

In the Matter Of:

Town of Sullivans Island v
In Re: Design Review Board

Sullivan's Island Design Review Board Meeting
March 15, 2017



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TRANSCRIPT OF TOWN OF SULLIVAN'S ISLAND
DESIGN REVIEW BOARD

MEETING OF: TOWN OF SULLIVAN'S ISLAND
DESIGN REVIEW BOARD
DATE: March 15, 2017
TIME: 6:00 p.m.
LOCATION: Sullivan's Island Town Hall
2050 Middle Street
Sullivan's Island, South Carolina
REPORTED BY: Jessica R. Dixon

A. WILLIAM ROBERTS, JR., & ASSOCIATES

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1 CHAIRMAN ILDETON: March 15, 2017.

2 Kat has asked me for the board members to state
3 their names for the new court reporter. So please,
4 Linda.

5 MS. SANDERS: Rhonda Sanders.

6 MS. BOHAN: Beverly Bohan.

7 VICE CHAIRMAN HERLONG: Steve Herlong.

8 CHAIRMAN ILDETON: Patrick Ilderton.

9 MS. PERKIS: Linda Perkis.

10 MR. WICHMAN: Bunky Wichman.

11 CHAIRMAN ILDETON: All right. The
12 preconditions terms have been met and received.
13 The items in question for the approvals of
14 February 2017. Is there a motion.

15 VICE CHAIRMAN HERLONG: Motion to
16 approve.

17 CHAIRMAN ILDETON: Everybody in favor?
18 1121 Middle Street, 1A.

19 MR. HENDERSON: This is Agenda Item C1.
20 It is a historic property design review at
21 1121 Middle Street. David Boatwright is here on
22 behalf of the applicants. It is a final approval
23 to modify a non-historic structure on the
24 designated property. What this means is the
25 property is located in Fort Moultrie Local and

1 National Register Historic District, and this is
2 also a historic structure on this property.

3 A little background on the property
4 itself. The historic structure contains four
5 nonconforming vacation rental units. This
6 single-family home is located behind that. It is a
7 highly altered structure. And so what the property
8 owners are requesting to do is to improve the
9 design of the structure and improving access to the
10 structure by way of the front access and rear
11 access. But there are no expansions of heated
12 square footage. There is no expansion of
13 recreational spaces and vents.

14 We looked at this during the last
15 meeting and I explained it was of legal
16 nonconforming use, and town staff came out of
17 permanent expansion. So to go through the request
18 and changes, they are requesting a roof
19 modification and a covered front access and rear
20 access. They are conducting some site
21 modifications. They are changing the location of
22 the driveway, and they are requesting to place a
23 semi temporary trailer on the second story deck.
24 So I will yield to the board members for any
25 questions and the applicants present from the zone.

1 CHAIRMAN ILBERTON: All right. David?

2 MR. BOATWRIGHT: I'm David Boatwright.

3 I'm representing the property at 1121 Middle Street

4 so you can see it is sort of a nondescript

5 building. I think probably the original cottage.

6 I think Joe described it pretty well. We are not

7 expanding anything.

8 In fact, we are mitigating to some

9 degree the nonconforming of things here.

10 Eliminating those exterior stairs and that widow's

11 walk, we are taking that down. We are having a

12 similar structure, but it is much lower than that.

13 We are changing the gable roof to a shed roof which

14 will come with solar panels. Which will be quite

15 invisible to the street.

16 As far as cosmetic right here, I'm

17 going to walk through these drawings here. But

18 that section shows that we are not adding any

19 volume by changing that shed roof. Those two

20 shaded areas are equivalent, and that allows for,

21 you know, the solar panels.

22 There is a new interior stairway there.

23 The vertical structure there on I guess -- that is

24 the south side it is slatted, and that will be gaps

25 to an inch, inch and a half. And it is really

1 meant as an exterior stairway more than anything.

2 I think it is a good idea to have egresses
3 from any house. Not sure what else to add.

4 I mean, I guess we are not addressing
5 the interior floor plan at this meeting. Only if
6 there are any questions regarding that.

7 MS. PERKIS: I've got one. What is the
8 material that we use outside?

9 MR. BOATWRIGHT: The siding will be
10 wood, matching the existing. I think it is called
11 Dutch, shiplap, or German. And the whole exterior
12 will be white painting and a new silver roof from
13 the side galvalume roof. So the whole effect will
14 be just white and silver.

15 There is an awning on the lower right
16 there, which is -- by eliminating the exterior
17 stairway. We made an entrance into the existing
18 carport where you can use that stairway to come up
19 to the first and second floors.

20 CHAIRMAN ILBERTON: Thank you, David.
21 Is there any public comment to this application?
22 Joe, anything to add?

23 MR. HENDERSON: I would just reiterate
24 the fact that this element here, the covered
25 staircase, would need to remain open air. And

1 there is one example of kind of a sliding staircase
2 on the island, especially in 15 and 16.

3 MR. BOATWRIGHT: That was a structure I
4 designed several years ago. It is also on Middle
5 Street.

6 CHAIRMAN ILDETON: All right. Rhonda,
7 do you want to start?

8 MS. SANDERS: I'm good. I think we
9 resolved everything that was questionable last
10 time, and I like your designs.

11 CHAIRMAN ILDETON: Beverly?

12 MS. BOHAN: I agree.

13 CHAIRMAN ILDETON: Steve.

14 VICE CHAIRMAN HERLONG: And so I guess
15 we will make it a more distinctive property. Quite
16 honestly, I think you are doing everything you can
17 within this ordinance, which is very restrictive.
18 If the ordinance allowed a little more I think you
19 can do more to make it even more attractive.

20 CHAIRMAN ILDETON: Yeah. I think it
21 is very state of the art. I like the design. Gives
22 that area a little pop. I think it is good. Duke?

23 MR. WICHMAN: I was not here. That is
24 fine. I like what I see now. So I'd leave it.

25 CHAIRMAN ILDETON: Linda?

1 MS. PERKIS: I changed my mind. First
2 of all, you are going to be using corrugated metal?
3 And I kind of -- oh, but okay.

4 MR. WICHMAN: I think the previous
5 architect is the guy who could design a shoe box.
6 It looks great. I like it and look forward to
7 seeing the results. Is this the final?

8 MR. BOATWRIGHT: The final.

9 MR. WICHMAN: Okay.

10 CHAIRMAN ILBERTON: Everyone in favor
11 say aye?

12 VICE CHAIRMAN HERLONG: I.

13 SECRETARY WRIGHT: I.

14 MS. BOHAN: I.

15 MS. PERKIS: I.

16 MS. SANDERS: I.

17 MR. WICHMAN: I.

18 CHAIRMAN ILBERTON: All right.

19 2 Citadel Street.

20 MR. HENDERSON: This is D1. This is a
21 non-historic property design located in Sullivan's
22 Island Local Historic and National Register.
23 Mr. Brian Wells is the applicant. He has requested
24 approval for this new home construction and the
25 modifications for principal building square

1 footage, principal building coverage, building
2 foundation height, and also the second story side
3 facade for side relief. And I can run through
4 those very quickly for you.

5 For principal building coverage, he is
6 requesting 14.5 percent principal square footage.
7 24.4 second story side setback relief and 100
8 percent on the south elevation, and then 6 inch
9 increase on the foundation plan.

10 Yield to the board for any questions and
11 defer to the application.

12 CHAIRMAN ILBERTON: Thank you. Yes,
13 sir?

14 MR. ADRIAN: Thank you. My name is
15 Joel Adrian, and I've worked with Brian on the
16 house. I guess I'd like to start with the site
17 plan for 2 Citadel. I'll just start with how we
18 looked at the siding.

19 Obviously, front of the address faces
20 2 Citadel, and then we got the two sides there. We
21 put the larger side setback standing to the
22 right-hand side of the property where we have an
23 adjacent neighbor. We have a smaller siding
24 setback of 15 feet, which could help create even a
25 larger buffer between the two houses.

1 And then when you look at that side
2 where Poe Street is. I think that house sits 30
3 feet from Poe, because of the large right of way.
4 So we feel like the location of the house is good.
5 It is not going to be overbearing on either -- any
6 property that is in the area.

7 So as far as the height clearance, the
8 only reason we are asking for the height clearance
9 is because it is in the V Zone. And in order to
10 get that, it requires clearance to the underside
11 structure, which we needed that additional height.

12 We have an 8-foot underside structure,
13 but that gives us just below the 2 feet to the
14 underside of that first floor.

15 MR. WICHMAN: Having a little bit of
16 trouble hearing you.

17 MR. ADRIAN: Do you want me to go over
18 the height again? It's 6 inches, because it is in
19 the V Zone. We have to have that clearance to the
20 other side of the structure. So as far as its
21 compatibility with the neighborhood -- I think Joe,
22 if you can bring up the aerial view of the houses
23 around.

24 And then we've got some nice 3-D of
25 Poe Street where you can see actually the proposed

1 structure in relation to the adjacent neighbor.

2 But when you look at the location and the houses
3 there on Poe Street and really within two blocks of
4 it, I think that the overall size is very
5 compatible with what is in that area.

6 Certainly, with the most adjacent
7 houses parked across the street, just to the right
8 on Middle Street so I think that overall, you know,
9 the balance being used are very standard or very
10 typical for the island with the metal roof for that
11 siding.

12 We lifted the elevations. There is an
13 intentional order of how the pieces go together.
14 You have the main mass of the house and there is a
15 little height with relation to the master suite
16 part, with that mass stepping down as it is swaying
17 from left to right. But I don't know that I have
18 anything else to add. Brian, do you want to?

19 MR. WELLS: Yeah. This is a house
20 for me and my wife and family, and I work with Joel
21 all the time. I did talk to the neighbor, Nate
22 Eugene, about the project. He is the one that is
23 to the right of that house. This one here. So it
24 is basically the same mass. So he likes the
25 project. He looked at the plans and feels good

1 about it. He is supportive of the project.

2 The former house used to face Citadel.

3 Just like the same or rotation we have here now.

4 Faced the park, just like we are proposing. So you

5 can kind of see on this picture the alley here on

6 Poe is very narrow. There are a lot of trees that

7 go between the house and Poe. It kind of faces the

8 backside. We are planning on leaving all of those.

9 So if you could -- on this photo, on

10 the left-hand side, that's Poe. It is a very

11 narrow street. And there is a lot of trees that

12 are between our house and Poe Avenue. I think it

13 is going to do a good job of screening it from the

14 backs of those.

15 The other thing I mentioned I just want

16 to make sure you got is, I talked to the neighbor,

17 Nate Eugene, and he is in support of the project.

18 And the former residence that was on this property

19 did face the park the same way we are proposing to

20 orientate this house.

21 CHAIRMAN ILDERTON: Anything to add?

22 Joe, any questions. Open to public comment.

23 MR. HENDERSON: I want to add that the

24 zoning ordinance requires that any new construction

25 house to face the ocean on the one condition -- if

1 there was previously a house oriented otherwise.
2 And so it was a brick ranch. I believe it oriented
3 towards the park, is the ordinance.

4 CHAIRMAN ILBERTON: All right. Steve?

5 VICE CHAIRMAN HERLONG: Well, I
6 remember when the neighbor's house came before the
7 board and I think its first version is a very tall
8 house and we recommended that we go to a one and a
9 half story style of home. And I think that has
10 been very successful over there on Middle Street.
11 And this house that you are proposing is similar.

12 It is a one-and-a-half-story-type
13 structure, which limits that vertical massing. The
14 only -- explain one thing.

15 You said that you needed an additional
16 height due to being in the V Zone, but it looks
17 like you are clear of the V Zone. I don't really
18 understand that reasoning. I mean, I'm wondering
19 if you can lower it slightly so you can still park
20 under the house, if anything.

21 I look at this image here, and it just
22 feels a little bit too tall at the latest areas.
23 So I'm just curious why you say it needs to be
24 higher because you are in the V Zone.

25 MR. WELLS: Yeah, and again -- correct

1 me if I'm wrong. My understanding is that for the
2 V Zone house they want 2 feet of clearance to the
3 underside of the structure. So I think I got 2
4 feet maybe 2 1/2feet, if you look at the elevation
5 sheet. Look at the elevation sheet. You should
6 see where we are at.

7 VICE CHAIRMAN HERLONG: I think if I'm
8 not mistaken, the town has a Plus 1 rule.

9 MR. HENDERSON: That is correct. There
10 is a 1 foot freeborn requirement, so that is a town
11 regulation. Now, the zoning ordinance also limits
12 the height of finished full elevation to go the
13 higher than 3 feet. So what the applicants are
14 requesting 3 feet 6 inches, and I think what Steve
15 is saying is why does it have to have that 6
16 inches?

17 MR. WELLS: Right. If you look at
18 that on the elevation sheet, you will see an 8 foot
19 1 1/2 dimension from the slab to the -- basically,
20 the bottom floor. I feel like that is the lowest
21 we can go and still have a functioning garage door
22 on the side. I think if you bring it down a couple
23 of inches and try to go 7 feet 6, but it is -- you
24 start to lose the functionality of the driveway.
25 And also, the other installations trying to make it

1 lower to where it goes a little bit from the
2 outside of the house the first couple feet.

3 VICE CHAIRMAN HERLONG: Well, one
4 detail -- you might try to take that sill detail
5 between the house and the latest and maybe add some
6 solid pieces to that sill detail which would
7 visually lower the latest. And maybe I think that
8 would improve the looks of the house. Just some
9 changes to trim detail.

10 I understand exactly what you are
11 saying about the garage, but in general I think it
12 is a very attractive home. Very similar in its
13 size to the neighboring home. They are asking,
14 however, 24 percent increase -- 24.4 percent
15 increase in the principal building square footage
16 on the interior lot. It is available. I think the
17 massing has been broken down. You got two separate
18 masses of structures linked. All of those things
19 reduce the mass. So I think I'm okay with it.

20 CHAIRMAN ILBERTON: I think because it
21 is broken up, that's probably why you need the
22 extra percentage because the mass is broken up.
23 Which is what we do know from what we see, as
24 opposed to one big massive building. I can see why
25 the extra percentage might be needed with those

1 houses and square footage. So I'm for it. Duke?

2 MR. WICHMAN: I'm okay with it.

3 CHAIRMAN ILBERTON: Linda?

4 MS. PERKIS: Well, first thing they ask
5 for is four modifications -- any place that asks
6 for four modifications, either the house is too big
7 or the lot is too small. I would prefer to see it
8 shrunk down so you don't have to ask for a
9 modification on this size. And you and your family
10 are going to live there?

11 MR. ADRIAN: Yes, ma'am.

12 MS. PERKIS: I hope you have a lot of
13 kids.

14 MR. ADRIAN: We do. We have a lot of
15 kids.

16 CHAIRMAN ILBERTON: Bunky?

17 MR. WICHMAN: I like it. I think it's
18 great. I think what Steve said -- if you can up on
19 the trim to drop the appearance of the height.
20 Also, it is showing it doesn't show any kind of
21 landscaping, any kind of plants, which would also
22 help bring it down as well. You are -- is it a
23 lapside; is that right?

24 MR. ADRIAN: Correct.

25 MR. WICHMAN: Is it all going to be all

1 wood or --

2 MR. ADRIAN: We are going to be doing
3 all hardy material on the siding.

4 MR. WICHMAN: All the way around. I
5 think the house is great and I think as Steve
6 pointed out the appearance and breaking the masses.
7 It is great. Good luck with it. It's good.

8 MS. BOHAN: I agree with Steve. I
9 think that it does feel a little taller. Maybe it
10 is the AutoCAD on the lines. But maybe that could
11 be brought down, but the sketches aren't really,
12 really indicative of the actual size of it. I
13 think sometimes they show more lines than actually.
14 I'm good. I think you made a lot of improvements
15 to the massing, and I think you've pushed to it the
16 limit. I think you've done a good job.

17 MS. SANDERS: I like it too. I think
18 it looks like the one behind, beside it, or on the
19 corner. I do want to put out that on calculations
20 where it says Total Coverage that it is over 29
21 percent maximum, which is fine. But you have
22 several post things that are not included. But
23 that is up to Joe in the future, I guess.

24 MR. ADRIAN: Thank you.

25 MR. HENDERSON: I want to clarify.

1 Make sure it doesn't go over that 30 percent.

2 MS. SANDERS: Well, just suggesting you
3 might want to consider it now because of that
4 issue. That's all.

5 CHAIRMAN ILBERTON: Do I have a motion?

6 MR. HENDERSON: Can I clarify. Are we
7 asking of a reduction of the 6 inches on the
8 foundation, or are we just asking for a redesign of
9 that foundation element?

10 VICE CHAIRMAN HERLONG: Change the
11 trimming detail.

12 CHAIRMAN ILBERTON: Do I hear a motion?

13 VICE CHAIRMAN HERLONG: Second.

14 CHAIRMAN ILBERTON: Second.

15 MS. SANDERS: Second.

16 CHAIRMAN ILBERTON: Everybody in favor?

17 VICE CHAIRMAN HERLONG: I.

18 SECRETARY WRIGHT: I.

19 MS. BOHAN: I.

20 MS. PERKIS: I.

21 MS. SANDERS: I.

22 MR. WICHMAN: I.

23 CHAIRMAN ILBERTON: Thank you.

24 MR. ADRIAN: Thank you.

25 CHAIRMAN ILBERTON: 2720 Goldbug.

1 MR. HENDERSON: Okay. This is another
2 non-historic property design review. It is into
3 Item D2. This property is located at 2720 Goldbug
4 Avenue. Ms. Heather Wilson is presenting this
5 exhibition. It is a single-family residence.

6 She is requesting modification to
7 principal building coverage, building foundation
8 height is 1 foot and principal building square
9 footage of 10 percent.

10 MS. WILSON: No, it is both of them.

11 MR. HENDERSON: Okay. So it is only
12 principal square footage.

13 MS. WILSON: I'm sorry. It is 10
14 percent.

15 MR. HENDERSON: Okay. So it is 10
16 percent requested for principal square footage and
17 principal building square footage, both within 10
18 percent, which is within your purview for granting
19 the modification. I'll go to you guys for any
20 questions.

21 MS. WILSON: This is the view from the
22 back and this is the view from the front. Sorry.
23 I'm used to holding paper and pointing. So it is a
24 small existing house that the owners have lived in
25 for a while. Two bedrooms, plus a small office

1 bedroom. They've got two kids. They would like to
2 expand. And then the gable addition to the right
3 is to add a larger functional kitchen and kid's
4 bedrooms upstairs.

5 You can see -- if you go to the right
6 there I have some photographs. I can come up there
7 and show you. It is a street view that has two
8 square houses on it. So in lifting that, we had
9 the challenge to try to balance the two-story
10 addition for that square house. We brought down,
11 we did some tables. We did the addition in
12 perpendicular fashion so that it is not
13 overwhelming on the street. And have the
14 wraparound portion on the corner to try to get the
15 masses together.

16 Likewise, porches on the back, and
17 there is a great view. So we want to capitalize on
18 that. And the two 3-D's on the front and along the
19 street there is a tremendous amount of vegetation.
20 We also have an email support from the neighbor.
21 We presented that plan and they are in favor of
22 that addition.

23 CHAIRMAN ILDERTON: Okay. Thank you.

24 HENDERSON: That email is under your
25 agenda. So I would also like to point out that it

1 is the right elevation you are requesting -- the
2 second story side setback relief in two areas. So
3 one is here closer to the street, and one is on the
4 back.

5 CHAIRMAN ILBERTON: Go ahead.

6 MS. WILSON: One other thing is I have
7 the elevations to hand to you on that porch where
8 you see the elevation on the right. Just to give
9 it a little more.

10 CHAIRMAN ILBERTON: Is there any public
11 comment? Yes, sir?

12 MR. BONE: I'm Paul Bone, and I own the
13 house to the left with my son. I just want to say
14 I wholeheartedly support this request. They need
15 the room. They have two children. They need a
16 couple of extra bedrooms.

17 CHAIRMAN ILBERTON: Okay. Thank you.
18 Any other public comments? Bunky, you want to
19 start?

20 MR. WICHMAN: Sure. You are going to
21 go on that back porch? And on the gable -- is that
22 a change?

23 MS. WILSON: Yes.

24 MR. WICHMAN: Okay. Great. And you
25 are? What side are you going to use?

1 MS. WILSON: Yes, the master of the
2 house.

3 CHAIRMAN ILBERTON: Linda?

4 MS. PERKIS: I'm good.

5 CHAIRMAN ILBERTON: Duke?

6 SECRETARY WRIGHT: I'm good. I think
7 it is a very good solution.

8 CHAIRMAN ILBERTON: Yeah. I think it
9 will be an attractive initiative to the
10 neighborhood. So I'm for it. Steve?

11 MR. HERLONG: I think it fits well.

12 MS. BOHAN: It looks like it's been
13 there for a long time.

14 MS. SANDERS: Very nice. It's awesome.

15 MS. WILSON: Thank you.

16 CHAIRMAN ILBERTON: Do I hear a motion?
17 Everyone in favor say I?

18 VICE CHAIRMAN HERLONG: I.

19 SECRETARY WRIGHT: I.

20 MS. BOHAN: I.

21 MS. PERKIS: I.

22 MS. SANDERS: I.

23 MR. WICHMAN: I.

24 CHAIRMAN ILBERTON: Thank you. 1730.

25 MR. HENDERSON: Okay. This is Agenda

1 Item E1. It is a historic special exception
2 requested, 1730. This will be third time that we
3 review this. We reviewed it previously during our
4 last meeting on January 18, and February 15 and
5 during our last DRB meeting on the 15th. The DRB
6 voted unanimously to defer this design review.
7 That the applicant presents alternative designs for
8 the front porch of the historic porch.

9 Also considered alternative design of
10 the rear addition that came along in the Turn of
11 the Century, 1900s. And also the applicants give
12 the board a chance to walk around the property and
13 review the structure. So they have modified their
14 design, and I can flip through those as needed.

15 CHAIRMAN ILBERTON: Okay. Thank you.
16 Yes, ma'am?

17 MS. BURTON: Well, I think that third
18 time is a charm. So I'm Rachel Burton from
19 Swallowtail, and what I would do is start with
20 the site plan. Talk to you about the site plan,
21 and then I want to show you the design that I have
22 shown on this drawing. So I would like you to turn
23 to (C)1.2.

24 And what I have shown on this drawing
25 is a hatched area that overlaps the porch and a

1 pool on the new home in the back. And the reason
2 I'm bringing this to your attention is that it is
3 really important for us to be able to develop this
4 site as a residential site where the special
5 exception is a 1200 square foot building and a new
6 home. And if we keep the back part of that
7 building we don't have enough to put a deck or a
8 porch and a pool in the back.

9 So it is a significant amount of area
10 we need to be working around. So I just wanted to
11 graph to show you what it looked like. So I'm
12 going to go back now to the elevations. In the
13 last meeting you asked for several items that we
14 considered and showed you what that looked like.
15 And I'm going to start with (A)2.0-A, and it is the
16 elevations and all the elevations showing the
17 design.

18 What I've done is changed the porch.
19 So we looked at the design for porch problems.
20 What the spacing and massing of the exposed draft
21 entails. And what I like about this is that we
22 have a shed at the front. It matches the shed roof
23 or the door in the back.

24 It is a big enough porch that you could
25 sit on it and watch the street. I feel like the

1 design of the porch is a little more -- I use the
2 word, masculine. But I mean a little more tough as
3 opposed to decorative which I think suits the
4 building better and allows us to have a big -- in
5 the back. So this is our liking scenario.

6 But you asked to see alternatives and
7 the second page shows the first alternative and
8 that is with the gable roof. So I used the same
9 proportion of massing of the side elevation and
10 made a gable roof in the front porch. I don't
11 think it is a good solution for a historic
12 structure to this roof.

13 I think it is the wrong shape and also
14 doesn't match our shed doors in the back. And it
15 is also not large enough that you could sit out on
16 the porch in the back. And it is also not large
17 enough that you could sit out on the porch and
18 enjoy the street view. But I wanted to show you
19 that would be what the massing is going to look
20 like. And I've shown the side views as well.

21 The third page of elevations is addressing
22 what happens at the back if we cannot demolish it.
23 And these are all options that we don't want to
24 have for various reasons. So the top one is
25 showing you the side view. If we need to keep the

1 later addition on the back, we have a very large
2 massing behind the building. So I'm showing the
3 left side elevation. And what I don't like about
4 it is that you can see on the bottom elevation. It
5 just takes up so much of the wall of the rear
6 elevation.

7 So it means we can't have our doors
8 across the back. So we can't have that little
9 light. We can't easily have the bay front windows
10 with those doors above. We blocked a lot of the
11 light of the view of this new residential leading
12 up to the backyard. And it is difficult to create
13 a really, really great special exception, combined
14 with the difficulty of then to meet our other goals
15 to make this property a viable solution for a
16 special exception for a new home if we have to keep
17 that at the back.

18 But you asked to see what happens if
19 we need to keep that at the back and I've shown you
20 all the elevation options telling you that we need
21 to keep all of it. And then the last sheet that I
22 gave you is just our ideal site plan. And it is
23 showing 1 1/2 story new home at the back. The new
24 residence.

25 It is showing our special exception

1 historic structure where we really tried to address
2 your design comments and use them constructively to
3 improve the design. I'm showing a new garage. I
4 honestly don't know if we want to use it, but
5 wanted to include it in case we do, and I'm showing
6 that we would like to demolish the rear piece. And
7 you've been on our site. You've seen what it looks
8 like.

9 In previous meetings I described where
10 there is precedence on the island. Where the rear
11 of a historic structure has had alterations and
12 demolitions to facilitate the home growing
13 residential requirements that are changing the
14 industrial beast. So I welcome your comments.

15 CHAIRMAN ILBERTON: Is there any public
16 comments for this application?

17 The public section is closed. Beverly,
18 you want to start.

19 MS. BOHAN: I see your point on the
20 gable front porch. I understand. I'm sure the
21 exercise is arduous. I see the point. I'm still
22 struggling with the front porch, and something
23 about it that I can't get past a little bit. I do
24 feel like this rear addition structure probably is
25 not to be considered historic.

1 I think preserving the front is more
2 important. So I would say I would pass on
3 improving the front porch. The rest of it I'm okay
4 with.

5 CHAIRMAN ILDETON: Rhonda?

6 MS. SANDERS: I'm kind of the opposite,
7 actually. I think there are a purpose of the back
8 and I think there is creative things that can be
9 done with it. I have some great thoughts, but I
10 would consider it heated.

11 CHAIRMAN ILDETON: Steve?

12 VICE CHAIRMAN HERLONG: When you look
13 through the structure, yes. There are so many old
14 timbers, but every vertical wall looks like it's
15 been highly altered or new construction and
16 non-historic. It is altered at best. In addition,
17 on the back I'm much more comfortable agreeing with
18 that I think it is probably regarding that front
19 porch detail.

20 I think it is the drawing. Maybe you
21 should -- the darkness of the shading of the roof,
22 it is dark-colored. It may be graphics, but I
23 think because of that, that a shed roof is the
24 right style of roof to put on that side elevation.
25 I'm in favor of this.

1 CHAIRMAN ILBERTON: Yeah. I think it
2 is fine. I think any improvement to that
3 structure, as I mentioned is going to be good and
4 in respect and I'd like a porch presence. I'd
5 rather see some porch than no porch. So I do like
6 a porch presence on the house. It is just a kind
7 way of presenting itself to the street as well as
8 to the people. So I'm for it, thank you.

9 CHAIRMAN ILBERTON: Duke?

10 SECRETARY WRIGHT: I'm for it. I've
11 experienced this in my past life where porches of a
12 historic structure is taken off because of change,
13 use, and new additions. So I'm in favor of
14 removing the rear structure and I like the design
15 that is on the screen now of the front, and I think
16 you've done a good job on that.

17 MS. PERKIS: I've gone back and forth
18 on this for three months. I've driven by. I
19 walked by it. I know about more buildings than I
20 ever wanted to know in my entire life. This is
21 where I'm going in a conundrum. The back part was
22 built in 1905 we think. The part we want to
23 remove. We want to remove an old part so we can
24 build something new, and that is the whole bottom
25 line.

1 If we want to remove something, we can
2 build a new one. And yet if we look back in the
3 history of our island, it was a fort. That's our
4 history. Also I did a little research. The
5 officer's cars were born in 1905. The Band Stand
6 was built in 1905. There were a lot of things
7 happening. We are a fort community that's what we
8 were. Yes, I like what you've done. I would
9 like -- well, I'm not an architect and I would have
10 to defer to the experts on that. I would like to
11 keep that back part, even though I know I'm going
12 to have it outvoted. And have it look like an open
13 garage, but nicer.

14 I just want to be able to pull your
15 cars in, pull them out. I understand with the
16 rendering and how it would affect the little house
17 that you want to do. So I'm open. I'm sure when
18 the vote comes, I'll vote for it. I just think
19 once we remove it we can't go back. That is the
20 bottom line. And it is only a fort building.

21 George Washington didn't sleep there,
22 and Abraham Lincoln didn't emancipate the slaves
23 there, but it was part of the fort. And the more
24 we lose, the more we won't have. That's the only
25 thing and we can't save it.

1 SECRETARY WRIGHT: You gave us a site
2 plan. I want to agree with what you are saying,
3 but I think in the broader context of improving the
4 environment, this property is going to move in the
5 process. So looking at it in that dark sense given
6 your concern about the removal of the addition, I
7 know it is a historical part and it is important.

8 MS. BURTON: I really do appreciate
9 your comments. I know it is a historical part, and
10 there is just two points.

11 One is what Steve said. There is very
12 little there that has some architectural and
13 historical value. More importantly the site plan
14 that is up shows that when you keep the back, even
15 if it is an open garage, even if it is a pavilion,
16 whatever it is. Also, what we can do is build a
17 small footprint for the new home.

18 And I think it is really important that
19 we look into a 1 1/2 story home, which means that
20 it is a slightly larger front lift and mass, so
21 that it is not towering over a historic structure.
22 And it honestly means there is no space left over
23 on the site and we can't ask for an exception. So
24 if that piece on the back is just so such a big
25 area and it doesn't have tremendous value even

1 though the trusses were there in 1905.

2 CHAIRMAN ILDETON: All right. Thank
3 you.

4 MS. PERKIS: I see exactly what you are
5 saying. I get it.

6 CHAIRMAN ILDETON: Bunky?

7 MR. WICHMAN: I think the gable roof
8 look is ugly. The shed roof is nicer too. Did you
9 change the pitch on the shed roof?

10 MS. BURTON: I did look at changing the
11 pitch. I had adjusted where it hit on a slope. I
12 adjusted where it made the wider choice spaces
13 thicker and the space wider. And I changed the
14 design of the columns so they were wider and just
15 had less, so they were just a little more like
16 medium. I thought that kind of plainness suited
17 the massing.

18 MR. WICHMAN: I think it is an
19 improvement and I think the screened in room is
20 great. My opinion, with all due respect to the
21 present owners, you know -- it wasn't part of the
22 original structure. And it was, you know, it was
23 an add on. And Steve and I inspected it there
24 and -- yeah. I mean, it is well done. You can see
25 where the dividers are, but it should be -- the

1 original building should be free of that
2 attachment, in my opinion.

3 CHAIRMAN ILBERTON: All right. Do I
4 hear a motion?

5 MS. SANDERS: Can I ask a question, I'm
6 good. I just have a question. Mr. Anderess, I
7 think -- did you say that you guys filled that in
8 the back to level it up? Did you at one point say
9 that you filled that in? Duke mentioned something.

10 MR. ANDERESS: The rear section, the
11 floor was lowered, and my dad I think put --

12 MS. SANDERS: Well, Duke said -- we
13 were looking at pictures in the hall and said it
14 was possibly an old stable in 1900?

15 MR. ANDERESS: No. The stable was
16 further down the street where --

17 MS. SANDERS: I was just curious.

18 CHAIRMAN ILBERTON: -- we've got a
19 motion made?

20 MS. SANDERS: Second.

21 SECRETARY WRIGHT: Second.

22 CHAIRMAN ILBERTON: The special?
23 Everybody in favor?

24 VICE CHAIRMAN HERLONG: I.

25 SECRETARY WRIGHT: I.

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MS. BOHAN: I.
MS. PERKIS: I.
MS. SANDERS: I.
MR. WICHMAN: I.
CHAIRMAN ILDERTON: Great. Thank you.
All right. We are adjourned.
(The meeting was concluded at 7:00
p.m.)

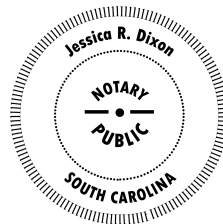
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CERTIFICATE OF REPORTER

I, Jessica R. Dixon and Notary Public for the State of South Carolina at Large, do hereby certify that the foregoing transcript of Ray Crews was taken by me and transcribed by me and 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.

In witness whereof, I have hereunto set my hand this 15h day of March, 2017 at Mount Pleasant, South Carolina.



A handwritten signature in black ink, appearing to read "J. Dixon", positioned to the right of the notary seal.

Jessica R. Dixon
Court Reporter
My Commission Expires:
01/27/2027

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