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SULLIVAN'S ISLAND DESIGN REVIEW BOARD

HEARING BEFORE: DESIGN REVIEW BOARD
DATE: SEPTEMBER 18, 2013
TIME: 6:00 PM
LOCATION: Town of Sullivan's Island Town Hall
2050-B Middle Street
Sullivan's Island, SC
REPORTED BY: MARIA D. DEMPSEY, Registered
Professional Reporter

A. WILLIAM ROBERTS, JR., & ASSOCIATES

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1 APPEARANCES :

2

3 PAT ILBERTON, CHAIRPERSON

4 DUKE WRIGHT, BOARD MEMBER

5 STEVE HERLONG, BOARD MEMBER (RECUSED FOR 2630 I'ON

6 AVENUE AND 813 MIDDLE STREET)

7 DONNA WEBB, BOARD MEMBER

8 MARK HOWARD, BOARD MEMBER

9 RHONDA SANDERS, BOARD MEMBER

10 BILLY CRAVER, BOARD MEMBER

11 JOE HENDERSON, ZONING ADMINISTRATOR

12 KAT KENYON, CLERK/PERMIT TECH

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1 MR. ILDERTON: All right. It's six
2 o'clock. Hey, we're ready to start here. Approval
3 of the minutes, do I hear a motion to approve
4 minutes?

5 MS. SANDERS: Motion to approve.

6 MR. CRAVER: Second.

7 MR. ILDERTON: Discussion? Everybody in
8 favor.

9 DESIGN REVIEW BOARD: Aye.

10 2630 I'ON AVENUE - RODD HEINLEN

11 MR. ILDERTON: All right. 2630 I'On.

12 MR. HERLONG: I'm recusing myself from
13 this and the next.

14 MS. KENYON: Thank you.

15 MR. ILDERTON: What do you think?

16 MR. HENDERSON: Ready?

17 MR. ILDERTON: Ready.

18 MR. HENDERSON: All right.

19 MR. ILDERTON: Shoot.

20 MR. HENDERSON: Thank you, thank you.

21 2630 I'On is the first agenda item, Mr. Rodd Heinlen
22 of Herlong & Associates. The applicants are
23 requesting final design approval for a detached
24 garage of 400 square feet with a lean-to structure
25 connected to it that will extend toward the left

1 property line. This lean-to will be approximately
2 235 square feet. The applicants are requesting
3 relief from two sections of the zoning ordinance.

4 The first is a 40 percent relief from
5 the side setback for the boat storage structure, a
6 reduction from 10 feet to 6 feet. The request is
7 compliant with that section of the zoning ordinance.

8 And also a 15 percent relief from the
9 finished height for this structure, increasing the
10 height from 18 feet to 20 feet.

11 The staff recommends approval of these
12 provisions for meeting the ordinance requirements,
13 provided it meets the designed standards for
14 neighborhood compatibility.

15 MR. ILDERTON: Right.

16 MR. HENDERSON: And I'll turn it over to
17 Rodd here to make his presentation.

18 MR. HEINLEN: Rodd with Steve Herlong's
19 office. We're representing Tim Watterson on this
20 property. This 2630 is -- I don't know if you know
21 this, but this is Steve's old house from year's
22 back. The garage burned down at some point, I think
23 a couple years ago. And what we are proposing is to
24 build a similar structure in basically the footprint
25 of the old garage.

1 This is the main house. And I'On is
2 here. There's a cottage back here. And the new
3 garage will be here. I think you can see on your
4 site plans that the dotted line is the footprint of
5 the old structure.

6 We're asking for -- as Joe said, we're
7 asking for a side setback relief of four feet that
8 will just be a shed for boat storage on that side,
9 not an actual volume over there.

10 We're also asking for height relief.
11 The allowable height on this kind of structure is
12 18 feet if you have a seven-twelfth pitch or
13 steeper. We have a 12 and 12 pitch, and we're
14 asking for an additional 32 inches. With a steep
15 pitch, we're only really talking about this small
16 triangle above the height. And we're doing that so
17 we can get a little bit of storage space up in the
18 loft of this.

19 We have -- you know, again, we've put a
20 shed on this side for boat storage. From the street
21 view, you would see this with the barn doors and
22 some doors here for the boat storage.

23 Visibly from the street, you only get a
24 sliver of this. We put two shed dormers up in the
25 loft area. And we also have a wood storage and a

1 shower on the back side.

2 I think on your elevations, I think the
3 shed on the boat storage side was very behind the
4 wall. So this is actually the boat storage area
5 would look like this. And the shower and the wood
6 storage would be right there. So, I think that's
7 it. We're only asking for those two things. We
8 feel like it would be an asset to the neighborhood.
9 The materials supported that with a 5 V-crimp roof
10 on it. The gables are going to be lap siding. Wood
11 doors for the garage shed door.

12 MR. ILDERTON: Great. Thank you.

13 So any public comment for this
14 application? No public comment, then the section is
15 closed.

16 You need to add anything?

17 MR. HENDERSON: No, sir. I've actually
18 passed around some contextual photographs that show
19 the surrounding plant material and tree line along
20 the property line, and also some photographs of the
21 architecture of the home.

22 MR. ILDERTON: Right. Billy, you want
23 to start this?

24 MR. CRAVER: Yeah. I'm very familiar
25 with this property. Walk by it all the time. Don't

1 have a problem with it at all. I think it's well
2 done.

3 MR. ILDERTON: Rhonda?

4 MS. SANDERS: Ditto. Same thing. It
5 looks straight.

6 MR. ILDERTON: Mark?

7 MR. HOWARD: I assume the reason to go
8 over four feet is because you're trying to line up
9 with the existing drive?

10 MR. HEINLEN: Yes, that's -- that's one
11 of the main reasons. The other is, you know,
12 there's plantings here and the pool is here, so the
13 further we push this thing over, there's a --
14 there's a fairly large tree here, so -- and we feel
15 like it's -- it's pretty low impact on that side
16 with just the shed, you know?

17 MR. ILDERTON: Mary?

18 MS. WEBB: Definitely.

19 MR. ILDERTON: I'm very good with it.
20 It's a good looking structure.

21 Duke?

22 MR. WRIGHT: Yeah, I have no trouble
23 with it at all. Did it very well.

24 MR. ILDERTON: Do I hear a motion?

25 MR. CRAVER: I move we give final

1 approval.

2 MR. WRIGHT: Second.

3 MR. ILDERTON: Everybody in favor?

4 DESIGN REVIEW BOARD: Aye.

5 MR. ILDERTON: I'm going to back up a
6 little bit. I didn't recognize the Board here, and
7 we'll have to go to the minutes. It's completely my
8 fault. But the members in attendance of the Board
9 are Duke Wright, Pat Ilderton, Mary Webb, Mark
10 Howard.

11 MS. WEBB: Donna.

12 MR. ILDERTON: Donna Webb. Donna,
13 excuse me.

14 MS. WEBB: It's okay, you got it right.

15 MS. SANDERS: Mark.

16 MR. ILDERTON: Mark Howard. I'm all
17 flustered because we all have a sequence here.

18 Rhonda Sanders and Billy Craver.

19 All right. Been doing this for like
20 eight years, you know. All right.

21 813 MIDDLE STREET - RODD HEINLEN

22 MR. ILDERTON: The next one, 813 Middle
23 Street.

24 MR. HENDERSON: Mr. Chairman, this is a
25 request for a vacant property at 813 Middle Street.

1 Herlong & Associates requesting approval,
2 preliminary design approval for a new single family
3 detached residence, and also a detached accessory
4 structure. The home is proposed at 3848 square
5 feet, and the detached structure is 441 square feet.
6 The applicants are requesting relief from four
7 sections of the ordinance.

8 The first is principal building
9 coverage, requesting 12 percent relief. Principal
10 building square footage at 24 percent relief.
11 Accessory structure setback relief of 40 percent.
12 And also principal building -- excuse me -- 2122
13 side facade setback relief. And this was -- this is
14 a new request from what I sent to you in your staff
15 reports.

16 Essentially, they are requesting relief
17 from the provision that requires you to set back the
18 second story two feet, where the width of that
19 facade extends more than 10 feet in width and...

20 MR. HOWARD: Which side is this on?

21 MR. HENDERSON: This is on the right
22 side facade, if you're looking at it from the
23 street.

24 MR. HOWARD: As it's drawn here though.

25 MR. HENDERSON: Yes, sir. So all of the

1 requested relief meet compliance with the zoning
2 ordinance provisions, and staff recommends approval,
3 provided it meets the standards for design
4 compatibility with the neighborhood, and I'll turn
5 it back over to Rodd.

6 MR. HEINLEN: This one is a little
7 larger than the garage. This is down at the end of
8 the island where the -- where the new developed I'On
9 area is. It's on the corner of the Star Of The
10 West. And it's sort of -- you know, it sort of
11 defines that, that new area we're going into, this
12 six or seven homes that are being developed.

13 We've oriented the house out towards the
14 view of the harbor and out towards Fort Sumter. You
15 can see the outline here and the photograph, both
16 from above. The larger site plan is down here.

17 You basically have the main structure in
18 the center. We tried to break the volumes down, so
19 we put the main structure here in the center. We
20 have a one-story master suite structure on the left
21 side, and then the two-story guest wing. And the
22 there's a media room on that side.

23 We've also separated the garage, which
24 is -- we feel more like some of the older Sullivan's
25 Island homes, so where they have the outbuildings.

1 And we feel like by doing that, we've been able to
2 anchor with this corner the lot and create more of a
3 private courtyard area in the center. And we feel
4 going into this new sort of development, sort of
5 a -- sort of a guard house piece, a new piece of
6 architecture there on the corner I think will -- we
7 feel it's going to enhance that, that whole
8 development back there.

9 We're using several island details on
10 the home, including covered porches. You'll see it
11 better on that. Covered porches. Large overhangs.
12 Open tail rafters. Metal roof, probably a -- it
13 will be some sort of a standing seam roof. We've
14 used hipped roofs to sort of lower that scale again.
15 Nine over one window configurations, lattice space
16 all pretty particular typical island detailing.

17 The view that you get here, the
18 bird's-eye view is from the east with the harbor on
19 the left side. We're doing a disappearing edge
20 pool. We're stepping down a small terrace and then
21 down -- down to the -- grade with stairs.

22 We are asking for -- as Joe said -- four
23 different things. We don't feel like any of these
24 things are -- are large primary building coverage
25 we're asking, which is the heated footprint of the

1 building, we're asking for an additional 12 percent.
2 For the principal building square footage, which is
3 the heated square footage total, we're asking for
4 24 percent. The DRB can grant the 25 percent. We
5 feel like these two increases have to do with the
6 size of the house.

7 And down at this end of the island, as
8 you can see by the aerial photograph, many of the
9 homes along here, the new homes and the home that's
10 going to be built on the one acre lot out here are
11 all of the same size and scale or larger than what
12 we're doing. So we feel like with the -- with the
13 detailing and the separation of the massing that we
14 fit right in with the fabric at that end of the
15 island.

16 The other two things that we're asking
17 for is relief for -- it's the side facade setback
18 that Joe alluded to. This is the elevation that
19 that pertains to, which is this elevation here.
20 That elevation is going to -- it really doesn't have
21 a neighbor. That house is going to be built way
22 over here. So we feel like there's not going to be
23 a huge impact on that home.

24 The other thing that we're doing is --
25 is we're lowering the plate height of that floor to

1 about seven feet, and then we have the gable dormers
2 popping up on that side. So we've already broken it
3 up vertically here. We're just talking about these
4 pieces and these pieces. And what with we'd like to
5 do is eliminate that two-foot setback, and feel like
6 we've addressed that by doing dormers and lowering
7 plate height on that.

8 The last -- the last piece that we're
9 asking for relief on is the garage setbacks. And
10 what the DRB is -- they're allowed to grant up to
11 40 percent on that side setback. What we fall into
12 on this particular lot is -- is we're not allowed to
13 be within 30 feet of the paved road.

14 And what we would like to do is move the
15 structure so that we're within 23 feet of this road,
16 and then 23 feet of -- of the side road. It gives
17 us a little more space to get the cars in there. It
18 gives us a little nicer space in here. And, you
19 know, again, we feel like it's going to anchor that
20 corner of the lot.

21 So, you know, all those things being
22 said, we feel like the massing and the scale in that
23 particular neighborhood, with some of the detailing
24 that we want to do on it, it's going fit in nicely.

25 MR. ILDERTON: Great. Thank you. Any

1 public comment on this application? Yes, sir?

2 MR. MORRIS: Question. Larry Morris.

3 We have a home under construction at 808 Star Of The
4 West, and when we bought these properties, the
5 Hagertys and the homeowners were to approve designs
6 before we came to the city, and we have not seen
7 this design. I'm sure it's very good, but we
8 haven't seen it before tonight. So it would be nice
9 if we took a look at it.

10 MR. ILDERTON: Well, yeah, feel free to
11 do that. Apparently, that stipulation would have
12 normally been filed as an HOA, like a homeowners
13 association stipulation that you might have bought
14 that property under. But I guess it was never filed
15 to where we would have now a job or control of that,
16 that agreement you had. But certainly, that's what
17 tonight is for, is for you to look at the plans and
18 to comment on it or ask questions.

19 MR. MORRIS: Okay. We haven't seen the
20 house. It sounds good, but we haven't seen it.

21 MR. HEINLEN: Here's some.

22 MR. MORRIS: Thank you.

23 MR. ILDERTON: And we can go on with
24 discussion and look it and we'll -- we can bring you
25 in later on for your comment, if you'd like to make

1 any, too.

2 MR. MORRIS: Okay. Thank you so much.

3 MR. ILDERTON: So we won't exclude your
4 observations.

5 MR. HENDERSON: And also, please keep in
6 mind that this is a preliminary review of this plan
7 and not final approval.

8 MR. ILDERTON: Right. Do you have
9 anything to add, Joe?

10 MR. HENDERSON: No, sir.

11 MR. ILDERTON: Okay.

12 MR. HENDERSON: I think that was
13 accurate.

14 MR. ILDERTON: Duke, do you want to
15 start?

16 MR. WRIGHT: Just refresh my memory, how
17 many lots are down there? On the north side, there
18 are four lots there, I believe, and then --

19 MR. HEINLEN: Six total. Four and two.

20 MR. WRIGHT: Four and two. And that's
21 called the --

22 MR. HEINLEN: Star.

23 MR. WRIGHT: -- Star Of The West.

24 MR. HEINLEN: Yes.

25 MR. ILDERTON: But it's not -- it's not

1 a -- they put a name on the street. So there's
2 no -- not only historical or -- and there's no
3 architectural designation that this -- I don't think
4 there this.

5 MR. WRIGHT: I agree.

6 MS. KENYON: At this point.

7 MR. WRIGHT: There are -- still, there
8 are three remaining lots being built.

9 MR. HEINLEN: This one, I think, is in
10 review right now; is that right, Joe?

11 MR. HENDERSON: That's correct. We're
12 reviewing that property currently.

13 MR. WRIGHT: It will come to the Board
14 later.

15 MR. HENDERSON: No, sir. They're
16 actually currently meeting all the requirements.
17 Yes.

18 MR. WRIGHT: Okay. And there's no
19 formal HOA agreements among the five owners now.

20 MR. MORRIS: There was on our closing
21 documents, but the house looks beautiful to us, and
22 we like the way it's sitting. It's nice to see it.

23 MRS. MORRIS: There's recorded covenants
24 and restrictions. They're recorded.

25 MR. WRIGHT: Speaking for myself, I

1 generally question big, for the sake of big, but I
2 know what's going on down there, and I think large
3 is okay, in my view. For the design, I think
4 Herlong has done a good job of making it look
5 smaller in terms of exterior architecture.

6 Is this little piece of land right --
7 north right there, that little -- who owns that? Is
8 that --

9 MR. HEINLEN: It's part of this.

10 MR. WRIGHT: Oh, it's part of that
11 tract.

12 MR. HEINLEN: Yeah.

13 MR. WRIGHT: Okay. So there would be
14 nothing there. Okay. I'm fine.

15 MR. ILBERTON: Yeah, it's really a
16 rather small house considering some of the houses
17 we've seen lately, 3800 square feet. And I like the
18 low profile over there, that caught me right away.
19 But the seven-foot plate height that you mentioned
20 is a great way to lower the mass of a house, and it
21 complements this particular design here, doing that.

22 So I think it's going to -- it's going
23 to be a good addition down, especially because it's
24 going to be the start of the new structures that you
25 see.

1 Donna?

2 MS. WEBB: I don't have much more to add
3 to that. I think it looks good. I ride my bike
4 down there all the time, and I see the other houses,
5 and I think that square footage on the size of the
6 lot is appropriate for the lot.

7 MR. ILDERTON: Mark?

8 MR. HOWARD: Well, speaking preliminary,
9 I guess it's a drawing, but my first response when I
10 looked at the first drawing is, this is fairly large
11 and coming at me. I don't know whether it's just
12 the angle. I mean, I would be more inclined to want
13 to -- I don't know -- push this back somewhat versus
14 letting the accessory building come even closer. I
15 would be more inclined to want to push it back. I
16 realize the size isn't that large. It just seems to
17 that being large.

18 One of the nice things you talk about,
19 that particular point, I think this house fits in
20 probably very well. But if you go down the rest of
21 the street, one thing that I find nice about those
22 homes is their fairly large footprint on the harbor
23 itself.

24 But the front of the house actually make
25 those homes look fairly small. And this one

1 actually just does the opposite by widening out.
2 And I realize we're -- you know, we're dealing with
3 that particular lot, but it does seem to come
4 forward a bit to me, calling attention to itself by
5 this widening.

6 I don't -- I don't know that there's
7 anything that you could do about that, but speaking
8 preliminary, I wonder if we could maybe with even
9 just landscaping. But the house does seem to come a
10 bit forward to me and large a bit.

11 MR. HEINLEN: I think -- you know, I
12 think one of the challenges that we have is it's a
13 half acre lot, but it's not a rectangular lot like
14 we're used to on Sullivan's Island. So, you know,
15 it comes to sort of this pizza shape here, and we
16 were -- we were fairly restricted, you know, in this
17 area.

18 I think what these three pieces are
19 going to do, I think those are -- those are really
20 only 22 feet wide. I mean, they're going to read as
21 a very small volume.

22 MR. HOWARD: Let me ask you: When you
23 first did the design, the accessory building, you
24 originally set that on the plat within the setback
25 limits, and that didn't work somehow?

1 MR. HEINLEN: Well, no. We put it here
2 from the beginning.

3 MR. HOWARD: Okay.

4 MR. HEINLEN: Not only for to make it --
5 to make it easier to bring a car in, but also, this
6 is really their only -- going to be their only sort
7 of outdoor space, and we wanted to sort of give that
8 as large as we could and give them some privacy,
9 because this is going to be a -- I mean, you know,
10 six other homeowners are going to be driving back
11 here looking at your so-called backyard that's your
12 front yard.

13 So those were some of the thoughts that
14 we had going in, and we don't feel like 23 feet off
15 the pavement is very close, you know.

16 MR. HOWARD: Well, you have a turnaround
17 asphalt, the driveway, that's even closer. The
18 turnaround coming out the garage, that's even closer
19 to the road there, right?

20 MR. HEINLEN: Yes, it is. Yes.

21 MR. HOWARD: Anyway, those -- some of my
22 preliminary observations.

23 MR. HEINLEN: Yeah.

24 MR. HOWARD: Rhonda?

25 MR. ILDERTON: Rhonda?

1 MS. SANDERS: There's nothing on here
2 for driveway and walks. Does that mean it's all
3 pervious?

4 MR. HEINLEN: It's all within the --

5 MS. SANDERS: Is it pervious?

6 MR. HEINLEN: -- square footage.

7 Yes, it's all going to be pervious.

8 MS. SANDERS: Do you know what the --
9 the intent to use?

10 MR. HEINLEN: I'm assuming pavers, but I
11 don't know that for sure.

12 MS. SANDERS: On the principal building
13 square footage on the front page, it says 5617, and
14 on the second page where it says lot coverage, it
15 says 5176. Is that a transposition or not?

16 You see what I'm saying?

17 MR. HEINLEN: Say that again.

18 MS. SANDERS: On Form B, the total
19 principal building square footage is 5617.

20 MR. HEINLEN: Right.

21 MS. SANDERS: On lot coverage on the
22 next page, Form C it says 5176.

23 MR. HEINLEN: Principal -- it's 17. One
24 includes the garage that's unheated.

25 MS. SANDERS: Shouldn't those be the

1 same numbers? Can they be the same numbers?

2 MR. HEINLEN: Principal building square
3 footage is the heated square footage.

4 MS. SANDERS: Okay.

5 MR. HEINLEN: What they've asked for --
6 on the first page, they ask for the ancillary
7 building for some reason.

8 MS. SANDERS: Well, I subtracted that
9 and I don't come up with the same number, that's why
10 I'm just wondering if it's a transposition. I come
11 up with a different number altogether.

12 MR. HEINLEN: You mean when you subtract
13 the 441?

14 MS. SANDERS: Right.

15 MR. HEINLEN: I'm sure that's my
16 mistake.

17 MR. ROBINSON: Well, that's why I was
18 wondering if it's a transposition.

19 MR. HEINLEN: I will check that and get
20 back to you on that.

21 MS. SANDERS: I guess my -- I understand
22 it's a half acre lot, but my first thought is -- you
23 know, you said they want to have privacy, and I
24 don't know how -- if it's going to be driveway --
25 you can have -- you know, that square footage of

1 driveway, I don't care if you use pavers or whatever
2 pervious, it's an awful lot of driveway, instead of
3 trees or something that would give you privacy. I
4 mean, you can't -- driveway your see through.

5 MR. HEINLEN: No, when I -- yeah, when
6 I -- I mean, when I talk about privacy in that
7 so-called courtyard, I'm talking about some sort of
8 perceived privacy by having a building at that end
9 of the lot. Certainly, there's going to be
10 landscaping around the side.

11 MS. SANDERS: That's my comment.

12 MR. ILDERTON: Billy?

13 MR. CRAVER: I actually think, Rodd,
14 y'all did a great job. I mean, the whole idea on
15 the -- having the allowances was to -- if you've
16 broken up the mass enough so that it didn't look
17 like a big clunky box, that you'd qualify for it.
18 And I think you've done a fabulous job of not having
19 this thing look like this big monster castle sitting
20 in the middle of a piece of property.

21 You got a pentagon shape piece of
22 property, which is hard to -- hard to attack, to
23 start off with. You've made it somewhat eclectic in
24 what I'll call a Sullivan's Island tradition of not
25 doing the same thing twice. And here, I think

1 you've met your requirements to get those -- that
2 relief. You know, fix your math error, whatever it
3 is, if it is an error. I think it's a good design.
4 I like it. I'm all for it.

5 MS. SANDERS: I'm sorry, and I like the
6 design too. It's just the numbers things are
7 bothering me. So on impervious coverage, where is
8 accessory building included? Is it on Form B,
9 Section 21-26?

10 So if it's not -- if it's not -- if
11 accessory building is not included in principal
12 building coverage. It covers porches, decks,
13 patios, pools, driveways and walks. Nothing --
14 well, then where is accessory building in impervious
15 coverage? I don't think it's included.

16 MR. HOWARD: There's a pool in there --

17 MS. SANDERS: Yes.

18 MR. HOWARD: -- as impervious?

19 MS. SANDERS: I'm just trying to save
20 some green space, and that's what we're supposed to
21 be doing here. And I'm just trying to make sure the
22 numbers make sense.

23 MR. HEINLEN: Right. Well, I --

24 MR. ROBINSON: And it's not -- it's
25 probably not you. It's probably these forms we

1 still struggle with. But you see what I'm saying?

2 MR. HEINLEN: Yes, I definitely struggle
3 with these forms.

4 MS. SANDERS: Joe, do you think --

5 MR. HENDERSON: Yeah, I think --

6 MS. SANDERS: How is it included?

7 MR. HENDERSON: -- the garage is an
8 exception. It states in this Section 21-26, that
9 is, the garage is an exception of the coverage area
10 only if the finished elevation of the floor of the
11 house is under 6.5 feet in height. So it should be
12 included --

13 MS. SANDERS: In the impervious
14 coverage.

15 MR. HENDERSON: -- in the impervious
16 coverage.

17 MS. SANDERS: Right.

18 MR. HENDERSON: However, it should not
19 be included in the principal building square
20 footage, which is what I think you did. When we're
21 talking about principal square footage, that should
22 be eliminated from that calculation. So I think
23 we're okay on that.

24 MS. SANDERS: But should be included in
25 the impervious --

1 MR. HEINLEN: Well, the principal
2 building square footage is heated square footage.

3 MS. SANDERS: Right.

4 MR. HEINLEN: And the garage is not
5 heated, so that's why it's not included in there.

6 MS. SANDERS: I understand that, but it
7 should be included under impervious.

8 MR. HEINLEN: But where?

9 MS. SANDERS: I know there's not a line
10 except for other impervious coverage. That's what
11 we're getting at.

12 MR. ROBINSON: I know you're confused on
13 accessory structure, why it's under principal
14 building square footage. But an accessory structure
15 could have heated square footage up above base flood
16 elevation, and that's why it's on that section of
17 the form.

18 MS. SANDERS: Okay. So it should say
19 heated accessory structure.

20 MR. ROBINSON: It should clarify, and
21 maybe it should say heated accessory. But that's
22 why it's underneath that principal building square
23 footage, because if it was heated and it was living
24 space it could be part of the principal building
25 square footage.

1 And if it was a historical structure and
2 we were including 1200 square feet on the other one,
3 one at 1200 square feet or less, and building a
4 second house on the lot, then it would need to be.
5 And that's under that principal building square
6 footage, and that's why it's on the form the way it
7 is.

8 MR. HEINLEN: We will get these right
9 for the next meeting.

10 MR. ILDERTON: Joe, isn't it correct, I
11 mean, this Board primarily deals with architecture.
12 We -- I don't think we were given any discretion on
13 planting or landscaping; is that correct or not?

14 I mean as whether we like it or not, or
15 whether they're going to do any landscaping, whether
16 they're going to let it -- I don't -- that's not in
17 our -- we are not given that task; is that correct?

18 MR. HENDERSON: Well --

19 MR. ILDERTON: I mean, as far as what
20 they may or may not do on landscaping, it seems to
21 me all the structures that come before us --

22 MS. SANDERS: Did I miss something?

23 MR. ILDERTON: -- that's never -- it
24 might have been a peripheral thing, but that's --
25 there's a tree commission and they do that. That's

1 a board -- we don't -- we're not -- we don't deal
2 with that stuff.

3 MR. HENDERSON: I think the board has a
4 little latitude to say if you're -- if an applicant
5 is requesting relief on the massing or some
6 architectural detail on the front, and they're
7 proposing to remove trees along the street frontage,
8 I think that you can say -- you can give that relief
9 on the massing provided you provided the trees. I
10 think that you as a Board have every right to make
11 that recommendation.

12 MR. ILDERTON: Okay. I'm just asking a
13 point of clarity.

14 MR. HENDERSON: The ordinance is very
15 clear in saying that you're required to review for
16 neighborhood compatibility, and I think that that
17 includes landscaping.

18 MR. ILDERTON: A broad interpretation --

19 MR. HENDERSON: Absolutely.

20 MR. ILDERTON: -- of landscaping. And
21 even though we don't get detailed landscaping plans
22 submitted, because that usually happens sort of
23 after, once construction starts and down the ways, a
24 landscaper designer comes in.

25 Although, I think in some cases, some

1 proposed houses, they've said we're going to do
2 massive planting on this side so you're not going to
3 see this before this house and stuff.

4 MR. HENDERSON: And just using Mark's
5 comment as an example, his concern was the massing
6 of the house up close to the street frontage. Well,
7 I think that you could talk about the preservation
8 of the trees, the existing trees that you have along
9 Middle Street and along Star Of The West, as a
10 response to your concern, so...

11 MR. HOWARD: Well, if you go to this
12 particular lot, I mean, there are two trees there
13 that are being -- coming out, looks like it's
14 showing on the drawing. But I'm glad you brought
15 this whole issue up because I'm going to request
16 that one of the things that might help me would be
17 that once we go from preliminary to conceptual, that
18 if the landscaping plans could be presented with the
19 drawings I would find it helpful, and you have.

20 MR. ILBERTON: Just again, specifically
21 in the ordinance there are trees you can take out,
22 there are trees you cannot take out without
23 permission from the tree committee, right? Isn't
24 that correct?

25 MR. HENDERSON: That's correct.

1 MR. ILDERTON: I mean, and so the trees
2 you can take out, you can take out. I mean, if we
3 understand -- if I understand the ordinance
4 correctly without -- without asking anybody's --
5 without asking the tree commission permission, are
6 we saying, okay, the tree commission is going to say
7 this, but all of a sudden we're going to have other
8 responsibilities to say if you got a tree this size
9 or this size or whatever, that we're supposed to say
10 you cannot or cannot -- can or cannot take it out?

11 I think that's going to be a little
12 muddled and confusing in our -- what's permitted
13 when all of a sudden we're stepping into what might
14 be something that another board of this town might
15 consider their deal.

16 MR. HENDERSON: Sure.

17 MR. ILDERTON: I'm sure not -- bringing
18 up a point of just the whole idea of landscaping and
19 what's happening and what's not happening with this,
20 because that's never -- landscaping has never been a
21 part of our necessary approval process.

22 MR. HENDERSON: Sure. And I think there
23 is a fine line, you know. I mean, if you want to
24 remove a tree that's over 16 inches in diameter,
25 then the tree board is required to review that for

1 approval. But I think in the back and forth
2 negotiating with the applicant, if you look at the
3 form that I just handed out to you, this is what
4 we're supposed to consider when we're reviewing all
5 these projects, standards for neighborhood
6 compatibility.

7 And so if a question is massing of the
8 structure, then the last one there under I, such
9 other factors as the Board may consider relevant to
10 defining the character of the neighborhood. I think
11 that you can say, I think you should preserve these
12 trees if you're asking for flexibility on the
13 massing. You know, I think that the Board has
14 that -- has that latitude. Now, I think that --

15 MR. ILDERTON: If mean, Joe, so if
16 that's -- if that's the case. In some cases we may
17 need to require the applicants to actually do more
18 detailed tree survey along with the -- I mean, which
19 we don't normally require now.

20 Okay. And I'm not trying to make more
21 paper, because I think we have too much already,
22 quite frankly. I just want to be clear on what --
23 where we're going with this, and now and in the
24 future.

25 MR. HENDERSON: Sure.

1 MR. CRAVER: Just to throw a two-cents
2 worth, I think it would be a mistake for us to
3 venture into horticulture.

4 MS. SANDERS: How did we get on that
5 subject?

6 MR. ILDERTON: We'll just talk about
7 green space. It might be -- it might be gray space.
8 I'm just saying, I mean choose to do the type of
9 xeroscape or whatever else, whether it be
10 necessarily green or whatever else, we'll use that
11 term. But it may not -- you know, I mean, just
12 saying that's something we haven't really entered
13 into before, and I think we've got probably enough
14 on our hands to comment on.

15 MR. CRAVER: I agree with that.

16 MS. SANDERS: I agree with y'all
17 totally. What I was referring to is, you know, what
18 is that large amount of driveway, just making sure
19 it's pervious and it is.

20 MR. ILDERTON: All right.

21 MS. SANDERS: And that everything is
22 included. And I think you do have to include the
23 accessory structure in the impervious, but you still
24 have plenty of space.

25 MR. CRAVER: Right.

1 MS. SANDERS: It's only 5 percent, so
2 it's not a big deal.

3 MR. HENDERSON: I think you do have
4 plenty of room to work that in. I think you're
5 allowed plenty of impervious coverage to work in the
6 structure in the calculation. I apologize for not
7 catching that.

8 But I'm just touching on your question,
9 there are design guidelines in the ordinance that
10 refer to landscaping. And the Design Review Board
11 has purview over making decisions about landscaping.

12 MR. ILDERTON: Because right now we're
13 not getting that, because we're not getting
14 submittals with landscaping plans and things like
15 that. I'm not saying I want them. I'm just saying
16 if Joe is saying we might need to have them, you
17 know, I don't know, you know.

18 MR. HENDERSON: But I don't think that
19 every project will require a landscaped plan. I
20 think that if you are -- if you were looking at a
21 large scale project, a large home, and they're
22 requesting relief for certain a provision or a
23 setback, that may require us to focus on
24 landscaping. I think we look at it on a
25 case-by-case basis.

1 MR. ILDERTON: Well, I think you're
2 right, because we have had structures in us with
3 some -- rather recently on front beach -- that they
4 said, well, we're going to be doing all this
5 planning and putting the trees and dunes and
6 everything else, and that's why it's not going to
7 seem so strong.

8 MR. HENDERSON: Sure.

9 MR. ILDERTON: Was a point made a couple
10 of meetings ago so -- and in those cases so -- and
11 maybe it will be up to the applicant to think about
12 those things.

13 MR. HENDERSON: And I think Rodd, we can
14 probably address some of these things for the
15 next -- for the final presentation, talk a little
16 bit about the street scaping. And, you know, if you
17 are asking for that relief on side setback, you
18 know, how does tree preservation factor into that,
19 so...

20 MR. ILDERTON: Right. Great. Thank
21 you. Do I hear a motion?

22 MR. CRAVER: I move we give preliminary
23 approval as submitted.

24 MR. ILDERTON: Second?

25 MS. SANDERS: Second.

1 MR. ILDERTON: Everybody in favor?

2 MR. HOWARD: Discussion?

3 MR. ILDERTON: Oh, excuse me,
4 discussion?

5 MR. HOWARD: I was just going to say --
6 I just want to say from all the discussion about the
7 landscaping, that I think that it would help to have
8 that, especially when we're asking for setbacks to
9 be close to the road, that if you're going to look
10 at that lot, there are trees marked that are there
11 that are marking them out. And if we want the
12 accessory building that close to the road, I'm just
13 wondering if we can't do something about it. So I
14 really would request that, and any other
15 consideration that you'd give to scaling back from
16 the road.

17 MR. HEINLEN: Okay.

18 MR. HOWARD: Other than that, I don't
19 have a problem.

20 MR. ILDERTON: All right. Second -- do
21 we have a second?

22 MS. SANDERS: I second.

23 MR. ILDERTON: Everybody in favor?

24 DESIGN REVIEW BOARD: Aye.

25 MR. ILDERTON: Great.

1 MR. HEINLEN: Thank you.

2 1808 MIDDLE STREET - HANS ALTENBACH

3 MR. ILDERTON: 1808 Middle Street.

4 MR. HENDERSON: Yes, sir. Mr. Kevin
5 Spicer of Spicer Renovation is requesting approval
6 of several additions to his property at 1808 Middle
7 Street. It consists of a demolition to the rear,
8 the existing deck of the rear elevations, raising
9 the roof height.

10 There's a second story rear addition
11 with expansion of a hipped roof. The second story
12 addition on the front facade, adding a master bath
13 and adding handrails and some other architectural
14 details, is on the front elevation.

15 And also I pointed out in your staff
16 reports, that there are some modifications to the
17 double staircase coming up as the primary entrance,
18 and also an entranceway that's on the grade --
19 that's on grade for the home.

20 According to SHPO documents, this home
21 W.D -- W.G. Mazyck home -- did I pronounce that
22 right?

23 MR. ILDERTON: Mazyck.

24 MR. HENDERSON: Mazyck. It's a very
25 good example of late 19th to early 20th Century --

1 Century island residential architecture that says
2 listed as a Sullivan's Island landmark, and is a
3 contributing structure within the Sullivan's Island
4 National Historic District. So it's a very
5 significant structure within our National Registered
6 District. And with that, I'll turn it over to
7 Mr. Spicer.

8 MR. ALTENBACH: That's right, I'm
9 Mr. Spicer's designer, Hans Altenbach. And the
10 Spicer family, they're back here. Kevin here is the
11 applicant, and appreciate your time this evening.
12 It's really a pleasure to actually work on a
13 historic home such as this. The home built in 1911,
14 the William Gaillard Mazyck house, is recognized as
15 a real gem that William Mazyck's daughter actually
16 designed. I don't think she was an architect by
17 trade, but I think she really produced quite a gem
18 for the Sullivan's Island committee.

19 And we just -- from the outset, we're
20 guided by this knowledge and that respect for that
21 history. And also for just, you know, to kind of
22 reestablish the -- that simple elegance that that
23 architecture originally had. And it was, you know,
24 built squarely right in the middle of that
25 historically significant architectural time period

1 from 1870 to 1950; and then 1911, right in the
2 middle.

3 And it's sits amongst a couple of other
4 homes just to the right that are on that national
5 register as well. And to the left of it we have the
6 Sullivan's Island Baptist Church. And right across
7 the street, there's a pretty woodsy lot that's the
8 rear yard of the homes across the street.

9 And we just -- really just through the
10 course of time that will be departing from this
11 historic area. We just saw that there were some
12 renovations that were really incongruent with the
13 original style of this home. And I think that we
14 have an opportunity here, with some improvements
15 that we're making -- that we proposed here -- to
16 seize an opportunity to kind of reestablish that
17 original architectural beauty that this home
18 definitely has.

19 And the three main areas that we have --
20 that the rear elevation, that's an easy one -- it's
21 currently an asymmetrical hodgepodge of progressive
22 portion closures and offsets the second story
23 addition. It's incongruent in style and material
24 with the remainder of the home.

25 And our solution is we want to

1 reestablish that symmetry in the back of the house.
2 And the materials and the style of it, center it and
3 get it up in a classical form that we have proposed
4 here.

5 And we've got an extension of the second
6 floor over the first floor on that back addition
7 there that it just lays out in harmony with the
8 structure. The step down on the first floor, we've
9 got an enclosed porch, a screen porch, and an open
10 deck that just kind of extends outward into the rear
11 yard, which is a nice steep yard from the back of
12 the lot.

13 And on the second area, the left
14 elevation, the second floor porch, the side porch,
15 it was a post-Hugo enclosure. It negated expression
16 of a wraparound porch on that house. And our
17 solution here is we want to reestablish that. We're
18 looking to extend. And this, we want to inset the
19 wall a little bit. It came out too far before. We
20 want to inset it and just kind of extend it down and
21 allow for the plan of railings and the F columns
22 that actually will stack up vertically from floor to
23 floor. The current house, they don't stack up the
24 way they did back in 1980 -- or 1990.

25 The third area, the front entrance

1 there, that's probably perhaps the most significant
2 change that we have proposed tonight here. It's
3 a -- we got a concrete painted block stair system
4 that's really actually is an original to this house.
5 It was built in the waning years of this historical
6 period. And really, it's a -- if you look at
7 adjacent to the two homes just a couple of doors
8 down, it was probably just like those two houses.
9 They had the same twin stair configuration, and
10 those were made entirely out of wood.

11 And, you know, in retrospect of that
12 that, I had submitted a plan here that it was
13 constructed entirely out of wood. And I put some --
14 dressed it up with some underpinning and some nicer
15 columns. But I think it would be probably more in
16 keeping with the socioeconomic status here if we
17 kind of propose a more simplified version like the
18 two adjacent properties with a six-by-six post, a
19 simple post and caps, and to take out the
20 underpinning. And there's actually a reason to take
21 that underpinning out and not build it with a solid
22 masonry wall because the flood zone requirements
23 laws are changing, and to go back in with something
24 so substantial, and that's not going to allow for
25 break-in-the-wall construction. It really doesn't

1 make sense to go back in if within that four months,
2 five months, we're going to have to go back in and
3 pull that out.

4 So that's the proposal there for a wood
5 set of stairs on the front of the house. And we
6 still -- there is an arch opening there that was
7 a -- kind of a -- an odd just random element.
8 There's no -- expressed in the teeth (phonetic) --
9 throughout the rest of the house that supports this
10 inclusion and the composition of this building. It
11 has no other arch on the front, back, sides. And
12 whoever built it, they just -- they didn't center it
13 off. It's a 32-inch wide opening and it's offset
14 from the entry door that leads to -- it's really
15 kind of a really compressed narrow space that it's
16 kind of hard to negotiate if you're carrying
17 furniture in. But it's a -- got a -- I think
18 looking at some photographs from the history, it
19 looks like the original or past owners that actually
20 grown ivy over the top it and you couldn't even see
21 that there was an arch there. And it also might
22 have been maybe a security issue or something that
23 they really didn't want to make that look like that
24 was the entry to their house, but to pronounce the
25 stairs going up, which were the entry.

1 Another reason why we're looking to
2 change this that's really more pressing right now is
3 that the stairs are failing. There's a structural
4 failure in the concrete masonry block so we're --
5 just they're sinking. We've had just staggering
6 rain this year, and I think it's probably worked its
7 way down.

8 And the way they built up the stairs,
9 they did stem walls of concrete block on either
10 side, and in the midsection now it's just sinking.
11 It's hollow under there. The soil is packed in, it
12 was filled, and it's just sitting there and it's --
13 it's to a point where we're looking at replacement.
14 And you can't really shore it up, you can't
15 stabilize it, tie it back into an -- to an
16 unreinforced concrete masonry wall that was an
17 infill project done, not original to the structure
18 again at that main floor level, grade level. So
19 that's a -- just it really speaks to wanting to go
20 back to what was an original wood construction
21 porch. And that's basically it, if there's any
22 other questions?

23 MR. ILDERTON: Thank you. Any public
24 comment for this application?

25 The public comment section is closed.

1 Joe, do you have anything?

2 MR. HENDERSON: Yeah, Mr. Chairman,
3 we -- in the staff report, I recommended that the
4 Board consider taking, you know, a careful look at
5 the changes proposed for this entranceway and the
6 treatment given to the double staircase coming up.

7 My initial reaction was this -- it kind
8 of resembled a Robert Mills type construction, and
9 if this a contributing sort of element to this
10 National Registered property that it should be
11 preserved. However, we could not find any historic
12 photographs that predated the early '80s, I believe.
13 And we have the SHPO documents that show this in the
14 early '80s, which is before Hugo, but nothing before
15 then.

16 We did talk to John Hughes, the previous
17 property owner, who explained that this masonry work
18 was not original to the house. So that came after I
19 drafted the staff report. He said that when it was
20 done, it was done in a very poor way, and that
21 there's some failure on the steps. You mentioned
22 that it's pulling away from the foundation.

23 So having said that, you know, the lack
24 of historic evidence that this is an original piece
25 of the home, you know, I'll just leave it up to the

1 Board to consider whether the treatment is in
2 keeping with -- with the surrounding area. And I'm
3 sorry I don't have any photographs of the adjacent
4 properties or the adjacent structures.

5 I would make one statement about the
6 handrails. The renderings that have been presented
7 recommend removal of the handrails and the
8 decorative element for the balusters. If at all
9 possible, I would recommend preserving those and
10 reusing them on the facade. But I think that there
11 are some building code issues with reusing them.

12 Have you thought about any way of
13 working around that?

14 MR. ALTENBACH: I think what the
15 homeowners would like to have is those balusters
16 reused. They dressed up what was otherwise a pretty
17 simple constructed home. It wasn't of that
18 socioeconomic status to actually have balusters of
19 that caliber on a home like that. But it certainly,
20 you know, historically it probably wasn't original
21 to that house at the time that they put those in
22 there. But they actually like those balusters. I
23 like them too. And I took my time drawing them on
24 that.

25 And the unfortunate part about the

1 structure is the stairs. It looks like two teams of
2 laborers just decided they were going build a set of
3 stairs on either side, they took off, and we're
4 going meet in the middle. One side of the team got
5 there a little quicker because they shortened their
6 stairs one step, and they must have won the race on
7 the left side.

8 MR. HENDERSON: I do see that.

9 MR. ROBINSON: John's comments on those
10 stairs was that that was the worst masonry job
11 they've even seen in this town. But I failed to
12 tell Joe, when I talked with John Hughes the
13 balusters he felt were original to the house. Many
14 of those he actually had turned and replaced. And
15 anyway, he actually said that the balusters on the
16 second floor --

17 MR. ILDERTON: In this historical
18 photograph, as far as the document, you see the
19 balusters up there, they're on the porch. I mean,
20 so they were original to the house. Not that they
21 would have to always be there, but I agree with Joe,
22 that it would be nice to preserve at least those
23 balusters on the front if even stairs were rebuilt
24 because -- just because they were so important in
25 the island, at least this island architecture; I

1 know we did a little bit of that ourselves. But
2 anyway, is there anymore to add, Joe?

3 MR. HENDERSON: No, sir. That's all I
4 have.

5 MR. ILDERTON: Steve, you want to start
6 this?

7 MR. HERLONG: Well, it's kind of
8 interesting. This is -- we don't get submittals
9 like this that often of a fairly significant home
10 that's getting repaired. And it's something we all
11 drive by very often, so I think we all have images
12 of this home. And when you look at the back, that
13 is interesting.

14 It seems it's a different style that --
15 those additions on the back -- and they really are
16 not very attractive. They're poorly designed. They
17 don't stack or line up. And I kind of see in the
18 plan that you could use a little extra space up
19 there, just functional space.

20 And I agree, I think, that the addition
21 adds symmetry to something that probably should have
22 had symmetry; when you look at the front or the
23 sides, it properly is the right way to address that,
24 the rear facade. And then you -- again, I was
25 looking at that upstairs master bath addition.

1 There's an existing -- they took part of the porch
2 at one point, it appears. And they did it the easy
3 way. They just took the porch out and put a wall
4 there. And this is the way you're considering doing
5 this, is more like you would see happen Downtown
6 Charleston, where you try to preserve the porch and
7 bring that wall slightly in.

8 Now, it may be that this is -- that's
9 such a prominent side to see if you leave the point
10 of the island coming around that corner. It might
11 be good to add a few more inches just so that you
12 get the full rail there, and then the wall right
13 behind it, and then, you know, issues of cleaning
14 and painting, but just to continue that rail across
15 and back to the corner of the house. I know you
16 don't want to take away any space, you need it in
17 the house, but to pull it back -- possibly a bit
18 more -- might be a nice idea.

19 And then it is interesting on this front
20 set of stairs. It's very unique, that's the one
21 good thing about it. It's very unusual and unique
22 to have that masonry wall. It's not what we
23 normally would see these days, however, and I think
24 the fact that it has the issues it has, I think,
25 makes it reasonable to rebuild them in a different

1 manner. But I'm thinking you might want to look for
2 a column detail that might be more in the period of
3 that home. You've got -- are those round columns on
4 the porch?

5 MR. ALTENBACH: Those are.

6 MR. HERLONG: Yeah, we've got a square
7 box column there, kind of supporting either side of
8 that, that entryway underneath the stairs. But I do
9 think that trying to reuse those balusters would be
10 a good idea on that stairwell.

11 MR. ILDERTON: Yeah, I think you have
12 enough room to pull that back, especially to match
13 the bedroom. It's quite -- quite lengthy. So to
14 give more definition and run those columns all the
15 way back so you just had a little bit more relief,
16 it wouldn't be that difficult to do structurally.

17 MR. HERLONG: It makes a big difference.

18 MR. ILDERTON: So you have a full round
19 column and just a little bit in there. And you
20 could really get in there and maintain it. You
21 know, you could even do -- maybe have permission to
22 do something a little bit more sustainable or
23 permeable behind there, you know. I know you do
24 want to do clapboard, something that would look like
25 the thicker, hardier, or something in that area, so

1 you would never have to worry about maintenance or
2 minimal maintenance or something. You could slide
3 it back a little bit, the whole master bath to go
4 that way a bit, you'd certainly -- you have enough
5 room.

6 But overall, I think it's a good -- a
7 good plan, and I'd like -- I would like to see those
8 balusters preserved. And the front stairs, I don't
9 have a problem with. And the rear looks good to me.

10 Duke?

11 MR. WRIGHT: Initially, until we heard
12 about the front end of the house, I was in favor of
13 the preserving the concrete and the arch entrance.
14 But since there's really no significant historical
15 value there, and structurally, it would be an issue,
16 I'm okay with taking it out.

17 I agree with Steve. I think we need to
18 look at the columns on the lower level, on the
19 ground level. If they're boxed or round, I think
20 they should probably be round. And preserving the
21 balusters is certainly a good idea. And I have no
22 trouble with any of the other additions.

23 MR. ILDERTON: Donna?

24 MS. WEBB: Yeah, I absolutely love what
25 you're doing in the back. You've got plenty of room

1 to do it. I agree with what they said. I want to
2 ask if you guys looked at any other material for
3 that front under the stairs beside the -- you know,
4 besides the siding.

5 MR. ALTENBACH: We actually -- we do
6 want to -- if you look at the two houses just to the
7 right at 14 and 20 -- 1814 and 1820 there, they
8 actually kind of had a real simple presentation
9 there with the six by six post they painted white.
10 All wood constructed stairs. Same configuration,
11 the way it turns up and meets in the middle.

12 Those have a nice simple elegance to it.
13 It expresses -- wall or other architectural wall
14 behind it. And just makes it a little bit lighter
15 feel for it and lifts up the house, I think,
16 vertically, but what you really want to see on the
17 house.

18 I would propose to actually take away
19 that underpinning that I put in there. That's -- it
20 doesn't really -- I think it -- it's not necessary
21 there. I would be in favor of, you know, some round
22 columns down at that level. I think those would
23 look attractive at the level.

24 We had started out showing the square
25 trim -- trimmed out columns that were based on that

1 idea of six by six columns. But we can do
2 structural round columns in there, and that makes
3 sense to me.

4 MR. ILDERTON: Great. Mark?

5 MR. HOWARD: I was always nervous when I
6 saw the address. I live in that neighborhood as
7 well. But I thought he did a great -- good job. A
8 really great job preserving everything.

9 Also want to remark about I love the
10 existing and the proposed on the second page. We
11 don't hardly ever get that. Generally, we're
12 flipping back and forth. But if you -- just a
13 second ago -- I guess I'm not construction savvy
14 enough. When you say you want to change now the
15 underpinnings, what are you specifically doing?

16 MR. ALTENBACH: Just of the front entry.

17 MR. ILDERTON: Just under stairs, he had
18 it siding drawn under the stairs. And I agree that
19 it's not -- that wouldn't look very good. You can
20 take that out, you know, which is under the stairs.

21 MR. HOWARD: Okay. But other than that,
22 no, I think it's a good job.

23 MR. ALTENBACH: Thank you.

24 MR. ILDERTON: Rhonda?

25 MS. SANDERS: Yeah, I agree, I think

1 that would look better open. No, I think it looks
2 nice. So are you going to have to replace windows
3 and -- I would just encourage you to replace windows
4 and whatever doors, like the entrance door and the
5 side to something that's comparable in style to
6 what's there already.

7 And the balusters on this old historic
8 picture, they were on the whole house. This shows
9 where they're redoing it. So I think it would be
10 nice to keep those, maybe even replace them on the
11 particular floors.

12 MR. ALTENBACH: Those photos, I guess we
13 have, were from like 1989, I think, on that thing
14 that I sent out. It's hard to get the photos that
15 show back to 1911. We don't have any of those.

16 MS. SANDERS: Right.

17 MR. ALTENBACH: But the balusters, I
18 think, what we'd have to do is for probably relief
19 from the code, the requirement for, you know, a
20 four-inch stair, enough to pass through the
21 triangular section of the stair tread. The height,
22 we can get 32-inch height, but something has got to
23 give, and we would have to ask for relief somewhere
24 in this.

25 MR. ILDERTON: Yeah, I think that'd be

1 tough to do. And I think if you just try to
2 preserve the ones on the handrail in some way, maybe
3 just put -- like you say -- where it does get
4 over -- maybe put a very thin stainless wire,
5 something up there, something -- work out something
6 with Randy on that, I'm sure. Help you figure out
7 something on that, just the stairs.

8 MS. SANDERS: You know, I think it looks
9 like a fun house to work on.

10 MR. CRAVER: I think that. He's done a
11 good job of fixing it up, correcting some things,
12 and I'm all for it.

13 MR. ILDERTON: Great. Do I hear a
14 motion?

15 MR. CRAVER: I move we approve it as
16 submitted.

17 MR. HOWARD: I'll second it.

18 MR. ILDERTON: Bearing in mind the
19 comments that were made tonight about -- I wouldn't
20 want to approve as submitted, because he is going
21 to -- you did agree to change some of the things
22 that -- like the siding and the -- is this
23 preliminary or --

24 MS. SANDERS: Conceptual.

25 MR. HERLONG: Conceptual.

1 MR. ILDERTON: This is conceptual.

2 Okay. Great. And your motion stands.

3 MR. HERLONG: Just to clarify, this may
4 be one that doesn't need two more approvals. Maybe
5 just --

6 MR. CRAVER: I think coming to final
7 next time would be good.

8 MR. ILDERTON: All right.

9 MR. HERLONG: You need a second? I'll
10 second.

11 MR. ILDERTON: Okay.

12 MR. HOWARD: Second.

13 MR. ILDERTON: Everybody in favor?

14 DESIGN REVIEW BOARD: Aye.

15 MR. ILDERTON: All right. Great. Thank
16 you everybody. Meeting is adjourned.

17 (The Hearing was concluded at 7:06 PM.)

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CERTIFICATE OF REPORTER

I, Maria D. Dempsey, 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 8th day of October, 2013, at Charleston, Charleston County, South Carolina.

Maria D. Dempsey, RPR
My Commission expires:
October 13, 2019

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