

COPY

TOWN OF SULLIVAN'S ISLAND
DESIGN REVIEW BOARD MEETING

HEARING BEFORE: STEVE HERLONG, CHAIRPERSON

DATE: January 18, 2017

TIME: 6:00 PM

LOCATION: Sullivan's Island Town Hall
2056 Middle Street
Sullivan's Island, SC

REPORTED BY: Priscilla Nay,
Certified Shorthand Reporter

A. WILLIAM ROBERTS, JR., & ASSOCIATES

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1 APPEARANCES :

2 STEVE HERLONG, CHAIRPERSON
3 BUNKY WICHMANN, BOARD MEMBER
4 DUKE WRIGHT, BOARD MEMBER
5 LINDA PERKIS, BOARD MEMBER
6 BEVERLY BOHAN, BOARD MEMBER
7 RHONDA SANDERS, BOARD MEMBER
8 RANDY ROBINSON, BUILDING OFFICIAL
9 RACHEL BURTON
10 JULIA MARTIN
11 MARK HOWARD
12 EMMETT LYNCH
13 CHARLES SPIRES
14 KAIT MCGOLDRICK
15 LUKE MORRISON
16 CAROLINE PENNINGTON

17 ALSO PRESENT :

18 TIM REESE
19 JASON FOWLER
20 EVAN DIAMENT
21 BRETT BLUESTEIN
22 BESS BLUESTEIN
23 TIM WEEKS
24
25

1 MR. HERLONG: This is the Design Review
2 Board meeting held on January 18th, 2017 at 6:00 PM
3 and members in attendance are Duke Wright; Bunky
4 Wichmann; Linda Perkis; myself, Steve Herlong;
5 Beverly Bohan; and Rhonda -- can you not hear me?

6 MR. ROBINSON: Just to give y'all a
7 quick lesson, if you speak right into the top of
8 this mic --

9 MR. HERLONG: Just like this?

10 MS. KENYON: You need to speak right
11 into the top of it, not the side of it or at an
12 angle. But if you speak right into the front of
13 this mic and --

14 MR. HERLONG: Not close enough?

15 MR. HOWARD: Pull it toward you.

16 MS. PERKIS: Okay.

17 MR. HERLONG: The Freedom of
18 Information requirements have been met for this
19 meeting. The items on tonight's agenda are first
20 the approval of the December 2017 minutes. Do I
21 have a motion?

22 MR. WICHMANN: I so move.

23 MR. HERLONG: Do I have a second?

24 MR. WRIGHT: Second.

25 MR. HERLONG: All in favor?

1 MR. WRIGHT: Aye.

2 MR. WICHMANN: Aye.

3 1730 THOMPSON AVENUE

4 MR. HERLONG: Okay. So the second item
5 on the agenda is 1730 Thompson Avenue. Randy, can
6 you explain that for us all.

7 MR. ROBINSON: Yes. 1730 Thompson
8 Avenue is a historical structure. It is within the
9 historic district. The applicants are asking for a
10 special exception status on this to add a second
11 house to the rear side of the lot.

12 They're also going to -- in that they
13 are also asking for a reduction in size of the
14 dwelling that's there. I'll let the applicant
15 explain why they believe they should reduce the
16 size of the structure.

17 But the structure has to be 1,200
18 square feet or less in order to get the special
19 exception to that second lot. I'll leave it there.
20 If y'all have any questions -- do y'all have any
21 questions? I'll leave it to the applicant to
22 explain exactly what they want to do.

23 MR. HERLONG: Okay. Is the applicant
24 ready? Rachel.

25 MR. ROBINSON: It's on. Just speak

1 into it.

2 MS. BURTON: I would first like to
3 introduce my client, Caroline Pennington.

4 MR. ROBINSON: If you would, please
5 state your name before you start talking.

6 MS. PENNINGTON: Hi. I'm Caroline
7 Pennington. I live at 1514 Middle Street on
8 Sullivan's Island. My husband and I have a
9 contract on the Andrews cottage at 1730 Thompson.
10 We're hoping to renovate the existing
11 historic part of the building and convince my
12 91-year-old mother-in-law to move down here to
13 North Carolina before she really needs our help.
14 We'd like to preserve the opportunity as a
15 financial investment because the property is
16 buildable along the front and that's why we're
17 purchasing this.

18 MS. BURTON: Great. Thank you. I want
19 to do three parts to my talk with you. One is just
20 talk about the history of this site. The second is
21 what are our goals in developing this and the
22 design strategy. Then the last is to show you the
23 design.

24 So the first part is the history and I
25 wanted to start with the blue map that was in your

1 package. And this was a map that was found by Beth
2 Harold at Atlantic -- Atlantic archives -- and it's
3 the best map they've seen that shows Fort Moultrie.

4 So I sent you the big map and then I
5 sent you a detailed map and highlighted the
6 specific lot. What you can see when you look at it
7 is that our building has the defined -- part of it
8 is a building and it's attached appropriately to
9 the end building and then the piece at the back is
10 just a rectangle.

11 Based on the other graphic information
12 on this map it could be a stoop. It could be a
13 shed. It could be a carport like -- like just a
14 covered carport area. We're not quite sure. But
15 the front part is clearly identified as a building.

16 The next map that I wanted to show you
17 is Fort Moultrie. I wanted to just let you know
18 that first map is from 1908. So at that point this
19 building already existed.

20 It was identified as a shop and on a
21 later map for Fort Moultrie this one is 1942. Our
22 building is just representative of a single outline
23 and that makes a lot of sense because when we look
24 at photos of that time -- again, this is in your
25 packet.

1 You can see -- and this is the building
2 here. You can see that the back part of the --
3 whatever that rectangle was is now an enclosed
4 space. It does have walls. It does have a roof
5 and you can see the front part.

6 What I want to also show you with this
7 is that the roof shape, the shape of the building
8 along the front, the height of it, the pattern of
9 the windows building along the front is all
10 visible. What's also visible on the side of the
11 building is a larger ramp going up to it where they
12 can drive vehicles into that space.

13 The last photo that I wanted to show
14 you is actually from the town itself and this was
15 taken in 1987; again, part of your packet. What I
16 really wanted to draw your attention to is that you
17 can see where it's being painted. There's brick
18 still.

19 There's a curved top to each of the
20 openings and there has already been some changes.
21 So this is post-decommissioning of the fort and it
22 is now being transformed into a residential
23 building with three units. What I also just wanted
24 to describe to you is some of the things that we
25 saw when we climbed up into the attic.

1 So when you climb up in the attic what
2 you can see is the existing or the original roof
3 framing for that first original brick building.
4 You can see all of the trusses are still there.
5 You can see the top of the brick wall. It is still
6 visible and you can see the arches on some of those
7 openings.

8 What's also visible is there's a big
9 beam that runs along the back of the building
10 between what was that shed/carport open area. So
11 there was no solid wall at that point and it was
12 filled in at whatever point and made part of the
13 plan.

14 When you look at the plan of the
15 residence it doesn't follow the line of what that
16 was. So it was clear that that became -- left the
17 space open and then they could put the walls
18 wherever they wanted to. What you can also see is
19 that back piece has a wood truss roof.

20 The trusses are a really different kind
21 of a design. It's -- the wood has been planed in a
22 much more refined manner. It is not as rough and
23 it's got that classic triangle shape and it's being
24 overframed over the original roof. Then there was
25 a hole cut in the roof and the sheathing so that

1 the two attics could be joined. So it's quite
2 clear that that back building was added or the roof
3 was added later and that it was then just
4 accommodated and made into one roof through that
5 hole, cutting in sheathing.

6 What I wanted to emphasize was that
7 we don't know very much about that back piece. It
8 was -- there's very little documentation about it.
9 We don't know if it was a shed or an open carport.

10 Whatever it was, we don't really know
11 about whatever the frame or structure was and so in
12 our -- in our analysis we have determined that the
13 front building was built first. It's original and
14 we know a lot of information about that and a lot
15 of it is still intact.

16 So our goal was to expose that and
17 concentrate our energies on that original historic
18 structure and --

19 MR. WICHMANN: Can you speak up a
20 little bit, please?

21 MS. BURTON: Sure. That makes a big
22 difference -- and not keep the back building. So
23 the second part that I wanted to talk to you about
24 was the goals that we have for the site
25 development.

1 The first, as Randy said, was that
2 we want to make a special exception so that we
3 could use that front historic building as a
4 1,200 square-foot residential unit. We want to add
5 a new primary structure on the back of the new home
6 that will face the marsh or have views to the
7 marsh.

8 We want to demolish the existing garage
9 that is on the property. It is just a masonry CME
10 garage. We want to build a new garage for our own
11 function and we want to demolish the rear of that
12 original historic building.

13 And so the summary of that is the three
14 things that we need for the optimum development of
15 this site, is to renovate the original brick
16 historic building so that it stands as an important
17 piece on this site and you can see much more of its
18 original shape and form.

19 The second is we need to demolish that
20 back piece and there's many reasons for that. Part
21 of it is it does have less value.

22 There are less pieces of it that we can
23 safely use and then we also can't really use the
24 site and add a new home on it very easily if we
25 have to keep that piece. So we're asking that that

11
1 be taken into account now on our proposal; then, of
2 course, there's the last pieces that we do want to
3 add a new home with the views facing the marsh.

4 Now, let's just talk about the design.
5 The first part I wanted to show you was the plan
6 view, please.

7 MR. ROBINSON: This front elevation?

8 MS. BURTON: So the A-101, first floor
9 plan. So on this plan view what you can see is the
10 original structure showing the front. Behind the
11 dotted line is the piece that we wish to demolish.

12 We want to use that front building, the
13 brick building, and our goal is to keep the roof as
14 it is that primary shape.

15 We want to expose the brick if we can.
16 If it's in good shape we will leave it exposed.
17 We know that the existing windows or that the
18 windows that are currently there are in the pattern
19 that matches the images in the photos.

20 So we want to use the windows there
21 where we can and put windows there and where we
22 can't what we want to do, for example, on the right
23 side where there's a screened porch is we will keep
24 the window open but add screenings so that you will
25 still have that pattern from the street.

1 It is not a window. The other part
2 that we want to do from the street is that
3 originally there was a large opening and we want to
4 make that our front door. So that really helps set
5 up where things needed to be on the plan.

6 So you walk in the front door and you
7 walk into the great room. That's where the porch
8 is on that side and then the bedroom is on the left
9 side of the plan.

10 What we want to do as well is add a
11 front porch to this property. There is an existing
12 stoop and one of the bylaws is that an historic
13 building does not have -- let me read it exactly.

14 So it is Section 21-149. It says: All
15 historic structures are conforming for height and
16 setbacks.

17 So even though this building is well in
18 front of what is now defined as a the front setback
19 if we add a porch on -- like if this was any other
20 building that would be even further into the
21 setback but because this is a historic structure
22 the stoop is part of that historic structure.

23 We propose we want to add a porch over
24 part of that stoop so that we have a front porch on
25 this -- on the new dwelling with this new

1 residential unit. You need to refer to this photo
2 so you can see that large opening which is here
3 which is where we're going to make our new front
4 door.

5 You can see the pattern of all the
6 windows that there are there. There are two
7 existing openings that we do not want to keep as
8 windows. Our intention is to break them up.

9 We want to keep them clearly visible
10 as it reads as an opening so that it reads as an
11 opening. We would like to add one window so you
12 can see on that front elevation. The new two
13 windows we would like to not use as windows.

14 On the side elevation where originally
15 there was that large opening what we'd like to do
16 is keep that as a large opening and put in a large
17 storefront-style window and then use that pattern
18 of windows to go along the back.

19 So I've shown two windows that would be
20 part of what was -- currently has that big beam
21 over it. We're going to put new windows there and
22 then we're cutting one window pane.

23 MR. WICHMANN: I'm sorry. Could you
24 repeat that?

25 MS. BURTON: Yes. If you go back to

1 the elevations of that you can see that side there.
2 So that large window opening is -- was an original
3 opening in the structure. It was used as a garage
4 door where you could drive vehicles in.

5 We're going to make that a window, use
6 storefront glass, and then that window is what
7 we're going to use on the backside of the building
8 that faces into the garden. Then we'll have three
9 windows that face into the garden.

10 Could you go to the elevation sheets?
11 That's 8.2. Back one more. So there's -- the
12 second one. So on the bottom of that slide is the
13 rear elevation.

14 So you can see they're showing three
15 large openings that would be the storefront glass.
16 Two of those are in what's currently an opening
17 under that existing beam. The third one would be a
18 new open opening cut and then there would be a
19 similar size opening that would be our spring
20 porch.

21 Then we wanted to add dormers to get
22 some additional light into this property or into
23 this building. And you can see that we put them on
24 the back so that from the street the massing of
25 this building is as it would be from the street.

1 Then from the back we have these small dormers
2 along the back.

3 MR. WEEKS: Rachel, let them know, too,
4 that the reason the screened porch is there is
5 because the front porch --

6 MS. BURTON: Luckily my assistant is
7 reminding me we're adding the screened porch where
8 it is because we can only have 1,200 square feet of
9 heated space which leaves us the space that we need
10 to use that was within that original building
11 footprint. So we have chosen to make it a porch
12 but keep it within what would be that brick shape
13 of the building.

14 So we want to keep the massing, the
15 shape, the height, and the look of the building as
16 it was when it had part of it screened.

17 MR. WICHMANN: Rachel, I have a quick
18 question. The screened porch is going to go where
19 exactly?

20 MS. BURTON: It's right here. So it is
21 on the east side of the building and it is right
22 here. So it goes front to back and uses up the
23 leftover space, you know, after we take the 1,200
24 square feet for our heated space.

25 MS. PERKIS: That part is already

1 there? Are you just going to break through the
2 wall?

3 MS. BURTON: Yes. So we're using the
4 entire shape of that wall that is there now. We're
5 not going to demolish any of that original historic
6 structure and we're using part of it as porch and
7 keeping the window patterns at the front so that it
8 still makes -- from the street as having that same
9 pattern and scale.

10 But on the back where it's not visible
11 we're opening it up so that there's screening so
12 that we have the view and as well as the breeze.

13 MR. WEEKS: Everybody does understand
14 that the footprint -- the building is maintaining
15 this character on the streetscape. It is over
16 1,200 square feet. So the only way we can do it
17 is take some of the heated square footage out of
18 the --

19 MR. ROBINSON: Speak into the mic,
20 please.

21 MR. WICHMANN: So visually from the
22 street we're going to be seeing a screened porch
23 from this elevation. Is that correct?

24 MS. BURTON: I'm going to come back to
25 show -- this is the front elevation. This is our

1 front elevation. This is the full length of the
2 existing building. Each of these is where there's
3 an existing opening.

4 These two openings are going to be
5 where our screened porch is. So instead of having
6 a glazed unit we're going to put in a screened
7 unit. So it would be -- you know, have a wood
8 frame and then have it screened in instead of a
9 window.

10 So those are the two openings. So they
11 will still read as openings from the street. What
12 we're also doing is this is where the original
13 stoop was.

14 We are going to have the porch extend
15 from here to here up front and for where our front
16 door is and add a little bit of amenity for the
17 resident of this building so that they have a front
18 porch. So that is this.

19 We have decided to make it a little
20 shed roof so that the primary massing of this
21 original roof stands out and is the dominant shape
22 of the roof. And then this is the just a little
23 overview of the front.

24 You can see when you look at the side
25 elevation it is a little sloped roof. It doesn't

1 go the full width of the building. And so it is a
2 secondary piece. These are the new windows on the
3 back with the dormer above so that we have light
4 coming down into the interior of the space.

5 Does anyone have any questions about
6 that building? That design? Then what I'd like to
7 do is talk about -- you have questions or --

8 MR. HERLONG: No. I'm just --
9 normally we would have a ten-minute presentation.
10 So...

11 MS. BURTON: I only have --

12 MR. HERLONG: Let's let you go through
13 your presentation and then we'll have discussion
14 and --

15 MS. BURTON: Yeah. I only have a few
16 more things to say about that. Okay. The next
17 part that I wanted to talk to you about that was
18 the actual site design.

19 With the historic structure we're using
20 it in its entirety with the porch in the front.
21 We're demolishing this existing piece right here.
22 We want to add a new garage, demolish this existing
23 layer, CMU, garage structure and then this is where
24 we're adding the new -- a new residence. Our goal
25 for that is to be able to add the square footage

1 that we're allowed to not go over. It's going to
2 be a one and a half story home.

3 We want to have a pool facing the
4 marsh. In fact, the build-to line was the limiting
5 factor of how far towards the marsh we could go.
6 The critical line setback does not affect this
7 location. Obviously, our rear setback does not
8 affect where we've actually needed to locate the
9 building.

10 So we have a new drive coming in here.
11 So the new drive goes in and goes to the new garage
12 or to the new principal building. Then the last
13 thing I wanted to do is just show you -- I had two
14 site elevations drawn. One is the from the street
15 and that is here.

16 So this is the scale of the historic
17 building with the porch in the front and you can
18 see its height and then the setback is the
19 one-and-a-half story elevated building that we
20 would like to build. So what you can see is the
21 roof and it slopes back away from you. Then this
22 is the side view that's cut through the site.

23 Here is our historic building in the
24 front of this porch and then about 68 feet six
25 inches further back will be our new home. You can

1 see it's a one-and-a-half story home. The dormers
2 are at the back so that we can have a second floor
3 with marsh views, a porch with pool in the back.

4 And I just want to emphasize it's as,
5 you know, small a mass as we can create behind this
6 historic home so we that we're not overpowering the
7 smallness of the height of the historic building.

8 MR. WRIGHT: I guess what I see you
9 proposing is the concept --

10 MS. BURTON: Yes.

11 MR. WRIGHT: -- of the site with --

12 MS. BURTON: Yes.

13 MR. WRIGHT: You're not submitting
14 plans for approval to --

15 MS. BURTON: No. We are asking plans
16 for conceptual approval to renovate plans for the
17 historic building, add a porch, demolish the later
18 piece at the back, and for approval to add the new
19 home facing the marsh.

20 MR. WEEKS: Real quickly, I actually
21 had the pleasure in the last few days of going back
22 and reading Mr. Herlong and Mr. Wright's comments
23 from -- starting in 2004 or whenever it was from
24 the start through the old notes trying to find a
25 couple of cases that you'll remember. One of them

1 is next door to me which is the Devereux Gay house.
2 Steve, that was back in 2006. Just to give you an
3 idea, I've got a picture here that's in a current
4 book of Sullivan's Island showing the old Devereux
5 Gay house as it was before.

6 The DRB allowed the back end to be
7 taken off because the roof lines were there. If
8 you remember Karl's house -- and you can see that
9 it's been done before. The other house on the
10 island and I couldn't find the notes was from
11 around 2010 was the 1908 I'on next door to Steve
12 where he currently lives. That also had some
13 structures on the back end.

14 They have been taken off to give it the
15 1,200 square feet. So this has happened before,
16 removing sections of a historic home. So please
17 keep that in mind. This is the not the first case
18 in front of the Board over the last 10 years for
19 this. Thank you.

20 MR. HERLONG: Okay. So the applicants'
21 time of presentation is over and it is time for any
22 public comment. Is there any public comment?

23 MR. SPIRES: I'm Charlie Spires, born
24 and raised in that house. I went through -- it was
25 a warehouse and is now a difficult structure.

1 Apparently as I'm picking up the idea is to take
2 the back end of that house off which in my
3 estimation and all our lives we considered that
4 section an addition because the foundation was
5 lower.

6 My dad actually poured a higher
7 foundation to get it to match the frontage on the
8 road. The back section was a Dutch lap-sided home
9 that at that time had when I was there -- had a tin
10 roof as opposed to the very nice slate roof along
11 the frontage side.

12 Also, none of the interior walls of any
13 of the structure are historic. All of the interior
14 walls were built by my father. So I guess that's
15 about all I have to say. But the -- they had -- I
16 remember the doors.

17 There were some big sliding doors that
18 were across the back and those doors were removed
19 then at that point. That's when I could see how
20 low it was to the ground and my father had to put
21 it up like eight inches to raise it to get it
22 somewhat close to the foundation.

23 MR. HERLONG: Is there any other public
24 comments?

25 MR. LYNCH: My name is Emmet Lynch and

1 I live a few week blocks away on Middle Street and
2 I just want to say it looks like they've been
3 really thoughtful.

4 You know, I walk in this area a couple
5 of times a week with my dogs and ride my bike by.
6 I think it just seems like it would be beautiful
7 and caring and I'm interested in seeing what ends
8 up. Thank you.

9 MR. HERLONG: Any other public comment?

10 (No response.)

11 MR. HERLONG: Public comment section is
12 closed. Randy, did you have any final comments?

13 MR. ROBINSON: I have nothing.

14 MR. HERLONG: Okay. Well, shall we
15 start with Duke? Do you have any thoughts?

16 MR. WRIGHT: Yeah. I like what you're
17 doing and I'm struggling with how we can make it
18 happen. I'm looking at the maps and one I think
19 that may be relevant --

20 MR. HERLONG: Duke, can you please
21 speak into the microphone?

22 MR. ROBINSON: Pull closer to that mic,
23 please.

24 MR. WRIGHT: I used to fly and I used
25 to have one around my neck. Maybe that would be

1 better. Can you hear me now? Map Number 2 shows a
2 configuration of many of the old Fort Moultrie
3 buildings and most of them -- in fact, all of
4 them with this exception do not have an addition on
5 the back.

6 This was obviously added somewhere
7 along the way and I don't have all the sequential
8 dates. What I'm trying to do is figure out a way
9 to make this happen.

10 I do have a little bit of concern with
11 how you're trying to do the front of the building
12 which changes the complete character of the
13 building. Do you follow what I'm saying? The
14 porch addition along the front changes the complete
15 character of the building.

16 Having said that, I liked the porch
17 addition and I don't have a problem with the
18 screened porch and I see what you're doing to
19 reduce the size of the 1,200 square feet.

20 One thing that I find interesting
21 architecturally is I don't see a door on the rear
22 of the north side of the cottage, the building.
23 There's only one door on the front which seems a
24 little bit odd to me that you do not have more than
25 one door in the structure.

1 I would like to hear other Board
2 members state their views with what we're talking
3 about.

4 MR. HERLONG: Bunky.

5 MR. WICHMANN: First off, I think it is
6 a great presentation and I think if the project is
7 going to be completed and if it's going to be done
8 anything like the way the presentation is done it's
9 going to be very, very nice. So I applaud the
10 presentation.

11 Thank you to the Penningtons as well in
12 obviously investing in the presentation as much as
13 the Penningtons. I share Duke's concerns as well.
14 I'm having -- it is more -- I'm having trouble
15 visualizing the porch and the screened in area.
16 That's -- and I'm not -- I'm -- and I want to make
17 sure that we get these dormers right.

18 You know how dormers are. They can be
19 a little too small or a little too big and they --
20 they don't fit. It was doesn't work.

21 So these may be perfectly proportioned,
22 but I would urge you to make sure that we're real
23 tight on that and we've got a good -- right size
24 and scope of this for those dormers. That's
25 kind of -- again, I share Duke's feelings on

1 the porch area.

2 MR. HERLONG: Linda.

3 MS. PERKIS: I have not many problems.

4 I understand where you're coming from. I don't
5 mind the demolishing of that masonry garage.

6 That's not an issue at all.

7 I'm concerned a lot about the changing
8 of that additional building. If you read the
9 Secretary of the Interior standards for
10 rehabilitating historic structures, Section
11 21-97-D, preserving and retaining changes to a
12 historic property, I don't think you're allowed to
13 enclose those windows.

14 I don't know about extending that porch
15 and putting that shed roof. That kind of changes
16 the whole character of the building. And I also
17 like you -- I'm not too happy about the dormers on
18 the back. That's the back. That's the back.

19 That's my thing. I don't know if you
20 can enclose those windows like you want to do and
21 change that. I don't think you can extend that
22 front porch.

23 It doesn't go the whole length of the
24 building right now, as I understand it, as I saw
25 it. I don't know. That's my deal. I don't know

1 about the shed roof on it. I understand what you
2 want to do, but I don't know if you can. That's my
3 thing.

4 I also think -- and this is personally.
5 You're asking for a lot of changes to that piece of
6 property, not only this but you're going to add a
7 new house and a garage and all that. That's a huge
8 change for that piece of property for nothing to
9 gain that's comparable.

10 I want to know -- perhaps Council
11 shouldn't encourage that architects and all consult
12 the neighbors when you're making such a huge change
13 to a piece of property. It's not that I'm against
14 it. I'm not.

15 It's just that I think perhaps the
16 neighbors should be consulted and I know we all put
17 out the signs that -- you know, saying that this
18 property is under consideration. But so many
19 people don't know what those signs mean or don't
20 even know that they can call and ask. I've had
21 people and they say, what are you going to do to
22 that piece of property?

23 I say, I don't know. They say, well
24 it's going to affect our home. And they can say,
25 can I call?

1 Yeah, you can call. Yeah. You can
2 find out. That's my thing. I like the -- I like
3 little house on the back, the one that's going to
4 be on the marsh. I don't have a problem with that.
5 I just think the front part has some issues that we
6 need to work out.

7 I don't know if you're allowed to
8 enclose those windows and I don't know about the
9 shed roof. If you read here, retaining and
10 preserving changes for a property or not
11 destroying historic material features and spatial
12 relationships. That's my only thing. So...

13 MR. HERLONG: Beverly.

14 MS. BOHAN: Without being completely
15 redundant, I think the concept is necessary to make
16 the structure and our historic benefits match your
17 end design goal. So I think that like Duke said
18 we'd like to make it happen. However, there's a
19 couple of things in the Secretary of the Interior
20 standards that are not working.

21 The main one is repairing Number F
22 at 2197. Repairing: Rather than replacing
23 deteriorated historic features or whether the
24 severity of deterioration requires a replacement of
25 a distinctive feature the new feature will match

1 the old design and texture when replacing
2 materials.

3 The screen porch idea I don't think
4 falls into that category. Because there's glazed
5 windows existing I think that could be considered.
6 You know, if there was a screened porch maybe
7 incorporate that into your new structure.

8 AUDIENCE MEMBER: But how do you get to
9 1,200 square feet?

10 MS. BOHAN: The door, I think, is
11 critical and I would even say that might be a code
12 violation possibly or either, you know, I think
13 there has to be two passes of egress to the
14 structure.

15 So I think that's important for a
16 safety issue. And last, can you tell me if the
17 addition which I'm not sure -- what does Sullivan's
18 Island state with this historic -- for this
19 property? Is it the front street section or is it
20 the back section as well, Randy?

21 MR. ROBINSON: It would be the whole
22 property.

23 MS. BOHAN: Okay.

24 MR. ROBINSON: It doesn't -- we don't
25 designate structures. We designate properties. So

1 it would be everything on that property.

2 MS. BOHAN: Okay. So my recommendation
3 is consider or suggest that you incorporate the
4 historic structure as a whole into the design
5 scheme meaning that instead of demolishing -- I
6 understand the garage.

7 I walked the property the other day. I
8 understand. Maybe incorporating the historic
9 structure in the back to your property and maybe
10 changing a little bit of the design scheme. That's
11 all.

12 MR. HERLONG: Rhonda.

13 MS. SANDERS: I realize this is a
14 challenging property, but first our zoning
15 administrator does a really good job of giving us
16 the homework laid out. You can't break it into two
17 windows. You just can't.

18 It's just not allowed within -- we
19 can't allow -- we cannot approve it. He has
20 printed out all of these standards versus
21 preservation, highlighted what we pay attention
22 to, and he says specifically the front porch stoop
23 is not permitted in this zoning ordinance at all.

24 The biggest thing that we -- this
25 zoning ordinance was put here for was preserving

1 historic properties, especially the front. You
2 can't change the front. Very limited. I mean,
3 even in some places -- I don't know. But you can't
4 block in windows.

5 You can't screen in parts because you
6 want it to be 1,200 square feet. It is what it is.
7 The door -- I don't think you can change that part.
8 I don't know if the whole thing is structural. I
9 think maybe more homework needs to be done on it,
10 but the historic -- the whole thing is listed as
11 historic.

12 The picture that you have here 1942,
13 that's historic per the guidelines. I just --
14 yeah. I'm not saying I disagree with the value or
15 architecturally with the bad part.

16 I don't know the answer to that. I do
17 know the whole thing is listed as historic and you
18 cannot try and change the front. I mean, it's --
19 I'm not saying that. I'm reading it.

20 MR. ROBINSON: Can I make one comment
21 here?

22 MR. HERLONG: Sure.

23 MR. ROBINSON: I believe the -- I
24 wasn't in on the beginning of this, but I believe
25 this original porch went the whole way down to the

1 end and -- and that is what Joe was commenting on
2 that was not allowed because that would be an
3 expansion of a nonconforming structure.

4 So what they did was that's why
5 these -- I have these pictures which are revisions
6 to the plan.

7 MS. SANDERS: Right.

8 MR. ROBINSON: They came back and
9 changed this following Joe's notes and changed it
10 and reduced the sides back to the original stoop
11 that was on the front of the house.

12 MS. SANDERS: I'm just reading what he
13 highlighted.

14 MR. ROBINSON: Exactly. You are, but
15 these are part of the changes that they brought in
16 once they read Joe's notes and I just wanted to
17 make that clear.

18 MS. SANDERS: Well, I disagree with
19 changing the front. I think that's -- it doesn't
20 make it what it was and I disagree with working
21 in windows, historic windows.

22 We've never allowed that before that
23 I'm aware of -- and I'm definitely -- and decide
24 it's going to be screened in because you want to
25 get down the square footage so that you want to

1 build another house. So, you know...

2 MR. HERLONG: Okay. I'll go ahead and
3 add my thoughts as well. I do see this as a very
4 challenging property, but we do see that historic
5 portion on the back.

6 One of my thoughts is -- and, again,
7 I'd like to find a way to help you guys do what
8 you'd like to do as long as it's not putting
9 pressure on the Board to do something they're not
10 comfortable with and I can remember one time a
11 project came through and there was some question
12 about the historic nature of the property.

13 I think they brought in a historic
14 consultant. You might find somebody who is a
15 historic consultant that can tell us that that is
16 not a valuable addition. If so, the Board would
17 feel much more comfortable.

18 I think that's certainly a way --
19 a way to proceed. But we're looking at a -- I
20 don't -- I agree, too, that this Board over the
21 years throughout its existence has gone through
22 this process and many people have brought an older
23 home, historic home, that's larger than 1,200
24 square feet. That's a very random number. It was
25 just a very random number for whatever reason and

1 that is something that the -- is it the LUNR
2 committee -- is going to be looking at in the
3 coming -- in a meeting in a few weeks.

4 There is going to be a discussion about
5 the 1,200 square-foot-rule. I think the DRB would
6 like to have that number eliminated so that this
7 could be -- this could happen without this porch
8 conversation.

9 If it goes through the town that would
10 be the big question, whether this would happen or
11 not. So everybody should show up for that. I do
12 agree that probably some more design work may need
13 to go on on the front facade.

14 Some of the pattern -- I think the
15 existing openings should be preserved and I think
16 you're trying to close some and add another one and
17 change some of the sides at random, but that's
18 certainly workable. That's something that could be
19 worked out. That's about all the comments I have.

20 So I'm not sure -- Duke, do you have
21 any more thoughts?

22 MR. WRIGHT: Yeah. I think we're all
23 trying to make this work.

24 AUDIENCE MEMBER: Can I make one
25 comment on the windows?

1 MR. WRIGHT: Sure.

2 AUDIENCE MEMBER: I wish we had a
3 picture of the current house that everybody's been
4 by.

5 MS. SANDERS: Absolutely an
6 improvement. No doubt.

7 AUDIENCE MEMBER: There's vinyl siding
8 and vinyl windows. The windows -- they're showing
9 as arches. The windows are square and had metal
10 sills that went across underneath the arches.

11 All of the windows have been replaced.
12 There's nothing that have been original -- I keep
13 hearing original windows. There's no original
14 windows.

15 They have all been since replaced
16 and this is showing like arches above the windows.
17 There is no arch above the window other than in the
18 brick -- in the brickwork.

19 MR. HERLONG: You're right. A building
20 like this may have had a brick arch, but they might
21 have had a square window originally in that brick
22 opening which I may have misspoken. I just think
23 being honest with the pattern of existing openings
24 and -- just works within those with the new
25 windows, whatever they might be.

1 MR. WRIGHT: Since we're still working
2 with concepts is there some way in order to
3 preserve the front facade of the building that the
4 livability of the -- the living -- the porch can be
5 considered to be put on the rear, on the west/
6 north side of the building as opposed to the south
7 side which is what we're really interested in is
8 preserving?

9 It seems we've been at this many years.
10 The front facade of the historic structures are the
11 most important elements to preserve in my judgment,
12 not any rear side. Have you thought about possibly
13 reversing that idea?

14 The square footage thing -- Steve is
15 exactly right. I hope this 1,200 square-foot thing
16 is going to go away. We've had to deal with that
17 too many times, but to consider -- let's assume
18 that goes away.

19 We may not be able to approve anything
20 tonight but consider a new concept of maybe
21 reversing the way that structure would function.

22 MR. ROBINSON: Make it all of an error
23 until it changes.

24 MR. WRIGHT: What?

25 MR. ROBINSON: Make it all of an error

1 until it changes. I don't know.

2 MS. BURTON: I want to start with a
3 couple of comments and I'll try to address as many
4 of your comments as I can without getting redundant
5 or anything like that. So this building was
6 originally an ordinance shop. It was not heated.
7 It wasn't air-conditioned.

8 It was like a garage, open warehouse
9 building. There was one end, the end which is now
10 where we're proposing our porch, that may have had
11 an office space in it. We're thinking that just
12 because we can see something happening in the attic
13 that's a little bit different.

14 This was a warehouse and its use was
15 changed to residential when the fort was
16 decommissioned and it was changed at that point
17 from an ordinance shop to a residential use. So
18 that adaptive reuse of a historic building had
19 already happened. That's not something that we're
20 doing.

21 There are some pieces about this design
22 that we don't fully know because we can't yet take
23 off this siding. So the state of the brick, the
24 exact size of the windows, and the exact size of
25 the sill that was visible in this photo, whether

1 that opening was actually a full opening and no
2 door at all which it could have been are all things
3 that we don't know.

4 What we do know is that right now
5 there's vinyl sizing. There's vinyl windows in
6 that that are not the size. Like they're in the
7 same location on the wall, but they're not the sill
8 or the height as what's there.

9 So, yes, we do want to bring that back
10 to where it was and I -- and I guess my comments
11 about whether or not we brick in windows was that
12 my understanding always was that if anything could
13 be undone and didn't further damage a historic
14 building that we had that opportunity to make a
15 change that could be undone for any future -- any
16 future owner and that it didn't diminish the design
17 and the historicness that was there.

18 So that was our strategy and why we
19 were considering working in windows because it
20 could be undone and it wouldn't change anything
21 that was there existing. As far as our front porch
22 we had originally wanted to have a front porch
23 across the whole front and we had made it deeper
24 than what it currently was which is what Joe's
25 comments were in his report to you.

1 Joe did some further research which was
2 why I quoted that section to you and he advised us
3 that because the historic stoop was there that was
4 considered part of the building and that making
5 that a porch if it was clearly a secondary element
6 and mass would be something that would be
7 appropriate for us to ask you to consider.

8 So that's why it's the shape or the
9 size where it is, which is only part of the way
10 across the front elevation. We were trying to make
11 the slope lower so that it was clearly secondary.

12 I mean, I guess we would be happy to
13 consider what we can do about how to make the front
14 more, I guess, intact because I'm a little stumped
15 because there -- there were windows where we want
16 to have -- where we want to have our screened porch
17 those windows would be removed.

18 They've already been replaced and we --
19 we wanted to have a porch because we're trying to
20 address how to meet zoning. So it's hard to know
21 when there isn't an existing historic piece as part
22 of that. We're now trying to keep the massing, the
23 shape, and the character of that building intact
24 because those are the pieces that are still left to
25 us.

1 When we uncover the face of it we'll
2 see better the size of it. You know, we'll design
3 our windows and our door accordingly. As far as
4 what we want to do along the back, I absolutely --
5 this was a design put together relatively quickly
6 because we're trying to provide information and get
7 feedback from you prior to a closing.

8 As far as the back of the building,
9 these are just our first ideas. Yes, we want
10 dormers. Yes, we want to have bay windows. Yes,
11 we do want to have doors that come out the back.

12 We will be developing the design
13 in more detail. I mean, this was honestly a
14 conceptual idea, the overview of what we wanted to
15 do to this building and how we wanted to use the
16 site.

17 I just want to reiterate that putting
18 dormers on the back, whatever size they are, will
19 not be visible from the street. So they really
20 will become -- you know, not having that prominent
21 change -- change to the island.

22 MS. PERKIS: Can I ask the question
23 about the concrete? That's just a whole mass of
24 concrete. If you get approved eventually is the
25 concrete all going to stay there?

1 MS. BURTON: Do you mean the concrete
2 parking area?

3 MS. PERKIS: Yes. Yes.

4 MS. BURTON: No. That has not been
5 identified on any --

6 MS. PERKIS: I'm talking about --

7 MS. BURTON: So no. Our intention is
8 all that comes up -- comes off and the other garage
9 building that was built is also clearly not a
10 historic building and so that would be removed. So
11 that whole parking area will also have that
12 concrete removed.

13 And I also just want to reiterate that
14 there is a precedent of adding on the back on
15 these historic homes. We have done that on other
16 buildings, the Junior Officer's.

17 There are other buildings like the gate
18 house, the stuff was taken off the existing and
19 there were changes that were made to the back. I
20 guess those are the main ones of these unless there
21 are some other specific questions someone has.

22 MR. WICHMANN: Just real quick about --
23 I don't want to beat it to death, but the window
24 issues -- just help me a little bit. The screened
25 in area on the front facade can -- the question was

1 could you put glazed windows in there. I mean,
2 even though the rest of it -- if the rest remains a
3 porch for visibility and for consistency could you
4 put glazed windows on the front? Is that something
5 that y'all would consider?

6 MS. BURTON: I think our preference for
7 use would be not to and our preference would be to
8 really just reiterate that what's left of this
9 historic building is mass, shape, size, that kind
10 of thing as opposed to detail.

11 So we are wanting to stay within that
12 mass, the shape, and have some flexibility. If
13 that becomes an issue we that we need it -- you
14 know, that we can't resolve then I'll be conferring
15 with the clients and asking them how they feel
16 about that. I don't know the answer.

17 MR. WICHMANN: And the second one,
18 that's just the bricked-in one. You're bricking --
19 is there not a way to preserve those without
20 bricking them or --

21 MS. BURTON: I mean, what we found when
22 doing the design of this project when we started
23 with say that -- the big old thing has to be the
24 front door. It is just a given. So then when you
25 lay out the front, how it might go from there,

1 there's only so many ways that we can do it.
2 There's an existing width to this building which
3 means even though that bedroom is actually too deep
4 for 1,200 square feet you have to use it because
5 that's the depth.

6 So then it just had repercussions. So
7 we were asking, you know, about breaking in the
8 front windows just so we could have our rooms work
9 and having a strategy of saying a bricked in window
10 is not a permanent change and we could take care
11 not to damage anything existing and it can be
12 removed.

13 It is not a permanently changed part
14 of the building which is part of the strategy of
15 working with historic buildings that any change you
16 make has to be secondary and can be removed without
17 damage.

18 MR. WICHMANN: And you don't have any
19 idea about whether you want it being brick or
20 keeping it natural from the seal, correct?

21 MS. MARTIN: It has been painted
22 already. We know that from the photo. What we
23 don't know is what is it like now. Has there been
24 any damage to the building, the brick? We don't
25 know that. So it's going to have to be a

1 step-by-step decision, process, once we expose it
2 to see. Our goal would be to have the original
3 brick left, evaluate it and decide is it painted,
4 is it, you know, cleaned or if it isn't in good
5 shape then we need so much repair that it becomes,
6 you know -- like we're not really having an
7 existing brick building then we'll look at what our
8 options are, but we don't know that now.

9 MR. HERLONG: Okay. Let's kind of talk
10 a little bit more generally and let the Board kind
11 of talk.

12 One of the big questions again is part
13 of this requires demolishing a large portion of the
14 back of the building that very well could be
15 historic. What does the Board think about that?

16 It is clearly -- in my opinion it is
17 not as important as the front portion of the
18 building, the oldest portion. But that addition
19 on the back shows up in some degree in maps that
20 could -- that may make it historic. I --

21 MR. WICHMANN: If you're asking for a
22 discussion I would -- it holds -- to me it's just
23 a -- it's just an addition that was snapped on a
24 long time ago and it was used for a garage, not
25 as -- not as a dwelling.

1 Of course, the building originally was
2 not used as a dwelling either, but I think -- I
3 think that that doesn't -- I think it takes away
4 from the character. In my opinion it takes away
5 from the character of the building and I think
6 removing it would be -- would enhance the visual
7 impact of the building and its true historic
8 nature.

9 MS. SANDERS: I agree with that. I
10 agree with that and I think what -- you know, I
11 think it is a great idea to restore this building.
12 I'm not saying don't do it or not saying whatever.
13 What we're trying to prevent is more, oh, but you
14 did this before. You did this before.

15 So we want to make sure we have facts
16 and we have homework done and somebody doesn't come
17 up and say, well, you tore down this historic rear
18 end like this one here. Well, I don't know what
19 the circumstances are, but that rectangle right
20 there might not have been historic as -- I don't
21 know.

22 I'm just saying what we're trying to
23 do as a board is to CYA and make sure that --
24 you know, what y'all are tearing down. Just a
25 consideration. If the warehouse was a warehouse

1 and you want to recondition it to the original
2 which is what you're supposed to do with historic
3 restorations, well, then could you not do that?
4 Leave the front with the glazed windows or whatever
5 they were so the whole front could be -- look just
6 like it did 100 years ago, 80 years ago, and the
7 back could all be open, could be screened.

8 You could do whatever you want. So
9 you could still have a screened porch, but you
10 wouldn't know that from the front or you could do
11 it on the back. What we are -- you know, our
12 purpose is trying to protect historic fronts more
13 than anything. That is what I feel like. I think
14 you can do that.

15 I just think we just have to have a
16 little bit more homework so they don't have more
17 stuff, you know. Well, you did it before.

18 MS. BOHAN: I would agree with that,
19 especially in light of cases that have come up
20 recently concerning the Junior Officer's quarters
21 and the facades and the kickback that we received
22 on many levels, if I may add that to the notes.

23 I think that more homework and more
24 consideration needs to be made. I think it is
25 a lovely start and beginning. I think it needs

1 more work.

2 MR. HERLONG: Duke.

3 MR. WRIGHT: I think that we're all
4 pretty much in agreement that the addition does not
5 add much to the historic value of the structure.
6 Am I wrong? And each of these historic
7 applications must stand on its own merit.

8 I mean, we can look at precedent all
9 day long, but I think each of these is different in
10 its own way and we should approach it that way. I
11 think that's what we're trying to do. And have we
12 given you a muddy puddle to work with? We'd like
13 to give you some --

14 MS. MARTIN: Can I paraphrase and
15 summarize what I think you said? So the first is
16 I'll repeat the good stuff, which is a lovely start
17 and that it's a project that we could make work
18 really well. But I hear what you're saying, that
19 we don't have a lot of information about the back.

20 All I know is visually what happens in
21 the attic and that -- that's anything. So what
22 you're saying is that because it could also be
23 historic and we don't know enough information about
24 it, that you're asking for more information so that
25 you're able to make an informed decision to fully

1 understand the value or nonvalue relative to the
2 front building before you can fully decide if you
3 want to take that down.

4 Then as far as the front of the
5 building goes you are very concerned that the front
6 of the building has not just the shape and the
7 mass, which is what we know we can keep, but far
8 more of the detail.

9 So where there was a window there you
10 want to have a window and work with our designs so
11 that whatever is behind that window is something
12 that we can figure out but it doesn't need to be
13 visible from the street and that what we do to the
14 back of the building can be much more wide open to
15 doing whatever we need to make our plan and our
16 function work.

17 So it's really more work, more design,
18 and more answers to be able to address your issues
19 and come back with a modified solution or I guess a
20 more developed design to answer those questions.

21 Is that --

22 MR. HERLONG: I think you're hearing
23 generally what the Board is saying. Do I hear a
24 motion?

25 MR. WICHMANN: Mr. Chairman, I want to

1 make sure she was clear. I don't think the Board
2 has a problem and I'm speaking for all of us now
3 and I'm not meaning to. But I don't think the
4 Board has an issue with the addition that's on and
5 having it removed. I don't think --

6 MR. HERLONG: I would agree.

7 MR. WICHMANN: Okay.

8 MR. HERLONG: And I mentioned that it
9 looks like it may be historic. It's clearly not as
10 important as this front building --

11 MS. MARTIN: If we could show --

12 MR. HERLONG: -- but because of our
13 labels calling it historic I think we need to take
14 a look --

15 MS. MARTIN: Yeah. So if we could
16 address our presentation about that so we can
17 address the value. My last question is --
18 obviously, if I could make the this whole building
19 the part of the heated design that would be our
20 preference.

21 Does anyone know or do you know, Randy,
22 when this might be considered? Like would it be a
23 year out or six months out? Two years out?

24 MR. WRIGHT: What was your question? I
25 didn't understand.

1 MR. HERLONG: You're talking about the
2 1,200 hundred square foot renovation --

3 MS. MARTIN: Uh-huh.

4 MR. HERLONG: I would attend the
5 meeting and see where that goes

6 MR. WICHMANN: Is it possible that's
7 done for a modification or an exception?

8 MS. MARTIN: We can't make any
9 exception to that 1,200 square feet. There is no
10 method of design to do that.

11 It is a definitive and the Board can
12 make no change to that and -- and the other piece
13 is the 1,200 hundred is a limit and then the
14 maximum heated square feet and area -- those are
15 also designed and I can't ask for exceptions of
16 more and I can't ask for more impervious coverage.

17 So if I keep the big existing building
18 on the back it really affects my impervious
19 coverage and what I can do.

20 MR. HERLONG: Okay. Do I hear a
21 motion?

22 MR. WRIGHT: I'll try it. I'll move
23 that we approve the concept of what the owner and
24 the architect wants to do. There are some issues
25 obviously with the historic preservation question.

1 I believe that the Board will concur with taking
2 down the addition if it does not violate any public
3 laws or historic preservation publications. So I
4 move that we approve this as a concept and ask the
5 architect and owner to take it home and review it
6 and come back with modifications.

7 MR. WICHMANN: I'll second.

8 MR. HERLONG: Okay. Is there any
9 discussion by the Board of that motion?

10 MS. BOHAN: Can we add to that motion
11 careful consideration not to change the front
12 facade, especially since it has to go before the
13 BZA?

14 MS. MARTIN: Actually, it does not.

15 MS. BOHAN: It does not?

16 MS. MARTIN: No.

17 MS. BOHAN: I thought that was in the
18 record.

19 MS. MARTIN: Well, we have to go to the
20 BZA to have a special exception, but we do not have
21 to go to the BZA to have a porch added to that.
22 It is only to ask that it could be a special
23 exception. Historic structures need to -- the
24 second homeowner.

25 MS. BOHAN: I still feel strongly about

1 the front facade and maintaining its appearance as
2 we can have been -- indicated to maintain Junior
3 Officer's facades and all historic facades in the
4 forthcoming meetings.

5 MR. HERLONG: So how will we add that
6 language to this motion?

7 MR. WRIGHT: Well, I think the motion
8 should stand as stated.

9 MR. HERLONG: In the motion did you
10 mention the front facade? I don't think so.

11 MS. BOHAN: Huh-uh.

12 MS. MARTIN: He didn't state that, but
13 he did ask that we consider your comments.

14 MR. WRIGHT: I did not mention the
15 front facade per se, but I think that in my
16 statement that was included as a part of the
17 architect's review.

18 MR. HERLONG: Okay. Well, we'll
19 certainly review the minutes of the meeting. So
20 that might be enough. Okay. Any more discussion
21 by the Board? All in favor, say aye. Any not in
22 favor?

23 MS. PERKIS: No. I think it needs to
24 be more exactly worded about the front, about the
25 modifications or the changes. I just feel that

1 it's too -- I want to use the slang word --
2 loosey-goosey. That's New York slang by the way.

3 MR. HERLONG: Okay.

4 MS. BURTON: Thank you very much.

5 3115 I'ON AVENUE

6 MR. HERLONG: Move on. So the next
7 item on the agenda is 3115 I'on Avenue. Randy, can
8 you explain that to the Board?

9 MR. ROBINSON: Yes. This project is a
10 project that came before y'all, I believe, last
11 month and they -- y'all asked for some changes and
12 some considerations. They have made some changes
13 to this plan. They brought it back.

14 They have given you some better
15 elevations to look at. I will let them present
16 this to you and then I'll be here for any
17 questions.

18 MR. HERLONG: Thank you.

19 MS. MARTIN: I'm Julia Martin back
20 again for, I guess, preliminary review of this
21 proposed --

22 MR. WRIGHT: Can you speak up, please.

23 MS. MARTIN: -- new single family house
24 on this lot. I believe most of you were here last
25 time. I know you were.

1 So if you have any questions let me
2 know, but I'm going to for the sake of time just
3 kind of run through and highlight what is different
4 from the last time. The issue about the existing
5 slab seems to have resolved itself and I think the
6 slab has actually already been removed.

7 One good thing about that is it allows
8 us to revisit the question about one oak tree and
9 the front setback that we really thought we were
10 going to lose it because it had run through the
11 slab. But it turns out it can sort of be
12 extricated and separated from the slab.

13 We're going to be able to save it,
14 which we all think is great and that gives us a
15 little more privacy, a little more screening, and
16 that sort of thing.

17 Then we're going to pull out the site
18 plan. We heard your comment about the -- if y'all
19 can get a little closer -- the pedestrian access
20 path being a little misleading before. It comes
21 all the way from I'on Avenue all the way back now
22 to face a little entry.

23 We have the front porch sort of element
24 on this part of the building which we had actually
25 added there in order to strive to comply with some

1 of the guidelines in the ordinance, but we really
2 prefer this proviso to restrict that pedestrian
3 access for the principal entry to the back of the
4 site.

5 Now, in addressing the height concerns
6 we went ahead and -- and increased -- it had a
7 slope of those pitched roofs to bring the lower
8 eaves down further. So from I'on Avenue the pitch
9 on the left is now about 20 inches lower. I'm
10 sorry. The eve. Then at the main portion of the
11 house this point is pushed down more than two feet.

12 Then we took a lot of time and labeled
13 each of the elevations to maybe clarify all the
14 ways we have attempted to comply with the ordinance
15 and avoid anything, you know, close to a 38-foot
16 shear wall.

17 The only point on the site that
18 reaches that 38-foot height is the roof above
19 the -- the roof at the back of the -- what is
20 that -- the roof above the back wall of the living
21 room which is embedded, you know, deeply within the
22 footprint so its reference -- it's 150 feet back
23 from I'on Avenue and 245 feet from Marshall
24 Boulevard. We also added some traditional
25 information (inaudible) to that extent, clearances

1 around the house, and that should be on your site
2 plans.

3 We included a few more photos of houses
4 in the vicinity, some of which do have a pretty
5 distinct contemporary flavor and some of which we
6 think are pretty successful that we considered as
7 precedents for our design. And finally we went
8 back and found the color palette of the proposed
9 materials.

10 We think the previous renderings might
11 have been a little less natural than we intended
12 them to. So if you look at the rendering provided
13 you see a representation of the (inaudible) and
14 shears going forward and may introduce a stain to
15 control that coloring from the start. We're also
16 (inaudible) it with the tree that we're having to
17 preserve and then add -- sort of very happy to add
18 one or two more along that front setback.

19 By the way, my clients are here with me
20 at this time, Luke and Kait. They weren't able to
21 be here last time, but we're all here. If you have
22 any questions, we're happy to answer them. Thank
23 you.

24 MR. HERLONG: Thank you. Is there any
25 public comment?

1 (No response.)

2 MR. HERLONG: Okay. There are a couple
3 of letters or e-mails. I'll read these: Dear Mr.
4 Henderson, we have seen the proposed design for
5 3115 I'on Avenue and we would like to express our
6 support for the project. Thank you for your
7 consideration. William L. Walker. 3118 Marshall
8 Boulevard.

9 And: Dear Mr. Henderson, we have seen
10 the proposed design for 3115 I'on Avenue and we
11 would like to express our support for the project.
12 Thank you for your consideration. John Gunderson.
13 3113 Marshall Boulevard.

14 And: Dear Mr. Henderson, we have seen
15 the proposed design for 3115 I'on Avenue and we
16 would like to express our sport for the project.
17 Thank you for your consideration. Charles Sharpe
18 and Beverly Sharpe and Shannon Sharpe at 3103 I'on
19 Avenue.

20 And: Mr. Henderson, we have seen
21 the proposed design for 3115 I'on Avenue and we
22 would like to express our support for the project.
23 Thank you for your consideration. Julian Greim at
24 227 Station 31. So the public comment section
25 is -- I'm sorry. Would you like to say something?

1 AUDIENCE MEMBER: Yes. We live at
2 3116 right across the street. We're happy to see
3 something going up in the vacant lot. We weren't
4 able to be here last month.

5 Is it possible to see some of the
6 elevations? I don't know if you've got that. I
7 guess that's the front elevation.

8 MR. ROBINSON: This is the street side
9 elevation. We can scroll through them here.

10 MR. HENDERSON: Randy, those are upside
11 down as you scroll through them.

12 MR. ROBINSON: They were. I'm sorry.

13 MR. HERLONG: I didn't know if you
14 knew.

15 MR. ROBINSON: There are some different
16 elevations of the house looking at it from the 3D
17 design.

18 MS. MARTIN: Can he speak (inaudible)
19 the homeowner?

20 THE COURT REPORTER: I'm sorry. I
21 can't hear.

22 MR. MORRISON: I just wanted to
23 introduce myself.

24 MR. ROBINSON: Please use the mic and
25 state who you are.

1 MR. MORRISON: My name is Luke
2 Morrison. This is Kate McGoldrick. We have been
3 lucky enough to find this lot on this island. In
4 working with Julian Martin and the wonderful staff
5 here at Sullivan's Island, they have been very
6 gracious with their time and opinions to help us
7 through this process.

8 We're about six months in. We're very
9 excited to be here and working through this with
10 us. Over the past few months we've met a lot of
11 wonderful neighbors around that side of the island
12 and I think a lot of them are almost as excited as
13 us to be moving over there.

14 The Walkers who live directly behind us
15 who will be most affected by the building of this
16 house are a wonderful couple and I think they're
17 very, very excited for us to be there and have said
18 some very nice things as well. So I want to thank
19 y'all for your time.

20 MR. HENDERSON: Thank you. Is there
21 any more public comment?

22 (No response.)

23 MR. HERLONG: So the public comment
24 section is closed. Randy, do you have any final
25 comments?

1 MR. ROBINSON: I have no other
2 comments. I think they've addressed almost
3 everything that we have asked them to address.
4 There were a couple of elements that they were a
5 little reluctant to do, but they did address most
6 of them and I think they've come up with a pretty
7 good design.

8 MR. HERLONG: Okay. Duke, would you
9 like to start off again?

10 MR. WRIGHT: Yes. I like it. I'm a
11 neighbor. You don't know that, but I'm around the
12 corner. I was by there today watching them
13 checking out the slab.

14 My concern was, I think, the height and
15 I believe that was mitigated with the design
16 changes. The three clumps of oak trees, I hope
17 they are still being preserved. In fact, I walk
18 back there a lot and today was the first time I
19 realized that there was a treehouse in there.

20 Somebody's probably been living back in
21 that clump of brush, but other than that I'm fine
22 with the changes that have been made. So I think
23 it's good, Joe, as far as I'm concerned.

24 MR. HERLONG: Bunky.

25 MR. WICHMANN: Yeah. I'm sorry I

1 wasn't here last month to review it, but it looks
2 like it's a great concept and it's going to be a
3 wonderful home for y'all.

4 MS. PERKIS: I have a submissions
5 problem. Right back in the back, the rear
6 elevation of the concrete terrace in the back, I
7 don't think you're allowed to build anything back
8 there with a 25-foot setback. Am I right?

9 MR. ROBINSON: Not within a 25-foot
10 setback. You have a 25-foot rear setback of decks.

11 MS. PERKIS: So you are beyond that
12 with that scored concrete? Am I reading it right
13 or no?

14 MR. ROBINSON: Could be.

15 MR. WRIGHT: Where are you talking
16 about?

17 MS. PERKIS: I'm on the plans on A-02.
18 Right here, 25-foot setback. It's on the same one
19 right here.

20 MR. ROBINSON: Yes. That would be an
21 element that we would --

22 MS. PERKIS: That is not allowed.
23 Concrete terrace. You can't go beyond that 25-foot
24 setback (inaudible) --

25 THE COURT REPORTER: I'm sorry.

1 MS. PERKIS: Nothing beyond that.
2 Also, I still -- maybe this is me. The front
3 stairs. We don't want our houses to all look the
4 same on Sullivan's Island. That's not what we're
5 going for, but if you notice all houses -- not all
6 houses. Most houses have a defined front door and
7 steps that come up to the from the street.

8 Do you understand what I'm saying?
9 Your house is not -- if I'm going to -- to get my
10 glass of wine to come and visit you I'm going to
11 have to leave bread crumbs for me so I can see
12 where it comes. That's my thing about that. I'm
13 also concerned -- and maybe this is me -- your
14 parking on the side.

15 How are you going to get there?
16 Because just how are you going to get there?
17 That's my question. How are my -- how are you
18 going to park the -- the auto court and then the
19 owner's garage access, how are we getting there?

20 MS. MARTIN: A driveway here.

21 MR. PARKER: Okay. So how far off is
22 that from the side setback? So I'm going to come
23 here and either I'm going to keep going across the
24 scored concrete walkway --

25 MS. MARTIN: Right.

1 MS. PERKIS: -- and go to the owners --

2 MS. MARTIN: Right.

3 MS. PERKIS: -- or I'm just going to go
4 a little bit further. So how is that concrete
5 going to be from that boundary, from that setback?
6 From that --

7 MS. MARTIN: You know --

8 MS. PERKIS: Is there any rule on
9 that?

10 MR. ROBINSON: There's not. It can be
11 right along there.

12 MS. PERKIS: It can be right along
13 the boundary? Okay. My other thing -- and I do
14 like it because it is different, but the
15 architectural styles are supposed to characterize
16 the street and neighborhood and this is so
17 different I don't know if it does.

18 Now, I know at that end of the
19 island -- I'm having to live at that end of the
20 island -- that we are a little more flexible and a
21 little different in some of our architecture, but
22 it's all kind of the same when you think about it.

23 We have a front walkway and we have a
24 front door and we know where we're going. We have
25 porches. At Duke's house we have a porch in the

1 front. At your house we have a front porch on the
2 front. It's the other end of the island, but we
3 have a porch and we have front steps. That's it.
4 That's all I'm going to say.

5 MR. HERLONG: Beverly.

6 MS. BOHAN: Julia, I think you've made
7 great strides and I think it's really nice, the
8 changes you've made. I think you listened to the
9 Board and you executed well what the Board was
10 asking.

11 I actually spent a lot of time on a
12 golf cart this past weekend just driving around
13 that area and I think you've incorporated this
14 house to fit several of these examples. Before I
15 saw the pictures it was nice to actually see
16 without looking at the guide book here.

17 I was trying to see exactly how the
18 house was going to fit with the existing pictures
19 and I think it fits well. I think it is
20 interesting. It is very much like a European
21 contemporary home without having a traditional
22 front door which traveling I've seen this design in
23 Europe. I like it and --

24 MS. SANDERS: I think it looks great.
25 Two swimming pools. That keeps popping in my head.

1 Why is that? Is that an issue? Two swimming
2 pools?

3 MR. ROBINSON: We don't have a rule
4 against it.

5 MS. SANDERS: I don't remember what the
6 issue was.

7 MS. BOHAN: I think one was considered
8 a landscape element.

9 MR. ROBINSON: I'm --

10 MS. SANDERS: I don't care. I'm just
11 trying to make sure it was following --

12 MS. BOHAN: I think one was a landscape
13 element and the other was a pool.

14 MR. ROBINSON: Correct. The one on
15 the street side is not allowed. It is not allowed
16 to have a pool in your front yard. It has to be
17 20 feet beyond the rear front facade of the home.
18 This is -- it's a landscape element. It is not a
19 pool. It is --

20 MS. SANDERS: Well, it is under the
21 porch. Correct?

22 MR. ROBINSON: -- a fish garden? A
23 fountain?

24 MS. MARTIN: What's on the landscape
25 plan, that little -- we can erase that. It was a

1 fountain really. It's like three feet wide by six
2 feet wide.

3 MR. HERLONG: Fountains are allowed.

4 MR. ROBINSON: It looked like a pool
5 below the pool.

6 MS. MARTIN: There is a pool inground
7 well below the one on the deck.

8 MR. ROBINSON: There are two pools?

9 MS. MARTIN: Yes.

10 MS. SANDERS: Okay. That was my
11 question. I thought that was an issue before. Is
12 it in the front of the house?

13 (Ms. Martin nods head.)

14 MS. SANDERS: I'm good.

15 MR. HERLONG: Again, these were
16 relatively minor adjustments, but I think they
17 really -- I really like the house as well. I like
18 the fact that it's broken up. The massing is
19 reduced with a smaller section out toward the
20 street. So I think it works.

21 What is next? Anything next? Oh.
22 Randy, do you have any final comments?

23 MR. ROBINSON: I have no other
24 comments.

25 MS. SANDERS: I make a motion we

1 approve it as is. Final. Is that --

2 MR. HERLONG: Is there a second?

3 MS. BOHAN: I second.

4 MR. WRIGHT: What was the motion?

5 MS. SANDERS: To approve as final.

6 MR. WRIGHT: Okay.

7 MR. HERLONG: Any questions?

8 Deliberations?

9 (No response.)

10 MR. HERLONG: Okay. All in approval?

11 (Board members stated aye.)

12 MR. HERLONG: Any disapproval?

13 (No response.)

14 MR. HERLONG: Okay.

15 MS. MARTIN: Thank you very much.

16 MR. HERLONG: Do I hear a motion we
17 adjourn the meeting?

18 MS. SANDERS: Please.

19 MS. PERKIS: Second.

20 MR. HERLONG: Okay.

21 (The meeting was adjourned at 7:29 PM.)

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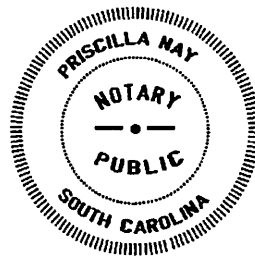
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CERTIFICATE OF REPORTER

I, Priscilla Nay, Court Reporter and Notary Public for the State of South Carolina, do hereby certify that the foregoing transcript is a true, accurate, and complete record.

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

Witness my hand, I have hereunto affixed my official seal this 30th day of January, 2017 at Charleston, Charleston County, South Carolina.



Priscilla Nay

Priscilla Nay,
Court Reporter
My Commission expires
December 2, 2021

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(No Exhibits Proffered)