  
16 something that was very pure and very  
17 authentic in terms of the scale of the  
18 house that would emulate a Sullivan's  
19 Island cottage with these twin pavilions  
20 and have the wraparound porches but yet  
21 still the main body of that old dwelling,  
22 if you will, still be in scale with the  
23 way some of the houses were originally  
24 configured.

25 So if you go to the second floor

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1 plan you can see that basically there's a  
2 link between the main dwelling and the new  
3 piece, if you want to think about it like  
4 that.

5 So obviously all of the things  
6 that we're doing here are reminiscent of  
7 the island in terms of their materials,  
8 true and authentic use of shutters, the  
9 dining room on the back side with the  
10 porch that would be enclosed, and that's  
11 it.

12 It's a 2700 square-foot house,  
13 the little cottage is 9,000 -- 936, I  
14 believe. Keeping it simple.

15 CHAIRMAN ILDERTON: All right.

16 JUSTIN FERRICK: The only thing I  
17 would add is that obviously this has to go  
18 before the board of zoning appeals to get  
19 the special exception to be able to build  
20 a secondary structure on the property.

21 So what we're asking for is  
22 whether what we're presenting now fits the  
23 height scale and mass neighborhood  
24 compatibility test.

25 CHAIRMAN ILDERTON: All right. Thank

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1           you.

2                           Is there any public comment on  
3           this application?

4           (No response.)

5                           CHAIRMAN ILDERTON: Public comment  
6           section's closed.

7                           Kent, Randy do we have anything  
8           to add, difficulties?

9                           MR. PRAUSE: This for conceptual?

10                          CHAIRMAN ILDERTON: Right.

11                          MR. PRAUSE: The only comment that  
12           I'll have, and this is just more or less  
13           for their edification or their knowledge,  
14           is that, remember Jose Biosco Chay  
15           (phonetic) has been here a number of times  
16           trying to get something figured out on  
17           putting a second house on the lot he's  
18           been dealing with and the board of zoning  
19           appeals, at least in his instance, they  
20           deadlocked three to three with one of the  
21           members abstaining to a property line  
22           dispute that wouldn't happen here.

23                          But they seemed concerned that  
24           it only received a conceptual approval. I  
25           guess even in that situation it was just,

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1 not even a design but just to allow a  
2 second house to be on the lot.

3 So maybe with a house design and  
4 no property line dispute, they'll be  
5 sympathetic to you all and approve it.  
6 But I just wanted to alert you to that.

7 CHAIRMAN ILDERTON: Correct. Thank  
8 you.

9 Randy?

10 MR. ROBINSON: The one thing that I  
11 want to point out is, and I know you all  
12 have been by this house, the house is very  
13 low to the ground. This house is ten or  
14 five feet to the first floor system.  
15 Maybe it could be reduced some.

16 CHAIRMAN ILDERTON: All right. Duke,  
17 what do you think?

18 MR. WRIGHT: I like the design very  
19 much but I agree with what Randy just  
20 said, I need the profile of the house. I  
21 don't know if you can reduce it any  
22 without affecting the design.

23 But I don't think I would turn  
24 it down or disapprove it based on that. I  
25 was concerned walking around that area, it

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1 is very low, particularly a couple of them  
2 across Station 19, and --

3 MR. CLOWNEY: In particular this  
4 portion right here will always, will be  
5 more of a one and a half story piece as it  
6 meets the public ground. The reason we  
7 have it that way is we have the eight feet  
8 sea system in that three-foot cavity.

9 MR. WRIGHT: Right. Is that a  
10 to-scale drawing on the top left?

11 MR. CLOWNEY: Yes, it is. Actually  
12 what this little cottage here, it was  
13 originally a one-room military barrack  
14 with a wraparound porch and it's just been  
15 added onto over the years by the family.

16 MR. WRIGHT: Wouldn't want to dwarf  
17 or overwhelm the neighborhood but it's a  
18 great design.

19 CHAIRMAN ILBERTON: Yes, sir.

20 MR. REINHARD: The Central Avenue  
21 elevation, the base flood elevation is  
22 shown as seven and a half feet, and the  
23 first floor, I guess the finished floor  
24 elevation is ten and a half feet, it's a  
25 three-foot difference.

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1 Does that mean that it's  
2 possible to lower the structure a little  
3 bit to diminish the hover factor?

4 MR. CLOWNEY: Sure, sure, that's one  
5 of these things we deal with with Pat and  
6 Michael Bailey and those guys all the  
7 time. We've got so much that we're trying  
8 to fit in there in terms of, we have to  
9 have the floor system.

10 JUSTIN FERRICK: We have to have room  
11 for the duct, either we have to get the  
12 duct in the floor system or it has to go  
13 underneath the house. So we could lower  
14 it down.

15 MR. CLOWNEY: We could lower it and,  
16 obviously, if we got approval on this,  
17 that would be something that we would love  
18 to come back to you and we would certainly  
19 study that.

20 CHAIRMAN ILBERTON: I'm sympathetic  
21 to difficulty in getting the mechanical  
22 under there but also I'm sympathetic that  
23 generally vehicles detract from houses in  
24 most cases, that is, vehicles parked  
25 outside and around and not under the

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1 house. I think when you can get a vehicle  
2 or vehicles underneath the house, the  
3 house can speak more to itself and more on  
4 a human scale.

5 I think vehicles generally  
6 detract, parked, and then when you lower  
7 it, you can't get the vehicle underneath  
8 it. And so I think that's a difficulty in  
9 itself. But I personally wouldn't have a  
10 problem with it.

11 JUSTIN FERRICK: One of the other  
12 points too is that that distance is from  
13 the finished floor to flood so you're  
14 really only talking about, depending on  
15 how thick the floor system is, you're  
16 talking about essentially enough room to  
17 just run the ductwork which would be  
18 somewhere in the 18 to 20-inch difference.  
19 So we could potentially lower it down but  
20 then we'd have to --

21 MR. REINHARD: The ductwork doesn't  
22 run everywhere under the house. I'm  
23 talking about your main ductwork, I'm not  
24 talking about your six-inch branches.

25 MR. CLOWNEY: Exactly.

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1 MR. REINHARD: Good. Thanks.

2 MR. HERLONG: I think the design  
3 solution is excellent and you've broken  
4 the scale of it down. I agree with Fred,  
5 the height, and Duke, the height is a bit  
6 of a concern.

7 And you clearly have ways you  
8 can reduce that height. You can put that  
9 mechanical system, it shouldn't be down in  
10 that garage area anyway, you ought to get  
11 it up within the heated envelope.

12 And you could probably reduce  
13 it, well, you've got to get car parking in  
14 there, that's the only thing, say an eight  
15 and a half foot ceiling, you could have a  
16 nine and a half-foot floor, you could  
17 reduce it to flood.

18 But you could also drop your  
19 water table, not drop the floor system at  
20 all, just drop the skirt of the house down  
21 so the whole house comes down visually.  
22 It's the same thing.

23 MR. CLOWNEY: Sure.

24 MR. HERLONG: But what I also see,  
25 you've got a one-story section right on

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1 the corner that is as compatible as you  
2 can get with an existing structure just  
3 below flood. And then only at the rear of  
4 the property, from the approach anyway,  
5 the north side is the two-story section  
6 which is least visible from the general  
7 neighborhood. So I think that's an  
8 excellent, beautiful solution.

9 MR. REINHARD: And you know, just  
10 down the street there's a yellow Lotus and  
11 it's only this tall.

12 MR. CLOWNEY: That's right.

13 CHAIRMAN ILDERTON: Any other  
14 comments from the board?

15 Yes, sir?

16 MR. CRAVER: I think it's a great  
17 design. This isn't a situation where we'd  
18 want to see him try to put a separate  
19 garage on the property so making sure that  
20 they have the ability to park under the  
21 house but we can't really -- we wouldn't  
22 want to see a separate garage, I think is  
23 important.

24 If you can lower it and  
25 accommodate all the things you got to deal

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1 with under there and still have the  
2 parking, do it, but otherwise I'd approve  
3 it as it is.

4 MS. HARMON: I think it's very  
5 compatible, the new drawing application to  
6 the old house. I do think it's too high.  
7 Just doesn't meet neighborhood  
8 compatibility for me.

9 CHAIRMAN ILDERTON: Cyndy, would you  
10 like to kick in anything?

11 MS. EWING: Are we on conceptual?

12 CHAIRMAN ILDERTON: Yes.

13 MS. EWING: Yeah, no, same thing that  
14 every --

15 CHAIRMAN ILDERTON: Do I hear a  
16 motion then?

17 MR. CRAVER: Move to give conceptual  
18 approval to the plans.

19 MR. REINHARD: I second.

20 CHAIRMAN ILDERTON: Discussion?

21 (No response.)

22 CHAIRMAN ILDERTON: Everybody in  
23 favor?

24 (Ayes.)

25 CHAIRMAN ILDERTON: Opposed?

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1 (No response.)

2 CHAIRMAN ILDERTON: Thank you, sir.

3 MR. CLOWNEY: Thank you.

4 CHAIRMAN ILDERTON: All right.

5 Moving right along. 1801 I'On/200 Station

6 18, Harris residence.

7 Kent, what do you think of this

8 one?

9 MR. PRAUSE: Demolition, new

10 construction, in the district. Just one

11 house being torn down or both?

12 JUSTIN FERRICK: The non historic non

13 conforming structure.

14 MR. PRAUSE: Well, since it's in the

15 district, since they're putting another

16 house on the lot, tearing the one house

17 down renders it from a non conforming use

18 to, I guess, a situation where they can

19 build a principle dwelling on it and have

20 an existing accessory cottage that is

21 listed as contributive but it's under --

22 it's within whatever the parameter is that

23 you all are allowed to put second houses

24 on lots, not necessarily 1200 square feet

25 and more.

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1                   But they have to add the two of  
2                   them together, and as they pointed out  
3                   previously, you can't give them any  
4                   modifications with two houses on one lot  
5                   with respect to principle building  
6                   coverage or impervious coverage or square  
7                   footage.

8                   But they are asking for an  
9                   adjustment to the principle building front  
10                  facade; is that correct?

11                  JUSTIN FERRICK: No.

12                  MR. PRAUSE: Total allowed  
13                  adjustment, standard. Maybe I'm just  
14                  confused by the form.

15                  MR. CLOWNEY: Just like the last one.

16                  JUSTIN FERRICK: We're not asking for  
17                  any variances. I'm sorry if there's  
18                  confusion on the way the form was filled  
19                  out.

20                  MR. PRAUSE: All right. So that's  
21                  why it's here.

22                  CHAIRMAN ILBERTON: Thank you.

23                  Yes, sir.

24                  JUSTIN FERRICK: I'm going to do a  
25                  quick overview of the project and the

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1 property. We originally came before you a  
2 year ago, there were the same -- there  
3 currently are two houses on the property.

4 At that point in time we  
5 determined that the smaller cottage that  
6 everybody likes and is part of Sullivan's  
7 Island, is a historic structure.

8 We did want to raise that  
9 structure, we went through that a year  
10 ago, and since time a wonderful small  
11 addition has been added to that and it's  
12 been restored according to the 50 percent  
13 rule and it's it turned out very nicely.

14 The existing house, it was  
15 always the intention to have the other  
16 house torn down with the idea of keeping  
17 the smaller structure as the subservient  
18 structure on the property. And so this is  
19 the second leg to that.

20 And the board had voted to sort  
21 of support that path a year ago. So we're  
22 sort of following through with this at  
23 this point.

24 Quickly, we are obviously, this  
25 again has to go before the board of zoning

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1 appeals so this again is a question of is  
2 it compatible with the neighborhood and  
3 with the existing cottage on the property,  
4 at which time, once you get zoning  
5 approval, then we would come back to you  
6 for final approval and we'd have all our  
7 approvals in place before the other house  
8 is torn down and this would be built, so.

9 CHAIRMAN ILDERTON: Great.

10 MR. CLOWNEY: The only thing I'll add  
11 to that is just in terms of the concept of  
12 the design and the placement of it, again,  
13 we have a corner situation where we've  
14 taken the corner situation, actually even  
15 from the client's perspective, they really  
16 wanted that from this side, not to have  
17 any dormers on this side so that that roof  
18 would go away so it would feel lower to  
19 the ground and that there would be more of  
20 a one-story feel as you view the house  
21 from the more public realm.

22 And just like with the last  
23 design, the new house is here, the cottage  
24 is here, been working with Sheila Wertimer  
25 and we've got this nice design for the

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1 garden, classic design features, more of  
2 an L-shaped house so that all of the rooms  
3 get light and air and ventilation from all  
4 sides, and again, the same sort of  
5 articulation of the materials and  
6 rooflines.

7 CHAIRMAN ILDERTON: Great. Thank  
8 you.

9 Public comment?

10 (No response.)

11 CHAIRMAN ILDERTON: Public comment  
12 section's closed.

13 Kent, Randy, anything to add?

14 (No response.)

15 CHAIRMAN ILDERTON: All right.  
16 Board?

17 MR. CRAVER: How many square feet is  
18 it?

19 MR. CLOWNEY: Just shy of 3,000, like  
20 2960, I think.

21 MR. CRAVER: From an elevation  
22 standpoint, right across the street  
23 there's another house that is an elevated  
24 house.

25 JUSTIN FERRICK: It sits on a bluff.

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1 MR. CLOWNEY: It's kind of mixed all  
2 around in there. We kind of feel like we  
3 rescued, saved this one's life.

4 MR. CRAVER: You all did a great job  
5 on that, I think it looks good. I think  
6 it fits the neighborhood compatibility.  
7 The house across the street, the house  
8 sort of catty-cornered on the same side of  
9 the street, I guess it's the older house  
10 that's next to the Coast Guard that's an  
11 elevated house.

12 MR. CLOWNEY: Right. Sits back.

13 MR. CRAVER: Hal Perry's house is  
14 across the street, it's up on the --

15 MS. HARMON: -- on the mound.

16 MR. CRAVER: Blanchard's house isn't  
17 big but there are other houses that are  
18 elevated in that area, so.

19 I think it's, again, you've done  
20 a good job of coming up with something  
21 that works, in my opinion. I'd approve  
22 it, give it conceptual approval.

23 CHAIRMAN ILDETON: Yes, sir.

24 MR. REINHARD: I think that house as  
25 designed will provide a very nice anchor

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1 to that corner. It's kind of where I'On  
2 Ts into Station 18 and you have two arrows  
3 that go each way and always looked, this  
4 older house, other house, I should say,  
5 always looked a little lonely there. This  
6 will do a good job of filling that out.  
7 Good design.

8 MR. HERLONG: I've got a question on  
9 the corner, again, Station 18 corner  
10 you've got sort of a one and a half story  
11 gable, that's sort of a broken gable as it  
12 Ts into the gable on the I'On side, I  
13 guess it is.

14 And you must have some -- was  
15 that sort of a -- what are your ideas  
16 about that sort of broken gable right on  
17 that prominent corner?

18 MR. CLOWNEY: I guess in some ways,  
19 as opposed to doing the pavilion with the  
20 pavilion-shaped roof, we wanted to do  
21 something that was different.

22 And we also were looking at  
23 doing something that had the sort of twin  
24 gable effect but at the same time sort of  
25 departing from that a little bit.

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1 I guess Sullivan's Island is a  
2 great -- has so many great examples of all  
3 these little building parts that have sort  
4 of collided together and I guess that's  
5 sort of an attempt to do something that's  
6 different from that corner.

7 CHAIRMAN ILBERTON: Yes, ma'am.

8 MS. EWING: Steve, that's the one  
9 thing that's driving me crazy.

10 MR. CLOWNEY: I think it will look  
11 great.

12 MS. EWING: Well, you do see it on  
13 the island but more from people that  
14 weren't architects and they were weekend  
15 jobs that people just added some extra  
16 space. And I have a concern about that on  
17 Station 18.

18 And I also have a concern, I do  
19 think that, I understand that you tried to  
20 make it look like one and a half story,  
21 but clearly on the left-hand side of the  
22 house you've got a two-story --

23 MR. CLOWNEY: Over here, right.

24 MS. EWING: Yeah. And this is in the  
25 historic area, and across the street is

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1 one of the most classic ones, one and a  
2 half story homes we have, the Knochs  
3 (phonetic), and I would -- and the Coast  
4 Guard station and going down that street.  
5 I'm just, I don't know, I love, the square  
6 footage is great, it's just that gable  
7 gives me a little pause on that side.

8 CHAIRMAN ILDERTON: I find that  
9 architecture that's predictable is boring  
10 and not very interesting and I don't like  
11 it. And that's what Sullivan's Island is.  
12 Sullivan's Island is a compendium of  
13 surprises and, as fast as they get  
14 obliterated. But if we can add back some  
15 surprises and some interest, I think  
16 that's only a plus.

17 Duke?

18 MR. WRIGHT: I have no problem with  
19 the design at all.

20 CHAIRMAN ILDERTON: Yes, sir.

21 MR. REINHARD: I think it looks more  
22 awkward in the one dimension that we're  
23 looking at it here. With the -- in three  
24 dimension, that gable's set back, I don't  
25 know how, three feet --

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- 1 MR. CLOWNEY: If you look at the  
2 plan, it will explain exactly what you're  
3 saying.
- 4 MR. REINHARD: Three feet?
- 5 MR. CLOWNEY: It's easily three feet.
- 6 MR. REINHARD: That will diminish  
7 what might be perceived as the awkwardness  
8 of it --
- 9 CHAIRMAN ILDERTON: It's a different  
10 facet.
- 11 MR. REINHARD: Facet, thank you for  
12 that word.
- 13 CHAIRMAN ILDERTON: All right. Do I  
14 hear --
- 15 MR. HERLONG: Actually I have no  
16 trouble with it, I just wanted to hear  
17 your explanation for it.
- 18 CHAIRMAN ILDERTON: From one  
19 architect to another.
- 20 MR. REINHARD: It only works with a  
21 single shuttered window.
- 22 MR. CRAVER: I move that we approve,  
23 give conceptual approval to this design.
- 24 MR. REINHARD: Second.
- 25 CHAIRMAN ILDERTON: Discussion?

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1 (No response.)

2 CHAIRMAN ILDERTON: Everyone in  
3 favor?

4 (Hands raised.)

5 CHAIRMAN ILDERTON: Everyone opposed?  
6 (No response.)

7 CHAIRMAN ILDERTON: Thank you.

8 MR. CLOWNEY: Thank you all very  
9 much.

10 CHAIRMAN ILDERTON: Nineteen, 425  
11 Station 22, Scheer residence, design  
12 change.

13 MR. HERLONG: I'm going to recuse  
14 myself from this.

15 CHAIRMAN ILDERTON: Kent, what's  
16 going on with that project?

17 MR. PRAUSE: Seems like it's  
18 languished for awhile.

19 CHAIRMAN ILDERTON: It's just stuck.

20 MR. PRAUSE: But I guess one of the  
21 concerns that I have with it, and perhaps  
22 Randy too, I don't know, it got approved  
23 under the old chapter 21 ordinance  
24 provisions, and as I had explained, the  
25 old chapter 21 ordinance provisions, they

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1 got two years from when they got a  
2 building permit to finish it.

3 The idea was there that would be  
4 ample opportunity for the people to come  
5 and get the plans approved, build it and  
6 be done with it.

7 Randy's informed me, I believe  
8 two years are up in November. So from my  
9 perspective anyways it would be nice to  
10 get it to come into compliance as much as  
11 possible with the current requirements  
12 rather than keep amending it under the old  
13 requirements.

14 And that pertains mainly to, I  
15 guess, the cupula aspect to it because we  
16 don't allow houses that tall anymore with  
17 those cupula features. That's all I have  
18 to say.

19 CHAIRMAN ILDETON: Thank you.

20 Is the applicant here?

21 JOHN MORIARTY: Yes. John Moriarty,  
22 I'm the building representing Jerry  
23 Scheer. I don't know if you know the  
24 history of this, I kind of fell into this  
25 thing back in November right before we

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1 started your tear-down requirement.

2 One of the problems we ran into,  
3 and I'm not here to throw stones, a lot of  
4 the things with the rooflines just don't  
5 match up from a construction standpoint.

6 In other words, you kind of have  
7 three things you sort of build with: You  
8 have foundation structure, cut sections,  
9 elevations. If you go and look at the  
10 elevations, they don't match up with the  
11 cut sections at all.

12 I brought a set of plans. The  
13 front section's basically on the first  
14 floor, nine foot ceilings on the first  
15 floor, ten foot which is very, considered  
16 to be what you'd normally consider in a  
17 house of this size.

18 When you design it out, this is  
19 what I brought in, what we're really  
20 looking for is a roof design, a roof pitch  
21 change because of that.

22 If you go by the cut section,  
23 we're basically in compliance. The  
24 problem is that the elevation itself would  
25 have a second floor floor to ceiling

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1 height of somewhere around seven-foot-two.

2 So somewhere a disconnect  
3 between the cut sections, structure and  
4 elevations, the plans didn't mesh. So  
5 when we built this or started building it,  
6 we came in and we started building the  
7 front sections which were nine foot first  
8 floor, ten-foot second floor, and then it  
9 got up to the roof and I thought I'd lost  
10 my mind.

11 And so I got John Wade in,  
12 finally said to Randy, I said, I can't  
13 figure out what we're doing wrong. The  
14 roof isn't coming in, you have a set  
15 height of 38 feet, you can't go any lower  
16 or higher than that, and then your pitch  
17 is going to be determined by where your  
18 cut section shows your second floor  
19 height.

20 I know you know cut sections and  
21 all that stuff so I don't want to bore you  
22 with some of it. But on the plans in  
23 here -- do I need to show you what it does  
24 show?

25 CHAIRMAN ILBERTON: I guess we need

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1 to get to exactly what we, this board  
2 needs to consider. I mean --

3 JOHN MORIARTY: I just want to show  
4 you the background how we ended up coming  
5 to, the house is not bigger in scale size,  
6 it's strictly just a roof design. I want  
7 to show you why we're doing it.

8 It isn't an arbitrary decision,  
9 it is an architectural decision, it's  
10 really a necessity to meet the structural  
11 and cut sections of this original set of  
12 plans.

13 CHAIRMAN ILDERTON: Okay.

14 JOHN MORIARTY: Is that fair? These  
15 are actually my working set of plans.  
16 Original sheet was A400. It does call out  
17 actually cell numbers as well as heights  
18 which show nine feet for first floor and  
19 ten feet for second floor with an  
20 elongated header system above the rafter.

21 When we got into it and started  
22 looking at the roofline, said something's  
23 not working, we actually dropped that out  
24 to try to bring it back down so it looked  
25 a little bit more like the elevation.

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1                   What we finally came up with,  
2                   knowing that the intent of the project was  
3                   not to have a seven-foot second floor, I  
4                   think everyone would say that's a  
5                   reasonable design criteria, it just  
6                   wouldn't work.

7                   We came back in, I think you  
8                   have the set of plans of the redesign  
9                   group and I actually brought some overlays  
10                  that I had made, the roofline pitch, if  
11                  you kind of compare the two side by side,  
12                  I'm sorry I don't have more than that, and  
13                  I'll overlay them for you, you'll see that  
14                  the roof pitch is less than the elevation.

15                  However, if you go back in the  
16                  set of plans, the roof pitch is actually  
17                  greater than what would be possible by the  
18                  cut section in the structure.

19                  Have I lost everyone now?

20                  MR. CRAVER: Absolutely but keep  
21                  going.

22                  JOHN MORIARTY: Let me back up.

23                  MR. CRAVER: No, that's fine.

24                  JOHN MORIARTY: You kind, you have a  
25                  cut section that shows you what your

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1 elevations are on each floor and you have  
2 a maximum height of 38 feet. So you have  
3 some known points that you have to go to.

4 Taking that into an elevation  
5 where they're not matching up is where the  
6 problem came up. So what we've done is  
7 the same dimension, same exterior, same  
8 height, my floor heights are exactly what  
9 are on the set of plans, it's just that  
10 the second floor would, in theory, be a  
11 seven-foot floor which just doesn't make  
12 any sense at all.

13 MR. WRIGHT: Is this going to change  
14 significantly the exterior appearance of  
15 the house?

16 JOHN MORIARTY: I don't think so.

17 MR. WRIGHT: I can't imagine that it  
18 would.

19 JOHN MORIARTY: We've talked to the  
20 next-door neighbor, he's fine with it, and  
21 CPW.

22 CHAIRMAN ILDERTON: The problem is  
23 the roof is going to get less visible now,  
24 with what we're talking about, I think,  
25 because the wall's going to get taller,

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1           there will be more wall and less roof  
2           visible.

3                   JOHN MORIARTY:  There is going to be  
4           approximately three feet less vertical  
5           roofline.  I've got an overlay of it.

6                   MR. WRIGHT:  That is on the side that  
7           faces the historic house?

8                   JOHN MORIARTY:  The two sides -- and  
9           I'm not saying that all four sides match  
10          up, but the two sides that are most  
11          affected are the Station 22 side which is  
12          the east side and the side that faces the  
13          Stiths' house, the south side.

14                  MR. REINHARD:  What's in the attic?

15                  JOHN MORIARTY:  Nothing.  Although,  
16          different subject, he is looking actually  
17          at getting rid of the gazebo and spiral  
18          staircase.

19                  MR. WRIGHT:  I don't see this as a  
20          significant visual problem --

21                  JOHN MORIARTY:  The dormers are  
22          remaining.

23                  MR. WRIGHT:  -- myself.

24                                 Do you?

25                  CHAIRMAN ILBERTON:  What you're

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1 adding is more vertical walls and less  
2 roofline, okay, that's what you're doing,  
3 to what was originally approved.

4 MS. EWING: So it's going to go from  
5 this pitch to a lower pitch; is that what  
6 you're telling us?

7 JOHN MORIARTY: Yeah, not quit that.  
8 It's going from what really was about an  
9 eight on twelve down to about a five and a  
10 half on twelve.

11 CHAIRMAN ILDERTON: You're saying it  
12 can't be built for the interior use that  
13 the owner wants on the second floor, it  
14 can't be built with the exterior that was  
15 designed.

16 JOHN MORIARTY: That is correct.

17 CHAIRMAN ILDERTON: You're saying  
18 they have to have seven-foot ceilings.

19 JOHN MORIARTY: Seven-foot one or  
20 something like that.

21 CHAIRMAN ILDERTON: On the second  
22 floor, second finished heated floor.

23 MR. REINHARD: So what you do by  
24 raising the walls is gain -- what are you  
25 trying to get, eight feet?

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1 JOHN MORIARTY: We're not really  
2 gaining. Again, in the set of plans we  
3 built the second floor exactly like the  
4 cut section showed, ten-foot second floor.  
5 What we're changing is that the cut  
6 section did not match up with the  
7 elevations.

8 MS. HARMON: So why can't you have  
9 eight-foot ceilings instead of ten.

10 JOHN MORIARTY: Because ten foot is  
11 what's on the cut section, that's sort of  
12 a --

13 MR. CRAVER: Is that already built?

14 JOHN MORIARTY: Yeah.

15 MR. CRAVER: That's the answer is  
16 it's already built. To go back, they'd  
17 have to unbuild it.

18 MS. HARMON: Take the rafters down.

19 JOHN MORIARTY: I'd have to take the  
20 rafters down, take the walls out.

21 MS. HARMON: They're just the outside  
22 walls, I mean, it's not, I mean, it still  
23 just has framing, it's in the framing  
24 stage.

25 JOHN MORIARTY: It is in the framing

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1 stage, yes. Yeah, there's no mechanical.

2 MS. HARMON: Well, I mean, you know,  
3 there are no solid walls in there except  
4 just the outside framing.

5 JOHN MORIARTY: Well, those are  
6 pretty solid walls, all been tied down.  
7 Again, we built to the cut section which  
8 is what most structures --

9 MR. WRIGHT: To me, the real, the  
10 visual aspects of this house are what you  
11 see coming across the causeway and I'm  
12 wondering what that's, what effect that's  
13 going to have on that.

14 CHAIRMAN ILDERTON: The way it's  
15 framed now, from what I'm getting with  
16 this presentation, is the way he wants it  
17 to be framed, is not the way it was  
18 permitted to be framed.

19 JOHN MORIARTY: Unless you go back in  
20 and look at what was permitted and  
21 actually the structure and cut sections.

22 CHAIRMAN ILDERTON: Essentially this  
23 board though reviews, we don't look at cut  
24 sections, we look at elevations and pass  
25 and approve or disapprove elevations

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1           because that's what we're about, we don't  
2           care what's inside, we're not supposed to  
3           address how they use the inside of their  
4           house.

5                     JOHN MORIARTY: The north side which  
6           is the creek side, the bay side, and also  
7           on the west side match up, very little  
8           change at all, it's really just the  
9           Station 22 side and the north side and  
10          south side do not match up height-wise.

11                    CHAIRMAN ILDERTON: Is there any  
12          public comment?

13                             Yes, sir.

14                    JIM HENSHAW: I'm Jim Henshaw,  
15          Herlong Architects, and I want to give you  
16          more of a clarification and a history on  
17          this project than to render a decision on  
18          the design change.

19                             We did some preliminary design  
20          work for Mr. Scheer and this was back in  
21          July, well, we came before the board in  
22          July of '05 with the design that the board  
23          approved based on the elevations primarily  
24          and the board's compatibility.

25                             And if you recall at that time

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1 we were going through a zoning change  
2 about the size of lots permitted -- size  
3 of the house permitted on this lot.

4 And Mr. Scheer asked us to rush  
5 a set of permits so we could get permitted  
6 under the old ordinance with the intent,  
7 and Mr. Scheer's perfectly clear of this,  
8 that the construction documents would be  
9 handled at a later date.

10 Once we got to that permit set,  
11 Mr. Scheer said he doesn't want to proceed  
12 with the construction documents.

13 What you have there in front of  
14 you is our permit set which has a typical  
15 wall section on it that, it doesn't have  
16 the height to subordinate it.

17 The intent of the design and the  
18 one that was brought before the board was  
19 with those lower plate heights on that  
20 second floor that would have seven foot  
21 plate heights and the ceilings would slope  
22 up to get that 12 and 12 pitch that you  
23 saw on the design. So it surprised me to  
24 see that said in here. But that's a  
25 history of the project.

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1 CHAIRMAN ILBERTON: All right. Thank  
2 you.

3 Anybody else, public comment?

4 (No response.)

5 CHAIRMAN ILBERTON: Public comment  
6 section's closed.

7 Kent, Randy, you want to add to  
8 this?

9 MR. PRAUSE: Just add a little bit  
10 more background. This was one of about  
11 18, 19, 20 sets of plans that we got in  
12 right at the last minute to try and beat  
13 the new ordinance provision. So, you  
14 know, I'm sure that had something to do  
15 with it as well.

16 CHAIRMAN ILBERTON: All right.

17 MR. REINHARD: I don't want to take  
18 the time to look at them but are you  
19 saying that this is not a complete set of  
20 working drawings here?

21 JIM HENSHAW: Not construction  
22 drawings documents, no.

23 MR. REINHARD: They're not working  
24 drawings, they're drawings that are made  
25 to the extent that is required by the

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1 town.

2 JIM HENSHAW: Exactly. For  
3 permitting, and they show the general  
4 intent of the materials on the walls, in  
5 that wall section that he's referring to.

6 CHAIRMAN ILDERTON: Randy, you want  
7 to add something?

8 MR. ROBINSON: I just want to add  
9 that, basically what Kent said, I mean,  
10 Herlong Architects had 15 days in which to  
11 develop these plans from the time they  
12 came to the meeting to the time they  
13 submitted them to our office and that's  
14 where the problem is.

15 MR. REINHARD: Excuse me, but is it  
16 common to build a house from the  
17 permitting set without having complete  
18 construction documents?

19 MR. ROBINSON: They should --

20 MR. REINHARD: I don't mean  
21 permissible, I mean, is it common practice  
22 here that somebody takes a set of permit  
23 drawings and uses it to build their house?

24 MR. ROBINSON: They should have a  
25 permit, that permit set should be on the

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1 construction site.

2 CHAIRMAN ILDERTON: Pretty much,  
3 permittable plans are considered enough to  
4 build the house.

5 MR. REINHARD: Okay. That's what I  
6 needed to know.

7 CHAIRMAN ILDERTON: They don't need  
8 to be 40 pages thick, I mean, but, some of  
9 them are, but.

10 MR. ROBINSON: Technically, when I  
11 look over a set of plans and I look at a  
12 cut section of a wall, I'm looking for an  
13 overall height of 38 feet.

14 I'm looking for the tie-down  
15 straps, flashing, those kind of things.  
16 I'm not looking to see whether you all  
17 permitted a facade on this house.

18 If the elevations show seven  
19 feet and then cut section shows ten feet,  
20 I wouldn't pick up on that.

21 MS. EWING: And so you got to the  
22 point, it's framed and you put the roof on  
23 and that's when you said this is --

24 MR. PRAUSE: Well, it was obvious by  
25 the time we got to the top plate and

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1 started doing the roof that things were  
2 not going right. That's when I grabbed  
3 Randy and said something's not matching up  
4 here, we've got to look at it. He came  
5 over -- this is probably six or eight  
6 weeks ago now.

7 And he looked at it, we looked  
8 at the set of plans, we tried to figure  
9 out why -- where we were off and basically  
10 said something's not right, we need to go  
11 readjust the roofline to the way it ends  
12 up being built based on the cut sections  
13 and resubmit to you all, is how it all  
14 kind of stopped about two months ago over  
15 there.

16 Because it just was obvious that  
17 the elevation was not going to be what was  
18 on the elevations. The rest of the plans  
19 were being followed, the cut sections, the  
20 structure, the wall heights and things  
21 like that were all being followed.

22 CHAIRMAN ILBERTON: It sounds like to  
23 me what's happened is the architect wasn't  
24 retained for the whole thing. The  
25 architect presented it to us, then he

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1           wasn't retained to complete the set of  
2           plans nor through the construction, not  
3           that they have to be retained to go  
4           through construction, and what was built  
5           was what was on the cut section but that  
6           was not really what was on the elevation  
7           which was approved by us, the elevations.

8           MS. EWING: So our options are to  
9           have you tear this down and -- I'm just  
10          going over options. So the options for  
11          the board to decide are to tear it down  
12          and take it back and correct it, to -- and  
13          then, or to approve. Do we have any more  
14          than two, or to approve --

15          CHAIRMAN ILDERTON: Well, certainly  
16          we could render some advice other than  
17          that but those are the two obvious  
18          options.

19          MR. REINHARD: What about a variance  
20          on the height?

21          CHAIRMAN ILDERTON: I think, I don't  
22          know if that's a problem, I doubt they'd  
23          ever get through the BZA.

24          MR. PRAUSE: Yeah, that's a  
25          classic --

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1 MS. EWING: It looks really, really  
2 big.

3 CHAIRMAN ILDERTON: I'd like to make  
4 an exception and hear some more from the  
5 architect. Yes, sir.

6 JIM HENSHAW: I know I said it just a  
7 little while ago but it was perfectly  
8 clear to the owner that this set was not  
9 to be built from. There were special  
10 circumstances regarding the change in the  
11 zoning ordinance but there were numerous  
12 letters and conversations with the owner  
13 saying these plans were not to be  
14 constructed from. And we've got all that  
15 documentation.

16 MS. EWING: That makes it a  
17 different, that makes it a real different  
18 story.

19 CHAIRMAN ILDERTON: The problem is  
20 the precedent we'd be setting by saying,  
21 well, you know, it wasn't built to what  
22 we -- we approved what we did build,  
23 because it wasn't approved, and we made a  
24 mistake or something's happened, whether  
25 it was an administrative mistake or

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1 on-the-job mistake or whatever. That  
2 would set a difficult precedent for this  
3 board.

4 MR. CRAVER: I guess the question I  
5 would ask is if they came in with the  
6 plans with the changes he's asking for  
7 now, if the original plans had that design  
8 feature in it, would we have approved it  
9 or would we approve it. And if the answer  
10 is yes, then I'm not inclined to be  
11 punitive.

12 You know, part of me doesn't  
13 like it when -- I mean, we're all  
14 professionals and we know that people like  
15 to cut out the professional if they can  
16 and skimp the corner and not have to pay  
17 the extra fees.

18 And so there's a little bit in  
19 me that's not happy about somebody who's  
20 building a zillion dollar house on  
21 Sullivan's Island skimping on that and  
22 then creating a problem that we're now  
23 having to address.

24 That being said, I don't want to  
25 be punitive just to be punitive. If it's

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1 a design that we would approve had they  
2 brought it in that way initially, then I  
3 think we ought to look at that. If it's  
4 not, then, you know -- at least that's my  
5 thought on it. And so I think --

6 MS. HARMON: May I say something?

7 CHAIRMAN ILBERTON: Go ahead.

8 MS. HARMON: It was two months ago at  
9 the design review board meeting when I  
10 looked at this, I had a question about  
11 something and Randy gave me the, his  
12 drawings and he said that you had a roof  
13 problem.

14 At that time you had not put the  
15 rafters up for the roof. And I Emailed  
16 Randy about that and he said you were  
17 doing something or -- I don't remember the  
18 details of it.

19 And I ride my bicycle down there  
20 so I know that after you knew that there  
21 was a problem, you continued to put up the  
22 rafters for the roof. And it's  
23 documented. So --

24 JOHN MORIARTY: You talked to me?

25 MS. HARMON: Well, I'm talking to

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1           whoever put the rafters up.

2                   JOHN MORIARTY: No, did you talk to  
3 me about that? Because I don't recall  
4 ever meeting you.

5                   MS. HARMON: No, I emailed Randy.

6                   JOHN MORIARTY: You never talked to  
7 me.

8                   MS. HARMON: No, I'm not supposed to  
9 talk to you.

10                   JOHN MORIARTY: So I don't know when  
11 you were talking to me, what time period.

12                   MS. HARMON: Two months ago.

13                   JOHN MORIARTY: That's about when we  
14 stopped working so I don't know if it was  
15 Monday you saw it and Wednesday it was  
16 stopped, I don't know.

17                   MS. HARMON: No, I mean, you  
18 continued to put the rafters up, I saw  
19 that.

20                   JOHN MORIARTY: We did try a couple  
21 of different things on trying to get more  
22 of a slope, we did adjust that. If you  
23 can see, there's quite a huge beam section  
24 above the plates.

25                   MS. HARMON: I'm just telling you

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1           what I observed.

2                   JOHN MORIARTY: It could have. We  
3           did try a couple of different -- I  
4           misunderstood, I thought you said you  
5           talked to me about it.

6                   MS. HARMON: I can't have sympathy  
7           for you when you continue to build after  
8           you knew that there was a problem. That's  
9           my feeling.

10                   CHAIRMAN ILDERTON: You know, I think  
11           probably the owner needs to hire a  
12           first-rate architect and come back with a  
13           different plan, if it's not what we  
14           approve, fine, but something that we can  
15           see, and maybe it's not -- maybe it will  
16           even be better.

17                   But I don't know, this  
18           doesn't -- I don't see how we can go with  
19           this and, I say, it sets a dangerous  
20           precedent, what is going on here.

21                   MS. EWING: I agree, it's a --

22                   CHAIRMAN ILDERTON: I mean, I think  
23           the house can be completed, same square  
24           footage, everything else, with some good  
25           design changes, because if you come up

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1 from a seven-foot plate, you can still  
2 have all the square footage and you have  
3 dormers or however you do it but you can  
4 still do that I know, you know, and it  
5 could even end up looking better.

6 But it needs to be  
7 architecturally addressed and  
8 professionally addressed architecturally  
9 and presented that way.

10 MR. CRAVER: I guess one problem that  
11 I have, John, and I'm not a builder or an  
12 architect or anything, I'm having a hard  
13 time really following the difference in  
14 what you're asking for and what was  
15 permitted.

16 Again, I don't want to make  
17 anybody spend money just for the sake of  
18 spending money but we do need to see some  
19 drawings that clearly show us the  
20 difference.

21 But I think Pat's point is well  
22 taken and that is there may be other ways  
23 to resolve the issue and --

24 JOHN MORIARTY: I can certainly pass  
25 that on to the owner.

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1 MS. EWING: Yeah.

2 MS. HARMON: Well, I make a motion  
3 that we deny this application.

4 MS. EWING: I second it.

5 CHAIRMAN ILDERTON: Discussion?

6 MR. MCCULLOUGH: About the only thing  
7 I'd add is just to make sure everybody --  
8 Kent brought to my attention I don't  
9 remember if it was just to me or everybody  
10 but I think the permit was approved in  
11 November of '05 so the two-year, according  
12 to this, it shall be completed within two  
13 years. Doesn't say what happens if it's  
14 not, but, just to make sure everybody's on  
15 the same page when it pops back up.

16 CHAIRMAN ILDERTON: Yeah, I would  
17 support them going back for an adjustment  
18 to allow them larger time because of this  
19 difficulty even though we did not create  
20 this difficulty.

21 But to get good design and get a  
22 good house built there at such a prominent  
23 location, I would support them to build an  
24 extension if they had to go before the  
25 board of adjustment, so.

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1 All right. Everybody in favor  
2 of the motion?

3 MR. WRIGHT: Is that all, just a  
4 motion to deny?

5 MS. HARMON: Yes.

6 CHAIRMAN ILDERTON: Everybody in  
7 favor?

8 (Hands raised.)

9 CHAIRMAN ILDERTON: All right.  
10 Anybody against?

11 (No response.)

12 JOHN MORIARTY: Thank you.

13 CHAIRMAN ILDERTON: All right. 2402  
14 Jasper Boulevard, the McSweeney residence,  
15 addition.

16 All right. Kent, what do we  
17 have?

18 MR. PRAUSE: All right. It's for  
19 final approval, raise the house out of the  
20 floodplain, they're adding on 940 square  
21 foot of living area, construct a new roof  
22 port, replace existing windows, adding  
23 shutters, two doors on the front porch,  
24 two sets of existing windows, replace  
25 roofing with 50 architectural shingles and

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1           construct a new 650 square foot garage.  
2           Boy, that's about the best brief  
3           description of the project we've gotten so  
4           far.

5                   MR. REINHARD: That's right.

6                   MR. PRAUSE: That outlines it. We've  
7           got a request for an adjustment to the  
8           front setback and that looks like it as  
9           far as modifications go. And as Randy had  
10          mentioned, all of these now are in the  
11          historic district.

12                   CHAIRMAN ILDERTON: Right. Correct.  
13          Thank you.

14                   Applicant? Yes, sir.

15                   GREY MCSWEENEY: I'm Gray McSweeney,  
16          I'm the owner. And the architect is at  
17          kindergarten graduation tonight and so I'm  
18          having to wing it on my own. I did have  
19          some specific comments about the drawings.

20                   CHAIRMAN ILDERTON: Okay.

21                   GREY MCSWEENEY: And one thing that,  
22          I'm afraid this is my, I did not, I did  
23          not catch this, I probably didn't  
24          communicate well, but if you look from the  
25          rear elevation at the house, one thing you

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1 all asked us to do before was to make the  
2 windows the same portion on both sides.

3 And we did that but this  
4 existing structure right here, this one  
5 was not drawn the same width and which  
6 didn't bring the roofline up quite as  
7 high.

8 And I also was supposed to tell  
9 her to bring it down flush with the end of  
10 the house so it would look proportionate  
11 with the other end.

12 By increasing that width, it  
13 would add 40 square feet to what we have  
14 as our total addition right now.

15 On the front of it, on the front  
16 elevation of the house, you all asked us  
17 to continue the roofline out, get rid of  
18 the gable, which we did. I'm not -- I  
19 know that with landscaping we can overcome  
20 some of this, but, or with shutters or  
21 something, but to me, I'd appreciate some  
22 input on how to keep it from looking kind  
23 of bland on that. I feel like it looks  
24 like an obvious addition whereas if  
25 something was added to it. But that was

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1 just --

2 CHAIRMAN ILDERTON: Okay.

3 GREY MCSWEENEY: On the street side  
4 elevation, I don't believe that there was  
5 a change on there. There was a comment  
6 made before about one of the small windows  
7 in the front.

8 We had a really hard time making  
9 those bathrooms work out up front. And we  
10 tried to do something different but it's  
11 just, it's a really tight space right in  
12 there that we're trying to make the most  
13 of.

14 And then on the interior side  
15 elevation, we did make the changes that  
16 you all requested which I thought really  
17 turned out a whole lot better, so.

18 And I don't think -- I think in  
19 the, one thing on the materials, I don't  
20 know whether we specified the color of the  
21 shingles and I don't know if you guys  
22 suggest on the color of shingles, I'm all  
23 ears.

24 CHAIRMAN ILDERTON: Color's not our  
25 deal. All right. Thank you.

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1 Any public comment?

2 (No response.)

3 CHAIRMAN ILBERTON: Public comment  
4 section's closed.

5 Randy, Kent?

6 MR. PRAUSE: As Randy and I just  
7 discussed, in looking at the garage stuff,  
8 we've got a pending ordinance on amending  
9 certain provisions of the garage elements  
10 or the accessory use elements, and  
11 depending on what finally comes out of it,  
12 there's been recommendations from council  
13 and the planning commission is still  
14 grappling with it, but depending on what  
15 they come up with, this may not be  
16 allowed, some elements of this may not be  
17 allowed, so I just wanted to caution you  
18 to that.

19 You certainly can approve with  
20 conditions and that would probably be  
21 appropriate, if not to defer it. If you  
22 are inclined to approve it, then do so  
23 with conditions that whatever shakes out  
24 with that pending ordinance so it meets  
25 these requirements.

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1                   CHAIRMAN ILDERTON: Randy, anything  
2                   else?

3                   MR. ROBINSON: No, I don't have  
4                   anything else.

5                   CHAIRMAN ILDERTON: All right. Duke,  
6                   what do you think?

7                   MR. WRIGHT: I'm okay with it, I  
8                   don't have any suggestions to improve the  
9                   elevation. So I'm all right.

10                  CHAIRMAN ILDERTON: I'm okay with it,  
11                  I mean, shutters would always look good on  
12                  this house, they'd always look nice, I'm  
13                  sure it would dress it up and all. This  
14                  is the second time this has been before us  
15                  and they've made some good adjustments and  
16                  I'm okay with it.

17                  Steve?

18                  MR. HERLONG: I think, Grey, some of  
19                  your comments, I remember at the end of  
20                  that last meeting you came up to the table  
21                  and we kind of gave you a couple of ideas,  
22                  I think Fred and I gave you a couple that  
23                  I recall.

24                  And one of them, I think your  
25                  designer was taking that into account when

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1 she pulled the gable on the back away from  
2 that side wall, maybe a foot or so, she  
3 probably has it back two and a half feet,  
4 so that was, she was responding to a  
5 comment. I don't know that that's all  
6 that necessary.

7 That's that east side facade  
8 where the gable comes out, and then the  
9 wing in the back is set back about  
10 30 inches. You wanted to pull it,  
11 either -- did you say make it wider?

12 GREY MCSWEENEY: Well, actually, if I  
13 understand what you're saying correctly,  
14 that, well, one thing was to match the  
15 dimension, she has fourteen four on this  
16 and it's like sixteen on this, and so, and  
17 then to take and pull it to the edge of  
18 the house so it matches the look of the  
19 other end of the house.

20 MS. HARMON: Right. Look better.

21 MR. HERLONG: So if we gave this an  
22 approval we'd need to deal with those  
23 adjustments, maybe give maybe staff the  
24 option to approve those adjustments or  
25 whatever.

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1                   Sounds like what you're saying,  
2                   you're wanting it to be slightly different  
3                   than what we're looking at.

4                   GREY MCSWEENEY: Correct. To match  
5                   the other, more or less just to have it  
6                   match the other end of the house.

7                   MR. HERLONG: In general I think it's  
8                   fine, I think it's very appropriate,  
9                   additions and renovations, so I have no  
10                  trouble with it.

11                 CHAIRMAN ILDERTON: Betty?

12                 MS. HARMON: I appreciate your  
13                 telling us about the increase the floor  
14                 feet, that's a good thing here. And I  
15                 think if you pull it back like you're  
16                 suggesting would improve it and I would  
17                 have no problem approving it.

18                 CHAIRMAN ILDERTON: All right.  
19                 Moving on down, Fred?

20                 MR. REINHARD: I'm going to defer to  
21                 Cyndy.

22                 CHAIRMAN ILDERTON: Cyndy?

23                 MS. EWING: The street side, not the  
24                 front elevation but the side, street side,  
25                 you're talking about the bathrooms and how

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1           you're having difficulty with these  
2           windows and I'm just, I'm looking at a  
3           photograph, and so is this the side that  
4           you're talking about, is this the  
5           elevation?

6           GREY MCSWEENEY: Yes, that's correct.

7           MS. EWING: So what you're going to  
8           do is take these double windows out.

9           GREY MCSWEENEY: Yes, the two front  
10          ones.

11          MS. EWING: And you're going to leave  
12          the other four windows as they are? I'm  
13          trying to think what -- are you tearing  
14          off this whole side and replacing the  
15          windows? What are you doing?

16          GREY MCSWEENEY: Structurally the  
17          siding's in real bad shape so we're going  
18          to replace the siding and put new windows  
19          on. This one window does replace one of  
20          these double windows.

21          MS. EWING: Yeah, but it's, I mean,  
22          it's a historic home and it's on an  
23          extremely visible corner. We had this  
24          discussion the last time.

25                    And I'm not, I'm just, I would

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1 wish you could do something, keep the  
2 windows, block part of the window off,  
3 you've got these false, you're doing a  
4 false window on the other side to balance  
5 it out, and you could just work around the  
6 windows that you have there 'cause what  
7 you're doing is really dramatically  
8 changing a really visible part of the  
9 house.

10 Everybody who drives down Middle  
11 Street is going to see that it's changed  
12 and that's part of the historic look of  
13 that home.

14 The window heights are also  
15 different which gives it a different  
16 rhythm. They're double windows as opposed  
17 to this lineup of, you know, single which  
18 would be kind of predictable line.

19 CHAIRMAN ILDERTON: Okay. Great.

20 Billy?

21 MR. CRAVER: I don't have a problem  
22 with what you want to do. I think making  
23 that change that you want to make is fine  
24 and then making the garage contingent on  
25 it being in compliance with whatever the

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1 ordinance may end up being, I'd be fine  
2 with it.

3 CHAIRMAN ILBERTON: Fred?

4 MR. REINHARD: I agree with Cyndy, I  
5 think we got to keep those double windows.  
6 What problems does that cause you on the  
7 other side, those two double windows?

8 GREY MCSWEENEY: Well --

9 MR. REINHARD: I don't think we have  
10 a floor plan.

11 GREY MCSWEENEY: Well, if you look on  
12 the crosshatch, you can see, unfortunately  
13 not very well but it looks like there's a  
14 possibility that one of them --

15 MR. REINHARD: You've taken one out  
16 and then you changed the other one to a  
17 single; that's what I'm seeing.

18 GREY MCSWEENEY: Right, honestly I  
19 just thought that, that was just my taste,  
20 I thought it looked better, but it doesn't  
21 matter to me.

22 MR. REINHARD: 'Cause we think that  
23 leaving it the way it is looks better and  
24 will save you some money if it doesn't  
25 cause you a major problem on the other

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1 side. Breaks up a rather monotonous  
2 elevation of single window, space, single  
3 window, space, single window, space,  
4 single window, space, single window,  
5 space, single -- that's it.

6 GREY MCSWEENEY: I see what you're  
7 saying.

8 MS. EWING: It's also radically  
9 changing a historic home.

10 GREY MCSWEENEY: Okay. I'll talk to  
11 the -- so the first one, change that first  
12 one out to, similar to the existing --

13 MS. EWING: Leave them the same.  
14 These windows here, leave them the same.

15 GREY MCSWEENEY: Okay.

16 CHAIRMAN ILBERTON: Do I have a  
17 motion to reflect you all's suggestions?

18 MR. REINHARD: What street is that?

19 MS. EWING: 24th.

20 MR. REINHARD: Station 24. Thank  
21 you.

22 I would move for approval with  
23 the exception of the window, the proposed  
24 window changes on Station 24 should not be  
25 made.

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1 CHAIRMAN ILDERTON: Do I hear a  
2 second?

3 MR. CRAVER: Do you want to add  
4 anything about the garage also?

5 MS. EWING: We need to discuss the  
6 garage.

7 MR. MCCULLOUGH: The conditional  
8 change through that one dimension,  
9 checking with staff on the garage and the  
10 window.

11 MR. REINHARD: Final approval of  
12 staff.

13 CHAIRMAN ILDERTON: That's good,  
14 that's good.

15 MR. CRAVER: Are you dealing with the  
16 garage and then that other setback issue  
17 and the moving --

18 MS. HARMON: He's going to move that  
19 back row to fit the other wall on the  
20 back.

21 MR. CRAVER: Right.

22 CHAIRMAN ILDERTON: Do I hear a  
23 second on that motion?

24 MR. WRIGHT: I'll second that.

25 CHAIRMAN ILDERTON: All right.

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1 Discussion?

2 MS. HARMON: Are you clear on what we  
3 want?

4 GREY MCSWEENEY: I believe so. I  
5 don't want to take up too much time.

6 MS. HARMON: You're going to make the  
7 back both the same.

8 GREY MCSWEENEY: Yes, ma'am.

9 MS. HARMON: The rear gables, and  
10 those windows.

11 GREY MCSWEENEY: Okay. The two small  
12 windows on the side.

13 MS. HARMON: Right there.

14 GREY MCSWEENEY: Okay.

15 MR. CRAVER: Just want to make sure I  
16 know what the motion is.

17 CHAIRMAN ILDERTON: Correct.

18 Everybody in favor?

19 MR. CRAVER: What's the motion?

20 CHAIRMAN ILDERTON: What Fred made.

21 MR. CRAVER: Did it include the  
22 garage?

23 MR. REINHARD: Would you read the  
24 motion brack, please? This is the first  
25 time we'd ask you tonight.

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1 (The motion by Mr. Reinhard was read by  
2 the reporter as follows:)  
3 I would move for approval with the  
4 exception of the window, the proposed  
5 window changes on Station 24 should not be  
6 made.

7 MR. CRAVER: So the motion doesn't  
8 include dealing with moving the back or  
9 dealing with the garage.

10 MS. HARMON: Could I make a motion to  
11 amend that motion?

12 MR. CRAVER: Yeah, I guess that --

13 MS. HARMON: It's drawn for you that  
14 windows -- and that you make the two back  
15 gables even.

16 GREY MCSWEENEY: Okay.

17 MS. HARMON: You're going to move it  
18 over; right.

19 GREY MCSWEENEY: Right.

20 MS. HARMON: Okay.

21 MR. CRAVER: And then do you want to  
22 add in, approve the garage subject to it  
23 being in compliance with the ordinance?

24 MS. HARMON: Yes.

25 MR. CRAVER: I'll second that

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1 addition to the motion.

2 CHAIRMAN ILDERTON: Everybody in  
3 favor?

4 (Hands raised.)

5 CHAIRMAN ILDERTON: All right.  
6 Great. All right. I'm going to recuse  
7 myself for the last, last thing, the last  
8 thing. Number 21 was withdrawn.

9 MR. HERLONG: 1757 Atlantic Avenue.

10 MR. ROBINSON: This is a non historic  
11 property. We're back to just accessory  
12 property outside of the historic district.

13 MR. WRIGHT: That's the only reason  
14 it's here?

15 MR. ROBINSON: That's the only reason  
16 it's here.

17 MR. PRAUSE: For a swimming pool,  
18 looks like an in-ground swimming pool.  
19 You have various pictures of the site, a  
20 landscape plan but, I hope it's drawn to  
21 scale, never know with those, those pool  
22 guys are the worst, they're worse than  
23 sign guys, and engineered drawings for the  
24 foundation, I assume it's in the D zone?

25 MR. ROBINSON: It is.

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1 MR. PRAUSE: Of course, we're going  
2 to have to verify that it meets all of the  
3 applicable zoning standards with respect  
4 to lot coverage and so on and so forth if  
5 it's approved. That's it.

6 MR. HERLONG: Is the applicant  
7 present?

8 DOUG SMITH: I am.

9 MR. HERLONG: You only get two  
10 minutes.

11 DOUG SMITH: My name is Doug Smith  
12 and we're applying for a pool that meets  
13 setback requirements and lot requirements.

14 MS. HARMON: Pretty simple.

15 MR. HERLONG: Thank you.

16 DOUG SMITH: It's an in-ground pool  
17 though.

18 MR. HERLONG: Is there any public  
19 comment?

20 (No response.)

21 MR. HERLONG: Public comment section  
22 is closed.

23 Kent, do you have any final  
24 comments?

25 Randy?

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1 MR. ROBINSON: If you don't have any  
2 problem with this you might want to go  
3 ahead and approve a wood/wire fence or a  
4 wood fence to go around this thing at the  
5 same time so they don't have to come back  
6 to you next month, I mean, if you all  
7 don't have a problem with doing that, it's  
8 not in the application but it's something  
9 that needs to be done with a pool.

10 MR. HERLONG: Kent, you seem to be  
11 looking for something, you okay with  
12 everything?

13 MR. PRAUSE: Well, I mean, it's going  
14 to have to meet the, all the zoning  
15 standards, setbacks, lot coverage and all  
16 that stuff and I notice it's --

17 DOUG SMITH: I have some lot coverage  
18 information here if you'd like it now or I  
19 can bring it to you later.

20 MR. PRAUSE: No, we'll review it when  
21 you come in for a permit. We'll just make  
22 sure that it meets all of those  
23 requirements.

24 MR. HERLONG: So any comments, any  
25 questions by the board?

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1 MS. EWING: Looks good.  
2 MR. CRAVER: We like it.  
3 MR. REINHARD: I move for approval  
4 with details of the pool security fence to  
5 staff.  
6 MR. HERLONG: Second?  
7 MS. HARMON: I second it.  
8 CHAIRMAN ILBERTON: Any further  
9 comments on the motion?  
10 (No response.)  
11 MR. HERLONG: All in favor?  
12 (Ayes.)  
13 MR. HERLONG: All opposed?  
14 (No response.)  
15 MR. WRIGHT: Mr. Chairman, before we  
16 adjourn, I have one thing, this is not for  
17 the record.  
18 (The hearing was concluded at 9 o'clock.)  
19 ---oOo---  
20  
21  
22  
23  
24  
25

May 16, 2007

1 STATE OF SOUTH CAROLINA )

:

CERTIFICATE

2 COUNTY OF DORCHESTER )

3 I, Janice D. Hayward, Registered Merit  
4 Reporter and Notary Public, certify that I was  
5 authorized to and did stenographically report the  
6 foregoing deposition, and that the transcript is  
7 a true record of the testimony given by the witness.

8 I further certify that the witness was  
9 duly sworn and cautioned by me to tell the truth,  
10 the whole truth and nothing but the truth. I  
11 certify that the same was reduced to typewritten  
12 form from my original stenograph notes by  
13 computer-aided transcription.

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

18 IN WITNESS WHEREOF I have hereunto set  
19 my hand and seal this the 8th day of June 2007.

20  
21  
22  
23  
24  
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Janice D. Hayward, RMR  
Notary Public, South Carolina  
My Comm. Expires Oct. 9, 2012

