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COPY

TOWN OF SULLIVAN'S ISLAND  
DESIGN REVIEW BOARD

MEETING BEFORE: PAT ILDERTON, CHAIRPERSON  
DATE: April 19, 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 PAT ILDERTON, CHAIRPERSON
- 3 STEVE HERLONG, BOARD MEMBER
- 4 BUNKY WICHMANN, BOARD MEMBER
- 5 LINDA PERKIS, BOARD MEMBER
- 6 JOE HENDERSON, ZONING ADMINISTRATOR
- 7 RANDY ROBINSON, BUILDING OFFICIAL
- 8 KAT KENYON, PERMIT TECH
- 9 BEAU CLOWNEY
- 10 KATE CAMPBELL
- 11 PHIL CLARKE
- 12 SABRINA COCHRAN
- 13 CARL HUBBARD

14 ALSO PRESENT :

- 15 HEATH SLANE
- 16 DONNA WEBB
- 17 BRANDON PERRY
- 18 STACY PERRY
- 19 KEN JONES
- 20 SANDRA JONES
- 21 MARSHALL STITH

22  
23  
24  
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1 THE CHAIRPERSON: This is the April  
2 19th, 2017 meeting of the Sullivan's Island Design  
3 Review Board. It is six o'clock. Members in  
4 attendance are Bunky Wichmann, Linda Perkis, Duke  
5 Wright, Pat Ilderton and Steve Herlong. The  
6 Freedom of Information requirements have been met  
7 for this meeting.

8 Items on tonight's agenda are the  
9 approval of the minutes, the March minutes.

10 MR. ELLIOTT: I so move.

11 THE CHAIRPERSON: Second?

12 MR. WICHMANN: Second.

13 THE CHAIRMAN: Everybody in favor? All  
14 right. 2018 Middle Street.

15 2018 MIDDLE STREET

16 MR. HENDERSON: Yes, sir. Thank you,  
17 Mr. Chairman, Members of the Board. Our first  
18 Agenda Item C-1 is a historic property design  
19 review. This is located at 2018 Middle Street and  
20 is a Sullivan's Island landmark. The property  
21 owners are being represented by Mr. Phil Clarke  
22 with the Clarke Design Group.

23 They are requesting several  
24 modifications to the house; namely removal of  
25 nonoriginal additions, removal of nonoriginal

1 siding, and elevating the historic structure. What  
2 they're doing is bringing down the square footage  
3 to just under 1,200 square feet in anticipation of  
4 a special exception which is the construction of a  
5 new home. But for this application it is just  
6 modifications to the small structure.

7 The total height of elevation is five  
8 feet, three inches. No coverage modifications are  
9 being requested and no architectural modifications  
10 are being made for the relief that's being  
11 requested.

12 I would like to draw your attention to  
13 these, your screen here. And what we have are  
14 several characteristics of this project or any  
15 project where a historic structure has been  
16 elevated or modified.

17 So what I would like the Board to do is  
18 consider -- for any elevating of a historic home  
19 let's talk about how high that's being elevated,  
20 the composition to scale, how it's changing the  
21 perspective and orientation of that structure.

22 What the property owners are doing to  
23 minimize the scale with elevating the structure is  
24 architectural screening is being proposed around  
25 the foundation and also what architectural details

1 are being changed: Windows, doors, balusters,  
2 balustrades, stair siding, the roof. So we look at  
3 what the applicant has presented and I would yield  
4 to the Board for any questions.

5 THE CHAIRPERSON: Great. Thank you,  
6 sir. Yes, sir.

7 MR. CLARKE: Phil Clarke with the  
8 Clarke Design Group. You have the plans in front  
9 of you. Of course, the lot -- the house is right  
10 here. The best we can determine on our analysis is  
11 that it was built in 1890, an original two-room  
12 Sullivan's Island cottage with perhaps a wrapping  
13 porch.

14 The piece from the front elevation, the  
15 piece on the right-hand side, shows up in the  
16 earliest photos we have. Based on the roof  
17 structure just being kind of a single slope we're  
18 not certain if that was actually historic or not or  
19 at least not the roof massing.

20 So in our proposal we are keeping the  
21 footprint so there is a at least a historic measure  
22 to it by putting a little bit more appropriate  
23 roofing on there. So when you're flipping through  
24 your plans, of course, there's a lot of shots and  
25 photographs of the lot and what the existing house

1 looks like from different angles and views and  
2 you'll see it sitting pretty low.

3 It currently is covered in vinyl  
4 siding, vinyl aluminum fascia, nonhistoric shingle  
5 roof. A little bit of the brick foundation is  
6 showing. There are -- most of the columns have  
7 been replaced with fiberglass ones. A couple of  
8 the ones that are against the house are original  
9 wood, but most of them have been, you know, done up  
10 well.

11 There's a large addition in the back  
12 and a room that actually steps down that's on  
13 grade. It's a large porch in the back that's  
14 nonhistoric. So our goal kind of as you're  
15 flipping through on your sheet, you'll kind of --  
16 the sheet A-103 shows what we believe is the  
17 original two-room cottage with the wrapping porch.

18 So what we want to do, there is a demo  
19 plan in your set. Joe, do you have the set there  
20 or do you not? If you want to show the demo plan  
21 on sheet A-106 it kind of shows what we want to  
22 remove. I know you guys have it in front of you,  
23 too. I'll just keep it there.

24 THE CHAIRPERSON: Joe, we've got it in  
25 front of us.

1 MR. CLARKE: Okay. All right. So  
2 Sheet 106 shows us our demo plan. The idea  
3 essentially, there's been an infill on the porch on  
4 the left-hand side and we want to remove that and  
5 restore it back to the original porch.

6 All the additions that are on the back  
7 of the house as well as the garage, we want to  
8 remove all of those. We're going to rebuild the  
9 house as much to the original historic character as  
10 we could. We're keeping with the footprint of the  
11 original two structures, keeping the footprint of  
12 the porch and keeping the footprint on the piece on  
13 the side.

14 We would like to add a porch to match  
15 the existing porch wrapping around the right-hand  
16 side, put a new roof structure on that right-hand  
17 side piece. We are keeping it at 1,200 square  
18 feet, but I want to assure you that with the --  
19 the current owners have no desire in going for the  
20 special exception for the -- for the large house.

21 I mean, we're not coming here and then  
22 we're going to come back a month later and try and  
23 get that. So I want you to know they intend on  
24 living here full-time in the 1,200 square foot  
25 house. They just wanted to keep it at that in case

1 they sold it 10 years down the road and a new owner  
2 might want to do that. So that's the point of  
3 this.

4 As far as -- after I submitted this I  
5 submitted it a month ago and Joe had a chance to  
6 review it. That's what this sheet is here. He  
7 asked me for three things or three sheets and two  
8 things. One was on the elevation to kind of call  
9 out what we wanted to do historically to the  
10 material and I have that.

11 I have a copy for you here and I'll be  
12 able to give it to you. Yeah. Here you go. It  
13 might have been two. I might have given you two.

14 MR. WRIGHT: Is this different from  
15 what's in the packet?

16 MR. CLARKE: No, sir. It's the exact  
17 same thing. It just has additional notes.

18 In general I'll tell you that the idea  
19 of the notes is to remove the vinyl siding and  
20 expose the existing wood siding and to keep that  
21 and repair and replace as necessary. We'd like to  
22 put a metal roof on.

23 We would like to keep any historic  
24 windows but for the most part there's not really  
25 any. So we'd like to replicate those windows



1 where we can, keep the brick foundation.

2 The two doors that go out onto the porch were  
3 certainly historic at one time.

4 The doors that are there now are not.  
5 So we'd like to put wooden French doors with large  
6 shutters on there to kind of try to at least  
7 replicate the original look. There is an existing  
8 brick chimney that's not being used for anything  
9 right now.

10 It might have had a little coal or  
11 something then. When we lift this up if there's  
12 any way to save it then we would like to, but it's  
13 all dependent on how that process goes. We are not  
14 going to be using it, but we would love to keep it  
15 in the family.

16 The last sheet in your packet there is  
17 a side-by-side of what's existing and what's  
18 proposed for the heights. We met with Joe and  
19 Randy early on in this and they said that we did  
20 not need to follow the freeboard, that we can take  
21 it right down the finished floor at the flood  
22 elevation.

23 The current flood elevation is 15 and  
24 so we would be bringing it up to the 15. Joe, do  
25 you want to put the side-by-side one there?

1 It should be the last sheet there. So  
2 that --

3 THE CHAIRPERSON: So it's very --

4 MR. WRIGHT: Very well --

5 MR. CLARKE: It is very low, yes. That  
6 finished floor is the absolute lowest for the  
7 lowest flood.

8 MR. WRIGHT: Big raised form to --  
9 being raised.

10 MR. CLARKE: Yes, sir.

11 MS. PERKIS: How high are you raising  
12 it?

13 MR. CLARKE: About five feet.

14 MS. PERKIS: Five feet.

15 MR. CLARKE: A lot of times you say, is  
16 it worth it to go maybe under this part. But we  
17 didn't want to do that. We wanted to keep it as  
18 original as possible.

19 MS. PERKIS: How big is the house now?

20 MR. CLARKE: It is currently about  
21 1,400 square feet.

22 MS. PERKIS: And we want to make it --

23 MR. CLARKE: 1,200. 1,196. We're  
24 going to keep it at 1,196. Two bedrooms,  
25 two baths. It's a lot of open space. It's

1 1,196 heated square footage.

2 THE CHAIRPERSON: Thank you.

3 MR. HENDERSON: I would like to add one  
4 thing. Relating to the elevating of the house, the  
5 Town does have a local regulation with elevating to  
6 above the base flood elevation. The Town requires  
7 a one-foot freeboard.

8 So that's one foot or 12 inches over  
9 the base flood elevation. So what you're looking  
10 at here is line with FEMA's regulations, but it  
11 doesn't meet the Town's local regulations.

12 MR. CLARKE: I believe Randy told me  
13 that for historic structures you are allowed to not  
14 follow the freeboard. Is that correct?

15 MR. ROBINSON: No.

16 MR. CLARKE: We had that conversation  
17 in your office.

18 MR. ROBINSON: We have a proposal maybe  
19 with the new flood maps, but not with the existing.

20 MR. CLARKE: Okay. Maybe --

21 THE CHAIRPERSON: Possibly you could  
22 apply to the other board, the zoning board.

23 MR. HENDERSON: Board of Zoning  
24 Appeals.

25 THE CHAIRPERSON: They may grant it,

1 but I do agree that it's going to look better or  
2 best at five feet and knowing that the new flood  
3 maps eventually are going to kick in with that and  
4 with our support might make a difference because I  
5 just think it would look better at five feet as  
6 opposed to six feet.

7 I guess you're running your heating and  
8 air and all through the attic.

9 MR. CLARKE: Through the attic.

10 MR. HENDERSON: To Phil's defense, we  
11 were exploring the option of limiting that elevated  
12 to right at base flood elevation in an AE flood  
13 zone, but we asked our -- the local regulating  
14 body, the ISO, if that would -- if that would  
15 affect our rating as an entire community if we  
16 started granting variances for people to go  
17 lower --

18 THE CHAIRPERSON: Lower.

19 MR. HENDERSON: -- and it would. It  
20 would affect our overall rating. So we're erring  
21 on the side of caution in requiring the one-foot  
22 freeboard even for historic structures.

23 THE CHAIRPERSON: Well, if it's going  
24 to affect our insurance and, you know, the island's  
25 liability then I probably -- we've get our hands

1 tied on that.

2 MR. HENDERSON: But what you say is  
3 absolutely correct.

4 MR. CLARKE: So we could go another  
5 foot if we need to, but they just wanted to keep it  
6 as low as possible.

7 MR. HENDERSON: I just wanted you to  
8 consider that in the motion, that they may use that  
9 as the one foot.

10 MR. ELLIOTT: So it would be at six?

11 THE CHAIRPERSON: It may be at six.

12 MR. CLARKE: Following that for me to  
13 stay at six.

14 THE CHAIRPERSON: Is there any public  
15 comment on this application?

16 (No response.)

17 THE CHAIRPERSON: Public comment  
18 section then is closed. Then is there anything to  
19 add?

20 MR. HENDERSON: No, sir.

21 THE CHAIRPERSON: Great. Steve, do you  
22 want to start?

23 MR. HERLONG: Well, I mean, I think the  
24 additions all complement the existing structure.  
25 It certainly retains its character. I guess one of

1 the questions and I think the -- I think we've been  
2 dealing with this for the past several meetings.  
3 This may be a situation where the Board should walk  
4 through the structure to assure ourselves that the  
5 areas to be demolished are not historic just to be  
6 consistent. I mean, I guess that's a question to  
7 you. You've been through it, of course.

8 MR. CLARKE: Yes.

9 MR. HERLONG: You have determined --

10 MR. CLARKE: Yes.

11 MR. HERLONG: -- that that existing  
12 area is an historic area?

13 MR. CLARKE: That's right.

14 MR. HERLONG: And I see (inaudible) on  
15 the other areas which indicate those could be '70s  
16 era --

17 MR. CLARKE: Exactly.

18 MR. HERLONG: -- additions and such.  
19 So, I mean, all indications to me are that those  
20 are likely nonhistoric additions to the historic  
21 space.

22 MR. CLARKE: Yes.

23 THE CHAIRPERSON: But just to be  
24 consistent I want to --

25 THE CHAIRPERSON: Well, I mean, we have

1 historically done that. Randy, would you know off  
2 the top of your head if what they're removing is  
3 nonhistoric? Would you have an opinion on that?

4 MR. ROBINSON: I haven't been  
5 throughout the house; so I really can't tell you.

6 THE CHAIRPERSON: I looked at it early  
7 on just as an observer and from what I saw it had a  
8 lot of additions that were nonhistoric. That was  
9 just me looking at it, not part of the Board.  
10 So...

11 MR. HERLONG: And it does seem like  
12 there should be a way, especially with the upcoming  
13 flood zone regulations to keep the house at the  
14 flood zone at the five-foot height, which it  
15 certainly would look better at five feet and it  
16 looks very -- very historic even at five feet.

17 But six -- it would just be unfortunate  
18 if you have to do that because there's nothing  
19 gained, not like gained storage or anything  
20 underneath the house. It is just -- to meet an  
21 ordinance that's about to be outdated is -- so --  
22 but in general I think this would be very  
23 attractive.

24 THE CHAIRPERSON: Since this is  
25 conceptual will they need to take make further --

1 another application later on once it hardens up,  
2 Joe?

3 MR. HENDERSON: Yes.

4 THE CHAIRPERSON: Is that --

5 MR. HENDERSON: If you grant conceptual  
6 approval, then, yes they would have to --

7 THE CHAIRPERSON: I mean, so possibly  
8 -- and I'm just talking out loud here. It is  
9 possible conceptual approval could be granted  
10 knowing that we still -- the Board still wants to  
11 walk through it and know which -- which -- you  
12 know, what it is that's being demolished. It's  
13 just an idea.

14 MR. HERLONG: Just for consistency  
15 sake.

16 THE CHAIRPERSON: Right, but for  
17 consistency sake or for our Board's consistency. I  
18 mean, at least they would walk out of here, you  
19 know, with a fairly good, you know, probability  
20 which is -- when it's -- when it's granted  
21 conceptual that's essentially what we're saying,  
22 the problem, and this is resolved.

23 MR. HENDERSON: That could be a  
24 condition of final -- final approval. And what we  
25 did with a -- with the recent historic project is



1 we required an official evaluation by an historic  
2 preservation expert or architect who specializes in  
3 historic preservation to make that determination  
4 and to identify building materials and put that in  
5 writing. Of course, staff always recommends that  
6 when they're talking off historic additions or  
7 additions, not original additions. You could also  
8 make that a requirement.

9 THE CHAIRPERSON: Great. Okay. Thank  
10 you. Okay. Great. I think like you said it's an  
11 improvement on what's there. The house needs to be  
12 raised for sure.

13 I mean, it's just really just too low  
14 to the ground and even -- you know, even if that  
15 was -- if that was -- was really historic it's just  
16 too -- for a lot of reasons it's just not healthy  
17 for a house to be that low to they ground anyway.  
18 So I would be if favor of this design. It's good.  
19 So I am in favor of the conceptual approval. Duke.

20 MR. WRIGHT: How are we going to deal  
21 with the elevation now? I'm not sure what we said.  
22 When is this -- we're right at a cusp of a new  
23 flood map. So we can't -- that will come.

24 MR. HENDERSON: We --

25 MR. WRIGHT: We've got to deal with

1 reality today, I suppose.

2 MR. HENDERSON: That's right. We have  
3 to deal with the current flood elevations. We have  
4 received information from FEMA that it's likely not  
5 to get approved until January of 2019 and if the  
6 appeals period goes even further then it could be  
7 into 2020 is what someone mentioned to us.

8 So, no, we're going to be dealing with  
9 these flood elevations for quite some time.

10 MR. WRIGHT: I find -- you mentioned --  
11 and we've talked about this before, I think -- the  
12 siding conforming with the original siding as  
13 opposed to going to Hardie plank or something else  
14 on the historic structures. Does anybody remember  
15 what we came down to --

16 MR. WICHMANN: On the siding I think  
17 exactly just as you stated, as to -- not to seem  
18 surreptitious, but for the original wood and  
19 dimensions of siding --

20 MR. WRIGHT: Depending on the condition  
21 of what you find.

22 MR. CLARKE: Yes, sir.

23 MR. HENDERSON: And typically when  
24 that --

25 MR. WRIGHT: Even if it is not in the

1 historic -- in the historic district the house  
2 itself is maybe not in the district. So we're  
3 looking at the individual house and still requiring  
4 original siding and windows as much as possible.

5 THE CHAIRPERSON: Yes. I think that's  
6 what they proposed.

7 MR. WRIGHT: Yes.

8 MR. HERLONG: I think that's what this  
9 second document clarifies.

10 MR. CLARKE: That's right. We would  
11 not be putting back Hardie wood. We would be  
12 replacing the wood and siding. Hopefully it's in  
13 decent enough shape to save and --

14 MR. WRIGHT: I'm fine with it myself.

15 MS. PERKIS: This reminds me of the  
16 (inaudible) property, the exact same thing. How  
17 much do we take off and do we -- I'll just talk  
18 loud and I -- and I thought the same thing with  
19 that side part to the right. You know, the basic  
20 house was built in 18 whatever.

21 How do we know when that other part was  
22 built and what's old and what's not old? I agree  
23 with that. The other thing I'm concerned about --  
24 and this is just a design point -- we can't see  
25 because right now it's a screened porch when we

1 first walk up, right?

2 MR. CLARKE: That's right. That's  
3 right.

4 MS. PERKIS: And you're going to remove  
5 the screened porch? The screen.

6 MR. CLARKE: Yes, ma'am.

7 MS. PERKIS: But you walk up the  
8 stairs. There's no front door.

9 MR. CLARKE: There's two doors.

10 MS. PERKIS: There's currently no front  
11 door. It's just all together.

12 MR. CLARKE: The way this would work  
13 out, there's two rooms built onto the porch. So  
14 they both have their own doors built onto the  
15 porch. However, the doors there now are -- they  
16 don't appear to be historic. So we kept the exact  
17 location and just put in the new wood doors in the  
18 location of the doors.

19 MS. PERKIS: I'm okay with it.

20 THE CHAIRMAN: Bunky.

21 MR. WICHMANN: I like the design. I  
22 think what you've done is great. I'm excited about  
23 it. I think it's going to be a great property.  
24 The only historic changes you're making obviously  
25 to the addition -- proposed addition is to put a

1 porch on that --

2 MR. CLARKE: Yes.

3 MR. WICHMANN: You said you're going to  
4 modify slightly from historic and that's the  
5 only --

6 MR. CLARKE: The only thing I wasn't  
7 sure about was that section on the right -- that  
8 single with the -- the window that is not historic.  
9 However, when you look at the flooring the flooring  
10 appears to be very old.

11 So we went ahead and kept the footprint  
12 of that same piece, but it's -- to me it's clear  
13 that same roof massing was just a single slope and  
14 is not historic. So we kept the footprint of what  
15 could be a post-conventional historic piece and  
16 then put in the new -- a more appropriate roof  
17 massing on that.

18 MR. WICHMANN: Well, again, I  
19 appreciate the owner and I appreciate what you're  
20 doing to be sensitive to the historic nature of the  
21 property.

22 THE CHAIRPERSON: Do I hear a motion?

23 MR. WICHMANN: Motion to approve.

24 THE CHAIRPERSON: Do we want to  
25 elaborate on that for -- this would be a conceptual

1 approval.

2 MR. WRIGHT: Are we going to visit as a  
3 board?

4 THE CHAIRPERSON: We've done that  
5 before.

6 MR. HERLONG: That might become part of  
7 the -- easily become part of the motion.

8 MR. WICHMANN: In lieu of any other  
9 information that could be presented that could  
10 clearly -- not that it -- if we get to crawling in  
11 attics as warmer weather is approaching. But if we  
12 need to do that, that's fine.

13 If there is, you know, definitive  
14 information that could be presented to say that,  
15 you, know here's the original structure from an  
16 aerial and/or -- or plans that were presented and  
17 here's when this addition was made.

18 THE CHAIRPERSON: I think the  
19 visitation is what we're talking about, physically  
20 visiting the property together without --

21 MR. WICHMANN: Without --

22 THE CHAIRPERSON: -- without the --

23 MR. WICHMANN: Yeah.

24 THE CHAIRPERSON: Without discussing in  
25 a formal matter pros and cons and maybe pointing

1 out anything, but we wouldn't necessarily -- we  
2 wouldn't vote on it at the house.

3 MR. WICHMANN: No.

4 THE CHAIRPERSON: Right. We would --  
5 we would come back and probably -- we would -- we  
6 would possibly pass on our -- what we felt, but the  
7 approval, I guess, wouldn't happen until the next  
8 application.

9 MR. HENDERSON: That's right.

10 THE CHAIRPERSON: Formal --

11 MR. HENDERSON: What I would do is  
12 organize a time frame for individual Board members  
13 to visit the property so that we don't convene a  
14 quorum on-site.

15 THE CHAIRPERSON: Right.

16 MR. HENDERSON: I will work with the  
17 property owners to set that up with you guys.

18 THE CHAIRPERSON: So let's make that  
19 motion to work with that.

20 MR. WICHMANN: To make a motion to  
21 reconvene in the non-quorum basis at the property  
22 to be arranged at the property and by Joe and the  
23 others.

24 THE CHAIRPERSON: Right. And we're  
25 approving this as conceptual, remember.

1 MR. HERLONG: I second that.

2 THE CHAIRPERSON: Discussion? No. All  
3 in favor, aye.

4 (Board members stated aye.)

5 THE CHAIRPERSON: Thank you, sir. All  
6 right. 2600 I'on.

7 2600 I'ON

8 MR. HENDERSON: Okay. Thank you. This  
9 is Agenda Item C-2. It is another historic  
10 property design review, 2600 I'on Avenue.

11 Ms. Sabrina Cochran is the applicant  
12 tonight presenting for the property owners. The  
13 proposal is similar to our last project to relocate  
14 the historic home, modify its location as it exists  
15 on-site, elevate the house slightly, and add an  
16 addition onto the rear.

17 Now, there are some nonoriginal  
18 additions that they're proposing to remove so  
19 that -- again, it is a very similar -- similar  
20 situation. This is a Sullivan's Island landmark  
21 identified by Survey Card 107. What I'd like to do  
22 is just go -- very quickly go through what they're  
23 requesting here.

24 They are making a request for coverage,  
25 relief through the historic exemptions. So if you



1 recall from that section of Ordinance 21-43 B they  
2 can exempt up to 50 percent of the heated square  
3 footage, 50 percent of coverage and 50 percent of  
4 the impervious surface. So to total those out for  
5 a principal building square footage they're  
6 requesting 35 percent relief, 50 percent of the  
7 principal building coverage and 50 percent for any  
8 impervious coverage.

9 So that all falls under the purview for  
10 the DRB granting that relief. They're also  
11 requesting relief in the principal building side  
12 facade. This is the architectural requirement that  
13 requires a break in the side facade every 30 linear  
14 feet. They're going about 36 feet, a 36-foot  
15 expanse.

16 This addition is a one-story elevated  
17 addition and the elevating of the house -- just to  
18 know about that they are going up three feet, four  
19 inches. And --

20 MS. PERKIS: How high is it now?

21 MR. HENDERSON: The finished floor  
22 elevation is currently 14.7.

23 MS. PERKIS: And they're going --

24 MR. HENDERSON: At an elevation of  
25 14.7.

1 MR. PERKIS: And they're going up for  
2 flood?

3 MR. HENDERSON: Yes. They're actually  
4 going over flood by two and a half feet, I believe.

5 MS. PERKIS: That's pretty high.

6 MR. HENDERSON: We have Sabrina. What  
7 I'll do is I'll yield to Sabrina and yield to you  
8 for -- maybe we can start there. There are several  
9 things we're requesting there. So we should, I  
10 guess, focus on the elevation first.

11 THE CHAIRPERSON: Okay. Yes, sir. Who  
12 is presenting this?

13 MR. HENDERSON: Ms. Sabrina Cochran.

14 MS. COCHRAN: And as Joe mentioned, we  
15 were requesting the historic exemption which was  
16 not in your original packet. Joe asked me to add  
17 some more information regarding the new things. So  
18 I'll give you a second to look on there.

19 Inside there is the new form also that  
20 includes this one.

21 MR. WICHMANN: Thanks.

22 MR. WRIGHT: Do we have a new place  
23 with --

24 MS. COCHRAN: It's a whole new -- I  
25 just reprinted that.

1 MR. WRIGHT: Okay.

2 MS. COCHRAN: So I'm here representing  
3 Stacy and Brandon Perry. They're here tonight.  
4 They've lived on the island for six years and they  
5 have four children. (Inaudible) their permanent  
6 house but as Joe said we need to make some  
7 modifications for their family members and make it  
8 reasonable for them to live in.

9 MR. HENDERSON: She needs to get you on  
10 the record.

11 MS. COCHRAN: I don't want to do this.  
12 Is that good?

13 MS. HENDERSON: I think so. Is that  
14 better?

15 THE COURT REPORTER: Yes.

16 MS. COCHRAN: As Joe mentioned, we're  
17 going to -- this is the historic -- well, this is  
18 the existing footprint of the house. This portion  
19 is historic which is 1,256 heated square feet and  
20 this front porch. These are the additions that are  
21 nonhistoric.

22 Joe also had some photos if you guys  
23 want to look at them, but they're very obviously  
24 added on piecemeal, all these different parts.  
25 They have shed roofs. They're very not nice.

1 They're not original windows. They are not  
2 original siding.

3 So this is the historic portion. So  
4 we'd like to take it and shift it forward on the  
5 lot about 10 feet. You can see here the 25-foot  
6 setbacks here. So we'll still be about 45 feet  
7 back from the street, to shift it forward 10 feet,  
8 raise it three -- three and a half, three and a  
9 quarter inches, and then add on these one-story  
10 additions in the back.

11 They need to raise it to flood.  
12 They're below flood currently. Also, you can see  
13 this is a quarter-acre lot. So it's a  
14 nonconforming lot on the island. It's half the  
15 size of what is considered a typical lot now.

16 So it's pretty challenging to fit  
17 everything on there. As you can see, this is 26.  
18 So one issue they had was parking and they can't  
19 get access to the back of their property because  
20 traffic has to stack up here to make the turn onto  
21 Middle Street and there's a not a lot of other  
22 opportunity on this quarter-acre lot.

23 So we're trying to raise it the three  
24 feet, three and a quarter inches, so that we have  
25 eight feet at the ground level. Eight feet is

1 enough for them to get a car just barely in the  
2 garage door and also to get above flood and for  
3 FEMA.

4 Also, as I mentioned, they have four  
5 children. So their main objective was to get room  
6 for all of their kids to have a bedroom and have  
7 a guest room.

8 They really wanted to keep it one  
9 story. That was important to them. Their next  
10 door neighbor also has a quarter-acre lot. So it's  
11 important to them to keep one-story -- let me turn  
12 this over -- one-story additions not only for  
13 just -- just to be nice to their neighbors so  
14 they're not building this giant two-story structure  
15 leaning over on the neighbor but also not to  
16 overwhelm the existing cottage.

17 So we went to back to all one-story  
18 additions to really -- to the front elevation you  
19 don't really notice them and it doesn't affect the  
20 neighbor. But it allows us to get two bedrooms on  
21 the upstairs of the historic cottage by adding in a  
22 dormer. But it just barely gives enough head  
23 height to fit two kids' bedrooms in and then two  
24 bedrooms from the cottage back here and a master in  
25 another child's bedroom.

1 So there's just enough room for them to  
2 have a bedroom and you can keep it all one-story.  
3 Let's see. We had it submitted to use the historic  
4 exemption to 50 percent relief is on Form C.1 for  
5 all the lot coverage and impervious coverage.

6 So we have worked within all those  
7 allowable things. In raising the house we are  
8 proposing to add landscaping along the foundation.  
9 Clearly we'll obviously be submitting a landscaping  
10 plan but we're planning to add landscaping around  
11 the base of the home to kind of mitigate that  
12 raising of the three feet to get with the parking  
13 and get to flood level.

14 The side elevation here is the portion  
15 that we're requesting the six feet relief. Here is  
16 the 36 feet from here to here. This is the  
17 historic cottage.

18 This is the portion that is the  
19 six-foot addition that we're requesting the relief  
20 for that side facade relief there. Then also I'd  
21 like to go over some of the aesthetic changes of  
22 the historic cottage. Obviously, we've talked  
23 about raising it. There's currently two windows  
24 here that we'd like to change to doors to match  
25 the other doors.

1                   There's currently French doors here and  
2 we'd like to match those. Most of the homes down  
3 I'on on either side have doors all along the porch  
4 and historically we feel like most of the homes had  
5 doors along the porches to allow the breezes in.

6                   So we felt that was an historic trait.  
7 That's one thing we're requesting. They are  
8 requesting to change from the six-over-six windows  
9 to two-over-two windows. That was something that  
10 they'd like to do.

11                   We are changing the hand rail to the  
12 X hand rail which is also along a lot of the  
13 historic cottages on the island. I guess the  
14 biggest thing was removing the stair. There is a  
15 concrete stair here that you can see in that photo.  
16 It is not a very attractive stair.

17                   They would like to remove it and tuck  
18 the stair into the porch and have a kind of a  
19 breezeway connection. And here are some -- just to  
20 kind of -- here are some homes on the island that  
21 have kind of a similar situation where you go into  
22 the ground level and there's a gate and it takes  
23 you into the ground level space. There's not a  
24 front stair. Here it's tucked into the porch.

25                   So we're requesting similar to --

1 for that front porch to access instead of this  
2 concrete stair. This chimney is -- we're planning  
3 to remove it. It doesn't seem very architecturally  
4 significant, but if it's something the Board feels  
5 is significant -- I think they're okay with keeping  
6 it but we were planning to remove it. So that's  
7 something to point out there.

8           Then just kind of see some precedents  
9 on the island, 2830 I'on and 2430 I'on did very  
10 similar things where they have a cottage and they  
11 added on linearly, added some space back here, and  
12 have a pool in the center. You can see that they  
13 have two-over-two windows.

14           It is just a very similar situation, a  
15 lot of the crossrail and -- and on the porches. So  
16 these are just kind of similar things, similar to  
17 what they're asking to do.

18           The last thing, I guess, is the current  
19 siding is vinyl with aluminum over asbestos siding.  
20 They would like to remove the vinyl and the  
21 asbestos and to put Hardie plank siding on if  
22 that's approved. So that's something else that was  
23 a change to the cottage. I believe that's -- I  
24 think I touched on everything if Joe has --

25           THE CHAIRPERSON: I didn't go to -- do



1 you have something you would like to add Joe?

2 MR. HENDERSON: Yes. I would just like  
3 to draw the Board's attention to several elements  
4 of this project. Sabrina, do you have another  
5 elevation we could look at?

6 MS. COCHRAN: Yes.

7 MR. HENDERSON: So the first thing we  
8 noticed about this is, you know, this is a  
9 Sullivan's Island landmark and it is very close to  
10 the side street. So you can really see the massing  
11 if you pull up on the house. The application is to  
12 elevate the house to a finished floor elevation of  
13 18 feet.

14 So currently it's at 14.7. That means  
15 it's going up three feet, four inches when they  
16 only have to go up to 15.7. So they're going up  
17 two and a half feet, just about two and a half feet  
18 higher than the plus one requirement for the Town.  
19 So --

20 MS. PERKIS: She told us they needed  
21 two-foot flood.

22 MS. COCHRAN: We need it to raise it in  
23 general to be above flood. We are raising it so  
24 they could get parking under there.

25 MS. PERKIS: Oh.

1 MR. HENDERSON: So the reason they're  
2 going up two and a half feet is for parking.  
3 Because this is a Sullivan's Island landmark I  
4 would just caution that is rarely a justification  
5 for elevating a prominent historic structure.

6 The second thing is that the siding --  
7 the applicants are proposing kind of the wholesale  
8 replacement of all the siding under the vinyl with  
9 Hardie board. Typically you require the contractor  
10 or the applicant to conduct kind of an exploration  
11 of the siding under to there to see what kind of  
12 integrity it has. If it isn't rotted out or --

13 MS. COCHRAN: And they're totally  
14 willing to do that. If they take that asbestos off  
15 and find great wood they're happy to do that.  
16 We've kind of investigated that. It doesn't appear  
17 that way, but if there is we'd like to investigate  
18 that for sure.

19 MR. HENDERSON: Okay. The stairs seem  
20 to be kind of the historic entrance point and  
21 architectural feature that opens up to I'on Avenue.  
22 We don't have any historic photos on the record,  
23 but it is very likely that those -- that that's  
24 where you access the house historically. We're  
25 proposing to remove those stairs.

1 I'd draw your attention to that. The  
2 chimney is kind of a pipe chimney, but it is a  
3 unique chimney. It is not just a pipe coming out  
4 of the roof. So I'll look into that a bit more.  
5 The attached addition, in the zoning ordinance this  
6 element here is defined as an attached addition.  
7 It is connected to the main house by nonheated  
8 space. If you recall --

9 MS. COCHRAN: Sorry. I was just going  
10 to --

11 MR. HENDERSON: The maximum distance is  
12 only allowed to be 20 linear feet or less and it  
13 has to have a ratio of two to one.

14 MS. PERKIS: And what is this?

15 MR. HENDERSON: This exceeds it. So  
16 this is 18 feet and then this -- so this -- this  
17 has to be modified and reduced. I think that might  
18 actually remove your need for the 30-foot relief.

19 MS. COCHRAN: Well, this leads here.  
20 Yes.

21 MR. HENDERSON: So this will have to be  
22 modified. There is a pool proposed here that meets  
23 that setback.

24 MS. COCHRAN: Can I just say something?  
25 Am I allowed to comment about that?

1 MR. HENDERSON: Go ahead.

2 MS. COCHRAN: So Joe brought that up to  
3 my attention yesterday. Well, he brought that up  
4 yesterday, he said his and Randy's interpretation  
5 is heated square foot to heated square foot had to  
6 be 20 and we realized that's obviously a problem  
7 and talked about what we need to do. But when we  
8 were designing this and I was reading that part of  
9 the ordinance saying it can't be more than 20 feet  
10 or less than four feet I thought the connection was  
11 this connector piece.

12 So there's a screened porch which I  
13 thought was more like a room and a porch on this.  
14 So that's why it was designed that way was thinking  
15 this is the connection because -- because if this  
16 needs to be 20 feet and this needs to be pulled  
17 forward they're essentially using any -- like the  
18 usable space in their quarter-acre lot to the pool  
19 and --

20 THE CHAIRPERSON: I think Joe is saying  
21 we couldn't grant that anyway because of the zoning  
22 laws.

23 MR. HENDERSON: The interpretation is  
24 that even back porches, front porches, side porches  
25 are part of that connection. In fact, most of the

1 time when we see these connections of nonheated  
2 space they are part and parcel of some type of  
3 porch.

4 THE CHAIRPERSON: Right.

5 MR. HENDERSON: So that would -- that  
6 kind of blurs our interpretation and it's not  
7 specified in the ordinance. I would defer to the  
8 Board.

9 THE CHAIRPERSON: Well, I think the  
10 only way it can be granted is to go through the  
11 BZA.

12 MR. HENDERSON: I mean, they would have  
13 to clarify the interpretation.

14 MS. COCHRAN: Right. We're just saying  
15 that --

16 THE CHAIRPERSON: I don't the Board  
17 doesn't grant or make that decision. I would -- I  
18 don't think it's within our ability.

19 MR. HENDERSON: Okay. So that's our  
20 current interpretation, that it would have to be  
21 reduced in the length. The final thing that I  
22 wanted to mention to the Board is they're proposing  
23 a 10-foot -- moving the house -- the front porch  
24 10 feet forward towards I'on Avenue. So that would  
25 be just about -- just past the sabal palmetto

1 there.

2 MS. COCHRAN: There is a live oak  
3 that -- I forgot to mention that. There is a live  
4 oak right here which one of the reasons for moving  
5 it is to keep that tree. So they could shift and  
6 park right there because if it not they couldn't  
7 get up under there without moving that tree which  
8 was --

9 THE CHAIRPERSON: Right. Bunky, do you  
10 want to start?

11 MR. WICHMANN: Sure. First off, I  
12 think I've spent a bit of time in this area.  
13 Because of the fact you've got kids and great kids  
14 that play in this neighborhood it is really  
15 encouraging to see young kids in the neighborhood  
16 enjoying the neighborhood and playing and it's --  
17 you know, you're providing for your family and it  
18 is important for your family and space for them.  
19 It's great.

20 I think that as one single vote if you  
21 want to see the project work for you you might have  
22 to work through some problems, some issues. I  
23 think Joe has touched on some of them.

24 I had a little bit of a question about  
25 the French door issue. You feel like there were

1 French doors across the front porch?

2 MS. COCHRAN: I'm honestly not sure.  
3 So many houses have historic doors. It could have  
4 been. We're not positive. I think that's  
5 something that --

6 MR. WICHMANN: Well, I think if it is  
7 consistent with the area, you know, and in keeping  
8 historically -- you know, it makes sense. The  
9 elevation issue I can appreciate the fact that  
10 having -- you've got such a small, narrow lot that  
11 it is difficult to be able to utilize it and you've  
12 got to have a place to put your vehicles.

13 If you're going to put a pool in it,  
14 you know, I guess the question is -- you know, the  
15 pool is sort of driving a lot of this. I would --  
16 I would struggle to approve a Hardie wood plank or  
17 a repetitious siding if there's not -- unless it's  
18 strong Hardie -- to do otherwise.

19 You talked about going underneath the  
20 asbestos shingles to find any siding. I think  
21 you're going to find it's diagonal.

22 MS. COCHRAN: I don't think there's  
23 anything in the area.

24 MR. WICHMANN: Right. The stair issue  
25 is -- have you got some other alternative thoughts

1 on the stairs instead of tucking them in and --

2 MS. COCHRAN: That's a big question for  
3 Stacy and Brandon. They're okay with --

4 AUDIENCE MEMBER: There's stairs. It's  
5 like that one picture.

6 MS. COCHRAN: Yeah. I mean, there is  
7 a stair --

8 AUDIENCE MEMBER: There is stairs  
9 going --

10 MS. COCHRAN: -- on the front porch to  
11 get access entry as opposed to being directly out  
12 front.

13 AUDIENCE MEMBER: Most of the houses  
14 on I'on are also much further forward. There's the  
15 big one that -- you kind of put it down on the  
16 street but if you actually go to the front of the  
17 I'on and see how much front yard there is and how  
18 big the house is next to us it's the one to the  
19 left.

20 I mean, the other side is 2,400 square  
21 feet and the person to their right -- they also  
22 are on a quarter-acre and they have more of a long,  
23 rectangular house. But if you go beyond the  
24 4,700 square foot one on the left almost every  
25 one of those houses on I'on is really up close



1 probably just at that 25-foot setback to the  
2 street.

3 So where ours is the quarter-acre in  
4 that house kind of sits not quite in the middle of  
5 the lot but definitely toward the middle. We're  
6 just trying to bring it forward just enough to give  
7 us a little more space. So that way we're off the  
8 front setback and we're even off the back setback.  
9 We couldn't make the room that's going to be the  
10 living room and kitchen any more narrow.

11 I think it's like -- is it 14 feet  
12 wide? We tried to make it as narrow as possible  
13 because we do want some yard and a pool.

14 MR. WICHMANN: Sure.

15 AUDIENCE MEMBER: So we still have one  
16 child that doesn't have a room, which is why we  
17 need the back. The only other way to take the back  
18 two cottages would be to take them and put them on  
19 the back of the house but we really want the  
20 cottage to look -- the roof line and everything to  
21 look the same.

22 MR. WICHMANN: Thank you.

23 AUDIENCE MEMBER: So that was the  
24 problem was do we really need to put something else  
25 back there. We have four bedrooms now in that tiny

1 cottage which the way it's done gave everybody  
2 space but -- and -- but I still have one more that  
3 doesn't have a bedroom. So it's, you know, kind of  
4 tricky coming up with where to put that.

5 AUDIENCE MEMBER: To that point there's  
6 power lines on the corner. So we can't access and  
7 raise the cottages that are there and leave the  
8 front house low. We can't come in off the Middle  
9 Street.

10 AUDIENCE MEMBER: Right. Randy and Joe  
11 said we couldn't come off the middle because that's  
12 kind of like a South Carolina highway. We're too  
13 close to the corner because the lot is only a  
14 quarter-acre. So from the corner of 26 we couldn't  
15 go to the very end of the property just before and  
16 turn-in because it's too close to the corner. The  
17 same issue on 26 between the power lines and being  
18 too close to the corner. There's just no way to  
19 utilize the back part for -- for any kind of  
20 parking.

21 MR. WICHMANN: Yeah. Well, I think  
22 what we'll do is -- you know, for me, again, you  
23 know, the Hardie plank issue -- that's probably a  
24 pretty big one with the -- with the historic, you  
25 know structure, and the -- you know, the street

1 elevation made sense because you've got to be able  
2 to park your cars somewhere. I'm having a little  
3 trouble visualizing.

4 AUDIENCE MEMBER: Yeah. All of 26  
5 is no parking now. I mean, they did no parking  
6 now on both side of 26 from Middle all the way  
7 to the beach.

8 MR. WICHMANN: Yeah. That's it.

9 THE CHAIRPERSON: Linda.

10 MS. PERKIS: Yes, I understand. Yes,  
11 there are lots of things in the design I don't care  
12 for and I don't think are in keeping with the  
13 historic.

14 It has -- right now we'll just take  
15 basically the screen porch and the railing are --  
16 and now you want to go with the diagonal. I don't  
17 think that's so historic. I think -- and what are  
18 your windows going to be? Your new windows, what  
19 are they going to be made out of?

20 MS. COCHRAN: They're probably going to  
21 be either like antique masonry or wood clad,  
22 aluminum clad wood windows.

23 MS. PERKIS: Whatever it is, allowing  
24 for historic, you gentlemen probably know --

25 THE CHAIRPERSON: Yes. Andersen

1 A-Series has got windows that fit in well.

2 MS. PERKIS: I understand why you want  
3 to go higher. I just have mixed feelings. I also  
4 think the back needs to be redone. Your extension,  
5 where you want to put the other two bedrooms and  
6 that whole thing, that's not allowed. So that's  
7 going to have to go to the BZA.

8 THE CHAIRPERSON: Well, I mean, if they  
9 choose to go they're either going to shorten it or  
10 go to the BZA.

11 MS. COCHRAN: And if you guys have  
12 suggestions, I mean, since last night when this  
13 came about and when we studied this and what we  
14 would we do -- because if we bring this up in we  
15 lose the most usable part of the yard and if we  
16 stack them on top we start getting this structure.

17 THE CHAIRPERSON: You know, it's a  
18 matter of -- you just might have to go with the  
19 pool being (inaudible) or with a smaller pool or  
20 something like that. We can't go -- we can't  
21 change the zoning ordinance.

22 MS. COCHRAN: Right. I was just  
23 thinking of some kind of suggestion.

24 THE CHAIRPERSON: It does look mighty  
25 long. This is a very unusual lot. This is

1 supposed to be subdivided. It's a subdivided. It  
2 was before I came to -- it was subdivided a long  
3 time ago.

4 MR. HENDERSON: That's right.

5 THE CHAIRPERSON: Half-acre subdivided  
6 is unusual for Sullivan's Island.

7 MS. PERKIS: Also, the stairs -- I  
8 don't have the book in front of me, but the  
9 suggestion is you have a welcoming staircase. By  
10 hiding the staircase it is not exactly welcoming.  
11 The cement ones I know are probably not original to  
12 the house, but I know a lot of old houses have  
13 those cement stairs with that rail.

14 I understand there's a man who came in  
15 a truck -- I know it sounds crazy -- and delivered  
16 these stairs and put them up at different houses.  
17 I know it sounds crazy. I'm just telling you.

18 MR. WRIGHT: No.

19 MS. PERKIS: So it's -- I think I like  
20 it. I like what you're trying to do. I don't like  
21 the height. But I understand it and I think  
22 perhaps we just need to tweak it.

23 THE CHAIRPERSON: Great. Thank you.

24 MR. WRIGHT: Tweak what?

25 MS. PERKIS: Tweak the design.

1 MR. WRIGHT: The height is an issue and  
2 I understand it. I don't know how we can get  
3 around it. Sabrina, what is the first floor  
4 elevation from the ground?

5 What height is it?

6 MS. COCHRAN: With the existing or  
7 the proposed?

8 MR. WRIGHT: No. The proposed.

9 MS. COCHRAN: The proposed would be --  
10 the ground level would be eight feet. So the  
11 proposed -- first of all, it should be about nine  
12 and a half off of grade.

13 MR. WRIGHT: That's a long way up. I  
14 understand it and I don't know what we can do about  
15 it. Is there any way that we can mitigate that?

16 THE CHAIRPERSON: There is a way you  
17 can --

18 MR. WRIGHT: By the --

19 THE CHAIRPERSON: Again, like the last  
20 house before us you could run the air conditioning  
21 system up into the attic since this is a one-story  
22 house and not put any ductwork underneath which  
23 would give you the head room, eight feet. You  
24 would have -- from the bottom of the concrete you  
25 would have plenty of room to drive under and -- to

1 the bottom floor to use it, you know, as a garage  
2 as opposed to the 10 feet.

3 MS. COCHRAN: And we're asking for  
4 eight feet of clearance at the ground level, not  
5 ten.

6 THE CHAIRPERSON: It just looks higher  
7 than that. I don't know.

8 MS. COCHRAN: It is eight.

9 THE CHAIRPERSON: It may only be eight,  
10 but --

11 MS. COCHRAN: Yes. The bottom of the  
12 structure is eight.

13 THE CHAIRPERSON: The design just looks  
14 --

15 MR. WRIGHT: There was a project down  
16 on Osceola I remember had gone too high.

17 THE CHAIRPERSON: Right.

18 MR. WRIGHT: I mean, it looked good  
19 after they finished it. It did. I'm okay with the  
20 concept and the basic design, but the tweaking that  
21 Linda's talking about -- those stairs, are those  
22 one unit that could be moved?

23 MS. COCHRAN: They appear to be one  
24 concrete mass.

25 MS. PERKIS: You couldn't have one of

1 the stairs instead of just hiding the house stairs  
2 under the house --

3 MR. COCHRAN: Well, I think they really  
4 wanted to have this kind of breezeway connection  
5 that is welcoming and brings you from underneath  
6 through the house. These are very similar to these  
7 four houses, the kind of similar things where you  
8 go in and you go up and you have this. So they  
9 were trying to create a welcoming breezeway  
10 entrance where you go in and then the stairs off to  
11 your right and you go up to the porch.

12 So if there was a stair in front of  
13 there that whole concept is gone. I don't think we  
14 could study if that was -- that was the intent was  
15 to get --

16 MR. WICHMANN: The one where you show  
17 the stairs coming are you -- do you know if any of  
18 those are historic properties?

19 MS. COCHRAN: This one was historic.  
20 I'm not sure if these were.

21 MR. WICHMANN: I see that one on the  
22 right looks like the front of the property. Okay.  
23 Thank you.

24 THE CHAIRPERSON: Duke's presentation  
25 is -- well, the chimney I think -- I think that



1 adds to the original structure.

2 MS. COCHRAN: I think that's okay.

3 THE CHAIRPERSON: Are we good? I've  
4 got to apologize to everybody because I didn't ask  
5 for the public comment on this application. Is  
6 there any public comment on the application?

7 MS. COCHRAN: The neighbors did submit  
8 a letter. I don't know if you received that.

9 THE CHAIRMAN: Yes. There was a letter  
10 and it was in support of the design and they -- in  
11 further support of the design. Well, since the  
12 length is probably going to be taken care of that  
13 was an observation on my part, the length of the  
14 house even though it is a long lot and a narrow --  
15 narrow lot.

16 I think probably it's going to have to  
17 be pulled in. That is the back -- the back  
18 section, the bedroom and the office area. The  
19 height as long as it's not any higher than eight  
20 feet -- it probably looks like it's drawn higher  
21 than that, but maybe it's not and I sort of agree  
22 with the front entrance.

23 I think it's nice to know how the  
24 heck to get into a house. If you sort of have to  
25 guess then it's just off-putting, but this is a

1 definite -- this being -- there are houses -- there  
2 is a precedent for this house.

3           There's a wonderful house back on I'on  
4 a block and a half down that's been this way --  
5 this way for a long time and the folks -- the  
6 family -- the family (inaudible) have lived there  
7 for a long time and it's a great house and it's --  
8 so, you know, it's very interesting. It's the  
9 second one off the corner from Station 45. Well,  
10 the third one to the left on Station 45.

11           There is a precedent. So I do -- it is  
12 nice to see to define where -- how to get into this  
13 house even though I may never be invited to this  
14 house, but --

15           MS. PERKIS: But we're trying to  
16 maintain with the historical aspect of the house.

17           THE CHAIRPERSON: I don't think being  
18 bothered with dealing with those stairs is a  
19 viable -- dealing with rebuilding maybe not even  
20 similar the same design.

21           MR. WRIGHT: I don't think we want to  
22 move the --

23           THE CHAIRPERSON: Another set, but it  
24 is nice to see a defined entrance. But, as I say  
25 there, is a precedent a block and a half down the

1 street. Anyway, those are my observations. Steve.

2 MR. HERLONG: Well, I think I see what  
3 you're going to be achieving by -- and by doing  
4 this it will be great to -- and I think we need  
5 to -- the key here to me is you look at it and it's  
6 like, oh, this is just going to a little too far in  
7 adjusting the historic structure.

8 So I think you need to keep looking for  
9 some ways to open the -- what would be the right  
10 word be? To honor the historic nature of the house  
11 in some way. I'm just thinking very conceptually  
12 here.

13 But it may be that an option here is to  
14 keep the house lower and maybe have a different  
15 grade elevation for the length addition so that  
16 that's where you park underneath that area. That  
17 might be an acceptable solution.

18 When you look at the existing house and  
19 the way this would look if this -- it's losing some  
20 of its historic character to the point I think it's  
21 making it more than a little uncomfortable and what  
22 you have to know, too, is that that's -- that  
23 that's been a concern over the years for people to  
24 see what the boards approve.

25 So there's pressure on the Board to be

1 careful with what's being approved to be done to  
2 historic structures. I agree that in order to meet  
3 that regulation or rule you will have to make some  
4 adjustments anyways. So it may be become -- come a  
5 little closer to the house which may be a way to  
6 get the parking to work under that area.

7 AUDIENCE MEMBER: So would you think  
8 then that moving the house further forward on the  
9 lot -- I mean --

10 MR. HERLONG: Good point.

11 AUDIENCE MEMBER: I just don't see how  
12 you can move that one box in the back closer.

13 MR. HERLONG: Good point. I was going  
14 to say, I know a lot homes on the island are close  
15 to the street. That was the oceanfront street  
16 originally. So I wouldn't have that much of an  
17 issue for the house to be pushed closer to the  
18 street.

19 The fact that it's going to be so  
20 significantly renovated I think that it makes sense  
21 to put it on a new foundation and therefore moving  
22 it isn't so unusual.

23 THE CHAIRPERSON: I think moving it is  
24 fine.

25 MR. HERLONG: Obviously, that is a

1 problem. Then there's just a few other details  
2 that Sabrina can work through. That 36-foot siding  
3 length, what is --

4 MS. COCHRAN: It's --

5 MR. HERLONG: It looks like on the last  
6 page here the original house -- how wide is the  
7 original house back there?

8 MS. COCHRAN: This section right here?

9 MR. HERLONG: Is that like a vertical  
10 Board, but the wall would be the same?

11 MS. COCHRAN: Yes.

12 MR. HERLONG: The wall --

13 MS. COCHRAN: Yes. I left that board  
14 there to -- so it defines that.

15 MR. HERLONG: I would say you need an  
16 offset there of some kind on that side just to link  
17 that and make that -- and that way you would likely  
18 comply in some way with that particular rule.

19 AUDIENCE MEMBER: So I'm just trying to  
20 picture it. The side where -- so right now isn't  
21 it 36 and a half feet, Sabrina? That side that  
22 runs along the house.

23 MS. COCHRAN: So that -- this section  
24 right here we're adding on.

25 THE WITNESS: So that's where we could

1 bring a bump in and then change the bump?

2 MR. HERLONG: And then the other -- the  
3 only comment I think through -- to me I think  
4 you're going to find -- I think the Board would  
5 find that the -- the dormer upstairs runs  
6 length-to-length as a full-length shed dormer. I  
7 think it's going to need to be --

8 THE CHAIRPERSON: Tucked in.

9 MR. HERLONG: -- off the corner or off  
10 the two ends slightly. I know you're trying to do  
11 it, put --

12 THE CHAIRPERSON: It needs to be tucked  
13 in.

14 MR. HERLONG: -- more room up there.  
15 But it runs through to the existing side walls  
16 right there and that's --

17 THE CHAIRPERSON: That's the only -

18 MR. HERLONG: -- frankly a little out  
19 of proportion. It's not going to not look correct.

20 MS. COCHRAN: I mean, I think we can  
21 bring it in a tiny bit. Like we are real little,  
22 tiny bedrooms up here and that was the only way to  
23 get the height.

24 MR. HERLONG: I understand.

25 AUDIENCE MEMBER: And we've got the

1 front of the roof with no windows to keep the  
2 historic architecture of the house.

3 MR. HERLONG: Right.

4 THE WITNESS: So the only windows for  
5 upstairs bedrooms are those.

6 THE CHAIRPERSON: I think just a little  
7 bit of a relief would be good. Just a touch. It  
8 doesn't need much. I mean, I think it's a way to  
9 keep your square footage -- your floor square  
10 footage the same and brought it in and -- because  
11 somebody might bump their head at one point.

12 Well, probably not because it's going  
13 to be in the corner. So I think -- I still think  
14 you have usable space if --

15 MS. COCHRAN: Just that.

16 THE CHAIRPERSON: -- with what you've  
17 drawn. So you wouldn't actually lose, you know  
18 usable space, and being a little -- a little  
19 indentation in the ceiling there. Okay.

20 This is conceptual. So we could  
21 approve it with comments made knowing that if --  
22 that things need to be adjusted when it comes back  
23 for final -- so that's just an observation -- so  
24 these folks could move on with the process.

25 MS. PERKIS: I make a motion -- I think

1 it has to a lot of things that need to be redone, a  
2 lot of items that need to be redone. So do you  
3 make -- I'm asking, do you make a conceptual  
4 approval for that knowing that --

5 THE CHAIRPERSON: We will -- yes,  
6 knowing that it is up to the architect and the  
7 owners to make those changes and what we -- and  
8 what we mentioned and it -- and knowing that it  
9 could get denied it comes back and is not what we  
10 hoped it to be.

11 MS. COCHRAN: Can we have maybe more  
12 clarification on raising the structure? That's a  
13 big issue for them is being able to park and get  
14 above flood and --

15 THE CHAIRPERSON: We're going have to  
16 have that in the motion, what -- and we'll have to  
17 -- and if we don't all agree on it.

18 MS. COCHRAN: Understandable.

19 MS. PERKIS: Because --

20 MR. HERLONG: I kind of get the feeling  
21 the Board may not all agree on the height or how  
22 high. That's just a -- it is a very debatable  
23 question once you've raised it any what's correct.

24 MR. WICHMANN: Right.

25 MR. HERLONG: It is hard to know, but



1 this looks too high. It just doesn't look historic  
2 anymore. It's a large existing historic home.

3 Unfortunately, it's just below flood. It may be --  
4 it may be flood someday. Who knows. But --

5 MS. PERKIS: Well, I think we're taking  
6 away too many of the historic details.

7 THE CHAIRPERSON: Well, it -- I think  
8 it should be raised by the flood.

9 MS. PERKIS: Yes.

10 THE CHAIRPERSON: You know. Now,  
11 whether it's raised for parking or not, that's  
12 another question. That should be raised for flood  
13 which goes to -- I mean what is that? Seven feet  
14 or what is that?

15 MR. HENDERSON: So what is proposed is  
16 two and a half feet above the Town's requirement.  
17 And so in the past when there's been a question of  
18 how high we've asked the applicant to propose  
19 several different options. You know, here is what  
20 it looks like.

21 Half the Town's requirement -- here is  
22 one foot above, here is two feet above -- so that  
23 during the next presentation you can see what it  
24 looks like.

25 THE CHAIRPERSON: We did get burned

1 pretty bad on that one that is considered too high  
2 by the powers that be. They don't need to be  
3 mentioned.

4 MR. HENDERSON: We did a lot. It  
5 turned out really well.

6 THE CHAIRPERSON: Huh?

7 MR. HENDERSON: We did a lot with the  
8 terraced front yard.

9 THE CHAIRPERSON: It looks good. There  
10 was a lot of -- I mean, there was practically new  
11 laws made over that one house, new zoning laws.

12 MS. COCHRAN: It needs to be one foot  
13 and we're asking two -- so just --

14 MR. WICHMANN: To Pat's point earlier,  
15 is part of the reading of -- is it strictly for  
16 parking or is it -- is it -- is it a heating and  
17 air issue as well? Is it --

18 MS. COCHRAN: It is a FEMA -- it is  
19 below flood currently. So, yes, it has to be  
20 raised.

21 MR. WICHMANN: I understand that.

22 MS. COCHRAN: Yes, and then --

23 MR. WICHMANN: What are you mitigating?

24 MS. COCHRAN: To give just minimum  
25 space to the ground level, just to get the eight

1 feet.

2 MS. PERKIS: You wouldn't have the --

3 MS. COCHRAN: Because there's ductwork  
4 down and there and we have eight feet to --

5 MR. WICHMANN: I just want to be clear  
6 you were already considering contemplating putting  
7 the ductwork in the attic.

8 MS. COCHRAN: Yes.

9 MR. WICHMANN: So that wasn't a  
10 consideration in that --

11 MS. COCHRAN: We couldn't ask for more.

12 THE CHAIRPERSON: Yes. I mean, even a  
13 seven-foot ceiling would work with -- I mean, I've  
14 built houses like that. It does work. You just go  
15 what size of light fixtures are, but it still works  
16 or seven and a half feet it's not eight feet.

17 It looks -- as I say, it looks like the  
18 way it's drawn it looks a lot higher than eight  
19 feet. But I guess -- I guess the Board is asking  
20 you to look at that one foot when you come back and  
21 then I think the Board is also asking you to look  
22 at the front entrance although I say there is a  
23 precedent and you may want to make your case with  
24 that house down the street.

25 Then the length of the house is

1 going to be decided by somebody else, not us. Is  
2 there anything else we want to suggest?

3 MS. PERKIS: The back dormer.

4 THE CHAIRPERSON: The back dormer just  
5 may be pushed in on each side a little bit just to  
6 give a little relief from the edge of the house.

7 MR. WICHMANN: I think a suggestion was  
8 that they consider adjusting their setback on the  
9 front in order to possibly accommodate the other  
10 issues.

11 MR. HENDERSON: Right, moving the house  
12 forward a little bit to free up some more room in  
13 the back.

14 MR. WICHMANN: Correct.

15 THE CHAIRPERSON: Yes. That's -- I  
16 think we're agreeable with that. They want to do  
17 that.

18 MR. WICHMANN: Right.

19 AUDIENCE MEMBER: We originally  
20 couldn't do that because you said that you wanted  
21 it to really not sit on the front of the corner.  
22 So we originally -- that's why we try to stay  
23 within the setbacks and only within the 10 feet  
24 because you had said that. Like a whole design has  
25 come because of that.

1 MR. HENDERSON: Typically -- typically  
2 you just -- you discourage moving the location of  
3 the historic structure and that's what --

4 THE CHAIRPERSON: That's correct.

5 MR. HENDERSON: With the Secretary of  
6 the Interior standards that's why I conveyed to  
7 you guys you don't want to elevate historic homes  
8 too much. You don't want to move it around too  
9 much. You keep it as close to as the historic  
10 state as possible.

11 THE CHAIRPERSON: That's correct.

12 THE WITNESS: Now, you're saying moving  
13 it forward would help you all understand the design  
14 or bring some of that shortening to it.

15 MR. HENDERSON: And the Board had the  
16 authority to do that.

17 THE WITNESS: Okay.

18 MR. HERLONG: One thing I would say is  
19 it's the combination of adjustments that are  
20 happening to the historic structure that begin to  
21 make the Board uncomfortable.

22 So the more you -- the less you adjust  
23 the historic structure the more comfortable the  
24 Board is going to be as far as the details, the --  
25 you know, elevating it and adding the dormer on the

1 back. Just all of these combined adjustments begin  
2 to -- to make the house lose its historic  
3 character.

4 MS. COCHRAN: Okay.

5 MR. HERLONG: So we're just wanting to  
6 be careful about how much of that occurs.

7 THE CHAIRPERSON: Right. All right.  
8 Do I hear a motion?

9 MR. WRIGHT: It's a tough motion.

10 MR. WICHMANN: Go ahead, Steve.

11 THE CHAIRPERSON: Want to try it?

12 MR. WRIGHT: Steve, you might be able  
13 to articulate it better than anyone, all of the  
14 things you've talked about.

15 MR. HERLONG: Well, I make a motion  
16 that we conceptually approve the submittal but ask  
17 the applicant to carefully consider all of the  
18 comments that have been made and will be on record  
19 for you to see and consider.

20 THE CHAIRPERSON: Right. Good.

21 MR. HENDERSON: That works.

22 MR. WICHMANN: Second.

23 THE CHAIRPERSON: Discussion?

24 (No response.)

25 THE CHAIRMAN: Everybody in favor?

1 (Board members stated aye.)

2 2530 MYRTLE AVENUE

3 THE CHAIRPERSON: All right. 2530  
4 Myrtle Avenue.

5 MR. HENDERSON: Okay. Thank you. This  
6 is a nonhistoric property design. This is Agenda  
7 Item D-1. The property is located at 2530 Myrtle  
8 Avenue. The property owner, Carl Hubbard, is here  
9 to request a design review of an attached addition.

10 This is a heated space that's connected  
11 by nonheated space. We just looked at one of those  
12 with the last project. The zoning ordinance under  
13 21-20 B 6 requires that the design review -- review  
14 for architectural compatibility with the house on  
15 this lot and to ensure that the new addition is --  
16 relates well with regard to the roof line and the  
17 pitch.

18 So I will yield to the Board for any  
19 questions. We can pull that up on a street view  
20 here.

21 THE CHAIRPERSON: Thank you. Yes, sir.  
22 Carl.

23 MR. HUBBARD: Y'all, please remember  
24 that this is not an historic structure. I have a  
25 newfound -- I thought the planning commission was a

1 tough gig, but I have to say this is tough.

2 We have been in the house -- my wife  
3 and I and our two children have been in the house  
4 for almost 19 years now and we have over those  
5 19 years done some additions. It was a very small  
6 beach cottage to begin with and we added two  
7 bedrooms and a bath and a living room.

8 We later added a pool which you can  
9 see on the first page of our plat there and we are  
10 asking to add approximately 240 heated square feet.  
11 It will be raised.

12 It's basically an additional bedroom to  
13 the property with seating underneath by the pool.  
14 The plans called for -- we had rough-sided cedar on  
15 the house, planks now on the house. We plan to do  
16 something similar to that.

17 I think the drawings that have been  
18 submitted -- actually the architect put a metal  
19 roof on there, but the main house has 3-year  
20 architectural shingles and we'd like to do that.

21 In addition, one other change would be  
22 he has also drawn in architectural cable rails  
23 along that front porch and along the stairs. We're  
24 going to -- we'd like to move this to do pickets,  
25 one wooden two-by-two pickets.



1 THE CHAIRPERSON: Great. Anything  
2 else?

3 MR. HUBBARD: I can't think of  
4 anything.

5 THE CHAIRPERSON. Good. Is there any  
6 public comment to this application?

7 (No response.)

8 THE CHAIRMAN: Public comment section  
9 is closed. Joe, anything to add?

10 MR. HENDERSON: No, sir. This will be  
11 deed-restricted as Carl mentioned. It is just a  
12 bedroom addition.

13 THE CHAIRPERSON: Great. Duke, do you  
14 want to start?

15 MR. WRIGHT: I have no trouble with  
16 this at all.

17 THE CHAIRPERSON: I don't either.  
18 Steve.

19 MR. HERLONG: No.

20 MS. PERKIS: Are you sure it's not  
21 historic?

22 MR. HUBBARD: I thought it might be  
23 nice to have an historic structure.

24 MR. WICHMANN: I think need to put the  
25 boat on --

1 MR. HUBBARD: Well, you know, I put the  
2 boat on Middle Street and sold it in two hours. So  
3 I --

4 THE CHAIRPERSON: That's what I was  
5 talking about. I heard somebody talking about  
6 that.

7 MR. HUBBARD: Leo Fedder's brother  
8 moved there. He's in the family. He owned -- he  
9 bought it. He put in some work.

10 MR. WICHMANN: I think it's great --  
11 I --

12 THE CHAIRPERSON: Do I hear a motion?

13 MR. WICHMANN: Motion to approve.

14 THE CHAIRPERSON: Second?

15 MR. WRIGHT: Second.

16 THE CHAIRPERSON: Everybody in favor?  
17 (Board members stated aye.)

18 THE CHAIRMAN: Approved.

19 2928 JASPER BOULEVARD

20 THE CHAIRPERSON: With next one I am  
21 going to recuse myself. Isn't this the one?

22 MS. PERKIS: Yes.

23 MR. HENDERSON: Give me one second.  
24 I'll give a little introduction. Mr. Chairman,  
25 whenever you're ready.

1 So this is Agenda Item D-3. It's a  
2 nonhistoric property design review. It's 2928  
3 Jasper Boulevard. This is located outside of the  
4 historic district and actually the existing house  
5 is a short term vacation rental.

6 It's go to be demolished and we're  
7 going to remove one of those on the island. The  
8 applicant's request is for a modification of the  
9 zoning standard for principal building coverage,  
10 principal building square footage, building  
11 foundation height, side setback modification,  
12 principal building side facade, 30-foot  
13 articulation and then relief to the second  
14 story side setback.

15 I'll let the applicants get into these  
16 various requests and I'll yield to the Board for  
17 any questions.

18 MR. CLOWNEY: Hi. I'm Beau Clowney and  
19 Kate is going to -- Kate Campbell is going to fill  
20 you in on the -- more of the details. The house --  
21 y'all know this site.

22 It is a great site. It is an amazing  
23 view of the harbor. The original thinking for the  
24 house was really an old-style family beach house.

25 So we designed it in the sense that it

1 has -- it takes up the width of the property and is  
2 more of a center hall house, very traditional as it  
3 approaches the street with lines that come out in a  
4 Sullivan's Island-style rear side. You can see the  
5 front porch. There's a nice screened porch. It's  
6 really great views, a great view.

7 The back of the house is really nice,  
8 sort of living room, kitchen area with the porch  
9 that wraps around, two sides on the back. So it is  
10 very traditional and it's massive also. Also, the  
11 roof line we put -- we spent a lot of time looking  
12 in particular at the site elevations and studying  
13 the site elevations and the roof line so that again  
14 in the Sullivan's Island spirit it has a feeling of  
15 a collection of the roof forms as opposed to being  
16 more out of the box.

17 There is really nothing about the  
18 design that is modern or anything like that. It is  
19 very traditional.

20 MS. CAMPBELL: Just to clarify, if you  
21 can put up the site plan.

22 MR. WRIGHT: What did you just give us?

23 MS. CAMPBELL: So what I just passed  
24 out is again the whole flood issue on the island as  
25 I'm sure we're all keenly aware of. The elevations

1 that were in the original packet were taking  
2 advantage of the new maps, hoping that we would  
3 have the maps out and would permit RCO under the  
4 new maps.

5 According to Joe and Randy it  
6 unfortunately may be in 2020. The elevations I  
7 handed to you just now are for the current flood  
8 zone which actually elevates the house another 20  
9 inches off of grade.

10 MS. PERKIS: Say that again.

11 MS. CAMPBELL: It elevates the house  
12 another 20 inches off of grade to meet current  
13 flood.

14 MS. PERKIS: So it's going -- just for  
15 me, how high is it going to be?

16 MS. CAMPBELL: To the bottom of the  
17 structure. Because it's in a V Zone it has to  
18 be -- it's 9'8.

19 MS. PERKIS: To the ground? As --

20 MS. CAMPBELL: Nine foot, eight inches  
21 off of grade. Yeah. The flood zone would be E17.  
22 So the bottom of structure has to be an 18.

23 MS. PERKIS: Okay.

24 MS. CAMPBELL: So the finished floor is  
25 at 19 and a half.

1 MR. WRIGHT: Nine foot from grade?

2 MR. CLOWNEY: Nine, not eight, from  
3 grade. Right?

4 MS. CAMPBELL: Eighteen being sea  
5 level, which is floor grade. So that's what I had  
6 to do.

7 MR. HENDERSON: So that means it's a  
8 foot and a half higher than the Town's requirement.

9 MS. PERKIS: How come --

10 MR. HENDERSON: So E17 is the base  
11 flood elevation. To come up to the Town's  
12 requirement that will be 18.

13 MS. CAMPBELL: To the bottom of the  
14 structure because we're in an V zone. So code  
15 requires --

16 MR. HENDERSON: To the bottom of the  
17 structure. So you're right at --

18 MS. CAMPBELL: We're right at --

19 MR. HENDERSON: Where you want to be?

20 MS. CAMPBELL: -- where the code has to  
21 have it. So we cannot go any lower per code.

22 MR. HENDERSON: Okay.

23 MS. CAMPBELL: Unfortunately, as much  
24 as we'd like to go --

25 MR. HENDERSON: It's as low as it can

1 go.

2 MS. CAMPBELL: It's as low as it can  
3 go. So with these types of projects as I was  
4 explaining it's like an envelope that's being  
5 pinched.

6 So we have our height restriction,  
7 natural grade, and then we have our flood zone that  
8 starts pinching us in that envelope before you can  
9 put a building. So we have accommodated that.

10 We only have nine -- less than 10-foot  
11 ceilings on the first floor and we're at like eight  
12 and a half on the second. So, again, we're trying  
13 to incorporate the right proportions for a house  
14 that's elevated. We added on the louvers  
15 underneath.

16 You can see it's a way to try and  
17 mitigate that height off the ground. Let's see  
18 what else. Just to clarify, we aren't asking for  
19 the principal building coverage relief.

20 The only thing we're asking for is the  
21 overall heated square footage and right now it's  
22 only at 11 percent. So I'm happy to answer any  
23 questions that y'all may have.

24 MR. HERLONG: Before the Board asks any  
25 questions, is there any public comment?

1 (No response.)

2 MR. HERLONG: Public comment section is  
3 closed. Joe, do you have any final comments?

4 MR. HENDERSON: I would just point out  
5 the architectural relief that's being requested.  
6 We have that revised elevations. This wasn't in  
7 your packet, but I can zoom into the 30-foot  
8 articulation of the second story side setback  
9 beyond these elevations.

10 MS. CAMPBELL: Yes. Sorry. I didn't  
11 get through all that. Yeah. We're asking for the  
12 more than 30 feet along the side facade as well as  
13 the two-story setback on the second floor for  
14 volumes wider than 10 feet.

15 MR. HERLONG: Okay. Duke.

16 MR. WRIGHT: Well, it strikes me as  
17 boxy which is unlike your designs, but it's pretty  
18 well hidden back in the confines of that lot. I  
19 like the design, but it just strikes me as sort of  
20 boxy. I don't know what you can do about it.

21 MS. CAMPBELL: I think this is a  
22 project that's difficult to read from true  
23 elevation because it seems when you're looking at  
24 it lots of things going on. But breaking it down  
25 if -- the second floor it really is a series of



1 volumes here. Here is this line that you can see  
2 that --

3 MR. WRIGHT: I see. I see.

4 MS. CAMPBELL: Yeah. So, I mean, in  
5 the drawing it looks a little bit more, I guess,  
6 boxy, but it's really -- we're pulling these things  
7 apart and they're happening at different planes.  
8 So it's just -- it's hard to read.

9 MR. CLOWNEY: The -- the core of the  
10 house is a real traditional scale and it has a --

11 MS. CAMPBELL: Gable roof --

12 MR. CLOWNEY: -- gable on it. So it's  
13 really -- and so even this guy that pulls out to  
14 the harbor -- it has its own elevation and its own  
15 roof lines. Obviously, these guys on the back.

16 So it is kind of like a -- almost like  
17 an H-shaped house. We're missing the guy over  
18 here. But it is like sort of a U-shaped house with  
19 this guy on the back.

20 We really did take quite a bit of time  
21 looking at just sort of the proportions of the  
22 whole roof line and pulling it together. It is a  
23 more exact site than we are --

24 MS. CAMPBELL: Yes. It is not as --

25 MR. CLOWNEY: -- working --

1 MS. CAMPBELL: It is only about 5-feet  
2 wide. So --

3 MR. WRIGHT: And no comments from the  
4 neighbors?

5 MS. CAMPBELL: No. The placement on  
6 the lot really follows -- I don't know if you've  
7 got a placement on the aerial, but it follows --  
8 you know, the furthest house out -- we're actually  
9 not going back out as far back as the furthest  
10 house on the line, really same angle follows the  
11 houses -- there's the aerial you can see. So...

12 MS. PERKIS: What about all the trees  
13 that are in front of it now? Are they staying?

14 MS. CAMPBELL: On your packet you can  
15 see the -- where the round house is. There's a  
16 cluster. I think it is just a low -- I don't think  
17 know this -- it is crepe myrtle or something. It  
18 is very low.

19 You can see it right there. That's  
20 right up the stairs. So the other trees are really  
21 not affected. You can see them on the survey there  
22 here. The canopy on the aerial is pretty  
23 substantial, but they're not in the building area.

24 MS. PERKIS: Today when I drove by it  
25 was almost hard to see the house.

1 MR. CLOWNEY: Yeah, because of that one  
2 tree.

3 MR. WRIGHT: It's in the in other shot.

4 MS. PERKIS: No.

5 MR. WRIGHT: I would like to comment,  
6 but I don't know what you can do about it. It's  
7 okay. I'm done.

8 MS. PERKIS: I'm fine. I'm fine.

9 MR. WICHMANN: I would like to comment  
10 on your assistant's color of shirt, but, you know,  
11 I think it is great. No. I think the boxiness  
12 that Duke refers to is mitigated by the fact that's  
13 it's on the property line and you're up against  
14 another property.

15 So it's not going to be a focal point  
16 there either. And how -- this is a -- this is a --  
17 the design is -- this is a -- how far in the  
18 concept of a design are we with that?

19 MS. CAMPBELL: This is conceptual  
20 approval.

21 MR. WICHMANN: Okay. I think that will  
22 be a great addition to the island. What is your  
23 sight going to be on the street side of the house  
24 back on the house there on --

25 MR. CLOWNEY: On the street side we

1 have one --

2 MS. CAMPBELL: Probably a painted  
3 shake, cedar shake.

4 MR. CLOWNEY: This will be a painted  
5 cedar shake.

6 MS. CAMPBELL: It will be all be cedar  
7 siding.

8 MR. WICHMANN: I'm good. Thank you.

9 MR. HERLONG: I've only got one  
10 comment. Explain why the Board should not consider  
11 that 30-foot notch or whatever. I mean, you guys  
12 are so good at what you do.

13 I would think you would find a way to  
14 get the notch in there if it's -- I mean -- or else  
15 the -- I would maybe consider getting -- changing  
16 that roof.

17 MR. CLOWNEY: I agree. We asked for  
18 that almost every time, you know, and it's there  
19 for, I think, people that egregiously are ignorant  
20 and unaware of that kind of thing.

21 MS. CAMPBELL: I think -- just not to  
22 interrupt you...

23 MR. CLOWNEY: Yes.

24 MS. CAMPBELL: Being that this is a  
25 thin lot and we're having to kind of stretch the --

1 along that length I totally agree with you that  
2 it's a little bit of a difficult -- a rule along  
3 also with the second floor setback.

4 MR. HERLONG: Right. Exactly.

5 MR. CAMPBELL: The front with the  
6 volume. But I think in this case we've mitigated  
7 it a bit with the second floor with having that  
8 one-story piece here which helps break up that  
9 length of wall along that side due to the thinness  
10 of the lot. So...

11 MR. HERLONG: Okay. So I think you  
12 agree that maybe the Town should --

13 MR. CLOWNEY: I agree.

14 MR. HERLONG: -- revisit that  
15 particular section.

16 MR. CLOWNEY: I do.

17 MS. CAMPBELL: I agree.

18 MR. CLOWNEY: I mean, that's what you  
19 guys are here for and that's -- you're the ones  
20 that are going to -- you're not going to let  
21 something --

22 MS. CAMPBELL: Yeah.

23 MR. CLOWNEY: -- pass if you don't like  
24 it. So...

25 MR. HERLONG: So are there any other

1 comments? Any motions?

2 MR. WRIGHT: I move that it -- as a  
3 conceptual submission that we need to move that up  
4 to a preliminary or --

5 MR. CLOWNEY: As much as you can would  
6 be great.

7 MR. WICHMANN: Final?

8 MR. WRIGHT: Is everybody okay with it?

9 MR. WICHMANN: I'm good.

10 MR. WRIGHT: Move it to final.

11 MR. WICHMANN: I kind of -- whatever  
12 the --

13 MR. HERLONG: What --

14 MR. WRIGHT: I move that we okay it for  
15 a final design.

16 MR. WICHMANN: I'll second.

17 MR. HERLONG: Is there any comment?

18 (No response.)

19 MR. HERLONG: Okay. All in favor?

20 (Board members stated aye.)

21 MS. CAMPBELL: Thank you.

22 MR. HERLONG: Any opposed?

23 (No response.)

24 MR. HERLONG: None opposed.

25 MS. PERKIS: I have a question.

1 MR. CLOWNEY: Yes.

2 MS. PERKIS: On a side piece it looks  
3 like a little window. What is that?

4 MR. CLOWNEY: And that is in the  
5 stairwell going down to beneath the house. So  
6 that's a way -- if you follow the line that's the  
7 stairwell. So in the -- the lower one would be  
8 when you're going from down to the -- underneath  
9 the house. Then you get a little bit -- we do it  
10 pretty often. Yeah.

11 MR. HERLONG: We're on Number 6, 2928  
12 Jasper.

13 MR. HENDERSON: They have withdrawn the  
14 application.

15 MR. HERLONG: We're done.

16 MR. CLOWNEY: We withdrew that.

17 MR. HENDERSON: Yes. The application  
18 has been withdrawn.

19 THE CHAIRPERSON: We are adjourned.

20 (The hearing was adjourned at 7:20 PM.)  
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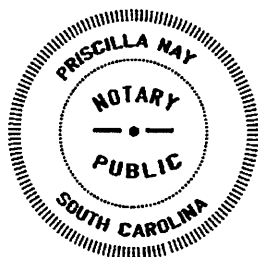
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CERTIFICATE OF REPORTER

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 1st day of May, 2017 at Charleston, Charleston County, South Carolina.



*Priscilla Nay*

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



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E X H I B I T S


(No Exhibits Proffered)

THE DECISIONS OF THE DESIGN REVIEW BOARD SHALL BE EFFECTIVE IMMEDIATELY UPON THE APPROVAL OF THE CERTIFICATE OF APPROPRIATENESS. THESE MINUTES WILL BE USED AS AN OFFICIAL RECORD TO THE DECISIONS MADE UPON RATIFICATION.

SIGNED, SEALED AND DELIVERED THIS DAY OF MAY 17, 2017

A handwritten signature in black ink, appearing to read 'Pat Ilderton', written over a horizontal line.

CHAIRMAN, PAT ILBERTON

A handwritten signature in black ink, appearing to read 'Duke Wright', written over a horizontal line.

SECRETARY, DUKE WRIGHT