

Deposition of Sullivan's Island Design Review Board

MEETING OF THE SULLIVAN'S ISLAND DESIGN REVIEW BOARD

DATE: September 21, 2011

TIME: 6:00 p.m.

LOCATION: SULLIVAN'S ISLAND TOWN HALL
1610 Middle Street
Sullivan's Island, SC 29482

REPORTED BY: NANCY ENNIS TIERNEY, CSR (IL)
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MR. ILDERTON: It is 6:00. This is the September 21st, 2011 meeting of the Sullivan's Island Design Review Board. The members in attendance are Duke Wright, Pat Ilderton, Kelly Messier, Jon Lancto and Billy Craver. The Freedom of Information requirements have been met for this meeting.

The items on tonight's agenda, approval of the minutes. Do I hear a motion?

MR. WRIGHT: I move the minutes be approved as written.

MR. LANCTO: Second.

MR. ILDERTON: Everybody in favor?

MR. WRIGHT: Aye.

MR. ILDERTON: Aye.

MR. LANCTO: Aye.

MR. CRAVER: Aye.

MS. MESSIER: Aye.

MR. ILDERTON: 2424 Jasper Boulevard, new construction. Randy?

MR. ROBINSON: This one has been to you-all before. You-all have seen it for the conceptual and preliminary. This is for final approval. And I will save any comments I might have. I don't know if there are any changes at all to this plan.

MS. KING: No. The only thing we have done

APPEARANCES

DESIGN REVIEW BOARD MEMBERS:

PAT ILDERTON - Chair
DUKE WRIGHT - Secretary
KELLY MESSIER - Member
JON LANCTO - Member
BILLY CRAVER - Member

ALSO PRESENT:

Kat Kenyon - Permit Tech/DRB Applications
Randy Robinson - Chief Building Official/
Zoning Administrator

is on the site plan we shimmied it a little bit closer to this setback because we met the arborist, Gerry Benoit and the surveyor out on the site, and what I did not take into consideration the previous time was this tree. We were looking at those three in front, and so we have shifted it. It's still within the setback.

And then we -- on the back elevation really is the only change. We have added the HVAC stand, which didn't previously exist anywhere. So that is really the design changes, but I brought the other drawings in case anyone wanted to see any of the other ones.

MR. ILDERTON: Okay. Duke? Do you have anything?

MR. WRIGHT: No. I have seen enough of it. I think --

MR. ILDERTON: You have been there.

MR. WRIGHT: You moved it to save some trees?

MS. KING: Yes. Correct.

MR. WRIGHT: And that's good. So I don't have any trouble with that. I'm okay with it.

MR. ILDERTON: I agree.

MS. MESSIER: Which way did it shift?

MS. KING: This way on the site.

Deposition of Sullivan's Island Design Review Board

Page 5

Page 7

1 MS. MESSIER: What we have is the same, or
 2 is that plan different?
 3 MS. KING: We moved it, I think, two feet
 4 from the plan you have in front of you.
 5 MR. ILDERTON: Kelly, do you want to add
 6 anything more? Have you seen it?
 7 MS. MESSIER: I just have a couple of
 8 questions. I know you are sort of building this and the
 9 existing house is going to stay there during
 10 construction?
 11 MS. KING: Correct.
 12 MS. MESSIER: When you demo the existing
 13 house, I mean, is it just going to be torn down on site
 14 or are you going to try to move it, and how will that
 15 affect the existing trees?
 16 MS. KING: We were just going to remove it
 17 on site. We weren't going to try to move it.
 18 MS. MESSIER: Okay. That was my question.
 19 MR. ILDERTON: Jon?
 20 MR. LANCTO: I'm good with it.
 21 MR. ILDERTON: Billy?
 22 MR. CRAVER: I'm good with it.
 23 MR. ILDERTON: Do I hear a motion?
 24 MR. CRAVER: I move that we approve and give
 25 final approval as submitted.

1 MR. ILDERTON: And the demolition doesn't
 2 have to be -- it's not original -- or an NCO house or
 3 anything like that? These houses were built after all
 4 of that?
 5 MR. ROBINSON: That's correct.
 6 MR. ILDERTON: So none of those houses along
 7 there are historical on that side?
 8 MR. ROBINSON: No.
 9 MR. ILDERTON: Nor is it in a historical
 10 district?
 11 MR. ROBINSON: Nope.
 12 MR. ILDERTON: Great. Yes, sir?
 13 MR. MAYS: Hi. I'm Steve Mays. I am the
 14 architect for this project, Dr. Higgins' home.
 15 The encroachment on the front setback,
 16 are you talking about the stairs?
 17 MR. ROBINSON: No, the roof.
 18 MR. MAYS: The roof?
 19 MR. ROBINSON: If you look at the -- on Page
 20 4, 45-degree setback.
 21 MR. MAYS: Got you. I am thinking of the
 22 ground level. Yes, I got you.
 23 MR. ROBINSON: I am just thinking about that
 24 one little piece up there. I think the steps are fine.
 25 MR. MAYS: Okay. I just wanted to make sure

Page 6

Page 8

1 MR. ILDERTON: Second?
 2 MR. WRIGHT: Second.
 3 MR. ILDERTON: Discussion? Everybody in
 4 favor?
 5 MR. WRIGHT: Aye.
 6 MR. ILDERTON: Aye.
 7 MS. MESSIER: Aye.
 8 MR. LANCTO: Aye.
 9 MR. CRAVER: Aye.
 10 MR. ILDERTON: 1408 Middle Street, new
 11 construction.
 12 MR. ROBINSON: This is a new construction
 13 application that comes to you--all for final approval.
 14 They are going to be taking the house
 15 down that is there and adding a new one. It's well
 16 under allowable square footage. I think the only thing
 17 they are coming to you--all for is the front yard setback
 18 up above 20 feet. The front of the house encroaches
 19 into that setback just a hair.
 20 And I will let the applicant give their
 21 presentation, but I don't see anything else that needs
 22 any increases.
 23 MR. ILDERTON: And this is not in a
 24 historical district or --
 25 MR. ROBINSON: It is not.

1 about that.
 2 As you can see, we are proposing a house
 3 that has a fairly narrow presentation to the street with
 4 a front porch that has a lower roof pitch than the --
 5 the main house roof pitch is about 7-1/2 in 12. The
 6 upper floor is tucked into the roof with dormers for
 7 light.
 8 We are doing a different shaped dormer
 9 at the entry, trying to make sort of a two-story feel
 10 for the experience of that part, mostly to have -- Dr.
 11 Higgins' office is going to be on the second floor and
 12 he wanted to be able to see all the way down from his
 13 office down through that space. So that is what that
 14 different dormer is doing in the front.
 15 We have all the side walls set in two
 16 feet from the first floor elevation, or plane, so they
 17 are set back all around there.
 18 We are trying to do what will feel like
 19 a two-story house, with the first floor being parking,
 20 of course, but keeping it from getting too massive and
 21 trying to get the upper floors to tuck into the roof a
 22 little bit.
 23 And then the back wing, I want to call
 24 it, is more of a two-story element, but it's pulled back
 25 from the street, and there is a one-story wing off to

Deposition of Sullivan's Island Design Review Board

1 the left which is the master suite.
 2 I am trying to use materials and details
 3 that are fairly simple and sort of vernacular for the
 4 island. There is no particular style we are trying to
 5 imitate or duplicate.
 6 We are using shutters on most windows,
 7 bi-fold shutters where there are pairs of windows around
 8 the back, and no shutters on the front groupings that
 9 are around the living room and above -- the high part of
 10 the living room where the shutters would not look right,
 11 so we are using impact glass for those.
 12 MR. ILDERTON: So you don't have the
 13 shutters drawn or --
 14 MR. MAYS: I resubmitted the plans, the
 15 second set of --
 16 MR. ILDERTON: Got you.
 17 MR. MAYS: The roof encroachment that I was
 18 talking about, if you look at the section -- you see it
 19 on the elevation sheets. You can see the 45-degree
 20 angle from 20 feet above ground. That front dormer at
 21 the entry projects slightly into that area. So we are
 22 asking for a concession there, thinking that is a very
 23 minor encroachment. The rest of the house is well in
 24 compliance. So that is a request on our part.
 25 I don't know if you have any questions

1 MR. MAYS: Ten feet.
 2 MR. ILDERTON: -- ten?
 3 MS. MESSIER: There is the nine feet of
 4 lattice right there with, it looks like, a one-foot
 5 baseboard?
 6 MR. ILDERTON: One-foot water board?
 7 MR. MAYS: So we are right at the three feet
 8 above BFE for the limit above that for that height, and
 9 that gives us just two feet to work with ductwork
 10 underneath.
 11 MR. ILDERTON: Billy, you want to start
 12 this?
 13 MR. CRAVER: Yeah. I don't have any problem
 14 with it at all. It looks good. It's well designed.
 15 MR. ILDERTON: Jon?
 16 MR. LANCTO: The only thing that I would
 17 comment on, it looks a little bit odd to me that you
 18 have two different widths on the windows on the master
 19 elevation.
 20 MR. MAYS: Master suite? Yeah.
 21 MR. LANCTO: Not a big hang-up, just --
 22 MR. MAYS: It's partly to do with the spaces
 23 inside.
 24 MR. LANCTO: Yes. I looked at the interior
 25 and I can see why you did it. You could make them both

1 for me or anything I'm not conversing that you would
 2 like to hear me speak about.
 3 MR. ILDERTON: How high off the ground is
 4 it, Steve?
 5 MR. MAYS: To the roof, you mean?
 6 MR. ILDERTON: No, the first floor
 7 elevation.
 8 MR. MAYS: It's nine.
 9 MR. ILDERTON: It looks more like it might
 10 be ten feet. Is that a --
 11 MR. MAYS: It's ten feet to the floor from
 12 the ground.
 13 MR. ILDERTON: To the floor. So --
 14 MR. MAYS: So it would be nine feet ceiling.
 15 MR. ILDERTON: So that is nine feet of
 16 lattice we are looking at?
 17 MR. MAYS: I'm sorry. You are talking about
 18 the first --
 19 MR. ILDERTON: This is just the distance --
 20 MR. MAYS: First ceiling level?
 21 MR. ILDERTON: Right.
 22 MR. MAYS: Nine-foot ceilings.
 23 MR. ILDERTON: Well, I'm sorry, from the
 24 ground level up to the floor joists on the first floor
 25 is --

1 the same size.
 2 MR. MAYS: You could make the larger one
 3 smaller.
 4 MR. LANCTO: Yeah.
 5 MR. MAYS: Yes, we could.
 6 MR. LANCTO: But that is not -- that is just
 7 something that caught my eye.
 8 MR. MAYS: I appreciate that. It is sort of
 9 an asymmetrical design.
 10 MR. LANCTO: Yeah. And then the other thing
 11 is that the windows on your right-side elevation appear
 12 a bit squatty to me. Just the scaling to the elevation
 13 just doesn't appeal to me as with the other elevations.
 14 MR. MAYS: Yeah. A lot of those are above
 15 countertop and sort of set the stage for what was going
 16 on. But I think we could lengthen the two to the street
 17 side. Those two could get a little longer like the one
 18 in the back.
 19 MR. LANCTO: That might help.
 20 MR. MAYS: That might balance it a little
 21 bit better. That is a good point.
 22 MR. LANCTO: Okay. That's all I have.
 23 MR. ILDERTON: Kelly?
 24 MS. MESSIER: I guess I just have a couple
 25 of questions. I know when I was at a DRB meeting a

Deposition of Sullivan's Island Design Review Board

1 month or two ago we had -- there was a house like this,
2 and sometimes you can make this like baseboard, or that
3 water board, wider so that the house doesn't look so
4 elevated.

5 MR. ILDERTON: Yes. You can actually --

6 MR. MAYS: The skirt?

7 MR. ILDERTON: Yes. You can actually take
8 the skirt and actually drop it down a foot, and then
9 just fill the inside up with -- whether it's another
10 water board or whether it's -- the siding can come down.

11 And so it just looks a little close to ground because
12 the houses, of course, on both sides are one level right
13 on the ground. It would be nice if it was able to lower
14 itself visually a little bit. And that would not be an
15 expense, I don't think, not particularly.

16 MR. MAYS: I think that might help the
17 design, give it a little break right there.

18 MR. ILDERTON: Right. That would be exactly
19 my comment, too.

20 MR. MAYS: Okay.

21 MS. MESSIER: And the other comment that I
22 had was just when you -- these stairs that are coming up
23 from the ground, you know, as they punch into the porch
24 here, I didn't know if you thought about trying to pull
25 them back out further so you don't have to sort of

1 MR. MAYS: Taking less stairs off the second
2 run?

3 MS. MESSIER: Well, yeah, just theoretically
4 moving them out more so you would have more --

5 MR. MAYS: Just pull the whole thing over.
6 I got you.

7 MS. MESSIER: Just look at it.

8 MR. MAYS: No, I think that's a good
9 comment. Definitely.

10 MS. MESSIER: And just the other comment I
11 had, it looks like in the middle of this drive area
12 there is a 14- or 20-inch oak.

13 MR. MAYS: There is.

14 MS. MESSIER: And I'm not sure if I actually
15 saw that on the other set of drawings.

16 MR. MAYS: I didn't have the site plan at
17 that time. I didn't have the survey. I had a plat.

18 MS. MESSIER: All right. So that is why I
19 didn't notice it.

20 MR. MAYS: It's there, and it's right up
21 against the house as it is existing.

22 MS. MESSIER: I didn't really look at it, if
23 it's a great tree or not or, you know --

24 MR. MAYS: Not so good. And I don't think
25 it's unhealthy, but it's right up against the house now,

1 wiggle around to get to the door, because it didn't look
2 like on the site plan that you were crunched next to
3 anything.

4 MR. MAYS: If you notice, mostly if you look
5 to the side elevation where it's coming down towards the
6 garage, I think, if that lifts up some, then you get
7 more run at the bottom, at the ground, and go further
8 into that. It's just the way the stairs are configured,
9 and maybe that we don't turn 90 degrees there. Maybe we
10 could --

11 MS. MESSIER: Well, I guess this is just
12 something to think about.

13 MR. MAYS: I understand.

14 MS. MESSIER: If you came out here, you
15 would just maybe come out further so -- not so it would
16 go into there. But they wouldn't be running adjacent to
17 the houses, just --

18 MR. MAYS: Right up against the front door.

19 MR. ILDERTON: Is there any relief that we
20 could grant as far as, in our ordinance, so that the
21 stairs could --

22 MS. MESSIER: Well, it wouldn't be really
23 affected. It would just sort of come out like that.

24 MR. ILDERTON: Not affected by the setback
25 or anything.

1 and it would be closer to the house if we tried to
2 preserve it. It would be too close to the house to try
3 to preserve it. That's my opinion.

4 MR. ILDERTON: But it's not under the tree
5 ordinance. It's not under our tree ordinance.

6 MR. ROBINSON: Well, it would be if
7 it's a --

8 MS. MESSIER: It would be if it's -- well,
9 it's actually a 34-inch tree.

10 MR. ILDERTON: I want to be clear on this.
11 The tree ordinance really doesn't -- we don't really
12 rule on the tree ordinance, right?

13 MR. ROBINSON: No. The tree commission does
14 that.

15 MR. ILDERTON: Right. That is not our
16 purview. So if there is an issue with that, some
17 difficulty with the Town --

18 MS. MESSIER: I am just sort of sketching.
19 I mean, I don't know if it's worth saving. But, you
20 know, if you wanted to look at that to see. I mean,
21 because you could shift the driveway way over towards
22 the property line and loop around, and you would still
23 be able to get in and out fine. It just sort of makes
24 that turn coming into that first thing a little --

25 MR. MAYS: Around the tree, yeah.

Deposition of Sullivan's Island Design Review Board

1 MS. MESSIER: But, then again, if it's a
 2 nice tree it could be well worth the effort.
 3 MR. MAYS: What is the limit for a tree
 4 close to the side setback?
 5 MR. ILDERTON: I don't think there is. It's
 6 not considered a structure, so you can go --
 7 MR. MAYS: Close?
 8 MR. ILDERTON: Yeah.
 9 MR. MAYS: All right. I will have to take a
 10 look at that.
 11 MS. MESSIER: That was all I had.
 12 MR. ILDERTON: See, I was just going to
 13 mention just lowering the profile a little bit like
 14 that. That was my main observation. Duke?
 15 MR. WRIGHT: Yes. My observation is the
 16 same thing. It's a fairly low-profile neighborhood, and
 17 I think we approved the house west of it, next door, and
 18 it went lower.
 19 This is a very busy roof, and I'm
 20 wondering if somehow that higher portion of that roof
 21 could be lowered maybe to lower the overall height and
 22 profile.
 23 Looking at it from the south elevation,
 24 which is Middle Street, I think, that one parallel to
 25 the front elevation, how does that work? Do you --

1 it, you know, sort of up the rake of that shed roof, you
 2 know? I mean from the street, as you drive by, you are
 3 going to -- and because the roof that is closer to
 4 Middle Street is lower. It's lower by, what, about two
 5 or three feet?
 6 MR. WRIGHT: I see that. I understand that.
 7 But that would cause you some serious problems?
 8 MR. MAYS: See how this roof is done in the
 9 back on the second floor?
 10 MR. WRIGHT: Yeah.
 11 MR. MAYS: That is a very low pitch. If
 12 this roof that it is meeting is the one you are talking
 13 about, if that comes down this gets even flatter. So we
 14 would have to probably get to a metal roof if we did
 15 that. So there are some issues. I agree with what Pat
 16 was saying about receding from the eye.
 17 MR. WRIGHT: And I see. I understand that.
 18 That's okay. That is my only --
 19 MR. MAYS: Okay.
 20 MR. ILDERTON: You are going to do painted
 21 fluted fiberglass columns?
 22 MR. MAYS: I don't know about fluted, but --
 23 MR. ILDERTON: I mean, they look like they
 24 might be --
 25 MR. MAYS: Round, anyway. I think what you

1 MR. MAYS: I'm not sure I follow what you
 2 mean.
 3 MR. WRIGHT: This portion right here that
 4 appears to be several feet higher than the rest of the
 5 roof, if that were lowered, what does that do to the
 6 interior of the second floor?
 7 MR. MAYS: It would crowd the headroom in
 8 the office if I dropped that pitch.
 9 MR. WRIGHT: What is the office? What I'm
 10 looking at upstairs, it says boys' bedroom.
 11 MR. MAYS: To the front, you see where there
 12 is a spiral stair?
 13 MR. WRIGHT: Oh, okay. I got it. I'm
 14 sorry.
 15 MR. MAYS: That is where the impact would be
 16 from the roof pitch. And also in the rear, if you see
 17 how I've done the -- this.
 18 MR. WRIGHT: It goes across. I'm just
 19 having trouble how that goes all the way across the
 20 great room or the family room.
 21 MR. MAYS: It does. If you look at the left
 22 side elevation, you can see a little more where that is
 23 coming from.
 24 MR. ILDERTON: I think that height might not
 25 be so noticeable because you are going to be looking at

1 are reading is the shadow lines that are going to be
 2 used.
 3 MR. ILDERTON: But, again, that's -- okay,
 4 that is what that is, the shadow lines. That is going
 5 to be sort of interesting.
 6 MR. WRIGHT: I think it's wise to use
 7 fiberglass columns. I had wood round columns on my
 8 house that he built and I had to replace them.
 9 MR. MAYS: I'm sure it was the architect.
 10 MR. ILDERTON: Exactly. He had a fancy
 11 architect.
 12 MR. WRIGHT: That is all I have.
 13 MR. ILDERTON: Okay, great. So if we were
 14 going to make a motion to approve this, we need to make
 15 the motion with maybe -- with the comments that it
 16 might -- the profile might be lowered. And I think
 17 that's -- was that the only --
 18 MR. WRIGHT: Well, I think the comment --
 19 and I looked at the tree. I think that is a good
 20 comment regarding the tree. I would hate to see that
 21 tree go if there was some way it could be saved.
 22 MR. ILDERTON: Well, I think if it's a
 23 certain size tree, they have to go before the tree
 24 people. It's not our --
 25 MR. WRIGHT: That is just my observation.

Deposition of Sullivan's Island Design Review Board

1 MR. ILDERTON: So that's -- and if it's not
2 a certain size tree, I think the way it's written, they
3 can cut it down, whatever. So I don't think that is in
4 our ballpark.

5 MS. MESSIER: Just one question, though.
6 Because of that tree, I mean, the one thing that would
7 make it easier, I mean, if we -- see, right now the
8 house is at the 25-foot rear setback line.

9 I mean, do we have the authority to let
10 them shift the house like five feet because of the tree
11 or anything?

12 MR. ROBINSON: No. You have no decreases on
13 the rear setback.

14 MR. WRIGHT: What did you say?

15 MR. ROBINSON: You cannot decrease that
16 25-foot rear setback. There is no DRB discretion on
17 that.

18 MR. ILDERTON: All right. Do I hear a
19 motion?

20 MS. MESSIER: But there could be,
21 theoretically, BZA discretion?

22 MR. ROBINSON: There could be.

23 MS. MESSIER: Okay.

24 MR. CRAVER: I move we approve it as
25 submitted, because the only thing he was asking for was

1 brought before us to address something that we wouldn't
2 have been able to address had they not had that one
3 little tiny corner of the roof different.

4 MR. ILDERTON: Well, yeah, but I say that is
5 what we are here for, and I don't think -- I agree with
6 you, Billy. I don't want to be hard on anybody, and I
7 think historically we have been good. We have been good
8 and --

9 MR. WRIGHT: Absolutely.

10 MR. ILDERTON: -- we have been right. And I
11 agree, but we are here to comment on design. On this
12 particular item I don't think it's a -- we are not
13 asking -- you know, it's not really an expensive thing.
14 It's not going to call for a whole new design or
15 anything else. It's not a big deal.

16 When we, as the Design Review Board, can
17 add, I think possibly add -- even with the agreement of
18 the architect here -- that maybe it's going to look
19 better for everybody, and especially the owners, I mean,
20 you know -- and just an observation.

21 MR. CRAVER: See, I don't have a problem
22 with us making the observation. It's another thing for
23 us to make it part of our approval.

24 MR. ILDERTON: Yeah.

25 MR. LANCTO: Well, unless if there is an

1 that small roof thing. It sounded to me like everything
2 else was suggestion, and it wasn't even within the scope
3 of what they are asking for a change on. So my motion
4 is just to approve it as requested.

5 MR. ILDERTON: The motion has been made. Do
6 I hear a second?

7 MR. LANCTO: Second.

8 MR. ILDERTON: Discussion? Well, yeah. I
9 mean, I would just like to see it lowered a little bit.

10 Those houses -- this is part of the discussion.

11 Those houses along there are, on both
12 sides, are one story. And, I mean, it's not going to be
13 a big deal to drop that, I don't -- Steve indicated
14 that --

15 MR. MAYS: I have no problem.

16 MR. ILDERTON: -- it was not a make-or-break
17 issue, but I would like to get that on the record
18 personally. I mean, I don't know. I think it's going
19 to look better.

20 MR. CRAVER: See, I would prefer to just
21 have that be a comment, like move -- you know, the tree,
22 and let them decide whether they want to do it, because
23 it's not something -- I guess that is one of the issues
24 I have always had with the Design Review Board, is I
25 don't like to see us use the fact that somebody has been

1 issue of neighborhood compatibility. If we see a design
2 that comes across here that obviously does not fit
3 within the neighborhood, that we can affect the design
4 of the house, then I think it's our duty to step up if
5 we can.

6 MR. ILDERTON: I mean, that is why we are
7 put here, really. Again, we are not -- I don't think we
8 are that difficult a board, overall. Sometimes it gets
9 a little sticky when neighbors show up and complain and
10 say this and that, and those are tough times. But,
11 again, I don't think it's that difficult.

12 I mean, we have a motion. We have a
13 motion on the floor. We have had a second and we have
14 had discussion. I mean, I can go either way on it,
15 really. It's not going to -- so I guess we ought to
16 have a vote.

17 Or I guess, you know, we can have a vote
18 and deny the motion or approve the motion. Randy, if
19 the motion is denied -- if it's approved, it's approved.
20 If it's denied, can another motion be fashioned so it
21 can be approved?

22 MR. ROBINSON: I believe it can. You are
23 just disapproving that motion.

24 MR. ILDERTON: That particular motion.

25 MR. ROBINSON: And then you just ask --

1 MR. ILDERTON: But we are not kicking the
 2 whole thing out this evening or anything?
 3 MR. ROBINSON: No. You can ask does anybody
 4 have another motion.
 5 MR. ILDERTON: And I think that's the way it
 6 is made. And Billy feels the way he does, and I respect
 7 that, so I guess we ought to go ahead and vote on the
 8 motion that has been made.
 9 So I call for a vote. Everybody in
 10 favor of the motion say aye.
 11 MR. WRIGHT: Aye.
 12 MR. LANCTO: Aye.
 13 MR. CRAVER: Aye.
 14 MR. ILDERTON: Everybody opposed?
 15 MS. MESSIER: Aye.
 16 MR. ILDERTON: Aye.
 17 So it passed. So that's fine. Thank
 18 you.
 19 MR. WRIGHT: May I make a comment regarding
 20 Billy's motion that has passed? And I agree with Jon.
 21 I think the role of this board is architectural.
 22 And even though the design was within
 23 the parameters of the ordinance, we still, I believe,
 24 are obligated to comment on issues regarding design,
 25 whether they are personal views or otherwise. The

1 there in order to do the extra two feet.
 2 MR. KENNEDY: I must have misread. It
 3 appeared to me that lower down on the -- with accessory
 4 structures there was some kind of discretion provided
 5 the board, which is why I drew it as such.
 6 MR. ROBINSON: There is discretion provided
 7 the board in the accessory structure ordinance, but just
 8 not under that item.
 9 If you come up to it, Item Number 1,
 10 there is no discretion. Item Number 2, the Design
 11 Review Board may grant 20 percent. Item Number 3, the
 12 Design Review Board may grant more than 20 percent.
 13 Item Number 4, there just is nothing
 14 under Item Number 4 giving the Design Review Board
 15 discretion on that 25-foot wall length. Item Number 5,
 16 there is discretion. There is a 40 percent decrease.
 17 MR. IDLERTON: So it's just another poorly
 18 written ordinance that we have got?
 19 MR. ROBINSON: Well, I mean, this is one
 20 that was reviewed by the Planning Commission closely, so
 21 they felt that they didn't want any walls over 25 feet.
 22 MR. ILDERTON: It's one of those things
 23 that, like you say, the whole code needs to be done
 24 simpler. It's Byzantine the way it's written, but I
 25 have complained enough about it. But if that is the way

1 architect does not have to accept them.
 2 MR. CRAVER: I agree with that completely.
 3 MR. WRIGHT: We should have free and open
 4 discussion regarding --
 5 MR. ILDERTON: Always. That is what we are
 6 here for. That was the only issue. Thank you.
 7 MR. MAYS: Thanks.
 8 MR. WRIGHT: Thank you.
 9 MR. ILDERTON: 1808 Central, new
 10 construction.
 11 MR. ROBINSON: This is within the historic
 12 district. They are asking for final approval. They are
 13 really not asking much on this, I don't think.
 14 As a matter of fact, they are not asking
 15 for anything on the house. It meets all the design
 16 requirements.
 17 The only thing I could find was that the
 18 shed in the rear has a 25-foot -- 27-foot wall. And we
 19 only allow one wall -- no one wall can exceed 25 feet in
 20 length. And there is really no discretion on the Design
 21 Review Board for that 25-foot length.
 22 MR. WRIGHT: We don't have any authority to
 23 waive -- or to grant exception?
 24 MR. ROBINSON: Not on that particular item.
 25 So there is going to have to be some jog to the wall

1 it is, that's the way it is.
 2 MR. KENNEDY: That's fine. We will make the
 3 adjustment, if that is the case.
 4 MR. ROBINSON: But I feel if you-all approve
 5 the design with an adjustment to one of the walls on the
 6 accessory structure with staff giving approval, I mean,
 7 it's not a big deal. I can make that approval.
 8 MR. ILDERTON: Okay. Yes, sir?
 9 MR. KENNEDY: My name is Hunter Kennedy.
 10 I'm the designer of the project. I'm with KDS.
 11 And I just brought some drawings here.
 12 Unfortunately, I don't think I have enough room for all
 13 of these, but --
 14 MS. KENYON: Do you want me to hold it?
 15 MR. KENNEDY: If you don't mind, that would
 16 be helpful.
 17 So to discuss the project, essentially
 18 we have got -- it's an existing vacant lot. I think one
 19 issue that I should address up front, that I think
 20 Michael Daly has spoken to Randy about, is just the
 21 existing grade on the lot is a bit varied. It's below
 22 the height of the road.
 23 And we took -- we have -- included in
 24 that packet is a new survey by John Wade which features
 25 a lot of spot elevations. And we have taken an average

1 of all of these spot elevations and come up with a 6-1/2
2 foot existing grade.

3 And the plan is to -- the height of the
4 road, by the way, is 8 feet. The plan is to bring a
5 foot of fill onto the property just to bring it up to
6 7-1/2 feet.

7 And that has an impact on the height and
8 scale of the proposed house, and I think it's going to
9 help bring this house a little bit closer in relation to
10 the yard and kind of bring down the scale. This dashed
11 line represents the existing grade. This is
12 superimposed.

13 The finished floor height -- base flood
14 is 14 feet grade -- would be 7-1/2. So, no, we are
15 looking at, really, 6-1/2 feet between grade and
16 finished floor. And I think that will help kind of
17 reduce the massing of the house.

18 And another thing we did, we really
19 wanted to be a neighborly house, have a relationship
20 with the street, so we have got this wraparound front
21 porch. The house is sited so it's close to Central
22 Avenue.

23 And we have brought the height of the --
24 actually the eave line below the height of the dormers
25 to kind of help reduce the massing. So we have got a

1 mud room/support areas here. And you have the bedroom,
2 the master bedroom and closets and all of that in the
3 back.

4 The structure is actually -- it's within
5 code, but it's 30 inches -- the finished floor is
6 30 inches higher than the main house. And what that
7 allows us is it kind of sets this building off a little
8 bit from the main house. It also allows us to use this
9 space under that, that little accessory structure as a
10 shaded area for the pool.

11 So we don't need to ask for, you know, a
12 pool house or do a really -- max out the size of this
13 shed that we have in the back, so that it could also
14 accommodate something like that.

15 The emphasis as far as like fenestration
16 and things like that, if we could just look at the
17 elevation again. It's really just the emphasis on
18 simplicity. It's all four-over-four, double-hung
19 windows. Many of these windows are the same size.

20 And we were really paying attention to
21 some historic details kind of in that neighborhood, you
22 know, the -- you all are familiar, I know, with the
23 lighthouse and the support structures, which also has
24 the four-over-four fenestration.

25 And we like that. We like the detail.

1 dormered ceiling upstairs. And the overall height of
2 the house is less than 37 feet. It's 36'8".

3 We think that that actually -- it also
4 works with the vernacular of the island. And so, you
5 know, it's a pretty -- in terms of the size of the
6 house, it's, you know, within the lot coverage
7 parameters for heated square footage.

8 This is a -- it's a little over a
9 3,000-square-foot heated footprint on the first floor.
10 There are -- as you can see on the site plan, we have
11 got a wraparound front porch and a two-story main house,
12 and then a one-story hyphen that connects this one-story
13 mass, or like accessory to the main house.

14 And so it's just a center hall plan,
15 very simple. I mean, the goal of the project really is
16 to try and work with the traditional southern vernacular
17 you find in the Lowcountry, more of a modest house built
18 with quality materials, understated detail.

19 So dining room, living room, and then
20 living area in the back really engages the rear yard
21 with the pool terrace. And this hyphen, we have got the
22 side entrance on this side from the driveway. We have
23 an existing curb cut on the right side of the lot.

24 So you enter here through this side
25 door. And you can enter the house or -- and we have a

1 And we actually looked at that for inspiration. Or that
2 was a starting point for discussion of what to -- how to
3 design out the shed at that very back of the house.

4 Just to briefly touch on this. We have
5 got -- we have matched some similar details in terms of
6 board and batten, casement windows, and a roof --
7 massing of the roof where we have a slope break here
8 just to give a little bit of a shadow line detail like
9 the storage shed we have got at the lighthouse.

10 This is to be used -- it's not
11 conditioned space. It's a workshop and a gardening
12 space in the back.

13 If the code doesn't allow for
14 modification of the 25-foot wall or shed, that's fine.
15 We can make an adjustment to the plan. But looking at
16 the code, and I may have misread this, but it seemed
17 that if you -- 25 times 25, the allowed square footage
18 for a shed exceeds the sum of those two, the limits for
19 those walls. So that might be something to review for a
20 future accessory structure case.

21 But this is something intended to be
22 modest. It's also intended to be able to provide a
23 focal point. When you enter the property and you are on
24 the driveway, it's intentionally centered at the end of
25 the drive.

1 Randy, this is one thing that we do have
2 to request from the board, is an easement on the -- the
3 required setback is ten feet for these.

4 MR. ROBINSON: I have that.

5 MR. KENNEDY: And we have six feet, and we
6 are asking for -- I think it's within your purview for a
7 40 percent easement. We are asking for that for the
8 location of this structure.

9 But the two changes that are -- the
10 other change that I wanted to note, aside from grade,
11 because there was a small discrepancy in the height,
12 after we averaged out the lot, of four inches.

13 But the other one is the roofing
14 material. We are going with an asphalt shingle, a
15 diamond pattern. And you will notice that there is
16 actually different -- two different roofing materials
17 used on the project.

18 In the drawings provided, you will see
19 that the hyphen actually has the 5V crimp. After
20 discussion with the client, and a second look at the
21 project, I think it's in the project's best interest
22 that we keep the height and width the same roofing
23 material as the main house because of the return we have
24 here with this hipped roof, which returns into this
25 awning extension that covers the stair.

1 the house here. The lattice that you will be seeing, I
2 guess it's going to be approximately 6-1/2 feet or so of
3 lattice from grade up to the skirt board. It's going to
4 be an alternating pattern, one by four, one by six, just
5 to kind of provide a little bit of visual interest with
6 this, half-inch gaps.

7 This is the front elevation. Really,
8 you can kind of see the emphasis on the -- the
9 symmetrical layout in the house really kind of plays out
10 here with this porch enclosure here in the center, which
11 we are going to be using as an office for my clients.

12 It helps break up this porch and also
13 provides us -- you know, you have an unscreened front
14 porch, which is, I think, more inviting, more friendly
15 to the street. The back porch is going to be screened
16 and provides kind of all weather, you know, living and
17 dining out there.

18 So thank you for your time. If I have
19 left out anything, just let me know.

20 MR. ILDERTON: All right. I want to
21 compliment Kat on her impersonation of an easel. Very
22 nice.

23 Duke, do you want to --

24 MR. WRIGHT: I think it's a great design. I
25 like it. In spite of my friend, Billy Craver, I will

1 So that is one thing that I just want
2 you-all to consider. I have a roof sample here. It's
3 just so you can take a look at it. It took us awhile to
4 get it shipped here.

5 But it's just a pretty simple asphalt
6 shingle, but we were trying to do something that was a
7 little bit distinctive.

8 So this is the side elevation by the
9 driveway, front porch, main house with the dormers here.
10 We have tried to use casements. We have broken up the
11 selection of windows to kind of indicate distinct spaces
12 in the house, and casement windows for the bath here and
13 also for the office on the opposite porch.

14 This is that hyphen with a dry entry.
15 We have got a transom over the door here, a pair of
16 double-hung windows, and then this is that elevated
17 master with storage underneath here.

18 And then come around the back, you can
19 see we have got the shaded area under this -- under the
20 accessory structure here.

21 So very simple in terms of the porch
22 detailing with the columns, the rails, just real simple
23 slot rails, real emphasis on quality of the
24 craftsmanship.

25 And this is the pool in relationship to

1 make one comment to the architect, and this is a
2 personal comment.

3 And I suspect -- the office is a great
4 idea, but I would imagine before long you are going to
5 wonder why you didn't put a door to one of the porches
6 out of that office. That is a personal comment.

7 MR. KENNEDY: That was something that was
8 discussed. I made sure the clients were given that
9 opportunity, but they prefer windows.

10 MR. WRIGHT: That's all I have.

11 MR. ILDERTON: I also think it's a great
12 plan, good-looking house. I just have one question and
13 comment.

14 Would that front corner of the front
15 porch, of the street side porch, want to be pulled back
16 about a foot or foot and a half or something so the roof
17 line is --

18 MR. KENNEDY: So that this roof line ties in
19 with --

20 MR. ILDERTON: That, or is that -- I don't
21 know. You know your stuff. I'm not questioning you not
22 knowing your stuff.

23 MR. KENNEDY: I definitely had given this
24 issue thought.

25 MR. ILDERTON: And that is not -- certainly

1 not anything -- just an observation. I am just
2 wondering.

3 MR. KENNEDY: That is intentional.

4 MR. ILDERTON: Okay. You know what you were
5 doing. I was just wondering about that, because that is
6 the only thing that jumped out at my eye when I looked
7 at it. But it's a good design, so that's all.

8 Kelly?

9 MS. MESSIER: I think the house looks great.
10 I had just a couple of comments regarding the -- more on
11 the site plan and the driveway.

12 And it looks like, although I didn't see
13 a ground floor plan, that you are trying to get a golf
14 cart or something under that master suite. And I guess
15 I was just concerned that you weren't going to be able
16 to get into it with the cars and the configuration that
17 they are.

18 And I don't know if you would even want
19 to consider shifting the house more towards the right
20 property line in the event -- you know, I guess this
21 master suite is not really deep enough to actually -- I
22 know you are doing the pool thing.

23 But if you wanted to put a car there,
24 the 22 feet is not adequate to sort of turn into that
25 area. It would be fine for the golf cart, but just --

1 house up on Middle Street where they interrupted the
2 length of the wall with an arched opening so it didn't
3 count as one continuous wall. Any kind of a change --

4 MR. KENNEDY: So any break will kind of --

5 MR. LANCTO: Right. So I am sure Randy can
6 work with you on that, too --

7 MR. KENNEDY: Okay.

8 MR. LANCTO: -- to accommodate the overall
9 size of that building. Other than that, I think the
10 design looks great, and I think Randy can help you out
11 on that issue.

12 MR. KENNEDY: Thank you for the suggestion.

13 MR. ILDERTON: Thank you. Billy?

14 MR. CRAVER: I'm good with it.

15 MR. ILDERTON: Do I hear a motion?

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

18 MR. WRIGHT: Second.

19 MR. CRAVER: Final approval.

20 MR. ILDERTON: Discussion?

21 MR. LANCTO: I think that we need to give
22 Randy the opportunity to correct the 25- versus 27-foot
23 wall issue because, otherwise, we are approving a plan
24 that doesn't meet the --

25 MR. CRAVER: I will amend my motion subject

1 MR. KENNEDY: It's going to be strictly
2 limited to golf cart because of the width of the bay.
3 That is a really good point.

4 But the client was -- I think the way
5 that they would typically park in that situation would
6 be, you know, they would stack it on that side. I do
7 think that that is something worth looking at in terms
8 of like easing it over.

9 We are trying to -- the considerations
10 that we had were also the solar exposure for the house.
11 And this is -- the sun is on this side, so the further
12 you push it back to accommodate that you are --

13 MS. MESSIER: It might even be taking that
14 fence and moving it back so that the cars could move
15 further forward. But that is really -- it's just --
16 generally speaking, if you are going to use the golf
17 cart you are going to be home, so the cars are generally
18 going to be in the way.

19 MR. KENNEDY: That's a really good point. I
20 will be happy to take a look at that, and the fence
21 location would, I think, solve that whole issue.

22 MS. MESSIER: Yes.

23 MR. ILDERTON: Jon?

24 MR. LANCTO: We have dealt with a similar
25 issue on the accessory building on the wall length on a

1 to Randy verifying the maximum size of that accessory
2 building and it complying with whatever the requirement
3 is.

4 MR. ILDERTON: And then deciding -- you can
5 decide.

6 MR. ROBINSON: We can work that out.

7 MR. ILDERTON: Great. All right.

8 MR. LANCTO: Second.

9 MR. ILDERTON: Everybody in favor?

10 MR. WRIGHT: Aye.

11 MR. ILDERTON: Aye.

12 MS. MESSIER: Aye.

13 MR. LANCTO: Aye.

14 MR. CRAVER: Aye.

15 MR. ILDERTON: All right. Thank you.

16 MR. KENNEDY: Thank you very much.

17 MR. ILDERTON: The meeting is adjourned.
18 (The hearing was adjourned at 6:52 p.m.)

19 - - -

Deposition of Sullivan's Island Design Review Board

1 STATE OF SOUTH CAROLINA)

2)
3 COUNTY OF CHARLESTON)

4 I, Nancy Ennis Tierney, Certified Shorthand Reporter
5 and Notary Public for the State of South Carolina at
6 Large, do hereby certify that said hearing was taken at
7 the time and location therein stated; that the hearing
8 was recorded stenographically by me and were thereafter
9 transcribed by computer-aided transcription; and that
10 the foregoing is a full, complete and true record of the
11 hearing.

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

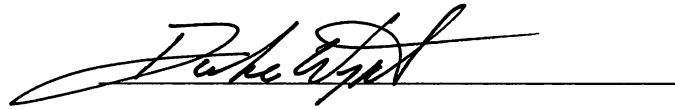
15 Witness my hand, I have hereunto affixed my official
16 seal this 28th day of September, 2011, at Charleston,
17 Charleston County, South Carolina.

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24
25

Nancy Ennis Tierney _____
CSR (IL)
My Commission expires
April 6, 2014

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 NOVEMBER, 2011

A handwritten signature in black ink, appearing to read "Duke Wright", is written over a solid horizontal line. The signature is fluid and cursive.

DUKE WRIGHT, SECRETARY