

Deposition of Sullivan's Island Design Review Board

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MEETING OF THE SULLIVAN'S ISLAND DESIGN REVIEW BOARD

DATE: October 20, 2010
TIME: 6:00 p.m.
LOCATION: SULLIVAN'S ISLAND TOWN HALL
1610 Middle Street
Sullivan's Island, SC 29482

REPORTED BY: NANCY ENNIS TIERNEY, CSR (IL)
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A P P E A R A N C E S

DESIGN REVIEW BOARD MEMBERS:

- PAT ILBERTON - Chair
- STEPHEN HERLONG - Vice Chair
- DUKE WRIGHT - Secretary
- BETTY HARMON - Member
- JON LANCTO - Member

ALSO PRESENT:

- Kat Kenyon - Permit Tech/DRB Applications
- Randy Robinson - Chief Building Official/
Acting Zoning Administrator

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1 MR. ILBERTON: It is 6:00, and this is the
2 Sullivan's Island Design Review Board, and it's October
3 20th, and members in attendance are Duke Wright, Pat
4 Ilderton, Steve Herlong, Betty Harmon and Jon Lancto.

5 The agenda, the first item is to approve the
6 minutes. Do I hear a motion to approve the minutes?

7 MR. WRIGHT: I move the minutes of the
8 meeting of September 15, 2010 be approved as written.

9 MR. ILBERTON: Second?

10 MR. HERLONG: I second that.

11 MR. ILBERTON: Discussion? Everybody in
12 favor?

13 MR. WRIGHT: Aye.

14 MR. ILBERTON: Aye.

15 MR. HERLONG: Aye.

16 MR. LANCTO: Aye.

17 MS. HARMON: I was not here.

18 MR. ILBERTON: 1104 Osceola Street,
19 alteration.

20 MR. HERLONG: I am going to recuse myself.

21 (Mr. Herlong recused himself.)

22 MR. ROBINSON: This one came to you-all a
23 couple of years ago, and you-all gave approval to an
24 addition in the rear, and also some alterations, the
25 front elevation.

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1 They are coming back tonight to ask to
2 enclose the existing screen porch on the rear of the
3 property, and also to bring back the previously approved
4 stuff because if you don't do it within a year it goes
5 away, but I don't think that's a problem.

6 They are using the historical exemption
7 to enclose the screen porch on the back, it's a
8 one-story house, and they need that exemption in order
9 to do it. Did I say it is historic? It is in the
10 historic district. I will let Rodd take it from here.

11 MR. ILBERTON: All right. Rodd?

12 MR. HEINLEN: Rodd Heinlen with Steve
13 Herlong's office. We are representing Stuart Huston,
14 who is here tonight, and his home at 1104 Osceola.

15 The house is in a historic district.
16 The original house was built in 1885. On the site plan,
17 what you can see here, the light area is the original
18 house.

19 Back in February of 2006 we came before
20 the board and got approval, and they built this back
21 master wing with a screen porch here. At that time we
22 got approval for the wraparound porch, which was not
23 built at that time.

24 And so basically we are here to ask for
25 two things. One is to get reapproved for the wraparound

1 porch, and to glass in the screen porch in the back.
2 The wraparound porch, I think you have it on your
3 elevations there, was approved.

4 The one thing I would like to say is on
5 your site plan the side setback line is at 31 feet 2
6 inches, which is shown over here. The actual setback
7 line on that is 25, so we are not encroaching on that.
8 We are slightly forward of the setback line in the
9 front.

10 What we would like to do in the front
11 area, too, is add this small entry piece on brackets.
12 That is not on the elevation drawings that you have, but
13 a lot of the old houses have this. We want to try to
14 find a way to keep the rain off the people coming in.

15 We would not exceed the 30 inches past
16 what is already built. There wouldn't be any columns
17 down to the ground, there would just be brackets. So
18 this is a photograph of Stuart's house on the side, and
19 we would do a similar piece to that.

20 The second thing that we would like to
21 do is glass in the screen porch. The screen porch, that
22 you can barely see back here from Osceola, is sort of
23 tucked back in here. It doesn't get any summer breezes
24 at all, and it just becomes sort of a non-use thing. It
25 was built 3-1/2 years ago, as we said before.

1 We would like to enclose that and
2 condition it. To do that we would need the historic
3 exemption, which allows us to reduce the original house
4 by half, which is 600 and some odd feet, and the
5 enclosure would give us about 500 square feet. So we
6 would be under the 50 percent. We would be about
7 37 percent, I think. So we are not adding anything to
8 the footprint back there. We simply want to enclose
9 that area.

10 MR. ILBERTON: Great. Thank you. Is there
11 any public comment to this application?

12 MR. HUSTON: The porch is going to look like
13 a porch. It's going to look exactly like -- it's going
14 to be totally glass. It's just that -- you know, there
15 are only a few times a year I can use it. The older you
16 get, the less you go out there, even though we have
17 ceiling fans.

18 So when you go out there you shouldn't
19 be able to tell the difference because it will be all
20 glass from top to bottom. The doors look like screen
21 doors, but just glass in them.

22 And on the front -- Pat, you might
23 remember 2608 I'On that I bought from Ilderton. It has
24 got a really nice little thing on the front. I think it
25 gives it character. The house now is so flat in the

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1 front.

2 I mean, I don't want to say mobile home,
3 but it just needs some kind of a little bit of character
4 there to go with the French doors on the side porch.
5 And we have approval now to do a brick chimney, so we
6 are going to take the old chimney down and put a nice
7 new brick chimney up there. It's wood now.

8 So I just thought it would give it that
9 extra character in the front. And the back, it will
10 look just like it does now. It will look like a porch.
11 So those are my thoughts.

12 MR. ILBERTON: Thank you. Jon, do you have
13 anything?

14 MR. LANCTO: No. It looks good to me.

15 MR. ILBERTON: Betty?

16 MS. HARMON: I'm good.

17 MR. ILBERTON: I'm good with it, also. I
18 don't see any difficulty with it. You are not going to
19 really even see the porch, or the enclosure of the
20 porch.

21 Duke, do you have anything?

22 MR. WRIGHT: No, I'm fine. I have no
23 problem with it.

24 MR. ILBERTON: All right. Do I hear a
25 motion?

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1 MR. LANCTO: I motion we approve as
2 submitted.

3 MR. WRIGHT: I second.

4 MR. ILBERTON: Discussion? Everybody in
5 favor?

6 MR. WRIGHT: Aye.

7 MR. ILBERTON: Aye.

8 MS. HARMON: Aye.

9 MR. LANCTO: Aye.

10 MR. ILBERTON: Thank you, sir.

11 MR. HEINLEN: Thank you.

12 (Mr. Herlong re-entered the room.)

13 MR. ILBERTON: 2524 Atlantic, alteration.

14 MR. ROBINSON: This one, 2524 Atlantic, has
15 been to you-all before. They came to you with a dormer
16 addition or a second floor addition. It is a historical
17 structure. You-all looked at it and did not approve
18 that at that time.

19 They have made some changes and have
20 come back to you-all for approval. I will let the
21 architect explain exactly what they have done.

22 MR. ILBERTON: Sir?

23 MR. SURBER: I am Gene Surber. I am a
24 preservation architect from Atlanta, and I'm the
25 architect for the Silverman's house here on Sullivan's

1 Island.

2 MR. ILBERTON: Great.

3 MR. SURBER: You have the plans. The
4 principal things that were objected to in August were
5 the size of the dormer, or the dormers, and the windows,
6 and so I especially wanted to address those issues.

7 And I brought some computer modeling
8 drawings, and I think maybe if I just lay them out here
9 you can see them better. This is after and this is
10 before. This is the model of the way it is now, and a
11 view -- the same view, that is this.

12 What we have done is we have raised the
13 ridge of the roof six feet higher than it currently is
14 and added a dormer on both the front and the back, much
15 smaller than it was in the initial scheme. That is the
16 Atlantic side. This is another view from the Atlantic
17 side, and the present view from I'On, and this is a
18 model of what it will look like after the addition.

19 The reason we picked the casement
20 windows is because the house -- you can't -- none of the
21 windows in the house are original. They are all one
22 over one windows with snap-ins. The only original doors
23 or windows are the doors. There are three pairs of the
24 original doors.

25 And what we were trying to do with the

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1 dormers, or the windows in the dormers, was we have the
2 same width and the same height in a casement window. We
3 also thought that casement windows do well in
4 windstorms, so that is our justification.

5 If there is still a strong feeling
6 against the casements, we certainly could do
7 double-hungs.

8 There is a house in this Sullivan's
9 Island book that has exactly the same French doors. And
10 in this house the windows were double hung, they are two
11 over two, which would give very much the same appearance
12 as these casements.

13 MR. ILBERTON: All right, sir. Great.
14 Thank you.

15 MR. SURBER: Any questions?

16 MR. ILBERTON: We may still have questions.
17 Is there any public comment to this application? The
18 public comment section is closed.

19 Anything to add, Randy?

20 MR. ROBINSON: No, I don't, not at this
21 time.

22 MR. ILBERTON: Great. Steve, do you want to
23 start?

24 MR. HERLONG: Okay. Well, I think this is
25 definitely an improvement. Basically, the width of the

1 dormer on either side has been reduced somewhat,
2 generally is the change, I believe?

3 MR. SURBER: Yes.

4 MR. HERLONG: And there has been, over
5 various submittals over the past several years, there
6 has been a debate about taking an existing home and
7 altering the existing roof line.

8 I honestly think this is a very balanced
9 solution. I like the large roof line, and yet you have
10 kept the original roof line. There is still the -- on
11 the east and west elevation, you still see the original
12 roof line that is in the home.

13 MR. SURBER: That's right.

14 MR. HERLONG: So I think that's nice. You
15 haven't lost that completely. I don't think that
16 necessarily we need to dictate a particular style of
17 window as a board.

18 I do -- I don't think I even made this
19 comment at the first meeting, but I do tend to think it
20 would look more appropriate with double-hung windows.
21 That is about the extent of my comment.

22 MR. ILBERTON: Betty?

23 MS. HARMON: I like the -- it's an
24 improvement for me. I like what you have done, and I
25 agree with Steve about the double-hung windows.

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1 MR. SURBER: Well, would you object to two
2 over two, which is --

3 MS. HARMON: I know what two over two is.

4 MR. SURBER: -- that this house had?

5 MS. HARMON: Right, right.

6 MR. SUBER: It is a late 1800s house.

7 MS. HARMON: Well, I guess I'm -- I hate to
8 see the two different style windows so different. It
9 would be so different than what you have down here.

10 MR. SURBER: Those are snap-ins.

11 MS. HARMON: Right.

12 MR. SURBER: They are just one over one.

13 Would you object to one over ones?

14 MS. HARMON: I like that better. It's more
15 in keeping with the house. I hate to see all different
16 size windows and doors. It breaks up kind of your
17 vision when you are looking at it.

18 MR. SURBER: Okay. We were trying to keep
19 them the same size as the existing. That was the whole
20 concept.

21 MS. HARMON: Right.

22 MR. ILBERTON: All right.

23 MR. SURBER: I don't want to get hung up
24 over the windows. If that is what it takes, I am sure
25 that the owners would be willing to do that. You know,

1 we are thinking 100 percent ventilation instead of just
2 50 would be mighty nice up there.

3 MR. ILBERTON: Jon, do you have anything?

4 MR. LANCTO: Gene, this is a big improvement
5 in my mind, too. You can actually see some siding on
6 the dormers now versus being solid window across, which
7 is a major improvement. It looks like it has got better
8 racking resistance to having some problems in a
9 windstorm, too, with that.

10 I personally don't have any problem with
11 the casement windows. I think they do -- as long as
12 they have a true divide in the center like your doors
13 do, I think that that is going to be a very appropriate
14 look for that.

15 And I agree in a windstorm or a
16 hurricane, those are going to perform better, and I
17 think that the space will be more usable with the
18 casement windows if they choose to open them. So I
19 don't see where going to match non-original windows
20 really does any justice to presenting improvement to
21 this look, so --

22 MR. ILBERTON: Thank you. I guess as long
23 as that horizontal divide would be in those casement
24 windows, I guess I wouldn't have a big problem with
25 them. I think that is probably a significant part of

1 the look that would be important on this house.

2 But, other than that, I don't have
3 really a problem with it either. But I would want to
4 make sure, if it was approved with the casement windows,
5 that that was definitely going to be a part of the look
6 of the windows with the horizontal. Duke?

7 MR. WRIGHT: These are classic crank-out
8 casement windows?

9 MR. SURBER: Yes, yes, they would be.

10 MR. WRIGHT: Metal or wood?

11 MR. SURBER: They would be wood. I have
12 been in practice for 45 years. I have never used
13 snap-in windows, so -- I didn't do the original windows,
14 or the windows that are there.

15 MR. WRIGHT: I don't have any trouble with
16 the windows. I was not here at the last meeting, but I
17 read the minutes of the discussion that went on, and I
18 understand the reasons for the objection, but I think
19 you have done a good job of satisfying the comments that
20 were made in that session, so I don't have any trouble
21 with it.

22 MR. HERLONG: Well, I would just like to
23 clarify. I was just giving you a personal thought about
24 the windows. I think the casement -- these casements,
25 as you have drawn them, are fine. I think a two over

1 two double hung would also be fine. So I wouldn't vote
2 one way or the other because of that window.

3 MR. ILBERTON: Just so if this does get
4 built and the construction does happen, just so we can
5 clarify that there is not going to be a difficulty for
6 the owner, I don't even know if you can get wood windows
7 like -- if you are talking about windows like that.

8 I mean, do you know of a product like
9 that? It may be a problem.

10 MR. SURBER: They would be custom made.

11 MR. ILBERTON: Well, I mean, custom made
12 casements, I am sure they make them, but they are not a
13 common -- I mean, in my view it's not a common animal,
14 which is fine. But, I mean, do you --

15 MR. HERLONG: Painted mahogany would work
16 great.

17 MR. ILBERTON: Yeah, yeah. Okay. Anyway, I
18 just wouldn't want the owner to get into trouble -- not
19 trouble, but having that little issue about, well, we
20 can't get these so we need to go to an Andersen or a
21 Marvin or another window, which may be fine. You know,
22 it may not be an issue, but I wouldn't want it to be a
23 difficulty. Just so that is on the record. But that is
24 the only thing -- because it's not a common animal, a
25 wooden casement window.

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1 Do I hear any kind of --

2 MR. HERLONG: I move that we approve the
3 submittal as it's submitted.

4 MR. ILBERTON: Second?

5 MR. LANCTO: I second that.

6 MR. ILBERTON: Discussion?

7 MR. LANCTO: Could we modify that so that
8 they have a choice between this style window or a
9 double-hung window based on --

10 MR. HERLONG: Sure.

11 MR. ILBERTON: Yes, a two over two
12 double-hung window like -- or do we want to specify? I
13 mean --

14 MR. LANCTO: I was going to say a two over
15 two would probably look best because I like that
16 horizontal element.

17 MR. ILBERTON: So can we get a modification
18 then to the --

19 MR. HERLONG: So I would move that we
20 approve this, and add that it's approved with either the
21 casements as drawn or an equivalent two over two
22 double-hung window. Does that work?

23 MR. LANCTO: Yes.

24 MR. SURBER: Works for me.

25 MR. ILBERTON: Any discussion on that?

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1 MR. WRIGHT: No discussion.

2 MR. ILBERTON: Everybody in favor?

3 MR. WRIGHT: Aye.

4 MR. ILBERTON: Aye.

5 MR. HERLONG: Aye.

6 MS. HARMON: Aye.

7 MR. LANCTO: Aye.

8 MR. ILBERTON: Thank you, sir.

9 MR. SURBER: Thank you.

10 MR. ILBERTON: All right, 2826 Marshall.

11 MS. HARMON: Mr. Chairman, I would like to
12 make a motion that we defer this meeting until we can
13 have the two other board members present.

14 This is highly controversial, and I
15 think for everybody to have an equal opportunity to vote
16 on this, it's very important.

17 MR. ILBERTON: Well, I guess we have to have
18 a discussion about that.

19 MR. LANCTO: We have to have a second on the
20 motion.

21 MR. ILBERTON: Right. We have to have a
22 second on the motion.

23 (Pause of silence.)

24 MR. ILBERTON: We have no second on the
25 motion, so we will continue. Randy?

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1 MR. ROBINSON: 2826 Marshall Boulevard.

2 This has been to you-all. You-all know all about it, so
3 I don't think I need to explain much.

4 They have come back. They have altered
5 the plan somewhat by dropping the addition back. There
6 may be some other minor changes, but I will let the
7 architect bring those to you.

8 It is a historical structure, it's not
9 in the district, and they are using the historical
10 exemption for extra square footage on the structure.
11 Other than that, it's all yours.

12 MR. ILBERTON: Great. Thank you. Yes, sir?

13 MR. CLOWNEY: I'm Beau Clowney with Beau
14 Clowney Design, and this is Kate Campbell.

15 I know you-all are all familiar with it.
16 Betty, I don't think you were here for the last meeting.
17 But the main issues for the last meeting were the siting
18 and exactly where it was going to be positioned on the
19 site, and then there was some discussion, too, about
20 that, this side of the property here that we had that
21 long stretch where we were asking for that variance of
22 the 30 feet, plus 30 feet.

23 So in looking at both of those two
24 issues, there are two things. This drawing in itself is
25 probably -- kind of felt like almost more important than

1 the ones that I put on the board.

2 The first meeting that we came to you,
3 we got permission to do the two little pavilion pieces
4 in the back, and the fireplace, I believe, on the front
5 side of the house.

6 MS. CAMPBELL: On the Harvey Street side.

7 MR. CLOWNEY: After the last meeting, we
8 have pulled this back an additional seven feet away from
9 the house. And the reason the Fosters came to you in
10 the beginning was they really wanted to protect the
11 house, and they wanted to make sure that it was adequate
12 historically because they see the value in the scale of
13 the house and the charm of the house.

14 So what we are trying to do is to do
15 something that is historically sensitive in terms of its
16 siting and the mass and scale to add to the house and
17 site it on the property.

18 So when you pull this back an additional
19 seven feet, we feel even more convinced than ever that
20 if you look at the orange, which is in this drawing,
21 which is the existing original house, that what we are
22 doing is pulling our addition farther back and detaching
23 it from the house. We have always felt like what we
24 wanted to do is have the old house with the glass link
25 to the new structure.

1 The other bit that we have looked at is
2 along that one side we did pull back -- the back, say 12
3 to 15 feet of it, we pulled it in about a foot and a
4 half. So this little bit right in here is recessed in
5 so that plane is not just flat like it was the last
6 time.

7 So when you look at it -- I mean, we are
8 very pleased with it, in particular pulling it back just
9 the additional seven feet just makes, in our view, makes
10 a really big difference.

11 When we look at it in the larger context
12 of the neighborhood, it's just exactly where it needs to
13 be. This property -- this house is pushed over to the
14 side. There is ample room on this side of the property,
15 which is the natural place to put the addition. And we
16 are also pulling it to the back of the property as to
17 not obscure the existing historic house, but also to not
18 really infringe on the mass of it.

19 Kate, I guess I will let you speak to
20 some of the more particulars about it. But this, I
21 thought, was a pretty interesting photograph as well.

22 MS. CAMPBELL: Two issues. One is that this
23 building currently has -- one of the variances we are
24 asking for, actually just the historic exemption, is the
25 extra square footage and overall heated square footage.

1 And the massing of this building really
2 feels like, with the Phase 2 addition, a 3,100-square
3 foot house, but this addition is 1,350 square feet.

4 The issue is that a lot of the heated
5 square footage is buried in the bottom of the existing
6 structure. It is below flood. It's currently below
7 flood. The owners would like to keep it below flood,
8 which is part of the reason they put it on the historic
9 list, because otherwise they would be required to
10 elevate it to flood, so that is one point about the
11 massing of it.

12 Visually, yes, it is a 4,900-square foot
13 house, heated square footage, but a lot of that square
14 footage is buried in the existing footprint of the
15 existing house. Really, we are only asking to add 1,350
16 square feet for the addition on the back side.

17 The side setback, we are about 13 foot
18 4 inches off the property line. If this were an empty
19 lot, zoning would allow a building to be built 13 foot
20 4 inches off the property line.

21 Being that there is an existing house on
22 the lot, we are already subject to that 15 foot on the
23 east side property line, so that is why we are having to
24 ask for the extra setback on the west side property
25 line, and, also, in order to allow that addition to

1 really detach from the existing historic house and
2 maintain the integrity of the historic structure. So
3 that kind of explains those two points. That is all I
4 have.

5 MR. ILBERTON: Great. Thank you.

6 MR. CLOWNEY: I think that is about all we
7 have to say, so if you have any other questions.

8 MR. ILBERTON: Public comment?

9 MR. EDWIN POULNOT: Mr. Chairman, could you
10 hold the things up so we can see what it looks like?

11 MR. ILBERTON: Sure.

12 MR. CLOWNEY: This is the drawing -- this
13 has been modified showing how it's pushed back the
14 additional seven feet. These drawings are largely the
15 same except for showing the indentation on the side here,
16 that we have done on this side. And then right here,
17 this one shows that being pushed back, actually.

18 MS. CAMPBELL: And the indentation on the back
19 side.

20 MR. CLOWNEY: Right, and the indentation as
21 well.

22 MS. CAMPBELL: This is the actual view -- a
23 photograph taken from Marshall Boulevard looking at the
24 existing house and kind of a free model of what the
25 addition would look like in relationship to it.

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1 MR. CLOWNEY: The other thing I will just
2 remind you of is that the addition is just a 1,300
3 square foot addition.

4 MR. ILBERTON: All right. Yes, ma'am?

5 MS. POULNOT: I'm Dale Poulnot, and I'm here
6 speaking for my parents. Do you want to say something
7 first?

8 MR. EDWIN POULNOT: Yes.

9 MS. POULNOT: We are 2820.

10 MR. EDWIN POULNOT: I'm Eddie Poulnot, and I
11 have lived on Sullivan's Island every summer except
12 three that I spent in the Navy, in the same house, by
13 the way, which belonged to the Poulnots for many years,
14 and built by my grandfather in 1927.

15 I submit this says violence to the
16 character of this island. If you were to ride up I26,
17 and if you take a look to the left as you go by, you
18 will see that the city of Charleston has built a very
19 imposing fire tower on some property that they own
20 there. This looks exactly like that. It looks like a
21 fire tower, and I object to that.

22 We have tried very hard to maintain the
23 character of the house because some rather interesting
24 people have been entertained there over the years,
25 George C. Marshall, Secretary of State, Daniel Burn,

1 Secretary of State, and a big, almost unknown
2 politician, by the name of John Fitzgerald Kennedy
3 entertained there quite frequently.

4 So we have tried to do everything to
5 keep the house exactly as it was when it was built.
6 Sometimes we have let it stray, but not very often. As
7 a matter of fact, the flag pole in the front of the
8 house has been there since the house was built. I am
9 opposed to it. I hope you agree with me.

10 MR. ILBERTON: Thank you, sir. Yes, ma'am?

11 MS. POULNOT: I have a couple of other
12 comments. I came and talked to you-all a couple of
13 years ago about the historic district. This house was
14 not included at that time.

15 And at that time my understanding was
16 that one of the real issues was that in order to
17 maintain the character of Sullivan's Island, and that is
18 why you wanted to have this historic ordinance, was to
19 maintain the front elevations of the houses, and then
20 any additions would be in the back. This is clearly
21 something that will be very visible from the side.

22 And I don't understand why, if you have
23 an ordinance and you have gone to all the trouble to
24 develop these plans, then you would even consider a
25 variance for something. There is certainly plenty of

1 room to have something in the back that would not affect
2 the elevation of this house.

3 My second point is that I asked Neil
4 Stevenson, who is an architect who measured both houses,
5 and took the plans, and this is the same thing that I
6 have, and he drew for me a scale for you-all to see how
7 much bigger this mass is going to be next to this house.
8 It is a significant change in the way that the
9 neighborhood would look.

10 I also think that the other issue Ms.
11 Harmon said was about roof lines. Maybe it wasn't Ms.
12 Harmon, but you-all were talking about roof lines. This
13 significantly changes the way the roof lines look
14 because you have this whole new piece here, plus this is
15 shown, which shows in the new roof line.

16 I also don't understand, in the new
17 plans it's a whole new roof material. This looks like a
18 standing seam roof, and this is not a standing seam roof
19 now. It's a shingle roof, which is what we have.

20 The breezeway is, I think, one of the
21 biggest issues that I don't understand. It is clearly a
22 separation. And I understand Mr. Clowney's wanting to
23 make a differentiation. But, in my view, that is almost
24 exactly the space that they are asking for for relief,
25 so why do they have to have a breezeway?

1 They have to have a breezeway because
2 they want to separate the house so that they can have a
3 separate home for the parents, the grandparents, to live
4 in away from the rest of the house. It has got a
5 separate entrance in the back, and, to my mind, that
6 makes it a multifamily home, and I don't understand why
7 that is even acceptable. This should be a single-family
8 home.

9 If you took away the breezeway and
10 attached it to the house, you wouldn't have to give a
11 variance on the difference of the nine feet, or whatever
12 it is.

13 You-all were just talking about windows
14 and doors. If you want to maintain the character of the
15 house, then why does the addition have windows and doors
16 that indicate that it would have 9-1/2 to 10-foot
17 ceiling. The existing windows and doors are based on a
18 6 foot 8 standard size door. The drawn windows and
19 doors are based on an 8-foot door. That doesn't relate
20 at all. So I don't understand, if you want it to be in
21 the historic character, how does that work?

22 The other thing I wanted to ask is why
23 does it have to be so tall? If it's something that is
24 going to be in the existing character of the
25 neighborhood, we don't have things that tall, and

1 certainly our house is not that tall.

2 MR. ILDERTON: Great.

3 MS. POULNOT: So it doesn't make any sense
4 to me. I'm not done. I know you don't want to listen
5 to me any more.

6 MR. ILDERTON: I really don't have a
7 problem, as long as nobody else does, because we have
8 written in the minutes there is a time limit. But I --

9 MS. POULNOT: I was not informed of that.

10 MR. ILDERTON: I don't really have a problem
11 with you talking longer. But I just wanted to comment
12 that is in our bylaws, but I am willing to --

13 MS. POULNOT: I think it would be great if I
14 had known that to begin with. So perhaps maybe under
15 public comment we should know that to begin with.

16 MR. ILDERTON: But, no, please go on.

17 MS. POULNOT: This is the third time it has
18 come up. My understanding is there has been opposition
19 to it on every single occasion.

20 My understanding, too, is that this
21 board is supposed to be listening to the sensitivity of
22 the neighborhood. I don't see that happening.

23 I also don't understand why, when we
24 have had this kind of opposition, that it continues to
25 come up. This is not appropriate for our neighborhood.

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1 MR. ILBERTON: Thank you, ma'am. Is there
2 any other public comment? Yes, sir?

3 MR. DAVID POULNOT: Hi. I'm David Poulnot.
4 I live across the street. Unlike my father's house,
5 most of the people I have entertained are rather
6 nefarious, so I won't reveal the names.

7 But I am going to agree with my sister,
8 briefly. That is not in keeping with the neighborhood.
9 I am really very surprised that it hasn't been scaled
10 back dramatically from the last rendition, so I am
11 opposed to it as well. Thank you.

12 MR. ILBERTON: Great. Thank you, sir. Are
13 there any other comments? Yes, ma'am?

14 MS. SCARBOROUGH: I am a terrible public
15 speaker, so you-all are going to have to forgive me
16 because I get very nervous.

17 But I live in the same neighborhood. I
18 have lived on Sullivan's Island all my life during the
19 summertime. The thing I love about Sullivan's Island is
20 the open spaces. It feels like a beach community, it
21 feels like a unique community, and I thought that is
22 what the Cooper Consultants came up with, was that the
23 residents wanted it to stay open spaces.

24 I feel like this addition is we are
25 losing the breezeway on the side of the house. And that

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1 is one of the reasons I live -- I love living over here.
2 I don't want to live on Isle of Palms. I don't want to
3 live downtown. I want to live in open spaces, and I
4 just feel like we are going to lose that with that. And
5 I'm done.

6 MR. ILBERTON: Yes, ma'am. Thank you. Is
7 there any other comment?

8 MS. SCARBOROUGH: Oh, and Cam Stuhr objects
9 to it, again, also. She is out of town.

10 MR. ILBERTON: And more public comment? The
11 public comment section is closed. Randy, anything to
12 add?

13 MR. ROBINSON: Only a couple of things I
14 want to point out. The pool is in the front yard. In
15 order to do that pool they were going to have to go and
16 get a variance from the Board of Zoning Appeals.

17 Also, there was a comment made about the
18 historical -- something about historical and doing this
19 so they could keep downstairs. But this will have to go
20 under the 50 percent rule because it's not in a National
21 Register historic district, and it's not individually
22 listed on the National Register. So there will have to
23 be a separation between the new structure and the old
24 structure.

25 MS. CAMPBELL: They can't be attached.

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1 MR. ROBINSON: Exactly. That separation
2 could be a quarter of an inch, but it can't share the
3 same foundation.

4 MS. CAMPBELL: Otherwise the house, the
5 existing house, has to be lifted higher than it is.

6 MR. ROBINSON: Correct.

7 MR. ILBERTON: So they can't be attached.

8 MR. ROBINSON: So they can't be attached.

9 That separation only has to be a quarter inch. A lot of
10 times guys will pour a foundation with a piece of
11 plywood in the center to separate them, but they can't
12 share the same foundation.

13 MR. ILBERTON: All right? Anything else?
14 Then we are okay. Jon, do you want to start this good
15 one? Sorry.

16 MR. LANCTO: I appreciate that. I fully
17 appreciate the comments that were made on the character
18 and the imposition that I feel like this will have on
19 the neighborhood, but I also feel like it's our duty as
20 the Design Review Board members to look at these things
21 carefully and use our judgment as to how much that will
22 really impact the neighborhood and what the visual
23 impact will be.

24 And I hear what people are saying, but I
25 don't believe that this is going to have the height

1 impact or the massing impact that I'm hearing from
2 people that are maybe not so objective about it.

3 So I like the changes. I like that it
4 has been pushed back. I like the difference in
5 character from the historic structure, and I feel like
6 it's a good solution for what they want to add. So I'm
7 pleased with the changes and like what has been done on
8 it.

9 MR. ILBERTON: Betty?

10 MS. HARMON: I, too, appreciate the
11 neighborhood people coming out. It's very important for
12 us board members to listen to what you have to say, and
13 I appreciate that.

14 And I'm in agreement with you. I do not
15 think this is appropriate for the neighborhood. It does
16 not meet neighborhood compatibility. You have a new
17 tower that sticks up in the air and it will forever
18 change the streetscape, and so I would have to vote no.

19 MR. ILBERTON: Thank you. Steve?

20 MR. HERLONG: Well, I think when it was
21 before the board last month I was saying this is a very
22 interesting submittal for the board because there have
23 been other projects very similar to this that have gone
24 up around the island, and probably we are going to see
25 more people wanting to do this type of project because

1 there are certain things about this that make a lot of
2 sense.

3 It is a separate structure as though
4 it's attached or linked, and a historic method of adding
5 to a historic home is to keep the existing home as
6 intact as one can and create additions that could
7 actually be removable so that you are not affecting the
8 historic structure. This achieves that.

9 On the other hand, I am still struggling
10 with it, probably more just on the general aesthetics
11 and the contrast, especially when I look at the Harvey
12 Street side where the proposed new additions would be
13 added to the main house. I believe that is the correct
14 side, the north elevation, right?

15 MR. CLOWNEY: Right.

16 MR. HERLONG: And then you see the very
17 vertical nature of the addition to the right. I like
18 the fact that it's separated and it's more like a link.

19 MR. CLOWNEY: You have to look at it and
20 orient at the same time. When you look at that, you
21 have to look at the plan at the same time.

22 MR. HERLONG: You don't see it like this.
23 But, on the other hand, I drove by again today and I'm
24 looking and thinking, well, it just struck me, why does
25 it have to be two story? Why couldn't you put this

1 space as another separate addition?

2 The house next door on the corner has
3 outbuildings, and this is like another outbuilding when
4 you look at it in the plans. It's just a very tall
5 outbuilding, maybe inappropriately tall as an
6 outbuilding.

7 I am struggling with that, honestly. I
8 tend to agree with Mr. Poulnot. It's very tall and very
9 straight; yet, the main house, the roofs flow, and that
10 seems to be the general nature of the homes in that
11 community, that neighborhood.

12 And so I'm not really saying it
13 shouldn't be -- there shouldn't be an addition here. I
14 just think maybe aesthetically it's not -- it's still
15 not there, although I don't know of a solution.

16 I just look at these roofs on the
17 additions and wonder if there is a way to connect
18 something at that height so your eye doesn't view this
19 as such a tall feature, even though it's not as tall as
20 it could be. You have reduced the height, I know.

21 MR. CLOWNEY: From the first meeting.

22 MR. HERLONG: You have done what the board
23 sort of suggested at the last meeting; and I'm sitting
24 here now doing what drives me crazy, is suggesting,
25 well, maybe there is still something else that is the

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1 right solution that just hasn't been found yet.

2 MR. CLOWNEY: Could I make a comment towards
3 that?

4 MR. HERLONG: Sure.

5 MR. CLOWNEY: In particular, I guess, you
6 know, we programatically, with the owners -- I mean,
7 they want -- everything that they are adding, they want
8 it over on that side. We do have a lot of occupancy
9 issues.

10 And, also, we felt very firmly that the
11 message that was given to us last time that height was
12 not the issue any longer. So, you know, we did not go
13 down that road.

14 In particular, the first time we came to
15 you it was the roof deck and the shape and the
16 particular type of roof that we were using and it being
17 incompatible with the existing roof, and so we really
18 felt like we addressed that.

19 This last time we felt like it was -- or
20 at least said to us that height really wasn't the issue.
21 It's tough to say because it's one of those things.
22 They want -- again, they want -- they don't want to have
23 to elevate the house, the existing house. They don't
24 want -- they want to do the thing that is the most
25 appropriate in terms of being sensitive to the existing

1 structure. And they want their square footage, too, and
2 they want this suite, they want this program, and it
3 really all needs to be together. You know, it would be
4 one thing to do a little bit over here and a little bit
5 over there, but it doesn't work that way.

6 MS. HARMON: May I make a comment? My
7 problem all along has been the height. If you take off
8 that third floor and lower it, it would be more pleasing
9 from the streetscape view.

10 MS. CAMPBELL: Just to comment, I think with
11 respect to the neighborhood, I mean, there are other
12 two -- full two-story height houses right across the
13 street and down the street. And so I do realize that
14 next door is the most primary, but you also kind of have
15 to look at other properties in the area as well.

16 MR. CLOWNEY: I brought this one last time.
17 Just to show you again, you know, where we had one-story
18 houses where we have linked them to two-story additions,
19 and so these are four examples of where we have done
20 that on the island. So what we are asking to do here is
21 exactly what we have done on all of these houses.

22 MS. CAMPBELL: And we are almost a full five
23 feet below the overall height restriction.

24 MS. HARMON: Still too high.

25 MS. CAMPBELL: It's building in that

1 envelope with flood and height, too.

2 MR. ILBERTON: Well, I mean, you are not
3 finished. Go ahead.

4 MR. HERLONG: Well, I even recall -- I
5 believe there was a discussion at the last meeting,
6 which is the only time I saw this, I missed the first
7 time, about whether you can reduce the second floor
8 plate height, like one of those examples where you might
9 introduce dormers and a lower second floor so there is
10 less vertical wall. And there have been pros and cons
11 to that, I know.

12 MR. CLOWNEY: Because that is what we had
13 the first time.

14 MS. CAMPBELL: That is what we had the first
15 time.

16 MR. HERLONG: Right. Exactly. I know.
17 It's just --

18 MS. CAMPBELL: Which did lower the overall
19 eave height.

20 MR. HERLONG: But just the shape of that
21 roof is maybe not the same as --

22 MR. CLOWNEY: It really wasn't working with
23 this, and we feel like this is so much better.

24 MR. ILBERTON: Are you still going?

25 MR. HERLONG: No. That is about all I have

1 got. It's very difficult.

2 MR. ILBERTON: Well, I guess there are three
3 points that I want to make. I have seen this for the
4 third time, and each time the architects have taken our
5 gentle nudging and suggestions and improved and redone
6 it, and basically taken our wishes and incorporated it
7 into their then presented designs.

8 And I think that is what we are looking
9 at today, is the result of the -- moving it farther back
10 so the height is not so comparative to the original
11 structure. The indentation on the sides, they did that
12 at our suggestion last time because of the flat side,
13 and I say -- a few other details. And more separation,
14 I think, was even asked for, more separation, as opposed
15 to an earlier observation, to make it more distinctive
16 from the house. And I just think that is a
17 consideration.

18 I also appreciate the owners coming and
19 asking us to be put on the historical list, which I
20 mentioned before. I mean, they are to be commended,
21 because they didn't need to do this. They could have
22 demolished that house when they bought it because it
23 wasn't on the list and put up a brand-new 40, whatever,
24 600 (sic) square foot house. Isn't that correct?
25 Didn't they ask?

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1 MR. ROBINSON: No, they didn't ask. They
2 were one of the group of houses --

3 MR. ILBERTON: They agreed to do it.

4 MR. ROBINSON: Right.

5 MR. ILBERTON: It wasn't on the list, but
6 they agreed to do it. That's right. We recommended and
7 they agreed to do it.

8 MR. ROBINSON: That's correct.

9 MR. ILBERTON: But, anyway, half the people
10 objected and they did not object to it. So I take that
11 back. But I remember that time, because it's tough
12 messing with people's property and telling them what
13 they can and can't do, and that was a difficult session
14 when we had all of those houses to consider and all.

15 And, essentially, I think it works
16 architecturally, is my third point, so I don't have a
17 problem with it. Duke?

18 MR. WRIGHT: Well, I have been up and down
19 on this one myself, and I certainly appreciate the input
20 from the neighbors and the comments, very articulate and
21 very good and straightforward.

22 Height was an issue with me early on,
23 and then after the second submission I began to feel
24 like it was being addressed with the change in the roof
25 lines and the deck on top.

1 Now that it's been set back seven feet
2 further, I believe that from the Marshall Boulevard
3 streetscape it's not going to be that obtrusive and that
4 visible given the trees that are in place, in
5 particular.

6 So I think they have reached a
7 reasonably good solution given the difficult issues with
8 this project.

9 MR. ILDERTON: All right. Do I hear a
10 motion?

11 MR. HERLONG: So let me ask a question.
12 It's up for final approval?

13 MR. ROBINSON: Yes, it is. You-all don't
14 have to give final approval. You can give preliminary
15 if there are some parts of it -- something you don't
16 like.

17 MR. ILDERTON: Because up until now it has
18 not been even preliminarily approved?

19 MS. CAMPBELL: It was preliminary.

20 MR. CLOWNEY: We had preliminary approval
21 last time.

22 MR. ILDERTON: It was preliminarily approved
23 last time?

24 MR. CLOWNEY: We did get approval, yes.

25 MR. ILDERTON: We had preliminary approval

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1 last time?

2

3 MR. CLOWNEY: Preliminary approval, right.

4 MR. ILBERTON: That's a point, and I

5 probably should have been more aware of that.

6 MR. CLOWNEY: Well, preliminary approval

7 with the caveats stated in the motion.

8 MR. ILBERTON: Right. And the caveats in

9 the motion the last time?

10 MR. CLOWNEY: Were us agreeing to push it

11 back and considering this edge.

12 MS. CAMPBELL: And looking at the side

13 facade.

14 MR. LANCTO: I move we approve it as

15 submitted.

16 MR. ILBERTON: Do I hear a second? We will

17 have discussion.

18 MR. WRIGHT: I will second it.

19 MR. ILBERTON: All right. We will have

20 discussion.

21 MR. HERLONG: Well, this is a --it's very

22 important to the community. They are here, and we have

23 two board members missing, thinking about that, thinking

24 that it's a smaller board that is approving this. It

25 would be great to get everybody's thoughts.

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1 I'm still torn in thinking that there
2 may be some additional design study that can possibly
3 mitigate the verticality of the addition, which I think
4 is concerning to some people, me included.

5 But, on the other hand, they have done
6 what the board has asked, and the board is -- and I feel
7 like, as I said earlier, the general design principle of
8 pulling that away from the existing historic portion of
9 the house is successful, and I think the pool should be
10 in that area moving toward Marshall. That is the
11 logical place for a pool. So, again, I'm just somewhat
12 torn.

13 MR. ILBERTON: Like I say, they really have
14 done what the board has asked them to do every time, and
15 if we -- I don't know. I mean, you know, it's --

16 MR. DAVID POULNOT: Mr. Chairman, can I
17 make --

18 MR. ILBERTON: The public comment section, I
19 think, is closed, but I don't mind. It's a sensitive
20 subject, and I don't mind bending the rules and
21 recognizing David.

22 MR. POULNOT: I'm David Poulnot. I don't
23 know what your charge is, but my sister is here, Vivian
24 is here, Cam Stuhr was here last time, and I understand
25 was very emotional, my parents are here, my wife was

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1 here last time. We all live there year around and, in
2 many cases, have for decades. I don't know the Fosters.
3 I am sure they are delightful, but they are rarely
4 there.

5 How can you possibly rule against the
6 wishes of the year-around historical nature -- or the
7 historical residents for some out-of-towners?

8 And what about all of this character of
9 the island stuff that I have been hearing for the last
10 15 years? So I urge you, back up, take Ms. Harmon's
11 recommendation made at the beginning of the hearing and
12 bring the other two members back and let's go over this
13 again. I, frankly, think that that is a hideosity. I
14 don't like it. It's ugly. Thank you.

15 MR. ILBERTON: Thank you, sir.

16 MS. HARMON: I would like to say I really
17 wish that this board would wait, defer this, and let the
18 other two board members come. Because we are talking
19 about the character and integrity of this island, and we
20 need to listen to the neighbors, because this is going
21 to change the scope of that street. It's not going to
22 be a little historic street anymore. It's going to be
23 historic houses with an ugly tower sitting in the middle
24 of it.

25 MR. LANCTO: I wish they were here, too, but

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1 I don't know who will not be here the next meeting.

2 MS. HARMON: Well, I think we can make a
3 point that we can make it.

4 MR. LANCTO: We could keep deferring this
5 thing forever.

6 MS. HARMON: Let's have a special meeting
7 then where everybody could come.

8 MR. ILBERTON: Well, I mean, this board is
9 enjoined to do it in a proper manner, and I think we
10 have generally done a good thing on the island, and
11 maybe not every time, but generally done a good thing.

12 And our manner has been historical, up
13 to now, to work with people as much as we can, give them
14 suggestions and, if it's taken properly, they come back
15 and they show us what they have done with our direction,
16 general direction without saying specifically.

17 And if we get out of that method and all
18 of a sudden we throw open the gates to special meetings
19 and everything else, well, we are just going to be -- we
20 are going to be opening up a Pandora's box of
21 administrative difficulties, and I don't know about
22 litigation or anything else.

23 But I think if we go off pattern here, then
24 what we have done -- and I think we have done a very
25 good job. I think this board has done a great job for

1 Sullivan's Island. We would set a precedent that could
2 be a real problem for not only these people, but other
3 issues that come before us and other homeowners and
4 other incidences.

5 So I think it would be a difficult thing
6 to backtrack on that record that we have sort of already
7 established. Anyway, that is my little say-so. Anybody
8 else?

9 MR. HERLONG: I have a thought. I do feel
10 like, over the history of the board and various projects
11 that come before this board, I have always felt that
12 anybody taking a property and trying to push the limit,
13 get as much of an increase as they can, or get toward
14 that upper limit, and I put this in that category.

15 You are doing a very visible addition to
16 a historic structure. That is very important. This is
17 a very important project. It shouldn't be easy. And it
18 doesn't mean we can't say please listen to the community
19 and restudy, see if there is a way to make the
20 homeowners happy and the community happy with the final
21 outcome.

22 Just because it's the third meeting
23 doesn't mean, okay, now we either vote yes or no or -- I
24 don't know why we can't say listen to what we have heard
25 here. You have done the things the board thought was

1 appropriate. You are hearing more ideas. Try to
2 address those. That doesn't mean you can't do it. It
3 just means try a little harder. It shouldn't be that
4 easy. I mean, that is what this is all about.

5 MR. CLOWNEY: The neighbors -- you know, we
6 didn't have any neighborhood objection the first meeting
7 at all. And so the owners, in particular, I mean, they
8 are obviously very concerned. They feel like what they
9 are doing is the right thing for the property.

10 And we also, in particular by moving it
11 back in response -- how it responds to this particular
12 neighbor, it is pulled back beyond their house. So the
13 comments that were made at the last meeting are really
14 not founded at all, and there is the natural buffer
15 between there, too.

16 You know, they could come in and plant
17 500 palmetto trees, too, you know. I mean, it's one of
18 those things. It's just how do you define open space.

19 MS. HARMON: I understand the owners are
20 doing it, but I just wonder if they have gone to the
21 neighbors and talked to the neighbors and --

22 MR. DAVID POULNOT: Never met them.

23 MS. POULNOT: No.

24 MR. CLOWNEY: I am not really --

25 MR. HERLONG: I would say that there have

1 been other projects on the island in certain
2 neighborhoods where the board has asked the owners to go
3 meet the neighbors and get some approvals.

4 I mean, that is not unheard of to say have a
5 meeting with the neighbors. Have the homeowners meet
6 with the neighbors and try to work it out and then come
7 to us. We are sitting here in the middle, and it's not
8 that comfortable, but that is an option. Maybe we
9 should have said that early on, but there was no
10 opposition at that time.

11 MR. CLOWNEY: But even after the first
12 meeting, we had not even a neighbor show up.

13 MR. ILBERTON: Again, like I said, if that
14 had been part of the preliminary --

15 MS. SCARBOROUGH: We just didn't know about
16 it.

17 MR. ILBERTON: -- approval process, that
18 could have been and, I guess, would have been done.
19 That wasn't. We really -- I guess as a board we need to
20 ask ourselves when we do give preliminary approval to
21 something, you know, what do we think we are doing. I
22 mean, we know it's preliminary, but we are saying -- you
23 know, generally, I don't know of an occasion that we
24 haven't said, that we are generally saying, well, you do
25 these things and, you know, whatever. You know, it's

1 not going to be a total radical redesign of the proposal
2 when we give preliminary approval.

3 I know it's not final approval. I know
4 we don't have to -- we are not forced to approve the
5 addition. But we need to ask ourselves as a board, when
6 we give direction to a homeowner or an architect or
7 both, what are we saying when we do give them
8 preliminary approval. I mean, I just think that is a
9 difficult question, too.

10 MR. LANCTO: Well, the reason why we gave
11 preliminary approval is because we made suggestions as
12 to how we wanted that changed due to what the neighbors
13 had come in and said at that meeting, said we want to
14 reduce the height, drop back, have less impact on the
15 massing.

16 MS. HARMON: Was that the last meeting that
17 I was not at?

18 MR. LANCTO: Yes.

19 MS. HARMON: But the reason you weren't
20 there -- did you know about the first meeting?

21 MS. POULNOT: The first meeting we did not
22 because the sign was only posted on Harvey, and Harvey
23 is one block and we didn't see it. In town you have to
24 have it like everywhere, plus it's in the paper and, you
25 know -- but we didn't even know.

1 MR. CLOWNEY: In the last meeting, the
2 neighbor that spoke in the last meeting was behind, and
3 so the concern was from behind. So we didn't have any
4 knowledge of any other objection until after the meeting
5 when I spoke to Mrs. Poulnot and she was concerned about
6 the view out of her kitchen window. And we have, again,
7 pulled that back, so we feel like we have addressed
8 that.

9 MS. HARMON: Well, would you consider
10 withdrawing this and talk to the neighbors and trying to
11 get --

12 MR. CLOWNEY: It's not my house. I mean, I
13 am here --

14 MS. HARMON: But you could make suggestions.

15 MR. CLOWNEY: -- as a result of -- or on my
16 client's behalf, basically. I mean, we just feel like
17 we have done exactly what -- we actually really firmly
18 feel this is the most appropriate thing for this
19 property and for this historic house; that if you are
20 going to add to it in this way, and the way we have
21 designed this little dwelling that is attached to it, it
22 is vertical, yes, and it's vertical because of site
23 requirements. And we actually are enthusiastically
24 convinced that this is exactly what needs to happen to
25 this property.

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1 MS. CAMPBELL: I think it would be different
2 if there was --

3 MS. HARMON: You say this property, but, you
4 know, it's a neighborhood. It's a community.

5 MR. CLOWNEY: Sure. I understand that. But
6 I also think that when this is built that they will --

7 MS. HARMON: And that's what we are trying
8 to do, is save these little communities.

9 MR. CLOWNEY: I am completely convinced that
10 when it's built, that they will feel exactly the
11 opposite way that they feel today; otherwise, I wouldn't
12 be presenting it and I wouldn't have designed it that
13 way.

14 I do think that a lot of the things --
15 the difference in some of the things that or -- that
16 Mrs. Poulnot's daughter -- I don't remember your name.

17 MS. POULNOT: I am Dale Poulnot.

18 MR. CLOWNEY: Dale Poulnot said, it's just a
19 difference between good design and bad design. I mean,
20 mashing that thing onto the house and getting rid of
21 the -- I mean, that is why they hired us, because we
22 have a track record of working on historic properties
23 and knowing exactly what we feel is appropriate to do.

24 MS. HARMON: Well, did you consider
25 neighborhood compatibility when you designed that?

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1 MR. CLOWNEY: We absolutely did, and we feel
2 that we have something addressed immensely.

3 MS. HARMON: I don't see it.

4 MR. CLOWNEY: And, again, I would go back to
5 my comments that I made about how I would design this,
6 which we work a lot downtown, and how we would do this
7 if it were on a zero lot line downtown. I mean, it
8 would be --

9 MS. SCARBOROUGH: Oh, that's terrible. We
10 don't want to be downtown.

11 MR. CLOWNEY: -- completely different.
12 Well, that was what they were suggesting that we do in
13 the last meeting.

14 MS. SCARBOROUGH: I know. That is why we
15 live out here instead of downtown.

16 MR. CLOWNEY: I agree. I agree. I agree.

17 MR. ILBERTON: Keep comments separate.

18 MR. CLOWNEY: The reason why we didn't do it
19 the way that we were being instructed to do it in the
20 last meeting by the two members of the board who are not
21 here, we feel that that is an urban solution to a
22 suburban problem, and that is firmly why we decided not
23 to do it that way. We don't feel that this needs to be
24 designed like a downtown house.

25 MR. ILBERTON: I did open the floor up

1 earlier for David, so I don't mind opening up the floor
2 again. Just I would like to keep the discussion between
3 the board and the --

4 MR. SILVER: I would like to add a comment.
5 I am Tommy Silver. I am Vivian's husband. I am not an
6 architect, but just looking at those things, the thing
7 looks like a prison tower. It looks like a guard tower.

8 MS. HARMON: Right.

9 MR. SILVER: It really is just stark and it
10 just stands out. And it will obstruct -- I think it
11 will change the nature of the streetscape. It may be
12 that this lot will not accommodate a structure on it
13 because the house happens to be in the way.

14 I mean, we have tried to move the thing
15 around and put it in different places, but you just
16 can't put something that tall next to that house on that
17 lot without running over the lines.

18 And we have these boundaries that you
19 have to have setbacks and we just throw them out, and
20 especially when you are trying to push the limits like
21 that. Well, no, we are not pushing the limits, we are
22 over the limit. That is why we are having to get a
23 variance here, because you are over the limit. If it
24 was in the limits you wouldn't really need these
25 meetings.

1 And you have all these neighbors that
2 live right there year around complaining about it, and
3 it deserves some consideration.

4 MR. ILBERTON: Thank you, sir. Is there any
5 more board discussion?

6 MR. WRIGHT: Yes. I have heard a lot of
7 pretty convincing concerns here tonight, and one of them
8 being the fact that maybe there could be -- I'm kicking
9 the can down the road here maybe, but at least a meeting
10 and a discussion among the neighbors, the owners and the
11 architect in terms of some mutually agreeable solution.

12 And I would ask the neighbors is there,
13 in your mind, some mutually agreeable solution, or is
14 this a firm no?

15 MS. POULNOT: I don't know how to answer
16 that question. I'm not an architect. So, in my
17 opinion, they should be certainly able to make their
18 house bigger.

19 What I don't understand is why they have
20 to have a variance for that much. No matter what, this
21 house is already so big, and it's going to be even
22 bigger, our house is so little, even if we do the rules,
23 our house is still going to be this tiny little house.
24 We are just going to be dwarfed.

25 So, you know, I have to agree with Tommy

1 that I just don't understand why there can't be
2 something that can fit within the rules. If we have the
3 rules, why is it such a problem? I just don't get it.
4 It's not that I don't want them to build anything. I
5 would like to build something if I had the money, but --

6 MS. CAMPBELL: Randy, can I clarify the
7 historical exemption for the square footage? That is
8 not a variance, correct? That is just --

9 MR. ROBINSON: No, that is not a variance.

10 MS. CAMPBELL: That is allowed?

11 MR. ROBINSON: That is something that they
12 get. I mean, I am sure that that played into one of the
13 reasons why the homeowners wanted to be historic,
14 because they were going to get this extra square footage
15 that the Town of Sullivan's Island was allowing, yeah,
16 you know.

17 MS. CAMPBELL: So the only variance we are
18 asking for is the setback?

19 MR. ROBINSON: What you are asking for, it's
20 not a variance.

21 MR. HERLONG: You are asking for an increase
22 over the current.

23 MR. ROBINSON: It's a Design Review Board
24 discretionary 25 percent decrease in the side yard
25 setbacks to achieve a greater neighborhood

1 compatibility.

2 MR. LANCTO: In fact, the principal building
3 square footage could go up to 5,621 feet, and what they
4 are proposing is 4,986, is that right?

5 MS. CAMPBELL: Right.

6 MR. ROBINSON: Well, no, you can't go up
7 that big. We don't allow that big a house on Sullivan's
8 Island.

9 MR. LANCTO: Okay.

10 MS. POULNOT: The ordinance says 5,000 max.

11 MR. LANCTO: 5,000 max? Yeah, that's right.
12 But mathematically --

13 MR. ROBINSON: 5,600 max.

14 MR. CLOWNEY: Well, if I'm hearing Dale
15 correctly, her only concern or one of her larger
16 concerns is the fact that we are asking for the setback.

17 You know, our concern has always been
18 that we wanted to preserve the integrity of the historic
19 structure. So by pushing that back into the property,
20 you know, it's just one of those things. In our view
21 it's --

22 MS. CAMPBELL: Part of what we were doing on
23 Phase 1 was kind of, in our view, anyway, the Marshall
24 Boulevard -- that Harvey Street elevation is as
25 important as the Marshall Boulevard elevation.

1 So part of our Phase 1 design with
2 adding the pavilions and the porch along the back was to
3 kind of correct an old, maybe, not thought out kind of
4 historic back side of the house and really kind of make
5 that look more in keeping with the historic nature of
6 the front of the house.

7 So if we were to shift that, the Phase
8 II addition, over, it would take away from that and not
9 allow that building itself with the added pavilions in
10 the back to read as the existing house.

11 The whole concept of historic
12 preservation is so that if you were to take away any
13 additions, you would have an existing house unaltered,
14 and that is really why we wanted to barely touch and
15 connect this piece to the existing historic house, and
16 not ram it up next to it and kind of build on top of it,
17 you know, to -- I don't know.

18 MR. HERLONG: I feel like, and as Duke said,
19 it's an unusual situation here, and I don't feel like
20 the board needs to feel rushed into giving it a yea or
21 nay vote.

22 I think the fact that at this point we
23 have a lot of questions from the neighborhood, I don't
24 see anything but good that can come from asking you to
25 go meet with the neighbors and try to just discuss what

1 your differences might be in view of how this would be
2 designed.

3 I don't know that -- that doesn't mean
4 you can't come back with the same thing. I am not
5 saying this is not right. I just think --

6 MR. CLOWNEY: I guess it's hard to know if
7 they just don't want the addition at all, if they don't
8 want it to be one story.

9 MR. HERLONG: I don't think anyone is going
10 to say you can't. Everyone here owns property and wants
11 to have property rights.

12 MR. CLOWNEY: This is also a charming --
13 sure. Absolutely.

14 MR. HERLONG: It's something maybe we missed
15 the first time out.

16 MR. ILBERTON: We have a motion on the
17 floor, and we can either vote on the motion or
18 restructure the motion. It's been seconded. So as far
19 as proper procedure, we have a motion on the floor.

20 Let's just hypothetically say this is
21 voted approved or down, one way or the other, do they
22 have that option of doing what you are suggesting or not
23 with the motion on the floor as it is now?

24 MR. HERLONG: I guess there is an option to
25 say that the current motion could be withdrawn, and

1 there could be a motion to maybe defer it and ask that
2 the homeowner and their representatives please meet with
3 any interested immediate neighbors and see if there is
4 any additional insight that comes from that, and then it
5 could come back to the board.

6 MS. HARMON: I think that is a good
7 suggestion.

8 MR. ILBERTON: And, basically, we can't make
9 that motion, and you can't make that motion, I can't or
10 we can't. Jon could consider it, but he doesn't have
11 to, I think. I am just sort of laying out the -- is
12 that correct?

13 MR. ROBINSON: That is basically correct,
14 but you have a motion on the floor.

15 MR. ILBERTON: Right. We have a motion on
16 the floor.

17 MR. ROBINSON: You need to deal with that
18 motion --

19 MR. ILBERTON: I'm saying I think it's
20 correct that only --

21 MR. ROBINSON: -- or you can withdraw it,
22 Jon can withdraw it.

23 MR. ILBERTON: Only Jon, I think. I can't
24 withdraw his motion, I don't think, or I can't withdraw
25 Duke's second. I am just trying to --

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1 MR. WRIGHT: Can I withdraw my second?

2 MR. ILBERTON: I don't think so, but I don't
3 know. I mean, I don't think so.

4 MR. WRIGHT: I think it needs further
5 review.

6 MR. ILBERTON: But we still have the motion
7 on the floor, is the problem.

8 MR. LANCTO: As part of the discussion here,
9 I can read the cards well enough to know that this is
10 probably not going to pass.

11 So in order to give Mr. Clowney and Ms.
12 Campbell some latitude here, I would withdraw the
13 motion. I think that it might facilitate things.

14 However, as a note to the Design Review
15 Board, I feel like it's our duty, when we see something,
16 to make a judgment on it as to what the aesthetics are
17 going to be for the neighborhood. If we feel like this
18 is the best solution, then we should vote on it, okay?
19 We should vote yes or no.

20 I think that we are kind of not really
21 living up to our charter if we don't look at something
22 and say make a subjective judgment on it. I hear what
23 people are saying from the neighborhood, but they are
24 not sitting on the board.

25 MR. ILBERTON: I agree with exactly your

1 comments, Jon. But, anyway, we are enjoined here to do
2 a difficult task. It's not always going to be to
3 everybody's liking, and that is the way it is.

4 But I think dealing with this problem
5 right now, we have got the motion withdrawn and so we
6 don't have it. We have no motion on the floor, all
7 right? Does anybody else want to make a motion?

8 MS. HARMON: Steve, you did such a good job,
9 why don't you make a motion?

10 MR. HERLONG: Well, I would move that this
11 submittal be deferred and give the applicant time to
12 meet with the neighbors and then come back to the board
13 with your next submittal, whether it be this submittal
14 or a revised submittal.

15 MS. HARMON: I second.

16 MR. ILBERTON: Discussion? All right. This
17 is a point of discussion. I just want to say that is
18 opening up where you, or other designers or architects,
19 may be enjoined to hold referendums with people that
20 may -- you know, they may have -- it's just we are
21 opening up a can, possibly. I am just throwing this
22 out. I don't really know because I'm not an expert on
23 this.

24 But, I mean, we are possibly setting a
25 precedent where this is going to be an issue way down

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1 the line. I don't know. I am just --

2 MR. HERLONG: This isn't the first time
3 that's been done. It was done on Pettigrew. It was
4 requested on Pettigrew. That is a very unique small
5 neighborhood, and it ended up successful. It was
6 resolved. This isn't the first time that has been asked
7 for, is what I'm saying.

8 MR. ILBERTON: All right. I just wanted to
9 bring that up.

10 MR. WRIGHT: Jon, I hear you and your points
11 are well taken. By the same token, I think my
12 experience now on this board for six years -- it
13 seems -- it has gone fast -- has been that we have been
14 very good at bringing the issues together with neighbors
15 and designers and with lawyers, and have resolved them
16 very satisfactorily.

17 I don't remember one that, frankly, has
18 ended up in court or anywhere else. And I think that is
19 part of this board's -- a major part of this board's
20 role is to mediate and to try to keep everyone pleased,
21 and that is difficult sometimes. But, at the same time,
22 we are trying to preserve our mission of historic
23 preservation.

24 MS. HARMON: I agree. Good speech.

25 MR. WRIGHT: End of speech.

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1 MR. ILBERTON: We have a motion that is on
2 the floor now. Any more discussion? Everybody in
3 favor?

4 MS. HARMON: Aye.

5 MR. WRIGHT: Aye.

6 MR. HERLONG: Aye.

7 MR. ILBERTON: Everybody opposed?

8 MR. LANCTO: Aye.

9 MR. ILBERTON: Aye.

10 The motion passes.

11 MR. ILBERTON: Okay, 1104 Osceola.

12 MR. ROBINSON: It's Number 6 Conquest.

13 MR. ILBERTON: I mean 6 Conquest.

14 MR. ROBINSON: 6 Conquest. This one is
15 going to be a lot easier than the last one.

16 This is an existing home. It fits
17 within all our design guidelines, or fit within all of
18 our design guidelines at the time it was built.

19 The owners are coming -- or this is,
20 actually, a prospective owner that wants to take this
21 home that has an unheated connection, and he wants to
22 heat this area, or connect the whole building with
23 heated space so it works for his family better.

24 It was originally owned by a man who had
25 older family and he wanted them separate. Now this is a

1 man with a younger family and he wants to be able to get
2 them from their bedrooms to the kitchen without having
3 to go outside.

4 So, anyway, you-all see the plan in
5 front of you. I don't see any problems. There is no
6 ordinance problems, but he does have to ask for a small
7 increase in principal building square footage in order
8 to do this. And I will let the architect take the rest
9 of it.

10 MR. KARPUS: I'm Chris Karpus, Karpus
11 Design, working with Mark Jordon, prospective owner.

12 And, as Randy said, basically this
13 house was -- or the addition is about six years old and
14 was designed for an older family. Not to say that as
15 your family got older you wouldn't want to separate them
16 again over time.

17 But it's basically the porch along the
18 side there, and what he's looking to do -- I will show
19 you the elevation. What he would like to do is just
20 enclose this so that basically nobody has to go outside
21 to get to the kids' rooms.

22 And what we are looking to do, as you
23 look at the side elevation here, is take that existing
24 porch, enclose it with windows to match the existing,
25 shutters to match the existing -- all the materials and

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1 colors and everything will match the existing -- and
2 create an enclosed space for his family.

3 This is the end elevation, heavily
4 landscaped end elevation, and this is the existing
5 addition here, and on the last page a rendering of the
6 enclosure. There is some precedent on the island for
7 enclosing similar areas.

8 MR. REESE: That is the Robinson's house,
9 kind of the same type of look.

10 MR. KARPUS: Right. So we are just asking
11 that we be allowed to do that.

12 MR. ILBERTON: Great. Thank you. Public
13 comment? Public comment section is closed. Randy?

14 MR. ROBINSON: No more.

15 MS. KENYON: They're gone.

16 MR. ILBERTON: Board comment? Duke, your
17 thoughts?

18 MR. WRIGHT: I don't have any trouble with
19 this at all.

20 MR. ILBERTON: I don't either.

21 MR. ROBINSON: What about the porch?

22 MR. HERLONG: I don't either.

23 MR. ILBERTON: Betty?

24 MS. HARMON: It will be great.

25 MR. ILBERTON: Jon?

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1 MR. WRIGHT: You could create a little
2 corner niche there for a porch, but I wouldn't ask you
3 to do that.

4 MR. LANCTO: The only thing that I would
5 comment about, it just looks a little bit flat along
6 that side. You know, it's a better look with the porch,
7 with the railings than it is with this flat cold face on
8 that.

9 MR. KARPUS: I tried to break that up with
10 shutters and tried to articulate it a little bit because
11 Randy and I had that discussion, too.

12 The fact is, if a family moves in here
13 it will be real difficult for anybody to -- unless they
14 are renting the side. You know, it's just --

15 MR. LANCTO: Other than that --

16 MR. ILBERTON: Do I hear a motion?

17 MS. HARMON: I make a motion to approve as
18 submitted.

19 MR. HERLONG: I second.

20 MR. ILBERTON: Everyone in favor?

21 MR. WRIGHT: Aye.

22 MR. ILBERTON: Aye.

23 MR. HERLONG: Aye.

24 MS. HARMON: Aye.

25 MR. LANCTO: Aye.

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1 MR. KARPUS: Thank you.

2 MR. ILBERTON: Great. Appreciate it.

3 (The hearing was concluded at 7:30 p.m.)

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1 STATE OF SOUTH CAROLINA)
2)
3 COUNTY OF CHARLESTON)

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

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

15 Witness my hand, I have hereunto affixed my official
16 seal this 30th day of October, 2010, at Charleston,
17 Charleston County, South Carolina.

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25

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

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 < W >
 wait (1)
 wall (1)
 want (39)
 wanted (14)
 wanting (2)
 wants (4)

way (19)
 well (35)
 went (1)
 west (2)
 width (2)
 wife (1)
 willing (2)
 window (11)
 windows (32)
 windstorm (2)
 windstorms (1)
 wing (1)
 wish (2)
 wishes (2)
 withdraw (6)
 withdrawing (1)
 withdrawn (2)
 Witness (1)
 wonder (2)
 wood (4)
 wooden (1)
 work (7)
 working (3)
 Works (3)
 wraparound (3)
 WRIGHT (23)
 written (2)

 < Y >
 yard (2)
 yea (1)
 Yeah (4)
 year (5)
 years (10)
 younger (1)

 < Z >
 zero (1)
 Zoning (3)