

In the Matter Of:

Town of Sullivans Island - Design Review Board

Design Review Board Meeting

July 19, 2017



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TOWN OF SULLIVAN'S ISLAND
DESIGN REVIEW BOARD

COPY

HEARING BEFORE: STEVE HERLONG, CHAIRMAN

DATE: July 19, 2017

TIME: 6:00 PM

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

REPORTED BY: Priscilla Nay,
Certified Shorthand Reporter

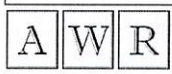
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APPEARANCES :

STEVE HERLONG, CHAIRMAN
LINDA PERKIS, BOARD MEMBER
BEVERLY BOHAN, BOARD MEMBER
RHONDA SANDERS, BOARD MEMBER
JOE HENDERSON, ZONING ADMINISTRATOR
RANDY ROBINSON, BUILDING OFFICIAL
KAT KENYON, PERMIT TECH
CARL McCANTS
EVAN DIAMENT
KATE CAMPBELL
JAMES QUARLES

ALSO PRESENT :

MARK HOWARD

1 THE CHAIRMAN: Okay. This is the
2 July 19, 2017 meeting of the Sullivan's Island
3 Design Review Board. Members in attendance are
4 Beverly Bohan, Rhonda Sanders, Linda Perkis, and
5 Steve Herlong. The Freedom of Information
6 requirements have been met for this meeting.

7 The items on tonight's agenda are first
8 the approval of the June 2017 minutes. Do I hear a
9 motion?

10 MS. SANDERS: Motion to approve.

11 MS. PERKIS: Second.

12 THE CHAIRMAN: Okay. All in favor?

13 (Board members stated aye.)

14 1908 Flag Street

15 THE CHAIRMAN: Okay. So the second
16 item is the 1908 Flag Street addition. Joe, will
17 you fill the Board in.

18 MR. HENDERSON: Yes, sir. Thank you,
19 Members of the Board. Agenda Item C-1 is a
20 historic property design review. This property is
21 located at 1908 Flag Street. The structure is a
22 Sullivan's Island landmark according to Survey Card
23 195.

24 This will be the third review that
25 we've had for this project. The applicants are

1 requesting modification of the zoning standards
2 for principal building coverage of 5.6 percent,
3 principal building front facade relief for
4 modification of 100 percent because it's less than
5 50 linear feet in width and also side setback
6 relief of 25 percent or 10 feet.

7 Because this is a historic addition I
8 can review the Secretary of the Interior standards
9 and guidelines if you would like. I would yield to
10 the Board for any questions.

11 THE CHAIRMAN: Thank you. Is the
12 applicant ready?

13 MR. QUARLES: Yes. Good evening,
14 Members of the Board. We're here again to present
15 1908 Flag Street. I'll just remind y'all it's a
16 historic sea cabin and it has been added on to,
17 added on to, and added on to over time.

18 We are proposing to save and renovate
19 the historic sea cabin and its wraparound porch and
20 the front. The last time we were here we presented
21 a somewhat different plan that had the sea cabin
22 against the property line without its side porch
23 and much -- much further out.

24 Going back to y'all's comments,
25 incorporating y'all's comments, we were able to

1 reduce the length of the house, push -- somewhat
2 push the historic cottage forward on the property
3 and move it to the side a little bit.

4 We've gone from 35 feet forward to less
5 than 20 feet forward and moving it just less than
6 four feet over to the side. Moving it over to the
7 side is going to be great for us in addressing site
8 drainage concerns. It's going to allow us to
9 incorporate more kind of underground retention
10 systems.

11 I wish Duke was here because we've done
12 some pretty neat things per his request. As you
13 can see, this is the floor plan that we're working
14 with. The green is the existing sea cabin with the
15 existing plan.

16 We're proposing to remove all of these
17 somewhat compromising issues and then coming back
18 and creating out of one volume here, kind of
19 speaking to an addition to the old sea cabin and
20 then pinning up a small length to a secondary house
21 in the back.

22 Remember, this is all one-story. We're
23 trying to keep it as low as we can. We're trying
24 to keep the cottage front and center but allows us
25 to have the kind of support and support space for

1 family and beach house. This is kind of the crude
2 rendering, mass, and model from -- from the air
3 looking down. We have our beach cabin here, our
4 small length additions, and then kind of the
5 secondary structure here.

6 Keeping it one story allows us to keep
7 this low and not overpower the cabin. Then as we
8 move the cabin forward somewhat is when we approach
9 or enter the site. Since it's so secluded this
10 will be kind of our primary review or perspective
11 of the structure. I do have some elevations.

12 MS. PERKIS: Can I ask you one
13 question? What are the elevation down there?

14 MR. QUARLES: These are the building
15 elevations. That's what I was looking for.

16 MS. PERKIS: Okay.

17 MR. QUARLES: This is kind of the south
18 elevation of the cottage here.

19 MS. CAMPBELL: I'll show you what he's
20 talking about. That's the view from -- really from
21 the right-of-way which is now currently a road. So
22 nobody is ever really going to see it from that
23 perspective. So --

24 MR. QUARLES: It's kind of the wooded
25 corner of the right-of-way and then this is the

1 west elevation.

2 MS. CAMPBELL: This side.

3 MR. QUARLES: The neighbors are on this
4 side and then this is the north elevation which is
5 from the back of the house. This is the school
6 side. There's a lot of rock and a lot of trees.
7 Really, you could say this is almost the back of
8 the house.

9 Both of these are the back of the
10 house. So really the back corner is this primary
11 viewpoint which we've kind of -- from the
12 perspective here looking -- standing in the
13 driveway or standing at the corner of the lot
14 looking at the house. This is kind of the
15 perspective then if you were a bird flying
16 overhead.

17 The additions that we're proposing,
18 they're going to be in keeping with the -- kind of
19 the style of our home and very respectful to the
20 style of the Sullivan's Island. It will be wood
21 siding, clad windows, and metal roof.

22 Porches will have a screened porch over
23 here. But we're going to keep this porch open and
24 then we do have some French doors that will match
25 or possibly be the original doors in the condition

1 that they are going out onto the historic sea
2 cabin. Do you want to say anything?

3 MS. CAMPBELL: Yeah. I was just going
4 to say I think -- you know, I think we heard from
5 the Board last time it was maintaining that -- that
6 kind of form of the gable with the wraparound
7 porch. So we're maintaining that.

8 As you can see here on this elevation,
9 you know, again trying to really address the major
10 drainage concerns the neighbors have in that area
11 by pushing it as far as -- really as far as we can
12 to feel comfortable but actually less than we were
13 last time towards the school and really pressing
14 it -- you know, so we're pulling it back.

15 So, you know, this is a different kind
16 of lot. You know, it's pretty close to rectangular
17 if you were to square it out like a regular lot
18 on Sullivan's Island. You're entering off the
19 corner and it's a very linear lot.

20 To leave -- we feel like adjusting
21 the house a little bit which we've done on other
22 projects -- just to remind y'all of 2205 Atlantic
23 the other house actually faced the other direction.
24 So we've moved things around successfully in the
25 past, kind of giving this back to the Town and

1 then having the addition on the back and then
2 2402 Myrtle which we also lifted in the back.

3 So we're pulling this same kind of
4 concept here with the required flood elevation and
5 also just the drainage -- major drainage concerns.
6 We will be working with the drainage consultant
7 which is required now that we would have to anyway
8 and also the neighbor that is here. So I'll be
9 happy to answer any questions.

10 THE CHAIRMAN: Okay. Thank you. Is
11 there any public comment?

12 (No response.)

13 THE CHAIRMAN: Okay. The public
14 comment section is closed. One second.

15 AUDIENCE MEMBER: I would like to know.
16 I missed the last meeting. What has been
17 discussed? I see the drainage kind of delineation
18 there, but what's been discussed since it is a big
19 problem?

20 MR. HENDERSON: I would just mention
21 that the drainage will be handled. It's actually a
22 zoning ordinance requirement that onsite drainage
23 be provided for the entire site and contained on
24 the site. So this is a proceeding that involves
25 just aesthetic review for the property.

1 So when we get to that point where
2 the -- I guess an engineer would come in or a
3 landscape architect they're going to produce a set
4 of plans that handle drainage for the site. But
5 the Board doesn't really get involved in that side
6 of the project.

7 MS. CAMPBELL: Which will help you when
8 we get to that point, too, because just in concept
9 at the last meeting we had we moved the house a
10 little further out and over from the existing house
11 with --

12 AUDIENCE MEMBER: Back towards the
13 school?

14 MS. CAMPBELL: Back towards the school.
15 We're still doing that so we can put some sort of
16 underground retainage or underground system to
17 address that.

18 AUDIENCE MEMBER: More natural?

19 MS. CAMPBELL: Exactly.

20 AUDIENCE MEMBER: Okay.

21 MS. CAMPBELL: We've kind of shortened
22 the building a little bit towards the street.

23 MR. HENDERSON: The ordinance requires
24 there be no adverse impact to adjacent properties
25 or right-of-way to the properties. I would be glad

1 to review their plans with you during this entire
2 process.

3 AUDIENCE MEMBER: So more cohesive
4 because we share this huge gully.

5 MR. HENDERSON: Sure. There are some
6 challenges on this property for sure. I would just
7 mention to the Board there were two items that the
8 Board brought up in the last meeting; that is the
9 historic structure, keeping its original form and
10 the front porch on the property.

11 I think on the building and also the
12 changing of access to the structure the original
13 request was to modify the front entrance to the
14 side, right? Facing the west. So taking it from
15 the south and placing it on the western elevation.

16 MS. CAMPBELL: Correct. Yes.

17 MR. HENDERSON: With that I'll answer
18 any questions you have.

19 THE CHAIRMAN: Okay. So now,
20 Beverly, do you have any questions?

21 MS. BOHAN: So can you tell me two
22 things? What is the height of the structure? You
23 said you were keeping it low. And where is -- as
24 Joe just mentioned, where is the entrance? Like I
25 know where the sea cabin is but, how do you enter?

1 Do you enter on the sea cabin side or
2 before that? I guess I'm sorry I'm having trouble
3 seeing it.

4 MR. QUARLES: Sure. So this is our
5 drive here.

6 MS. BOHAN: Correct.

7 MR. QUARLES: We would enter that
8 corner past the pecan trees. There's two palmettos
9 there right now that we'll remove.

10 MS. BOHAN: Right.

11 MR. QUARLES: We have garage parking
12 underneath the house.

13 MS. BOHAN: Underneath the original sea
14 cabin?

15 MR. QUARLES: Correct.

16 MS. BOHAN: Okay.

17 MR. QUARLES: We have to elevate this
18 house because we're going to receive the 50 percent
19 rule. Due to FEMA's flood code we have to go up
20 six to seven feet which we're -- and that's enough
21 to have a car parked under the house. We'll keep
22 it as low as we can, but we do have to raise it to
23 that flood regulation.

24 MS. BOHAN: Is that seven feet overall
25 height or is that --

1 MR. QUARLES: I don't have the height
2 on this one, but I do have it on --

3 MS. BOHAN: That's okay. That's okay.
4 I was just curious.

5 MS. CAMPBELL: You can see it there on
6 the screen. Joe is pointing it out. The dotted
7 line is we're in a V zone. So the bottom of the
8 structure has to be at that elevation. If we were
9 in A zone --

10 MR. HENDERSON: We do have freeboard
11 requirement. So...

12 MS. CAMPBELL: Right. It still has to
13 be a foot. So that's -- unfortunately and I know
14 this is a conversation you've had on many different
15 projects we did show the elevation of what it would
16 be if the maps had been adopted in the time that we
17 were having to review which as you can see would be
18 a lot lower unfortunately.

19 So it's kind of -- it's a building code
20 regulation. So it's an unfortunate issue.

21 MS. BOHAN: And if you would just
22 review the exterior materials again.

23 MS. CAMPBELL: Sure. Yep. What's on
24 the house now is kind of hodgepodge with lots of
25 different siding. For example, this porch was

1 reconstructed after Hugo. So it's all new lumber.
2 This entire porch is actually detached from the
3 front porch. So really all of this was probably
4 done on that addition on the side. So we would be
5 taking that off and doing a more historically
6 accurate railing system and also the site.

7 MS. PERKIS: That's historic, the
8 access?

9 MS. CAMPBELL: It is a -- you know,
10 that is an important detail that we've been
11 employing on other projects. We have to have a
12 cable rail as well because of the code regulations,
13 but that's definitely a historic detail you see
14 around the island. The pickets were not original.

15 MR. QUARLES: So these are multiple sea
16 cabins throughout Sullivan's Island and you can see
17 we have different -- each one has a different
18 railing system. This is a picket, but it's much
19 different than what is there now.

20 What is there now is pressure treated
21 two-by-twos and pressure treated two-by-fours.
22 This one is actually quite nice around the top rail
23 and the columns. You can see there is kind of a
24 (inaudible) rail I guess going on and then this is
25 kind of a (inaudible) rail and then our (inaudible)

1 rail. Material-wise this is kind of the style of
2 the house, the wood siding, wood shudders.

3 MS. CAMPBELL: Cedar siding.

4 MR. QUARLES: Cedar siding, not
5 pressure treated. We keep incorporating those kind
6 of rustic detailing, simplified details, not -- not
7 too much ornament or flair, just kind of -- if we
8 do find additional details in the house during
9 demolition we'll definitely incorporate those on
10 the sea cabin, but we'll probably not do that on
11 the proposed additions --

12 MS. BOHAN: Right.

13 MR. QUARLES: -- just to help set that
14 off a little bit and pay a little bit more respect
15 to the sea cabin.

16 MS. BOHAN: So what I hear you saying
17 is that you're going to restore the original as
18 closely as possible and better than it is now?

19 MS. CAMPBELL: Correct.

20 MR. QUARLES: We're going to -- it's
21 going to be a renovation.

22 MS. BOHAN: Renovation and restoration.

23 MR. QUARLES: Yes, because we are
24 changing the use of it. Instead of just two rooms
25 that served all functions it's now two bedrooms and

1 two bathrooms.

2 MS. BOHAN: Right.

3 MR. QUARLES: We are taking a couple --
4 you know, one of the doors we're missing on the
5 front door so we're maintaining that. We're
6 keeping the French doors that used to go into the
7 bathroom. That now goes out onto the porch.

8 MS. BOHAN: Okay.

9 MR. QUARLES: It's not a true
10 restoration, but it's a historic renovation.

11 MS. BOHAN: Preservation. Preserving
12 as much as possible.

13 MR. QUARLES: Yes.

14 MS. BOHAN: Thank you.

15 MS. SANDERS: I'm good. I think y'all
16 have done everything you've been asked.

17 MS. BOHAN: I agree.

18 MS. PERKIS: I think from a different
19 aspect. I thought of this house all month. I
20 think I've spent more time on it than you have
21 mentally thinking about it.

22 I think the old part -- first of all,
23 you came to us and you asked for a demolition of
24 the whole property and then you said that it's only
25 historic two rooms.

1 I think there are more than two rooms
2 that are historic in that, but I would like it to
3 have more presence on the property as opposed to
4 being shoved off here. I was thinking about this
5 and I was thinking to myself, well, how could you
6 do that?

7 I'm not an architect, but you're going
8 to move the house anyway. You're going to lift it.
9 You have to lift it, move it, and you're going to
10 redo it. If that piece could be lifted and made
11 the front of the house, does that make sense to
12 you?

13 MR. QUARLES: Yes, ma'am. It's is the
14 front of the house.

15 MS. CAMPBELL: It is the front.

16 MS. PERKIS: Well, it's the side of the
17 house.

18 MS. CAMPBELL: This piece. This piece
19 is that historic --

20 MS. PERKIS: I understand that. I
21 totally understand that.

22 MR. QUARLES: The corner of the
23 property is here and this is --

24 MS. PERKIS: Yeah. I understand. I
25 know the house. I mentally have --

1 MR. QUARLES: All right.

2 MS. PERKIS: But I just feel -- I
3 feel that we are losing a great deal of our
4 historic homes, whether the architects -- with all
5 due respect -- are coming in and completely
6 changing them and just putting part -- part of them
7 off to the side we're losing a lot. I hate to lose
8 them. That's my point.

9 I hate to lose them. I don't know if
10 you -- if any of you knew Ann Moore. Do any of you
11 know her? You probably don't know her. She was a
12 feisty little lady and she lived in -- what is
13 it -- the tavern. Her family owned it, has owned
14 it for 100 years.

15 She came before the DRB years ago
16 and she stood up and she said -- I'll never forget
17 it -- it's a sin before God what is happening on
18 this island and what we're letting go. A sin
19 before God.

20 Anyway, I just hate to have some of
21 these houses disappear and not to know that they
22 were historic and not to -- because the whole
23 property is historic. It's not just the two -- it
24 is a landmark property. It is not a landmark. Two
25 rooms. That's my thinking on it.

1 MR. QUARLES: I understand your point
2 and I think you know when the National Flood
3 Insurance decided to insure coastal homes that's
4 when everything went out the window. We had kind
5 of small, disposable, affordable houses that we
6 could rebuild after --

7 MS. PERKIS: Right, if a hurricane came
8 through.

9 MR. QUARLES: When that changed you
10 start building bigger homes because we could have
11 insurance.

12 MS. PERKIS: Maybe you're right.

13 MR. QUARLES: We were hired to design a
14 project with a tremendous respect to the culture of
15 the island and the vernacular of the island while
16 delivering a product that was created as a beach
17 house. Things change. I mean, we have air
18 conditioning now. We have cars now. We can't pile
19 16 people into a --

20 MS. PERKIS: Two rooms --

21 MR. QUARLES: -- two-room cabin. You
22 can't live on the porch because of all of the
23 flooding. So I understand your point of view, but
24 I think we've done our best to preserve what we
25 find most important in this house because I feel

1 that the reason this was made a historic landmark
2 was not because of the additions --

3 MS. PERKIS: No. No.

4 MR. QUARLES: -- but because of the --

5 MS. PERKIS: Not circular staircase.

6 MR. QUARLES: The original volume if
7 the additions were in better condition -- if the
8 additions were in better condition --

9 MS. PERKIS: And done with the right
10 way.

11 MR. QUARLES: -- and done with another
12 porch that was enclosed and another porch that was
13 enclosed with each compromising the other then we
14 would try and save those. If we take one wall of
15 those out we're probably all just going to fall
16 down. It's kind of like a house of cards other
17 than original to that to the bottom which is solid.

18 MS. SANDERS: Can I say something?
19 This might help because I think I understand what
20 you're saying but if you can see show her on
21 where -- show her where that house -- I'm sorry.
22 The picture. Bottom picture. Show her where it's
23 going to be now.

24 So basically from what I understand --
25 maybe I'm confused, but I think the cabin is going

1 to be in the front and the most of the house is
2 going to be behind it.

3 MR. QUARLES: Correct.

4 MS. SANDERS: So the lot is deep. So
5 the front -- you drive in the driveway and that's
6 all you see.

7 MS. BOHAN: It's more front and center
8 than I think you realize.

9 MS. PERKIS: Than I'm thinking because
10 what I'm getting is this big, long --

11 MS. BOHAN: No. It's not horizontal.
12 It's more --

13 MS. SANDERS: There you go.

14 MS. CAMPBELL: This is Flag Street here
15 and right now the driveway kind of ends right here.
16 So you pull in and you look at that -- that's
17 basically the view. Where is the that?

18 MR. QUARLES: On that.

19 MS. CAMPBELL: Sorry. That's that view
20 from the driveway. So you're going to still have
21 that same view and this perspective is from that
22 same point on the driveway. So that house will
23 still be basically like right there.

24 MS. SANDERS: Okay.

25 MR. QUARLES: You can see marked in red

1 this is where the cabin is right now, its foot
2 print currently. Then we're moving it forward and
3 four feet over. But it's the same corner of the
4 porch.

5 When you drive in it's the same corner
6 of the porch. We're taking this parking area
7 that's here and pushing it back and over here. So
8 when you drive in you approach kind of the same --

9 MS. CAMPBELL: Same corner.

10 MR. QUARLES: The same corner that --

11 MS. BOHAN: That's where I wanted to
12 show where the front door was.

13 MS. CAMPBELL: Yeah.

14 MS. BOHAN: In the front.

15 MS. PERKIS: But that's not the front
16 door. The front door is going to be --

17 MR. QUARLES: Front door is around the
18 side and --

19 MS. BOHAN: Right, but it is -- it
20 doesn't need to be the front door -- front side in
21 order for it to be prominent and have the presence
22 of --

23 MS. PERKIS: And I do want it to be
24 prominent.

25 MS. BOHAN: Correct.

1 MS. PERKIS: I don't want it to be
2 like -- oh, this part of our house is historic.

3 MS. CAMPBELL: It's the first thing
4 you're going to see.

5 MR. QUARLES: The way the planting
6 is -- the way the planting is out there it will be
7 noticed as we kind of overcome our drainage issues.
8 You know, this -- this will be not fully screened
9 out but it will be screened to an extent that it is
10 evident that this is the front of the house.

11 MS. CAMPBELL: Yeah. All that massing
12 is way on back. So here's that corner again from
13 the aerial view. So you can see how far back that
14 one-story piece is compared to this.

15 MS. PERKIS: Okay.

16 MS. CAMPBELL: So there's going to be
17 planting that really -- like Jay said, this is
18 going to be highlighted around the corner.

19 MS. PERKIS: Okay.

20 MS. CAMPBELL: This is way in the
21 distance.

22 THE CHAIRMAN: Okay. Linda, do you
23 have any other questions?

24 MS. PERKIS: No.

25 THE CHAIRMAN: Well, I agree with

1 you based on last month's submittal, but I think
2 the adjustments are more significant than they show
3 up in the floor plan --

4 MS. CAMPBELL: Right.

5 THE CHAIRMAN: -- because the
6 porches will be preserved and you will see it from
7 the same perspective and point of view, slightly
8 forward.

9 MS. CAMPBELL: Right.

10 THE CHAIRMAN: Not as far forward.
11 And as you mentioned, Kate, it's not unusual to
12 move -- to see submittals where we are proposing
13 moving historic structures on the property which is
14 very debatable but that's what we kind of come to
15 see as something that's being done.

16 I justify it in that these structures
17 have had compromised foundations are now being
18 preserved much longer because they're being put on
19 new, stronger foundations. So that's the way I
20 justify the fact that we might be moving them and
21 raising them up above the flood requirement.
22 So...

23 MS. PERKIS: I don't have any trouble
24 moving it and I think that's good. You know,
25 I just want the importance of the house not

1 to be dismantled.

2 THE CHAIRMAN: I agree and that was
3 exactly my concern last month. I think you guys
4 have very successfully solved that dilemma.

5 MS. BOHAN: Yes.

6 THE CHAIRMAN: So I'm in favor of
7 it. Are there any other questions or should we
8 look for a motion?

9 MS. SANDERS: A motion to approve as
10 final as long as the materials are in keeping with
11 the restoration and renovation.

12 MS. BOHAN: I second.

13 THE CHAIRMAN: Any discussion?

14 MS. PERKIS: No.

15 THE CHAIRMAN: Okay. All in favor?

16 (Board members stated aye.)

17 THE CHAIRMAN: Any opposed?

18 (No response.)

19 THE CHAIRMAN: None opposed.

20 MS. CAMPBELL: Thank you.

21 1454 THOMPSON AVENUE

22 THE CHAIRMAN: I guess we are on
23 1454 Thompson Avenue.

24 MR. HENDERSON: Yes, sir. This is
25 Agenda Item B-1. This is a new construction design

1 review. The applicants are requesting approval of
2 the modification of the zoning standards for side
3 setback of 1 foot 7 inches, principal building
4 coverage of 19 percent, principal building square
5 footage of 23 percent.

6 We have one added request for the plans
7 that I distributed earlier that are in front of
8 you. They have requested front setback relief of
9 3.75 feet from the front setback and that's
10 maximizing that request. Also a change in the plan
11 is that they are removing a modulation on the back
12 of the marsh side of this new construction.

13 We'll let the applicant request a
14 little bit more about that. And I'll yield to the
15 Board for any questions.

16 THE CHAIRMAN: Thank you.

17 MR. McCANTS: Good evening. Carl
18 McCants here. So when we started this project we
19 know that we have two fairly new houses on each
20 side of it. We felt the neighborhood compatibility
21 would have a larger house presence from the street
22 if we met that.

23 However, I still tried to keep the
24 front elevation of still to look like a cottage.
25 You'll see the massing on the front is a lot

1 different than the massing on the rear of the
2 house. That's for the street presentation. We
3 want to try it to keep it cottage-looking. Now,
4 square footage-wise we're asking for 23 percent
5 relief on that.

6 Now, I'll point out that Bobby
7 Cummings' house here is at 3,700 and the Kellys'
8 house is at 3,848. Our square footage we're asking
9 for is 3,626 total. So we're actually less square
10 footage than the house on each side.

11 Due to the nature of the lot being so
12 narrow we're asking for the side relief, which I
13 believe was granted on both of these as well. I
14 tried to do as much as we could articulation on the
15 side but not having a lot of width to work with I
16 wasn't able to get the full two-foot articulation
17 that is required in the ordinance. That's why
18 we're asking for that piece of it as well.

19 Now, on the front setback relief that
20 we're asking for you'll notice the front setback
21 line is here. The house is beyond that. The only
22 reason that we're asking for that relief is so the
23 front stairs meet the requirement of the six
24 vertical feet where it goes beyond the setback
25 line.

1 So the actual main body of the house is
2 still not to the setback. It is in the ordinance
3 at that point.

4 MS. PERKIS: Can I ask you a question?
5 Are you going to come out in front of the -- the
6 houses on each side? The Kelly house and the
7 Cummings house?

8 MR. McCANTS: No, ma'am. You can see
9 the Kellys' house is actually in front of our
10 house. They requested that relief and were granted
11 that relief and they maxed out that relief. Now,
12 the Cummings house we do jut out a little bit.

13 We're maybe two feet out in front of
14 them. But you'll see as much each one of these
15 houses the massing and overall lengths are very
16 similar in size as you kind of step back as this --
17 as well as you can see the property line does the
18 same thing.

19 Is there any other questions there? I
20 lost my train of thought there.

21 MS. PERKIS: I'm sorry.

22 MR. McCANTS: That's okay. Yeah. The
23 front setback. I know where I was going. We
24 originally designed the house with a gazebo setback
25 here and the neighbors, the Kellys, were resistant

1 because it was blocking their view. So since then
2 we pulled back on that. What we were seeing, the
3 section, the gazebo there.

4 In working with the neighbors we
5 decided to eliminate that gazebo. In doing so we
6 increased this porch from the 10 to the 13 just to
7 give it a little bit more living space there. You
8 can see the build-to line from the Cummings' house
9 where (inaudible). Any questions?

10 THE CHAIRMAN: Okay. Thank you. Is
11 there any public comment?

12 (No response.)

13 THE CHAIRMAN: Public comment
14 section is closed. Joe, any final comment?

15 MR. HENDERSON: I would like to
16 reiterate to the Board two requests added to the
17 agenda before you right now. It is a request for a
18 second story side setback relief. Carl, that
19 applies to this elevation?

20 MR. McCANTS: Right.

21 MS. PERKIS: Could you show it again?
22 I didn't stand up in time.

23 MR. HENDERSON: So the ordinance -- the
24 second story side setback requires a two-foot
25 setback where this expanse goes beyond 10 feet and

1 so the request is for 100 percent relief on that
2 and then also the front setback of 3.75 feet on
3 this side to slide the house forward and allow more
4 room for the neighbors for their viewshed corridors
5 on the back. So those are the two added requests.
6 Any questions about that?

7 THE CHAIRMAN: Okay. Linda, do you
8 have any comment?

9 MS. PERKIS: You are building this for
10 somebody?

11 MR. McCANTS: Yes. A client. I
12 designed it. I thought they were going to be here
13 but this traffic is...

14 MS. PERKIS: That's all I have to ask.

15 MS. SANDERS: It looks great. As far
16 as the side, what you're asking for, I would not
17 have even noticed that because of the roof pitches.
18 So I think it looks great. I don't have a problem
19 with any of it. I like it. It looks like a
20 gingerbread house but a little bit bigger.

21 MS. PERKIS: On the picture we're
22 looking at now, the existing house --

23 MR. McCANTS: Yes, ma'am.

24 MS. PERKIS: -- how are you going to
25 come to each of the existing houses? You know,

1 once you bulldoze then is that driveway going?

2 Driveway to the right?

3 MR. McCANTS: You'll see this one up
4 here. We're 11 feet, almost 12 feet, on this side
5 which would be --

6 MS. PERKIS: On the driveway.

7 MR. McCANTS: -- on that side of the
8 driveway. So --

9 MS. PERKIS: And that --

10 MR. McCANTS: It's close to where this
11 is. It would be a little farther over. I don't
12 have -- yeah, on the side. I have it in my file
13 but I didn't bring that with me, where the existing
14 structure located, and then on the other side of
15 it.

16 MS. PERKIS: Could you flip back, Joe,
17 to that picture of the house or the picture of
18 the -- okay. The houses to the left and how close
19 you're coming to that.

20 MR. McCANTS: Well, it's not close to
21 the house now. So let me make sure you understand
22 that.

23 MS. PERKIS: Yeah.

24 MR. McCANTS: I'm 10 foot 6 inches off
25 the property line to the side and then the Bobby's

1 house -- I'll grab my scale. Let me get my scale
2 for you.

3 THE CHAIRMAN: Looks like this is
4 about 12?

5 MS. PERKIS: So it would be almost
6 12 feet on each side?

7 MR. McCANTS: I'm sorry, y'all. That's
8 right. On Bobby Cummings' side it's about 24 feet
9 from house to house.

10 MS. PERKIS: I see what you're saying,
11 yes.

12 MR. McCANTS: And then --

13 MS. PERKIS: On the other side?

14 MR. McCANTS: On the Kellys' side looks
15 like we're about 21 feet or thereabouts.

16 MR. HENDERSON: Linda, if you look at
17 the area here you can see the existing house is
18 substantially forward of where it will be. So it's
19 going to be brought back, a little bit more
20 commensurate with the adjacent properties, more in
21 line with the adjacent properties.

22 MS. PERKIS: So it won't even be as far
23 forward as it is now?

24 MR. HENDERSON: That's correct.

25 MR. McCANTS: That's correct.

1 THE CHAIRMAN: Okay. Beverly.

2 MS. BOHAN: I think it looks great. I
3 like the front facade. It is different and I think
4 it has added a little something unusual, unique.

5 MR. McCANTS: Thank you.

6 MS. BOHAN: I think it is a very
7 challenging lot.

8 MR. McCANTS: Yeah, it was.

9 MS. BOHAN: I don't know how you would
10 do anything differently without asking for 100
11 percent relief.

12 MR. McCANTS: Well, with the view court
13 door from the back and the sides of the lot and all
14 are --

15 MS. BOHAN: Yeah, and I don't think
16 you're over building comparatively because I don't
17 think the lot is -- I think you're -- think it's
18 good.

19 MR. McCANTS: Thank you. I tried to
20 keep the front to where it didn't look so massive.

21 MS. BOHAN: Right. I agree. Good job.

22 MR. McCANTS: Thank you. If there's
23 any chance we could get final on this, that would
24 be great.

25 MS. PERKIS: Not for --

1 MR. McCANTS: I know we submitted for
2 conceptual.

3 MR. HENDERSON: I also understand the
4 challenges of the lot and I agree I think that that
5 will be another interesting facade along the
6 streetfront, something different. So...

7 MS. PERKIS: And be able to give
8 directions.

9 THE CHAIRMAN: Do I hear any motion?

10 MS. SANDERS: A motion to approve as
11 final.

12 THE CHAIRMAN: Do I hear a second?

13 MS. BOHAN: I second.

14 THE CHAIRMAN: Any discussion?

15 (No response.)

16 THE CHAIRMAN: All in favor.

17 (Board members stated aye.)

18 THE CHAIRMAN: None opposed. Okay.

19 Joe.

20 GOLDBUG JEWELRY

21 MR. HENDERSON: Okay. Thank you.

22 Members of the Board our final Agenda Item is E-1,
23 a commercial design review. Goldbug Jewelry is
24 currently located at 2205 Middle Street. The
25 applicants are requesting to expand their existing

1 establishment to an adjacent space. In doing that
2 they're going to remove a portion of the wall.

3 Additionally they'd like to create a
4 new entrance for that retail establishment and also
5 improve the ADA accessibility to the store and also
6 install some new windows on the storefront to make
7 it more welcoming. So I have some pictures here
8 I'll scale down for you. I'll yield to the Board
9 for any questions.

10 THE CHAIRMAN: Okay.

11 MS. DIAMENT: Good evening. I'm Evan
12 Diament. I'm here to submit for Goldbug Jewelry.
13 We're planning on building as Joe said some
14 existing side modifications purely to the front
15 but additionally to the side down the alleyway just
16 past I guess the entrance to Pat's office.

17 So I guess a couple of -- maybe a year
18 ago the small storefront was approved, got fixed
19 windows in the front, and the previous approval had
20 cedar shake siding approved. You can see here in
21 the space where they're planning to expand
22 currently there is cedar siding on the front and
23 the side.

24 We plan to keep the cedar siding on the
25 side. It is a two-story gable wall. So obviously

1 that will remain. We would like to extend the
2 cedar shake across the whole front facade. Also,
3 I've got some renderings here for that as well
4 which I'll show you in a second.

5 So what we would like to do and if --
6 if you have seen it currently there are two small
7 windows on the bottom here. So if you can see the
8 front of the store you can see this first window is
9 directly next to that door. We plan on closing
10 this door off and matching a window to this size
11 where the current entry is so it will be more of a
12 display.

13 At that point we're just going to shift
14 the current door over to where this first -- the
15 closest window will be so. That will be the new
16 entry. It would be the main entry, not the actual
17 ADA entry.

18 So there is a step-down that will we're
19 going to contend with. Currently there's a 10-inch
20 height difference between the exterior and the
21 interior. So what I plan to do is you can see this
22 wood deck here.

23 I plan to slope the slab, continue the
24 existing slab down three inches. So I will have a
25 seven-inch step-down to the truck structure and

1 we'll have drainage and deal with that as best we
2 can. I know all their shops flood.

3 So that is the front plan for the new
4 front entry. So the second window behind the boat
5 we plan on doing another fixed window similar to
6 the -- to what's there. Then as you come around
7 the side -- I spoke with Pat here.

8 He requested that we keep the existing
9 covered entry all -- we're planning on moving the
10 existing side door over to where the current window
11 is. So this will not now be the ADA entry. There
12 will be an interior ramp and then I will reinstall
13 this covered entry over the new door.

14 On the side where the current door is
15 that will be another picture window similar to the
16 two on the front. So it will be a nice corner
17 that, you know, they can really display the
18 merchandise. So that will be here.

19 Let me see the renderings. So here
20 we're show showing basically the existing --
21 existing picture window, the two windows. We're
22 going to change that to here. You can see the
23 facade.

24 There is the existing masonry columns,
25 will go in between those with cedar shake and trim

1 to match what's currently on Goldbug, the current
2 store. It's, you know, fairly simple. In terms of
3 the interior we are going to access -- not that
4 this really had anything has anything to do with
5 the exterior, but the access will be in the back
6 corner of the existing store.

7 There's a height difference to contend
8 with there. So there will be a ramp down this
9 little three-foot corridor where we bumped out the
10 wall three feet to contend with a grinder pump from
11 above that we can't move. We're kind of designing
12 around that. That's all I have.

13 THE CHAIRMAN: Thank you. Is there
14 any public comment?

15 (No response.)

16 THE CHAIRMAN: Public comment
17 section is closed. Any final comments, Joe?

18 MR. HENDERSON: Well, I would add the
19 zoning ordinance does encourage that storefronts
20 have at least 40 percent of that storefront covered
21 in glass either for windows or doors. So not only
22 does this improve ADA access but also is more in
23 keeping with the design guidelines for the
24 commercial district.

25 THE CHAIRMAN: Very good.

1 MR. HENDERSON: That's all I have to
2 add.

3 THE CHAIRMAN: Okay. Beverly, do
4 you have any thoughts?

5 MS. BOHAN: This reminds me of the art
6 gallery and how it -- again, to repeat -- not to
7 repeat. You've put glass on both sides. You've
8 created more visual detail. You've got the ADA
9 accessibility. I'm all for this. I think removing
10 the boat was a great idea.

11 MS. SANDERS: I think it's great and
12 would make the store look good on this side instead
13 of the -- great. Good for her. Jealous.

14 MS. PERKIS: Where is the boat going to
15 go?

16 MS. DIAMENT: I don't know. He was
17 pretty upset when we moved it. So I home not sure.

18 MR. HENDERSON: Actually, the boat was
19 displayed as a fundraiser for some kids to
20 fabricate it. I think it was kind of a camp for
21 fundraising. It's still an open display and is
22 being sold. So it's not permitted by the zoning
23 ordinance.

24 THE CHAIRMAN: I think it adds a
25 nice little place along there and --

1 MR. DIAMENT: We're going to --

2 THE CHAIRMAN: Nice little --

3 MR. DIAMENT: We're going to fix the
4 landscape and clear up that side as well.

5 THE CHAIRMAN: Do I hear a motion?

6 MS. PERKIS: I make a motion we accept
7 it. Final approval?

8 MS. BOHAN: I second.

9 THE CHAIRMAN: Any discussion.

10 (No response.)

11 THE CHAIRMAN: All in favor?

12 (Board members stated aye.)

13 THE CHAIRMAN: Any opposed?

14 (No response.)

15 THE CHAIRMAN: None opposed. Joe,
16 you had one other informal discussion you wanted to
17 have.

18 MR. HENDERSON: Yes. I just wanted to
19 get an informal take by the Board of a project.
20 They received a COA previously, a historic
21 restoration at the 2800 block of Jasper Boulevard.
22 Let me pull that up. Sorry. I got turned around
23 here somehow.

24 So this is a historic design review.
25 They received approval or the property received a

1 special exception approval. It was a yellow house,
2 the Jose Biascoechea house.

3 The new structure would go behind that
4 historic structure. In front of that historic
5 structure there was a fence and brick gate. The
6 applicants requested approval to lift the house and
7 relocate it towards the east of the property.

8 Well, the existing gate has the
9 entrance where its previous house was located. So
10 now the entrance to the house is offset with the
11 brick fence. So what the applicants have requested
12 to do is to modify that brick fence along the front
13 to line up the entrance to the front door.

14 So this would be a change in the site
15 design for a special exception. I just wanted to
16 get the take of the Board if that's okay to do at
17 the staff level without the formal submittal.

18 THE CHAIRMAN: You're here wondering
19 just getting --

20 MS. SANDERS: You have --

21 MS. PERKIS: How are they going to do
22 that? I don't understand. How are they going to
23 do this?

24 THE CHAIRMAN: Are you asking the
25 procedure for the DRB?

1 MS. PERKIS: No. How is the homeowner
2 going to do this? We don't even need to discuss
3 that if you know what I'm saying.

4 MR. HENDERSON: The project is being
5 developed now. They're going through the historic
6 restoration process. You know, they've demoed what
7 they need demoed. They've relocated the house.
8 Now, they're just considering -- they're making
9 changes to the fence.

10 MS. SANDERS: Do you have a picture?

11 MR. HENDERSON: I'm trying to get that
12 to work for us.

13 MS. SANDERS: Is that historic? The
14 brick fence or whatever --

15 MR. HENDERSON: The brick fence is
16 actually not referenced on the historic survey
17 card. I'm going the wrong way. So it's not an
18 element that's referenced, but it is pictured on
19 the survey card.

20 So it's always been my thought to
21 consider that a part of the historic site
22 development. The fence was actually -- I guess it
23 was reconstructed after Hurricane Hugo and some
24 newer bricks were feathered into the new
25 construction.

1 MS. PERKIS: It is more of a wall
2 than -- a fence you think of is kind of thin. This
3 is more like a wall. It's thicker than --

4 THE CHAIRMAN: Is that it right
5 there?

6 MR. HENDERSON: So you can see --

7 THE CHAIRMAN: Yeah.

8 MR. HENDERSON: So you can see right
9 there. This is the traditional entrance. The
10 house was lifted and relocated probably 20 feet.
11 Randy, was it about 20 feet?

12 MR. ROBINSON: Uh-huh.

13 MR. HENDERSON: So the problem is now
14 it's offset. So they want to keep a basic -- kind
15 of another small knee wall on the fence. They want
16 to take down these columns here. So you would have
17 two columns on each end and then you would have two
18 columns on either side of the entrance.

19 MS. BOHAN: Center.

20 MR. HENDERSON: Center.

21 MS. BOHAN: On center.

22 MR. HENDERSON: They're proposing to
23 keep the same kind of general style of brick. It
24 was my thought that I could get the input from the
25 Board and modify the COA.

1 MS. BOHAN: And they will use all the
2 brick to match the existing as close as possible?

3 MR. HENDERSON: They'll use as many of
4 the old bricks. Again, a lot of the bricks were
5 new from the rebuild.

6 MS. BOHAN: Got it.

7 THE CHAIRMAN: That is a very
8 attractive brick fence. Is that -- could we build
9 a new fence like that today on the island?

10 Could any homeowner build that or is
11 there any FEMA issues regarding that fence?

12 MR. HENDERSON: I don't think that
13 there would be any FEMA issues because it's kind
14 of an accessory structure.

15 THE CHAIRMAN: Isle of Palms
16 absolutely wouldn't allow it. They wouldn't allow
17 anything beyond, say, a six-by-six on the fence or
18 some -- they have some strange rule.

19 MR. HENDERSON: We do have some local
20 zoning standards that the fence can't be -- it has
21 to be 25 percent open and it can't exceed four feet
22 in height if it is within 10 feet of a
23 right-of-way, but those are local standards.

24 MS. SANDERS: I just want a sidewalk,
25 but whatever.

1 MR. HENDERSON: What's that?

2 MS. SANDERS: I would just not mind a
3 sidewalk, but whatever. That's me.

4 MR. HENDERSON: I think the property
5 owner wanted to relocate and have a straight shot
6 entrance because that's how it's always been for
7 the house. But it is one of those -- you know,
8 it's a site feature on a historic property.

9 THE CHAIRMAN: It is and I'm a
10 little concerned about taking out a lot of those
11 columns.

12 MS. SANDERS: I don't think they should
13 take them out.

14 MS. PERKIS: Why don't they take --

15 MS. BOHAN: You would have to --

16 THE CHAIRMAN: To the point of
17 recentering it, but --

18 MS. BOHAN: Yeah.

19 MS. PERKIS: Can't they have the
20 walkway kind of wide?

21 So you still go in here, but you wind
22 over to there?

23 Do you know what I'm saying.

24 THE CHAIRMAN: Right.

25 MS. PERKIS: Instead of a straight shot

1 like it is now.

2 MR. HENDERSON: So is it safe to say if
3 they deviate from the multiple brick columns that
4 they would have to come back and resubmit it to the
5 Board.

6 MS. SANDERS: I can't remember. This
7 house --

8 MS. PERKIS: This house is gone.

9 MR. HENDERSON: They're moving it to
10 the right. It's already been moved.

11 MS. PERKIS: It's already been done.

12 MS. SANDERS: And it has like nothing
13 but studs.

14 MS. PERKIS: Oh, yeah.

15 MS. SANDERS: Is that the one?

16 MR. HENDERSON: Yeah, but once they got
17 in there again this was an exploration. This house
18 sat in its current state for how long?

19 MS. PERKIS: Years.

20 MR. HENDERSON: Years and it was rotted
21 down to the --

22 THE CHAIRMAN: And --

23 MR. ROBINSON: It had active termites
24 in it.

25 MR. HENDERSON: Termites. So they have

1 been in touch a with Town staff at every stage of
2 this project. Once they got down to the studs they
3 said, hey, we've got to meet building codes.

4 It was according to the Secretary of
5 the Interior's guidelines -- became more of a
6 reconstruction project where you keep that original
7 form if there aren't any materials that you're left
8 with. That's sometimes what you have to do. They
9 do have all the original brick.

10 They saved the original windows and
11 they're going to feather that into the site as much
12 as possible. So it will have that old Sullivan's
13 Island cottage --

14 MS. PERKIS: How long old was that
15 house? Do you remember?

16 MR. HENDERSON: Turn of the century.

17 MS. PERKIS: 1900 something?

18 MR. HENDERSON: I think this was one of
19 the 1900 constructions or 1910 or something like
20 that.

21 THE CHAIRMAN: I feel like if they
22 want to significantly change the number of piers
23 the Board may -- some of the Board members that
24 aren't here may be surprised to see that.

25 MR. HENDERSON: Sure. Is it safe to

1 say that if they do anything but relocate the
2 opening to center it on the front entrance?

3 I mean, is it okay for the staff to
4 grant that approval?

5 MS. BOHAN: I think after listening to
6 what Steve just said and looking at the symmetry I
7 kind of agree. You know, it might change the -- I
8 mean, it is so symmetrical I don't know how you
9 would open it up unless you took out the center
10 completely or maybe married them or sistered them
11 close to the other adjacent ones.

12 MS. SANDERS: It doesn't have to be
13 symmetrical. I don't think you should take them
14 out.

15 MS. BOHAN: I don't think it has to be
16 symmetrical. The house can be here and this is
17 like the grand -- I kind of retract what I said
18 earlier. I agree with Steve now.

19 MS. PERKIS: I think it kind of shows
20 that there was an old house here. This was where
21 the opening was.

22 MS. BOHAN: Right.

23 MS. PERKIS: This was the front gate.

24 THE CHAIRMAN: If you look at this
25 picture if you took the right-hand column and moved

1 it over to the right and replaced it right over --
2 just right there, moved it. You see that entry --
3 right-hand entry column there, Joe? Put the cursor
4 on -- now, if we brought it over about four feet to
5 the right -- that's about six -- then it would be
6 moving it one column. You might be centering it
7 there --

8 MS. SANDERS: There you go.

9 THE CHAIRMAN: -- with only moving
10 the one column and everything else would stay --

11 MS. BOHAN: Right.

12 THE CHAIRMAN: -- although I'm not
13 sure how to get access to the back. It must be way
14 over to the right to get access to the driveway.

15 MR. ROBINSON: It's on the right-hand
16 side of that palmetto tree.

17 MS. PERKIS: Way far?

18 MS. BOHAN: Yeah.

19 MS. PERKIS: I would like it to stay.
20 I think it's been there since at least the '70s. I
21 mean, not the that the '70s is that old, but --

22 MR. HENDERSON: I'll respond to them by
23 saying that they're welcome to make a submittal and
24 a full request before the Board.

25 THE CHAIRMAN: Okay. Do I hear

1 a motion?

2 MS. SANDERS: So they haven't come out
3 before for the new house or not?

4 MR. HENDERSON: They received final
5 approval.

6 MS. SANDERS: Okay.

7 MR. HENDERSON: Yeah, for the special
8 exception.

9 THE CHAIRMAN: Is there anything
10 else, Joe?

11 MR. HENDERSON: That's it. That's
12 informal input from the Board.

13 THE CHAIRMAN: Do I hear a motion to
14 adjourn?

15 MS. SANDERS: Yes.

16 THE CHAIRMAN: And a second?

17 MS. BOHAN: Second.

18 THE CHAIRMAN: All in favor, say
19 aye.

20 (Board members stated aye.)

21 THE CHAIRMAN: We're adjourned.

22 (The deposition was concluded at 7:01
23 PM.)

24

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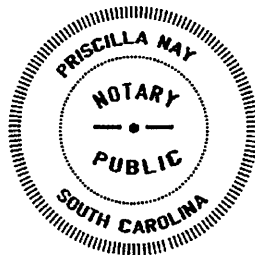
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CERTIFICATE OF REPORTER

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

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

Witness my hand, I have hereunto affixed my official seal this 2nd day of August, 2017 at Charleston, Charleston County, South Carolina.



Priscilla Nay

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

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E X H I B I T S

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