

1 TOWN OF SULLIVAN'S ISLAND

2 DESIGN REVIEW BOARD

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11 HEARING BEFORE: PAT ILBERTON, CHAIRPERSON

12 DATE: April 15, 2015

13 TIME: 6:00 PM

14 LOCATION: Sullivan's Island Town Hall  
2050-B Middle Street  
15 Sullivan's Island, SC

16 REPORTED BY: LORA L. McDANIEL,  
17 Registered Professional Reporter

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19 A. WILLIAM ROBERTS, JR. & ASSOCIATES

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APPEARANCES :

- PAT ILDERTON, CHAIRPERSON
- DUKE WRIGHT, BOARD MEMBER
- STEVE HERLONG, BOARD MEMBER
- MARK HOWARD, BOARD MEMBER
- DONNA WEBB, BOARD MEMBER
- RHONDA SANDERS, BOARD MEMBER
- BILLY CRAVER, BOARD MEMBER
- JOE HENDERSON, ZONING ADMINISTRATOR
- RANDY ROBINSON, BUILDING OFFICIAL
- KAT KENYON, PERMIT TECH

(INDEX AT REAR OF TRANSCRIPT)

1 THE CHAIRPERSON: Call to order. It is  
2 6:00, April 15th of the Design Review Board. Board  
3 members in attendance are Duke Wright, Pat Ilderton,  
4 Steve Herlong, Mark Howard, Donna Webb, Rhonda  
5 Sanders, and Billy Craver. The Freedom of Information  
6 has been met, and do we have approval? Anybody want  
7 to approve the minutes? Anybody want to make a motion  
8 to approve the minutes?

9 MR. CRAVER: So moved.

10 MR. HOWARD: I'll second.

11 THE CHAIRPERSON: Second. Any discussion?  
12 Everybody in favor?

13 (All board members stated aye.)

14 1601 ATLANTIC AVENUE

15 THE CHAIRPERSON: Is it 1601 first?

16 MR. HENDERSON: Yes, sir.

17 THE CHAIRPERSON: 1601 Atlantic.

18 MR. HENDERSON: Thank you, Pat. This first  
19 item is a certificate of appropriateness for a  
20 non-historic property, 1601 Atlantic Avenue. The  
21 applicants are requesting approval to demolish the  
22 home and requesting approval for a new home  
23 construction.

24 The applicants are requesting relief from  
25 the minimum development standards for the property's

1 principal building square footage, principal building  
2 coverage, side setback relief, second floor side  
3 setback relief, and principal building side facade  
4 design.

5 This property received approval from the  
6 tree commission to have extensive tree removal done on  
7 the sight. That was on February 23, 2015.

8 Mr. Chairman, I can go into more detail on  
9 the requested relief, if you would like.

10 THE CHAIRPERSON: They're not really  
11 requesting permission to demolish the house, right?

12 MR. HENDERSON: No, it's already been  
13 demolished.

14 THE CHAIRPERSON: It's already gone.

15 MR. HENDERSON: That's right, that's right.

16 THE CHAIRPERSON: No, I'm good. I think  
17 we'll let the things evolve and let the presenter  
18 present, and see what happens.

19 MR. CLOWNEY: I'm Beau Clowney, and Ross  
20 Ritchie is here with me as well.

21 This is a great family-style house. It's  
22 4,200 square feet on a really nice, interesting lot.  
23 Largely due to the sun orientation, we decided to kind  
24 of create more of an L-shape kind of configuration in  
25 the back garden.

1           It has -- if you look at the plan along the  
2 Atlantic side right here -- the only two-story piece,  
3 is really right in the middle of the house, right  
4 running along this way. Towards the street this way  
5 is more of, kind of a one story piece. On the  
6 backside here is a two-story piece.

7           It's really kind of largely divided into  
8 two houses that are joined by kind of a more femoral  
9 structure, glass-like structure.

10           And the ground floor acts as a library. On  
11 the upper floor above that, acts as a sitting room.  
12 Very straightforward in its design.

13           From the street, kind of has more of a kind  
14 of an island quality with couple little out-buildings.  
15 And then this piece here becomes a little bit lighter.

16           There's a real effort on this one to really  
17 look at the site of the garden spaces. They have this  
18 great courtyard space on the front side here where you  
19 enter into this courtyard. Then takes you through to  
20 another garden piece in the back, which is that  
21 L-shaped configuration.

22           Again, the desire is really to open up the  
23 house, orient it towards that southwest exposure.  
24 Ross can speak a little bit more on the specifics of  
25 our request, but it's not really anything out of the

1 ordinary we've done in the past.

2 MR. RITCHIE: I'm Ross. Regarding the  
3 combined total setbacks or side setback relief that  
4 we're asking for, we're kind of pulling to the one  
5 side as Beau said and just requesting a 7'11" decrease  
6 in the total setback and side setback needed. And  
7 kind of largely due to sun orientation and not wanting  
8 to get kind of into that.

9 There's existing topography in the front of  
10 the lot where there's boulders and things. Trying to  
11 get a car in and around, we didn't want to disrupt  
12 that very much. Trying to keep that as much as we  
13 can.

14 Then also with the principal building  
15 coverage, we're asking for a 13 percent relief for  
16 2,830 square feet. That's just lot and dealing with  
17 spreading the house out and not having a large mass in  
18 the center. You're really kind of opening the house  
19 up to all the views.

20 And then the square footage is, like Beau  
21 said, around 4,200, which is kind of neighborhood  
22 compatibility. We have a lot of larger houses along  
23 that stretch, and we're kind of right in the middle.

24 THE CHAIRPERSON: Great. Thank you.

25 Public comment for this application?

1 MS. BOURLAND: I have a question.

2 THE CHAIRPERSON: Yes, ma'am.

3 MS. BOURLAND: I live -- we live next door  
4 and --

5 THE CHAIRPERSON: Give your --

6 MS. BOURLAND: Allison Bourland, 1607  
7 Atlantic Avenue. And I believe that you were asking  
8 to move towards our house more. Was that part of the  
9 plan?

10 MR. RITCHIE: No, we're just staying within  
11 the required ten-foot setback. And then actually the  
12 house kind of undulates on that side. For the bulk of  
13 the house, this would be kind of a small portion,  
14 which is the -- also here, kind of where the bump-out,  
15 little over ten feet off the setback. Then it kind of  
16 pushes back here, pushes further back 13 feet.

17 This little section, which kind of further  
18 out is all one story volume. And then actually at the  
19 very end is going to be all open, so that's all porch.

20 MS. BOURLAND: Is this different -- I had  
21 thought that y'all were asking for increase.

22 MR. RITCHIE: Just for the total combined  
23 from both sides. Since the lot is not -- it's kind of  
24 smaller than 105 feet, there's a certain amount and  
25 percentage that you automatically get off. And then

1 there's a small percentage that the board can give  
2 relief on. We're just asking for the combined relief.

3 MS. BOURLAND: Could it be moved toward the  
4 path side and not take --

5 MR. RITCHIE: Well, that was part of kind  
6 of the site diagram we were looking at where the sun  
7 orientation is kind of -- we were wanting the house to  
8 have little private area, kind of in this area, and  
9 not wanting to push the driveway further over and be  
10 able to turn in. And really where there's boulders  
11 there already. We don't really want to disturb how  
12 that existing topography. As well as -- there's just  
13 existing topography. We didn't want to disturb very  
14 much.

15 MS. BOURLAND: I'm just a little concerned.  
16 It's a beautiful house. I'm sure it's going to be  
17 lovely. You'll never have the property on the other  
18 side. And we are between two houses. So if there  
19 were a way to make it so the house could go toward the  
20 side without any other houses, it seems that would be  
21 really nice, because our master bedroom is right next  
22 to where the house is.

23 MR. RITCHIE: I guess one of our other kind  
24 of concerns with being too close to the pathway is  
25 you're going to have a lot of people in and out on



1 that side. It's close to the pool and porches. You  
2 do have a lot of public walking through and kind of  
3 pull it away from that side as well, just to balance  
4 it off. It's more private on your side.

5 MS. BOURLAND: Yeah, it was. It won't be  
6 now. It'll be less private for us.

7 MR. CLOWNEY: One other thing, in terms of  
8 pushing it in that direction, it sort of minimize --  
9 it compromises the ability to add this pool court that  
10 we were wanting to have. The ground back in this area  
11 over in here starts to build up just a little bit as  
12 it kind of comes down and sort of wraps around back in  
13 here. It's really hard to understand exactly what all  
14 that was originally. I don't know if there's boulders  
15 back there or not.

16 But we feel like it's a nice balance, you  
17 know, it's certainly within the allowable that we're  
18 allowed to ask for. We really, you know, think that  
19 we just studied this scale of it. I mean, I certainly  
20 would say that, if the sun orientation was different,  
21 then maybe we would consider that. Because of the  
22 fact the sun orientation is the best in this  
23 direction, we're really trying to kind of open up this  
24 courtyard as much as possible. All of this is a one  
25 story structure.

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MS. BOURLAND: What happens in this area of  
the house?

MR. CLOWNEY: This is the kitchen, living  
room and screened porch. They have a kitchen right  
here. And all of their backup space with the kitchen.  
And then dining and living room. And then a nice  
screened porch with a fireplace basically here.

Then this side has a screen porch on the  
site, so the porch actually wraps around.

Basically, the house will be all of this,  
as you look all the way along here, the glass sort of  
looking out in that direction. They don't have a view  
of the ocean.

MS. BOURLAND: We don't have a view of the  
ocean.

MR. CLOWNEY: Right, right, exactly. They  
don't have a view of the ocean. It's not a view  
house. It's really about the space that we're  
creating and the garden space that we're creating for  
them.

They're hoping, on the second floor, even  
though we have a very minimal second floor, it's not a  
big house on the second floor, we're hoping that  
they're going to have a peek of the view. You might,  
I don't know. I don't know. I don't really --

1 MS. BOURLAND: It's been a peek of a view.  
2 It's been pretty sad.

3 THE CHAIRPERSON: Isn't that really thick  
4 vegetation?

5 MR. CLOWNEY: It is. It's very.

6 THE CHAIRPERSON: It seemed very thick.

7 MR. CLOWNEY: Yeah.

8 MS. BOURLAND: It's a fortress.  
9 Impenetrable.

10 THE CHAIRPERSON: I mean, I'm just  
11 wondering, as far as the impact, it seemed to me it's  
12 so thick with trees between y'all's houses. Just  
13 riding by and looking at it.

14 MR. CLOWNEY: I was going to just point  
15 out, too, this right here shows this house pulls quite  
16 farther forward, the body of that house. Your  
17 house actually -- your house sits considerably far  
18 forward. It's actually kind of doing the opposite  
19 thing like yours is sort of L-ing around in that  
20 direction, ours is L-ing around in that direction.  
21 The body of our house is forward of this piece right  
22 here. If your master bedroom is here, you're going to  
23 be looking out over the roof of our first floor of  
24 that wing that pulls out. And we're trying to create  
25 sort of a garden here.

1 I'm not real familiar with your property,  
2 but I would imagine you have a garden here, then you  
3 have a big garden in your back. They're really not  
4 going to be doing a garden in the back. Their garden  
5 is going to be more in that knuckle of that L, okay.

6 MS. BOURLAND: Front of our house is all  
7 boulders.

8 MR. CLOWNEY: Right.

9 MS. BOURLAND: They were there.

10 MR. CLOWNEY: Exactly.

11 MS. BOURLAND: Then we have our pool. They  
12 have three children; is that correct?

13 MR. RITCHIE: Yes.

14 MR. CLOWNEY: Yeah, three kids.

15 MS. BOURLAND: Ours is going off to  
16 college, one's in high school. Then we'll have a  
17 family of five moving in closer to our property, which  
18 I would imagine would reduce the value of our  
19 property.

20 MR. CLOWNEY: It's hard to say.

21 THE CHAIRPERSON: That was a monstrosity.

22 MS. BOURLAND: The one that was there?

23 THE CHAIRPERSON: Yeah, it was a  
24 monstrosity. It really was. The house was horrible.

25 MR. CLOWNEY: Well, one thing I will say is

1 their pool and their garden is well on the other side  
2 of their property from yours. They'll be in their  
3 living room and porch, they'll be able to see your  
4 pool, but you won't ever be able to see their pool,  
5 basically, from yours.

6 MS. BOURLAND: Not that I want to see the  
7 pool.

8 MR. CLOWNEY: Sure, yeah.

9 MR. HENDERSON: Does the board understand  
10 the layout of the setback? So on the Station 16 side,  
11 they're proposing 18'7". And on the Bourland side,  
12 it's only ten feet.

13 MR. RITCHIE: Ten foot two.

14 MR. CLOWNEY: At one very --

15 MR. HENDERSON: At the corner.

16 MR. CLOWNEY: At one very small section of  
17 the house. In other words, the house runs all the way  
18 along this length, but it's only one 16-foot section  
19 that is going to be at that ten-foot piece. Then  
20 every everything else steps back actually to 13 feet.

21 MR. RITCHIE: Around 13 feet.

22 MR. CLOWNEY: So really it's kind of --  
23 between the living room and their screened porch and  
24 their property line, you have 13 feet. But the little  
25 piece out here, which is more bordering your front

1 yard, your front yard would be at ten feet.

2 MR. RITCHIE: We're working with a great  
3 landscaper. They will be planning out, you know, a  
4 lot of different things throughout the whole house.

5 MR. CLOWNEY: They'll have a really great  
6 comprehensive landscaping design.

7 MS. BOURLAND: I think it's beautiful, and  
8 I understand what you want to do. When we built our  
9 house, we couldn't have a square pool, which means you  
10 can't do a pool cover because of the way the land  
11 moves. So we had to accommodate and move back. I  
12 would still just ask that the committee consider how  
13 being closer to us would not be as preferred as being  
14 closer to the other open side.

15 THE CHAIRPERSON: Thank you. Is there any  
16 other public comment to this application? Public  
17 comment section is closed.

18 Joe, anything to add?

19 MR. HENDERSON: No, sir.

20 THE CHAIRPERSON: Duke, you want to start.

21 MR. WRIGHT: No, I'm okay with it. I think  
22 that Beau has done a good job of describing how the  
23 flow of the people who are going to be in the house  
24 will be. And I think the separation is adequate. I  
25 understand your concern about smaller children coming,

1 but that's the way it is, I guess. You can't do  
2 anything about that, so I'm okay with it.

3 THE CHAIRPERSON: It's going to be cedar  
4 shake?

5 MR. CLOWNEY: It is actually. Sort of  
6 natural. Combination of brick painted white and then  
7 cedar shake. Natural cedar shake.

8 THE CHAIRPERSON: I mean, I would think  
9 this house -- I mean, it's a great looking house, is  
10 really only going to enhance the value of the other  
11 houses along the street just because it's going to  
12 bring such high quality. As far as detracting values,  
13 especially from what I saw going through that house  
14 that was demolished. It was a mess. I guess I'm all  
15 right with it also. Steve.

16 MR. HERLONG: It's a great design. You've  
17 got some one story and some two-story spaces. I do  
18 think, though, it would be at least the neighborly  
19 thing to consider moving it over a few feet just  
20 because you're hearing from the next door neighbor for  
21 the first time that they're a little uncomfortable at  
22 having that minimal setback on their side.

23 You have 18 feet on the opposite side,  
24 where there's just open space. I think that's a good  
25 point. That moving it a bit would be the neighborly

1 thing to do. Other than that, I'm fine with it.

2 THE CHAIRPERSON: Mark.

3 MR. HOWARD: I like the design. Very, very  
4 nice. I was wondering, just to address the issue you  
5 just addressed, I would actually take the opposite  
6 tack from what Steve just said in that this is a very  
7 public, popular beach path. I think you just can't --  
8 we're already going seven feet past the setback. I  
9 think we have to be respectful of that as well.

10 Public land deserves as much, if not more,  
11 protection in the sense that, well, it's public land.  
12 It needs to be spoken up for as well.

13 I did have a landscape question. The  
14 rocks, I think, are so important to the site. Is  
15 there going to be an attempt to re-expose them or are  
16 they going to be left?

17 MR. CLOWNEY: We're really not allowed, A,  
18 mess with them that much. We are allowed to create  
19 access into the property. They like them. They know  
20 that's a defining character of that streetscape, so  
21 they plan to highlight that in whatever way. I don't  
22 know. I would want the landscape architect to speak  
23 to that some, too.

24 MR. HOWARD: They're definitely --

25 MR. CLOWNEY: We're not trying to pretend



1 they're not there.

2 THE CHAIRPERSON: Donna.

3 MS. WEBB: I'm okay with the plan. I think  
4 it's nice you didn't do a massive two-story all the  
5 way around so the neighbors don't have to look out and  
6 look at this double thing across their entire view  
7 that they're used to having a low-profile house. So I  
8 think it's going to sit nicely there. I live around  
9 the corner.

10 MR. CLOWNEY: Thank you.

11 THE CHAIRPERSON: Rhonda.

12 MS. SANDERS: I love that lot. I walk by  
13 it all the time. Love that house. Allison, I'm  
14 sorry. I think I misunderstood you about not wanting  
15 children around. I would much rather have five  
16 children around.

17 MS. BOURLAND: I didn't mean that.

18 MS. SANDERS: That's why I said I'm sorry.  
19 I'm sure I misunderstood that because I'm like what?  
20 I won't feel like that when Brice is gone.

21 MS. BOURLAND: I didn't mean it that way.  
22 I have children. I love children.

23 MS. SANDERS: I'm sure I misunderstood you  
24 that's why I said that.

25 MS. BOURLAND: Neighborhood is full of

1 children. That's what makes it fabulous.

2 MS. SANDERS: I know. That's why I  
3 apologized. I'm sure I took it wrong.

4 MS. BOURLAND: I said it wrong.

5 MS. SANDERS: No, that's okay. Also, that  
6 pathway is -- I usually go early in the morning. I'm  
7 sure I wouldn't want to be any closer to it than you  
8 would have to be. It appears that y'all were  
9 considerate of -- you're not facing each other. You  
10 don't have porches or whatever. I think it will be --  
11 you've been fortunate to have that vacant for a long  
12 time, but it'll be --

13 MS. BOURLAND: It's been vacant. The  
14 trees, we don't have control over what's happening.  
15 The trees have -- the trees everywhere have just been  
16 not under our control. So this house will be a  
17 beautiful change.

18 MS. SANDERS: It will. It will improve the  
19 value of your house, absolutely.

20 MS. BOURLAND: Looking forward to the  
21 children and the house.

22 THE CHAIRPERSON: That's on the record.  
23 Billy.

24 MR. CRAVER: I really like the design. I  
25 think you're fighting a lot that's ten feet narrower

1 than the normal lot on Sullivan's Island, so I don't  
2 have a problem at all with the relief.

3 THE CHAIRPERSON: 20 feet narrower, yeah.

4 MR. CRAVER: Well, 105 feet versus.

5 THE CHAIRPERSON: 15 feet. 89 lot.

6 MS. SANDERS: 96 in the back.

7 MR. CRAVER: It's ten, 12 feet narrower. I  
8 think the design breaks up the massing well, lays it  
9 out. So the principal building coverage and the  
10 square footage, I think you've done what you need to  
11 do to be entitled to get that relief. No big box, so  
12 I think it's great.

13 I understand not wanting to have a new big  
14 house hovering over you, but it's what happens.

15 MS. BOURLAND: I'm looking forward to it.  
16 It's beautiful.

17 MR. CRAVER: It sounds like you're going to  
18 have some good neighbors.

19 MS. BOURLAND: We are.

20 MR. CRAVER: That's better than having bad  
21 neighbors, so I'm all for it.

22 THE CHAIRPERSON: Do I hear a motion?

23 MR. CRAVER: I move we approve it as  
24 requested. I don't see any reason not to give final  
25 approval. So I would make that motion that it would

1 be final approval.

2 THE CHAIRPERSON: Do I hear a second?

3 MS. SANDERS: Second.

4 THE CHAIRPERSON: Discussion? Everybody in  
5 favor?

6 (All board members stated aye.)

7 THE CHAIRPERSON: Great. Thank you, sir.

8 2508 MYRTLE AVENUE

9 THE CHAIRPERSON: Okay. 2508 Myrtle  
10 Avenue.

11 MR. HENDERSON: Okay, this is a certificate  
12 of appropriateness for historic property at 3508  
13 Myrtle Avenue. Ms. Heather Wilson, our applicant, is  
14 requesting conceptual review and approval for one rear  
15 addition to the home and also a rear enclosure of an  
16 existing porch.

17 This is a Sullivan's Island landmark by way  
18 of historic resource number 83. And the requirement  
19 of the DRB review is twofold tonight for this project.  
20 It is to review the architectural compatibility of the  
21 addition and also ensure the attached addition meets  
22 the requirements of Section 2120(b)(6). This is a  
23 recently added section of our ordinance that requires  
24 a two-for-one ratio be established for any attached  
25 addition, and it meets that requirement.

1           It's 33 feet in width by about 30 feet in  
2 depth, so it meets that two-for-one ratio requirement  
3 in that section. This section is intended to prohibit  
4 the long attached addition with the extended corridor,  
5 if you recall that portion of the ordinance.

6           I'll defer to the applicant.

7           THE CHAIRPERSON: Yes, ma'am.

8           MS. WILSON: Hi, I'm Heather Wilson for the  
9 applicants. I have a few 3-D perspectives.  
10 Basically, the existing house -- and there are  
11 pictures in the packet. This is the existing cottage.  
12 There's been some sort of funky decks that have added  
13 onto the side. There's actually a dog elevator is  
14 what you see, if you went by it. Big sort of shaft  
15 attached to the deck.

16           This is the view from the street. The  
17 proposal is to remove this deck and do a small hyphen  
18 attached to the master bedroom on the side.

19           This is looking at the left side of the  
20 property. And these are new windows in an existing  
21 portion of the house.

22           And then these three windows here on the  
23 back are -- this is from the rear of the property.  
24 This is the master bedroom. This is the existing  
25 porch and two bays of the porch.

1                   We would like to fill in casement windows,  
2                   leaving the railing there to create a dining alcove  
3                   off of the kitchen. The kitchen now is currently in  
4                   the front of the house. It's been kind of -- it's not  
5                   at all historic. It was put into one of the front  
6                   bedrooms. So we would like to move it towards the  
7                   back of the house and create a dining area.

8                   And that's -- the right side of the house,  
9                   it's a simple gable structure that is, again, attached  
10                  to the small hyphen, subordinate to the existing rear  
11                  porch. That's it.

12                  THE CHAIRPERSON: Great. Thank you, ma'am.  
13                  Is there any comment? Public comment to this  
14                  application? Public comment section is closed. Joe.

15                  MR. HENDERSON: No, sir.

16                  THE CHAIRPERSON: Billy.

17                  MR. CRAVER: Looks good to me. No problem  
18                  with it at all.

19                  THE CHAIRPERSON: Rhonda.

20                  MS. SANDERS: I'm not sure what's here.

21                  Yeah, I think it's fine.

22                  MS. WEBB: I love your renderings. That's  
23                  very helpful to see it like that. Thank you. I'm  
24                  fine with it.

25                  THE CHAIRPERSON: Great. Mark.

1 MR. HOWARD: Is the lattice all around  
2 everything or is that just drawn?

3 MS. WILSON: Is it what, I'm sorry?

4 MR. HOWARD: Is it going to be lattice  
5 around all of this new construction?

6 MS. WILSON: You mean down here, underneath  
7 the --

8 MR. HOWARD: Yes.

9 MS. WILSON: Not under the porch. That's  
10 misleading. You can't see the columns in front. We  
11 will enclose under the heated parts of the house.

12 MR. HOWARD: All the heated addition will  
13 be --

14 MS. WILSON: Have lattice.

15 MR. HOWARD: I'm fine.

16 THE CHAIRPERSON: Great. Steve.

17 MR. HERLONG: I think it's very appropriate  
18 addition. I only have one question for Joe. I see  
19 this, as Heather says, as a hyphen. When does a  
20 hyphen or link become an attached addition? I just  
21 would've never guessed this would fall under the  
22 attached addition part of the ordinance.

23 MR. HENDERSON: Well, it has a -- I guess I  
24 interpreted that it had a connection that led to a  
25 heated space.

1 MR. HERLONG: It looks like it's two heated  
2 rooms. Am I missing something? It's a bathroom and a  
3 hallway. This is the part of the attachment?

4 MS. WILSON: This is all new. That's the  
5 connection.

6 MR. HERLONG: That's the link or  
7 connection.

8 MR. HOWARD: The connection is new.

9 MS. WILSON: Yes.

10 MR. HERLONG: It's all new.

11 MS. WILSON: It's all new. You mean the  
12 actual master isn't attached fully to the house, is  
13 your clarification, is what you mean?

14 MR. HERLONG: I guess. I'm just sort of  
15 surprised that it's considered an attached addition.

16 MS. SANDERS: What you're saying, it's not  
17 conditioned space.

18 THE CHAIRPERSON: It's conditioned. It's  
19 all one conditioned space.

20 MR. HENDERSON: Heather, is there a doorway  
21 connecting the living room to the new addition, porch  
22 in here?

23 MR. ROBINSON: You walk through there.

24 MS. WILSON: Yeah.

25 MR. HENDERSON: You can walk through.



1 MR. WRIGHT: It's just an addition.

2 MR. HENDERSON: So it's just an addition.

3 Sorry, I didn't identify that there was a door there.

4 I stand corrected.

5 MS. WILSON: It's just a case opening with  
6 like a little built-in deck.

7 MR. HERLONG: Just a technicality.

8 Sometimes that has a certain -- when you hear attached  
9 addition, you think different about it.

10 MR. HENDERSON: Sure. My mistake.

11 MR. HERLONG: I am fine.

12 THE CHAIRPERSON: I'm fine with it also.

13 Duke.

14 MR. WRIGHT: Yes, good.

15 THE CHAIRPERSON: Hear a motion?

16 MR. CRAVER: Move we approve as submitted.

17 THE CHAIRPERSON: Second?

18 MS. SANDERS: Second.

19 THE CHAIRPERSON: Everybody in favor?

20 (All board members stated aye.)

21 THE CHAIRPERSON: Steve and I have to  
22 recuse ourselves and I have to recuse myself for the  
23 next one also. So don't talk too long.

24 (Mr. Ilderton and Mr. Herlong exited the  
25 room.)

1 2214 MIDDLE STREET

2 MR. WRIGHT: Order. Thank you.

3 Next one is 2214 Middle Street.

4 MR. HENDERSON: Thank you, sir.

5 MR. WRIGHT: Joe.

6 MR. HENDERSON: This is a certificate of  
7 appropriateness. It's a historic property located at  
8 2214 Middle Street. This property is located in the  
9 CCOD-1. It's listed as a traditional island resource  
10 under survey card 211. The applicants are requesting  
11 the addition of one addition on the rear right  
12 elevation of the structure.

13 And what's different from this from the  
14 last presentation during our March meeting is that the  
15 front elevation addition was removed from it. So it's  
16 been changed slightly. And also I believe there was a  
17 modification of the ADA access onto the structure as  
18 well. I take it James is going to go over that as  
19 well, so I'll turn it back over to you.

20 MR. WRIGHT: Okay. James.

21 MR. SELVITELLI: James Selvitelli with  
22 Herlong Architects. As Joe said, we had been in here  
23 before. Everyone was here except for Duke, looking at  
24 renovation. There was some concern about that, doing  
25 the addition. So after thinking about it, we said we

1 think we can just not do that piece and work with  
2 working with the backside, which is where we wanted to  
3 gain some new office space.

4 This is Middle Street running this way, and  
5 we're adding along the back. We're coming out about  
6 four feet beyond the existing structure, and that's  
7 really it. This is the side that we're close to the  
8 property line. Here's an elevation of it, of that  
9 side view you're looking down Middle Street.

10 So we tried to articulate it a little bit.  
11 We can't have windows on it because of building code  
12 with our closeness to the lot line. But we did try to  
13 articulate all the way to a couple bands and stuff.

14 From the front, that's the existing porch.  
15 You know, head-on view you're going to see it sticking  
16 past just a little bit. And the roof perspective, you  
17 wouldn't really notice that roof back there.

18 The other side elevations, this is the side  
19 faces Poe's, would be essentially the same with the  
20 projection on the back, which is heading into our  
21 parking lot a little bit. That's this spacing here.  
22 Kind of have an L-shape on the back of the building.

23 This is from the rear of our building,  
24 facing our parking lot. This would be the addition in  
25 here. Kind of taking a roof line similar to what's

1 going on front. Gable comes out, kind of falls into  
2 the higher gable. Existing back of the house or the  
3 office. And here's part of the addition.

4 We did do some rendering of that. Historic  
5 photos. This is a view from across the street.

6 Photos I took couple weeks ago. Here's a rendering we  
7 did showing that addition just in the back now. It  
8 really -- if you were coming further down the street  
9 looking a little more head on, it would be hidden more  
10 by this street. As you come closer off, of course,  
11 it's going to be mostly hidden by the front of  
12 building. That's what we have.

13 MR. WRIGHT: Very good. Thank you. Any  
14 public comment?

15 Public comment section is closed. Billy.

16 Excuse me. Joe, do you have anything?

17 MR. HENDERSON: I would just add one thing.  
18 James, correct me if I'm wrong, it shows -- previous  
19 presentation it showed a one foot setback off the side  
20 property line. You've reduced that.

21 MR. SELVITELLI: We set it back a little  
22 further. Thank you. That reduced it a little bit,  
23 and actually allows us by building code to have a  
24 better view projection so that we can look more like  
25 historic side instead of having what would be exactly

1 right up against the building.

2 MR. HENDERSON: That's all I have.

3 MR. WRIGHT: Thank you. Billy.

4 MR. CRAVER: I'm fine with it. I was fine  
5 with the addition on the front, too. And actually  
6 spent a good bit of time at Poe's making sure that it  
7 didn't really --

8 MS. WEBB: It was your job.

9 MR. CRAVER: Right, it was. I'm in favor  
10 of that. If you want to come back with the other  
11 addition, I would be in favor of it, too.

12 MR. WRIGHT: Thank you. Rhonda.

13 MS. SANDERS: I think it looks great. You  
14 are able to have windows on the very back now?

15 MR. SELVITELLI: No, that's just to try to  
16 articulate that.

17 MS. SANDERS: I think it looks awesome.  
18 You can hardly tell the difference.

19 MS. WEBB: I am okay with it.

20 MR. HOWARD: I can't understand the code.  
21 Why can't you have windows?

22 MR. SELVITELLI: Fire separation between  
23 the two buildings. If something caught fire, it would  
24 be too close to the other building.

25 MR. HOWARD: That's actually a fire wall.

1 MR. SELVITELLI: Yeah, it's a rated one  
2 hour wall, wood construction, do it in particle board.  
3 Basically, make it look like the rest.

4 MR. HOWARD: How are you addressing the  
5 ADA?

6 MR. SELVITELLI: We didn't have -- Joe  
7 reminded us after we resubmitted it. We have a ramp  
8 now. Our addition is -- the current ramp comes off.  
9 There's a platform here. It goes towards the back.

10 We would put a ramp here. Actually it  
11 wouldn't even be considered an ADA ramp. We have  
12 enough slope that we could do it at less than one inch  
13 per 20 feet. You don't even need a handrail along the  
14 side. Essentially it would be along the landscape and  
15 grade the surface. When we get to a point, need to  
16 come up about a foot, maybe a foot-and-a-half, how the  
17 grade works. It would just be a real gentle rise, so  
18 it wouldn't even technically be a ramp; it would just  
19 a gentle slope. Wouldn't need a guardrail along the  
20 side. We can hold it off enough that we can still get  
21 some planting along the building.

22 MR. HOWARD: Where is that here? You're  
23 coming from the road up to here?

24 MR. SELVITELLI: Yeah, come in here. There  
25 would be a path. Again, we didn't have it in the

1 submission. Path coming off the sidewalk and starting  
2 to slope up; gains about a foot, maybe ten inches from  
3 here to a landing and then gets you in the building.  
4 Successful entry. This is us. Front steps and step  
5 up in the back.

6 MR. HOWARD: Is the fence there? Is there  
7 a gate?

8 MR. SELVITELLI: We're going to have to  
9 change this little part of the garden. That's about  
10 where that palm tree is, so we're coming to the side  
11 of it. And we have to re-landscape here and then it  
12 will come alongside, within about foot-and-a-half of  
13 that, facing the building. And land right in front of  
14 the window there.

15 MR. WRIGHT: Although I missed the last  
16 meeting, but I did read the minutes of the lively  
17 discussion that was held. And I visited the site  
18 myself. I think that's probably the most attractive  
19 building in the commercial district. I appreciate  
20 what you-all have done to preserve it even though I  
21 really had no problem with the addition as it was. I  
22 think you've done a great job, so I'm all for it  
23 myself.

24 Do I hear a motion?

25 MR. CRAVER: Move we approve it as

1 submitted.

2 MR. WRIGHT: Second?

3 MS. SANDERS: Second.

4 MR. WRIGHT: Discussion. All in favor?

5 (All board members stated aye.)

6 (Mr. Herlong entered the room.)

7 2213-C MIDDLE STREET

8 MR. WRIGHT: The last item is an addition.

9 It's not on the agenda.

10 MR. HENDERSON: Duke, I can present that.

11 THE CHAIRPERSON: Tell me about it, please.

12 MR. HENDERSON: Yes, sir. Ms. Emily

13 Daniels, High Thyme Cuisine, she's requested to be

14 added on. She has front elevation modification for

15 her commercial construction at 2213-C Middle Street.

16 She's requesting to add two awnings over the existing

17 deck and outdoor dining area.

18 So if you're looking from Middle Street at

19 the existing deck, you have a front entrance on one

20 side. Proposed 12-foot wide awning, retractable

21 awning on the other side is near 12-foot long. And I

22 do have some photographs here I can show you-all.

23 There are existing conditions there. And here's

24 what's proposed.

25 2013, summer of 2013, board approved a roof



1 construction to extend over the deck. Owner of the  
2 property decided not to move forward with that  
3 construction, so the tenants have decided to implement  
4 more of a quasi-temporary treatment to get some shade  
5 out there over the deck.

6 Ms. Emily is here to address any of your  
7 questions. And I think she's talked to some of the  
8 other tenants there in the building and gotten them  
9 onboard for also adding this treatment over the deck.  
10 There's some homogenating the design. I'll let her  
11 defer to any questions you might have.

12 MR. WRIGHT: Do you have anything to add?

13 MS. DANIELS: That picture is of a  
14 residence.

15 MR. WRIGHT: It portrays very well what  
16 you're talking about.

17 MS. DANIELS: Right, and the pitch -- it  
18 has eight-foot clearance. I don't know the degree of  
19 the awning going more down. Ours will be almost  
20 essentially completely parallel to the deck. Project  
21 out ten feet.

22 The colors that we've selected, clean,  
23 crisp black and white stripe. Instead of doing what I  
24 consider to be hodgepodge umbrellas that are donated  
25 by purveyors, just kind of put up haphazardly. I feel

1 to not portray what we're trying to do which is serve  
2 great food, great customers. We want it to look the  
3 part, and we want to provide shade.

4 And essentially these are temporary,  
5 manually operated. We would be putting them out, if  
6 you will. We open at 5:00, so we'll probably put them  
7 out at 4:00 and we bring them back when the sun goes  
8 down. So we're talking 4:00 to 8:00-ish on Tuesdays  
9 through Saturdays and during the sunny Sunday brunch.  
10 During the sunny times.

11 MR. WRIGHT: Summertime brunch.

12 MS. DANIELS: Summertime.

13 MR. HENDERSON: One change would need to be  
14 added to the existing beams here. It would need to  
15 add eight inches underneath that existing beam.

16 MS. DANIELS: They need eight inches.

17 MR. HENDERSON: Possibly make some changes  
18 to the existing lights out there to install the  
19 retractable awnings. And that would just be for the  
20 installation and then would come out almost  
21 horizontally underneath the existing eaves.

22 MR. HOWARD: It would be less of a slope.

23 MR. HENDERSON: It would almost come  
24 straight out, wouldn't it?

25 MS. DANIELS: Uh-huh.

1 MR. HENDERSON: Over the deck.

2 MR. HOWARD: What supports it when it goes  
3 to the end? That's all supported.

4 MS. DANIELS: It's all supported by  
5 mechanical arms. I have a -- it's simply a brochure  
6 that's on-line. There it is.

7 There are arms that, when you  
8 manually crank it -- I practiced at the awning  
9 company. They have it on the side of the building. I  
10 manually cranked it and put it out to the ten feet.  
11 The arms that are in like this, they just straighten  
12 but not completely straight.

13 We opted for not wanting a motorized option  
14 because I feel like things break when  
15 they're motorized. If I'm in charge, I can do it when  
16 I need to. This is not a rain guard. Like right now  
17 we would be pulling it in. It can't get mildewy and  
18 moldy. If it's really windy, we would have to pull it  
19 in as well. It's simply a shade solution for those  
20 beautiful days when it's just a little too hot to sit  
21 outside.

22 MR. HOWARD: How many of these are we  
23 talking about?

24 MS. DANIELS: Two.

25 MR. HOWARD: Just two?

1 MS. DANIELS: On either side of the stairs.  
2 Go straight up to High Thyme's doorfront.

3 MR. HOWARD: Can I ask you, they look a  
4 little bigger than four by four. At the end of the  
5 deck -- actually they have lights going to them now.

6 MS. DANIELS: They're posts, right. I  
7 don't know. They've been there. I've been at High  
8 Thyme for ten years. Been the owner for only a year  
9 or little over. I don't know why they're there.

10 MR. HOWARD: Right now they're kind of  
11 supporting, I guess, a strand of Christmas lights. I  
12 think it would look a little less cluttered if they  
13 weren't there, especially if they serve no purpose.

14 MR. WRIGHT: That's a matter of personal  
15 opinion, I suppose. I don't know whether we rule on  
16 that or not. Do we?

17 MR. HOWARD: Actually we're reviewing the  
18 way this looks, are we not?

19 MR. WRIGHT: No, we're reviewing the  
20 request for awning. Let me see what you're talking  
21 about.

22 MR. HOWARD: There's a couple of these --  
23 you know what I'm talking about?

24 MR. HERLONG: Posts.

25 MR. HOWARD: It's just holding up -- sort

1 of clutters the effect, if you ask me. I'm only  
2 thinking on your behalf here.

3 MS. DANIELS: The posts have -- the lights  
4 that we strung, you can pop them right off. So we  
5 utilized them as they were there.

6 MR. HOWARD: I mean, they're dead. They're  
7 just dead space.

8 MR. HENDERSON: Those are the lights that  
9 are mounted on the wire that can be unscrewed and  
10 taken off.

11 MS. DANIELS: Pop it right off.

12 MR. HENDERSON: I think it's just like a  
13 temporary treatment.

14 MS. DANIELS: Absolutely.

15 MR. HENDERSON: I think it's a temporary  
16 lighting treatment.

17 MR. WRIGHT: I don't think we should tie  
18 the removal or retention of those lights to the  
19 request for the awning.

20 MR. HOWARD: I'm simply making it a  
21 suggestion.

22 MS. SANDERS: Can we do that after this  
23 meeting, please.

24 MR. WRIGHT: Billy, do you have anything?

25 MR. CRAVER: I think it's great. I'm for

1 it.

2 MS. SANDERS: I'm good.

3 MR. WRIGHT: Donna.

4 MS. WEBB: I'm fine with it.

5 THE CHAIRPERSON: Mark, you already made  
6 your -- you okay with the awning?

7 MR. HOWARD: Yeah.

8 MR. HERLONG: I think they look great.

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

10 MR. CRAVER: Move we approve as submitted.

11 MR. HERLONG: Second.

12 MR. WRIGHT: All in favor?

13 (All board members stated aye.)

14 MR. WRIGHT: Call the meeting adjourned.

15 (The meeting was concluded at 6:45 p.m.)

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CERTIFICATE OF REPORTER

I, Lora McDaniel, Registered Professional Reporter and Notary Public for the State of South Carolina at Large, do hereby certify that the foregoing transcript is a true, accurate, and complete record.

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

Witness my hand, I have hereunto affixed my official seal this 30th day of April, 2015 at Charleston, Charleston County, South Carolina.



*Lora McDaniel*

\_\_\_\_\_  
Lora L. McDaniel,  
Registered Professional Reporter  
My Commission expires:  
September 18, 2016

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