

1
2
3
4
5
6
7
8
9

SULLIVAN'S ISLAND DESIGN REVIEW BOARD

10 HEARING BEFORE: DESIGN REVIEW BOARD
11 DATE: OCTOBER 16, 2013
12 TIME: 6:02 PM
13 LOCATION: Town of Sullivan's Island Town Hall
14 2050-B Middle Street
Sullivan's Island, SC
15 REPORTED BY: MARIA D. DEMPSEY, Registered
Professional Reporter
16
17
18

19

A. WILLIAM ROBERTS, JR., & ASSOCIATES

Fast, Accurate & Friendly

22
23
24
25

Charleston, SC (843) 722-8414	Hilton Head, SC (843) 785-3263	Myrtle Beach, SC (843) 839-3376
Columbia, SC (803) 731-5224	Greenville, SC (864) 234-7030	Charlotte, NC (704) 573-3919

1 APPEARANCES :

2

3 PAT ILBERTON, CHAIRPERSON

4 STEVE HERLONG, BOARD MEMBER

5 MARK HOWARD, BOARD MEMBER

6 DONNA WEBB, BOARD MEMBER

7 RHONDA SANDERS, BOARD MEMBER

8 BILLY CRAVER, BOARD MEMBER

9 JOE HENDERSON, ZONING ADMINISTRATOR

10 KAT KENYON, CLERK/PERMIT TECH

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

1 MR. ILDERTON: All right. This is the
2 October 16th, 2013 meeting of Sullivan's Island
3 Design Review Board. It's now two minutes after
4 six. Members in attendance are Pat Ilderton, Steve
5 Herlong, Rhonda Sanders, Mark Howard.

6 MR. CRAVER: Donna Webb.

7 MR. ILDERTON: Excuse me?

8 MR. CRAVER: Donna Webb.

9 MR. ILDERTON: Donna Webb. I'm sorry.
10 Donna Webb and Billy Craver.

11 MR. CRAVER: It took him four years,
12 Donna, don't worry.

13 MR. ILDERTON: I was calling him Craver
14 forever, but he would look at me and go...

15 Approval of the September 2013 minutes.
16 Everybody?

17 MR. HOWARD: Aye.

18 MR. ILDERTON: Motion to approve.

19 MR. HOWARD: Motion to approve.

20 MR. ILDERTON: Second?

21 MR. HERLONG: I second.

22 MR. ILDERTON: Discussion?

23 Everybody in favor?

24 DESIGN REVIEW BOARD: Aye.

25 MR. ILDERTON: All right. Joe?

1 1808 MIDDLE STREET

2 MR. HENDERSON: Thank you, Mr. Chairman.

3 This first request for certificate of
4 appropriateness is related to a project located at
5 1808 Middle Street. The applicants are requesting
6 several modifications to the house. Enclosure of
7 the rear porch on the first story. To construct an
8 addition on the second story over the rear porch.
9 To enclose a second story left side porch to
10 accommodate an addition of a master bath. And to
11 reconstruct the front stairs, which was a source of
12 most of our discussion at the previous meeting.

13 During the past meeting, the DRB made
14 several recommendations for redesign of this
15 historic restoration and the additions. The first
16 being that the double stair front entrance be
17 reconfigured to incorporate rounded tapered columns
18 to match those of the first and second story.

19 From the renderings that were submitted
20 in your packets, the architect or designer has done
21 that.

22 Also, it was recommended that the
23 existing balusters be reused and restored and
24 incorporated into the first story and also the
25 double stairs coming up. That was also shown on the

1 renderings before you.

2 And also, the second story bath
3 addition, a recommendation was made to leave a
4 slight reveal of several inches to allow for a
5 fuller column up there on that second story.

6 Staff recommends approval of this
7 project provided it meet the Secretary of Interior's
8 Standards. That's also been included in your packet
9 materials.

10 Mr. Chairman, I'll entertain any
11 questions.

12 MR. ILDERTON: Great. Any questions
13 for -- we'll just move on then to the applicant's
14 presentation or our applicant here.

15 MR. ALTENBACH: Yes, sir.

16 MR. ILDERTON: Yes, sir. Is there
17 anything you need to add or, I mean, that is
18 pretty -- pretty straightforward.

19 MR. ALTENBACH: Straightforward, right.
20 Thank you.

21 MR. ILDERTON: Joe, is there anything
22 you need to add?

23 Any public comment to this application?

24 Public comment section is closed.

25 What are we all thinking? Billy?

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

2 MR. ILDERTON: Donna?

3 MS. WEBB: Yeah, I think it looks great.

4 MR. ILDERTON: Ms. Sanders?

5 MS. SANDERS: I'm good.

6 MR. HOWARD: What -- are there any --
7 you made changes from the recommendation that the
8 Board made. Are there any other changes other than
9 the recommendations?

10 MR. ALTENBACH: No, sir.

11 MR. HOWARD: Okay. No, I'm fine.

12 MR. ILDERTON: Steve?

13 MR. HERLONG: No, I think those were the
14 changes that you mentioned the Board had suggested,
15 and so I think it's approvable.

16 MR. ILDERTON: Right. Yeah, thank you
17 for being so easy to work with and adjusting those
18 plans to what we commented on last meeting.

19 All right. Do we hear a motion?

20 MR. CRAVER: Move we approve as
21 submitted.

22 MS. SANDERS: Second.

23 MR. ILDERTON: Seconded. Everybody in
24 favor.

25 DESIGN REVIEW BOARD: Aye.

1 MR. ILDERTON: All right. Rock and
2 roll.

3 1602 THOMPSON AVENUE

4 MR. ILDERTON: 1602 Thompson. Historic
5 dock restoration?

6 MR. HENDERSON: Mr. Chairman, this
7 second request for certificate of appropriateness is
8 for 1602 Thompson Avenue. This is a structure
9 located in the Sullivan's Island -- I'm sorry -- the
10 Fort Moultrie Quartermaster National Registered
11 Historic District. It is also located in the
12 Sullivan's Island local historic district. It's
13 considered a Sullivan's Island landmark, so it's a
14 very historic significant structure.

15 There are essentially two parts of this
16 project. First is a restoration of the dock
17 structure. And the other is the dock house
18 restoration, the preservation project to restore the
19 structure and incorporate some new design elements
20 to that.

21 On August 7th, 2013 the applicants and
22 property owners received an approval for
23 Rehabilitation Tax Incentives through the Department
24 of Archives and History or SHPO, which means that
25 this property was -- this project in its entirety

1 was reviewed by Archives and History for compliance
2 with the Secretary of Interior's Standards. So this
3 is the highest level of review for a historic
4 preservation project, and they received approval for
5 it.

6 In addition, they've recommended to make
7 some alterations to the structure of the dock and
8 they've received approval through OCRM. So they've
9 gone through that process as well.

10 So the duty of the Board tonight is to
11 review several changes that were recommended from
12 the Department of Archives and History. So there
13 were three required conditions that they had to meet
14 in order to be approved, receive final approval.

15 And so I have this, the S-2 document,
16 and I guess if you could pass these out to the
17 Board.

18 MS. LURKIN: Sure.

19 MR. HENDERSON: So there are three items
20 there. And so when reviewing this project you will
21 want to make sure that those items are being
22 addressed in what the applicant is presenting.

23 In addition, this project was presented
24 to the DRB in January of 2013 and the Board made
25 several recommendations for design changes. So

1 you'll want to ensure that those comments have been
2 addressed from that meeting, and I think that you've
3 provided some call-outs in your renderings to show
4 that you've met that --

5 MS. LURKIN: Right.

6 MR. HENDERSON: -- those conditions.

7 So the staff recommendation is to make
8 sure that you meet the Department of Archives and
9 History conditions as well as your own conditions
10 from January 16th.

11 MR. ILDERTON: Great. Thank you.

12 Yes, ma'am?

13 MS. LURKIN: Okay. Well, for those of
14 you who don't know me, I'm Bronwyn Lurkin with
15 Herlong & Associates. We submitted this project,
16 which is also known as the Quartermaster Dock. I'm
17 representing the Polettis on this project.

18 We submitted last year, back in
19 December, and had a presentation in January of last
20 year, at which time the Board had several comments.
21 And from those comments we restudied the project and
22 decided to take a slightly more pure approach to
23 restoring this dock house, and then went through
24 that process, and then went ahead and applied to the
25 State Department of Archives and History in May.

1 The Polettis did quite a bit of research
2 on the project so that we could keep the restoration
3 as pure as possible. As Joe mentioned the --
4 there's two components to this project, the dock
5 itself and then the dock house.

6 Just so you can get an idea from a site
7 plan perspective, here's the existing wharf with the
8 dock house, and this is the proposed. So we're
9 looking to take out about 2400 square feet of this
10 dock area, which was not original to the dock, but
11 it was removed, I believe, around 1945. So that has
12 been approved by the Department of Archives and
13 History.

14 Here's just a general location of the
15 property behind the old town offices on Thompson
16 Avenue. And you can see that the dock is in quite a
17 bit of disrepair from those photographs.

18 MR. HOWARD: So you're talking about
19 everything from the angle. You're just
20 straightening the line?

21 MS. LURKIN: Yes. You can see this line
22 right here. So everything from there is being
23 removed, that strip right there.

24 MR. HOWARD: What about the piers that
25 are there?

1 MS. LURKIN: They would be cut off below
2 the water line. Now here's some views of the --

3 And Joe, did you by chance pass out
4 the -- my bubbles, because I don't have what was
5 submitted back in January with me. But I can go
6 over some of the things.

7 Pat, probably, you would remember most
8 of those comments from January, which were we had a
9 circular window, which we no longer have. And we
10 had several additional brackets that we added and
11 dentils on this area, which we no longer have.

12 So again, as we're trying to take this
13 more pure approach we -- if you look at this south
14 elevation existing -- existing, and the new
15 conditions, we're really trying to just repair the
16 material that's there.

17 We're keeping all of the headers in the
18 same location, and just replacing with new doors and
19 windows. And we are adding a cable railing here at
20 the dock for safety reasons. There is no railing
21 there at the moment except for just a pipe railing.
22 And we are adding some Bermuda shutters for the
23 shading on the north and west elevations.

24 And again, when you compare elevation to
25 elevation in photograph, we are really trying to

1 keep all of the openings in the existing locations.
2 The roof, as you can see, is a asphalt shingle roof
3 in disrepair, and we're replacing it with a metal
4 V-crimped -- V-crimped roof that was original to the
5 project before Hugo, and then it was replaced with
6 an asphalt shingle roof.

7 I think some of the components that the
8 Archives -- their conditions on approval were the
9 chimney, which they just want to make sure we use
10 and reappoint the existing chimney, which we have
11 noted we will do. They are requesting that the
12 interior wainscot boards in the interior be used and
13 retained as much as possible.

14 And the third condition was on the north
15 elevation, we had an overhead door here with glass,
16 and they really would like to see that wing wall
17 remain solid so that from the water it appears it's
18 a solid wall.

19 MR. HENDERSON: But that would still be
20 overhead door that's --

21 MS. LURKIN: It still would be an
22 overhead door, but it would remain solid. And so
23 those are -- we have not reapplied back to the State
24 addressing those three conditions that they wanted
25 to clarify.

1 MR. HENDERSON: And I do have your
2 rendering, but the font is so small.

3 MS. LURKIN: Okay.

4 MR. HENDERSON: I need it to be blown
5 up. I don't know if you need to reference that.

6 MS. LURKIN: If I glanced at it, I would
7 be able to probably remember what -- what I said.
8 Okay. So I'll go walk you through.

9 On this particular elevation, we at one
10 time had a large bracket here removing this
11 condition, but we decided to keep that condition as
12 is. We also had added some brackets, and I think
13 one of the comments was it was looking too
14 residential. And again, you can see that this glass
15 overhead door was right there, which we've removed.

16 We had this existing wall. I don't know
17 what you would even call that architecturally, but
18 it's sort of this floating panel. We had at one
19 time looked at making those louvers. We're leaving
20 it again as existing.

21 And we had changed several opening
22 locations on both the west and the south elevation,
23 and decided to leave those where they are so that
24 the main character of the structure is visible and
25 that you can see sort of that old historic structure

1 coming through with those openings. And then that
2 round window that we added we removed. I think
3 someone commented that it was too nautical looking.
4 And again, the louver area in this condition.

5 So we really just went back to more of a
6 pure restoration as opposed to tweaking that design.
7 Thank you.

8 MR. HENDERSON: And here is -- somebody
9 had a question about the piling going down. This is
10 an engineering plan of what's going to take place,
11 and in the finished -- this is the finished product
12 here. So those are going to be just cut off the
13 under water.

14 MS. LURKIN: I believe that Manda could
15 speak to that, but I believe that is the
16 recommendation, that the pilings in that location
17 where the dock is going to removed, that they would
18 be cut so many feet below the water.

19 MS. POLETTI: Right. Between the
20 engineer and the geo engineers firms that have been
21 out there, they -- that's their -- and the
22 environmental people -- that's the recommendation,
23 is to cut it off right below the mud, because when
24 you pull it out -- it's been sitting there since
25 roughly 1900, 1905. You don't know what you're

1 pulling out into the creek with it. And that's also
2 something that the OCRM and Corp of Engineers, that
3 sort of standard they have.

4 MR. ILDERTON: The standard of not
5 disturbing the soil.

6 MS. POLETTI: Exactly, right.

7 MS. LURKIN: I don't know the exact
8 depths, but we do know that it will be cut off under
9 the water.

10 So I think I can flip these over, if you
11 want to look at the plan at all. And I think that's
12 basically...

13 MR. ILDERTON: Great. Thank you.
14 Public comment?

15 MR. REESE: I think a lot of people on
16 the island look forward to the rehab.

17 MR. ILDERTON: Thank you.

18 MR. REESE: Been an eyesore for quite
19 some time.

20 MS. LURKIN: Sorry, Pat, I forgot to add
21 that the siding that was of interest to you, that it
22 will still remain the German cove lap siding. Just
23 wanted to point that out.

24 MR. ILDERTON: Questions from the Board?

25 MS. WEBB: I wasn't here for the

1 original.

2 MR. ILDERTON: Really, just like the
3 last one, they've just done everything we sort of
4 suggested, and it's probably even getting better in
5 the design.

6 MR. HOWARD: Just out of curiosity, the
7 new decking is going to be on the dock?

8 MS. LURKIN: It's going to just -- even
9 working on the dock, the material for the deck is
10 going to be Epay.

11 MS. POLETTI: Epay.

12 MR. HOWARD: Epay. So there would be a
13 grade change, I assume, before the...

14 MS. POLETTI: Where the right-of-way is.

15 MR. HOWARD: Well, it would be the entry
16 to the...

17 MS. POLETTI: To the house?

18 MR. HOWARD: To the house.

19 MS. POLETTI: No. It's -- I mean, if
20 you go in the house now, it's right on -- I mean,
21 there's no grade change. It sits right on top of
22 the dock, basically. And we'll keep that as close
23 to that as possible.

24 MR. HOWARD: Okay.

25 MR. ILDERTON: Okay. Joe, I didn't ask

1 you if you had anything else to add or are you okay?

2 MR. HENDERSON: No, I mean, this is --
3 this is a -- they've gone through several procedures
4 to apply to the Department of Archives and History,
5 OCRM. It's a real historic preservation project.

6 I think after it's finished, it should
7 be worthy of a state award, I think. Since it's
8 such a historic -- you know, it holds so much
9 historical significance here on the island.

10 MR. ILDERTON: Great. All right. Do I
11 hear a motion?

12 MR. CRAVER: Move we approve as
13 submitted.

14 MS. SANDERS: Second.

15 MR. ILDERTON: Discussion?

16 MR. HOWARD: What's your estimate of how
17 much wainscoting you think you'll actually be...

18 MS. POLETTI: Replace?

19 MR. HOWARD: Excuse me?

20 MS. POLETTI: Replace or actually just
21 restore?

22 MR. HOWARD: You were saying you were
23 going to use as much as possible. You guess that's
24 going to be half the --

25 MS. POLETTI: Well, if you go in there,

1 there's a lot of wainscoting all over the walls, the
2 ceilings. Most of the ceilings is not going to be
3 salvageable, but on the walls we will be able to
4 actually pull that off. They will restore it, sand
5 it, and then repaint and put it back up.

6 MR. HOWARD: So most rooms will have a
7 original wainscoting?

8 MS. LURKIN: Yeah.

9 MS. POLETTI: Yes, we're keeping it,
10 everything, as original as possible. The board has
11 to be replaced --

12 MS. LURKIN: Except for any of the paper
13 products.

14 MS. POLETTI: Yeah, there's small
15 wallpaper and there is Sheetrock that's very -- you
16 know, within the last 20 to 30 years, and all that
17 will be ripped out just to make it -- and that was
18 part of the 2400 square feet that we're taking off.
19 That's not original to the dock.

20 And if anybody ever rides by there, you
21 can see that is the part of the dock that's actually
22 failing and falling into the water. The original
23 pilings that were put in in 1900, those are still --
24 I don't know -- I don't think they're -- they're
25 actually, I mean, you can walk on top of those.

1 I would not walk on top of left side of
2 that dock because that is -- those are timber
3 pilings, and that is the portion that's actually
4 coming off it.

5 With Archives and History, when I was
6 working with them, we determined it was sometime
7 between 1940 and 1950 that that left side of the
8 dock was put in. So it was not original to the
9 dock, and that's why Archives and History was okay
10 with me taking it back to the original 1900 state.

11 MR. ILDERTON: Great. All right. We've
12 had motions and a discussion. Everybody in favor of
13 the project as submitted?

14 DESIGN REVIEW BOARD: Aye.

15 MR. ILDERTON: Great. Thank you. All
16 done here. We are adjourned.

17 (The Hearing was concluded at 6:21 PM.)

18

19

20

21

22

23

24

25

1 CERTIFICATE OF REPORTER

2

3 I, Maria D. Dempsey, Registered Professional
4 Reporter and Notary Public for the State of South
5 Carolina at Large, do hereby certify that the foregoing
6 transcript is a true, accurate, and complete record.

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

10 Witness my hand, I have hereunto affixed my
11 official seal this 30th day of October, 2013, at
12 Charleston, Charleston County, South Carolina.

13

14

15

16

17

18

19

20

21

22

23

24

25

Maria D. Dempsey, RPR
My Commission expires:
October 13, 2019

I N D E X

	Page	Line
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
24		
25		

OPENING REMARKS 3 1

1808 MIDDLE STREET 4 1

1602 THOMPSON AVENUE 7 3

CERTIFICATE OF REPORTER 20 1