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4 MEETING OF THE SULLIVAN'S ISLAND DESIGN REVIEW BOARD

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DATE: January 20, 2010

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TIME: 6:00 p.m.

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LOCATION: SULLIVAN'S ISLAND TOWN HALL

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1610 Middle Street  
Sullivan's Island, SC 29482

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23 REPORTED BY: NANCY ENNIS TIERNEY, CSR (IL)

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A P P E A R A N C E S

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DESIGN REVIEW BOARD MEMBERS:

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6 PAT ILBERTON - Chair  
STEPHEN HERLONG - Vice Chair

7 DUKE WRIGHT - Secretary  
FRED REINHARD - Member

8 JON LANCTO - Member  
BILLY CRAVER - Member

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ALSO PRESENT: Kat Kenyon - Administrative  
Randy Robinson - Zoning Official

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1 MR. ILDERTON: It is 6:00, and this is the  
2 January 20, 2010 meeting of the Sullivan's Island Design  
3 Review Board, and the members in attendance are Duke  
4 Wright, Pat Ilderton, Steve Herlong, Fred Reinhard and  
5 Jon Lancto. The Freedom of Information requirements  
6 have been met for this meeting.

7 The items on tonight's -- does anyone  
8 want the agenda -- well, first of all, approval of the  
9 minutes. Now, we want to adjust the minutes. Betty  
10 found one thing.

11 MS. KENYON: And you have to read it.

12 MR. ILDERTON: All right.

13 "Kat, would you please make the  
14 following corrections on the December, 2009 minutes and  
15 they are: On Page #5, counting the cover page, line  
16 13.....hesitation. There were no canned answers. (New  
17 sentence.....You took me....."

18 I don't know. I don't know that we need  
19 to -- I don't want to discount Betty's observations, but  
20 I'm not sure if this changes the minutes.

21 MS. KENYON: It's really Page 9, Line 13.

22 MR. WRIGHT: It was "no can dances." Do you  
23 know what she is talking about?

24 MR. ILDERTON: There were no canned answers,  
25 quote, end sentence. I'm not quite sure I understand

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1 what she is saying. "New sentence.....You took me."

2 MR. WRIGHT: I don't think -- whatever it

3 is, it's probably just a misinterpretation by the  
4 recorder.

5 MR. ILDERTON: Yeah. Well, I don't --

6 MR. WRIGHT: I don't think that has any  
7 relevance to anything that was done, so I move that we  
8 approve the minutes as written, with that correction  
9 that she was trying to say that there were no canned  
10 answers.

11 MR. ILDERTON: Great.

12 MR. HERLONG: I will second that.

13 MR. ILDERTON: Discussion? Everybody in  
14 favor?

15 MR. WRIGHT: Aye.

16 MR. ILDERTON: Aye.

17 MR. HERLONG: Aye.

18 MR. REINHARD: Aye.

19 MR. LANCTO: Aye.

20 MR. ILDERTON: So the minutes are approved.

21 So do we have a motion to --

22 MR. REINHARD: Yes. Mr. Chairman, I would  
23 like to move that we take Item Number 4, which is 1019  
24 Middle Street, and move it to the beginning of the  
25 agenda.

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1 MR. ILDERTON: Great. Do I hear a second?

2 MR. LANCTO: Second.

3 MR. ILDERTON: Everybody in favor?

4 MR. WRIGHT: Aye.

5 MR. ILDERTON: Aye.

6 MR. HERLONG: Aye.

7 MR. REINHARD: Aye.

8 MR. LANCTO: Aye.

9 MR. ILDERTON: Great.

10 MR. HERLONG: I will recuse myself.

11 (Mr. Herlong recused himself from the 1019  
12 Middle Street presentation.)

13 MR. ILDERTON: Next we have 1019 Middle  
14 Street. Randy, what do you think?

15 MR. ROBINSON: 1019 Middle Street, Scott and  
16 Kaye Smith are presenting plans for a new home. This  
17 has been to you-all before. I believe it was here in  
18 November. They opted not to come last month. They were  
19 conferring with some of the neighbors.

20 They are asking for an increase of  
21 174 square feet to the principal building square  
22 footage. They have made some changes to the plans since

23 last month, and you will see those on A-101 of the  
24 plan.

25 They have taken this area in the back  
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1 and detached it from the house somewhat. Other than  
2 that it's basically the same plan, same location on the  
3 lot. And that is all I have.

4 (Mr. Craver entered the room.)

5 MR. ILDERTON: Great. Thank you. Is the --  
6 yes, sir? Or, yes, ma'am?

7 MS. COCHRAN: Hi. I am Sabrina Cochran with  
8 Herlong & Associates, and I'm here representing Scott  
9 and Kaye Smith on the lot at 1019 Middle Street. And  
10 Kaye is here tonight with us, and Layne is also going to  
11 be helping me with this presentation.

12 We did present this in the October DRB  
13 meeting, but tonight we do have several board members  
14 who were not present at that meeting. So those of you  
15 who were, please forgive us. We are going to go ahead  
16 with the presentation to inform them and to kind of  
17 refresh the other board members who did hear it the  
18 first time.

19 Scott and Kaye and their three children  
20 have been living on the island for about four years, and  
21 they do currently live in a home on Middle Street. They  
22 knew they wanted to design and build a home that was  
23 more personalized for their family, so they took the  
24 time to find just the right property and were very  
25 fortunate to find this lot at 1019 Middle Street.

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1 The reason we are before the DRB tonight  
2 is because we are in the Sullivan's Island historic  
3 district, and we need to ask for demolition approval of  
4 a modern, post-Hugo home that is currently on the lot.

5 We need the DRB to review a request for  
6 a small increase in square footage, as well as minimal  
7 side facade relief, and relief from the foundation  
8 enclosure requirements as outlined on the application we  
9 submitted.

10 When we began designing this home for  
11 the Smiths, the most important thing to us, to all of  
12 us, the Smiths and our office, was to be sensitive to  
13 and compatible with the surrounding neighborhood.

14 The property to the left, or southeast,  
15 of the Smiths is a small historic one-and-a-half story  
16 cottage with a detached dependency on the street side of

17 the home. The house to the right, or northwest, this  
18 one, incorporates a large addition to a historic  
19 cottage, and also has a detached dependency on the  
20 street side.

21 We also chose to design the Smiths' home  
22 as a one-and-a-half-story home. The Smiths lot is about  
23 three-quarters of an acre, which does allow us, by the  
24 ordinance, to build 5,421 square feet. We are asking  
25 the DRB to grant 3.2 percent relief, which is 174 square  
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1 feet.

2 Because we used what would normally be  
3 attic space to design all the second floor heated square  
4 feet, the requested additional square footage will have  
5 absolutely no visual impact on a resident or a visitor.

6 The authority the DRB members are given  
7 to grant square footage we believe is intended for a  
8 case just like this, a larger lot with a house that has  
9 been designed to be compatible within the neighborhood.

10 The surrounding neighborhood has a wide  
11 variety of homes sizes, including 7,000 and 9,000 homes  
12 to the northwest and smaller historic homes to the  
13 southeast. The Smiths' home is going to be well within  
14 the mix of home sizes within the surrounding area.

15 As mentioned previously, both adjacent  
16 houses have detached dependencies on the street side.  
17 We wanted to make this house compatible with that idea,  
18 so we took the section of the house that extends out  
19 toward the street and defined it with a different style.

20 In doing so, we slightly raised the  
21 exterior wall height to accommodate a guest bedroom  
22 upstairs for them. We also wanted to treat it with a  
23 unique but architecturally compatible style to the main  
24 house.

25 The next areas we are requesting relief  
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1 are the second floor side setback and the foundation  
2 enclosure requirements. The ordinance describes a  
3 two-foot setback for the second floor wall, but we feel  
4 like we are meeting the intent of the ordinance by  
5 showing these trim details and material changes you see  
6 in these elevations without having the two-foot setback.

7 That is really shown here on the side  
8 elevation. This is this very short two-story wall, and  
9 we have broken it up this way instead of embedding this  
10 small bed two feet.

11           The requirement for foundation  
12 enclosures states that any foundation over three feet  
13 must be enclosed by open lattice or slats. Originally,  
14 we designed the foundation to meet this requirement.  
15 But, as the board noted at the last meeting, the  
16 foundation height required by FEMA guidelines is  
17 particularly high on this lot, and in making the home  
18 appear taller than we or the board like to see.

19           After some very helpful discussion from  
20 all of us at that meeting with the board members, we  
21 spoke to Randy and came up with a solution to lower the  
22 appearance of the home. What we have done is to add  
23 breakaway stucco panels -- as you can see along these  
24 elevations -- at the top of the lattice to provide the  
25 visual effect of lowering the house to the ground.

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1 This solution simply requires that the board agree that  
2 the change makes the design more compatible with the  
3 neighborhood.

4           We reviewed all the standards for  
5 neighborhood compatibility one by one at the last  
6 meeting, and we received very favorable comments from  
7 the board, including comments regarding the design's  
8 effective use of dormers to punctuate an otherwise more  
9 massive roof and creatively house second floor living  
10 space within the roofline.

11           The board members also stated that the  
12 fact that the house is designed as a story-and-a-half  
13 house speaks volumes about the architects' efforts to  
14 try and keep it in keeping with other beach houses on  
15 Sullivan's Island. Several comments were also made that  
16 the design was very successful in terms of it being  
17 compatible with the neighborhood.

18           In light of this and time constraints,  
19 we do not feel it necessary to address the standards  
20 point by point again at this time. Instead, we would  
21 like to specifically address the concerns that were  
22 expressed by the board and the neighbors.

23           As stated, we have addressed the  
24 foundation height concerns and are requesting relief in  
25 order to implement that solution.

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1           In addition, we have many comments from  
2 the neighbors. The majority of the letters that were  
3 received and read that night were in favor of the  
4 project, but we were unable to contact one neighbor to

5 the southeast, Nicholas Jones, prior to the last  
6 meeting, and he was here to voice his concerns.

7           We have since met with him and reviewed  
8 the scope of the project, and I believe there is a  
9 letter you will hear in support that he sent, during the  
10 public comment portion of this review.

11           After meeting to alleviate Mr. Jones'  
12 concerns, we also met a second time with the neighbor to  
13 the northwest, Mr. Crawford, to ensure he had no  
14 concerns about the few revisions we made, and he assured  
15 us that he was still comfortable with the design.

16           The final request in our submittal is  
17 the request for the 174 square feet of relief on the  
18 principal building square footage, and Layne is going to  
19 address that request.

20           MS. NELSON: As Sabrina stated, we have  
21 addressed the majority of the concerns that were aired  
22 by the neighbors. The one concern that we hadn't  
23 addressed is the reduction of the 174 additional square  
24 feet that we would like relief on.

25           We feel as if we have taken great time

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1 and care to design a home that both meets the Smiths'  
2 needs for the function of their home, as well as one  
3 that is very compatible with the neighborhood.

4           The DRB guidelines state that when the  
5 DRB is considering granting relief, the board's only  
6 criteria for doing so is to determine whether or not the  
7 proposed modification is compatible with the  
8 neighborhood. Nowhere does it state that it requires  
9 you to have a hardship to be granted relief.

10           That being said, we really do believe  
11 that the mass and scale and design of this home, as  
12 experienced from the exterior as the residents and  
13 neighbors will experience it, is very much in keeping  
14 with the neighborhood. And based on the board's  
15 comments from the last meeting, we felt very comfortable  
16 with the direction of the design.

17           What we did today was actually bring  
18 something to you that kind of illustrated our point in  
19 asking the Design Review Board to focus less on the  
20 specific number of square feet than the overall  
21 neighborhood compatibility, the mass, the scale and the  
22 design detail of the structure that is here.

23           How that structure houses the function  
24 that is within it really has no impact on the

25 neighborhood, so to speak. And, to illustrate that,  
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1 what we have done is we have taken virtually the exact  
2 same house. This structure is the exact same mass.

3 If you look at the plan here, what we  
4 have done is taken a second floor space here and created  
5 some additional function for the homeowners, a function  
6 that they needed. That increases the square footage of  
7 this whole project, of this whole structure, to about  
8 5,600 square feet.

9 In this instance, we have taken the  
10 exact same structure, but we have eliminated that second  
11 floor space that is housed within the roofline of this  
12 structure. We have eliminated -- eliminating a function  
13 at the house and created an aesthetic. We are putting a  
14 beautiful vaulted ceiling in there. Whether or not that  
15 function is given to the homeowner inside this structure  
16 has little or no bearing on what the neighbors will  
17 experience.

18 The Design Review Board guidelines do  
19 state that the Design Review Board is to govern all  
20 changes and modifications to the exterior of a  
21 structure. So, in our mind, we are looking at this and  
22 hearing positive comments from the board and feeling  
23 very much as if this structure itself has met the  
24 neighborhood qualifications for compatibility, and that  
25 the function housed within it that requires us to ask  
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1 for 174 square feet is less important.

2 It is 3.2 percent of an available  
3 25 percent of relief that we are asking for, and it  
4 actually provides a function that our clients really  
5 would like to have in their home.

6 That being said, we would like to ask  
7 for a demolition approval and a certificate of  
8 appropriateness for the project as submitted, with the  
9 relief that we have requested in the forms. Thank you.

10 MR. ILBERTON: Is there any public comment  
11 on this? We have one letter to read, and it's to the  
12 Design Review Board.

13 "As the owner of the property directly  
14 next to 1019 Middle Street, I have previously voiced  
15 concerns over the size and scale of the proposed house  
16 at that location. While I do hope that the board will  
17 always try to keep the feel of Sullivan's Island special  
18 and unique to this region, I also understand that a



19 well-designed and usable home is also in the best  
20 interest of our wonderful island.

21 "That being said, I have met with the  
22 architectural team in charge of this project and am  
23 satisfied that the changes they have shown me from their  
24 initial proposal will relieve my fears over the  
25 development of that site.

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1 "These are my primary concerns: Number  
2 1, heating and air, placing any kind of HVAC and/or  
3 emergency generator in a noninvasive location. Number  
4 2, pool location, lessening the visual impact on the  
5 placement of the pool with regards to alignment with the  
6 front of the house.

7 "I have been assured that these two  
8 issues will be dealt with in the final design of the  
9 house and, as such, I will not protest the house's  
10 construction and look forward to seeing a beautiful  
11 house next to mine. Respectfully, Nicholas Jones, 1023  
12 Middle Street."

13 And this is a preliminary approval?

14 MR. ROBINSON: Conceptual.

15 MR. ILDERTON: Oh, conceptual, right.

16 Great. Thank you. With that said, Randy, anything to  
17 add?

18 MR. ROBINSON: I don't have anything to add.

19 MR. ILDERTON: Duke? Or, yes, ma'am?

20 MS. SMITH: I just wanted to introduce  
21 myself. I am Kaye Smith, and we are very excited about  
22 building on Sullivan's, and excited about the plan, and  
23 really appreciate all the hard work and time and effort  
24 that you-all put in.

25 MR. ILDERTON: Great. Thank you, Ms. Smith.

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1 Duke?

2 MR. WRIGHT: No, I'm okay. I think I made  
3 all my comments at the October meeting, and I am okay  
4 with this work. And I think it's very well described  
5 what is being done on the second floor.

6 MR. ILDERTON: Yeah, I am okay with it,  
7 also. I think the separation is a good move. I think  
8 it will make a big difference in the feel of the house.

9 The tree is so substantial in front of  
10 the house on the street side that, I mean, really the  
11 tree will help lessen any kind of -- if anybody has a  
12 problem with its size or anything. So I think it's an

13 improvement and it looks good. I am for it. Billy?

14 MR. CRAVER: The neighborhood compatibility  
15 issue, to me, and I believe that this has always been  
16 the intent, is the massing issue. In looking at these  
17 plans, there is no massing issue. I mean, they have  
18 done a great job of breaking it up, and doing exactly  
19 what I think we intended -- or what is intended by the  
20 ordinance to allow this board to grant that kind of  
21 relief. And so I think it's a great plan, and I don't  
22 have a problem with giving them the approval they are  
23 asking for.

24 MR. ILBERTON: Fred?

25 MR. REINHARD: I also agree. I am a big fan  
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1 of the story-and-a-half concept, gables, and using the  
2 attic space as bedroom space and other living space.  
3 The breakaway stucco panels and the thickening of that  
4 belt line works extremely well. It's a great concept.

5 I do have two questions about this  
6 letter from Mr. Jones about the HVAC placing and the  
7 pool location. Can you tell me something about that?

8 MS. COCHRAN: I didn't want to put this on  
9 the board. When we talked with him, we had a HVAC stand  
10 here, and it's close to the cottage, so he asked that we  
11 try to look for another location, possibly move it over  
12 here, which isn't really a problem.

13 MR. REINHARD: So you are not going to put  
14 it there?

15 MS. COCHRAN: Probably not. Actually, the  
16 clients think they might go geothermal and they might  
17 not need an HVAC stand. We have to submit again for  
18 final submittal, so that is something we would be  
19 working out during the design.

20 MR. REINHARD: Because in a house almost  
21 5,600 square feet, you would hope that you could  
22 integrate the HVAC system some way into the design and  
23 not have a freestanding. That is kind of a -- that is a  
24 very common and unspecial way to do it. And the pool?

25 MS. COCHRAN: And the pool, he just asked  
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1 that maybe we look at turning it and moving it. And,  
2 again, that pool is really --

3 MR. REINHARD: I think you can handle that  
4 with landscaping.

5 MS. COCHRAN: Yeah. It's exactly a  
6 landscaping issue, and also we haven't started designing

7 that. That will be worked out.  
8 MR. REINHARD: I like it.  
9 MR. ILDERTON: Jon?  
10 MR. LANCTO: Will the pool be a ground level  
11 pool?  
12 MS. COCHRAN: Yes.  
13 MR. LANCTO: Yeah. I agree with Pat that  
14 that tree is really going to break up that whole -- what  
15 you are going to see from the street. And I think it  
16 does -- it's going to fit very well in the neighborhood.  
17 And it's a huge improvement over what is there, so I'm  
18 fine with it.  
19 MR. ILDERTON: Do I hear a motion?  
20 MR. REINHARD: Move for approval. But I  
21 move for preliminary, not conceptual, because it's  
22 already been here once, and it doesn't need two  
23 conceptualls in a row.  
24 MR. ILDERTON: All right. Second?  
25 MR. CRAVER: Second.  
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1 MR. ILDERTON: Discussion? Everybody in  
2 favor?  
3 MR. WRIGHT: Aye.  
4 MR. ILDERTON: Aye.  
5 MR. HERLONG: Aye.  
6 MR. REINHARD: Aye.  
7 MR. CRAVER: Aye.  
8 MR. LANCTO: Aye.  
9 MR. ILDERTON: Thank you.  
10 1734 Middle Street, window replacement  
11 on a historical structure. Randy, what do you think?  
12 MR. ROBINSON: This structure is 1734 Middle  
13 Street. Generally, I give staff approval on these  
14 things, but these structures, the junior officers'  
15 quarters and the officers' quarters, have been referred  
16 to as the gems of the island, so I felt that this one  
17 probably ought to come to the board for you-all to make  
18 a decision on.  
19 The applicants would like to change the  
20 windows to a true divided light, but a thermal-pane type  
21 window versus a single-pane wood window, but they want  
22 to --  
23 MR. HERLONG: A simulated divided light or a  
24 true divided light?  
25 MR. ROBINSON: I believe --  
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1 MR. NIMCHUK: We are going to put in a  
2 simulated divided light.

3 MR. ROBINSON: Okay.

4 MR. REINHARD: May we see it?

5 MR. ROBINSON: And that's all. I will let  
6 the applicant --

7 MR. NIMCHUK: I'm Darren Nimchuck with  
8 Muhler. It's going to be a complete impact-rated unit,  
9 Dade County, high-missile impact with a simulated  
10 divided light.

11 I don't know if you have the pictures,  
12 but the only window in the front of the house that is  
13 going to be replaced is this unit right here behind the  
14 tree. Everything else -- there is one window on the  
15 side and two in the back, and you can see they are  
16 falling apart. The glass is coming out, the panes are  
17 out.

18 The look is the same. The house is  
19 white. It's a full unit replacement. So we are popping  
20 everything right out, putting the whole unit right in  
21 with brick mullion, all new wood up and around, and the  
22 insides of the wood to the standard paint to what they  
23 want. But the outside is maintenance, and it's all  
24 complete impact-rated windows. Has anybody seen the  
25 pictures?

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1 MR. WRIGHT: Is it vinyl?

2 MR. NIMCHUK: No, it's clad. I think you  
3 might have those. You have the pictures, do you not,  
4 Randy?

5 MR. ROBINSON: I don't.

6 MR. NIMCHUK: You don't? Okay. I can leave  
7 them all with you.

8 MR. ILDERTON: All right. Is that the  
9 presentation?

10 MR. NIMCHUK: That is it. It's pretty  
11 plain, cut-and-dried.

12 MR. ILDERTON: All right. Public comment?  
13 The public comment section is closed. Randy, nothing  
14 more to add or --

15 MR. ROBINSON: The only thing I have to add  
16 is, you know, this isn't just one structure. We have to  
17 look at all of them. Once we approve this for one  
18 structure it's going to be -- you know, I will need some  
19 guidelines to what I approve for the other structures.

20 MR. ILDERTON: Great.

21 MR. HERLONG: I have some questions, and  
22 really just sort of a discussion for the board, just for  
23 consistency. We have had historic -- this is a historic  
24 structure. It's a very historic structure, isn't that  
25 correct?

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1 MR. ROBINSON: Yes.

2 MR. HERLONG: And over the years there has  
3 been -- we have always had discussions and debates about  
4 what to do with window replacements on historic  
5 structures, should they be clad or should they be wood.

6 And, like you say, if we choose to  
7 approve clad, that is a very nice profile to that window  
8 and would appear very correct, I believe, but it would  
9 be the clad product, which makes a lot of practical  
10 sense, but it's in a historic structure.

11 And it's just that debate we keep  
12 having. We have, in the past, requested clients use  
13 wood windows on historic structures and maybe use clad  
14 windows on an addition to the historic structure. That  
15 has kind of been where the board has gone over the  
16 years.

17 And so what we decide to do probably  
18 would set a precedent for that group, and I just think  
19 we need to think about what we are doing for consistency  
20 sake.

21 I tend to agree that it is, from a  
22 practical point of view, it's probably the best product.  
23 And because of the profiles, I don't think the building  
24 would suffer. That is the question, should it be wood  
25 or should it be clad in a historic structure.

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1 MR. ILBERTON: I think, if we do approve it,  
2 so we know what we are doing, we need to -- I mean,  
3 there are various levels of clad structures. Some of  
4 them are very poorly done, I mean clad windows. Some  
5 are very poorly done.

6 And we want to specify, if we happen to  
7 pass, in our motion that it be of a -- you know, it has  
8 to be approved -- I mean, it has to be of a certain  
9 quality. Maybe we can't specify that, but, I mean, such  
10 as the divided light mull in between the glass, things  
11 like that that --

12 MR. REINHARD: Simulated divided.

13 MR. ILBERTON: Simulated divided light as  
14 opposed to grids that would just be put on two pieces of

15 glass.

16 MR. REINHARD: Exactly.

17 MR. ILBERTON: We would want to make that a  
18 part of what we are approving, so we set it as a part of  
19 the record that somebody else couldn't come in and put  
20 the original that we saw, you know, 15 years ago, where  
21 things were just pasted on the window, I mean, without  
22 that. So I just wanted to make that point.

23 I personally don't have a problem with  
24 replacing -- it's going to look fine. It's going to  
25 be -- the energy consumption is going to be better.

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1 They are not going to have to paint it. The window is  
2 going to look better longer.

3 We are talking about aesthetics, and our  
4 aesthetics are from the street and what we see. It's  
5 going to be better for the house. Essentially, it's  
6 going to shed water from the envelope of the house  
7 better, the type of window it is, as opposed to a wood  
8 window.

9 And I think those are historic  
10 structures, but I don't think they are -- I mean, it's  
11 not the Miles Brewton house or anything. And those are  
12 good structures, but they have been worked on over the  
13 years quite a bit, and we are lucky to still have them.  
14 But I don't know that we need to get down to -- I don't  
15 have a problem with setting this precedent myself, so --

16 MR. WRIGHT: Pass that sample down here,  
17 would you, please? Go ahead, Mr. Ilderton.

18 MR. ILBERTON: Does anybody else want to  
19 speak to the point?

20 MR. REINHARD: I would. I have tried to  
21 make custom wood windows with double insulated glass and  
22 Spanish cedar. And structurally, because it would be an  
23 all wood window, not a partly aluminum window like that  
24 one is, the muntins and the bars are much thicker than  
25 that, and it is not a successful solution.

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1 What makes that successful and what  
2 makes the profile something that you like, and I like as  
3 well, is the fact that you do have that metal and you do  
4 have those dividers in there that define this as a  
5 simulated divided -- true divided light. Those extra  
6 pieces of aluminum down in here add to the integrity,  
7 and it allows you to keep that profile smaller.

8 So of all the windows that we could

9 possibly be looking at, perhaps this is one of the best  
10 examples that we might expect to see that solves the  
11 problem of insulated glass and the long-term durability  
12 of an aluminum clad metal exterior.

13 And we dare not get into the business of  
14 saying that this window, from this gentleman's store, is  
15 the window that is going to be acceptable on Sullivan's  
16 Island.

17 MR. ILDERTON: Right.

18 MR. REINHARD: Therefore, I think we have to  
19 continue to look at these on a case-by-case basis, and  
20 use those in the same concepts and look at it and say,  
21 yes, the profile is nice, yes, it is a simulated divided  
22 light, yes, it is wood, it's not vinyl. We might have  
23 to say we don't want vinyl.

24 MR. ILDERTON: Solid on the windows, right?

25 MR. REINHARD: Right.

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1 MR. ILDERTON: Yes.

2 MR. REINHARD: That is kind of the way I  
3 feel about it. I like that.

4 MR. ILDERTON: Okay. Jon?

5 MR. LANCTO: I think, yeah, looking at it on  
6 a case-by-case basis still at this point for each house  
7 in the historic district is a good idea.

8 MR. ILDERTON: Billy?

9 MR. CRAVER: I agree. Same.

10 MR. ILDERTON: Do I hear a motion?

11 MR. WRIGHT: I have one observation. This  
12 is a partial retrofit, four windows out of maybe twelve  
13 in the house, or whatever it is.

14 If somebody comes back five years from  
15 now with a different kind of window in that house, is  
16 that going to present any kind of a dilemma for us, or  
17 are we going to have to say, well, you are going to have  
18 to use that window to match what we approved in January  
19 of 2010?

20 MR. ILDERTON: Well, it could. I mean, it  
21 may be something that we would have to look at.

22 MR. WRIGHT: I mean, it's not a show  
23 stopper, but it could be an issue.

24 MR. LANCTO: I don't think that there is  
25 going to be any more difference between this and the

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1 existing windows than this and what somebody would want  
2 to put in in the future. I think that the two of them

3 are similar kinds of situations. And they are six over  
4 six windows, and that is what he's requesting.

5 MR. ILDERTON: Right.

6 MR. WRIGHT: Yeah, I don't have any trouble  
7 with this. That was just a point I wanted to make.

8 MR. ILDERTON: Great. Fred?

9 MR. THOMPSON: I could speak to that. My  
10 name is Fred Thompson. I own 1734 Middle Street. I can  
11 speak to that.

12 The main windows in the main part of the  
13 house -- this is actually a shotgun addition added at an  
14 indeterminate point in the life of this house, and the  
15 construction is pretty shoddy on those five windows.  
16 Our intent was to pick the very best quality window for  
17 those.

18 On the main structure there are the  
19 double-hung counterweighted original windows. And it  
20 would be my intention to try to repair those and keep  
21 those as original opening windows where I can. If I  
22 have to replace it, or if it's beyond economic repair,  
23 it doesn't bother me to come back before the Design  
24 Review Board on a case-by-case basis, because it's my  
25 intention to keep that house in as close to a top

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1 condition as I possibly can.

2 Because I like the historic aspects of  
3 the house, and it's my intention to keep it that way, so  
4 I don't have any trouble at all bringing those types of  
5 things back before this board.

6 MR. ILDERTON: Great. Thank you. And it  
7 looks like the window is going to be white. I am sort  
8 of disappointed, myself. I know we have no purview over  
9 color anyway, but I am sort of disappointed they are not  
10 going to be day glow orange or something.

11 (Laughter.)

12 MR. THOMPSON: That is a dangerous thing to  
13 joke about before this board, so it will be white.

14 MR. ILDERTON: Do I hear a motion?

15 MR. CRAVER: I move for approval of this  
16 window given that it is a simulated divided light  
17 aluminum clad wooden window. Is that what I heard?

18 MR. REINHARD: Very well done.

19 MR. ILDERTON: Great. Second?

20 MR. LANCTO: I second.

21 MR. ILDERTON: Discussion? Everybody in  
22 favor?



23 MR. WRIGHT: Aye.  
24 MR. ILDERTON: Aye.  
25 MR. HERLONG: Aye.  
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1 MR. REINHARD: Aye.  
2 MR. LANCTO: Aye.  
3 MR. CRAVER: Aye.  
4 MR. ILDERTON: Thank you, sir.  
5 MR. THOMPSON: Thank you very much.  
6 MR. ILDERTON: 405 Station 20.  
7 MR. CRAVER: I hate to leave, but I have to  
8 go.  
9 MR. ILDERTON: It looks like you have to go  
10 somewhere. It's either that or you've been somewhere.  
11 MS. KENYON: And we thought you dressed up  
12 for us.  
13 MR. CRAVER: I did, I did, but I have  
14 somewhere I am supposed to be, but I didn't want to  
15 miss --  
16 MR. ILDERTON: You look good, though.  
17 (Mr. Craver left the hearing.)  
18 MR. ILDERTON: What do you think?  
19 MR. ROBINSON: I'm ready. 403 Station 20  
20 Street.  
21 MR. WRIGHT: 405. What is the right number?  
22 MS. KOHLHEIM: 403.  
23 MR. ROBINSON: That is what I have all over  
24 the place, 403 Station 20.  
25 They are asking for final approval to  
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1 make an addition to this house. They are asking for  
2 some additional square footage, about 500 square feet  
3 addition, which is 100 percent of what they are allowed  
4 over the 4,042 that is allowed on this lot for -- they  
5 have to show neighborhood compatibility.  
6 In front of you you will see the plans,  
7 the site plan, floor plans and then elevations. And I  
8 will save all comments for after that, after they  
9 present.  
10 MR. ILDERTON: Thank you. Yes, sir?  
11 MR. ROSE: Chris Rose, and this is Myles  
12 Trudell. We are architects representing Paul and Louise  
13 Kohlheim for this addition.  
14 They came to us and we designed the home  
15 originally several years ago. They have two young  
16 children and needed some additional square footage, so

17 that is where we are needing it on.

18           This addition, we will be adding an  
19 additional bedroom, enlarging, basically -- the current  
20 playroom for the children is a little small, and so we  
21 are turning that into a media room and moving the  
22 playroom upstairs.

23           And so, by doing that, again, we feel  
24 that actually this addition -- presently the house is  
25 sort of an L shape on the street facade, and we feel

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1 that the addition of the lower -- making the bedroom and  
2 bath changes on the first floor and the playroom on the  
3 second floor as you enter the lot helps break up the  
4 long, flat front facade.

5           And we are adding a hipped gable, which  
6 is comparable to the other wing coming off to the left  
7 side. And so we feel that is, again, more compatible  
8 and, actually, probably makes the home a little bit more  
9 compatible to the neighborhood. Here is a Google map,  
10 if you want to see it, kind of in context with its  
11 neighbors.

12           It's at sort of a unique location in  
13 that it's the end of Station 20, and so that is why  
14 originally we tilted the main body of the structure  
15 slightly forward toward the end of the intersection  
16 there.

17           And so this new addition, by pulling it  
18 out, does impede into the side setback, so that is one  
19 of the variances that we need, is a nine and a eighth  
20 inch variance over the side setback, but that is onto  
21 the unopened continuation of the easement of Station --  
22 between that 40-foot right-of-way. So, of course,  
23 nothing will be built there. So we felt that outmost  
24 corner of that addition will encroach nine and a eighth  
25 inches, so it's a little under two percent of the

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1 setback there.

2           The building footprint -- the heated  
3 square footage we would like to go for a 20 per -- we  
4 know the exception will allow up to 25 percent, and we  
5 would like to maximize the square footage for this  
6 particular addition using that criteria, and that is how  
7 we came up with the square footage that we are showing.

8           The other variance was the principal  
9 building side facade which we have -- where we put the  
10 addition. We have broken it up with a vertical -- we

11 put the side elevation facing the easement of Station 20  
12 where the new addition comes in, and we actually  
13 continue the corner board and tried to break up that  
14 facade because, again, we are unable to, you know, push  
15 more into the easement, so we were trying to minimize  
16 that encroachment.

17 MR. ILDERTON: All right. Thank you, sir.  
18 Is there any public comment to this application? I have  
19 three letters to read in the public comment section.

20 "To whom it may Concern: Paul Kohlheim  
21 called to inform me of an addition he would like to do  
22 on his home located at 403 Station 20 on Sullivan's  
23 Island. I am Mr. Kohlheim's neighbor and own the house  
24 next to the Kohlheim's located at 2002 Gull Drive,  
25 Sullivan's Island. I do not have any concerns or  
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1 objections to the planned addition the Kohlheim's are  
2 planning for their home. Thank you, Jack Rasor, III."  
3 And the second letter, "Paul, I  
4 certainly do understand the changes and they sound  
5 really nice. You and Louise absolutely have my support.  
6 If anyone on Sullivan's Island DRB would like to call  
7 me, please give them my e-mail or cell phone, 478-3608.  
8 Good luck on the project, Paul Heinauer, Glasspro."

9 And the third letter, "Paul, thanks for  
10 the e-mail. You are correct, I'm totally comfortable  
11 with your new addition and have no problem with you  
12 proceeding. Please feel free to share this with anyone  
13 you deem appropriate. Thanks, John Ferguson."

14 Randy, is there anything else you have?

15 MR. ROBINSON: You know, although I think  
16 that the addition is an improvement to the structure, I  
17 mean it breaks up the mass of the structure, it is a  
18 hard case trying to build for this structure on  
19 neighborhood compatibility.

20 I will just pass this around. You know,  
21 the other structures in the neighborhood, this is  
22 already pretty much the largest structure in that  
23 neighborhood at 4,552 square feet, so that is the issue  
24 you have to get over --

25 MR. ILDERTON: Great.

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1 MR. ROBINSON: -- in order to approve this.

2 MR. ILDERTON: Thank you. Duke?

3 MR. WRIGHT: I understand what Randy is  
4 saying. And, as you know, I'm generally not in favor of

5 increasing existing structures significantly. But given  
6 the location of this house, and it's relatively hidden,  
7 in my view, back in its environment. I don't think the  
8 increase in size would have that much effect on the  
9 neighborhood.

10 MR. ILDERTON: Great.

11 MR. WRIGHT: Other than that, I have no  
12 trouble with the design. I think it's a good design.

13 MR. ILDERTON: Thank you. I feel like the  
14 mass is broken up, too, by the addition. I think it's  
15 an improvement to the looks of the house, and that is  
16 primarily what I'm concerned about, so I would be in  
17 favor of it. Steve?

18 MR. HERLONG: Well, I would agree. This  
19 house was probably built -- it was built before this  
20 ordinance, so it's an existing home. We have to look at  
21 it as an existing home, although relatively new.

22 And when you first look at the numbers  
23 you go, oh, my goodness, 25 percent, wow, that is tough.  
24 But when you look at where it is and where the additions  
25 are, the difficulty of creating some needed additional  
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1 space, this is about the only solution, and I do not see  
2 that it impacts the neighborhood in any way.

3 I think you would say, well, it looks --  
4 it's an attractive house now, and with these additions  
5 it's still attractive. From a scale point of view, it's  
6 still broken up. It doesn't seem that anybody in the  
7 neighborhood has any concern, so I have no trouble with  
8 it at all. I think it's a good solution.

9 MR. ILDERTON: Fred?

10 MR. REINHARD: I, too, would normally see a  
11 red flag when I see an increase that would take it to  
12 5,000 square feet, but when you study the footprint and  
13 you look at the elevations, it's deceiving. It doesn't  
14 look like that much square feet, and it fits that corner  
15 very nicely.

16 When you look at what is actually being  
17 done, it's eight feet seven inches extended out, which  
18 is from here to that computer. That is not big. So I  
19 would be inclined to go along with it.

20 MR. ILDERTON: Thank you. Jon?

21 MR. LANCTO: Yeah. I think it's broken up  
22 enough and the neighbors are all fine with it. If  
23 somebody came in here and had a big problem with it, I  
24 might listen to them long and hard, but I think it's

25 fine the way it is.

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1 MR. ILDERTON: Thank you. Do I hear a  
2 motion?

3 MR. HERLONG: I make a motion that we  
4 approve this -- and you asked for it to be a final  
5 submittal -- as a final submittal.

6 MR. ILDERTON: Do I hear a second?

7 MR. WRIGHT: Second.

8 MR. ILDERTON: Discussion? Everybody in  
9 favor?

10 MR. WRIGHT: Aye.

11 MR. ILDERTON: Aye.

12 MR. HERLONG: Aye.

13 MR. REINHARD: Aye.

14 MR. LANCTO: Aye.

15 MR. ILDERTON: Thank you, sir. Do we have  
16 anything else, Randy?

17 MR. ROBINSON: That's it.

18 MR. ILDERTON: All right. We are adjourned.

19 (The hearing was concluded at 6:45 p.m.)

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1 STATE OF SOUTH CAROLINA )

2 )

COUNTY OF CHARLESTON )

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

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

10 Witness my hand, I have hereunto affixed my official  
seal this 28th day of January, 2010, at Charleston,  
11 Charleston County, South Carolina.

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Nancy Ennis Tierney  
CSR (IL)  
My Commission expires  
April 6, 2014