

**Deposition of Meeting of Design Review Board of Sullivan's Island**

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MEETING OF THE SULLIVAN'S ISLAND DESIGN REVIEW BOARD

DATE: September 15, 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  
FRED REINHARD - Member  
JON LANCTO - Member  
BILLY CRAVER - Member

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

**Deposition of Meeting of Design Review Board of Sullivan's Island**

1 MR. ILBERTON: It is 6:00, and this is the  
2 meeting of the Design Review Board of Sullivan's Island,  
3 September 15th, and members in attendance are Duke  
4 Wright, Pat Ilderton, Steve Herlong, Fred Reinhard, Jon  
5 Lancto and Billy Craver.

6 The Freedom of Information requirements  
7 have been met for this meeting, and the items on  
8 tonight's agenda are approval of the minutes. We have  
9 had plenty of time to read the last minutes. It's been  
10 so long since the last meeting. So do I hear a motion  
11 to approve? Do I hear any problems with it?

12 MR. WRIGHT: I was not at the last one.

13 MR. HERLONG: I move that we approve the  
14 minutes.

15 MR. CRAVER: I second.

16 MR. ILBERTON: Everybody in favor?

17 MR. HERLONG: Aye.

18 MR. ILBERTON: Aye.

19 MR. REINHARD: Aye.

20 MR. LANCTO: Aye.

21 MR. CRAVER: Aye.

22 MR. ILBERTON: All right. The minutes are  
23 approved.

24 2826 Marshall, addition/alteration.

25 Randy?

1 MR. ROBINSON: This is Phase II of the  
2 addition/alteration. Actually, this has been before  
3 you-all before. And they are asking for some side  
4 setback relief, and also the second floor side setback  
5 relief, 100 percent on the second floor and the full  
6 25 percent on the side setback.

7 The plans show a pool out in front of  
8 this addition. That pool would have to go to the Board  
9 of Zoning Appeals for approval because our ordinance  
10 does not allow pools in the front yard.

11 So anyway, other than that, you-all have  
12 the plans in front of you and I will let Beau do his  
13 presentation.

14 MR. ILBERTON: All right. Beau?

15 MR. CLOWNEY: My name is Beau Clowney and  
16 this is Kate Campbell. You guys, most of you, I  
17 believe, have seen this from the last time and --

18 MR. ILBERTON: Remind me. Would you review  
19 what we have approved previously? That is on the, I  
20 guess, the previous approval of the --

21 MR. CLOWNEY: Exactly, the addition to the  
22 main structure.

23 MR. ILBERTON: And I won't count it against  
24 you as far as the --

25 MR. CLOWNEY: All of the pieces to the back

1 part of this right here, the main house, the existing  
2 structure, all of that was approved.

3 MR. ILBERTON: Just turn it a little bit  
4 more. Yeah, that's great.

5 MR. CLOWNEY: And the only portion that has  
6 not been approved is the link to the two-story piece  
7 that we are adding here. But all of this running along  
8 the back here --

9 MR. ILBERTON: That was previously approved?

10 MR. CLOWNEY: Right. And we had designed  
11 it -- you can see right here, we designed it so that it  
12 reads as though there are two little pavilion towers,  
13 basically, on the back side.

14 MR. ILBERTON: Right, separate structures.

15 MS. CAMPBELL: And also enclosing the porch  
16 around the corner.

17 MR. ILBERTON: Right. Great. Thank you.

18 MR. CLOWNEY: Based on just kind of the  
19 feedback from comments from last time, we felt like it  
20 was a really good conversation.

21 And the Fosters, when they bought this  
22 house, they bought it because they loved the roof lines,  
23 they loved the fact that it had just sort of a  
24 quaintness about it, and so they asked it be added to  
25 the historic list.

1           And keeping that in mind, knowing that  
2 they had the ability to do an addition and wanting to do  
3 an addition, we decided, unlike a lot of the other  
4 additions where we have done it in the past, there is  
5 always going to be a conflict in the height change based  
6 on FEMA and things like that.

7           But we really decided with this one to  
8 do a real sort of pure link from old house to a new  
9 dwelling. And so it's like what we would call a hyphen  
10 between the two pieces.

11           So that the comments, the main sort of  
12 comments and feedback we felt like we got from you guys  
13 last time was that this structure was a gabled  
14 structure, and it had dormers, and we felt -- the more  
15 we looked at it, we agree with you somewhat in that  
16 there was a conflict between that severe gable, this  
17 being a gabled structure, and then this sort of softness  
18 is the way that the hip grooves work on the existing  
19 story house.

20           And so we looked at that, and we really  
21 feel like that going with a gabled, a hipped roof, it  
22 just sort of softens it. And, in particular, especially  
23 the way it sort of softens it from the perspective of  
24 standing on the street or standing in the yard.

25           The other problem that you guys seemed

1 to have the most was the external stair that we had that  
2 continued all the way up to the third floor, and really  
3 kind of made the hyphen feel less like a hyphen as  
4 opposed to just being something that was kind of lopped  
5 onto the house. And so those were really kind of the  
6 two things that we looked at massaging.

7 I will go ahead and point out to you,  
8 too, that are we did lower it only a little bit, but at  
9 the same time we are still five feet under our height  
10 restriction out there for this property, so I want you  
11 to keep that in mind.

12 And the other thing, too, that I will  
13 just go ahead and mention is that one of the last things  
14 I was talking to you about is that a drawing like this  
15 is so black and white, and it's just there and it's  
16 vertical and it's very hard to understand how it is, and  
17 you had recommended or requested that we come up with a  
18 drawing that was three-dimensional, and we are very  
19 pleased with the way these look.

20 And I had mentioned to you, too, that  
21 unlike a lot of the other houses that we have done, we  
22 have done very much this exact same thing on two or  
23 three or four, actually, other occasions, one which we  
24 don't even have on here, but the addition was much more  
25 just sort of rammed into the house.

1           And we felt like on this one, in  
2 particular with the way these two little twin pieces  
3 that we are designing on the back here, it's going to be  
4 much nicer to have the purity of this one volume, a  
5 link, and then the purity of the new volume that is  
6 being added. Kate can fill you in on a lot of the other  
7 things.

8           MS. CAMPBELL: I think just to go back to  
9 the historic nature of the house, and the fact that the  
10 owners did request to put this on the historic list to  
11 preserve the existing condition, this is an interesting  
12 project because a lot of the -- one of the reasons we  
13 are having to ask for a square footage overage -- not  
14 really overage.

15           We are allowed a historic exemption  
16 because we are retaining this house. And because this  
17 house is grandfathered in, there is quite a bit of  
18 square footage that is underneath the house that counts  
19 towards our total square footage.

20           If we were to -- if this house was not  
21 put on the historic list, we could have basically taken  
22 the house down and built a 4,000 square foot house on  
23 the property.

24           Currently, the existing house, with the new  
25 additions that were approved in Phase I, it is around a

1 3,600 square foot house. Sorry. It's around -- yes,  
2 3,600 square foot house.

3 The Phase II addition itself, which is  
4 this piece, the first floor and second floor, is built  
5 to current FEMA, so it's a foot higher than the existing  
6 house, and that totals -- adds about 1,300 square feet  
7 to the overall square footage of the house. The  
8 existing ground floor is about 1,800 square feet.

9 So massingwise, we are not really  
10 changing the character of the house. It's still going  
11 to feel like about a 3,100 square foot house, because  
12 pretty much the footprint of the existing house adds to  
13 our total square footage. So even if we didn't have  
14 that square footage under the house, it would be around  
15 a 3,100 square foot house. So I think that is just --

16 MR. HERLONG: When you say ground floor --

17 MR. CLOWNEY: There is a ground floor, and  
18 it is grandfathered, which really, really accelerates  
19 that square footage number. So in massing, like when  
20 Kate talks about the massing, it is --

21 MS. CAMPBELL: It's really the footprint of  
22 this. It's not quite double, but it counts twice. So  
23 being that this -- if we just added this, and this was  
24 the only portion, like if we just had that counting, it  
25 would basically be about 3,100 square feet.

1 MR. HERLONG: But as is, it's how many?

2 MS. CAMPBELL: Well, with the addition it  
3 would be about 49. It's about 1,800 square feet down  
4 there with the addition.

5 MR. WRIGHT: Is it heated and cooled  
6 underneath, the ground floor?

7 MS. CAMPBELL: It is.

8 MR. LANCTO: Are there windows?

9 MR. CLOWNEY: Yes, yes.

10 MR. LANCTO: They are not shown on your  
11 drawings?

12 MR. CLOWNEY: Well, not in this drawing they  
13 aren't. And they are on the back side. There aren't  
14 any windows along the front side. There are along the  
15 sides and on the back.

16 It's one of those faces that it was  
17 originally built that way, and it's one of those -- you  
18 can all imagine, you have all been in them, they are not  
19 the greatest of spaces, so water appears here and there  
20 over time. But it is, you know, play room space,  
21 overflow bedroom space, that sort of thing.

22 MR. ILBERTON: Great. Thank you. We have a  
23 couple of letters, I think. Randy, anything else to add  
24 or subtract?

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

1 MR. ILBERTON: But I do have a couple of  
2 letters as part of the public comment. Do I have just  
3 one letter, Kat? Just one letter, and this is from Kent  
4 Browser, the ex --

5 MS. KENYON: Oh, no, no. You don't have any  
6 letters.

7 MR. ILBERTON: So we don't have any letters.  
8 Sorry. Public comment section now is open. Would  
9 anybody like to say anything? Yes, ma'am?

10 MS. STUHR: My name is Cam Stuhr, and I live  
11 at 2824 Harvey Street, and I'm scared to death. I am  
12 opposed to this addition. I have lived on Sullivan's  
13 Island my whole entire summer life. I live downtown in  
14 the winter. I have been at Station 28-1/2 all this  
15 time, and we all have these beautiful pristine  
16 cottage-looking houses.

17 And if we allow this addition, we are  
18 going to ruin the compatibility of the houses on either  
19 side of it, and my house, which is directly behind it,  
20 and you open up the neighborhood for these 5,000 square  
21 foot houses to be built.

22 I don't want to deny the Fosters, whom I  
23 don't believe are permanent residents of Sullivan's  
24 Island, they may be now, the ability to enhance their  
25 property or to add an addition, but there certainly

1 seems to me like there is a huge amount of space in the  
2 back of this house that this addition can go on and not  
3 to the side. I want to preserve the appearance of the  
4 cottages. So thanks for listening to me.

5 MR. ILBERTON: Thank you, ma'am. Is there  
6 any other public comment? The public comment section is  
7 closed.

8 Randy, I'm sorry, anything?

9 MR. ROBINSON: I don't have anything.

10 MR. ILBERTON: Duke, do you want to start her  
11 off?

12 MR. WRIGHT: Well, I have trouble with it,  
13 just for the fact that it detracts from the view of the  
14 cottage and the other houses and the immediate  
15 neighborhood.

16 I understand the reasoning for it, and I  
17 just think that there is probably a way, and I think we  
18 talked about this before, that additional space could be  
19 gained without going up in addition to what we have  
20 already approved. So that is my current thinking on the  
21 addition.

22 MR. ILBERTON: Okay. Well, this, of course,  
23 has been before us once in a close configuration, and  
24 they have gone back and I think adjusted quite a few  
25 things that we asked them to adjust.

1 I think it's a big point in the favor of  
2 the owner that they actually requested this structure to  
3 be included on the historical list. Had they not done  
4 that, it could have been demolished and a 4,000 square  
5 foot plus or even more house could have been built on  
6 this structure, which it would have been a real shame to  
7 have lost that structure.

8 I understand the footprint. I'm just  
9 saying there that it doesn't overwhelm, in my opinion,  
10 the site. And downtown I know, the historical district  
11 downtown, they like the fact that there is an addition  
12 done, and many times the historical people down in  
13 Charleston like the fact that the addition is removed,  
14 and maybe even sometimes more contemporary than the  
15 historical house itself so it doesn't interfere with the  
16 integrity of the historical house, and I think a lot of  
17 that has been done here, so I see no problem with it.

18 Steve?

19 MR. HERLONG: I don't think I was here when  
20 this came before us the first time, so I'm trying to get  
21 up to speed.

22 MR. CLOWNEY: You weren't.

23 MR. HERLONG: And I see the issues. There  
24 are similar, as you said, similar additions that are on  
25 the island that have recently come before the board, and

1 so we can kind of see that some of them could have  
2 linked better, and I think this one does create more of  
3 a separation from the original home. And being over to  
4 the side --

5 MR. CLOWNEY: Also it pulls it back.

6 MR. HERLONG: And it's away from -- back  
7 from the ocean, although forward to the other street, it  
8 does preserve both street side views of the main house,  
9 even though the opposite side is getting renovated.

10 These are very -- these are difficult  
11 projects to deal with. They really are a struggle as to  
12 what is the right thing to do. I think we have always  
13 looked at, well, you can always adjust a roof line, but  
14 that is really taking a historic structure and changing  
15 it completely. This seems to be the right direction for  
16 these types of additions.

17 It does seem that it's not necessarily  
18 addressing the westernmost neighbor. That flat side  
19 facade, it just doesn't address that side of the  
20 property or the neighbor's side. That would be the only  
21 design comment I have, but I do feel like it's  
22 addressing the concerns that have been before the board.

23 And you didn't use all of the height  
24 that could have been available. You attempted to bring  
25 the height down several feet, maybe five feet.

1 MR. CLOWNEY: Five feet.

2 MS. CAMPBELL: Five feet.

3 MR. HERLONG: So I am thinking I am okay  
4 with this. I wish the -- I think we all struggle, when  
5 that setback is there, what do you do with the side?  
6 It's a long, tall side. And that ordinance, that  
7 section of the ordinance was put there to kind of  
8 protect neighbors from having a tall flat facade.

9 That is the only concern. And you  
10 really couldn't move it because the house -- the  
11 original house is where it is. You have certain -- when  
12 you are doing a new home, you have more options than you  
13 have with a renovation like this. So I guess I'm okay  
14 with that.

15 MR. ILBERTON: Fred?

16 MR. REINHARD: Well, from a street presence,  
17 I would say that a tower element like this attached to a  
18 classic old Sullivan's Island facade is inappropriate.

19 Kudos for the Phase I where you put  
20 those two little tower -- smaller hipped roof towers on  
21 the back, which really didn't distract; in fact,  
22 enhanced the original building. It was extremely well  
23 done.

24 But this attempt to put a tower on the  
25 side of the building, squeezing it to the lot line,

1     distracts, to me, distracts from that classic Sullivan's  
2     Island beach house look. I think it's inappropriate.  
3     That's it.

4             MR. ILBERTON: Jon?

5             MR. LANCTO: Well, yeah, I'm not thrilled  
6     about it being a tower. But I think the practical  
7     aspects of this, if we say no -- and we have already  
8     talked about this one other time -- what are the  
9     alternatives to get them what they want. And I think  
10    the alternatives might fall within all the rules and  
11    regulations but end up being worse than what we have got  
12    right here.

13            So I agree with Steve, that I really  
14    don't like the flat big wall there. And I can't tell  
15    from your 3D drawing there, but it's not looking like  
16    there is a whole lot of windows showing up on the  
17    drawings.

18            MS. CAMPBELL: They are not on the drawing.

19            MR. CLOWNEY: They are not on that drawing,  
20    but there are windows.

21            MR. LANCTO: I wish you had stuck them on  
22    there, on the drawings, because it would have made that  
23    look a lot less objectionable.

24            MR. CLOWNEY: Sure.

25            MS. CAMPBELL: This is the actual side

1 elevation.

2 MR. LANCTO: Yeah, which is not nearly as  
3 bad looking as what that 3D --

4 MR. CLOWNEY: Sure, and that was just  
5 massing. Yeah, I agree completely.

6 MR. LANCTO: We did talk at length about the  
7 roof deck, and it wasn't much more obvious that there  
8 was a roof deck on this house before than it is now. So  
9 I like what you have done to kind of hide that there. I  
10 don't have any problems as long as I can't see them from  
11 the --

12 MR. CLOWNEY: It's internalized.

13 MR. LANCTO: Very good. So other than the  
14 comment that I agree with Steve on that big facade with  
15 no breaking up points on it, then I think that, in light  
16 of what the alternatives are, I think that I would tend  
17 to approve that.

18 MR. ILBERTON: Billy?

19 MR. CRAVER: You know, this is -- this one  
20 is difficult, because I don't like the tower with the  
21 flat side next to the Poulnot's house. It just seems  
22 stark. I mean, I agree with Fred's comment, but I'm  
23 wrestling with so what is the alternative.

24 Because they get to do something, and  
25 the alternative is in front or in back, and I don't know

1 what that looks like. I mean, it isn't on the other  
2 side. I don't know. It probably is -- I mean, the  
3 design looks good. I am not knocking that.

4 My concern here is I would rather be  
5 able to take that whole thing, turn it into a cottage,  
6 and put it on the northeast corner of the lot and let  
7 them have a separate little cottage and not screw up  
8 anything, but that doesn't work. They have already said  
9 we can't do that. Anyway, so I am probably reluctantly  
10 okay with this.

11 MR. ILBERTON: All right. Do I hear a  
12 motion?

13 MR. HERLONG: Let me ask. Did you guys  
14 study any way to -- did you look at that west facade in  
15 any way trying to adjust the starkness of that tall flat  
16 facade? You have the two feet there.

17 MS. CAMPBELL: The last model we had, the  
18 last one that the board reviewed, it was more of a gable  
19 roof with dormers, which lowered the overall plate  
20 height.

21 MR. ILBERTON: Plate height.

22 MS. CAMPBELL: So it wasn't as -- you know,  
23 it's almost two things fighting each other. You don't  
24 want to do something that is too detractive from the  
25 front elevation, but then you also, by doing a hip, you

1 have to raise up that bearing height, and it's just kind  
2 of --

3 MR. CLOWNEY: So much of our effort has been  
4 to really try to just preserve the purity of this. And  
5 we also really like the simplicity of this form. And  
6 this is not a big building. I mean, it's just a simple  
7 little structure. But at the same time, we like the  
8 fact that it's sort of tall and skinny and just has very  
9 kind of of historic proportions. Little things like  
10 that, yeah, I mean, it's sort of either/or in some ways.

11 MR. HERLONG: But the side facing the house  
12 is articulated a lot more than the side facing out.

13 MR. WRIGHT: Steve, if I may? I think that  
14 west side is right up against trees. The trees are  
15 going to have to be trimmed, almost --

16 MR. CLOWNEY: All of this is trees.

17 MR. WRIGHT: -- that are in the adjacent  
18 property. So you almost -- you are almost in a tree  
19 house environment on that side of the property.

20 MR. CLOWNEY: It's very wooded right there.

21 MR. WRIGHT: But I don't know how that would  
22 affect the aesthetics. But I walked it. It wasn't  
23 staked. There are a couple of flags out there, and I  
24 assume that might be where the front part of the  
25 addition is. But it's right up almost into two big old

1 trees, as well. Observation.

2 MR. ILBERTON: Yes, sir?

3 MR. REINHARD: To repeat myself, it's the  
4 competition of the tower against a classic beach house.  
5 It's not the tower in and of itself.

6 If it were sited behind that beach house  
7 further back, so that when you walk down the street you  
8 might just get a glimpse of the gable roof of the tower.  
9 But if you were up in the tower, you could look over the  
10 roof of the classic house and still see the ocean.

11 If it were far enough back, by way of a  
12 breezeway or a porch or whatever, taking advantage of  
13 the depth of that lot, it would do two things.

14 It would avoid the competition that I'm  
15 concerned about, and it would take what is essentially  
16 the back side of the house to Harvey Street and put that  
17 element, so when you are walking down Harvey Street it  
18 looks like a totally different house, but you get a  
19 chance to really show it off.

20 So I guess I'm trying to say it's more  
21 of a siting problem with respect to the way the classic  
22 beach house looks, having it slammed against the side as  
23 opposed to moving it to the back of a very deep lot,  
24 getting exactly what you want, but not ruining the  
25 street view of that nice house.

1 MR. CRAVER: You know, Fred, that would even  
2 make it look more like what is the old classic form of  
3 having the house and then having the wing off to the  
4 side that used to be the kitchen. So that could -- not  
5 off to the side, but to the back.

6 MR. REINHARD: Yes.

7 MR. CRAVER: And I wouldn't mind if -- I  
8 don't care if you use the other five feet that you have.  
9 I probably agree with Fred, I mean, now that I think  
10 about it.

11 MR. CLOWNEY: Just to make sure I  
12 understand, you are talking about shifting this back?

13 MR. REINHARD: No, putting it on axis with  
14 the other house.

15 MR. CRAVER: Pick it up and stick it --

16 MR. REINHARD: Putting it behind.

17 MS. CAMPBELL: That is our setback right  
18 there.

19 MR. CRAVER: Well, that is a problem.

20 MR. CLOWNEY: The other thing, too, is you  
21 have this big side yard here. The house is not on  
22 center on the lot, so you have this -- and this is the  
23 opportunity to utilize this piece.

24 I can see what you are talking about. I  
25 could see if the clients were in agreement with doing

1 something like that, shifting it back, but we would only  
2 be able to do it if --

3 MR. REINHARD: But I'm not suggesting -- I  
4 am talking about putting it around the back, even if you  
5 had to turn it 90 degrees, put it in the back of the  
6 house and have a little peek-a-boo that sticks out at  
7 the very back of the house.

8 MS. CAMPBELL: At that point -- I guess I  
9 would argue, at that point then you are completely  
10 obscuring the back towered portion of the existing beach  
11 house.

12 MR. REINHARD: Precisely.

13 MR. HERLONG: I like the idea of sliding it  
14 back in its position on the side.

15 MR. CLOWNEY: I could see sliding it back  
16 just a little bit.

17 MR. HERLONG: That would be obscuring just a  
18 little bit.

19 MR. ILBERTON: I mean, it has already been  
20 slid back some.

21 MR. CLOWNEY: It has.

22 MR. ILBERTON: And I think it's been a good  
23 job. Maybe a couple of more feet might make a  
24 difference.

25 But I do personally -- I mean, I like

1 the integrity of the old house. But, also, I sort of  
2 enjoy the surprise and the interest of the new  
3 structure. I think what we don't want is to be on  
4 Sullivan's Island, or anywhere else, just as far as  
5 good -- you want to be pleasantly surprised, and you  
6 feel good about what is out there, as opposed to lulled  
7 into saying, okay, well, I don't see anything. I'm okay  
8 because I'm not -- nothing is going to upset my what I  
9 think of this area I'm in.

10 And, personally, I think things like  
11 that work because they are done well, and there is just  
12 a bit of interest and surprise. Maybe it's not  
13 classically done and all. But that adds to what good  
14 architecture is, is the bit of surprise that you get  
15 with that. I personally like that.

16 MR. REINHARD: I'm totally on board with  
17 that surprise. As an architectural element, it's nice,  
18 and it is a nice surprise, but why not just have that  
19 surprise on Harvey Street instead of Marshall Street?

20 MR. ILBERTON: It's recessed quite a bit. I  
21 mean, if you really look at it, like you say, it's  
22 really pretty far back from the front -- the main body  
23 of the cottage. I mean, it really has been slid back  
24 quite a ways.

25 MR. LANCTO: I think two things here. I

1 think it's going to look much further back than what  
2 these renderings are showing us --

3 MR. CLOWNEY: Absolutely.

4 MR. LANCTO: -- just because of the  
5 perspective depth.

6 The other thing is if you do turn this  
7 and you can slide it around behind, you are going to  
8 lose the skyline contrast of the existing roof line.  
9 What you will see is that flat surface behind.

10 MS. CAMPBELL: I mean, you inherently block  
11 this entire view from Harvey Street, if you are talking  
12 about turning this and doing it along the lot this way.

13 MR. LANCTO: I like the Harvey Street  
14 elevation as it is. I think you would do much more  
15 damage to the overall project and the overall look of  
16 the old beach house by turning that and having it  
17 behind.

18 And I will reiterate this, I think that  
19 it's going to read much further away than what these  
20 renderings are showing us.

21 MR. ILBERTON: Yeah, I think so, too.

22 MR. REINHARD: Time for a motion?

23 MR. ILBERTON: I don't know. Does anybody  
24 else want to add any, subtract any?

25 MR. REINHARD: I move for disapproval.

Deposition of Meeting of Design Review Board of Sullivan's Island

1 MR. ILBERTON: Do I hear a second?

2 MR. CRAVER: I will second that.

3 MR. ILBERTON: All right. Everybody in  
4 favor of this?

5 MR. HERLONG: Is there discussion?

6 MR. ILBERTON: I mean discussion. Excuse  
7 me. Is there discussion?

8 MR. HERLONG: Are you wanting them to go  
9 back and restudy this in some way?

10 MR. REINHARD: Yes.

11 MR. CRAVER: Yes. I mean, there is a bunch  
12 of room back there, and I would love to see a shot at  
13 it, I guess.

14 MR. HERLONG: My concern is if there is a  
15 way to address that vertical side. But, as you say,  
16 there is a heavy tree line.

17 MR. WRIGHT: You are right. Maybe we need  
18 to go look at this. I am always the person who says  
19 let's go to the field, but maybe it's worth a trip.

20 MR. ILBERTON: Well, I don't know.

21 MR. WRIGHT: Maybe everyone has done that.

22 MR. ILBERTON: I'm not upset by the  
23 verticality, just because it accentuates the difference  
24 between the two structures. It's not trying to be the  
25 other structure. It accentuates that it is a new idea

1 completely, which I sort of like.

2 Again, it's not fighting the old spread  
3 out hipped roof idea of the cottage. It accentuates it.  
4 I am different. This is something different.

5 And that is just the way -- that is why  
6 I like verticality. And they have cut three feet off of  
7 it. I mean, with taking the tower -- from what it was  
8 here, the last time they were here, it's a lot less  
9 dominant as far as height, in height and all. So that  
10 is my comment on this discussion part for the motion.

11 MR. ILBERTON: Do we have any more  
12 discussion? All right. Shall I call for a vote?

13 Everybody in favor of the motion?

14 MR. REINHARD: Aye.

15 MR. WRIGHT: Aye.

16 MR. CRAVER: Aye.

17 MR. ILBERTON: Opposed?

18 MR. LANCTO: Aye.

19 MR. ILBERTON: Aye.

20 MR. HERLONG: Aye.

21 MR. ILBERTON: Okay. Well, we have a split  
22 decision here. I guess that goes against you, or does  
23 it?

24 MR. HERLONG: How does it work?

25 MR. CRAVER: I mean, somebody can make a

1 motion to approve it and you-all see what happens then.

2 MR. ILDERTON: Well, do I hear a motion to  
3 approve it?

4 MR. ROBINSON: Once it's turned down --

5 MS. KENYON: Yeah, you have turned it down.

6 MR. ILDERTON: Well, I don't know. It was a  
7 split decision.

8 MR. CRAVER: But it didn't go anywhere. It  
9 just didn't get approved. That motion was not --

10 MR. REINHARD: But a tie vote is --

11 MR. ILDERTON: It was a tie.

12 MS. KENYON: It was a tie.

13 MR. WRIGHT: A tie vote goes in favor of the  
14 motion.

15 MR. ROBINSON: Yeah, so a decision has been  
16 made.

17 MR. WRIGHT: I am not a lawyer, so --

18 MR. ILDERTON: So a decision has been made  
19 on a tie vote? Is that the way -- okay. All right.  
20 It's done until we --

21 MR. WRIGHT: Do we have a parliamentarian?

22 MR. ILDERTON: Well, I think everybody is in  
23 agreement.

24 MR. REINHARD: I can tell you that the  
25 Charleston BAR, usually the chairman doesn't vote except

1 to break a tie.

2 MR. CRAVER: It depends on how --

3 MR. ILBERTON: It's how it's set up.

4 MR. REINHARD: But if Betty had been here  
5 and she voted with us, you see what I mean? Then he  
6 could have broken the tie.

7 MR. LANCTO: Just for the client, for his  
8 benefit, if they were to move that structure just back,  
9 you know --

10 MR. CLOWNEY: Slide it back.

11 MR. LANCTO: -- would that be enough to  
12 satisfy either one of the three of you?

13 MR. WRIGHT: I would like to see it staked  
14 on the side and go look at it.

15 MR. REINHARD: I agree with that.

16 MR. HERLONG: I think we have to be very  
17 careful of that Harvey Street facade, like you were  
18 saying. The more we address the ocean side, the more we  
19 may hurt the Harvey Street side.

20 MR. CLOWNEY: Well, this also has sort of a  
21 natural kind of staggering in this direction. The  
22 street is at that angle, and there is a lot more  
23 property along this side, so it's kind of the perfect  
24 line.

25 MR. REINHARD: But it's not uncommon,

1     though, on Sullivan's Island for people to build  
2     additions behind their house and nestle a pool in  
3     between them.  It's done all the time.

4             MS. CAMPBELL:  Like a separate structure?

5             MR. REINHARD:  Well, with a breezeway.

6             MR. CLOWNEY:  It would have to be a heated  
7     and cooled breezeway.  I mean, it can't be --

8             MR. REINHARD:  Whatever.

9             MR. CRAVER:  A link.

10            MR. CLOWNEY:  This has got to adjoin to this  
11     corner of the property at some point.

12            MR. ILBERTON:  And I think it's obvious.  I  
13     mean, anybody that owns this property, it's second row,  
14     that they would love -- if they can, it's second row,  
15     they would love a view of the water.  I mean, if you  
16     want to deny them that, that's fine.  But if it was my  
17     house, I would like to be able to see the water from my  
18     master bedroom.

19            MR. REINHARD:  That wasn't the intention of  
20     the denial.

21            MR. ILBERTON:  No, I know.  No, it certainly  
22     wasn't.  But, I mean, that is part of the intention of  
23     the design.  It's certainly not your intention to deny  
24     them a view, I agree.

25            MR. REINHARD:  I don't have a problem with

1 the tower element --

2 MR. ILBERTON: No, I know.

3 MR. REINHARD: -- except that it's

4 sandwiched on the side of a classic Sullivan's Island  
5 beach house, and it detracts from that classic design.  
6 That is the only problem I have with it.

7 If you could take it back and slide it  
8 back so you get a peak of it, not this overwhelming  
9 competition with it.

10 MS. CAMPBELL: From the Marshall Boulevard  
11 side, not from the Harvey Street side?

12 MR. CLOWNEY: Slide it back this way?

13 MR. REINHARD: Both ways.

14 MR. CLOWNEY: This way and this way?

15 MR. REINHARD: There you go.

16 MR. ILBERTON: You know, I think you start  
17 to lose the whole thing then. I mean, I think what it's  
18 saying. I think it's going to be a pleasant -- you  
19 know, although it was not approved, I thought it was  
20 going to be pleasantly interesting, and I would probably  
21 enjoy looking at that when I bicycle by or jog by or  
22 whatever, but that is just what I'm saying.

23 Where are we with -- it's been -- I  
24 guess it's been denied. Now, what can the applicant do  
25 now since it's been denied? What is the --

**Deposition of Meeting of Design Review Board of Sullivan's Island**

1 MR. ROBINSON: Can reapply and come back  
2 next month.

3 MR. ILBERTON: Basically, okay. It doesn't  
4 have to be six months or whatever else. You-all can  
5 redo the -- you can do something to it and come back  
6 next month.

7 MR. CLOWNEY: We would have been back a lot  
8 sooner, but --

9 MR. ILBERTON: Right, right.

10 MR. CRAVER: I just want to correct you on  
11 what happened with the vote. In order for it to have  
12 been denied, there would have had to have been a  
13 majority vote in favor of the motion. The motion just  
14 died. Nothing happened with that motion. It died, so  
15 there was no action taken.

16 MR. ILBERTON: So is that what happens?  
17 You are the lawyer.

18 MR. CRAVER: Nothing happened. You have to  
19 have a majority to take action. No action was taken  
20 because there as no majority. That motion just died.

21 MR. ILBERTON: So, basically, we took no  
22 action tonight?

23 MR. CRAVER: That's right.

24 MR. ILBERTON: We didn't deny it or approve  
25 it, is what you are saying?

**Deposition of Meeting of Design Review Board of Sullivan's Island**

1 MR. CRAVER: No action was taken because  
2 there was not a majority vote to take action.

3 MR. ILBERTON: Okay. I mean, it sounds  
4 reasonable to me.

5 MR. CLOWNEY: Can you do a new motion?

6 MR. CRAVER: Yeah, somebody could do a new  
7 motion because nothing happened.

8 MR. ILBERTON: Well, we could hear a new  
9 motion. If Jon and Steve want to make a new motion --  
10 we can have more discussion on why we should approve it.

11 MR. CRAVER: I mean, I don't want to lose,  
12 but I don't want us to not use correct parliamentary  
13 procedure.

14 MR. ROBINSON: It would be the same thing.

15 MR. ILBERTON: Well, we can go that way.  
16 Does anybody want to entertain another motion? I will  
17 entertain another motion.

18 MR. HERLONG: I will make a motion that we  
19 approve it.

20 MR. ILBERTON: Do I hear a second?

21 MR. LANCTO: Second.

22 MR. ILBERTON: All right. Let's discuss  
23 this more.

24 MR. HERLONG: I am afraid the adjustments of  
25 moving it into the space on the Harvey Street side is

1 not going to be right on that side of the house. It's  
2 just not appealing on that facade.

3 I think it's probably placed about in  
4 its best location. As you said, it addressed the  
5 height. I am not sure that any more adjustments aren't  
6 almost fruitless to try.

7 MR. CLOWNEY: Can I say something? My  
8 concern about -- I am okay shifting it back this way as  
9 far as possible to really kind of make this stand alone.  
10 But when you start pulling it into the plane of this,  
11 it's doing exactly what we don't want it to do by it  
12 wouldn't have a link anymore.

13 MR. ILBERTON: How far back could you shift  
14 it farther back than it is now?

15 MR. CLOWNEY: Probably could shift it  
16 another six to eight feet, I would say.

17 MR. ILBERTON: Really?

18 MR. CLOWNEY: Yes, six to eight feet we  
19 could shift it back this way, but we wouldn't want it to  
20 come -- we want -- we would still have that feeling of  
21 the link between the two.

22 MR. WRIGHT: I still think, Mr. Chairman,  
23 that this is worthy of a site visit. Get it staked out  
24 and let's go look at it. I don't think we are getting a  
25 good -- in terms of the compatibility of the house, but

1 the neighborhood as well. I would suggest that we do  
2 that before we approve or disapprove.

3 MR. REINHARD: I agree with that.

4 MR. ILBERTON: Billy, is that what you feel  
5 like?

6 MR. CRAVER: Well, I mean, I can always go  
7 look at it. I mean, that was Aunt Myrt and Uncle  
8 Larry's house, and I grew up in Cam's house, and the  
9 Poulnots were on one side and the Cantwells were on the  
10 other side. The Poulnots were in front to the right and  
11 Vivian's to the back. So I already know the  
12 neighborhood. I know the house. I know the inside.  
13 The downstairs isn't worth a hoot. I mean, you can't  
14 really --

15 MR. CLOWNEY: They don't want to lift it up.

16 MR. CRAVER: And I understand that. I hate  
17 to see the tower there. Although I like the design and  
18 everything, I would rather it be out of the way, but I  
19 can't figure out where the hell you put it. I mean, I  
20 am looking --

21 MR. REINHARD: But that is not your job. You  
22 are a lawyer.

23 MR. CRAVER: You are right. No, I'm nobody.

24 MR. CLOWNEY: Even just for the  
25 functionality of the house and the way it's programmed,

1 I mean, this just makes more sense to have it on this  
2 back corner here.

3 MS. CAMPBELL: Especially in terms of the  
4 preservation of the existing building. I mean, it just  
5 seems, in my opinion, to obscure it by pulling it  
6 directly behind it. Yes, I mean, it's clean and it's  
7 nice, but it's like that whole notion of that -- the  
8 historical nature of the back side, you lose that.

9 MR. CLOWNEY: If you had it here, you  
10 divorce yourself entirely from this side of the  
11 property, and this becomes just this giant sort of  
12 runway over here that has nothing to do with the public  
13 components of the property. And that is why we feel  
14 like this is so much more integrally sort of laced into  
15 it.

16 I mean, I could see pulling it back and  
17 linking it again more sort of on the corner, but it's  
18 still going to need to be in this particular area.

19 MR. ILBERTON: Yeah. The problem with  
20 pulling it into the corner, in my opinion, is it makes  
21 it less of a distinct structure.

22 MR. CLOWNEY: Well, it becomes more like  
23 these houses.

24 MR. ILBERTON: Exactly, sort of mashed into  
25 the old structure. And I think it affects the integrity

1 of the old structure when you sort of pull it over.  
2 It's invading the integrity of the old structure.

3 Right now it sits proudly and distinctly  
4 from the old structure, which is great, because the old  
5 structure -- and it's a great -- the old structure is a  
6 great classic line of a home. It's a good old  
7 Sullivan's Island -- and, as I say, these folks brought  
8 it to us, asked it to be put on the historical list to  
9 preserve that. And that, in itself, needs to be, I  
10 think, honored.

11 But, still, by pulling it closer to the  
12 house I think damages what we are trying to preserve on  
13 Sullivan's Island, which is the --

14 MR. CLOWNEY: Well, one of the things, too,  
15 in looking at historical architecture, when you had the  
16 kitchen house behind, like in downtown, it's usually on  
17 a zero lot line, and so you are turning your back to one  
18 side and the other side is looking into the garden.

19 So if we put it here, just like any zero  
20 lot line house in Charleston, you have this house that  
21 has this house behind it. All of this over here is just  
22 going to be delegated to being kind of wasted garden  
23 space, runway or driveway.

24 MR. ILBERTON: Yeah. That's unusable space.

25 MR. CLOWNEY: And we just kind of feel like

1 this really speaks to the site at large a whole lot  
2 more.

3 MR. WRIGHT: I think we should look at  
4 taking it further back. I think that is what you are  
5 saying, in its location, just further back.

6 MR. ILBERTON: Well, yeah. They said they  
7 could take it back six to eight feet, which is  
8 significant.

9 MR. WRIGHT: I think that makes a  
10 considerable difference.

11 MR. CLOWNEY: Can I just -- because I know  
12 that Billy and Fred, you-all are drawing something  
13 there. I just want to ask a question to you.

14 MR. REINHARD: I'm not drawing anything. I  
15 am an engineer, not an architect. We don't draw.

16 MR. CLOWNEY: I would like to address this  
17 specifically to you. Do you understand what I was  
18 talking about when -- like if I did put it here, then --  
19 downtown you see that all over the place. That is the  
20 zero lot line of the property, and everything here turns  
21 its back to what is here. So why would they want to do  
22 that? They don't want to turn their back to this  
23 greater part of the garden. They want to really be a  
24 part of that piece of the property.

25 So if it were right here, then it just

1 is smack in the wrong place, as far as I'm concerned. I  
2 just think it needs to be where there is land. And so I  
3 could feel much better about leaving here if I knew that  
4 I could pull this back and really work on how we  
5 strengthen the details.

6 Because their whole notion of doing this  
7 property and project in general is all about, you know,  
8 the small details and keeping this thing in the spirit  
9 of the island.

10 And I actually don't want to obscure the  
11 back of this. Because what we have designed, we feel  
12 like here, is pretty good looking, and it will be  
13 something that will be nice along Harvey Street. So you  
14 we wouldn't want to like swing it around and put that in  
15 front of it either.

16 It has been a real challenge, the whole  
17 thing. I mean, there is no question about it. We feel  
18 like we have studied it.

19 MR. ILBERTON: Could I hear an amendment to  
20 your motion that this would be conditionally approved if  
21 they slid it back at least six feet?

22 MR. REINHARD: Well, six feet is -- if you  
23 took two steps backwards, would he look any different?  
24 Ridiculous.

25 MR. ILBERTON: Well, Duke made that

1 suggestion, and I'm asking Steve to amend the motion to  
2 move this. Or should we just say -- suggest that for  
3 the next go-around and then say that we have --

4 MR. HERLONG: Well, that is actually a  
5 question. Is this up for a final?

6 MR. WRIGHT: This should be a conceptual, I  
7 think.

8 MR. HERLONG: I think it probably still is  
9 conceptual. I think I would amend it that we are just  
10 talking conceptually still.

11 MR. LANCTO: The problem I have with going  
12 out there, Duke, is that we are not going to get any  
13 feel for the height. You know, we can look at that  
14 existing building, but unless they are going to mock up  
15 a full-scale facade --

16 MR. WRIGHT: No, I understand what you are  
17 saying. Well, I will go back myself, anyway. But I  
18 just want to see -- get a better feel now of that corner  
19 of the block.

20 Respecting what the lady said about the  
21 view from Harvey, I think it's the view from Marshall  
22 that is critical, in my view, in protecting the  
23 character of that house. I mean, I don't think it's  
24 alley. Harvey is not an alley, it's a street, and it  
25 should be a decent facade and view. But, to me -- I go

1 by that every day, and that is what is important to me  
2 in this particular project. And maybe six feet is not  
3 much. Maybe we could go a little further, I don't know.

4 So where are we on the motion?

5 MR. HERLONG: Yeah, I know. I am not sure  
6 where we are.

7 MR. ILBERTON: Well, we could amend the  
8 motion to have preliminary approval based on the  
9 architect coming back with it moving back footage,  
10 period, that is without -- and let them work on what is  
11 best, what they want to take a shot at for the next  
12 presentation after preliminary approval, which I would  
13 assume the next time they would come back for complete  
14 approval. Because I think now it's in complete  
15 approval, but we would have to amend the motion that  
16 this would be preliminary approval.

17 MR. HERLONG: How do we do that? Do you  
18 want me to make it and then second it?

19 MR. ILBERTON: Right. You would amend your  
20 motion.

21 MR. HERLONG: So I would amend that motion  
22 to consider this a preliminary approval, and that it's  
23 going to go back for additional refinement and study  
24 before it comes back to us.

25 MR. LANCTO: I will second that. But I

1 would like to start the conversation, does that really  
2 buy them anything?

3 MR. HERLONG: I don't know, really. I'm not  
4 sure that it does.

5 MR. ILBERTON: Well, it doesn't say anything  
6 because we didn't really say that we are fine with  
7 everything except for them moving back a few feet. That  
8 is what I was hoping to get, pretty much.

9 MR. LANCTO: I think they got that message.

10 MR. CRAVER: I guess one of the things that  
11 I don't like about it is that we are creating a wall for  
12 the people behind and they can't -- I mean, it's totally  
13 obscuring that view along that side of the house, and  
14 that sort of bothers me.

15 MR. CLOWNEY: The view through here?

16 MR. CRAVER: Yes. And I guess that probably  
17 is the thing that bothers me. If we didn't have -- if  
18 we had bit side setbacks, and they were clear, and there  
19 would still be some view, I would be sitting here going,  
20 okay. But --

21 MS. CAMPBELL: View for --

22 MR. CRAVER: For the house behind.

23 MS. CAMPBELL: -- the Fosters?

24 MR. CRAVER: No.

25 MS. STUHR: The lady behind you.

1 MR. CRAVER: Right, that lady.

2 MR. REINHARD: That is an interesting  
3 observation, because one of the reasons for side  
4 setbacks is for view corridors between the houses so as  
5 you walk down the street you can get views of what is  
6 happening on either side of it. That totally obscures  
7 that particular view corridor.

8 MR. CRAVER: So recognizing that I have been  
9 admonished by Fred that I'm just a lawyer and not an  
10 architect --

11 MR. REINHARD: Not just. You are a very  
12 good lawyer.

13 MR. CRAVER: Well, thank you, and a horrible  
14 architect. But I can take that box and put it back  
15 there, and I know how talented you-all are. I have seen  
16 what you-all can do. And, you know, I'm just not  
17 convinced that you-all couldn't make that look great.

18 And, again, I don't care if you go up to  
19 the top of how high you can go to give that top floor of  
20 what you are adding the terrific view over the top of  
21 the house. But it would not -- it wouldn't create the  
22 wall on the lot effect to me. And I'm not articulating  
23 that very well. And it would -- it wouldn't give them  
24 everything they want, and I hear what you say about the  
25 side, the zero lot line.

1 MR. CLOWNEY: The zero lot line.

2 MR. CRAVER: The zero lot line, but they  
3 have that now, and they have a wraparound porch that  
4 faces that side.

5 And, again, you guys are talented as you  
6 can be. You-all will figure out something for them to  
7 do with that side yard, I am sure of that.

8 MR. CLOWNEY: If I can just say, I mean, we  
9 have our zero -- I mean our property setback is way over  
10 here. I have never -- this is the first time I have  
11 ever heard anything about views, view corridors being  
12 protected on Sullivan's Island at all as far as zoning.

13 MR. CRAVER: This is the first time that we  
14 have run into this issue that it has bothered me.

15 MR. ILBERTON: Just a few more years ago,  
16 not many years ago, we could build at ten feet.

17 MR. CRAVER: It was.

18 MR. ILBERTON: Ten feet. And we built many  
19 houses --

20 MR. HERLONG: That is why we are sitting  
21 here.

22 MR. CLOWNEY: Even downtown, if you have a  
23 view --

24 MR. ILBERTON: The ten feet, that really was  
25 not why this board was created. The issue -- the fer

1 and the issues came before us not because houses were  
2 being built too close and all, but because they were  
3 being built too big and with poor architectural form.  
4 That is why we were formed, not -- you know, and I say  
5 we have built many houses with ten-foot setbacks, and  
6 that was never an issue as far as, from what I can  
7 recall, why this board was formed. You know, it was  
8 formed  
9 because --

10 MR. CRAVER: Actually, this board was formed  
11 because of the historic district being added.

12 MR. ILBERTON: Well, that, and to protect  
13 houses, but also because there was a lot of poor  
14 architecture going on. And so I think -- what is it,  
15 15 feet now?

16 MR. CRAVER: It's a combined.

17 MR. ROBINSON: 40 feet overall, no closer  
18 than 50 to one side.

19 MR. ILBERTON: So I say not many years ago  
20 you could have had ten on both sides.

21 MR. CLOWNEY: But a view downtown or in Mt.  
22 Pleasant is not protected. A view to Fort Sumter or a  
23 view to St. Michael's steeple is not protected.

24 MR. HERLONG: Billy, to kind of make a  
25 different argument, are we saying that maybe this

1 property should have more setbacks than all the other  
2 properties? I don't think that's the case.

3 And, in fact, the fact that it's a  
4 cottage, and it's historic, usually we would say we want  
5 to give, because it's historic, let's give them a little  
6 relief to preserve what is historic. That has kind of  
7 been --

8 MR. CRAVER: And they are asking for relief,  
9 almost ten feet of relief from the 40-foot aggregate,  
10 and I recognize that. I am just trying to -- I am  
11 trying to explore what happens if you stick it in the  
12 back. And I actually think you end up with something  
13 that will be -- it ain't going to be what they want.  
14 What they want is on the side so the whole side thing  
15 gets the view.

16 And today with this house, looking at  
17 it -- golly, Fred, I almost hate to admit this, but you  
18 convinced me on that.

19 MR. REINHARD: I didn't mean to.

20 MR. CRAVER: Well, that's all right. I will  
21 let it go this time.

22 MR. ILBERTON: I guess I am looking at it  
23 just from the opposite. I want to see this structure.  
24 I want to see it. And, you know, you don't want to see  
25 that it's distinctive. You don't to see that it's sort

1 of hidden away, you are embarrassed by it or whatever  
2 else, it doesn't look right.

3 That is not what you want. You want to  
4 be honest about this, about what it is and what you are  
5 getting and what you are doing. I think the integrity  
6 of the design is the honesty of the whole thing, and  
7 that is where you are trying to hide it and pretend it's  
8 not there or what. I don't see that. That is not what  
9 we are about. That is not what we want as a board, you  
10 know. We are embarrassed enough about enough structures  
11 on this island already as far as --

12 MR. CRAVER: I'm not embarrassed by it. I  
13 just think it fits, to me, it fits in this neighborhood,  
14 where this is, it fits better than on the side.

15 MR. ILBERTON: Hidden away. I think it's  
16 the wrong approach.

17 MR. HERLONG: I don't agree either.

18 MR. REINHARD: Well, the reason Phase I was  
19 so incredibly successful is because it's subservant to  
20 the historic house. It was very well done. This Phase  
21 II just flies in face of that success. It tries to  
22 dominate the lot.

23 MR. LANCTO: You are going to erase the  
24 success of Phase I if you move this around.

25 MR. HERLONG: I would agree.

Deposition of Meeting of Design Review Board of Sullivan's Island

1 MR. REINHARD: Not from the Marshall Street  
2 side.

3 MR. ILBERTON: Yeah, you would. You would  
4 deface that whole section.

5 MR. HERLONG: Absolutely, on the Harvey  
6 Street side, if you put it where it's sketched right  
7 there on that drawing that Billy sketched.

8 MR. CLOWNEY: The family sketch?

9 MR. CRAVER: My architectural debut.

10 MR. HERLONG: I think that would be very  
11 unfortunate to see that placed on the Harvey Street  
12 side. It's just -- I don't think there would be  
13 anything pleasing to the neighborhood.

14 MR. CRAVER: I'm crushed, Steve.

15 MR. HERLONG: I'm sorry.

16 MR. CRAVER: That's okay.

17 MR. ILBERTON: Well, we have a motion on the  
18 floor, and it doesn't really say -- give them any kind  
19 of definite direction.

20 MR. REINHARD: It doesn't have to.

21 MR. ILBERTON: Do we have any more comment  
22 to give the comfort of the architect and the owners what  
23 we may look at when they come back?

24 MR. WRIGHT: You are asking me?

25 MR. REINHARD: I think they already know.

1 MR. WRIGHT: I think it should be pretty  
2 fairly clear, to me, that I think everybody understands  
3 the argument. The issues have been very clear.

4 And I think everybody everybody agrees  
5 that the new structure is good, it's just where it is,  
6 and if where it is distracts from the character of the  
7 cottage. That is what is causing, at least me, the  
8 concern. I still think if it goes back further, that  
9 that would cause me to review my position.

10 MR. ILBERTON: All right. Thank you. Any  
11 other discussion?

12 MR. WRIGHT: Back where it is, not -- I  
13 agree. I don't like it behind the house.

14 MR. ILBERTON: All right. Great

15 MR. REINHARD: My only comment, before we  
16 vote, is this board does not rubber stamp everything  
17 that is brought before it.

18 MR. ILBERTON: We had plenty of leisure  
19 tonight to kick this thing around.

20 Now, where we are? We have a vote for  
21 preliminary approval -- a motion of preliminary approval  
22 and seconded and discussion has been had.

23 Everybody in favor of the motion of  
24 preliminary -- well, is it preliminary approval, but  
25 only in the condition that they will come back and it's

1 going to have to be final, because that was the motion.  
2 It didn't really say footage or anything. That was the  
3 motion, correct?

4 MR. HERLONG: I believe that is correct.

5 MR. ILBERTON: All right. Everybody in  
6 favor of that motion?

7 MR. WRIGHT: Aye.

8 MR. ILBERTON: Aye.

9 MR. HERLONG: Aye.

10 MR. LANCTO: Aye.

11 MR. ILBERTON: Everybody opposed?

12 MR. REINHARD: Aye.

13 MR. CRAVER: Aye.

14 MR. ILBERTON: So we have something, but not  
15 a whole lot of direction for you, but there is something  
16 there for you.

17 MR. CLOWNEY: Well, we are going to make  
18 sure you are happy. I mean, we have really studied this  
19 so much, and we just feel like we are right on with it,  
20 but we will definitely massage it more to get it to  
21 where we can get it.

22 MR. WRIGHT: I think everybody would like to  
23 see it in some form.

24 MR. ILBERTON: We are adjourned.

25 (The hearing was concluded at 7:15 p.m.)

Deposition of Meeting of Design Review Board of Sullivan's Island

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 19th day of September, 2010, at Charleston,  
17 Charleston County, South Carolina.

18  
19  
20  
21  
22  
23  
24  
25

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

**WORD INDEX**

**< 0 >**

**00** 1:4 3:1

**< 1 >**

**1** 11:14  
**100** 4:5  
**1300** 9:6  
**15** 1:4 44:15 49:25  
**15th** 3:3  
**1610** 1:10  
**1800** 9:8 10:3  
**19th** 50:10

**< 2 >**

**2** 11:14  
**2010** 1:4 50:10  
**2014** 50:25  
**25** 4:6  
**28** 11:14  
**2824** 11:11  
**2826** 3:24  
**29415** 1:24  
**29482** 1:10

**< 3 >**

**3100** 9:11, 15, 25  
**3600** 9:1, 2  
**3D** 16:15 17:3

**< 4 >**

**40** 44:17 45:9  
**4000** 8:22 13:4  
**49** 10:3

**< 5 >**

**50** 44:18  
**5000** 11:20

**< 6 >**

**6** 1:4 3:1 50:25  
**6294** 1:25

**< 7 >**

**7** 49:25  
**73129** 1:24  
**762** 1:25

**< 8 >**

**843** 1:25

**< 9 >**

**90** 22:5

**< A >**

**ability** 6:2 11:24  
**able** 18:5 22:2 29:17  
**Absolutely** 24:3 47:5  
**accelerates** 9:18  
**accentuates** 25:23, 25 26:3  
**action** 31:15, 19, 19, 22 32:1, 2  
**actual** 16:25  
**add** 10:23 11:25 24:24  
**added** 5:24 8:6 9:23 44:11  
**adding** 5:7 42:20  
**addition** 3:24 4:2, 8, 21 6:2, 3 7:24 9:3 10:2, 4 11:12, 17, 25 12:2, 19, 21 13:11, 13 19:25  
**additional** 12:18 40:23  
**additions** 6:4 8:25 13:24 14:16 29:2  
**address** 14:19 25:15 28:18 37:16  
**addressed** 33:4  
**addressing** 14:18, 22  
**adds** 9:6, 12 23:13  
**adjacent** 19:17  
**adjoin** 29:10  
**adjourned** 49:24  
**adjust** 12:25 14:13 18:15  
**adjusted** 12:24  
**adjustments** 32:24 33:5  
**Administrative** 2:8  
**admit** 45:17  
**admonished** 42:9  
**advantage** 20:12  
**aesthetics** 19:22

**affect** 19:22  
**affixed** 50:10  
**afraid** 32:24  
**agenda** 3:8  
**aggregate** 45:9  
**ago** 43:15, 16 44:19  
**agree** 6:15 16:13 17:5, 14, 22 21:9 28:15 29:24 34:3 46:17, 25 48:13  
**agreement** 21:25 27:23  
**agrees** 48:4  
**ahead** 7:7, 13  
**aided** 50:6  
**ain't** 45:13  
**alley** 39:24, 24  
**allow** 4:10 11:17  
**allowed** 8:15  
**alteration** 3:24 4:2  
**alternative** 17:23, 25  
**alternatives** 16:9, 10 17:16  
**amend** 39:1, 9 40:7, 15, 19, 21  
**amendment** 38:19  
**amount** 12:1  
**angle** 28:22  
**anybody** 11:9 24:23 29:13 32:16  
**anymore** 33:12  
**anyway** 4:11 18:9 39:17  
**appealing** 33:2  
**Appeals** 4:9  
**appearance** 12:3  
**appears** 10:19  
**applicant** 30:24  
**approach** 46:16  
**approval** 3:8 4:9, 20 40:8, 12, 14, 15, 16, 22 48:21, 21, 24  
**approve** 3:11, 13 17:17 27:1, 3 31:24 32:10, 19 34:2  
**approved** 3:23 4:19 5:2, 6, 9 8:25 12:20 27:9 30:19 38:20  
**April** 50:25

**architect** 37:15 40:9 42:10, 14 47:22  
**architectural** 23:17 44:3 47:9  
**architecture** 23:14 36:15 44:14  
**area** 23:9 35:18  
**argue** 22:9  
**argument** 44:25 48:3  
**articulated** 19:12  
**articulating** 42:22  
**asked** 5:24 12:25 36:8  
**asking** 4:3 39:1 45:8 47:24  
**aspects** 16:7  
**ASSOCIATES** 1:23  
**assume** 19:24 40:13  
**attached** 15:17  
**attempt** 15:24  
**attempted** 14:24  
**attendance** 3:3  
**Aunt** 34:7  
**available** 14:24  
**avoid** 20:14  
**axis** 21:13  
**Aye** 3:17, 18, 19, 20, 21 26:14, 15, 16, 18, 19, 20 49:7, 8, 9, 10, 12, 13

**< B >**

**back** 4:25 5:8, 13 8:3, 8 10:13, 15 12:2, 24 14:5, 6 15:21 17:25 20:7, 11, 16, 23 21:5, 12 22:1, 4, 5, 7, 10, 14, 15, 20 23:22, 23 24:1 25:9, 12 28:8, 10 30:7, 8, 12 31:1, 5, 7 33:8, 13, 14, 19 34:11 35:2, 8, 16 36:17 37:4, 5, 7, 21, 22 38:4, 11, 21 39:17 40:9, 9, 13, 23, 24 41:7 42:14 45:12 47:23 48:8, 12, 25

backwards 38:23  
 bad 17:3  
 BAR 27:25  
 Based 5:18 6:5  
 40:8  
 basically 5:13 8:21  
 9:25 31:3, 21  
 beach 16:2 20:4, 6,  
 22 22:10 24:16 30:5  
 bearing 19:1  
 Beau 4:12, 14, 15  
 beautiful 11:15  
 bedroom 10:21  
 29:18  
 believe 4:17 11:23  
 49:4  
 benefit 28:8  
 best 33:4 40:11  
 better 14:2 38:3  
 39:18 46:14  
 Betty 28:4  
 bicycle 30:21  
 big 13:1 16:14  
 17:14 19:6, 25  
 21:21 44:3  
 BILLY 2:8 3:5  
 17:18 34:4 37:12  
 44:24 47:7  
 bit 5:3 7:8 8:17  
 22:16, 18 23:12, 14,  
 20 41:18  
 black 7:15  
 block 24:10 39:19  
 BOARD 1:4 2:5 3:2  
 4:8 13:25 14:22  
 18:18 23:16 43:25  
 44:7, 10 46:9 48:16  
 body 23:22  
 boo 22:6  
 bothered 43:14  
 bothers 41:14, 17  
 bought 5:21, 22  
 Boulevard 30:10  
 Box 1:24 42:14  
 break 28:1  
 breaking 17:15  
 breezeway 20:12  
 29:5, 7  
 bring 14:24

broken 28:6  
 brought 36:7 48:17  
 Browser 11:4  
 build 29:1 43:16  
 Building 2:14 15:22,  
 25 19:6 35:4 39:14  
 built 8:22 9:4 10:17  
 11:21 13:5 43:18  
 44:2, 3, 5  
 bunch 25:11  
 buy 41:2  
  
 < C >  
 call 6:9 26:12  
 Cam 11:10  
 Campbell 4:16 5:15  
 8:8 9:21 10:2, 7  
 15:2 16:18, 25  
 18:17, 22 21:17  
 22:8 24:10 29:4  
 30:10 35:3 41:21, 23  
 Cam's 34:8  
 Cantwells 34:9  
 care 21:8 42:18  
 careful 28:17  
 CAROLINA 50:1, 4,  
 11  
 case 45:2  
 cause 48:9 50:8  
 causing 48:7  
 center 21:22  
 certain 15:11  
 certainly 11:25  
 29:21, 23  
 Certified 50:2  
 certify 50:4, 8  
 Chair 2:6, 6  
 chairman 27:25  
 33:22  
 challenge 38:16  
 chance 20:19  
 change 6:5  
 changing 9:10 14:14  
 character 9:10  
 39:23 48:6  
 Charleston 1:24  
 13:13 27:25 36:20  
 50:2, 10, 11  
 CLARK 1:23

classic 15:18 16:1  
 20:4, 10, 21 21:2  
 30:4, 5 36:6  
 classically 23:13  
 clean 35:6  
 clear 41:18 48:2, 3  
 client 28:7  
 clients 21:25  
 close 12:23 44:2  
 closed 12:7  
 closer 36:11 44:17  
 CLOWNEY 4:15, 15,  
 21, 25 5:5, 10, 18  
 9:17 10:9, 12 13:22  
 14:5 15:1 16:19, 24  
 17:4, 12 19:3, 16, 20  
 21:11, 20 22:15, 21  
 24:3 28:10, 20 29:6,  
 10 30:12, 14 31:7  
 32:5 33:7, 15, 18  
 34:15, 24 35:9, 22  
 36:14, 25 37:11, 16  
 41:15 43:1, 8, 22  
 44:21 47:8 49:17  
 combined 44:16  
 come 7:17 13:25  
 31:1, 5 33:20 40:13  
 47:23 48:25  
 comes 40:24  
 comfort 47:22  
 coming 40:9  
 comment 11:2, 8  
 12:6, 6 14:21 17:14,  
 22 26:10 47:21  
 48:15  
 comments 5:19  
 6:11, 12  
 Commission 50:24  
 compatibility 11:18  
 33:25  
 competition 20:4, 14  
 30:9  
 complete 40:13, 14  
 50:6  
 completely 14:15  
 17:5 22:9 26:1  
 components 35:13  
 computer 50:6  
 conceptual 39:6, 9  
 conceptually 39:10

concern 15:9 18:4  
 25:14 33:8 48:8  
 concerned 20:15  
 38:1  
 concerns 14:22  
 concluded 49:25  
 condition 8:11 48:25  
 conditionally 38:20  
 configuration 12:23  
 conflict 6:5, 16  
 consider 40:22  
 considerable 37:10  
 contemporary 13:14  
 continued 7:2  
 contrast 24:8  
 conversation 5:20  
 41:1  
 convinced 42:17  
 45:18  
 cooled 10:5 29:7  
 corner 5:16 18:6  
 29:11 35:2, 17, 20  
 39:18  
 correct 31:10 32:12  
 49:3, 4  
 corridor 42:7  
 corridors 42:4 43:11  
 cottage 11:16 12:14  
 18:5, 7 23:23 26:3  
 45:4 48:7  
 cottages 12:4  
 counsel 50:8  
 count 4:23  
 counting 9:24  
 counts 8:18 9:22  
 COUNTY 50:2, 11  
 couple 10:23 11:1  
 19:23 22:23  
 course 12:22  
 CRAVER 2:8 3:5, 15,  
 21 17:19 21:1, 7, 15,  
 19 25:2, 11 26:16,  
 25 27:8 28:2 29:9  
 31:10, 18, 23 32:1, 6,  
 11 34:6, 16, 23  
 41:10, 16, 22, 24  
 42:1, 8, 13 43:2, 13,  
 17 44:10, 16 45:8,  
 20 46:12 47:9, 14,

16 49:13  
**create** 14:2 42:21  
**created** 43:25  
**creating** 41:11  
**critical** 39:22  
**crushed** 47:14  
**CSR** 1:23 50:24  
**current** 9:5 12:20  
**Currently** 8:24  
**cut** 26:6

< D >  
**damage** 24:15  
**damages** 36:12  
**DATE** 1:4  
**day** 40:1 50:10  
**deal** 14:11  
**death** 11:11  
**debut** 47:9  
**decent** 39:25  
**decided** 6:3, 7  
**decision** 26:22 27:7, 15, 18  
**deck** 17:7, 8  
**deep** 20:23  
**deface** 47:4  
**definite** 47:19  
**definitely** 49:20  
**degrees** 22:5  
**delegated** 36:22  
**demolished** 13:4  
**denial** 29:20  
**denied** 30:24, 25 31:12  
**deny** 11:22 29:16, 23 31:24  
**depends** 28:2  
**depth** 20:13 24:5  
**DESIGN** 1:4 2:5 3:2 14:21 18:3 29:23 30:5 34:17 46:6  
**designed** 5:10, 11 38:11  
**designing** 8:3  
**details** 38:5, 8  
**detractive** 18:24  
**detracts** 12:13 30:5  
**died** 31:14, 14, 20

**difference** 22:24 25:23 37:10  
**different** 20:18 26:4, 4 38:23 44:25  
**difficult** 14:10 17:20  
**dimensional** 7:18  
**direction** 14:15 28:21 47:19 49:15  
**directly** 11:19 35:6  
**disapproval** 24:25  
**disapprove** 34:2  
**discuss** 32:22  
**discussion** 25:5, 6, 7 26:10, 12 32:10 48:11, 22  
**distinct** 35:21  
**distinctive** 45:25  
**distinctly** 36:3  
**distract** 15:21  
**distracts** 16:1, 1 48:6  
**district** 13:10 44:11  
**divorce** 35:10  
**doing** 15:12 18:25 21:25 24:12 33:11 38:6 46:5  
**dominant** 26:9  
**dominate** 46:22  
**dormers** 6:14 18:19  
**double** 9:22  
**downstairs** 34:13  
**downtown** 11:13 13:10, 11 36:16 37:19 43:22 44:21  
**draw** 37:15  
**drawing** 7:14, 18 10:12 16:15, 18, 19 37:12, 14 47:7  
**drawings** 10:11 16:17, 22  
**driveway** 36:23  
**DUKE** 2:7 3:3 12:10 38:25 39:12  
**dwelling** 6:9

< E >  
**effect** 42:22  
**effort** 19:3  
**eight** 33:16, 18 37:7

**either** 11:18 19:10 28:12 38:15 42:6 46:17  
**element** 15:17 20:17 23:17 30:1  
**elevation** 17:1 18:25 24:14  
**embarrassed** 46:1, 10, 12  
**enclosing** 5:15  
**engineer** 37:15  
**enhance** 11:24  
**enhanced** 15:22  
**enjoy** 23:2 30:21  
**ENNIS** 1:23 50:2, 23  
**entertain** 32:16, 17  
**entire** 11:13 24:11  
**entirely** 35:10  
**environment** 19:19  
**erase** 46:23  
**especially** 6:22 35:3  
**essentially** 20:15  
**events** 50:9  
**Everybody** 3:16 25:3 26:13 27:22 48:2, 4, 4, 23 49:5, 11, 22  
**ex** 11:4  
**exact** 7:22  
**Exactly** 4:21 20:24 33:11 35:24  
**Excuse** 25:6  
**exemption** 8:15  
**existing** 5:1 6:18 8:11, 24 9:5, 8, 12 22:10 24:8 35:4 39:14  
**expires** 50:24  
**explore** 45:11  
**external** 7:1  
**extremely** 15:22

< F >  
**facade** 14:19 15:8, 18 17:14 18:14, 16 28:17 33:2 39:15, 25  
**face** 46:21  
**faces** 10:16 43:4  
**facing** 19:11, 12

**fact** 5:23 8:9 12:13 13:11, 13 15:21 19:8 45:3, 3  
**fairly** 48:2  
**fall** 16:10  
**family** 47:8  
**far** 4:24 20:11 23:4, 22 26:9 33:9, 13 38:1 43:12 44:6 46:11  
**farther** 33:14  
**favor** 3:16 13:1 25:4 26:13 27:13 31:13 48:23 49:6  
**feedback** 5:19 6:12  
**feel** 6:21 7:3 9:11 14:21 23:6 34:4 35:13 36:25 38:3, 11, 17 39:13, 18 49:19  
**feeling** 33:20  
**feet** 7:9 9:6, 8, 25 10:3 14:25, 25 15:1, 2 18:16 21:8 22:23 26:6 33:16, 18 37:7 38:21, 22 40:2 41:7 43:16, 18, 24 44:15, 17 45:9  
**felt** 5:19 6:12, 14 8:1  
**FEMA** 6:6 9:5  
**fer** 43:25  
**field** 25:19  
**fighting** 18:23 26:2  
**figure** 34:19 43:6  
**fill** 8:6  
**final** 39:5 49:1  
**fine** 29:16 41:6  
**first** 9:4 13:20 43:10, 13  
**fits** 46:13, 13, 14  
**five** 7:9 14:25 15:1, 2 21:8  
**flags** 19:23  
**flat** 14:18 15:8 16:14 17:21 18:15 24:9  
**flies** 46:21

**floor** 4:4, 5 7:2 9:4, 4, 8, 16, 17 10:6  
42:19 47:18  
**folks** 36:7  
**foot** 8:22 9:1, 2, 5, 11, 15 11:21 13:5  
44:5 45:9  
**footage** 8:13, 18, 19  
9:7, 13, 14, 19 40:9  
49:2  
**footprint** 9:12, 21  
13:8  
**foregoing** 50:6  
**form** 19:5 21:2  
44:3 49:23  
**formed** 44:4, 7, 8, 10  
**Fort** 44:22  
**forward** 14:7  
**Fosters** 5:21 11:22  
41:23  
**four** 7:23  
**FRED** 2:7 3:4  
15:15 21:1, 9 37:12  
42:9 45:17  
**Fred's** 17:22  
**Freedom** 3:6  
**front** 4:7, 10, 12  
10:14 17:25 18:25  
19:24 23:22 34:10  
38:15  
**fruitless** 33:6  
**full** 4:5 39:15 50:6  
**functionality** 34:25  
**further** 20:7 24:1, 19  
37:4, 5 40:3 48:8

< G >  
**gable** 6:16 18:18  
20:8  
**gabled** 6:13, 17, 21  
**gained** 12:19  
**garden** 36:18, 22  
37:23  
**general** 38:7  
**getting** 14:9 20:24  
33:24 46:5  
**giant** 35:11  
**give** 42:19, 23 45:5,  
5 47:18, 22  
**glimpse** 20:8

**go** 4:8 7:7, 13 8:8  
12:2 25:8, 18, 19  
27:8 28:14 30:15  
32:15 33:24 34:6  
39:3, 17, 25 40:3, 23  
42:18, 19 45:21  
**goes** 26:22 27:13  
48:8  
**going** 6:5, 21 8:3  
9:10 11:18 12:19  
19:15 23:8 24:1, 7,  
19 30:18, 20 33:1  
35:18 36:22 39:11,  
12, 14 40:23 41:19  
44:14 45:13 46:23  
49:1, 17  
**golly** 45:17  
**good** 5:20 17:13  
18:3 22:22 23:5, 6,  
13 33:25 36:6  
38:12 42:12 48:5  
**grandfathered** 8:17  
9:18  
**great** 5:4, 17 10:22  
36:4, 5, 6 42:17  
48:14  
**greater** 37:23  
**greatest** 10:19  
**grew** 34:8  
**grooves** 6:18  
**ground** 9:8, 16, 17  
10:6  
**guess** 4:20 15:13  
20:20 22:8 25:13  
26:22 30:24 41:10,  
16 45:22  
**guys** 4:16 6:12, 25  
18:13 43:5

< H >  
**HALL** 1:4  
**hand** 50:10  
**happened** 31:11, 14,  
18 32:7  
**happening** 42:6  
**happens** 27:1 31:16  
45:11  
**happy** 49:18  
**hard** 7:16

**Harvey** 11:11 20:16,  
17 23:19 24:11, 13  
28:17, 19 30:11  
32:25 38:13 39:21,  
24 47:5, 11  
**hate** 34:16 45:17  
**hear** 3:10, 11 18:11  
25:1 27:2 32:8, 20  
38:19 42:24  
**heard** 43:11  
**hearing** 49:25 50:4,  
5, 7  
**heated** 10:5 29:6  
**heavy** 25:16  
**height** 6:5 7:9  
14:23, 25 18:20, 21  
19:1 26:9, 9 33:5  
39:13  
**hell** 34:19  
**hereunto** 50:10  
**HERLONG** 2:6 3:4,  
13, 17 9:16 10:1  
13:19, 23 14:6 15:3  
18:13 19:11 22:13,  
17 25:5, 8, 14 26:20,  
24 28:16 32:18, 24  
39:4, 8 40:5, 17, 21  
41:3 43:20 44:24  
46:17, 25 47:5, 10,  
15 49:4, 9  
**hidden** 46:1, 15  
**hide** 17:9 46:7  
**high** 42:19  
**higher** 9:5  
**hip** 6:18 18:25  
**hipped** 6:21 15:20  
26:3  
**historic** 5:25 8:9, 10,  
15, 21 14:14 19:9  
44:11 45:4, 5, 6  
46:20  
**historical** 13:3, 10,  
12, 15, 16 35:8 36:8,  
15  
**home** 14:3 15:12  
36:6  
**honest** 46:4  
**honesty** 46:6  
**honored** 36:10

**hoot** 34:13  
**hoping** 41:8  
**horrible** 42:13  
**house** 5:1, 22 6:8,  
19 7:5, 25 8:9, 16,  
17, 18, 20, 22, 22, 24  
9:1, 2, 6, 7, 10, 11, 12,  
14, 15 11:19 12:2  
13:5, 15, 16 14:8  
15:10, 11 16:2 17:8,  
21 19:11, 19 20:4, 6,  
10, 16, 18, 22, 25  
21:3, 14, 21 22:6, 7,  
11 23:1 24:16 29:2,  
17 30:5 33:1, 25  
34:8, 8, 12, 25 36:12,  
16, 20, 20, 21 39:23  
41:13, 22 42:21  
45:16 46:20 48:13  
**houses** 7:21 11:16,  
18, 21 12:14 35:23  
42:4 43:19 44:1, 5,  
13  
**huge** 12:1  
**hurt** 28:19  
**hyphen** 6:9 7:3, 3

< I >  
**idea** 22:13 25:25  
26:3  
**II** 4:1 9:3 46:21  
**IL** 1:23 50:24  
**ILDERTON** 2:6 3:1,  
4, 16, 18, 22 4:14, 18,  
23 5:3, 9, 14, 17  
10:22 11:1, 7 12:5,  
10, 22 15:15 16:4  
17:18 18:11, 21  
20:2 22:19, 22  
23:20 24:21, 23  
25:1, 3, 6, 20, 22  
26:11, 17, 19, 21  
27:2, 6, 11, 18, 22  
28:3 29:12, 21 30:2,  
16 31:3, 9, 16, 21, 24  
32:3, 8, 15, 20, 22  
33:13, 17 34:4  
35:19, 24 36:24  
37:6 38:19, 25 40:7,  
19 41:5 43:15, 18,

24 44:12, 19 45:22  
 46:15 47:3, 17, 21  
 48:10, 14, 18 49:5, 8,  
 11, 14, 24  
**imagine** 10:18  
**immediate** 12:14  
**important** 40:1  
**inappropriate** 15:18  
 16:2  
**included** 13:3  
**incredibly** 46:19  
**Information** 3:6  
**inherently** 24:10  
**inside** 34:12  
**integrally** 35:14  
**integrity** 13:16 23:1  
 35:25 36:2 46:5  
**intention** 29:19, 22,  
 23  
**interest** 23:2, 12  
**interested** 50:8  
**interesting** 8:11  
 30:20 42:2  
**interfere** 13:15  
**internalized** 17:12  
**invading** 36:2  
**ISLAND** 1:4, 4, 10  
 3:2 11:13, 24 13:25  
 15:18 16:2 23:4  
 29:1 30:4 36:7, 13  
 38:9 43:12 46:11  
**issue** 43:14, 25 44:6  
**issues** 13:23 44:1  
 48:3  
**items** 3:7  
**its** 22:14 33:4 37:5,  
 21

< J >

**job** 22:23 34:21  
**jog** 30:21  
**JON** 2:8 3:4 16:4  
 32:9

< K >

**Kat** 2:8 11:3  
**Kate** 4:16 8:6 9:20  
**keep** 7:11  
**keeping** 6:1 38:8  
**Kent** 11:3

**Kenyon** 2:8 11:5  
 27:5, 12  
**kick** 48:19  
**kind** 5:18 7:3, 4, 5  
 14:1 15:7 17:9  
 19:1, 9 28:21, 23  
 33:9 36:22, 25  
 44:24 45:6 47:18  
**kitchen** 21:4 36:16  
**knew** 38:3  
**knocking** 18:3  
**know** 10:20 13:10  
 17:19, 25 18:2, 22  
 19:21 21:1 24:23  
 25:20 27:6 28:9  
 29:21 30:2, 16, 19  
 34:11, 12, 12 37:11  
 38:7 39:13 40:3, 5  
 41:3 42:15, 16 44:4,  
 7 45:24 46:10 47:25  
**knowing** 6:1  
**Kudos** 15:19

< L >

**laced** 35:14  
**lady** 39:20 41:25  
 42:1  
**LANCTO** 2:8 3:5, 20  
 10:8, 10 16:5, 21  
 17:2, 6, 13 23:25  
 24:4, 13 26:18 28:7,  
 11 32:21 39:11  
 40:25 41:9 46:23  
 49:10  
**land** 38:2  
**large** 37:1 50:4  
**Larry's** 34:8  
**lawyer** 27:17 31:17  
 34:22 42:9, 12  
**leaving** 38:3  
**leisure** 48:18  
**length** 17:6  
**letter** 11:3, 3  
**letters** 10:23 11:2, 6,  
 7  
**life** 11:13  
**lift** 34:15  
**light** 17:15  
**line** 14:13 15:25  
 24:8 25:16 28:24

36:6, 17, 20 37:20  
 42:25 43:1, 2  
**lines** 5:22  
**link** 5:6 6:8 8:5  
 29:9 33:12, 21  
**linked** 14:2  
**linking** 35:17  
**list** 5:25 8:10, 21  
 13:3 36:8  
**listening** 12:4  
**little** 5:3, 12 7:8 8:2  
 15:20 18:7 19:7, 9  
 22:6, 16, 18 40:3  
 45:5  
**live** 11:10, 13  
**lived** 11:12  
**LOCATION** 1:4 33:4  
 37:5 50:5  
**long** 3:10 15:6  
 17:10  
**look** 7:19 16:2, 23  
 18:14 20:9 21:2  
 23:21 24:1, 15  
 25:18 28:14 33:24  
 34:7 37:3 38:23  
 39:13 42:17 46:2  
 47:23  
**looked** 6:15, 20 7:6  
 14:13  
**looking** 11:16 16:15  
 17:3 30:21 34:20  
 36:15, 18 38:12  
 45:16, 22  
**looks** 18:1, 3 20:18,  
 22  
**lopped** 7:4  
**lose** 24:8 30:17  
 32:11 35:8  
**lost** 13:7  
**lot** 6:3 7:21 8:6, 12  
 13:16 15:25 16:16,  
 23 18:6 19:12  
 20:13, 23 21:22  
 24:12 26:8 28:22  
 31:7 36:17, 20 37:1,  
 20 42:22, 25 43:1, 2  
 44:13 46:22 49:15  
**love** 25:12 29:14, 15  
**loved** 5:22, 23

**lower** 7:8  
**lowered** 18:19  
**lulled** 23:6  
  
 < M >  
**ma'am** 11:9 12:5  
**main** 4:22 5:1 6:11  
 14:8 23:22  
**majority** 31:13, 19,  
 20 32:2  
**Marshall** 3:24 23:19  
 30:10 39:21 47:1  
**massage** 49:20  
**massaging** 7:6  
**massing** 9:19, 20  
 17:5  
**massingwise** 9:9  
**master** 29:18  
**mean** 17:22 18:1, 2  
 19:6, 10 21:9 22:19,  
 25 23:21, 23 24:10  
 25:6, 11 26:7, 25  
 28:5 29:7, 13, 15, 22  
 30:17 32:3, 11 34:6,  
 7, 13, 19 35:1, 4, 6,  
 16 38:17 39:23  
 41:12 43:8, 9 45:19  
 49:18  
**MEETING** 1:4 3:2, 7,  
 10  
**Member** 2:7, 8, 8  
**MEMBERS** 2:5 3:3  
**mention** 7:13  
**mentioned** 7:20  
**message** 41:9  
**met** 3:7  
**Michael's** 44:23  
**Middle** 1:10  
**mind** 6:1 7:11 21:7  
**minutes** 3:8, 9, 14, 22  
**mock** 39:14  
**model** 18:17  
**month** 31:2, 6  
**months** 31:4  
**motion** 3:10 18:12  
 24:22 26:10, 13  
 27:1, 2, 9, 14 31:13,  
 13, 14, 20 32:5, 7, 9,  
 9, 16, 17, 18 38:20  
 39:1 40:4, 8, 15, 20,

21 47:17 48:21, 23  
 49:1, 3, 6  
**move** 3:13 15:10  
 24:25 28:8 39:2  
 46:24  
**moving** 20:23 32:25  
 40:9 41:7  
**Mt** 44:21  
**mushed** 35:24  
**Myrt** 34:7

< N >

**name** 4:15 11:10  
**NANCY** 1:23 50:2,  
 23  
**natural** 28:21  
**nature** 8:9 35:8  
**nearly** 17:2  
**necessarily** 14:17  
**need** 25:17 35:18  
**needs** 36:9 38:2  
**neighbor** 14:18  
**neighborhood** 11:20  
 12:15 34:1, 12  
 46:13 47:13  
**neighbors** 15:8  
**neighbor's** 14:20  
**neither** 50:8  
**nestle** 29:2  
**never** 43:10 44:6  
**new** 6:8 8:5, 24  
 15:12 23:2 25:25  
 32:5, 6, 8, 9 48:5  
**nice** 20:25 23:17, 18  
 35:7 38:13  
**nicer** 8:4  
**North** 1:24  
**northeast** 18:6  
**Notary** 50:4  
**notion** 35:7 38:6  
**number** 9:19

< O >

**objectionable** 16:23  
**obscure** 35:5 38:10  
**obscures** 42:6  
**obscuring** 22:10, 17  
 41:13  
**Observation** 20:1

42:3  
**obvious** 17:7 29:12  
**occasions** 7:23  
**ocean** 14:7 20:10  
 28:18  
**Official** 2:14 50:10  
**Oh** 11:5  
**Okay** 12:22 15:3, 13  
 18:10 23:7, 7 26:21  
 27:19 31:3 32:3  
 33:8 41:20 47:16  
**old** 6:8 15:18 19:25  
 21:2 23:1 24:16  
 26:2 35:25 36:1, 2,  
 4, 4, 5, 6  
**once** 12:23 27:4  
**open** 11:8, 20  
**opinion** 13:9 35:5,  
 20  
**opportunity** 21:23  
**opposed** 7:4 11:12  
 20:23 23:6 26:17  
 49:11  
**opposite** 14:9 45:23  
**options** 15:12  
**order** 31:11  
**ordinance** 4:9 15:6,  
 7  
**original** 14:3 15:11,  
 22  
**originally** 10:17  
**overage** 8:13, 14  
**overall** 9:7 18:19  
 24:15, 15 44:17  
**overflow** 10:21  
**overwhelm** 13:9  
**overwhelming** 30:8  
**owner** 13:2  
**owners** 8:10 47:22  
**owns** 29:13

< P >

**p.m** 1:4 49:25  
**P.O** 1:24  
**parliamentarian**  
 27:21  
**parliamentary** 32:12  
**part** 5:1 11:2 19:24  
 26:10 29:22 37:23,  
 24

**particular** 6:22 8:2  
 35:18 40:2 42:7  
**party** 50:8  
**PAT** 2:6 3:4  
**pavilion** 5:12  
**peak** 30:8  
**peek** 22:6  
**pending** 50:8  
**people** 13:12 29:1  
 41:12  
**percent** 4:5, 6  
**perfect** 28:23  
**period** 40:10  
**permanent** 11:23  
**person** 25:18  
**personally** 22:25  
 23:10, 15  
**perspective** 6:23  
 24:5  
**Phase** 4:1 8:25 9:3  
 15:19 46:18, 20, 24  
**Pick** 21:15  
**piece** 5:6 9:4 21:23  
 37:24  
**pieces** 4:25 6:10  
 8:2  
**place** 37:19 38:1  
**placed** 33:3 47:11  
**plane** 33:10  
**plans** 4:7, 12  
**plate** 18:19, 21  
**play** 10:20  
**pleasant** 30:18 44:22  
**pleasantly** 23:5  
 30:20  
**pleased** 7:19  
**pleasing** 47:13  
**plenty** 3:9 48:18  
**plus** 13:5  
**point** 7:7 13:1 22:8,  
 9 29:11  
**points** 17:15  
**pool** 4:7, 8 29:2  
**pools** 4:10  
**poor** 44:3, 13  
**porch** 5:15 20:12  
 43:3  
**portion** 5:5 9:24  
 22:10

**position** 22:14 48:9  
**possible** 33:9  
**Poulnots** 34:9, 10  
**Poulnot's** 17:21  
**practical** 16:6  
**Precisely** 22:12  
**preliminary** 40:8, 12,  
 16, 22 48:21, 21, 24,  
 24  
**presence** 15:16  
**PRESENT** 2:8  
**presentation** 4:13  
 40:12  
**preservation** 35:4  
**preserve** 8:11 12:3  
 14:8 19:4 36:9, 12  
 45:6  
**pretend** 46:7  
**pretty** 9:12 23:22  
 38:12 41:8 48:1  
**previous** 4:20  
**previously** 4:19 5:9  
**pristine** 11:15  
**probably** 12:17 18:2,  
 9 21:9 30:20 33:3,  
 15 39:8 41:16  
**problem** 6:25 13:17  
 20:21 21:19 29:25  
 30:6 35:19 39:11  
**problems** 3:11 17:10  
**procedure** 32:13  
**programmed** 34:25  
**project** 8:12 24:15  
 38:7 40:2  
**projects** 14:11  
**properties** 45:2  
**property** 7:10 8:23  
 11:25 14:20 19:18,  
 19 28:23 29:11, 13  
 35:11, 13 37:20, 24  
 38:7 43:9 45:1  
**proportions** 19:9  
**protect** 15:8 44:12  
**protected** 43:12  
 44:22, 23  
**protecting** 39:22  
**proudly** 36:3  
**public** 11:2, 8 12:6,  
 6 35:12 50:4  
**pull** 36:1 38:4

**pulling** 33:10 35:5,  
16, 20 36:11  
**pulls** 14:5  
**pure** 6:8  
**purity** 8:4, 5 19:4  
**put** 8:10, 21 15:7, 19,  
24 18:6 20:16 22:5  
34:19 36:8, 19  
37:18 38:14 42:14  
47:6  
**putting** 21:13, 16  
22:4

< Q >

**quaintness** 5:24  
**question** 37:13  
38:17 39:5  
**quite** 8:17 9:22  
12:24 23:20, 24

< R >

**raise** 19:1  
**rammed** 7:25  
**Randy** 2:14 3:25  
10:23 12:8  
**read** 3:9 24:19  
**reads** 5:12  
**real** 6:8 13:6 38:16  
**really** 5:20 6:7, 20  
7:2, 5 8:14 9:9, 18,  
18, 21 14:11, 14  
15:10, 21 16:13  
19:4, 5 20:19 23:21,  
22, 23 33:9, 17  
34:14 37:1, 23 38:4  
41:1, 3, 6 43:24  
47:18 49:2, 18  
**reapply** 31:1  
**reason** 46:18  
**reasonable** 32:4  
**reasoning** 12:16  
**reasons** 8:12 42:3  
**recall** 44:7  
**recessed** 23:20  
**recognize** 45:10  
**recognizing** 42:8  
**recommended** 7:17  
**record** 50:6  
**recorded** 50:5

**redo** 31:5  
**refinement** 40:23  
**regulations** 16:11  
**REINHAR** 34:21  
**REINHARD** 2:7 3:4,  
19 15:16 20:3 21:6,  
13, 16 22:3, 12  
23:16 24:22, 25  
25:10 26:14 27:10,  
24 28:4, 15, 25 29:5,  
8, 19, 25 30:3, 13, 15  
34:3 37:14 38:22  
42:2, 11 45:19  
46:18 47:1, 20, 25  
48:15 49:12  
**reiterate** 24:18  
**related** 50:8  
**relief** 4:4, 5 45:6, 8, 9  
**reluctantly** 18:9  
**Remind** 4:18  
**removed** 13:13  
**renderings** 24:2, 20  
**renovated** 14:9  
**renovation** 15:13  
**repeat** 20:3  
**REPORTED** 1:23  
**Reporter** 50:2  
**request** 8:10  
**requested** 7:17 13:2  
**requirements** 3:6  
**residents** 11:23  
**respect** 20:21  
**Respecting** 39:20  
**restriction** 7:10  
**restudy** 25:9  
**retaining** 8:16  
**REVIEW** 1:4 2:5  
3:2 4:18 48:9  
**reviewed** 18:18  
**Ridiculous** 38:24  
**right** 3:22 4:14 5:1,  
10, 11, 14, 17 14:12,  
15 16:12 18:11  
19:14, 20, 25 21:17  
25:3, 17 26:12  
27:19 31:9, 9, 23  
32:22 33:1 34:10,  
23 36:3 37:25  
40:19 42:1 45:20

46:2 47:6 48:10, 14  
49:5, 19  
**Robinson** 2:14 4:1  
10:25 12:9 27:4, 15  
31:1 32:14 44:17  
**roof** 5:22 6:21  
14:13 15:20 17:7, 8  
18:19 20:8, 10 24:8  
26:3  
**room** 10:20 25:12  
**row** 29:13, 14  
**rubber** 48:16  
**ruin** 11:18  
**ruining** 20:24  
**rules** 16:10  
**run** 43:14  
**running** 5:7  
**runway** 35:12 36:23

< S >

**sandwiched** 30:4  
**satisfy** 28:12  
**saying** 13:9 23:7  
28:18 30:18, 22  
31:25 37:5 39:17  
44:25  
**says** 25:18  
**SC** 1:10, 24  
**scale** 39:15  
**scared** 11:11  
**screw** 18:7  
**seal** 50:10  
**second** 3:15 4:4, 5  
9:4 25:1, 2 29:13,  
14 32:20, 21 40:18,  
25  
**seconded** 48:22  
**Secretary** 2:7  
**section** 11:8 12:6  
15:7 47:4  
**see** 5:11 13:17, 23  
14:1 17:10 20:10  
21:24, 25 22:15  
23:7 24:9 25:12  
27:1 28:5, 13 29:17  
34:17 35:16 37:19  
39:18 45:23, 24, 24,  
25 46:8 47:11 49:23  
**seen** 4:17 42:15  
**sense** 35:1

**separate** 5:14 18:7  
29:4  
**separation** 14:3  
**September** 1:4 3:3  
50:10  
**set** 28:3  
**setback** 4:4, 4, 6  
15:5 21:17 43:9  
**setbacks** 41:18 42:4  
44:5 45:1  
**severe** 6:16  
**shame** 13:6  
**shift** 33:13, 15, 19  
**shifting** 21:12 22:1  
33:8  
**Shorthand** 50:2  
**shot** 25:12 40:11  
**show** 4:7 20:19  
**showing** 16:16 24:2,  
20  
**shown** 10:10  
**side** 4:3, 4, 6 5:13  
10:13, 14 11:19  
12:3 14:4, 8, 9, 18,  
19, 20 15:5, 6, 25  
16:25 17:21 18:2  
19:11, 12, 14, 19  
20:16, 22 21:4, 5, 21  
22:14 25:15 28:14,  
18, 19, 23 30:4, 11,  
11 32:25 33:1 34:9,  
10 35:8, 10 36:18,  
18 41:13, 18 42:3, 6,  
25 43:4, 7 44:18  
45:14, 14 46:14  
47:2, 6, 12  
**sides** 10:15 44:20  
**significant** 37:8  
**similar** 13:24, 24  
**simple** 19:6  
**simplicity** 19:5  
**sir** 20:2  
**site** 13:10 33:23  
37:1  
**sited** 20:6  
**siting** 20:21  
**sits** 36:3  
**sitting** 41:19 43:20  
**six** 31:4 33:16, 18

37:7 38:21, 22 40:2  
**sketch** 47:8  
**sketched** 47:6, 7  
**skinny** 19:8  
**skyline** 24:8  
**slammed** 20:22  
**slid** 22:20 23:23  
 38:21  
**slide** 24:7 28:10  
 30:7, 12  
**sliding** 22:13, 15  
**smack** 38:1  
**small** 38:8  
**smaller** 15:20  
**softens** 6:22, 23  
**softness** 6:17  
**somebody** 26:25  
 32:6  
**somewhat** 6:15  
**sooner** 31:8  
**Sorry** 9:1 11:8 12:8  
 47:15  
**sort** 5:23 6:8, 11, 17,  
 22, 23 7:25 10:21  
 19:8, 10 23:1 26:1  
 28:20 35:11, 14, 17,  
 24 36:1 41:14 45:25  
**sounds** 32:3  
**SOUTH** 50:1, 4, 11  
**space** 10:20, 21  
 12:1, 18 32:25  
 36:23, 24  
**spaces** 10:19  
**speaks** 37:1  
**specifically** 37:17  
**speed** 13:21  
**spirit** 38:8  
**split** 26:21 27:7  
**spread** 26:2  
**square** 8:13, 18, 19,  
 22 9:1, 2, 6, 7, 8, 11,  
 13, 14, 15, 19, 25  
 10:3 11:20 13:4  
**squeezing** 15:25  
**St** 44:23  
**staggering** 28:21  
**stair** 7:1  
**staked** 19:23 28:13  
 33:23

**stamp** 48:16  
**stand** 33:9  
**standing** 6:24, 24  
**stark** 17:22  
**starkness** 18:15  
**start** 12:10 30:16  
 33:10 41:1  
**STATE** 50:1, 4  
**stated** 50:5  
**Station** 11:14  
**steeple** 44:23  
**stenographically** 50:5  
**STEPHEN** 2:6  
**steps** 38:23  
**Steve** 3:4 13:18  
 16:13 17:14 19:13  
 32:9 39:1 47:14  
**stick** 21:15 45:11  
**sticks** 22:6  
**story** 5:6 6:19  
**Street** 1:10 6:24  
 11:11 14:7, 8 15:16  
 20:7, 16, 17, 25  
 23:19, 19 24:11, 13  
 28:17, 19, 22 30:11  
 32:25 38:13 39:24  
 42:5 47:1, 6, 11  
**strengthen** 38:5  
**structure** 4:22 5:2  
 6:13, 14, 17 13:2, 6,  
 7 14:14 19:7 23:3  
 25:25 28:8 29:4  
 35:21, 25 36:1, 2, 4,  
 5, 5 45:23 48:5  
**structures** 5:14  
 25:24 46:10  
**struggle** 14:11 15:4  
**stuck** 16:21  
**studied** 38:18 49:18  
**study** 18:14 40:23  
**Stuhr** 11:10, 10  
 41:25  
**subservant** 46:19  
**subtract** 10:24 24:24  
**success** 46:21, 24  
**successful** 46:19  
**suggest** 34:1 39:2  
**suggesting** 22:3  
**suggestion** 39:1

**SULLIVAN'S** 1:4, 4,  
 10 3:2 11:12, 23  
 15:18 16:1 23:4  
 29:1 30:4 36:7, 13  
 43:12  
**summer** 11:13  
**Sumter** 44:22  
**Sure** 16:24 17:4  
 21:11 33:5 40:5  
 41:4 43:7 49:18  
**surface** 24:9  
**surprise** 23:2, 12, 14,  
 17, 18, 19  
**surprised** 23:5  
**swing** 38:14  
  
 < T >  
**take** 18:5 20:15  
 30:7 31:19 32:2  
 37:7 40:11 42:14  
**taken** 8:21 31:15, 19  
 32:1 50:4  
**talented** 42:15 43:5  
**talk** 17:6  
**talked** 12:18 16:8  
**talking** 7:14 21:12,  
 24 22:4 24:11  
 37:18 39:10  
**talks** 9:20  
**tall** 15:6, 8 18:15  
 19:8  
**tell** 16:14 27:24  
**ten** 43:16, 18, 24  
 44:5, 20 45:9  
**tend** 17:16  
**terms** 33:25 35:3  
**terrific** 42:20  
**Thank** 5:17 10:22  
 12:5 42:13 48:10  
**thanks** 12:4  
**thereof** 50:9  
**thing** 7:12, 22 10:21  
 14:12 18:5 21:20  
 24:6 30:17 32:14  
 38:8, 17 41:17  
 45:14 46:6 48:19  
**things** 6:6 7:6, 13  
 8:7 12:25 18:23  
 19:9 20:13 23:10,  
 25 36:14 41:10

**think** 8:8 9:15  
 10:23 12:17, 17, 24  
 13:1, 16, 19 14:2, 12  
 15:4 16:2, 6, 9  
 17:15, 16 19:13  
 21:9 22:22 23:3, 9,  
 10, 25 24:1, 14, 18,  
 21 27:22 28:16  
 29:12 30:16, 17, 18  
 33:3, 22, 24 35:25  
 36:10, 12 37:3, 4, 9  
 38:2 39:7, 8, 9, 21,  
 23 40:14 41:9  
 44:14 45:2, 12 46:5,  
 13, 15 47:10, 12, 25  
 48:1, 2, 4, 8 49:22  
**thinking** 12:20 15:3  
**third** 7:2  
**thought** 30:19  
**three** 7:18, 23 26:6  
 28:12  
**thrilled** 16:5  
**tie** 27:10, 11, 12, 13,  
 19 28:1, 6  
**TIERNEY** 1:23 50:2,  
 23  
**TIME** 1:4 3:9 4:17  
 5:19 6:13 7:9  
 10:20 11:15 13:20  
 16:8 19:7 24:22  
 26:8 29:3 40:13  
 43:10, 13 45:21 50:5  
**times** 13:12  
**today** 45:16  
**tonight** 31:22 48:19  
**tonight's** 3:8  
**top** 42:19, 19, 20  
**total** 8:19 9:13  
**totally** 20:18 23:16  
 41:12 42:6  
**totals** 9:6  
**tower** 15:17, 20, 24  
 16:6 17:20 20:4, 5,  
 8, 9 26:7 30:1 34:17  
**towered** 22:10  
**towers** 5:12 15:20  
**TOWN** 1:4  
**transcribed** 50:6  
**transcription** 50:6  
**tree** 19:18 25:16

**trees** 19:14, 14, 16  
20:1  
**tries** 46:21  
**trimmed** 19:15  
**trip** 25:19  
**trouble** 12:12  
**true** 50:6  
**try** 19:4 33:6  
**trying** 13:20 18:15  
20:20 25:24 36:12  
45:10, 11 46:7  
**turn** 5:3 18:5 22:5  
24:6 37:22  
**turned** 27:4, 5  
**turning** 24:12, 16  
36:17  
**turns** 37:20  
**twice** 9:22  
**twin** 8:2  
**two** 5:6, 12 6:10  
7:6, 22 8:2 15:20  
18:16, 23 19:25  
20:13 23:25 25:24  
33:21 38:23  
**types** 14:16

< U >  
**Uncle** 34:7  
**uncommon** 28:25  
**underneath** 8:18  
10:6  
**understand** 7:16  
12:16 13:8 21:12  
34:16 37:17 39:16  
**understands** 48:2  
**unfortunate** 47:11  
**unusable** 36:24  
**upset** 23:8 25:22  
**use** 14:23 21:8  
32:12  
**usually** 27:25 36:16  
45:4  
**utilize** 21:23

< V >  
**vertical** 7:16 25:15  
**verticality** 25:23  
26:6  
**Vice** 2:6

**view** 12:13 20:25  
24:11 29:15, 24  
39:21, 21, 22, 25  
41:13, 15, 19, 21  
42:4, 7, 20 43:11, 23  
44:21, 22, 23 45:15  
**views** 14:8 42:5  
43:11  
**visit** 33:23  
**Vivian's** 34:11  
**volume** 8:4, 5  
**vote** 26:12 27:10, 13,  
19, 25 31:11, 13  
32:2 48:16, 20  
**voted** 28:5

< W >  
**walk** 20:7 42:5  
**walked** 19:22  
**walking** 20:17  
**wall** 16:14 41:11  
42:22  
**want** 7:10 11:22  
12:3, 10 16:9 18:24  
20:24 23:3, 5 24:24  
29:16 31:10 32:9,  
11, 12, 16 33:11, 19,  
20 34:15 37:13, 21,  
22, 23 38:10, 14  
39:18 40:11, 18  
42:24 45:4, 13, 14,  
23, 24, 24 46:3, 3, 9  
**wanting** 6:2 25:8  
**wasted** 36:22  
**water** 10:19 29:15,  
17  
**way** 6:18, 23 7:2, 19  
8:2 10:17 12:17  
18:14, 15 20:11, 21  
24:12 25:9, 15 26:5  
27:19 30:12, 14, 14  
32:15 33:8, 19  
34:18, 25 43:9  
**ways** 19:10 23:24  
30:13  
**Well** 10:2, 12 12:12,  
22 14:13 15:16, 22  
16:5 20:1 21:19  
23:7, 11 25:20  
26:21 27:2, 6, 22

28:20 29:5 32:8, 15  
34:1, 6 35:22 36:14  
37:6 38:22, 25 39:4,  
17 40:7 41:5 42:13,  
23 44:12 45:20  
46:18, 20 47:17  
48:24 49:17  
**west** 18:14 19:14  
**westernmost** 14:18  
**white** 7:15  
**windows** 10:8, 14  
16:16, 20  
**wing** 21:3  
**winter** 11:14  
**wish** 15:4 16:21  
**Witness** 50:10  
**wooded** 19:20  
**work** 6:18 18:8  
23:11 26:24 38:4  
40:10  
**worse** 16:11  
**worth** 25:19 34:13  
**worthy** 33:23  
**wraparound** 43:3  
**wrestling** 17:23  
**WRIGHT** 2:7 3:4, 12  
10:5 12:12 19:13,  
17, 21 25:17, 21  
26:15 27:13, 17, 21  
28:13 33:22 37:3, 9  
39:6, 16 47:24 48:1,  
12 49:7, 22  
**wrong** 38:1 46:16

< Y >  
**yard** 4:10 6:24  
21:21 43:7  
**Yeah** 5:4 16:5 17:2,  
5 19:10 24:21 27:5,  
15 32:6 35:19  
36:24 37:6 40:5  
47:3  
**years** 43:15, 16  
44:19

< Z >  
**zero** 36:17, 19 37:20  
42:25 43:1, 2, 9  
**Zoning** 4:9 43:12

**WORD LIST**

< 0 >

00 (2)

< 1 >

1 (1)

100 (1)

1300 (1)

15 (3)

15th (1)

1610 (1)

1800 (2)

19th (1)

< 2 >

2 (1)

2010 (2)

2014 (1)

25 (1)

28 (1)

2824 (1)

2826 (1)

29415 (1)

29482 (1)

< 3 >

3100 (3)

3600 (2)

3D (2)

< 4 >

40 (2)

4000 (2)

49 (1)

< 5 >

50 (1)

5000 (1)

< 6 >

6 (3)

6294 (1)

< 7 >

7 (1)

73129 (1)

762 (1)

< 8 >

843 (1)

< 9 >

90 (1)

< A >

ability (2)

able (3)

Absolutely (2)

accelerates (1)

accentuates (3)

action (6)

actual (1)

add (3)

added (4)

adding (2)

addition (19)

additional (2)

additions (5)

address (4)

addressed (1)

addressing (2)

adds (3)

adjacent (1)

adjoin (1)

adjourned (1)

adjust (3)

adjusted (1)

adjustments (2)

Administrative (1)

admit (1)

admonished (1)

advantage (1)

aesthetics (1)

affect (1)

affixed (1)

afraid (1)

agenda (1)

aggregate (1)

ago (3)

agree (12)

agreement (2)

agrees (1)

ahead (2)

aided (1)

ain't (1)

alley (2)

allow (2)

allowed (1)

alteration (2)

alternative (2)

alternatives (3)

amend (6)

amendment (1)

amount (1)

angle (1)

anybody (4)

anymore (1)

anyway (3)

appealing (1)

Appeals (1)

appearance (1)

appears (1)

applicant (1)

approach (1)

approval (12)

approve (9)

approved (10)

April (1)

architect (5)

architectural (3)

architecture (3)

area (2)

argue (1)

argument (2)

articulated (1)

articulating (1)

asked (3)

asking (4)

aspects (1)

ASSOCIATES (1)

assume (2)

attached (1)

attempt (1)

attempted (1)

attendance (1)

Aunt (1)

available (1)

avoid (1)

axis (1)

Aye (17)

< B >

back (70)

backwards (1)

bad (1)

BAR (1)

Based (3)

basically (5)

beach (7)

bearing (1)

Beau (3)

beautiful (1)

bedroom (2)

believe (3)

benefit (1)

best (2)

better (4)

Betty (1)

bicycle (1)

big (7)

BILLY (7)

bit (9)

black (1)

block (2)

BOARD (13)

body (1)

boo (1)

bothered (1)

bothers (2)

bought (2)

Boulevard (1)

Box (2)

break (1)

breaking (1)

breezeway (3)

bring (1)

broken (1)

brought (2)

Browser (1)

build (2)

Building (6)

built (9)

bunch (1)

buy (1)

< C >

call (2)

Cam (1)

Campbell (19)

Cam's (1)

Cantwells (1)

care (2)

careful (1)

CAROLINA (3)

case (1)

cause (2)  
 causing (1)  
 center (1)  
 certain (1)  
 certainly (3)  
 Certified (1)  
 certify (2)  
 Chair (2)  
 chairman (2)  
 challenge (1)  
 chance (1)  
 change (1)  
 changing (2)  
 character (3)  
 Charleston (7)  
 CLARK (1)  
 classic (9)  
 classically (1)  
 clean (1)  
 clear (3)  
 client (1)  
 clients (1)  
 close (2)  
 closed (1)  
 closer (2)  
 CLOWNEY (51)  
 combined (1)  
 come (8)  
 comes (1)  
 comfort (1)  
 coming (1)  
 comment (10)  
 comments (3)  
 Commission (1)  
 compatibility (2)  
 competition (3)  
 complete (3)  
 completely (4)  
 components (1)  
 computer (1)  
 conceptual (2)  
 conceptually (1)  
 concern (5)  
 concerned (2)  
 concerns (1)  
 concluded (1)  
 condition (2)  
 conditionally (1)  
 configuration (1)

conflict (2)  
 consider (1)  
 considerable (1)  
 contemporary (1)  
 continued (1)  
 contrast (1)  
 conversation (2)  
 convinced (2)  
 cooled (2)  
 corner (7)  
 correct (4)  
 corridor (1)  
 corridors (2)  
 cottage (8)  
 cottages (1)  
 counsel (1)  
 count (1)  
 counting (1)  
 counts (2)  
 COUNTY (2)  
 couple (4)  
 course (1)  
 CRAVER (44)  
 create (2)  
 created (1)  
 creating (1)  
 critical (1)  
 crushed (1)  
 CSR (2)  
 current (2)  
 Currently (1)  
 cut (1)

< D >  
 damage (1)  
 damages (1)  
 DATE (1)  
 day (2)  
 deal (1)  
 death (1)  
 debut (1)  
 decent (1)  
 decided (2)  
 decision (4)  
 deck (2)  
 deep (1)  
 deface (1)  
 definite (1)  
 definitely (1)

degrees (1)  
 delegated (1)  
 demolished (1)  
 denial (1)  
 denied (3)  
 deny (4)  
 depends (1)  
 depth (2)  
 DESIGN (9)  
 designed (3)  
 designing (1)  
 details (2)  
 detractive (1)  
 detracts (2)  
 died (3)  
 difference (3)  
 different (5)  
 difficult (2)  
 dimensional (1)  
 direction (4)  
 directly (2)  
 disapproval (1)  
 disapprove (1)  
 discuss (1)  
 discussion (8)  
 distinct (1)  
 distinctive (1)  
 distinctly (1)  
 distract (1)  
 distracts (3)  
 district (2)  
 divorce (1)  
 doing (7)  
 dominant (1)  
 dominate (1)  
 dormers (2)  
 double (1)  
 downstairs (1)  
 downtown (7)  
 draw (1)  
 drawing (9)  
 drawings (3)  
 driveway (1)  
 DUKE (5)  
 dwelling (1)

< E >  
 effect (1)  
 effort (1)

eight (3)  
 either (6)  
 element (4)  
 elevation (3)  
 embarrassed (3)  
 enclosing (1)  
 engineer (1)  
 enhance (1)  
 enhanced (1)  
 enjoy (2)  
 ENNIS (3)  
 entertain (2)  
 entire (2)  
 entirely (1)  
 environment (1)  
 erase (1)  
 especially (2)  
 essentially (1)  
 events (1)  
 Everybody (11)  
 ex (1)  
 exact (1)  
 Exactly (4)  
 Excuse (1)  
 exemption (1)  
 existing (11)  
 expires (1)  
 explore (1)  
 external (1)  
 extremely (1)

< F >  
 facade (10)  
 face (1)  
 faces (2)  
 facing (2)  
 fact (9)  
 fairly (1)  
 fall (1)  
 family (1)  
 far (11)  
 farther (1)  
 favor (8)  
 feedback (2)  
 feel (14)  
 feeling (1)  
 feet (26)  
 felt (4)  
 FEMA (2)

fer (1)  
 field (1)  
 fighting (2)  
 figure (2)  
 fill (1)  
 final (2)  
 fine (2)  
 first (4)  
 fits (3)  
 five (5)  
 flags (1)  
 flat (6)  
 flies (1)  
 floor (11)  
 folks (1)  
 foot (10)  
 footage (9)  
 footprint (3)  
 foregoing (1)  
 form (4)  
 formed (4)  
 Fort (1)  
 forward (1)  
 Fosters (3)  
 four (1)  
 FRED (8)  
 Fred's (1)  
 Freedom (1)  
 front (10)  
 fruitless (1)  
 full (3)  
 functionality (1)  
 further (7)

< G >  
 gable (3)  
 gabled (3)  
 gained (1)  
 garden (3)  
 general (1)  
 getting (4)  
 giant (1)  
 give (6)  
 glimpse (1)  
 go (22)  
 goes (3)  
 going (26)  
 golly (1)  
 good (12)

grandfathered (2)  
 great (8)  
 greater (1)  
 greatest (1)  
 grew (1)  
 grooves (1)  
 ground (4)  
 guess (10)  
 guys (5)

< H >  
 HALL (1)  
 hand (1)  
 happened (4)  
 happening (1)  
 happens (3)  
 happy (1)  
 hard (1)  
 Harvey (15)  
 hate (2)  
 hear (9)  
 heard (1)  
 hearing (4)  
 heated (2)  
 heavy (1)  
 height (11)  
 hell (1)  
 hereunto (1)  
 HERLONG (37)  
 hidden (2)  
 hide (2)  
 high (1)  
 higher (1)  
 hip (2)  
 hipped (3)  
 historic (12)  
 historical (8)  
 home (3)  
 honest (1)  
 honesty (1)  
 honored (1)  
 hoot (1)  
 hoping (1)  
 horrible (1)  
 house (72)  
 houses (11)  
 huge (1)  
 hurt (1)  
 hyphen (3)

< I >  
 idea (3)  
 II (3)  
 IL (2)  
 ILBERTON (89)  
 imagine (1)  
 immediate (1)  
 important (1)  
 inappropriate (2)  
 included (1)  
 incredibly (1)  
 Information (1)  
 inherently (1)  
 inside (1)  
 integrally (1)  
 integrity (5)  
 intention (3)  
 interest (2)  
 interested (1)  
 interesting (3)  
 interfere (1)  
 internalized (1)  
 invading (1)  
 ISLAND (17)  
 issue (3)  
 issues (3)  
 items (1)  
 its (4)

< J >  
 job (2)  
 jog (1)  
 JON (4)

< K >  
 Kat (2)  
 Kate (3)  
 keep (1)  
 keeping (2)  
 Kent (1)  
 Kenyon (4)  
 kick (1)  
 kind (17)  
 kitchen (2)  
 knew (1)  
 knocking (1)  
 know (32)  
 knowing (1)

Kudos (1)  
 < L >  
 laced (1)  
 lady (3)  
 LANCTO (22)  
 land (1)  
 large (2)  
 Larry's (1)  
 lawyer (5)  
 leaving (1)  
 leisure (1)  
 length (1)  
 letter (2)  
 letters (4)  
 life (1)  
 lift (1)  
 light (1)  
 line (12)  
 lines (1)  
 link (6)  
 linked (1)  
 linking (1)  
 list (5)  
 listening (1)  
 little (13)  
 live (2)  
 lived (1)  
 LOCATION (4)  
 long (3)  
 look (19)  
 looked (4)  
 looking (10)  
 looks (4)  
 lopped (1)  
 lose (4)  
 lost (1)  
 lot (28)  
 love (3)  
 loved (2)  
 lower (1)  
 lowered (1)  
 lulled (1)  
 < M >  
 ma'am (2)  
 main (5)  
 majority (4)  
 Marshall (5)

massage (1)  
 massaging (1)  
 massing (3)  
 massingwise (1)  
 master (1)  
 mean (38)  
**MEETING** (4)  
 Member (3)  
**MEMBERS** (2)  
 mention (1)  
 mentioned (1)  
 message (1)  
 met (1)  
 Michael's (1)  
 Middle (1)  
 mind (3)  
 minutes (4)  
 mock (1)  
 model (1)  
 month (2)  
 months (1)  
 motion (33)  
 move (6)  
 moving (4)  
 Mt (1)  
 mushed (1)  
 Myrt (1)

< N >

name (2)  
**NANCY** (3)  
 natural (1)  
 nature (2)  
 nearly (1)  
 necessarily (1)  
 need (2)  
 needs (2)  
 neighbor (1)  
 neighborhood (6)  
 neighbors (1)  
 neighbor's (1)  
 neither (1)  
 nestle (1)  
 never (2)  
 new (11)  
 nice (5)  
 nicer (1)  
 North (1)  
 northeast (1)

Notary (1)  
 notion (2)  
 number (1)

< O >

objectionable (1)  
 obscure (2)  
 obscures (1)  
 obscuring (3)  
 Observation (2)  
 obvious (2)  
 occasions (1)  
 ocean (3)  
 Official (2)  
 Oh (1)  
 Okay (13)  
 old (14)  
 once (2)  
 open (2)  
 opinion (3)  
 opportunity (1)  
 opposed (6)  
 opposite (2)  
 options (1)  
 order (1)  
 ordinance (3)  
 original (3)  
 originally (1)  
 overage (2)  
 overall (5)  
 overflow (1)  
 overwhelm (1)  
 overwhelming (1)  
 owner (1)  
 owners (2)  
 owns (1)

< P >

p.m (2)  
 P.O (1)  
 parliamentarian (1)  
 parliamentary (1)  
 part (7)  
 particular (5)  
 party (1)  
 PAT (2)  
 pavilion (1)  
 peak (1)  
 peek (1)

pending (1)  
 people (3)  
 percent (2)  
 perfect (1)  
 period (1)  
 permanent (1)  
 person (1)  
 personally (3)  
 perspective (2)  
 Phase (7)  
 Pick (1)  
 piece (4)  
 pieces (3)  
 place (2)  
 placed (2)  
 plane (1)  
 plans (2)  
 plate (2)  
 play (1)  
 pleasant (2)  
 pleasantly (2)  
 pleased (1)  
 pleasing (1)  
 plenty (2)  
 plus (1)  
 point (5)  
 points (1)  
 pool (3)  
 pools (1)  
 poor (2)  
 porch (3)  
 portion (3)  
 position (2)  
 possible (1)  
 Poulnots (2)  
 Poulnot's (1)  
 practical (1)  
 Precisely (1)  
 preliminary (8)  
 presence (1)  
**PRESENT** (1)  
 presentation (2)  
 preservation (1)  
 preserve (7)  
 pretend (1)  
 pretty (5)  
 previous (1)  
 previously (2)  
 pristine (1)

probably (9)  
 problem (8)  
 problems (2)  
 procedure (1)  
 programmed (1)  
 project (4)  
 projects (1)  
 properties (1)  
 property (16)  
 proportions (1)  
 protect (2)  
 protected (3)  
 protecting (1)  
 proudly (1)  
 public (6)  
 pull (2)  
 pulling (5)  
 pulls (1)  
 pure (1)  
 purity (3)  
 put (15)  
 putting (3)

< Q >

quaintness (1)  
 question (3)  
 quite (5)

< R >

raise (1)  
 rammed (1)  
 Randy (4)  
 read (2)  
 reads (1)  
 real (3)  
 really (34)  
 reapply (1)  
 reason (1)  
 reasonable (1)  
 reasoning (1)  
 reasons (2)  
 recall (1)  
 recessed (1)  
 recognize (1)  
 recognizing (1)  
 recommended (1)  
 record (1)  
 recorded (1)  
 redo (1)

refinement (1)  
 regulations (1)  
 REINHAR (1)  
 REINHARD (39)  
 reiterate (1)  
 related (1)  
 relief (5)  
 reluctantly (1)  
 Remind (1)  
 removed (1)  
 renderings (2)  
 renovated (1)  
 renovation (1)  
 repeat (1)  
 REPORTED (1)  
 Reporter (1)  
 request (1)  
 requested (2)  
 requirements (1)  
 residents (1)  
 respect (1)  
 Respecting (1)  
 restriction (1)  
 restudy (1)  
 retaining (1)  
 REVIEW (5)  
 reviewed (1)  
 Ridiculous (1)  
 right (37)  
 Robinson (9)  
 roof (11)  
 room (2)  
 row (2)  
 rubber (1)  
 ruin (1)  
 ruining (1)  
 rules (1)  
 run (1)  
 running (1)  
 runway (2)

< S >

sandwiched (1)  
 satisfy (1)  
 saying (9)  
 says (1)  
 SC (2)  
 scale (1)  
 scared (1)

screw (1)  
 seal (1)  
 second (12)  
 seconded (1)  
 Secretary (1)  
 section (4)  
 see (27)  
 seen (2)  
 sense (1)  
 separate (3)  
 separation (1)  
 September (3)  
 set (1)  
 setback (6)  
 setbacks (4)  
 severe (1)  
 shame (1)  
 shift (3)  
 shifting (3)  
 Shorthand (1)  
 shot (2)  
 show (2)  
 showing (3)  
 shown (1)  
 side (60)  
 sides (2)  
 significant (1)  
 similar (2)  
 simple (1)  
 simplicity (1)  
 sir (1)  
 site (3)  
 sited (1)  
 siting (1)  
 sits (1)  
 sitting (2)  
 six (7)  
 sketch (1)  
 sketched (2)  
 skinny (1)  
 skyline (1)  
 slammed (1)  
 slid (3)  
 slide (4)  
 sliding (2)  
 smack (1)  
 small (1)  
 smaller (1)  
 softens (2)

softness (1)  
 somebody (2)  
 somewhat (1)  
 sooner (1)  
 Sorry (4)  
 sort (20)  
 sounds (1)  
 SOUTH (3)  
 space (7)  
 spaces (1)  
 speaks (1)  
 specifically (1)  
 speed (1)  
 spirit (1)  
 split (2)  
 spread (1)  
 square (18)  
 squeezing (1)  
 St (1)  
 staggering (1)  
 stair (1)  
 staked (3)  
 stamp (1)  
 stand (1)  
 standing (2)  
 stark (1)  
 starkness (1)  
 start (4)  
 STATE (2)  
 stated (1)  
 Station (1)  
 steeple (1)  
 stenographically (1)  
 STEPHEN (1)  
 steps (1)  
 Steve (8)  
 stick (2)  
 sticks (1)  
 story (2)  
 Street (25)  
 strengthen (1)  
 structure (23)  
 structures (3)  
 struggle (2)  
 stuck (1)  
 studied (2)  
 study (2)  
 Stuhr (3)  
 subservant (1)

subtract (2)  
 success (2)  
 successful (1)  
 suggest (2)  
 suggesting (1)  
 suggestion (1)  
 SULLIVAN'S (14)  
 summer (1)  
 Sumter (1)  
 Sure (8)  
 surface (1)  
 surprise (6)  
 surprised (1)  
 swing (1)

< T >

take (8)  
 taken (5)  
 talented (2)  
 talk (1)  
 talked (2)  
 talking (7)  
 talks (1)  
 tall (4)  
 tell (2)  
 ten (6)  
 tend (1)  
 terms (2)  
 terrific (1)  
 Thank (5)  
 thanks (1)  
 thereof (1)  
 thing (15)  
 things (12)  
 think (65)  
 thinking (2)  
 third (1)  
 thought (1)  
 three (4)  
 thrilled (1)  
 tie (7)  
 TIERNEY (3)  
 TIME (19)  
 times (1)  
 today (1)  
 tonight (2)  
 tonight's (1)  
 top (3)  
 total (2)

totally (4)  
totals (1)  
tower (12)  
towered (1)  
towers (2)  
TOWN (1)  
transcribed (1)  
transcription (1)  
tree (2)  
trees (4)  
tries (1)  
trimmed (1)  
trip (1)  
trouble (1)  
true (1)  
try (2)  
trying (8)  
turn (5)  
turned (2)  
turning (3)  
turns (1)  
twice (1)  
twin (1)  
two (15)  
types (1)

< U >

Uncle (1)  
uncommon (1)  
underneath (2)  
understand (7)  
understands (1)  
unfortunate (1)  
unusable (1)  
upset (2)  
use (3)  
usually (3)  
utilize (1)

< V >

vertical (2)  
verticality (2)  
Vice (1)  
view (22)  
views (3)  
visit (1)  
Vivian's (1)  
volume (2)  
vote (10)

voted (1)

< W >

walk (2)  
walked (1)  
walking (1)  
wall (3)  
want (39)  
wanting (2)  
wasted (1)  
water (3)  
way (25)  
ways (3)  
Well (41)  
west (2)  
westernmost (1)  
white (1)  
windows (4)  
wing (1)  
winter (1)  
wish (2)  
Witness (1)  
wooded (1)  
work (6)  
worse (1)  
worth (2)  
worthy (1)  
wraparound (1)  
wrestling (1)  
WRIGHT (25)  
wrong (2)

< Y >

yard (4)  
Yeah (14)  
years (3)

< Z >

zero (7)  
Zoning (2)