

Sullivan's Island 5 19 2010

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MEETING OF THE SULLIVAN'S ISLAND DESIGN REVIEW

BOARD

DATE: May 19, 2010

10

TIME: 6:00 p.m.

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LOCATION: SULLIVAN'S ISLAND TOWN HALL
1610 Middle Street
Sullivan's Island, SC 29482

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REPORTED BY: NANCY ENNIS TIERNEY, CSR (IL)
CLARK & ASSOCIATES,
P.O. Box 73129
North Charleston, SC 29415
(843) 762-6294

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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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PAT ILDERTON - Chair

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STEPHEN HERLONG - Vice Chair

DUKE WRIGHT - Secretary

6

BETTY HARMON - Member

FRED REINHARD - Member

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JON LANCTO - Member

BILLY CRAVER - Member

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10 ALSO PRESENT: Kat Kenyon - Administrative
Randy Robinson - Building

Administrator

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1 MR. ILDERTON: It is 6:00, or close
to 6:00,

2 and the Design Review Board of Sullivan's
Island is

3 meeting May 19th, 2010.

4 On the agenda, Number 1,
approval of the

5 April minutes.

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6 MR. WRIGHT: I move the April
minutes be
7 approved as written.

8 MR. ILBERTON: Do I hear a second?

9 MS. HARMON: Second.

10 MR. ILBERTON: Discussion? All in
favor?

11 MR. WRIGHT: Aye.

12 MR. ILBERTON: Aye.

13 MR. HERLONG: Aye.

14 MS. HARMON: Aye.

15 MR. REINHARD: Aye.

16 MR. LANCTO: Aye.

17 MR. CRAVER: Aye.

18 MR. ILBERTON: 2424 Middle Street.
Randy?

19 MR. HERLONG: I recuse myself.

20 (Mr. Herlong recused himself from
the 2424

21 Middle Street application.)

22 MR. ROBINSON: 2424 Middle Street.

They are

23 coming to you-all for final approval basically
on the

24 house itself. They want to make some window
changes.

25 And then the rest of it is for
work out

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1 in the yard, a pool they want to put in and
some other

2 landscape features, also a deck on the rear of
the

3 structure that wasn't original to the
structure. I

4 believe they want to change it out. And that's
pretty

5 much it.

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6 MR. ILBERTON: All right. Yes,
sir?

7 MR. HENSHAW: Jim Henshaw with
Herlong
8 & Associates, and this is Robert Buxton, the
contractor
9 on the project.

10 Gary and Alicia Lovell are the
owners of
11 house, and they live in Atlanta, and they are
waiting
12 for us to finish the construction and move into
the
13 house full time.

14 Two main items is, as Randy
mentioned,
15 one is the pool on the back of the house. I
have the
16 color sheet. We want to keep the pool behind
the house,
17 mainly from Middle Street, not to expand the
house this
18 way, and came up with a nice design in the back
of the
19 house.

20 The deck will be raised. The
pool will
21 be raised to that level so that you can see it
out the
22 back of the renovated house, the renovated
living room
23 and master bedroom, and then stepping down
towards a
24 lawn that will be landscaped from that little
25 cut-through where the water tower is currently.

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1 The other request tonight is
for a

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2 window replacement. On the back of the house,
in that

3 little cottage on the back of the house there
are three

4 windows that -- I think six over six?

5 MR. BUXTON: Six over six, and
advanced

6 deterioration.

7 MR. HENSHAW: Right, they are
pretty rotten,

8 that we would like to replace with clad
windows, and

9 Robert has brought a sample in today.

10 And the other window request is
on the

11 front of the house on that screen porch. I
think you

12 have a view of that in the packet there.
Right, right.

13 Those windows, from what we can
tell,

14 are not original. I have some pictures of the
frames

15 where they have been put in. They are smaller
than the

16 original size of the windows that were there
originally.

17 I am not sure which type of
window was

18 there originally, you can't tell from the
pictures that

19 we have, but we would like to replace them with
20 double-hung windows to match the sides of the
house,

21 which we believe the sides of the house are not
original

22 either from what we have seen from the
construction,

23 from what Robert has seen.

24 MS. HARMON: So they will be
larger?

25 MR. HENSHAW: No. The windows on
the front
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1 of the house will basically match the openings
that are

2 currently on the front of the house now. Right
now they

3 are hopper windows with four horizontal panes.
You can

4 see in the picture there.

5 MS. HARMON: Right, right.

6 MR. HENSHAW: They will match the
side of

7 the house in terms of their light pattern.

8 MS. HARMON: Okay, light pattern.

9 MR. HENSHAW: The head height of
those front

10 windows is lower than the side anyway. I think
the side

11 is eight feet and the front is six feet or
seven feet.

12 And that's about it.

13 MR. ILBERTON: Great. Thank you,
sir.

14 Anything else to add, Randy?

15 First, is there any public
comment on

16 this project? The public comment section is
closed.

17 Randy?

18 MR. ROBINSON: I don't have
anything else

19 except for the driveway, Robert. I mean, have
you-all

20 talked? That is going to be filled in?

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21 MR. BUXTON: We are wanting to fill
in the
22 driveway. Right now it's creating a river
underneath
23 the house when it floods -- or when it rains,
it floods.
24 We put a slide up underneath there to try to
eliminate
25 some of that water underneath the house. We
have a sump
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1 pump down there that is continuously running,
and that
2 will promote the present mold if it's not
effectively
3 dried in.

4 MR. ROBINSON: I don't know if
you-all are
5 aware of it, but there is a driveway that goes
down
6 underneath this house, and it's been a problem
for
7 years.

8 MR. ILBERTON: I imagine.

9 MR. ROBINSON: With the fire
department, we
10 have been in there and pumped it out a couple
of times
11 for them because it just was overwhelming. So
this will
12 resolve that problem with this house and the
moisture
13 under the house.

14 MS. HARMON: You are just going to
fill it
15 in?

16 MR. BUXTON: Yes, ma'am. We will
bring it

17 to the existing grade that is on either side.

And we

18 will use the existing curb cut for the new
driveway. It

19 will just go back towards the rear of the house
and not

20 go down towards where the old basement was.

21 MR. ILBERTON: Thank you. Thank

you. Duke,

22 what do you think?

23 MR. WRIGHT: Question. You are

going to

24 replace the four windows on the front on the
porch?

25 MR. HENSHAW: Correct.

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1 MR. WRIGHT: Are you talking about

the three

2 dormers, what I would call dormers, on top or

--

3 MR. HENSAHW: No, just on the first

floor

4 screen porch.

5 MR. WRIGHT: Okay. There is

nothing to be

6 done with the three then on top. I misread
this.

7 Replace three rotting windows?

8 MR. HENSHAW: That is in the back,

in the

9 cottage in the back of the house.

10 MR. WRIGHT: I heard you say the

rear, and I

11 don't see an elevation for the rear. Is that
just on

12 the -- similar to the three on the front?

13 MR. HENSHAW: Right. If you look

at that,

14 actually the site plan on the sketch here, it's
back

15 here. There is one window in the middle of
this.

16 MR. WRIGHT: Because this is a
historic

17 house. We don't have a historic form on this
house

18 either, do we? This is a historic house.

19 MS. KENYON: What is the number?

Yes, we

20 do.

21 MR. ROBINSON: It's on the form,
the

22 application form.

23 MS. HARMON: Historic 97.

24 MR. WRIGHT: 97, yeah. Normally we
would

25 see a summary on the historic property of the
history of

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1 the house. Where are the windows on the rear,
Jim?

2 MR. HENSHAW: This is the little
cottage in

3 the back. There is one in the center right
here and

4 there are two right here.

5 MR. WRIGHT: Oh, on the side, on
the east

6 side?

7 MR. HENSHAW: That's right.

8 MR. WRIGHT: Thank you.

9 MR. ILBERTON: That's it?

10 MR. WRIGHT: Yes.

11 MR. ILBERTON: Okay. I don't have
a problem

12 with the proposal. Betty?

13 MS. HARMON: I don't either, except
I just
14 need to ask you the height of the pool and the
deck
15 because you said you wanted to see it from the
house.

16 MR. HENSHAW: Again, we are going
to
17 basically match the elevation as it is now with
the deck
18 currently above the --

19 MR. BUXTON: I want to say it's 46
inches.

20 MR. HENSHAW: Almost four feet
above the
21 ground.

22 MS. HARMON: So it will be
connected to the
23 house?

24 MR. HENSHAW: Correct.

25 MR. ILBERTON: Fred?

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1 MR. REINHARD: The windows you are
replacing
2 on the front porch are, would you say, hopper
or awning
3 type?

4 MR. HENSHAW: Those windows are
double-hung.

5 MR. REINHARD: They are
double-hung?

6 MR. HENSHAW: Yes, to match on the
side, the
7 existing.

8 MR. REINHARD: The existing windows
on the
9 front porch, are they double-hung or are they
--

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10 MR. HENSHAW: They are going to be
11 double-hung. They are currently hopper
windows.

12 MR. REINHARD: Hopper or awning?

13 MR. HENSHAW: They are awning.

14 MR. REINHARD: All right. Hopper
goes this

15 way and awning goes that way. All right. And
this is

16 simulated divided light?

17 MR. HENSHAW: Yes, sir.

18 MR. REINHARD: Nice. Okay, I like
it.

19 MR. ILBERTON: Great. Thanks,

Fred. Jon?

20 MR. LANCTO: Good with me.

21 MR. CRAVER: I'm good with it.

22 MR. ILBERTON: Do I hear a motion?

23 MR. REINHARD: Move for approval.

24 MS. HARMON: Second.

25 MR. ILBERTON: Discussion?

Everybody in
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1 favor?

2 MR. WRIGHT: Aye.

3 MR. ILBERTON: Aye.

4 MS. HARMON: Aye.

5 MR. REINHARD: Aye.

6 MR. LANCTO: Aye.

7 MR. CRAVER: Aye.

8 MR. ILBERTON: Thank you, sir.

9 1856 Central, alteration and

accessory.

10 MR. ROBINSON: This property has
been to

11 you-all before. This was a historic property
and they

12 were allowed to build a second house on the

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lot.

13 What they are doing now is
doing a
14 little work to the existing 1200 square foot --
or it's
15 less than 1200 square foot -- structure. And
they are
16 asking for final approval, and I will let him
take it
17 away because there isn't very much to it.

18 MR. ILBERTON: All right. Justin?

19 MR. FERRICK: Justin Ferrick with

Beau

20 Clowney Design, here with the homeowner, Cyrus
Sinor.

21 Essentially what we have here
is we have
22 got this really wonderful historic cottage, and
on the
23 back of the cottage, a shed.

24 And if you look at the site
plan, not
25 the survey, but the site plan, you will see
that there

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1 is a porch on the rear of the structure, and
there is a

2 little -- basically an additional room that
sides up to

3 next to the porch.

4 And what we have here is we
have the

5 main portion of the house, and then we have a
shed that

6 goes out over the kitchen, and then a shed that

7 continues to drop down that goes out into the
porch and

8 continues out over that room, which is fine,

and the

9 condition of the porch, even though you do have
to kind

10 of duck to get up underneath it, but it becomes
a

11 problem for that enclosed space because,
really, it

12 limits the ceiling height to less than 5-1/2
feet, which

13 isn't really adequate for most human beings to
inhabit.

14 So our solution to solving that
problem

15 was to do a small pyramidal roof and raise the
bearing

16 height of the rafters up. And what that does
is take us

17 from about a 1:12 sloped shed, and we are
changing it to

18 a 6:12 slope for just that pyramidal portion
over there.

19 And so by changing that roof
pitch, even

20 though we are raising it up, it brings the roof
eave

21 down and keeps it comparable to what was
originally

22 there. So we feel like it's a minor
alteration.

23 It's really not going to be
visible from

24 the right-of-way hardly at all, and it really
helps

25 solve the problem of that being a usable heated
space to

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1 the structure which, you know, square footage,
they

2 should be allowed to use it.
3 And then, additionally, we are
adding a
4 small window to match the kitchen windows in
the back,
5 and it's just a little 6/8 window. And, again,
that is
6 the rear of the property.
7 So I think from the street and
from the
8 public right-of-way you are probably never
going to know
9 that anything ever changed on it. And we feel
like it's
10 minimally invasive to the architectural
character.
11 Thank you.
12 MR. ILBERTON: Thank you, sir. Is
there any
13 public comment on this request? The public
comment
14 section is closed.
15 Randy, do you have anything to
add?
16 MR. ROBINSON: Nothing else.
17 MR. ILBERTON: Billy?
18 MR. CRAVER: It sounds fine to me.
It makes
19 it usable.
20 MR. ILBERTON: Jon?
21 MR. LANCTO: Was there any change
from our
22 preliminary approval on this?
23 MR. FERRICK: This is the first
time it's
24 been before the board, this particular change.
25 MR. LANCTO: But we have looked at
this

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1 before, though.

2 MR. FERRICK: That is correct.

It's been

3 before the board in the process of -- it was
kind of a

4 drawn-out process because we had to get
permission to

5 add a second structure onto the property.

6 And I believe the homeowner
brought an

7 application before the board at some point in
time where

8 he's asking to do some changes to the front
railings.

9 Is that correct?

10 MR. SINOR: The front hand rails.

11 MR. FERRICK: The front hand rails.

And I'm

12 not sure what the result of that was, but that
was a

13 separate application sometime in the past.

14 MR. LANCTO: All right. I'm good
with it.

15 MR. ILBERTON: Fred?

16 MR. REINHARD: I like it. It's too
bad you

17 can't see it from the street. It's a very
tasteful

18 solution to kind of an unfortunate little shed
on the

19 back. Nice job.

20 MR. ILBERTON: Betty?

21 MS. HARMON: I think it's great.

22 MR. ILBERTON: Steve?

23 MR. HERLONG: It's a very nice
improvement.

24 I think it's great.

25 MR. ILBERTON: I think it looks
good. The
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1 pyramidal roofs are reminiscent of a lot of old
island

2 architect. I think it's great.

3 Do I hear a motion to -- oh,
Duke, I'm

4 sorry. I thought you had left.

5 MR. WRIGHT: No, I'm here. I
agree. It's

6 fine. I have no problem. I like it.

7 MR. ILBERTON: Do I hear a motion?

8 MR. WRIGHT: I move we approve it
as

9 submitted.

10 MS. HARMON: I second.

11 MR. ILBERTON: Everybody in favor?

12 MR. WRIGHT: Aye.

13 MR. ILBERTON: Aye.

14 MR. HERLONG: Aye.

15 MS. HARMON: Aye.

16 MR. REINHARD: Aye.

17 MR. LANCTO: Aye.

18 MR. CRAVER: Aye.

19 MR. ILBERTON: Thank you, sir.

20 MR. FERRICK: Very good. Thank

you.

21 MR. ILBERTON: 1722 Otis Picket

Court.

22 MS. MIDDLETON: Hi. I'm Laura

Middleton

23 with the Middleton Group.

24 MR. ROBINSON: Hang on just one

second. I

25 had the wrong one pulled out. I'm sorry.

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1 MS. KENYON: And you are going to

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have to

2 speak up because your voice is very soft.

3 MS. MIDDLETON: Okay.

4 MR. ROBINSON: Okay, 1722 Otis

Picket Court.

5 They are coming before you for final approval.

6 This is the home of Rhetta and

Charles

7 Swicord. The application is for two small
additions on

8 the front. What they are asking for is a
square footage

9 increase because they are basically at their
square

10 footage right now. So they are asking for an
increase

11 to put an office and a closet on the front of
the home.

12 MR. ILBERTON: Thank you, sir.

Yes, ma'am?

13 MS. MIDDLETON: So, again, I'm

Laura

14 Middleton with the Middleton Group. You
already know

15 Robert Buxton.

16 So the Swicords came to us and
really

17 just want to add a home office to their house.

There is

18 no place for that right now. We looked at
their house

19 with them and really felt like this, adding
onto the

20 front, is the best location for this.

21 And what we have done then is

enclosed

22 one bay for the home office. And then, to
balance that

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23 out on the front elevation, enclosed the
opposite end
24 bay on the porch. And really, you can tell
from the
25 floor plan, the total square footage we are
adding is

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1 120 square feet. So it's not a lot square
footage wise.

2 But that is, like Randy mentioned, throwing us
over.

3 If you will look at the survey
that we

4 have included, it's attached to the back of
your packet,

5 the lot survey shows that there is a little
over

6 4,000 square feet of marsh area on the lot.

7 So what we are asking for is to
increase

8 the max principal building square footage for
-- we are

9 asking for 11 percent relief on that due to
this amount

10 of marsh area.

11 We have looked at other houses
in the --

12 as many neighbors as they have back in that
area. Their

13 neighbor immediately to the left, their house
is a

14 little over 4,400 square feet, and this
addition would

15 put the Swicords' house at just over 4,000
square feet.

16 So it would still be under -- you know, kind of
keeping

17 with the surrounding houses.

18 You know, they don't have a lot
of
19 neighbors right there. They did approach their
two
20 closest neighbors and have them -- they were
kind enough
21 to sign a statement saying they agree with this
22 addition. So I don't know if somebody wants
that. But
23 basically -- Kat, do you want that?

24 MS. KENYON: Thank you.

25 MS. MIDDLETON: I would be happy to
answer

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1 any questions.

2 MR. ILDERTON: Well, there may be
some. Is

3 there any public comment? Yes, sir?

4 MR. PRESSON: I'm Everett Presson.
I'm

5 their next-door neighbor. And their lot is
really kind

6 of an odd shape the way the wetlands sort of
cut into

7 the front of it on the marsh side of their lot.

8 But I just want to say we don't
have any

9 objections to what they are asking to do. And
they

10 really are just enclosing sort of two ends of a
porch,

11 so we have no problem with that. We would like
to see

12 it get passed.

13 MR. ILDERTON: Yes, sir. Is there
any other

14 public comment? The public comment section is
closed.

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15 Randy, anything to add?
16 MR. ROBINSON: Nothing more.
17 MR. ILBERTON: Steve?
18 MR. HERLONG: Oh, I think this is a
19 nonimpact to the house to ask for this relief.
You
20 know, it's already a porch. They are not
adding any
21 square footage outside of the footprint of the
home.
22 This is a fine solution. I see no problem at
all with
23 this.
24 MR. ILBERTON: Betty?
25 MS. HARMON: I agree with Steve.
It's fine.
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1 MR. ILBERTON: Fred?
2 MR. REINHARD: Normally I would not
be in
3 favor of taking porch space and turning it into
dwelling
4 space, but this is not a historic house. This
is a very
5 generously-sized porch with a great looking
front door
6 with sidelights and transoms and all, so
actually I
7 think it kind of helps it. I think the porch
was just a
8 little bit too big.
9 I am not a big fan of the
shutters.
10 There is no other place on the facade that has
shutters,
11 and I don't think you need them, but that is
your call.
12 MR. ILBERTON: Jon?

13 MR. LANCTO: Yeah, I think we
should grant
14 this based on the fact that they are being
penalized for
15 having marsh on their property. I don't
believe that
16 that should count against the square footage
coverage,
17 so I have no problem with this.

18 MR. ILDERTON: Billy?

19 MR. CRAVER: I'm good with it.

20 MR. ILDERTON: Duke?

21 MR. WRIGHT: I'm good with it,

although I

22 hate to see a nice porch enclosed like that,
but I have

23 no objection.

24 MR. ILDERTON: I am good with it.

I sort of

25 feel like Fred. I think it sort of adds to the
house.

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1 I think it's going to give a little bit of
dimension to

2 the house. Anyway, I think it's great, so do I
hear a

3 motion?

4 MS. HARMON: I make a motion to
approve.

5 MR. ILDERTON: Second?

6 MR. HERLONG: I will second it.

7 MR. ILDERTON: Everybody in favor?

8 MR. WRIGHT: Aye.

9 MR. ILDERTON: Aye.

10 MR. HERLONG: Aye.

11 MS. HARMON: Aye.

12 MR. REINHARD: Aye.

13 MR. LANCTO: Aye.

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14 MR. CRAVER: Aye.

15 MR. ILBERTON: Thank you, ma'am.

16 Okay, 1019 Middle Street.

Randy, what

17 do you think?

18 MR. ROBINSON: This is the Smith residence.

19 It has been before you-all twice now. This is their

20 final approval. Shoot, I will leave it with you-all

21 because it's been here so many times.

22 MR. ILBERTON: Yes, it has. Yes, ma'am?

23 MR. HERLONG: I will recuse myself.

24 (Mr. Herlong recused himself from

the 1019

25 Middle Street application.)

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1 MS. COCHRAN: Sabrina Cochran with Herlong

2 & Associates representing Scott and Kaye Smith, the

3 owners of this property.

4 As Randy said, we have been here before.

5 We received unanimous preliminary approval in January,

6 so tonight we are here for final approval.

7 We haven't really made any significant

8 changes since the last submittal. Obviously, we have

9 continued to develop the drawings. We have maybe

10 adjusted a window an inch or two here or there to get

11 light patterns lined up.

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12 I think the biggest change is
we made

13 the front door from a double door to a single
door with

14 side lights just to work better with the
interior, but

15 no big changes at all.

16 Last week we did make a change
to the

17 base lattice. It was vertical lattice in the
last

18 submittal. I'm sorry. It's not in your
packet. We

19 just changed it.

20 Just to meet FEMA's 40 percent,
they

21 have a rule you are now to be 40 percent open
with your

22 lattice, so changing to horizontal louvers
allowed us to

23 get that 40 percent open, happen. Plus, we
always had

24 that issue with this being too vertical anyway,
so I

25 think that also helped lessen that vertical
impact.

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1 We also began working with a
landscape

2 architect since the last meeting, and finally,
I think,

3 located the pool. It's on your site plan.

This is the

4 design of the pool she wants, very similar to
this

5 photo, so not a big impact in the ground pool.

That is

6 a photo of really what she wants to have there.

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7 Also in this submittal is the
driveway

8 layout. It's also basically the same as the
last

9 submittal. It's just the landscape architect
has got

10 involved now and helped us lay that out
further.

11 There was discussion at the
last meeting

12 about the HVAC stand locations. We are still
working

13 with the owners and encouraging them to go
geothermal,

14 and we are talking about all different options.

So
15 there may or may not be HVAC stands depending
on where

16 they go with their mechanical system.

17 However, if they do have HVAC
stands, we

18 did locate them. We have met with a mechanical
19 contractor, and due to the size and nature of
the house,

20 and the way the duct system is routed, there
needs to be

21 two stands, one on either side of the house.

So we

22 split them up, one on this side and one on this
side.

23 That is also shown on your site plan.

24 We do want you to know, there
are going

25 to be -- I think Fred had mentioned in the last
0023

1 meeting -- designing them well and to go with
the house.

2 So I brought this photo, which I have a couple,

you can

3 see, of one we did, another HVAC stand we did,
it's here

4 on the end, just so you can see how we plan to
design it

5 well, to have materials that match the house so
that

6 it's not a big noticeable thing just sticking
out in the

7 yard. We are trying to design it well. And,
also, it

8 will have screens, the HVAC stands, the HVAC
units, so

9 you don't really see them.

10 MR. REINHARD: So they are both
screened?

11 MS. COCHRAN: They are both
screened,

12 correct. And we have also reviewed the
neighborhood

13 compatibility standards a couple of times, so I
don't

14 think we need to go over them again, but if you
have any

15 questions. Otherwise, we are requesting final
approval.

16 MR. ILBERTON: Great. Thank you,
ma'am.

17 Is there any public comment to
this

18 application? The public comment section is
closed.

19 Randy, anything to add?

20 MR. ROBINSON: Nothing.

21 MR. ILBERTON: Betty, do you want
to start

22 off?

23 MS. HARMON: I wasn't here for the

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Last --

24 for this, so maybe I will just listen for the
update and

25 then --

0024

1 MR. ILBERTON: Okay. Fred?

2 MR. REINHARD: Big house, but it's

also a

3 very big lot, beachfront. I'm okay.

4 MR. ILBERTON: Jon?

5 MR. LANCTO: I have nothing to add.

I think

6 it looks good.

7 MR. ILBERTON: Billy?

8 MR. CRAVEWR: I think it's great.

I think

9 they have broken up the mass the way the
ordinance was

10 intended to work and so I think that's a --
it's a model

11 that, you know, others can look at. I think
it's great.

12 MR. ILBERTON: Duke?

13 MR. WRIGHT: No, I think -- I'm
fine. We

14 have wrung it out pretty well in earlier
applications.

15 I think they have done a good job of fixing it.
I'm

16 fine.

17 MR. ILBERTON: I think it's fine,

also, and

18 I will call for a vote. Anybody, do I have a
motion?

19 MR. CRAVER: Move to give final

approval.

20 MR. ILBERTON: I'm sorry. Betty?

21 MR. CRAVER: Sorry, Betty.

22 MS. HARMON: That's okay. You are
just
23 trying to bypass me.

24 MR. CRAVER: No.

25 MS. HARMON: I do like the
enclosure of the
0025

1 air-conditioning units. I think that is
really, really,
2 really good, so I'm okay with it.

3 MR. ILBERTON: Now.

4 MR. CRAVER: I move for final
approval.

5 MR. ILBERTON: Second?

6 MR. WRIGHT: Second.

7 MR. ILBERTON: Everybody in favor?

8 MR. WRIGHT: Aye.

9 MR. ILBERTON: Aye.

10 MS. HARMON: Aye.

11 MR. REINHARD: Aye.

12 MR. LANCTO: Aye.

13 MR. CRAVER: Aye.

14 MR. ILBERTON: Great. Thank you,
ma'am.

15 MS. COCHRAN: Thank you.

16 MR. ILBERTON: 1820 Ion Avenue.

17 MR. ROBINSON: This one has been to
you

18 before. It's historical survey number 206.

They are

19 asking for conceptual approval to put a small
addition

20 on the Middle Street side of the property.

21 I believe this house has very
small

22 bathrooms in it, and they would like to have at
least

23 one nice-sized bathroom and already located in

the

24 house. So I will just let him --

25 MR. SEGAL: Thank you. My name is

Andrew

0026

1 Segal, and wife, Karen Weber, representing
ourselves as

2 the homeowners at 1820 Lon.

3 We have owned the home, or the
cottage,

4 for over a year and have been living there for
the last

5 six to eight months trying to find, within the

6 footprint, a solution to a master bath, and

have drawn

7 out many, many scenarios. And without really
disturbing

8 the flow, and the historic flow of the house
inside, we

9 have had to go outside the box, so to speak.

10 And what we wanted to do was

mimic a

11 shed that is on site, and I believe there is a
picture

12 of it on the last page of the drawings, use
that as a

13 model to attach that to what is a nonhistoric
piece of

14 the cottage master bedroom. And so that flows
right

15 into the master bathroom, and that would allow
us to

16 take the two little bathrooms that are there
now and

17 combine them into one bathroom.

18 So we are not really adding
another

19 bathroom, and it would allow us to take the

washer and
20 dryer, which is in our kitchen, and put that
into the
21 guest bathroom.

22 MR. ILBERTON: Thank you, sir. Any
public
23 comment for this? The public comment section
is closed.

24 Randy, anything to add.

25 MR. ROBINSON: No, I don't.

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1 MR. ILBERTON: Fred, do you want to
kick it
2 off?

3 MR. REINHARD: Yeah. This house is
one of
4 the most fun and interesting houses on the
island

5 because of its unusual configuration. And, as
a
6 consequence, it's difficult to put an addition
on
7 without compromising, you know, the historic
impact of

8 this very unique design.

9 But I have to say that using
the shed on

10 the lot as a model for this modest little
bathroom I

11 think works quite well.

12 MR. SEGAL: Thank you.

13 MR. REINHARD: And I would wonder
if there

14 was any other way you can do it and make me
happy.

15 MR. SEGAL: We tried. We really,
really

16 tried, believe me. We didn't want to get

outside the

17 footprint, but we couldn't --

18 MR. REINHARD: I think it's a very
clever

19 solution.

20 MR. SEGAL: Thank you.

21 MR. ILBERTON: Jon?

22 MR. LANCTO: So you are going to

have a

23 multi-pitched roof on that? Does it come to a

24 different --

25 MR. SEGAL: We are going to create

a small

0028

1 breezeway to connect the hip roof portion.

2 MR. LANCTO: No, I mean on the top
up here.

3 It looks like it's coming up and it's getting
steeper.

4 MR. SEGAL: It's going to pretty
much model

5 the shed or the roof that is on the octagon
right now,

6 which is trying to replicate that look so it
will be in

7 keeping with the more historic part of the
house.

8 MR. LANCTO: Yeah, okay.

9 MR. ILBERTON: Billy?

10 MR. CRAVER: It looks great. Well
done.

11 MR. ILBERTON: Betty?

12 MS. HARMON: I spent some time
looking at

13 that yesterday, and I think it's a wonderful
solution,

14 and I think I'm happy with it, so I'm okay with
it.

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15 MR. ILBERTON: Steve?

16 MR. HERLONG: I did some early work
on this

17 house as well, and it's one of the most unique
homes,

18 and just a delightful home is a good word to
describe

19 it, and this is almost continuing the tradition
of a

20 very unique home with a unique little addition.

I think

21 it's wonderful.

22 MR. SEGAL: Thank you.

23 MR. ILBERTON: Yeah, I think it's a
good

24 solution. It's a great house. I have been
able to work

25 on it myself. It's a great house, and it's a
classic

0029

1 example of the fun that builders had 100 plus
years ago

2 in building these great cottages out here.

They took a

3 lot of imagination and knew they wanted to have
a place

4 that represented something a little more
unusual than

5 perhaps they had back where their mainland
house was.

6 Duke?

7 MR. WRIGHT: I agree with
everything that

8 has been said. I also had a tour today --
thank you

9 very much -- of the house. And I didn't
realize it was

10 as unique as it is, but I certainly have no

problem with

11 it.

12 MR. ILBERTON: Great. Betty?

13 MS. HARMON: I don't want to

embarrass our

14 chairman here, but several years ago -- the
owner of the

15 house was a really good friend of mine, and she
was

16 worried about her finances, and our chairman
went down

17 there and repaired her roof and she said, how
am I going

18 to pay for this, and he said, don't worry about
it.

19 MR. SEGAL: We have fond memories.

We hear

20 a lot of good stories about it. I think even,
too,

21 doing this it's going to allow us, from the
inside,

22 restore kind of the four original spokes that
came off

23 of the house.

24 Once we take this away we can
kind of --

25 if you know, it's an octagon that basically had
four

0030

1 rooms sort of north, east, south and west. So
it's

2 going to be able to put that look, even from
the inside,

3 back towards the house.

4 The only other thing I would
ask the

5 board is we kind of went a little overboard on
some of

6 the drawings. Is it possible to consider a
motion to

7 make this a final approval as opposed to a
conceptual?

8 MS. HARMON: I don't have a
problem.

9 MR. WRIGHT: I have no trouble with
that.

10 Do we have a motion yet?

11 MR. ILBERTON: No.

12 MR. SEGAL: Thank you very much.

13 MR. WRIGHT: I move that we grant
final

14 approval on the plan as submitted.

15 MR. HERLONG: Second.

16 MS. HARMON: Second.

17 MR. ILBERTON: Everybody in favor?

18 MR. WRIGHT: Aye.

19 MR. ILBERTON: Aye.

20 MR. HERLONG: Aye.

21 MS. HARMON: Aye.

22 MR. REINHARD: Aye.

23 MR. LANCTO: Aye.

24 MR. CRAVER: Aye.

25 MR. ILBERTON: Thank you, sir.

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1 MR. SEGAL: Thank you so much.

2 MS. WEBER: Thank you very much.

3 MR. ILBERTON: Now we have some

odds and

4 ends here to discuss?

5 MR. ROBINSON: Yes. I will try to

keep

6 moving on pretty quick.

7 MR. ILBERTON: That's good.

8 MR. ROBINSON: The next one is paid

parking

9 in the commercial district, and this is

something that

10 I'm probably going to be giving staff approval
on it. I

11 mean, they have just came and asked me for it,
but I

12 thought, well, shoot, I will run it by the
board while

13 we have got you all here.

14 The applicants are Everett and
Joanna

15 White. They are the starving artists that
started the

16 new little art gallery and, right next door,
the little

17 gift shop.

18 MS. HARMON: He's not starving
anymore.

19 MR. ROBINSON: What?

20 MS. HARMON: He's not starving
anymore.

21 MR. ROBINSON: Well, I don't know.

22 MR. WHITE: How about I juxtapose?

23 MR. ROBINSON: But, anyway, they
are trying

24 to pay the rent, and one way they can do it is
to create

25 a little paid parking in the back of it, and
they intend

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1 to go to the Board of Zoning Appeals and ask
for a

2 special exception to do that.

3 But, in order to do that, they
also need

4 to put up a fence in the rear of the property.
What

5 they intend to do is to put just a wooden
six-foot tall

Sullivan's Island 5 19 2010

6 fence the whole way down the property from one
side to

7 the other, and then they want to do some
sidewalk

8 improvements, which kind of threw me.

9 MR. WHITE: Sidewalk improvements?

10 MR. ROBINSON: Yes.

11 MR. WHITE: No, just the parking
blocks and

12 the fence.

13 MR. ROBINSON: Oh, I'm sorry. This
is a

14 different thing I was looking at. But, anyway,
just the

15 parking in the back, and wanted to know if
you-all might

16 could give them a little bit of guidance, if
there was

17 any issues from you-alls' standpoint.

18 MR. WHITE: And currently it is a
parking

19 lot in back, and it doesn't have a privacy
fence. And I

20 have talked to the residents behind and they
have been

21 asking is there any way we can get a fence up.
So this

22 is one of the ways to kind of include it in the
project,

23 is getting that fence up, satisfying that need
for a

24 buffer zone between the commercial and
residential

25 sections of the property, and then just to
continue

0033

1 parking as we are doing, but at the same time
be able to

2 provide parking which is well needed for some
of those

3 businesses right in here.

4 MR. ILDERTON: This has been a
political

5 issue for a couple of years.

6 MR. WHITE: Oh, really?

7 MR. ILDERTON: And I think it's a
good idea.

8 I think as long as -- if you can get it through
the

9 powers that be.

10 MR. WHITE: How are they decided on
at the

11 powers that be?

12 MR. ILDERTON: Well, I mean,
essentially

13 they are going to say that is a residential
prop --

14 MR. ROBINSON: No. This is all on
the

15 commercial side of the lot.

16 MR. ILDERTON: Okay. You are just
going to

17 use the commercial --

18 MR. WHITE: Yes, sir.

19 MR. ILDERTON: Oh, okay.

20 MR. HERLONG: That line, it stops
here.

21 That is the extent.

22 MR. ILDERTON: Oh, okay.

23 MR. HERLONG: The residential is
back here.

24 MR. CRAVER: I wish they could use
all the

25 backs of those lots.

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1 MR. ILDERTON: Well, we need

parking. I

2 would be for it.

3 MR. CRAVER: I think it's a great
idea.

4 MS. HARMON: I do, too.

5 MR. REINHARD: Are we being asked
to approve
6 the fence?

7 MR. ROBINSON: Well, I am going to
do the

8 fence from a staff approval standpoint. It,
basically,

9 is going to mimic the fence that Pat put up
along the

10 back of his property.

11 MR. ILBERTON: A solid wood fence.

12 MR. ROBINSON: A solid, treated

wood fence,

13 nothing fancy.

14 MR. REINHARD: So a good sight for
the

15 neighbors.

16 MR. HERLONG: So, Randy, are they
being --

17 this is what is so strange about it. We are
being asked

18 to review the architectural issues regarding
commercial

19 parking. The question is odd for us to --

20 MS. KENYON: Not the parking.

21 MR. CRAVER: We are not being asked
to do

22 anything.

23 MR. ROBINSON: Yeah. You really
are not

24 being asked to do anything. I just wanted to
bring it

25 before you-all.

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1 MR. ILBERTON: It's discussion.

2 MR. CRAVER: Information.

3 MR. ROBINSON: Like Fred said, the
finished

4 side should be toward the neighbors.

5 MR. ILBERTON: I will say that
fence I put

6 up does do the job. Architecturally, it's no
great

7 wonder, I will say that. It's just a plain
fence. So,

8 I mean, we are not really asking -- I mean, I
think it's

9 a good idea. We need more parking, but --

10 MR. CRAVER: Would it be helpful
for us -- I

11 mean, I would make a motion to say that we are
in favor

12 of doing this, if that would be helpful in any
fashion.

13 MS. WHITE: I think that would be
really

14 helpful.

15 MR. ROBINSON: Well, one thing is
the Board

16 of Zoning Appeals meets before the Design
Review Board

17 is going to meet again, and so they are going
for a

18 special exception to the Board of Zoning
Appeals.

19 So if you-all did make a motion
that

20 you-all have no problem with it, that would be
-- that

21 would help, I'm sure, them, when they go to the
Board of

22 Zoning Appeals.

23 MR. CRAVER: I make a motion that
their plan

24 looks good and that we are in favor of it.

25 MR. ILBERTON: Do I hear a second?

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1 MR. HERLONG: I would second that.

2 MR. ILBERTON: Discussion? All I
will say

3 is -- I mean, if I have a fence, my property is

4 commercial, why couldn't anybody that has
commercial

5 property put a barrier fence for consideration.
It just

6 sounds like, you know --

7 MS. KENYON: Common sense.

8 MR. ILBERTON: Yeah, so why

wouldn't we want

9 to do it. Any other discussion?

10 MS. HARMON: I think it's a good
idea

11 myself.

12 MR. ILBERTON: All right.

Everybody in

13 favor?

14 MR. WRIGHT: Aye.

15 MR. ILBERTON: Aye.

16 MR. HERLONG: Aye.

17 MS. HARMON: Aye.

18 MR. REINHARD: Aye.

19 MR. LANCTO: Aye.

20 MR. CRAVER: Aye.

21 MS. WHITE: Thank you very much.

22 MR. WHITE: Thank you so much. If
you-all

23 get a chance, come by the gallery.

24 MR. ROBINSON: The next thing is

some

25 discussion on certified local government.

There was a,

0037

1 I will use the word loosely, a little push by
Town

2 Council to get the Design Review Board
certified as a

3 certified board. And basically what that does
for the

4 Town is it gives the board a little
credibility. It

5 also puts you in line to pick up small grants.

6 Those small grants can be used
for

7 things like redoing the maps, because our maps
have not

8 been redone. Even when you-all put the other
ones on

9 the -- the other historic structures on the
list, they

10 never actually were put on the new maps. So
those need

11 to be done.

12 Also, coming up with a set of
guidelines

13 for historic district. And I do want to tell
you-all

14 that I had a lady from SHPO come down and talk
to me

15 about certified local governments, and my
comment to her

16 was we have a little different way of doing the
historic

17 on Sullivan's Island than they do downtown, or
some

18 other place, and ran through with them the
scenario of

19 Dave Schneider bringing in the guidelines for

Sullivan's Island 5 19 2010

you-all

20 and you-all didn't like those guidelines,
basically,

21 because a lot of them were stuff from Alabama.

22 And she said -- she was pretty
excited

23 that there was a board with a little different
idea on

24 what might be historic. She was really excited
about

25 you-all -- some of your decisions on like the
window

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1 that was here tonight. You-all approved that
to go in a

2 historic structure, and somewhat to protect
that

3 historic structure.

4 And so a grant from them could
be used

5 to bring in a consultant to sit down and go
this is what

6 Sullivan's Island is. This is what is
historic. This

7 is what is important to our board.

8 And so getting a certified
local

9 government designation would allow us to get in
line for

10 some of those funds. The other thing it would
do is if

11 somebody walked in here and they said I have a
historic

12 structure but, doing this, I'm going to exceed
50

13 percent, and we know going to SHPO they might
not

14 approve it so we won't be able to go over 50

percent.

15 We could throw SHPO out of the
mix.

16 They would not be in the mix anymore. This
board could

17 say this is a historic structure to Sullivan's
Island,

18 and we feel like a variance should be given
from the

19 FEMA requirements on this structure.

20 So, from that perspective, it
would be

21 really good to be a certified local government.

22 MR. REINHARD: What do we have to
do?

23 MR. ROBINSON: Most of the stuff
that we

24 have to do has already been done in our
ordinances. As

25 a matter of fact, she reviewed our ordinance
almost a

0039

1 year ago, and in reviewing it she said you-all
meet most

2 of the criteria.

3 So all we basically need to do
at this

4 point is apply. One thing we do need to do is
I need to

5 have a resume from every one of the board
members and

6 staff in order to go with the application. The
resume

7 is not very complicated. Could you pass that
to

8 everybody?

9 It is basically some stuff that
we will

10 put down, like your term of membership term
expi res.

11 MS. KENYON: That we can take care
of.

12 MR. ROBINSON: You need to fill in
your
13 occupation, professional discipline, education,
and then

14 anything you might have that might qualify you
as

15 historic, having historic experience. And I
think our

16 board is well qualified.

17 So, actually, I don't think
it's a big

18 deal. It doesn't cost us anything to apply.

It first

19 goes to the State and then it goes to the
National Park

20 Service.

21 MR. CRAVER: Can you e-mail this to
us?

22 MS. KENYON: Can we? Yes.

23 MR. CRAVER: I mean, do you have it
in Word

24 or is it just .pdf?

25 MS. KENYON: I don't have it on my
computer.

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1 I can scan it and e-mail it in the morning.

2 MR. CRAVER: Do that.

3 MR. ILBERTON: We don't have to sit
through

4 any more lengthy -- any lengthier additional
boring

5 government DVD sessions or whatever?

6 MS. KENYON: Training?

7 MR. ILBERTON: Training?

8 MR. ROBINSON: It doesn't require
any more
9 training. As a matter of fact -- but, if you
do want
10 training, it will pay for that, and SHPO will
actually
11 send down Jennifer Satterthwaite, which came
down. She
12 would come down and give you-all a training
session so
13 you-all don't have to go to Mt. Pleasant or
wherever to
14 do those boring things.

15 MR. ILBERTON: That might be a
plus.

16 MR. ROBINSON: She can come and
give you a
17 training session using your guidelines.

18 MR. HERLONG: That would be
fantastic.

19 MR. ROBINSON: And everything would
be
20 pertinent to what you are doing here on
Sullivan's
21 Island versus going to take some training
someplace that
22 is not pertinent to Sullivan's Island.

23 So I couldn't find anything bad
about

24 it. The only thing bad I found about it was
that I have

25 to send report to them every year in what we
have done

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1 and what money we have expended, expenses we
have had

2 and all of that kind of stuff. So I really
can't find a

3 whole lot bad in it, you know. I think it's
just a

4 win-win for everybody. And, anyway --

5 MR. ILDERTON: Great. Let's do it.

6 MR. ROBINSON: Do you-all have a
problem

7 with it?

8 MR. HERLONG: Let's do it.

9 MR. REINHARD: Let's get certified.

10 MR. ROBINSON: Let's get certified.

11 MS. HARMON: I agree.

12 MR. ROBINSON: And if you-all could
have

13 those things back to me. And if you have any
questions,

14 I can answer them, Kat can answer them. But as
soon as

15 I get them in I will complete the application
and send

16 it to her.

17 MR. REINHARD: E-mail them to Kat?

18 MR. ROBINSON: That would be great.

E-mail

19 them all to Kat or drop them by and I will put
the

20 packet together and send it to her. She has 60
days to

21 review it.

22 I expect she is going to have
some

23 issues of things that I have done wrong, and we
will

24 have to correct those, but that is just part of
the

25 process. So probably within six months we
could be

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1 certified.

2 MR. ILBERTON: Good deal. Let's do
it.

3 Anything else?

4 MR. ROBINSON: That's it.

5 MR. ILBERTON: Great.

6 MR. ROBINSON: I should -- I'm
sorry. I

7 should inform you-all that the Blanchard house
at 2420

8 Myrtle Avenue, I did give them staff approval
on some on

9 their landscape features. There was one little
arbor

10 that went back by the pool. It was very
insignificant.

11 I don't think you will see it from either
street, that

12 kind of thing.

13 MR. CRAVER: Is that the one that
got turned

14 around?

15 MS. KENYON: No. That is
Pettigrew.

16 MR. ROBINSON: Yeah. No, this is
the one on

17 Myrtle Avenue that just got moved back a little
bit and

18 raised up and they did an addition on the back.

But

19 you-all had approved a pool and everything else
around

20 it, and it was just one little kind of cabana
thing that

21 is about 40 square feet where he was going to
use to put

22 a shower inside it and that was it.

23 MR. ILBERTON: Great. All right.

We are

24 adjourned.

25 (The meeting was adjourned at 6:45

p. m.)

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1 STATE OF SOUTH CAROLINA)

2 COUNTY OF CHARLESTON)

3 I, Nancy Ennis Tierney, Certified Shorthand
Reporter

and Notary Public for the State of South
Carolina at

4 Large, do hereby certify that said meeting was
taken at

the time and location therein stated; that the
meeting

5 was recorded stenographically by me and was
thereafter

transcribed by computer-aided transcription;
and that

6 the foregoing is a full, complete and true
record of the
meeting.

7

Witness my hand, I have hereunto affixed my
official

8 seal this 27th day of May, 2010, at Charleston,
Charleston County, South Carolina.

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Sullivan's Island 5 19 2010

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

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