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TOWN OF SULLIVAN'S ISLAND
DESIGN REVIEW BOARD

HEARING BEFORE: STEVE HERLONG, CHAIRPERSON

DATE: June 21, 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
 DUKE WRIGHT, BOARD MEMBER
 3 BUNKY WICHMANN, BOARD MEMBER
 LINDA PERKIS, BOARD MEMBER
 4 BEVERLY BOHAN, BOARD MEMBER
 RHONDA SANDERS, BOARD MEMBER
 5 JOE HENDERSON, ZONING ADMINISTRATOR
 RANDY ROBINSON, BUILDING OFFICIAL
 6 KAT KENYON, PERMIT TECH
 PHIL CLARKE
 7 BEAU CLOWNEY
 KATE CAMPBELL
 8 JAY QUARLES
 SAM RHODES
 9 KELLIE MESSIER
 10
 11
 12 ALSO PRESENT:
 13 MARK HOWARD
 PATRICK KENNELLY
 14 SUSAN BRANCHINI
 SAM LISI
 15 CHARLES STOCKDALE
 CAROL STOCKDALE
 16 SYDNEY BEARDEN
 RONNIE GIVENS
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1 THE CHAIRPERSON: Okay. This is the Page 3
 2 June 21st, 2017 meeting of the Sullivan's Island
 3 Design Review Board. The members in attendance are
 4 Linda Perkis, Bunchy Wichmann, Duke Wright, Steve
 5 Herlong, Beverly Bohan, and Rhonda Sanders.
 6 The Freedom of Information requirements
 7 have been met for this meeting and the items on
 8 tonight's agenda – or the following items are on
 9 the agenda. We're going to an item on the agenda.
 10 MR. WRIGHT: I would like to add one
 11 item to the agenda. Can you hear me?
 12 MR. HENDERSON: Yes, sir.
 13 MR. WRIGHT: We've got a bit of
 14 housekeeping to do tonight. As some of you may
 15 know, Pat Ilderton has resigned from the Board.
 16 So tonight we have to elect a new Chairman and
 17 Vice Chairman which I will do as the Secretary of
 18 the Board.
 19 So I am nominating Steve Herlong as the
 20 new Chairman and Bev Bohan as the Vice Chairman of
 21 the Board. Do I hear a motion?
 22 MR. WICHMANN: Second. I would motion
 23 to accept as presented.
 24 MS. SANDERS: Second.
 25 MR. WRIGHT: All in favor, aye.

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1 (Board members stated aye.)
 2 MR. WRIGHT: Therefore, we have a new
 3 Chair and Vice Chair. Mr. Chairman.
 4 THE CHAIRPERSON: Thank you, and I
 5 think I wanted to state -- yes. Go ahead.
 6 MR. WRIGHT: Maybe you were going to do
 7 this. I just wanted to acknowledge the work that
 8 Pat did on this Board for 12 years. Pat, Steve,
 9 and myself are the original Board members when this
 10 Board was created and Pat really did a tremendous
 11 job of leading this Board through its initial
 12 stages until we matured into a very seriously
 13 functioning board.
 14 So I think the Town owes Pat a lot and
 15 certainly I think all the members of this Board
 16 will acknowledge just how much we're going to miss
 17 him. Thank you, Steve.
 18 MS. SANDERS: Can I say something?
 19 THE CHAIRPERSON: Please.
 20 MS. SANDERS: I concur 100 percent and
 21 I'm sorry to see them go. The last time he was at
 22 the meeting I told him, Pat, if you don't come to
 23 a meeting let me know because I'm not coming to
 24 another meeting. He's very good at these meetings.
 25 I don't know what's going on, but I'm sorry to see

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1 him go and I'm sorry also very sorry to see William
 2 go because he was also instrumental. I don't
 3 understand the losses and I really don't want to
 4 know.
 5 MR. HENDERSON: Town Council will be
 6 considering the replacement of Mr. Ilderton's seat
 7 during the next Town Council meeting.
 8 THE CHAIRPERSON: Okay. The second
 9 item on the agenda is the approval of the May 2017
 10 minutes. Do I hear a motion?
 11 MS. PERKIS: I make a motion we approve
 12 the minutes.
 13 MR. WRIGHT: Second.
 14 THE CHAIRPERSON: Okay. All in favor,
 15 aye?
 16 (Board members stated aye.)
 17 THE CHAIRPERSON: Any opposed?
 18 (No response.)
 19 2018 MIDDLE STREET
 20 THE CHAIRPERSON: None opposed. Okay.
 21 Then the first time item -- well, Item Number 2 on
 22 the agenda will be 2018 Middle Street. There are
 23 some modifications. Joe, will you explain.
 24 MR. HENDERSON: Yes, sir. Thank you,
 25 Members of the Board. Agenda Item C-1 is a

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1 historic property design review located at
 2 2018 Middle Street. The applicants tonight are
 3 Clarke Design Group. They are requesting final
 4 design approval for modifications to a Sullivan's
 5 Island landmark.
 6 We reviewed this during our meeting
 7 on April 19th. They are requesting several
 8 modifications to the existing structure, removal
 9 of -- mainly removal of the nonoriginal additions
 10 to its construction date. They're going to restore
 11 the front porch that wraps around the historic
 12 structure.
 13 Additionally, they're going to
 14 construct rear additions, a rear porch onto the
 15 cottage and also a shed in the rear yard. They're
 16 elevating the structure also to meet FEMA
 17 compliance which amounts to elevating five to five
 18 feet, three inches. They're not requesting any
 19 modification of the Zoning Ordinance standards.
 20 During our April 19th meeting the Board
 21 requested to have a little time to walk through
 22 the property and determine the historical
 23 significance of those additions. We did that on
 24 May 12th. Mr. Chairman, I would defer to you for
 25 any questions and the applicant's presentation.

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1 significantly -- so existing house, existing garage
 2 here coming off the one and a half. Again, this
 3 existing. You all -- did everybody get a chance to
 4 go through it?
 5 MS. BOHAN: Yes.
 6 MR. CLARKE: I won't waste too much of
 7 your time then just to give you an idea of what --
 8 if we're in agreement on the historic nature. So
 9 when -- when we first examined it we felt like
 10 this -- these two rooms and this porch was
 11 original.
 12 This room was a little bit in question.
 13 I don't believe the style of the roof was original,
 14 but the footprint seemed like it could have been
 15 somewhat original. The flooring seemed to be the
 16 same as the flooring of the original.
 17 So in our design we have removed the
 18 nonhistoric roof line but kept the footprint of
 19 this piece and I -- that was the only one that was
 20 in question. I believe all of the rest of it we
 21 felt is not historically correct or significant.
 22 I've got an existing plan here. So -- okay. Site
 23 plan.
 24 Again, we want to remove the driveway
 25 from here and bring it back around the back off

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1 THE CHAIRPERSON: Okay. Is the
 2 applicant present?
 3 THE WITNESS: Yes. I think all of
 4 y'all were here two months ago when we went through
 5 it and I think we pretty much were in approval of
 6 pretty much everything we wanted to do.
 7 So I'll just flip through it real quick
 8 so you can get an idea. Of course, you have all of
 9 this. This is right next door. The property is an
 10 existing -- it is a historic designation.
 11 MR. HENDERSON: Maybe we won't do that.
 12 THE WITNESS: I'll talk loud. A couple
 13 of views. Of course, it's on the corner.
 14 You have this in your packet, of
 15 course, what it looks like from the angle and view
 16 forward. How it sits now is the existing. So it's
 17 sitting about four to five feet below flood
 18 currently and there is an entrance off to the side.
 19 So we are going to move around. Again, this is
 20 just some more photos of the existing.
 21 To kind of give you an idea of -- if
 22 you look at the photos it will give an idea of what
 23 was originally with a two-room Sullivan's Island
 24 wrapping porch. Part of it was infilled and then
 25 we added additions on that we felt were not

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1 Central. We do have a landscape architect that
 2 we're working with to try to figure out the best --
 3 I know landscape is not necessarily in the purview
 4 of this Board, but we want to come in off the back.
 5 We're probably going to do some kind of
 6 mix of gravel and brick. We don't want it to feel
 7 too hard. We do want to do just a small shed.
 8 So we're putting it over here on this
 9 side to kind of block the view from the fire
 10 station. We're still hoping to play with it a
 11 little bit. That's the location they'd like to
 12 have it. So that's from their back porch. They're
 13 not looking at the driveway.
 14 This street is 21st Street. It's very
 15 beautiful. We'll try to focus on that. The
 16 footprint again keeps the two-room cottage and
 17 piece off here to the side. It refers the wrapping
 18 part of the porch back to the original historic
 19 nature and then we're wrapping a porch back to the
 20 other side, tying this piece here, and then this
 21 wing is a new gable piece.
 22 The new porch will lay up on the
 23 original two-room structure. This hallway is kind
 24 of part of the room. It is under the porch roof.
 25 Probably the biggest issue, I think, in the last

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1 one we talked about was the height. They're trying
2 to decide. So we do not want to raise it up and
3 turn it into a driveway.
4 We want to keep it as low as possible.
5 So it's an AE 15 flood zone. That may change to
6 something lower at some time in the future. There
7 was some confusion on the last one as to whether in
8 these historic structures the plus one with
9 freeboard applied. Through many discussions Joe
10 has informed me that it does apply. So we have set
11 this at 16.
12 We are bringing the grade up. The
13 grade currently sits a little bit too low. The
14 water does drain back to the house. We're bringing
15 the grade up maybe a foot and a half or so from --
16 as it sits now so the difference won't be quite as
17 bad. I think it still looks nice. We want to keep
18 the brick piers as are there.
19 There's currently vinyl siding but we
20 did peel back the vinyl siding. There's original
21 wood siding behind it. So we want to return it to
22 the original wood siding. Hopefully we're be able
23 to repair it and keep as much as possible and then
24 for the new additions and we'll have wood siding.
25 We want to put on the metal roof, take off the

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1 MR. CLARKE: Yes, ma'am.
2 MS. BOHAN: -- and just basically
3 updating. In that case, I'm good with that. I
4 think you've heard the Board loud and clear --
5 MR. CLARKE: Yes.
6 MS. BOHAN: -- on our sense for
7 preserving the integrity of the historic property
8 and renovating rather than replacing. Thank you.
9 THE CHAIRPERSON: Rhonda.
10 MS. SANDERS: I guess my question -- I
11 don't remember this from May, but it's been a long
12 month. So we're not sure about -- I mean, yes, I
13 agree. I mean, keep the historic part. Do
14 whatever else.
15 MR. CLARKE: Yes.
16 MS. SANDERS: There seems to be some
17 question about the addition being historic or not.
18 I don't know if it makes any difference.
19 MR. CLARKE: The one piece, the square
20 feet piece off to the side, it may be a historic
21 footprint. But the roof lines are modern, just
22 kind of single shed.
23 So we're going to remove that and
24 return it to what it could have been, which is kind
25 of that hip side. The hip is different pieces but

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1 modern single roof and put on a wooden roof -- I
2 mean a metal roof and all that. But you can kind
3 of -- y'all can see what we've done.
4 The packet that you have there, we
5 didn't have that, but we did a little bit of the
6 study just to get an idea and make sure we felt
7 good with everything from an angle. I provided you
8 all of those 3D angles to get an idea, but not much
9 different from what we had before September except
10 a foot higher just to meet the FEMA codes.
11 THE CHAIRPERSON: Okay. Thank you. Is
12 there any public comment?
13 (No response.)
14 THE CHAIRPERSON: Public comment
15 section is closed. Joe, do you have any --
16 MR. HENDERSON: No, sir. I would just
17 mention that 12 inches is the maximum infill.
18 THE CHAIRPERSON: Okay. So we'll ask
19 everybody to add their comments. So Beverly, would
20 you like to start?
21 MS. SANDERS: Sure. So am I
22 understanding you're keeping the original building.
23 You're just adding on to the back. You're
24 preserving the integrity of the main structure of
25 the historic property --

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1 everything that is historic is the same and we will
2 return it to as it should have been or was.
3 MS. SANDERS: Okay.
4 THE CHAIRPERSON: Linda.
5 MS. PERKIS: I just have a question.
6 How big the is the whole completed house going to
7 be?
8 MR. CLARKE: 1,196 square feet. Heated
9 square feet.
10 MS. PERKIS: I happen to like it. I
11 think it's a nice job and in keeping with the old
12 house. I'm very happy with it.
13 MR. WICHMANN: I think the question
14 responded with an answer. Thank you.
15 MR. WRIGHT: I believe this is a great
16 example of what we try to do is to preserve the
17 integrity of the historic structure while adding on
18 and modifying the part we would like. So I'm fine
19 with that. I think it is a great example.
20 THE CHAIRPERSON: I agree. It is just
21 refreshing to see some -- an application where
22 somebody wants to preserve a home and make -- keep
23 it small.
24 MR. CLARKE: Yes, sir.
25 THE CHAIRPERSON: We just don't get to

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1 see this type of application at all. I think it is
2 an excellent example. So do I hear a motion?
3 MR. WICHMANN: Motion to accept as
4 presented.
5 MR. WRIGHT: Second.
6 THE CHAIRPERSON: Any discussions?
7 (No response.)
8 THE CHAIRMAN: All in favor?
9 (Board members stated aye.)
10 THE CHAIRPERSON: Any opposed?
11 (No response.)
12 THE CHAIRPERSON: None opposed. Thank
13 you.
14 1908 FLAG STREET
15 THE CHAIRPERSON: Okay. The third item
16 is 1908 Flag Street. Do you want to explain this
17 one to us?
18 MR. HENDERSON: Yes, sir. Application
19 C-2 is another historic property design review.
20 1908 Flag Street is being presented by Mr. Beau
21 Clowney architectural group. The applicants are
22 requesting preliminary approval.
23 Just a slight correction from the
24 application or the agenda. They are requesting to
25 retain or modify the historic structure. They are

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1 additions back to the historic home. I'll yield to
2 the Board for any questions and the applicant's
3 presentation.
4 THE CHAIRPERSON: Thank you, Joe. Is
5 the applicant present? Okay.
6 MR. QUARLES: For those who weren't
7 able to join us this week, these are just photos of
8 the house arterially. Here are some additional
9 photos.
10 My name is Jay Quarles. I'm with Beau
11 Clowney Architects. I'm here with Beau Clowney and
12 Kate Campbell's. I'm here to request a conceptual
13 approval for the renovation, modification and
14 partial demolition of 1908 Flag Street.
15 1908 Flag Street is a historic
16 Sullivan's Island landmark. With the feedback
17 y'all give us from the previous meeting we kind of
18 took a step back, reanalyzed our goals and decided
19 to incorporate the original two-room sea cabin and
20 front porch of the house instead of requesting full
21 demolition.
22 1908 Flag Street was an area just north
23 of the Coast Guard station and it is a pretty neat
24 little area just researching. It's kind of
25 referred to as Shermerville. Even though the

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1 no longer requesting the removal of the historic
2 structure from the historic designation list. So
3 this is a Sullivan's Island landmark property.
4 The applicants are requesting as I
5 mentioned to keep the existing structure to its
6 original construction. It was built in 1915. This
7 means they're removing all nonoriginal additions
8 but requesting to relocate the home approximately
9 30 feet to the front setback on the property.
10 If you look at the site plan they're
11 sliding this forward 30 feet. They are removing
12 the front porch; that is the porch facing seaward.
13 They are then proposing to add additions to the
14 rear elevations of the home and elevate the home to
15 meet FEMA compliance approximately three feet, four
16 inches from grade.
17 During our May 17th meeting the Board
18 also requested to have an opportunity to walk
19 through this house, determine the historical
20 significance of the addition post-removal.
21 So the Board met this past Monday on
22 June 19th to do the walk-through. As with the
23 previous request made, this pertains to historic
24 restoration, removing those additions and
25 rehabilitation in the sense that they're adding the

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1 Wellands built this house in 1915, the Shermers
2 came in and bought several lots and built several
3 two-room seaside cottages throughout the area.
4 So this area really became known for
5 these small two-room sea cottages. So what we're
6 presenting today and requesting today is
7 maintaining, protecting, and restoring the original
8 two-room sea cabin and part of the wrap-around
9 porch on the front. This is kind of that area just
10 north of the Coast Guard station.
11 MS. PERKIS: Could you put that up
12 higher?
13 MR. QUARLES: Yes, ma'am.
14 MS. PERKIS: Perfect.
15 MR. QUARLES: You see, this is back in
16 the '60s and you see this is kind of dotted with
17 the small cabins.
18 MR. WRIGHT: Which one is the cabin
19 we're talking about?
20 MR. QUARLES: It's not in this photo.
21 It is over here, but the Wellands built this one
22 and then the Shermers built I think just about all
23 of these in here. This is our building with
24 several multiple -- over many years -- additions
25 that we're proposing to remove, demolish.

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1 We have been up underneath the house.
 2 There's a continuous band where the two-room
 3 footprint is along with the -- most of the porch
 4 has been replaced, but it's distinctive in its
 5 foundation.
 6 I'll guide y'all through -- speaking on
 7 the site, just to clarify we're not just saving the
 8 rooms but we're saving the roof line. The roof
 9 line is really the most important aspect of this we
 10 do have, the size, the footprint.
 11 So this black mass kind of is sort of
 12 the renovations and the additions with the grading
 13 of the porches. We're removing those with the
 14 grading keeping the green span which is the cabin
 15 and then attaching a larger new addition to the
 16 house. You see here kind of the site plan. We're
 17 moving the house forward and then back since we're
 18 elevating.
 19 From the right-of-way the original
 20 cottage would become more visible from a cross
 21 street since it's so hidden and tucked back and
 22 then we'll keep our new additions small to begin
 23 with and kind of make them a little bit larger as
 24 we move back to the side. I'll defer to y'all for
 25 any questions or if Kate has anything or Beau.

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1 MR. WICHMANN: The whole thing.
 2 MS. CAMPBELL: On this side here. The
 3 school is on this side. So we're really trying to
 4 take advantage of pushing it to kind of turn it
 5 back to the school but also an area where we can
 6 incorporate -- so -- to retain that water. This
 7 lot is the one that was consumed. So...
 8 MR. QUARLES: And just, you know, the
 9 green highlights the original cabin, saving the
 10 roof line, saving the porch. We're infilling the
 11 porch with some bathrooms, taking the infilled
 12 bathroom off. Then in that elevations you'll see
 13 green bars kind of highlight where that original
 14 cabin and cabin footprint is located.
 15 THE CHAIRPERSON: Okay. Do you have
 16 anything else at this time?
 17 MR. QUARLES: That's it.
 18 THE CHAIRPERSON: Okay. Thank you. Is
 19 there any public comment?
 20 (No response.)
 21 THE CHAIRPERSON: Okay. The public
 22 comment section is closed. Joe, do you have any
 23 final comments?
 24 MR. HENDERSON: I would just like to
 25 reiterate to the Board that they're requesting a

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1 MR. CLOWNEY: I just want to say one
 2 thing on the matter. Just to reiterate, it is a
 3 one-story house.
 4 Again, we feel like the whole concept
 5 of the collection of small -- small buildings that
 6 are sort of joined together by the links and
 7 porches and things like that that's part of the
 8 make-up of how a lot of the houses evolved on
 9 Sullivan's Island.
 10 This one in particular didn't evolve
 11 that way. They were just sort of additions that
 12 were sort of lumped in sort of a clumsy fashion.
 13 So we're really trying to do something
 14 that again pulls it a little bit more into the
 15 public realm because the two-room cottages are
 16 going to be visible from the driveway and really
 17 from the public realm and also really highlighting
 18 that whole notion of design from the island, too.
 19 So -- and Kate --
 20 MS. CAMPBELL: I'm sorry. I came up on
 21 the last meeting. We were working with the
 22 drainage engineer on the -- y'all can probably
 23 notice when you've been out there with this there's
 24 a low spot pretty much all on the --
 25 MR. QUARLES: On this side.

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1 side setback relief of 25 percent. So that's
 2 allowing the building footprint to go within
 3 10 feet of the east property line.
 4 We're requesting a principal building
 5 coverage increase of 9.5 percent and then principal
 6 building side facade relief of 100 percent I think
 7 with the intent of keeping the structure low to the
 8 ground, spreading it out on the property. That's
 9 all I would have.
 10 THE CHAIRPERSON: Thank you. Okay.
 11 Duke, do you have any thoughts?
 12 MR. WRIGHT: You've come a long way
 13 since the last meeting for sure. As I mentioned
 14 earlier on a previous submission, I think it's very
 15 important to preserve the integrity of the house
 16 that we're trying to preserve. I think you've done
 17 that to a large degree.
 18 I still -- I would like to understand
 19 how that would look in a perspective -- we talked
 20 about that on the site because I still want to be
 21 sure that we're preserving the integrity of the
 22 original cottage that you have highlighted in the
 23 sketch. So you've come a long way, but I'm not
 24 quite there yet.
 25 THE CHAIRPERSON: Bunky.

1 MR. WICHMANN: I agree. I think it's
2 come a long way. It would be important to make the
3 changes that y'all have made and try to preserve
4 the original property.

5 I, too, am a little unclear as to what
6 the finished product is really going to look like
7 and still trying to digest that. I think that you
8 are faced with some challenges, with the way the
9 house sits in the bowl, and can collect water for
10 sure.

11 Since it has been evolved, is the
12 setback -- Joe, is there a way we can look at an
13 aerial as to -- to looking for that setback on the
14 eastern side?

15 MR. HENDERSON: So this is the site
16 plan and if you -- let's see. So on the top of the
17 page that's where the 25 percent relief is going
18 to be applied. So that's where -- that will be
19 10 feet off that property line.

20 The massing of the historic structure
21 is actually just behind where you see the palmetto
22 tree, sabal palmetto. And so it's coming up about
23 30 feet. Is that correct?

24 MR. QUARLES: Yes. 35 and a half.

25 MR. HENDERSON: Yeah. So 35 and a

1 half feet. So this is existing that's coming up to
2 meet the 25-foot front setback but it will remain
3 facing seaward.

4 MR. WICHMANN: Right. That's the --
5 correct me if I'm wrong. This is the side wall
6 where the school is located?

7 MR. QUARLES: Yes. The school and
8 there's actually quite a lot of borders and
9 live oaks.

10 MR. QUICK: Yes.

11 MR. QUARLES: The school will be almost
12 150 or 200 feet.

13 MR. HENDERSON: So here you can
14 actually see the two rooms with the bathroom
15 addition over what is currently a porch and then
16 the remaining porch will be facing --

17 MR. CLOWNEY: We just did a project on
18 2251 on Atlantic and that's exactly what you can
19 see. I mean, that's brand new, but that is really
20 pretty much what you would see and --

21 MR. WRIGHT: Historic?

22 MR. CLOWNEY: That's brand new. That's
23 brand new. That was -- that's the model after the
24 would be the -- the old houses on the island. So I
25 can pass that around. Again --

1 MR. CLOWNEY: Basically when you're
2 looking at the Flag Street.

3 MR. QUARLES: In regards to the
4 perspective, when we were standing out kind of into
5 the yard looking at the house seeing it from this
6 viewpoint this viewpoint will shift going to the
7 site so when you're standing in the driveway and
8 with it being pushed back will be a little bit
9 higher.

10 It will still maintain kind of a
11 similar site line. So it's -- you will see this
12 and then a small connection and then a larger house
13 towards the back.

14 MR. CLOWNEY: So, again, just to kind
15 of zoom in on -- if you are looking at this, this
16 is that little piece right here. We're actually
17 taking that same form, same form of this little
18 piece right here and we're duplicating it over
19 here.

20 So instead of just doing something
21 that's long we're still trying to look at that
22 historic form and replicate it and then we go to
23 another form up here at this end. Then we
24 duplicate it again and again. As I said last time,
25 it's rare we get to do a one-story house and it's

1 kind of spread out but it's not a big house. It's
2 still not a big house.

3 MR. QUARLES: No. It is a three-
4 bedroom house with a bunk room. It is about 3,200
5 square feet, about a thousand more than what's
6 existing. That's mainly in the circulation to get
7 this bigger house away from the front of the house
8 or the front of the original cottage.

9 MR. WICHMANN: I have nothing further.
10 Thank you. Linda.

11 MS. PERKIS: I went out to the house.
12 I visited it. You're going to fill in that front
13 porch. I have a problem with the historic
14 properties. I think that we're losing too many of
15 them. They're being -- okay.

16 So this is my problem. I walked
17 through the house. You say it was only two rooms
18 at one time. At one time it might have been. That
19 might have been in 1915, but we don't know what
20 happened in 1920 or if more rooms were added on and
21 what's historic and what's not.

22 The whole property was deemed as an
23 historic property. To fill in that front porch to
24 me takes a lot of the historic part right out of
25 it. You're going to turn that -- I don't care what

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1 you turn it into. It's going to be taken away. So
2 we're losing -- it used to be a cute little cottage
3 with a wrap-around porch, right? Now we're not
4 going to have that anymore.
5 You say it was two rooms. I don't
6 know. I looked at the floorboard in there. Let me
7 tell you that those are some old floors going.
8 MR. CLOWNEY: Sure. Some of the old --
9 it's such a patchwork and --
10 MS. PERKIS: Right. It was a
11 traditional --
12 MR. CLOWNEY: It really is.
13 MS. PERKIS: -- Sullivan's Island house
14 where if you had grandma come live with you you
15 added a room. If you had a new baby you added a
16 room. So it's kind of like a den walking through
17 it. You don't want to --
18 MR. CLOWNEY: Sure.
19 MS. PERKIS: I hate to lose so much of
20 it.
21 MR. CLOWNEY: I hear you. You know, a
22 lot of the additions were done very recently in the
23 '90s and in the '80s, I believe.
24 MS. PERKIS: Well, part was probably
25 done after Hugo.

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1 we're trying to do is highlight what's important
2 about the house and really what speaks to the
3 history of the island. Then the way we're adding
4 to it is we feel like in a more sophisticated way
5 to then really speak to the way the architecture on
6 the island should be preserved.
7 MS. CAMPBELL: The original --
8 MR. CLOWNEY: Original --
9 MS. CAMPBELL: -- to the house.
10 MR. CLOWNEY: Exactly.
11 MR. QUARLES: In true -- it really was
12 about these small cottages, porch infills. Some
13 were wrap-around. Some weren't wrap-around.
14 It is really -- you know, what is the
15 common theme is the small, flat porch roof and
16 then the long gable roof. That's what we're
17 incorporating. We're maintaining it and then we're
18 incorporating into the new addition.
19 MR. CLOWNEY: I think generally the way
20 the -- I mean, it seems like there's a little bit
21 of a debate on the island about what you preserve
22 and what do you not preserve. I go back and look
23 at one of the best examples I can think of in all
24 of Charleston. It's the courthouse on Broad Street
25 where it was preserved, I guess, 10 or 15 years ago

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1 MR. CLOWNEY: Yeah. Right.
2 MS. PERKIS: You could see that as far
3 as the stairs and --
4 MS. CAMPBELL: And patchwork with --
5 MR. CLOWNEY: There is a portion of the
6 porch -- again, that image I just showed you of
7 wrap-around piece that will be a porch right here.
8 Currently there is a big chunk of the porch that
9 has been closed as it is now and a fireplace off of
10 it.
11 So all of that was done really poorly
12 and everything we're doing is righting a whole
13 bunch of wrongs. You know, there's just layers and
14 layers of years of Home Depot and we're trying to
15 pull it back off.
16 In those photos you can see where
17 there's always -- there's always a change in the
18 plan of the floor. There's about 10 different
19 floor heights in the house.
20 It kind of tells the story there when
21 we go outside of an exterior threshold and you step
22 into a somewhat enclosed porch and we step into
23 another room that's been doubled in size. But that
24 original wall is not there anymore. So --
25 MR. CLOWNEY: We really feel like what

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1 now but they had -- there was an enormous Victorian
2 addition on the back of the courthouse that doubled
3 the size of the courthouse on Broad and -- Broad
4 and Meeting.
5 It was built in the 1870s and it was
6 fabulous. I mean, it was ornate and it was
7 incredible but it was Victorian and it was not
8 doing any good for the original 1740s courthouse.
9 It was designed by -- supposedly
10 designed by -- you know, the preservation society
11 and all the powers that be felt like it needed to
12 go because the thing to do was to preserve what was
13 the initial intention which was that original
14 courthouse. You know, that's my example of what I
15 think is really a good lesson for how you should
16 consider removing additions.
17 THE CHAIRPERSON: Linda, do you have
18 anything else?
19 MS. SANDERS: That example doesn't help
20 me out much. I think they should have kept it.
21 MR. CLOWNEY: Yeah. Sure.
22 MS. SANDERS: It's history. I don't
23 know. We seem to throw that away very easily. I
24 think you did a very nice job and you did what I
25 said.

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1 You know, what's historic, I think our
2 job is to keep those as well as we can. This is
3 conceptual. So I'm okay with where we are as long
4 as we're sure that --
5 MR. HENDERSON: Well, at this point
6 we're at a preliminary review and approval. The
7 Board has the option to grant final approval.
8 MS. SANDERS: We don't have enough
9 information for final.
10 MR. HENDERSON: If I could just kind
11 of elaborate on the four -- the two strategies
12 for historic preservation that we're looking at
13 today, it really involves restoration and also
14 rehabilitation. So what we deal with most often on
15 Sullivan's Island is historic restoration and
16 rehabilitation.
17 Restoration is you take a snapshot in
18 time of that structure. So what the property
19 owners and what the architects here are attempting
20 to do is to recreate that original mass from 1915
21 and remove all other additions.
22 So that's everything from -- from the
23 1930s and 1940s to create that original massing.
24 That's an acceptable strategy. It's just the
25 problem becomes where you draw the line and how do

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1 you determine what was original. What was the
2 original massing?
3 Now, if we look at this picture here
4 this is the original siding for the house that's
5 part of a bathroom. So this was actually the
6 exterior of the house and this is the original
7 floor. But the problem is that the original walls
8 are long gone.
9 So somehow they kept the floors, right?
10 And then they built a post-Hugo addition over
11 that --
12 MR. CLOWNEY: But that siding is from
13 the late '40s. That's German siding. So that's
14 from the late '40s.
15 MR. HENDERSON: Right. So really the
16 lines are blurred as to where that original massing
17 is. I think it's safe to say that that original
18 design of the porch around those two rooms is the
19 original 1915 massing, but we just don't know where
20 to go beyond that.
21 Now, as far as rehabilitation that's
22 the strategy that allows you to add additions to
23 historic buildings. So this is kind of doubling
24 up. We're looking at restoration and
25 rehabilitation.

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1 So what is being requested by the
2 property owners are both allowed. It's just kind
3 of making that decision as to whether the treatment
4 is sensitive enough to the historic structure and
5 that's where your decision comes in. I hope that
6 helped out a little bit.
7 MS. SANDERS: That's what I'm saying.
8 I think conceptual or preliminary is fine, but I
9 don't think we have the full information to make a
10 decision that it's final. I mean, if they're just
11 trying to get approval to do what you want to do,
12 you know...
13 MR. HENDERSON: Is it the infill, the
14 porch, that the Board might be most concerned with?
15 MR. HERLONG: We haven't all spoken
16 yet.
17 MS. SANDERS: Sorry.
18 THE CHAIRPERSON: Might we do that and
19 then figure out where everybody is and then maybe
20 have some more discussions?
21 MS. BOHAN: I have a question.
22 Speaking of the German siding and that it's from
23 the '40s, how are you going to apply the
24 material on that whole massing of the building?
25 Are you going to preserve the German siding and

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1 then go from there? Are you going to take off the
2 German siding?
3 MR. CLOWNEY: We are taking it off
4 because it's failing. I mean, everything in this
5 house is failing. It's all rotting. So it's
6 basically -- first of all, German siding was kind
7 of the -- was the late '40s equivalent to --
8 MS. BOHAN: Hardie plank.
9 MR. CLOWNEY: -- hardie board. I mean,
10 it just was the cheapest thing you could get. So
11 what we will put on it is what was originally
12 there, which was cedar siding and just a good old
13 shiplap siding.
14 You know, that would be the way that
15 we -- again, just going back to that image I just
16 showed all of y'all, that's kind of what we're
17 trying to get at is that very classic Sullivan's
18 Island look.
19 MR. WRIGHT: Is that on the entire
20 house?
21 MR. CLOWNEY: It would be.
22 MR. WRIGHT: The new addition as well?
23 MR. CLOWNEY: Right. I'm not here to
24 say, you know, we need to go around and sanitize
25 all of these houses on Sullivan's Island, but in

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1 this particular situation when we're finished
2 taking off what is just crud and rot and everything
3 else we're going to end up with kind of a carcass.
4 The windows are not original, not the porches.
5 Nothing is original. It's all just the
6 carcass. We have a client who knows what its
7 potential is and wants to see what it looked like
8 in its infancy. You know, so that's what we're
9 going to do.

10 MS. BOHAN: I think the concept is
11 striking as another good example of what we need to
12 do is keep in mind that the original structure --
13 and build around it. Build on the back of it and
14 preserve every portion of it that we can. So I
15 feel like you have accomplished -- because it was a
16 challenge.

17 I mean, you know, you had a pond out
18 front and there is a lot of rot and decay and, you
19 know, can tell, you know, it's not livable. You're
20 walking on slants throughout the house and
21 stumbling stones for toe -- toe stomping. So I
22 think the concept is there.

23 I think that -- is there any way that
24 you could not move the structure and build off of
25 it otherwise? That would be the only question

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1 have been here for last month's meeting. I didn't
2 see it. I don't know if this has much changed from
3 the previous submittal or not, but I went over
4 there Monday I guess it was and that -- I learned
5 that it was a landmark structure or at least
6 classified as a landmark structure and not just a
7 contributing structure at that time.

8 I've been thinking about that and I
9 appreciate the fact that what you're designing is
10 one story. I think that's great but moving it 35
11 feet may be a bit extreme and I look at -- what I
12 like about the -- I think it is landmarked because
13 I see this nice, simple symmetry to a wrap-around,
14 low-pitched porch and the gable roof which is
15 just classic.

16 The first submittal we had tonight was
17 virtually what we're looking at right here in this
18 photograph, but that's not really what this is. I
19 know you're trying to deal with square footage and
20 function, but it's not going to become a
21 wrap-around porch. You're leaving two sides of the
22 porch but demoing the backside which is highly
23 modified right now --

24 MR. CLOWNEY: Right.
25 THE CHAIRPERSON: -- but likely

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1 that I have.

2 MR. CLOWNEY: You know, unfortunately
3 we have moved -- successfully moved so many
4 structures just a little bit here and there all
5 over the island and a lot of it is to move it into
6 a position where you can then highlight that. Most
7 of the time we're doing two-story volumes.

8 You know, they're giving additions to
9 little one-story pieces and this one is just kind
10 of right in the middle of the site. It is in the
11 wrong location. So we kind of feel like it's kind
12 of like what we did for 2205.

13 MS. CAMPBELL: 2205 and also 2402
14 Myrtle where --

15 MR. CLOWNEY: What we feel like we're
16 doing is giving to the public realm and giving back
17 to the Town the best looking piece. You know,
18 okay. With 2205 you can spin it around and see the
19 best part of this house used to face the ocean.

20 So let's go to the street because we
21 knew we were going to get blocking on the backside.
22 So to answer your question, it is much better for
23 us to be able to move it out of the center of the
24 site.

25 THE CHAIRPERSON: Well, I wish I could

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1 original. Then there's probably infill and a new
2 fireplace but the look of that porch may -- it very
3 likely -- that's why it's a landmark because of the
4 way it looks like right now. So -- and I
5 appreciate that it's still there. It's over to the
6 extreme right-hand side.

7 It just -- I look at the design and I
8 feel like what's important here is what we're
9 looking at in that photograph and it's sort of been
10 shuffled over to the side because you needed a room
11 for all this other new portion. It's like it's not
12 as respectful as it could have been to the original
13 structure. That's the thing.

14 Since I've seen it I've been thinking
15 about this and that's just the way I'm seeing it
16 right now. That's my opinion.

17 MS. PERKIS: I totally agree.

18 THE CHAIRPERSON: I mean, that's the
19 general concept, but I --

20 MR. CLOWNEY: Close up, I think.

21 THE CHAIRPERSON: I look at the -- I
22 look at the facade close up.

23 MR. CLOWNEY: Yeah.

24 THE CHAIRPERSON: Long facade. If I
25 didn't know better I couldn't -- I don't know that



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1 I could find what's historic there. I like it a
 2 lot. I like the facade, the breaking up of
 3 massing, the various cables and, you know, the
 4 lengths and things. It's great, but I'm not sure
 5 that I can tell you where -- you know, what would
 6 be -- where is the original landmark structure?
 7 MR. CLOWNEY: It's this that you would
 8 see right here at the very end.
 9 THE CHAIRPERSON: That's right. That's
 10 it and --
 11 MR. CLOWNEY: Again, a lot of this is a
 12 whole goal to keep it a one-story house and it was
 13 kind of a -- you know...
 14 THE CHAIRPERSON: I get it. Yeah.
 15 MR. CLOWNEY: So I think any other
 16 alternative to moving that or putting that look
 17 back on the middle of the site and we would
 18 definitely have a two-story.
 19 MS. CAMPBELL: You also have trees on
 20 the back. In the back of the property there's some
 21 really nice looking oak trees. So, you know, it
 22 really drives it. Not only that but also the
 23 school here that's, you know --
 24 THE CHAIRPERSON: Right, and for that
 25 reason I'm giving you the setback relief to be

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1 closer to the school is fine. I have no trouble
 2 with that because it gives you the chance to use
 3 that front side of the property. The owner's
 4 porch.
 5 MS. CAMPBELL: Just so you can see --
 6 and I know you weren't here last time -- this area
 7 here is Flag Street unopened. So actually all of
 8 this is when you -- when you guys were probably out
 9 there on Monday the driveway -- because all this is
 10 not technically the property, but it is open.
 11 So it is not the road. It is not
 12 anywhere where people are driving the --
 13 THE CHAIRPERSON: I noticed that.
 14 You'd think once the grass stops and now there's
 15 landscape that that's --
 16 MR. CLOWNEY: The other thing is that
 17 the neighbor on the ocean side is getting ready to
 18 start using that easement. So we're going to be
 19 using it a little bit, too.
 20 So that's where we have -- we like --
 21 what we like about this house is you can park
 22 underneath the front portion up here. But at least
 23 there's not going to be any garage doors visible
 24 from the street, you know, which is nice at this
 25 point.

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1 You know, what I'd like to do is
 2 when -- we still really like the massing of this.
 3 We really feel very strongly about the layout and
 4 in particular it's hard bringing this up, the
 5 elevation. But how this piece moves forward, you
 6 know -- and so in some ways it's sort of a larger
 7 version of that.
 8 THE CHAIRPERSON: I see that. Exactly.
 9 All of that, I get it. That's just like a
 10 replacement to the original which is -- it's --
 11 you can't make that the public space in the house.
 12 It's too small.
 13 MR. CLOWNEY: I agree.
 14 THE CHAIRPERSON: It is so important
 15 that it just feels like that's not the best
 16 position or it's just not being treated as nicely
 17 as it should be.
 18 MR. CLOWNEY: If it were more detached
 19 would that be something that maybe would be more --
 20 THE CHAIRPERSON: And the fact it's got
 21 the porch and the bathrooms, to become bathrooms.
 22 This landmark structure of what I see is the front
 23 porch which that's -- that's the essence of what a
 24 Sullivan's Island cottage is.
 25 MR. CLOWNEY: If this were to pull off

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1 a little bit more and not be completely detached
 2 but a little bit more independent would that be
 3 something you'd be open to?
 4 What I'd like to suggest is that we
 5 would come back to some of a -- you know, sketch of
 6 a massing model or something. Not a physical model
 7 but 3D imagery of it that you could understand the
 8 mass a little bit better.
 9 MR. QUARLES: And then let us study
 10 those bathrooms on the porch and extend and
 11 study maintaining that porch a little bit more.
 12 MR. CLOWNEY: Right, because I think
 13 that's --
 14 THE CHAIRPERSON: Keeping in mind over
 15 the years we have approved various modifications to
 16 historic structures. Well, we get a lot of
 17 feedback and sometimes the feedback is with what
 18 it's gotten it has become lost.
 19 What part of it is historic or even
 20 the -- I had a comment when I was doing a house on
 21 the island and I only had a -- even Pat said don't
 22 over-renovate it. You know, make sure it just
 23 looks a lot -- kind of funky like it is.
 24 In this case that's going to be a
 25 beautiful home and it's going to be so well done

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1 and I agree that house has to come down to the
 2 studs and be redone --
 3 MR. CLOWNEY: Yeah, it does.
 4 THE CHAIRPERSON: -- because of the rot
 5 and the condition it's been through but it's all
 6 going to be new materials. So for that reason I
 7 think we need to try to preserve what we see in
 8 this photograph as much as we can just to be doing
 9 right for the historic structures on the island.
 10 MS. BOHAN: I agree with that.
 11 MR. CLOWNEY: Okay. Yeah.
 12 MS. BOHAN: I agree.
 13 MR. CLOWNEY: I mean, I can imagine
 14 right now some modifications, but, you know, truth
 15 be known -- I mean, this is what -- we can't
 16 eliminate what people can add to a property and how
 17 they want to do it. But everything we really feel
 18 like is looking at the lessons of Sullivan's
 19 Island. We're really trying to highlight those
 20 examples.
 21 So this is what people want. You know,
 22 do people want to live in something like this? Do
 23 they want those little pieces as guest houses or
 24 extra bedrooms and that sort of thing --
 25 THE CHAIRPERSON: Exactly.

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1 THE CHAIRPERSON: I'm saying if it's
 2 landmarked does it -- should it be -- should we pay
 3 more attention to the things we've been doing to
 4 allow the modified structures still or contributing
 5 structures?
 6 MS. SANDERS: And I think if you have
 7 an extension that separated the width -- so it's
 8 obviously the historic part that you're
 9 rehabilitating. Beau, you have ten and a half
 10 percent principal building coverage that you have
 11 not maxed out yet.
 12 MR. CLOWNEY: Yeah. That's what I
 13 mean. They are not wanting to be asked, you know,
 14 so --
 15 MS. SANDERS: So you've got space for
 16 it.
 17 MR. CLOWNEY: Yeah.
 18 THE CHAIRPERSON: Well, having said all
 19 of that, any thoughts or anybody want to make a
 20 motion?
 21 MR. WRIGHT: I think we're moving in
 22 the right direction. I think Beau and Jay and Kate
 23 have done a great job with this but it's still --
 24 this is probably one of the toughest ones we've had
 25 to deal with.

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1 MR. CLOWNEY: -- or a smaller sitting
 2 room? I hear you and, you know, hopefully with
 3 just some tweaking we can get there because I'd
 4 rather it not be, you know, a two-story structure.
 5 THE CHAIRPERSON: Certainly.
 6 MR. CLOWNEY: Also, if we do move it
 7 around a little bit are you -- how fixated are you
 8 on this 30 feet?
 9 I mean, I still see it moving forward
 10 on the lot considerably, but I don't -- you know, I
 11 don't necessarily think that, you know, we can try
 12 to figure out how to condense all of this and pull
 13 it back but it's still not going to be in the
 14 center of the property.
 15 THE CHAIRPERSON: I understand
 16 MR. CLOWNEY: Right.
 17 THE CHAIRPERSON: I just wanted to put
 18 it out there --
 19 MR. CLOWNEY: Yeah.
 20 THE CHAIRPERSON: -- because when the
 21 Board first was formed nobody was wanting any of
 22 these things moved and we started allowing some.
 23 Now everything gets moved
 24 MR. CLOWNEY: Yeah, and we've moved a
 25 lot.

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1 MR. CLOWNEY: No. It is.
 2 MR. WRIGHT: Have you thought -- I
 3 mean, this is pretty wild. A complete separation.
 4 MR. CLOWNEY: Again, it's kind of a
 5 personal thing. They're not interested in that.
 6 We have entertained that idea and we have done that
 7 often on the island where there's a little house
 8 and a big house.
 9 So they just kind of want -- just --
 10 they don't want that. You know, we can give it a
 11 little bit more of that feeling. You know...
 12 MR. WRIGHT: I would suggest we make
 13 another pass at it.
 14 THE CHAIRPERSON: How would we put that
 15 thought in a motion?
 16 MS. BOHAN: Preliminary approval based
 17 on --
 18 MR. WRIGHT: Well, this is conceptual.
 19 MR. HENDERSON: We're at a preliminary
 20 approval. If you would like to have it redesigned
 21 and represented to -- then we'll grant preliminary
 22 approval.
 23 MR. WRIGHT: I think that's what we
 24 should do.
 25 MS. SANDERS: It says conceptual on the

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1 application. I don't know if that matters.
 2 MR. WRIGHT: This is conceptual. Do we
 3 want to move to preliminary?
 4 MR. HENDERSON: It is actually the
 5 second go-round, the second review. So it would be
 6 preliminary approval.
 7 MS. BOHAN: We could approve
 8 preliminary approval with comments coming back with
 9 suggestions and drawings.
 10 MR. WICHMANN: Are you doing it in the
 11 form of a motion?
 12 MS. BOHAN: Yes. I'll make a motion.
 13 I would like to make a motion to approve
 14 preliminary with --
 15 MR. CLOWNEY: Thank you.
 16 MS. BOHAN: -- designs and concepts for
 17 1908 Flag with the architect coming back with the
 18 suggestions from the Board.
 19 MR. WICHMANN: Second.
 20 THE CHAIRPERSON: So, any comments
 21 about that motion?
 22 MS. PERKIS: I think you said it all.
 23 THE CHAIRPERSON: Okay. So all in
 24 favor of the motion, aye?
 25 (Board members stated aye.)

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1 improving the site by removing a lot of the
 2 impervious surface. The request here is in the
 3 form of relief for setbacks for the carport being
 4 proposed.
 5 They're requesting 33 percent to 40
 6 percent relief for the accessory structure setback.
 7 This would allow a 10-foot setback and this is
 8 enumerated in Section 21-135 (A) and I can show you
 9 some site pictures as well as an overview to give
 10 you an idea of what the request is.
 11 MS. CAMPBELL: Joe, do you want me to
 12 hand these out now?
 13 MR. HENDERSON: Sure.
 14 MS. CAMPBELL: I'm speaking out of
 15 turn, but we made a slight revision to the numbers.
 16 So I'll go over this.
 17 MR. HENDERSON: So this is the current
 18 site plan. If you'll notice the cistern on the
 19 bottom portion of the site plan and up above is
 20 where the accessory structures are being proposed
 21 in the rear yard area of the property.
 22 MR. WRIGHT: Say that again.
 23 MS. PERKIS: Yes. Say that again.
 24 MR. HENDERSON: So to the right of this
 25 site plan where my cursor is is l'on Avenue. So

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1 THE CHAIRPERSON: Any opposed?
 2 (No response.)
 3 1702 L'ON AVENUE
 4 THE CHAIRPERSON: Okay. Thank you.
 5 We are now at 1702 l'on. Is that where we are?
 6 MR. HENDERSON: Yes, sir.
 7 THE CHAIRPERSON: Accessory structures.
 8 Okay. Gentlemen.
 9 MR. HENDERSON: Okay. This is Agenda
 10 Item C-3. It's another historic property design
 11 review. This is for 1702 l'on Avenue.
 12 The property is located within the
 13 Sullivan's Island local -- the historic district.
 14 This is a highly historically significant house
 15 identified by Survey Card 79. It is the general's
 16 house. It is a Sullivan's Island landmark.
 17 The applicants are requesting approval
 18 of site modifications only on the property.
 19 They're asking to remove or demolish several
 20 structures, remove impervious surfaces, concrete
 21 that was put on the property. They're asking for
 22 approval for three accessory structures, one
 23 inground pool.
 24 These site changes are being -- will be
 25 replacing existing structures essentially. They're

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1 the home is here.
 2 MR. WRIGHT: I've got that and I know
 3 the cistern is the slab. The slab, you said it's
 4 going to be construction where the cistern is?
 5 MR. HENDERSON: No. To the -- in the
 6 rear yard on the eastern side of the --
 7 MR. WRIGHT: I got it. I misunderstood
 8 you. I thought you said where the cistern is.
 9 MS. PERKIS: I heard the same thing.
 10 MR. HENDERSON: Sorry about that.
 11 Okay.
 12 MR. WRIGHT: Sorry.
 13 THE CHAIRPERSON: Is that all, Joe?
 14 MR. HENDERSON: That's it.
 15 MS. CAMPBELL: I'm Kate Campbell. Beau
 16 Clowney Architects. Do you have the pictures in
 17 here? Do y'all have the pictures in the packets we
 18 submitted? Okay.
 19 The existing structures you see on A
 20 0.1 in the original packet I handed out, those are
 21 nonhistoric. We're not here for those to be
 22 approved to the -- to be demolished. They were
 23 deemed historic and they're actually gone.
 24 MR. WRIGHT: They're gone.
 25 MS. CAMPBELL: Sorry. But the three



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1 structures are well under the 50 percent accessory
 2 structures for the total. The house is
 3 nonconforming not only in overall heated square
 4 footage but also in impervious coverage. So you'll
 5 notice in the chart that I handed out I broke it
 6 down to the existing impervious coverage and then
 7 proposed.
 8 So we are removing the concrete pad
 9 there. Those structures are already gone. We are
 10 going to be adding a new open carport on almost the
 11 entire end footprint of what was there. It is a
 12 little bit there. It is two cars wide. Then a
 13 little storage shed to the right of that.
 14 The bamboo is obscuring it, but
 15 basically right -- what you're seeing there is kind
 16 of -- right there. That's where the storage shed
 17 is going to be which is located right below the
 18 carport on your plan. Then the pool cabana is
 19 where we're asking for that DRB relief which is --
 20 let me go to the site plan.
 21 Basically the pool between the existing
 22 house and then the pool cabana backs up to that
 23 10-foot awning. Because the pool cabana is a
 24 recreational use it doesn't apply to the building
 25 setback.

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1 So we're asking for principal relief on
 2 the building setback. We are removing -- Joe
 3 mentioned a cistern. We're not removing the
 4 cistern, but there is a cistern underneath a very
 5 large pad of concrete.
 6 Sheila Wertimer is working with our
 7 client. Our clients are here tonight, Charles and
 8 Carol Stockdale. They are going to be removing
 9 that concrete and probably ascertaining the quality
 10 of the cistern but incorporating it into the
 11 landscape plan somehow because they don't want all
 12 that concrete anymore.
 13 Basically we're taking out the
 14 impervious coverage, adding it back, but we're
 15 still overall reducing the nonconformity. If y'all
 16 have questions -- and in your packet the wrapping
 17 tails on the structures -- we're going to
 18 incorporate kind of the wrapping tail you see on
 19 the main commandant's house and some of those
 20 details which weren't included in the original
 21 packet.
 22 So I just wanted to clarify that's the
 23 direction we got. So...
 24 THE CHAIRPERSON: Okay. Is there any
 25 public comment?

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1 (No response.)
 2 THE CHAIRPERSON: Public comment
 3 section is closed. Joe, any final comments?
 4 MR. HENDERSON: No, sir.
 5 THE CHAIRPERSON: Okay. Rhonda, do you
 6 want to start?
 7 MS. SANDERS: I think it looks good.
 8 I think it is a comparable to some of the
 9 improvements on several of those officers'
 10 quarters in the back.
 11 MS. CAMPBELL: Historically there were
 12 little garages along there, too. So --
 13 MS. SANDERS: That's all.
 14 MS. BOHAN: I agree with Rhonda. I
 15 think adding onto the back, removing that concrete
 16 pad is -- it's a very lovely structure. I think it
 17 is well done, preserving the front.
 18 THE CHAIRPERSON: I agree as well. I
 19 think giving the pool cabana some relief actually
 20 allows privacy for the two neighbors; so I think
 21 that works just fine.
 22 MR. WRIGHT: I like it. I think it is
 23 a good design. I like it a lot. I'm not -- is the
 24 cistern historic?
 25 MR. HENDERSON: They are considered.

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1 If they are referenced in the historic survey card
 2 then they are and they are an archaeological
 3 feature that's going to be preserved on the site.
 4 MR. WRIGHT: It's going to be
 5 interesting. Has anybody ever any seen this
 6 particular one? That slab has been there a
 7 long time.
 8 MS. CAMPBELL: There's a picture there
 9 right -- well, you can't see it. Has --
 10 MR. ROBINSON: You asked if anybody has
 11 ever seen it. I just raised my hand.
 12 MR. HENDERSON: I think the slab was
 13 installed sometime after 1993. Is that right?
 14 Yes. So the early '90s. It should still be there.
 15 I think it wasn't a full grade cistern, unlike some
 16 of the junior officers' quarters. So typically
 17 they're made into some kind of landscape feature.
 18 MR. WRIGHT: Well, I guess the question
 19 is there some -- is something going to have to be
 20 done to restore the cistern after the slab is
 21 removed? I mean, maybe that's something we'd
 22 address later and I'm not really worried about it.
 23 MS. CAMPBELL: We don't know the
 24 quality of it. I mean, I have no idea what's
 25 underneath there. So I think once the slab is

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1 gone -- I mean, I think what we're going to do is
 2 reflect the footprint of it in the landscape.
 3 MR. WRIGHT: It will be interesting to
 4 see what has -- what it looks like when you take
 5 the slab off. That's all. I like the design very
 6 much.
 7 MR. WICHMANN: I like that you've
 8 cleaned it up and bring the structure back to more
 9 in keeping. But I would think that the structural
 10 integrity of that cistern would be pretty suspect.
 11 It could be pretty suspect. So well done.
 12 MS. PERKIS: I think it is great. I'm
 13 all for it.
 14 MR. HENDERSON: Do I hear a motion?
 15 MR. WRIGHT: I move we approve it as
 16 submitted.
 17 MS. PERKIS: Second.
 18 THE CHAIRPERSON: Any public comments?
 19 All in favor?
 20 (Board members stated aye.)
 21 MR. WRIGHT: All opposed?
 22 (No response.)
 23 1808 CENTRAL AVENUE
 24 THE CHAIRPERSON: Okay. The next one
 25 is 1808 Central.

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1 to you is because of overage on the square footage.
 2 We're still under on our impervious coverage.
 3 We're basically infilling where the back stairs are
 4 now, your site plan here, and creating a new larger
 5 rear entry with more storage and we want a larger
 6 laundry room.
 7 So it's just what we call a room off
 8 the back of the kitchen. So it's fairly
 9 straightforward. Fairly -- it's on the side of the
 10 house. That's it.
 11 MS. PERKIS: Just off the record, what
 12 is a boot room? Because I might need one.
 13 THE CHAIRPERSON: It is where you store
 14 your boots. It is like a mud room.
 15 MR. CLOWNEY: Fancy term for mud room.
 16 MS. CAMPBELL: We are bumping out the
 17 master bath a little bit. Since they're going to
 18 be full time residents they're going to need a
 19 little bit bigger closet. It's at two different
 20 levels.
 21 So it's the one that's being added
 22 at the level of the front porch and then the
 23 house -- the existing house actually bumps up in
 24 the back for the master suite. So the master bath
 25 would be at that level. I will be happy to answer

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1 MR. HENDERSON: Okay. This is Agenda
 2 Item E-1. This is a nonhistoric property design
 3 review. 1808 Central Avenue is located in the
 4 local historic district. However, it is not a
 5 historically designated property.
 6 The applicants are requesting
 7 modification of the zoning standards for principal
 8 building square footage and principal building
 9 side setback for a very small addition to the
 10 right elevation of this house.
 11 Again, the side setback is a two-foot,
 12 one inch encroachment or five percent -- five to
 13 six percent and then a principal building square
 14 footage of 158 square feet. So I'll yield to the
 15 Board for any questions.
 16 MR. HENDERSON: Okay.
 17 MS. CAMPBELL: Hi. It's me again.
 18 This is a fairly new house. I'm sure y'all are
 19 familiar with 1808 Central.
 20 I think there are some pictures in the
 21 packet, but basically our client bought the house
 22 about a year ago. They have four boys and they're
 23 moving here full time. So they need a little bit
 24 more back-of-the-house space, a mud room. What
 25 we're doing -- I mean, the main reason we're coming

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1 any questions.
 2 THE CHAIRPERSON: Okay. Is there any
 3 public comment?
 4 (No response.)
 5 THE CHAIRPERSON: Public comment
 6 section is closed. Joe, any final comments?
 7 MR. HENDERSON: No.
 8 THE CHAIRPERSON: Lynn, do you want to
 9 start?
 10 MS. PERKIS: I don't have a problem
 11 with it. I think it's nice. I think what you're
 12 doing is fine.
 13 THE CHAIRPERSON: Bunky.
 14 MR. WICHMANN: I'll approve it as well.
 15 MR. WRIGHT: I'm fine.
 16 THE CHAIRPERSON: I think it is fine as
 17 well.
 18 MS. BOHAN: Great.
 19 MS. SANDERS: I'm good. Motion to
 20 approval as final.
 21 THE CHAIRPERSON: Do I hear a second?
 22 MS. BOHAN: Second.
 23 THE CHAIRPERSON: Any discussion?
 24 (No response.)
 25 THE CHAIRPERSON: All in favor?



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1 (Board members stated aye.)
 2 THE CHAIRPERSON: Okay. Any opposed?
 3 (No response.)
 4 MS. CAMPBELL: Thank you.
 5 2830 MARSHALL BOULEVARD
 6 THE CHAIRPERSON: 2830 Marshall. This
 7 is Agenda Item D-2. It's a nonhistoric property
 8 located at 2830 Marshall Boulevard. Mr. Andy Segal
 9 is the applicant.
 10 The Segals are constructing a new home.
 11 There was a beach house there before. They
 12 demolished it. They are requesting modification of
 13 the zoning standards for principal building side
 14 facade.
 15 The applicants are -- they desire to
 16 keep it a one-story construction and in doing that
 17 they're expanding the house on one story. So
 18 there's one facade that is -- violating that
 19 regulation that requires an articulation of the
 20 30 linear feet.
 21 So they are requesting six linear feet
 22 in relief or 100 percent relief from that
 23 requirement. I'll be glad to show you some
 24 elevations.
 25 THE CHAIRPERSON: Okay. Is the

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1 applicant present?
 2 MR. HENDERSON: Actually, Mr. Segal had
 3 some health issues. He was unable to attend but a
 4 friend of the family was able to come and I'll be
 5 glad to field any questions for Mr. Segal.
 6 THE CHAIRPERSON: Okay. So let's kind
 7 of amend this then. Is there any public comment?
 8 (No response.)
 9 THE CHAIRPERSON: No public comment.
 10 Public comment section is closed. Duke, do you
 11 want to start?
 12 MR. WRIGHT: Well, I have a question
 13 regarding the length of -- the long wall or long
 14 facade, long elevation, that's a very visible
 15 corner. I think we would maybe be better served by
 16 articulating that long stretch, the 36 feet, with
 17 some setback or offset. I'm fine with everything
 18 else. Steve.
 19 THE CHAIRPERSON: This is very
 20 interesting to say that because we had an
 21 application over on maybe Station 18 that was on a
 22 side street and the same -- the same comments and
 23 we requested that they reverse it and it's much
 24 more attractive from the public's perspective
 25 having done that.

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1 Here we have one almost identical
 2 except that this is all one story. So you wouldn't
 3 think it has as much impact, but I do think that --
 4 MR. HENDERSON: Sorry about that.
 5 Technical issues.
 6 THE CHAIRPERSON: I kind of got
 7 sidetracked. You were the one speaking.
 8 MR. WRIGHT: Well, that's all I have to
 9 say. I'm good right now.
 10 MR. WICHMANN: So I would just expand
 11 on that. I'm still trying to get up to speed on
 12 it, but I think Duke has a good point about whether
 13 there's a good way to look at it if conceptually it
 14 might have a better appearance to the public and to
 15 the community. I like we're keeping this one
 16 story, each elevation.
 17 MR. HENDERSON: One thing that the
 18 property owners were attempting to do is to keep
 19 and maintain their curb cut on the side street
 20 there, on Station 28, I believe. So that's an
 21 existing driveway access.
 22 They were reducing the size of it. But
 23 they were trying to pull their vehicles in and park
 24 under the house and that's fine.
 25 MS. PERKIS: And that's the side where

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1 the -- the 28 1/2 is where there's 36 feet on the
 2 half side.
 3 MR. HENDERSON: That's right. If
 4 you look at the site plan you'll see where the
 5 driveway lines up. It is essentially where they
 6 pull under the house and there's a way to offset
 7 this 30 linear feet. Remember, we've got that
 8 30 linear feet and that is to provide some type of
 9 porch or some type of recess and adulation.
 10 THE CHAIRPERSON: Okay. It's kind of
 11 difficult since we don't have an applicant who can
 12 ask questions, but let's maybe keep it a little --
 13 maybe we can talk about it. Do you have any
 14 thoughts?
 15 MS. PERKIS: I feel the same way. I
 16 feel this is a blank slate. I mean, the original
 17 house has been bulldozed. The trees have been
 18 taken care of. I feel they could design it so --
 19 you know, to meet our requirements especially there
 20 and I'll tell you why. The 28 1/2 is what you're
 21 going to see coming down.
 22 The house behind it also is going -- I
 23 call it a wall. I call this a wall house. The
 24 house behind it, on the block right behind it, is
 25 going to have the same exact same thing. Then



1 there's a lot and then the further house down by
 2 28 1/2 and l'on is the same with that same wall
 3 effect on 28 1/2.
 4 The problem is if it was reversed like
 5 you said, Steve, so we didn't see it from 28 1/2 I
 6 probably would be a little happier. I don't think
 7 I see it. That can't work because they want to
 8 pull up underneath the house with the cars.
 9 THE CHAIRPERSON: I think, Joe, what he
 10 said is a small balcony or something off of that
 11 middle bay and just maybe a few alterations to this
 12 facade might solve the problem without a lot of
 13 physical changes to the plan.
 14 MS. BOHAN: I agree. It feels like it
 15 needs dimension, a bump-out possibly.
 16 MR. HENDERSON: It wasn't me this time.
 17 MR. ROBINSON: It was me. I don't
 18 know.
 19 THE CHAIRPERSON: Rhonda, what do you
 20 think?
 21 MS. SANDERS: It is easy enough to fix
 22 without having to come to us.
 23 THE CHAIRPERSON: Good point. So does
 24 anybody have a thought as to whether we want to
 25 make a motion or what?

1 MR. WRIGHT: Well, let me sound a
 2 motion that the -- the feeling of the Board is that
 3 it would appear as though there's a wall along
 4 Station 28 1/2 and indeed some articulation to make
 5 it more attractive from the street side.
 6 MR. HENDERSON: That is the motion.
 7 Okay. Do I hear a second to that motion?
 8 MS. SANDERS: Second.
 9 THE CHAIRPERSON: Any discussion about
 10 that? Does that seem to cover it? Okay. All in
 11 favor?
 12 (Board members stated aye.)
 13 THE CHAIRPERSON: Any opposed?
 14 (No response.)
 15 411 STATION 13 STREET
 16 THE CHAIRPERSON: Okay. So we are at
 17 411 Station 13, swimming pool.
 18 MR. HENDERSON: Yes, sir. This is
 19 Agenda Item D-3. It is a nonhistoric property, 411
 20 13. Ms. Kelley Messier, the applicant, is
 21 requesting approval for an inground pool and
 22 requesting a modification of the setback
 23 requirements.
 24 Because this is a shallow lot the
 25 request is for 25 percent of the full request for

1 the setback relief and that would bring the pool
 2 and the edge of the pool or pool deck to 10 feet
 3 from the property line. I'll yield to the Board
 4 for any questions.
 5 THE CHAIRPERSON: Okay. Kelley.
 6 MS. MESSIER: This is -- I thought you
 7 were going to show the picture, Joe. This is a
 8 very unusual lot. It is only 52 feet wide. It is
 9 nonconforming.
 10 The house is only nine feet from the
 11 rear property line. The rear of this house abuts
 12 the Fort Moultrie parking lot. The front of the
 13 house is only nine feet from the front property
 14 line. In the zoning code there's a requirement
 15 that the recreational structure has to be 20 feet
 16 behind the front facade.
 17 So if you were to follow all the
 18 setbacks on here I think you could build a pool
 19 that was about five feet wide. So that's why we're
 20 requesting the relief to -- you know, to have the
 21 pool within the 10 feet from the rear property line
 22 and the side property line.
 23 THE CHAIRPERSON: Okay. Sounds good.
 24 That's all we need. Any public comment?
 25 (No response.)

1 THE CHAIRPERSON: Public comment
 2 section is closed. Joe, any comments?
 3 MS. SANDERS: I make a motion to --
 4 MR. HENDERSON: Let's not do that
 5 anymore. I'm having technical issues tonight.
 6 THE CHAIRPERSON: The screen on this --
 7 MR. HENDERSON: So as we all know,
 8 this stretch -- as Kelley mentioned, they're all
 9 very unique lots in that they are kind of wedged
 10 in between as the nonresidential use of Fort
 11 Moultrie Visitor's Center and a wide Station 13
 12 right-of-way.
 13 There are provisions in the ordinance
 14 that allow relief for lots that are very shallow in
 15 nature and so we have -- they have met the 20-foot
 16 requirement that required the pool be set back from
 17 the front facade of the house by 20 feet.
 18 So they are allowed to squeeze the pool
 19 on this site by using the existing encroachment of
 20 the house on the rear setback. I think it is a
 21 reasonable request for that reason, but that's all
 22 I have to add.
 23 THE CHAIRPERSON: Okay. Rhonda.
 24 MS. SANDERS: I'm good with it.
 25 MS. BOHAN: I'm good with it as long as

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1 the neighbors or anyone else has met the
2 requirement.
3 THE CHAIRPERSON: Yeah. I think it is
4 a fine solution.
5 MR. WRIGHT: I agree.
6 MR. WICHMANN: I'm in. Motion to
7 approve.
8 MS. SANDERS: As final?
9 MR. WICHMANN: As final, yes.
10 THE CHAIRPERSON: Second?
11 MS. PERKIS: We haven't heard from the
12 neighbors? I'm just asking. I'll be honest. I
13 wouldn't want this next to me with the houses as
14 close as they are.
15 You couldn't turn that pool -- you know
16 how it's long? You can't turn it so it's 12 by 36
17 going backwards?
18 MS. MESSIER: It wouldn't be the --
19 MS. PERKIS: Then --
20 MS. MESSIER: It wouldn't be 20
21 behind --
22 MR. WICHMANN: The house.
23 MS. MESSIER: I mean, we'd really like
24 to get relief on that 20-foot setback, but it is
25 my understanding that we'd have to go to the BZA

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1 to do that.
2 MR. HENDERSON: I would add that we
3 have been contacted by at least one of the
4 neighbors and the primary concern is stormwater
5 management. Because these property owners are
6 modifying more than 625 square feet, they're adding
7 625 square feet of impervious surface.
8 It will trigger the requirement to
9 address stormwater on the site. That's a new
10 regulation within the Zoning Ordinance. This means
11 that they'll have to provide us with a drainage
12 plan showing that no adverse impact will happen to
13 the adjacent property owners.
14 So we explained that to the neighbors
15 and they seemed to be okay with that as long as a
16 plan is you reviewed and approved by the Town.
17 THE CHAIRPERSON: Okay. So I think
18 we've got a motion and then a second.
19 MR. WICHMANN: Yes.
20 THE CHAIRPERSON: So all in favor --
21 MR. WICHMANN: One point is -- excuse
22 me. Go ahead. Do we have a discussion?
23 THE CHAIRPERSON: Let's continue the
24 discussion before a vote.
25 MR. WRIGHT: I just noticed. Is it a

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1 chain link fence? Four-foot chain link?
2 MS. MESSIER: It is existing.
3 MR. WRIGHT: Is that existing?
4 MS. MESSIER: Yes.
5 MR. WRIGHT: Okay. I rode by there and
6 didn't see that. Okay.
7 MS. MESSIER: Yeah. That is the
8 existing fence.
9 MR. HENDERSON: And I think the
10 property owners are planning on doing some other
11 site changes, fencing and so on.
12 THE CHAIRPERSON: Anybody else?
13 Questions? Okay. So let's vote on the motion.
14 All in favor?
15 (Board members stated aye.)
16 THE CHAIRPERSON: Any opposed?
17 (No response.)
18 3021 MIDDLE STREET
19 THE CHAIRPERSON: Okay. Now, we are at
20 the 3021 Middle, modification to a new
21 construction.
22 MR. HENDERSON: Okay. This is another
23 nonhistoric property. Sammy Rhodes is requesting
24 approval for modification of the zoning standards
25 for principal building square footage. This is for

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1 a single family new home construction that we
2 recently issued some building permits for.
3 Mr. Rhodes is requesting a modified
4 floor plan within the house that he received
5 permits to construct and that has triggered the
6 need to increase the square footage, the heated
7 square footage, by a total of 580 square feet or a
8 17.5 percent increase
9 THE CHAIRPERSON: Okay. Is that all
10 you have, Joe?
11 MR. HENDERSON: That's all I have.
12 THE CHAIRPERSON: Okay.
13 MR. RHODES: Hello. So as Joe stated,
14 you've already applied for the permit and received
15 a permit on this home. This is the fourth time
16 that I applied for a permit and started
17 construction and had designed a room that could be
18 added on to.
19 When I took the permit in Joe told me
20 that some people did not feel comfortable anymore.
21 I had no idea that was a problem. I had this house
22 designed and engineered.
23 So I will not proceed with that
24 anymore, but I had already gone past that when this
25 house was designed. So I understand that there are

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1 some concerns that the house looks a lot like the
2 one next door. I have some 3D pictures done so
3 y'all can look at them and talk about the
4 differences. I only have five. I'm sorry. I only
5 have four. I'm sorry.
6 MS. SANDERS: That's okay. Thanks.
7 MR. RHODES: The front of -- the house
8 next door is real similar to this house. I'll
9 agree with that. We actually took a third of the
10 front porch and bumped it out where the kitchen
11 extends out.
12 So instead of full across we have
13 two-thirds or maybe half across. The dormers are
14 different and the area -- the lattice work actually
15 sits back from going straight across.
16 THE CHAIRPERSON: Question.
17 MR. RHODES: Yes, sir.
18 THE CHAIRPERSON: What I'm looking at
19 here is what's currently permitted?
20 MR. RHODES: That's correct. That's
21 it. That's the house that's currently permitted.
22 THE CHAIRPERSON: The front facade?
23 MR. RHODES: That's the front facade.
24 I just wanted to point out the differences because
25 Joe was telling me some people are telling him it

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1 Joe, do you have any other --
2 MR. HENDERSON: No, sir.
3 THE CHAIRPERSON: -- comments? Okay.
4 Duke.
5 MR. WRIGHT: You wouldn't be here
6 unless it was the addition of the square footage,
7 right?
8 MR. RHODES: That's correct. Yes, sir.
9 I would like to add that I've done this the whole
10 time before. It's not like I got caught. Before I
11 had the square footage or make heated space I
12 called Randy. Randy didn't walk in and catch me in
13 any case doing anything wrong.
14 It was my intention always to make the
15 heated space -- I mean, the attic space heated
16 space, but I always went before the board and got
17 approval before I did it. So if y'all were to turn
18 me down it would have stayed attic space if that
19 makes any sense to y'all.
20 THE CHAIRPERSON: What?
21 MR. HENDERSON: What Sammy is referring
22 to is the process of permitting the submittal. If
23 the applicant submits a project that is in full
24 compliance with all the standards then they can --
25 they can bypass the Design Review Board.

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1 looks a lot like the house next door and I have
2 pictures of the house next door. Is that what you
3 would y'all like to see?
4 THE CHAIRPERSON: Sam, I have some
5 pictures of the adjacent property too, but I
6 think --
7 MR. RHODES: You can look at it on the
8 side and see the house looked a lot different from
9 the front.
10 THE WITNESS: The house on the side.
11 MS. SANDERS: Thank you.
12 MR. RHODES: The stairs --
13 MR. WRIGHT: Which house is this?
14 MR. RHODES: This is the house directly
15 next door. Yes, sir. The stairs are the same and
16 we could design some new stairs. I think that
17 would make it a difference, too. The architect
18 seems to want to put the stairs on all the houses
19 that he designed.
20 THE CHAIRPERSON: Well, let's first --
21 MR. RHODES: Yes, sir.
22 THE CHAIRPERSON: -- call out your
23 presentation. Is there any public comment?
24 (No response.)
25 THE CHAIRPERSON: No public comment.

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1 There's no need to come and request any
2 type of architectural relief or square footage
3 increases. It's the after the fact, after the
4 permit is issued, and the applicant wanting to come
5 back and modify their plans.
6 So this is completely legal, but
7 sometimes Randy and I have struggled with the issue
8 of identifying spaces that could be readily
9 converted to heated square footage.
10 So for the past several months we've
11 been kind of erring on the side of caution and
12 having that discussion upfront with people that
13 submit for building permits at the staff level and
14 asking them, you know, more questions about the
15 attic spaces and about, you know, the various
16 elements of that space, I suppose.
17 MR. RHODES: The house is actually the
18 same size as the house next door and the house
19 behind it is about the same square footage. We
20 feel like it fits in well with the neighborhood.
21 THE CHAIRPERSON: I have a concern. It
22 appears to me that 3021 has a similar -- will have
23 a similar rear wing to what I'm looking at behind
24 this truck in that picture.
25 MR. RHODES: Yes.

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1 THE CHAIRPERSON: That rear wing is
2 like the same -- it's the same rear wing that
3 you're asking for on this house --
4 MR. RHODES: That's correct.
5 THE CHAIRPERSON: -- and very similar
6 to the one on the house next door.
7 MR. RHODES: There's only one story on
8 the one next door and they don't face each other.
9 I -- also, I don't know if I can permit this but
10 Joe also called me Monday and told me y'all have
11 some concerns on that.
12 I have some alternate drawings on that
13 rear wing if you can look at it now. I don't know
14 if I need to.
15 THE CHAIRPERSON: I just think that
16 eventually if you keep doing this and they're
17 becoming almost identical homes -- but, in fact,
18 the rear wing is identical to the one that's
19 already -- I have a feeling that it's identical to
20 the one next door.
21 MR. RHODES: It is identical.
22 THE CHAIRPERSON: That sounds like
23 something you might see in a subdivision somewhere
24 where you've got identical spec homes going up. So
25 some modifications to that wing -- I don't -- I

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1 MS. BOHAN: One.
2 MR. WICHMANN: So the roofing materials
3 with the --
4 MR. RHODES: The roof -- this will be
5 different colors. Then we're going to paint the
6 house a different color. Then if you notice the
7 chimneys are going to be brick on these houses and
8 the siding -- I mean, I'm a builder and we're going
9 to sell this house. So I don't want it to look
10 exactly like -- I used to live two doors down from
11 the house.
12 So I'm really good friends to people
13 here and I'm building a similar house. I build
14 here. I have two businesses here. I don't want to
15 make anybody mad. I just wanted everybody to know
16 that I was not trying to get anything over on
17 anybody at all.
18 MR. WRIGHT: We don't feel like you're
19 trying to get over on us, but Bunky has a point
20 kind of -- a point with -- I like Option 1.
21 MR. RHODES: I like option one a lot,
22 too.
23 (Board confers.)
24 MR. RHODES: This is how it looks now.
25 There's no dormers at all. There's no dormers at

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1 mean, I have no trouble with your request for
2 square footage.
3 MR. RHODES: Yes, sir.
4 THE CHAIRPERSON: It is the fact that
5 it is identical to the house next door. Eventually
6 a neighbor is going to go, well, I'm looking at --
7 I bought at Sullivan's and I've got two identical
8 houses on the back yard. That seems wrong.
9 MR. RHODES: Can I present some changes
10 to y'all?
11 THE CHAIRPERSON: Sure.
12 MR. RHODES: I was made aware of this
13 Monday. So I went and had the architect redesign
14 the back wing. This is the actual -- what it is
15 now on the one page and the second page is on the
16 one side. The other page is on the other side.
17 So we have added some dormers and some
18 different windows. I have more copies. I'm sorry
19 these are so big, but I didn't realize --
20 MS. BOHAN: No. We're okay. Go ahead.
21 MR. RHODES: So if you open the second
22 page, this is two different options. I like this
23 option the best. We put a dormer with bigger
24 windows and another dormer with bigger windows and
25 then the same thing on the other side, too.

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1 all now.
2 MR. WRIGHT: I would rather see it
3 articulated in some way. You know, this is an
4 improvement. You probably wish you hadn't done
5 this, but I don't like the front porch with that.
6 I like a plain front porch.
7 THE CHAIRPERSON: I think a porch would
8 have been nicer.
9 MR. WRIGHT: That's not -- now that
10 you're here, you're here.
11 MR. RHODES: Yes, sir.
12 MS. PERKIS: The front porch is kind of
13 like mine. So I can't --
14 MR. WRIGHT: That's a personal opinion.
15 MS. PERKIS: I like it because it's
16 different.
17 MR. RHODES: I like it, too.
18 MR. WRIGHT: Okay.
19 MR. RHODES: Yes, sir. Yes, ma'am.
20 THE CHAIRPERSON: Well, let's do this.
21 Maybe everybody ought to go down the line and just
22 voice their opinion. I mean, I just wanted to
23 state what I saw. So, Beverly, what are your
24 thoughts?
25 MS. BOHAN: I like Option 1 the best

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1 and I think it breaks up, you know, the overall of
2 the house nicely.
3 I wonder if you could maybe -- I know
4 it's just lines in the drawing of the architect,
5 but I think what seems to be creating a little more
6 repetitiveness is the siding lines. I'm wondering
7 if you could like I've seen done before maybe --
8 maybe bring in the board and batten somehow and
9 give it more dimension. What do you think?
10 MR. RHODES: I'd be willing to. We can
11 agree to that.
12 MS. BOHAN: Something with more
13 dimension and texture.
14 MR. WRIGHT: On the front door.
15 MS. BOHAN: Yeah. I mean, like you
16 could do cedar shakes up there. You could -- yeah.
17 MS. PERKIS: Kind of --
18 MS. BOHAN: Do some vertical to break
19 up the horizon that will flow. That's all. That's
20 good.
21 MS. SANDERS: Joe, I have a question.
22 MR. HENDERSON: Yes, ma'am.
23 MS. SANDERS: So I get you're in the
24 business to build houses and get them going as
25 quickly as possible. So you come to the Town to

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1 MS. SANDERS: So I'm sure it is. Is it
2 a great design? I mean, do we have five of them in
3 a row? I mean, when you come back to us to say I
4 want 500 more square feet heated we're not looking
5 at the whole design.
6 THE CHAIRPERSON: We can.
7 MS. SANDERS: Do you see what I'm
8 saying?
9 THE CHAIRPERSON: You can --
10 MS. SANDERS: I'm just pointing out a
11 flaw in the system.
12 MR. RHODES: It's a flaw and I told him
13 we're not going to do this anymore. That was it.
14 So -- and I didn't understand the design on this
15 house. We've got an engineer. We're not going to
16 build this bridge anymore.
17 MS. SANDERS: I mean, it is good
18 business sense in my opinion. I don't know that it
19 really works for --
20 MR. RHODES: If Joe doesn't feel
21 comfortable with it and then I'm uncomfortable with
22 it -- so --
23 MS. SANDERS: It doesn't meet the
24 purposes of the DRB. I'm not scrutinizing.
25 MR. HENDERSON: If the space is readily

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1 get a permit for the house that meets all the
2 requirements so that you don't have to come before
3 us and whatever -- go through this and then come
4 back later and add an attic space as heated square
5 space.
6 I don't have any problem with that. My
7 question is when you come -- when you get a set of
8 plans like this that are, you know, several of them
9 on the island you, of course, make sure that they
10 meet all the requirements like --
11 MR. HENDERSON: That's correct.
12 MS. SANDERS: -- that back -- that long
13 wall looks like more than 30 feet to me. I don't
14 know if it is or not, but you make sure that
15 everything meets. So there's no reason we can't
16 just say, sure, add the square footage.
17 MR. RHODES: That's right. We're
18 not --
19 MS. SANDERS: Correct?
20 MR. RHODES: We got a permit to build
21 this house. I just want to put that point in.
22 MS. SANDERS: I guess my question is I
23 want to make sure it's meeting -- and Joe is very
24 thorough.
25 MR. HENDERSON: That's right.

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1 used as heated square footage then we can call the
2 house out.
3 MS. SANDERS: Right.
4 MR. HENDERSON: You know, we've had
5 several permit submittals where the entire space is
6 labeled an attic but you'll have receptacles.
7 You'll have lights put in. It is obviously not an
8 attic. So that's the point at which we call the
9 applicant in.
10 MS. SANDERS: So y'all are sort of
11 stopping that from the get-go instead of --
12 MR. HENDERSON: That's right. We're
13 done anticipating that this loophole is being used
14 and I think at this point we've really dialed in on
15 it. We've heard a lot of comments from the
16 community asking how the DRB is avoided in their
17 review because some of these -- I mean, you really
18 don't have a say in its design.
19 Now, I will reiterate that with Sammy
20 being here we do have a say in the design. So I
21 don't think that it's a rubber stamp at this point
22 or going forward.
23 MS. SANDERS: Right.
24 MR. HENDERSON: Randy and I are kind of
25 limited as to what we can legally deny. So if they

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1 do submit a compliant design with a large attic and
 2 they remove all of the elements and say, hey, this
 3 is going to be a true attic we don't have anything
 4 that indicates a retrofit is going to take place
 5 and we legally have to approve that permit.
 6 I just want to let you know it's kind
 7 of this fine line that's balanced that we're
 8 working with here. So we'll try our best, but --
 9 THE CHAIRPERSON: Well --
 10 MS. SANDERS: Thank you. That's all.
 11 THE CHAIRPERSON: I've got a couple of
 12 technical questions and then we'll go back so
 13 everybody --
 14 MR. HENDERSON: Sure.
 15 THE CHAIRPERSON: Number 1: Does this
 16 meet that side setback requirement? The second
 17 floor looks like it may be longer than -- is it
 18 30 feet. I'm not really sure. I'm just asking
 19 you.
 20 MR. HENDERSON: So the second story --
 21 if the second story is over 10 feet in width then
 22 it has to be recessed from the first floor unless
 23 you receive relief from that requirement.
 24 Now, the 30 foot articulation is when
 25 you go beyond that 30-foot mark. You have to

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1 provide some type of recess or inset.
 2 MR. HENDERSON: I think I see that on
 3 the first elevated floor here with this middle
 4 element here, but does it have to -- does it --
 5 second floor and first floor -- there are two
 6 separate floors separated by a roof here. Do they
 7 both need to meet that requirement?
 8 MR. HENDERSON: Are you pointing at the
 9 plans that Sammy --
 10 MS. SANDERS: The picture --
 11 MR. HENDERSON: I'm looking at the one
 12 picture, not the plan in front of me. I don't have
 13 a plan in front of me. I'm looking at the area in
 14 yellow I just highlighted.
 15 MR. RHODES: The one I just handed
 16 them.
 17 THE CHAIRPERSON: That upper portion
 18 looks like it may be longer than 30 feet. Doesn't
 19 anything that's longer than 30 feet need an
 20 articulation or does that not fly here?
 21 MR. HENDERSON: It depends on whether
 22 it's a full second story. So is this a full second
 23 story? I think that -- I mean, that's the bigger
 24 question. I think that that --
 25 MS. BOHAN: Is this a story and --

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1 MR. ROBINSON: Typically. Inside the
 2 four -- if it's not a wall that's --
 3 THE CHAIRPERSON: Is that a four-foot
 4 wall?
 5 MR. ROBINSON: That's what it looks to
 6 like to me. It's a four or five-foot wall. We
 7 don't call it a real story. It's kind of like a
 8 long dormer.
 9 MR. RHODES: And if we do the shed
 10 dormers that will break up that wall, too.
 11 MR. HENDERSON: To answer your
 12 question, if you did apply that two-foot setback on
 13 the second story where you do have, say, a wall of
 14 four feet or three feet in height and not a true
 15 second story how would you architecturally do that?
 16 THE CHAIRPERSON: Well, I'm just kind
 17 of amazed that I've never run across this question
 18 before in this many years as to whether it applies
 19 here or not. It just seems like it should be a
 20 simple answer, but I'm not sure that I know the
 21 answer.
 22 MR. HENDERSON: We deal with this
 23 pretty often and Randy and I have held the
 24 interpretation that if it's not a true second story
 25 then you can't apply that second story relief, the

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1 two-foot inset. But I suppose you would still have
 2 to break that 30 -- the 30-foot with some kind of
 3 articulation.
 4 MR. ROBINSON: But that can be done
 5 easy enough with Option 1 by just bringing that
 6 dormer on down instead of popping it up.
 7 THE CHAIRPERSON: But the articulation
 8 is in the wall. The code section talks about a
 9 certain amount of like a four-foot articulation or
 10 something like that. Doesn't it say that?
 11 MR. HENDERSON: It says you can offset
 12 that --
 13 THE CHAIRPERSON: Offset.
 14 MR. HENDERSON: -- by providing a
 15 four-foot deep porch. But I think that we have
 16 allowed people to demonstrate that articulation
 17 with some other type of architectural feature or
 18 element or a column or a wide fireplace, a
 19 prominent fireplace that goes up the side.
 20 So I don't think that we've required,
 21 you know, strictly somebody to put in a porch or a
 22 balcony of some kind but I can read that section to
 23 you.
 24 THE CHAIRPERSON: It's not necessary.
 25 I'm just -- to get back to what Rhonda -- your

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1 question – and I don't mean to keep dragging this
 2 out or anything, but, Rhonda, your question was it
 3 comes before us for this increase.
 4 I think the fact that it came before us
 5 means that we can ask that any modification can be
 6 done in order to get the increase that the Board
 7 wants to see in order to make it compatible, I
 8 guess, in the neighborhood. I don't think
 9 compatible means identical to the next door wing.
 10 That to me is incompatible in this case.
 11 It should be unique to this house and
 12 not like the next door house. So that's all I have
 13 to say. Linda.
 14 MS. PERKIS: Well said.
 15 THE CHAIRPERSON: I'm sorry.
 16 MS. PERKIS: Ditto.
 17 MR. WICHMANN: I command you for
 18 bringing it in and presenting it. I think you do
 19 get caught with what's happened in the past. To
 20 come in and try to freeload so they can get – I
 21 think what you're -- your concept to break this up
 22 on a short notice -- you came in and made those
 23 things I changes I think it's great. Thank you.
 24 MR. RHODES: Thank you.
 25 THE CHAIRPERSON: Does anybody else

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1 have any comments?
 2 MS. SANDERS: I'm looking at -- I'm
 3 sorry. Forty feet is the length of the wall on the
 4 back extension.
 5 THE CHAIRPERSON: Okay. Am I looking
 6 at the wrong thing?
 7 MS. SANDERS: Yeah. This is 40 -- I
 8 don't know what that is.
 9 MS. PERKIS: I thought it was more than
 10 just dormers.
 11 THE CHAIRPERSON: I think it is, but we
 12 can accept that if you want. It doesn't have to
 13 be. That's why we come to the Board for a
 14 reduction of that modification. So, Rhonda, are
 15 you still --
 16 MS. SANDERS: No. I'm just -- I'm
 17 confused.
 18 MR. WRIGHT: We accept this design, the
 19 dormers, as opposed to an articulate wall. Do we
 20 not? That's the question.
 21 THE CHAIRPERSON: Correct. The
 22 question is, does this satisfy the Board in order
 23 to give the increase?
 24 MR. WRIGHT: That's right.
 25 THE CHAIRPERSON: The Board can approve

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1 it with what it currently was permitted to. We
 2 don't have to have a change but you may want a
 3 change or make it different than the one next door.
 4 That's the question before us.
 5 MR. RHODES: I would like to point out
 6 that the wings are not facing each other. So when
 7 you're driving down the road you don't see the wing
 8 from both sides.
 9 You see this wing and you see this wing
 10 and -- when you come back the other way. One is on
 11 the left and one is on the right-hand side.
 12 MR. WRIGHT: And there are trees in
 13 there as well?
 14 MR. RHODES: Yes, sir.
 15 MR. WRIGHT: I think -- we're just kind
 16 of chitchatting here, but I think what he's done
 17 with this Option 1 serves the purpose of making it
 18 dissimilar to the other new houses.
 19 MS. PERKIS: I also like that he's
 20 changing the front facade, that we're changing the
 21 color, that it's not going to be another white
 22 house. I like some of those changes.
 23 MR. RHODES: Like I said, the neighbors
 24 are fine with it.
 25 THE CHAIRPERSON: So does anybody want

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1 to make a motion?
 2 MS. SANDERS: I make a motion we
 3 approve it as final.
 4 THE CHAIRPERSON: Approve option what?
 5 MS. SANDERS: I didn't realize there
 6 was -- I thought the only request was for the
 7 increase. I didn't -- I understand you're showing
 8 us what you'd like to do and -- I don't know.
 9 MR. RHODES: We can approve it with the
 10 change to the dormers. I'm going to do that anyway
 11 if you approve it if that's okay with y'all. That
 12 will be much better.
 13 THE CHAIRPERSON: Is the motion clear?
 14 MR. WRIGHT: Would you read back the
 15 motion, please.
 16 MS. SANDERS: I make a motion we
 17 approve it as final.
 18 MR. WRIGHT: Approve it as final?
 19 MS. SANDERS: Well, the only request is
 20 for additional space.
 21 MR. WRIGHT: Option 1.
 22 MS. SANDERS: No exterior change.
 23 THE CHAIRPERSON: I want the exterior
 24 change personally.
 25 MR. WRIGHT: Yes. I do, too. I think



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1 you've got to make that more clear.

2 MR. WICHMANN: With a recommendation.

3 MR. RHODES: I'll agree to the change.

4 MS. SANDERS: I'm just saying I'm just

5 approving what he applied for which is what we --

6 you know, if you want to modify it, please do so

7 here.

8 MR. WICHMANN: I'd like to amend the

9 motion --

10 MS. SANDERS: Thank you.

11 MR. WICHMANN: -- to include as

12 submitted Option 1 by the builder.

13 MS. SANDERS: Second.

14 THE CHAIRPERSON: Okay. Does anybody

15 have any questions about that?

16 MR. WRIGHT: No.

17 THE CHAIRPERSON: All in favor?

18 (Board members stated aye.)

19 THE CHAIRPERSON: Any opposed?

20 (No response.)

21 THE CHAIRPERSON: None.

22 MR. RHODES: Thank you so much.

23 THE CHAIRPERSON: We're adjourned.

24 (The deposition was concluded at 7:56

25 PM.)


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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 2nd day of July, 2017
at Charleston, Charleston County, South Carolina.



Priscilla Nay

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

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I N D E X

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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



CHAIRMAN STEVE HERONG

~~SECRETARY, DUKE WRIGHT~~
