

TOWN OF SULLIVAN'S ISLAND  
DESIGN REVIEW BOARD

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HEARING BEFORE: PAT ILBERTON, CHAIRPERSON  
DATE: June 18, 2014  
TIME: 6:02 PM  
LOCATION: Town of Sullivan's Island town hall  
2050-B Middle Street  
Sullivan's Island, SC  
REPORTED BY: LORA L. McDANIEL,  
Registered Professional Reporter

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A. WILLIAM ROBERTS, JR. & ASSOCIATES

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1 APPEARANCES:

2 PAT ILDETON, CHAIRPERSON  
3 BILLY CRAVER, BOARD MEMBER  
4 DONNA WEBB, BOARD MEMBER  
5 RHONDA SANDERS, BOARD MEMBER  
6 MARK HOWARD, BOARD MEMBER  
7 STEVE HERLONG, BOARD MEMBER  
8 DUKE WRIGHT, BOARD MEMBER  
9 RANDY ROBINSON, BUILDING OFFICIAL  
10 JOE HENDERSON, ZONING ADMINISTRATOR  
11 KAT KENYON, PERMIT TECH

16 (INDEX AT REAR OF TRANSCRIPT)

1 for that since we had a majority, I guess, feedback  
2 from the board to go ahead and let them do that.  
3 MR. HOWARD: We're expecting a submittal  
4 for that to be approved?  
5 MR. HENDERSON: No, I think we left it up  
6 to staff to be able to approve that.  
7 MR. WRIGHT: As I recall, we left that up  
8 to staff --  
9 MR. HOWARD: Okay.  
10 MR. WRIGHT: -- on the fence. And you  
11 remember the discussion. Pat, you weren't here  
12 either. Left it as -- in fact, it's a living fence.  
13 There are all kinds of fences down there. That's  
14 essentially why we left it. As I recall, Rhonda,  
15 y'all were here. We decided to leave that to the  
16 board. To the staff.  
17 MS. SANDERS: Yes. And their hedge is  
18 much higher than four feet. I don't see any issue.  
19 MR. HOWARD: Okay.  
20 2830 MIDDLE STREET  
21 THE CHAIRPERSON: We can go on with 2830  
22 Middle Street, new construction.  
23 MR. HENDERSON: Yes, sir. Our first  
24 certificate of appropriateness request is for 2830  
25 Middle Street. The applicant, Heather Wilson, is

1 THE CHAIRPERSON: It is 6:02-and-a-half.  
2 This is the June 18, 2014 meeting of the Sullivan's  
3 Island Design Review Board. And the members in  
4 attendance are: Duke Wright, Pat Ilderton, Steve  
5 Herlong, Mark Howard, Donna Webb and Billy Craver.

6 MR. CRAVER: And Rhonda.

7 THE CHAIRPERSON: I'm sorry, and Rhonda  
8 Sanders.

9 Freedom of Information requirements have  
10 been met for this meeting. Items on the agenda are  
11 approval of the minutes. Do I have a motion to  
12 approve it?

13 MR. WRIGHT: So moved.

14 MR. HOWARD: I second.

15 THE CHAIRPERSON: Discussion?

16 MR. HOWARD: Last month's meeting we left  
17 an item to vote via the e-mail on the fence down on  
18 I'on at the Officer Grove. And I was wondering what  
19 the official decision was on that.

20 MR. HENDERSON: I can report on that. We  
21 allowed the applicant to go ahead and submit their  
22 design as they originally presented to the DRB, which  
23 was kind of a hybrid design of the cross members on  
24 the fence. Worked into, I guess, a traditional  
25 picket fence. We allowed them to go ahead and submit

1 requesting final design review and approval. And  
2 this is for a historic special exception. This is in  
3 accordance with zoning ordinance Section 2120 of the  
4 zoning ordinance.  
5 The DRB previously gave conceptual  
6 approval for this historic special exception during  
7 their April 17th meeting. Last week, Board of Zoning  
8 Appeals issued the official approval of the special  
9 exception. This was during their June 12th meeting.  
10 The charge of the Board tonight is to give  
11 final approval and to ensure that the original  
12 historic structure doesn't exceed 1,200 square feet.  
13 It does not. Those renderings are included before  
14 you.  
15 Also, to ensure that the height, scale,  
16 mass and placement of the second structure is  
17 appropriate and compatible with the lot on which it  
18 is sited and that the character of the historic  
19 structure is not going to be impacted by the new  
20 construction.  
21 Mr. Chairman, I'll turn it back over to  
22 you. I can show an aerial photographs and field any  
23 questions you might have.  
24 THE CHAIRPERSON: Thank you. Applicant.  
25 Presentation.

1 **MS. WILSON:** This is the same model I  
2 presented at conceptual review. And the massing of  
3 the design really has not changed. The only  
4 difference was we made the garage a little bit narrow  
5 and pushed it a little bit further in. And that was  
6 just to compete a little bit less with this. This is  
7 a little bit more narrow and pushed that back, a  
8 total two-and-a-half feet further off the street and  
9 narrower.

10 But the massing of the rest of it is  
11 unchanged. So we've just been working on the  
12 elevations. The biggest challenge was that it does  
13 have to be two feet higher than the existing cottage  
14 to comply with the regulations. We did the best we  
15 could to kind of bring things down, use seven-foot  
16 walls where we could, bring the bridge down, stepping  
17 this down, trying to relate to this.

18 These represent two of the larger oak  
19 trees that are on the property that are in the  
20 process of leaning on this corner. And this corner,  
21 there is a pecan in here that is -- that would be  
22 taken out. We're going to start clearing that.

23 And this is the single drive right now.  
24 As you may have noticed, the drive comes in here.  
25 It's going to be a single curb cut here, and put a

1 Joe, any more to add?

2 **MR. HENDERSON:** Nothing further.

3 **THE CHAIRPERSON:** Duke, what do you think?

4 **MR. WRIGHT:** I'm fine. We went through  
5 this design two months ago, I guess. I think it's  
6 very good. Very well done. I'm okay.

7 **THE CHAIRPERSON:** I'm also okay with it.  
8 Looks good to me. Steve.

9 **MR. HERLONG:** It's almost identical to  
10 what was previously submitted. I felt that was fine.  
11 I'm fine with everything as well.

12 **THE CHAIRPERSON:** Mark.

13 **MR. HOWARD:** Just a couple questions. On  
14 this top, it says 20 feet from Brook Street, and  
15 here, the front of the house is 19. Is there a  
16 discrepancy or am I not reading this right? This  
17 says 20. And here we're at 19. I didn't know.

18 **MS. WILSON:** You're right. There's an  
19 angle to the front. It's not exactly parallel to the  
20 street. My connection line probably grabbed -- see  
21 how it's touching there, but not there. It's  
22 definitely 20 and no more.

23 **MR. HOWARD:** I was just curious. And the  
24 other thing, the oak tree, and the two palms near the  
25 garage, they are going to be able to stay?

1 structure which is discussed as well with the zoning  
2 board.

3 Just to look at some of the elevations,  
4 this is the elevation looking from the cottage;  
5 standing here looking back.

6 This is a porch across here. This was  
7 solid in the model. This all open porch as is this  
8 connection piece. This is solid porch and solid.

9 This is a small balcony off the master  
10 bedroom. This is what you would see from the street,  
11 eight-and-a-half. That is this hip portion here.  
12 And this is the garage with a small office over it.

13 Even though the front is technically  
14 facing the ocean, we did want to address Brooks  
15 Street. This is French doors going into the living  
16 room and stairs going down to Brooks Street. Single  
17 story porch as well as a single story master room and  
18 then again this is the two-story piece in the middle.

19 This is the elevation that is adjacent to  
20 the neighbor's house. Not encroaching on that.  
21 That's what they would see. These are Bahama  
22 shutters for privacy and master bathroom.

23 **THE CHAIRPERSON:** Thank you. Is there any  
24 public comment to this application? Public comment  
25 section is closed.

1 **MS. WILSON:** Uh-huh.

2 **MR. HOWARD:** With the move.

3 **MS. WILSON:** So the driveway will pass  
4 under it to the left. There's the palm. There's a  
5 cluster of palms over there as well.

6 **MR. HOWARD:** I'm glad you're saving that.  
7 I like it. Good to know.

8 **THE CHAIRPERSON:** Donna.

9 **MS. WEBB:** I agree.

10 **THE CHAIRPERSON:** Excuse me.

11 **MS. SANDERS:** I'm good. Thank you.

12 **MS. WEBB:** I don't really have much more  
13 to add to what they said. That area, that little  
14 area, there's so many different things done. I think  
15 this will be a nice anchor for that corner.

16 **THE CHAIRPERSON:** Bill.

17 **MR. CRAVER:** I love it, was in favor of it  
18 two months ago. I'm more in favor of it now.

19 **THE CHAIRPERSON:** Do I hear a motion?

20 **MR. CRAVER:** I move we approve as  
21 submitted, final approval.

22 **THE CHAIRPERSON:** Second?

23 **MS. SANDERS:** Second.

24 **THE CHAIRPERSON:** Everybody in favor.  
25 (Ayes stated by all board members.)

1 (off-the-record discussion.)  
 2 1102 OSCEOLA AVENUE  
 3 **THE CHAIRPERSON:** 1102 Osceola.  
 4 Demolition and relocate the addition.  
 5 **MR. HENDERSON:** Mr. Chairman, this is  
 6 agenda item C-2. This is for 1102 Osceola Avenue.  
 7 The applicant, Beau Clowney Design, requested  
 8 conceptual approval for the relocation and elevation  
 9 of two historic structures; the addition to the  
 10 historic structure, new addition.

11 And also relief from the side setback  
 12 requirements of eight feet, two inches. Back  
 13 right hand side setback.

14 This property is a local designation,  
 15 Sullivan's Island landmark according to historic  
 16 survey number 309, and it's also a contributing  
 17 property to the Moultrieville National Register  
 18 Historic District. It was constructed circa 1885.

19 Because of the historic status of this  
 20 property, we as town staff reached out to our  
 21 preservation consultant, David Schneider, to get his  
 22 input on the request here, essentially the lifting or  
 23 raising, elevating of a historical structure that's a  
 24 contributing property to the National Register  
 25 district. We want to get his feedback.

1 We're going to have a request, lots of requests going  
 2 forward to do this. I'd like to make sure that we do  
 3 it in the right way. With that, I'll leave it up to  
 4 you guys to deliberate.

5 **THE CHAIRPERSON:** Thank you. Yes, sir.  
 6 **MR. CLOWNEY:** I'm Beau Clowney. This is  
 7 Kate Campbell and Ross Ritchie. We all going to chat  
 8 with you about this. Kate, why don't you talk a  
 9 little bit about the elevation.

10 **MS. CAMPBELL:** Meeting with Joe yesterday.  
 11 Obviously, this house is below flood. And kind of  
 12 unfortunate necessity that we have to elevate to  
 13 flood or once at above flood, which is now current  
 14 building code regulation. Obviously we're very  
 15 mindful of that impact on the property.

16 The homeowner is also very mindful,  
 17 wanting to preserve the cottage, but also realizing  
 18 flood insurance rates are fairly substantially  
 19 different between an un-elevated house and an  
 20 elevated house.

21 Weighing all this in alignment is kind of  
 22 where we ended up in terms of elevating the house.

23 **MR. CLOWNEY:** First of all, Jason and  
 24 Christine Tompkin are our client. We did another  
 25 project for them on Middle Street. They are really

1 And what Mr. Schneider said is that in  
 2 order for the DRB and staff to consider, he said that  
 3 we could allow the elevation of the structure, but we  
 4 should do so in consideration on a case-by-case  
 5 basis; how we're going to preserve the existing  
 6 structure, what treatment we're going to give to it,  
 7 what architectural elements we're going to preserve.

8 I'm referring to front shutters, roofing  
 9 materials, windows, siding, front porch railing and  
 10 other architectural details for this original  
 11 historic structure. That's the first thing.

12 The second thing is that we should  
 13 consider how to minimize the impact of elevating the  
 14 historic structure. Some of the things that he  
 15 mentioned is that we could consider as a board  
 16 setting the house back, adding some fill and  
 17 landscaping to the front to mitigate this visual  
 18 impact of raising it the seven feet that we are.

19 I had a chance to meet with Kate and Beau  
 20 and Ross, and we went over some of the things that  
 21 they're proposing to do. What I'd like to really  
 22 talk about is how to develop a template for  
 23 approaching these historically significant properties  
 24 and allowing the elevation of them.

25 Randy and I see the writing on the wall.

1 great people that, unfortunately, had a family  
 2 situation. They weren't able to make it today. They  
 3 are very preservation-minded along with their -- the  
 4 house we did for them years ago on Middle Street.

5 With this one in mind, wanting to do the  
 6 right thing for the property and really wanting to  
 7 look at all the materials and make it as authentic as  
 8 possible. They're very interested in single-pane  
 9 windows in the old house. Not wholesale, going  
 10 through and trying to radically change the existing  
 11 structure the way it is.

12 This property was owned by a really great  
 13 woman named Ollie Walker. Her family, I think it's  
 14 been in her family since the '60s, the mid '60s. She  
 15 did certain things to the house. She was responsible  
 16 for putting on the wooden shingles, which are a  
 17 little thicker than you normally see here around the  
 18 lowcountry.

19 And she changed out after Hugo -- we have  
 20 photographs of the house before Hugo and after Hugo.  
 21 And after Hugo, all the German siding was put on the  
 22 back three sides of the house and also the little  
 23 cottage was sitting off, on the property line to the  
 24 right.

25 They did a few little additions to that

1 little cottage over the years, but they were real  
2 mindful of not changing the footprint of the center  
3 hall house and the roof line of the center hall  
4 house, which we see as the most important thing to  
5 really preserve. It has great scale. It's an  
6 awesome little house.

7 The columns, I call them shoebox shape,  
8 rectangular columns, which you hardly ever see them  
9 anywhere except for in the Bahamas or something.  
10 We're really focused on making this a true  
11 preservation-type project. Granted, we do have to  
12 elevate the house.

13 We are interested in doing things that  
14 really highlight its location on Sullivan's Island  
15 and doing things -- we decided programmatically  
16 wanting to keep the scale down and square footage  
17 down as much as possible. We've picked up the little  
18 guest house and moved it to the other side of the  
19 property and connected it with a dog trot, nice glass  
20 sort of dog trot, and other things that minimally  
21 impact the form of the pure old house itself we feel.

22 We also feel like, you know, historically  
23 throughout the years, I can think of situations in  
24 Louisiana where houses have been raised and lowered  
25 and situations downtown where houses have been raised

1 of the house seem a little less solid. There's  
2 actually houses right up the street from this  
3 property that have a very similar situation.

4 **MR. CLOWNEY:** That's basically the way it  
5 is. Also, these are some other examples of what I  
6 call a raised cottage. We're looking at the portions  
7 of these columns and looking at how we create that  
8 shadow along the front of the house. We've got lots  
9 of little rail details and shutter details we pulled  
10 for houses that are very similar to this that we're  
11 going to be exploring as well.

12 **THE CHAIRPERSON:** Is there any public  
13 comment to this application? Yes, sir.

14 **MR. KILPATRICK:** My name is Dean  
15 Kilpatrick. I'm the next door neighbor at 1026  
16 Osceola. And, you know, I'm really sort of fully  
17 understand the fact that it's a small historic  
18 landmark house and that anybody who buys it is going  
19 to want more space than that.

20 I had, you know, some concerns and some  
21 questions that I would just like -- some of them are  
22 truly questions, not rhetorical questions. One of  
23 which is, if you look at the entire plans, it's clear  
24 that the added structure is going to really dwarf the  
25 historic landmark portion. Part of it will be torn

1 and lower and moved to different locations. I know  
2 of other houses on Sullivan's Island that have ended  
3 up on the other end of the island, that sort of  
4 thing.

5 What we have here is something we feel  
6 like all the little pieces are going to be something  
7 that really speaks to a true, you know, project that  
8 speaks to Sullivan's Island and the history of the  
9 island. I can answer any questions.

10 Other things, like Kate was talking about  
11 earlier in terms of elevating. We're going to work  
12 with Randy a little bit in terms of trying to pull up  
13 the grade in the front just a little bit to try to  
14 mitigate that height. One of the things we don't  
15 want this to be, this tall thing standing on  
16 toothpicks. We're really going to try to work it  
17 every way imaginable to prevent that from happening.  
18 That's it.

19 **MS. CAMPBELL:** Another detail that we're  
20 incorporating, which is bringing in some of the  
21 traditional ways to do the porch. Right now the  
22 screening on the front of the house is aligning with  
23 the front piers. Once it's elevated, we're going to  
24 push that screen back to the plane of the house.  
25 It's going to make that elevation change on the front

1 down. Part of it, you know, will remain.

2 I mean, at least the thing that was on the  
3 Website showed that the elevation of the added roof  
4 line and whatnot is much higher.

5 Secondly, it appears that it's going to be  
6 very elevated. You know, as best I could tell, it  
7 would be 17.5 feet. And I'm not sure, that may be  
8 higher than, you know, what's absolutely required.  
9 Obviously, the lower it could be, the less it would  
10 sort of stick out.

11 The third thing is that plans -- I mean, I  
12 just heard the plans to increase the grade in the  
13 front yard. However, drainage is really bad anyway.  
14 So my lot next door is a bit downhill from that. I'm  
15 a little concerned if the, you know, if there was  
16 much elevation, all it would do would be all the  
17 runoff would go in my yard. And I get plenty in my  
18 yard during high tide anyway.

19 Could you show me where the pendency  
20 building is going to be on the plan. It wasn't  
21 listed.

22 **MS. CAMPBELL:** It's right here on the lot.

23 **MR. CLOWNEY:** Attached to the house.

24 **MS. CAMPBELL:** This is Osceola. It's  
25 right here.

1 **MR. KILPATRICK:** That would be like pretty  
 2 adjacent. What's the setback?  
 3 **MS. CAMPBELL:** The setback required is 15  
 4 feet, and we are at 15-and-a-half feet.  
 5 **MR. KILPATRICK:** This is another question.  
 6 Right now there are a lot of buffers in terms of  
 7 trees and pieces of trees that are between my lot  
 8 and -- even if it's very large and up in the air, you  
 9 wouldn't be able to see it quite so much. Are you  
 10 planning to cut down trees?  
 11 **MS. CAMPBELL:** That is the -- most of  
 12 those trees I think occur within that 15-foot buffer.  
 13 So being that this is a one story cottage, you can  
 14 actually kind of see most of those tree lines will be  
 15 hopefully affected. This is the little guy right  
 16 here on the Osceola side. This street probably shown  
 17 little bit further to the left.  
 18 We would try to maintain some sort of  
 19 buffer in there.  
 20 **MR. KILPATRICK:** There's some sort of  
 21 Cedars in the back yard.  
 22 **MS. CAMPBELL:** Right.  
 23 **MR. KILPATRICK:** I think you can also from  
 24 looking at this get a sense -- how much higher is  
 25 that than the regular elevation now?

1 17-and-a-half.  
 2 **MR. KILPATRICK:** The final thing which is  
 3 not your problem, but it's kind of the owner's  
 4 problem is actually, when they shot the property line  
 5 on our side, at least part of it was a good foot to  
 6 15 inches. The fence that's there is really on our  
 7 property, not their property. If you're looking at  
 8 the setbacks, it needs to.  
 9 **MR. CLOWNEY:** We can fix that.  
 10 **MR. KILPATRICK:** This is a rhetorical  
 11 thing. It may be the horse is already out of the  
 12 barn on all of this. This house, as it is now, you  
 13 know, is considered a landmark. And there may be no  
 14 option but to do it. Basically tearing down part of  
 15 that and then building something, which is basically  
 16 new, trying to make it look as good as possible still  
 17 really means that it's, in some ways, a piece of it  
 18 might be an old landmark that's higher up in the air.  
 19 It really sort of, in my judgement,  
 20 defeats the purpose of trying to really maintain  
 21 historic structures.  
 22 **THE CHAIRPERSON:** Thank you, sir. Is  
 23 there any other public comment to this application?  
 24 **MS. DALTORIO:** I'm Dee Daltorio. I'm on  
 25 the other side, at 401 Seabreeze. And pretty much my

1 **MS. CAMPBELL:** The existing elevation is  
 2 ten feet for the finished floor.  
 3 **MR. RITCHIE:** Ten-and-a-half feet.  
 4 **MS. CAMPBELL:** Basically, seven feet  
 5 above.  
 6 **MR. KILPATRICK:** That's seven feet lower  
 7 now. Even up at ten feet, looking at it from the  
 8 front, you know, it would be a good bit larger.  
 9 **MS. CAMPBELL:** The reason that is -- do  
 10 you want to speak to that? The building code now  
 11 requires houses that are in a V-zone to have their  
 12 bottom base horizontal structural member one foot  
 13 above base flood. The base flood elevation on this  
 14 lot is E-15. We're actually putting our structure as  
 15 low as we can actually do it according to the  
 16 building code.  
 17 **MR. KILPATRICK:** 15-and-a-half, not 16.  
 18 **MS. CAMPBELL:** 15 feet.  
 19 **MR. RITCHIE:** The finished floor is at  
 20 17-and-a-half. The structure of the floor structure  
 21 sits like an inch above, one foot above. We're  
 22 hugging kind of the lowest it can be with the  
 23 structure.  
 24 **MS. CAMPBELL:** The bottom of the structure  
 25 has to be at 16 feet; finished floor is at

1 concerns are almost exact. My major concern would be  
 2 the runoff, the extra foot and everything else you're  
 3 going to do in the front.  
 4 My back yard gets completely flooded and  
 5 it stays flooded. My other neighbor, he has extra  
 6 foot of soil as well. Now I get two very large  
 7 structures in my back yard. My major concern is that  
 8 and, you know, I don't know -- I think as far as the  
 9 distance of my property to the structure, I think  
 10 within the set amount, I believe. And it would be  
 11 the landscaping so I don't see all the houses.  
 12 **MS. CAMPBELL:** Just a comment about the  
 13 fill and the drainage. As you know, in speaking with  
 14 Randy and Joe yesterday, we would only really want to  
 15 do that on the front of the property, not on the  
 16 entire property. It's really, you know, whether it's  
 17 a terrace or something in the front that just helps  
 18 to mitigate that height as it's looked at from the  
 19 street.  
 20 The shedding of the water actually occurs  
 21 along a crest that runs little less than half of the  
 22 property. There's actually an inlet over here. By  
 23 law, you're not allowed to put water on other  
 24 people's property. There would have to be a civil  
 25 engineer involved to make sure that is all engineered

Page 22

1 to go to that inlet.  
2 **MS. DALTORIO:** You'll be having a civil  
3 engineer?  
4 **MR. CLOWNEY:** Sheila Wertimer will be  
5 doing the landscaping. She'll be doing French  
6 drains. And as Kate said, we're not allowed to drain  
7 water onto your property. We're going to make sure.  
8 **MS. DALTORIO:** I know you didn't want to  
9 do it on purpose. I'm already flooded.  
10 **MR. CLOWNEY:** I understand. It's a work  
11 in process.  
12 **MR. HENDERSON:** As a probating  
13 requirement, we require all building plans or any  
14 commercial or residential development to demonstrate  
15 in their plans through engineered drawings that  
16 they're not going to impact any properties, anything  
17 off property. They have to show that to us.  
18 **MR. WRIGHT:** Which house is yours?  
19 **MS. DALTORIO:** I'm 401. So the second  
20 structure.  
21 **MR. KILPATRICK:** This is mine. I believe  
22 the dog thing -- house that is now here is going to  
23 be like, I guess, adjacent or pretty close. Will it  
24 be perpendicular?  
25 **MS. CAMPBELL:** It's going to run that

Page 23

1 direction.  
2 **MR. CLOWNEY:** It's perpendicular largely.  
3 Largely perpendicular. It is on that side. The  
4 great thing about that for you, if you look at the  
5 whole project in general, this is the shortest piece  
6 of the whole project, which is on your side.  
7 **MR. KILPATRICK:** I guess that was the  
8 other point I was making.  
9 **MS. CAMPBELL:** Also, the addition, the new  
10 addition, just to speak to what was originally the  
11 house, after Hugo, you can tell from these  
12 photographs, this was the front of the house after  
13 Hugo, and this was the back. This had an addition on  
14 the back that was completely decimated from Hugo.  
15 The prior owner rebuilt that addition.  
16 What's original of the house actually does not  
17 include that addition, just that core house. That's  
18 where we're kind of taking that line and plan is  
19 here. And all this is basically addition onto that  
20 original core of the house. Relocating the guest  
21 cottage.  
22 This is also, we've really tried to  
23 minimize the height of the project, the new portion.  
24 Instead of doing full-blown two-story addition, we're  
25 really trying to bring the scale down, doing more of

Page 24

1 a dormer roof.  
2 **MR. CLOWNEY:** This is one-and-a-half story  
3 structure right here.  
4 **MR. WRIGHT:** Where is the original?  
5 **MR. CLOWNEY:** This is the original volume  
6 right here. That's the original. And here, this is  
7 the original volume right here. And on the backside  
8 this is the original volume.  
9 **MR. HOWARD:** What is the height difference  
10 between the original and the new addition? The top  
11 of the original. After this job is done, what's the  
12 height difference between these two?  
13 **MS. CAMPBELL:** This is just under  
14 36-and-a-half, 36'4". That's, you know, I would say  
15 five to seven feet down from that. Maybe just under  
16 30 feet.  
17 **MR. CLOWNEY:** About five feet down.  
18 **MR. HOWARD:** You don't have that measured.  
19 **MR. CLOWNEY:** We don't have an exact  
20 measurement of that.  
21 **MR. HOWARD:** It was a concern.  
22 I want to ask the neighbors -- I got two  
23 different -- the water that you're talking about on  
24 your lot, your neighbor talked about at high tide.  
25 Are you getting water in your yard at regular high

Page 25

1 tide, just flood tide or all rain water?  
2 **MS. DALTORIO:** Rain water.  
3 **MR. HOWARD:** Flood tide does not come back  
4 into the property?  
5 **MS. DALTORIO:** Not on mine.  
6 **MS. RIDDLE:** It does on ours.  
7 **MR. HOWARD:** And you live --  
8 **MS. RIDDLE:** I'm with him. Sorry, I had  
9 to work late.  
10 **MR. HOWARD:** A flood tide would come into  
11 your property?  
12 **MS. RIDDLE:** Absolutely.  
13 **MR. HOWARD:** It doesn't in yours.  
14 **MS. DALTORIO:** It does not.  
15 **MR. HOWARD:** My concern is, if you have a  
16 flood tide coming in, you're planning on putting in a  
17 pool without any additional elevation changes,  
18 something you need to keep in mind in your  
19 construction. I live in an area where flood tide and  
20 I'm walking in water.  
21 **MS. KILPATRICK:** I'm Libby Kilpatrick. We  
22 get flood tide in the front. We also get on the  
23 backside by the waterway at a very high flood tide.  
24 **MR. HOWARD:** You're talking the entire  
25 length of your lot.

1 **MS. KILPATRICK:** There's a part in the  
2 middle that doesn't always flood. But the front  
3 yard, we lose grass every time there's a tide, and if  
4 it rains.

5 **THE CHAIRPERSON:** It's still open --  
6 public comment section is still open. Is there any  
7 more public comment?

8 **MS. DALTORIO:** I just had a question on  
9 the chimney because I think that's going to be in my  
10 flight side. You guys had shared the drawings.

11 **MR. CLOWNEY:** It's a mason chimney. By  
12 code, it's required to be a certain height away from  
13 the ridge. We have it as minimal as we can  
14 basically.

15 **MS. CAMPBELL:** It has to be two feet above  
16 anything ten feet away, if any sparks come out of it.

17 **MS. DALTORIO:** Minimal as it can.  
18 Are there height requirements on chimneys?

19 **MR. CLOWNEY:** Not for chimneys.

20 **MR. HENDERSON:** Not for the chimneys.

21 **MR. CLOWNEY:** We're not making it any  
22 bigger than we would make it.

23 **MR. HENDERSON:** There are certain portions  
24 of that side of the elevations that encroach that are  
25 part of the relief requested from the Board. Can you

1 **MR. HENDERSON:** Very top on the left-hand  
2 side.

3 **MR. MATTHEWS:** That's it. It's a pretty  
4 house. I like it.

5 My concern is the rain water, and I think  
6 it should be a concern for the whole island. If you  
7 have several houses that are affected, if one house  
8 has water in their backyard, then it affects several  
9 houses because of the potential for mosquitos and  
10 other varmints.

11 I'm not sure exactly -- when we were  
12 building our house, the architects -- I was told that  
13 there would be a foot of dirt put in. I guess it  
14 was. We were living in Aiken.

15 I would think that French drains are nice.  
16 I would think everybody should have about the same  
17 elevation yard in the neighborhood. And in your  
18 case, with a tide comes in, there's not much you can  
19 do about that. Just your normal rain water. It  
20 would seem to me it would be appropriate to have  
21 everybody at the same elevation. And I don't know  
22 what the answer to that is.

23 **THE CHAIRPERSON:** Thank you, sir. Yes,  
24 ma'am.

25 **MS. KILPATRICK:** I just had a question

1 go over that one more time, show the stairs in the  
2 corner.

3 **MS. CAMPBELL:** In terms of -- on the east  
4 property line, we're at 15-and-a-half feet on this  
5 side. We're requesting 19-and-a-half-foot setback on  
6 the east property line to a one story portion. And  
7 that's what's in our application because that's the  
8 furthest that -- I'm sorry 16 feet.

9 **MR. RITCHIE:** 16 feet to the stairs that  
10 come down. And 16'4".

11 **MS. CAMPBELL:** 16'4", that's basically to  
12 the stairs that are higher than six feet. Stairs are  
13 allowed to encroach on the setback at a height of six  
14 foot or less. That's the furthest, I guess, by  
15 zoning we're coming close to the side setback.

16 And then as it steps back, the house is  
17 not entirely parallel to the property line, as you  
18 can see. We have then a 19-and-a-half-foot setback  
19 at the one story portion on the side volume here.  
20 And then a 20-foot setback at where it bumps up to  
21 one-and-a-half stories here on this corner. Just to  
22 clarify that.

23 **THE CHAIRPERSON:** Any more public comment?

24 **MR. MATTHEWS:** My name is Bill Matthews.  
25 I live at 405 Seabreeze.

1 about the dependency. Is it also a historic  
2 structure. I mean, I didn't understand about it  
3 stands alone now. And it looks like it's connected.  
4 Is there something about -- I don't know. It just  
5 seems like it's changing the whole character of the  
6 pendency, which was sort of part of the old island.

7 **MR. CLOWNEY:** Could I speak to that. It  
8 is -- we don't know the date of the little cottage.  
9 It's been so manipulated over the years, two big  
10 additions to it. There's two windows in it that  
11 appear to be old. Also, I knew Ms. Walker, she was  
12 always collecting building materials from wherever  
13 she could and owned a lot of real estate. That I'm  
14 not real sure of.

15 At the same time, it has to be elevated.  
16 Since it's going to be elevated, we don't want it to  
17 be this tall, skinny thing. We think it makes a  
18 whole lot more sense to highlight another island  
19 tradition, which is this dog trot component and pull  
20 it over to the property.

21 If we don't use the guests. They really  
22 love the cottage, too. They want to use the cottage  
23 as part of their program -- as part of their square  
24 footage. If we're not allowed to pick it up and move  
25 it over, it would be very awkward for us to go and



Page 30

1 connect to it. That's why we've elected to pick it  
 2 up and move it to the other side of the property and  
 3 really sort of delicately attach it to the structure  
 4 in very sort of historic, kind of southern Sullivan's  
 5 Island fashion.  
 6 **MS. SANDERS:** But it's not historic.  
 7 **MR. CLOWNEY:** I would say it's not -- I  
 8 would say, yes, it's historic. I've been on the  
 9 board of the preservation society for 15 years.  
 10 Anything under 25 years old or whatever is now  
 11 considered to be historic -- or 50 years.  
 12 **MR. HENDERSON:** Fifty years.  
 13 **MR. CLOWNEY:** This has some pieces in  
 14 there that are turn of the century, 1920. I don't  
 15 know. I really don't know.  
 16 **MS. SANDERS:** I like this. I'm sorry.  
 17 **MR. CLOWNEY:** I talked to Walker this  
 18 morning. He said his Mom, she did everything to make  
 19 things look cute and pretty. He did say that they  
 20 had done a few additions, that the shingles weren't  
 21 original. To me, the only thing that I can find  
 22 about the house, there's two windows in there that  
 23 look like they are downtown Charleston windows.  
 24 That's about it.  
 25 **MS. KILPATRICK:** Do we know for a fact

Page 31

1 that it's not historic?  
 2 **MR. HENDERSON:** The historic survey card  
 3 identifies that there's an accessory structure on the  
 4 property. It recognizes that it is historic. Again,  
 5 we designate the entire property as a contributing  
 6 property to the National Register District.  
 7 We feel that it's historic. It may not be  
 8 the original construction 1885. I think that's the  
 9 primary portion of the property, the house, the  
 10 principal structure.  
 11 **MR. KILPATRICK:** If I could make one more  
 12 comment. I think an example of something I would  
 13 heartily approve of and that exemplifies true  
 14 preservation would be the house next door to it on  
 15 Osceola. I mean, that's a house that was added, was  
 16 not elevated. Everything fits right in. If you look  
 17 at it from the front, it looks exactly the same way.  
 18 So I mean, I understand about flood  
 19 insurance, believe me, cost but, I mean, it seems  
 20 like you're the only thing that really stands between  
 21 everybody and, you know, eroding away at the  
 22 historical preservation.  
 23 **MS. CAMPBELL:** I would like to just let  
 24 everybody know, the client did look into flood  
 25 insurance for leaving it where it is and also

Page 32

1 elevating it. Again, they would love to leave it  
 2 low, if they could. With code and with cost, you  
 3 know, to elevate, it's about 3,000 a year. And to  
 4 keep it where it is with the cottage on the ground,  
 5 it's \$30,000 a year. It's a pretty significant  
 6 difference.  
 7 **MR. REESE:** Can I speak on that? Tim  
 8 Reese, 305 Station 20. You guys know I'm a real  
 9 estate agent. I'm probably most knowledgeable about  
 10 flood insurance in here. Is there a current flood  
 11 policy on the property right now?  
 12 **MS. CAMPBELL:** I don't know that for sure.  
 13 **MR. REESE:** One of the issues is, the way  
 14 the new bill reads, it's no longer the Biggert-Waters  
 15 Act of 2012, it's now the Grimm-Waters Act of 2014.  
 16 Everything was changed. It went back. If it's a  
 17 nonconforming, free-form structure, you're allowed to  
 18 assume the flood policies.  
 19 My house and those others lower to the  
 20 ground, we can keep them there. Policy is at the  
 21 same rate it is now. If it's primary structure,  
 22 primary residence will go up between five, no more  
 23 than -- no less than 5 percent a year to no more than  
 24 18 percent a year. That's for everybody.  
 25 If it's a secondary home, it's going to go

Page 33

1 up 25 percent a year mandatory until it gets to the  
 2 full actuary rate. That 30,000 may be the full  
 3 actuary rate.  
 4 The issue though is, this may be the case  
 5 on this property, just to let you-all know, if the  
 6 old homeowner and the current homeowner did not keep  
 7 a flood policy in place, it starts from ground zero.  
 8 Yes, they will pay 30,000. That's the homeowner's  
 9 responsibility to keep that FEMA flood policy in  
 10 place. Give you a quick summary on the flood thing,  
 11 that's in a nutshell. If you have another question,  
 12 I can help you.  
 13 **MR. ROBINSON:** So let me speak also to  
 14 what Tim is saying. If they do substantial  
 15 improvement to this structure, which this would be  
 16 substantial improvement and leave it low, they will  
 17 pay actuary rates. They're kicked up.  
 18 To speak to the code and the flood stuff,  
 19 it is possible to leave this house at flood, to  
 20 exempt that one foot extra. The code does say you  
 21 have to go one foot above flood in a V zone. It's  
 22 new in the 2012 code.  
 23 It also says, if you orient the lowest  
 24 horizontal structure members 20 degrees from where  
 25 the waves are coming from, then they can be at flood.

Page 34

1 You know, as far as that one foot goes, I think we  
 2 can work together to try to get rid of that one foot  
 3 that it's up, at a staff level.  
 4 Anyway, I mean, you can give a variance to  
 5 these people to allow it to stay at base flood  
 6 elevation. There was one given to the house  
 7 catty-corner from this. Steve did a lot of work with  
 8 that structure. And they can get the variance to  
 9 leave it on the ground and do substantial  
 10 improvement. Again, they will pay 30,000.  
 11 **MR. CLOWNEY:** We've already seen 50  
 12 percent rule greatly with the structures. Our client  
 13 came to me, Randy, before he purchased it, and the  
 14 town, and talked to everybody about the possibilities  
 15 of what would happen here. They do want it elevated.  
 16 They do like the idea of not having to elevate it if  
 17 it weren't going to be elevated. At the same time,  
 18 they want an elevated house at this point.  
 19 **MS. CAMPBELL:** I think once it's elevated,  
 20 we just had this conversation with Randy and Joe  
 21 yesterday regarding the building at flood, and we  
 22 have -- unfortunately, our client wasn't able to be  
 23 here today. We did let him know about that. He is  
 24 concerned about it just, again, from the standpoint  
 25 of the insurance and what ramifications that has also

Page 35

1 with how flood maps are changing. And is he going to  
 2 get --  
 3 **MR. CLOWNEY:** That one foot --  
 4 **MS. CAMPBELL:** What does it mean in the  
 5 long-term.  
 6 **MR. ROBINSON:** It may be that he's two  
 7 feet above flood because maps go down. We don't  
 8 know. That's dealing with unknown. We just have to  
 9 deal with what is here and now.  
 10 **THE CHAIRPERSON:** Great, thank you.  
 11 Billy, what do you think?  
 12 **MR. CRAVER:** Well, just to start off on  
 13 the design and what y'all have done and moving the  
 14 house and everything, I think it looks great. I  
 15 really like it.  
 16 My view on historical structures on  
 17 Sullivan's Island is not what I would call a  
 18 millimeter view, which is, if you do something that  
 19 affects a millimeter of this house, throw your arms  
 20 up and go: We've destroyed the historic nature of  
 21 this house.  
 22 I'm happy as long as we've kept the  
 23 character. And I think you've done that. You have  
 24 to balance the money that the people have in the  
 25 house. You balance the neighbors' interest. You

Page 36

1 balance the homeowners' interest. You try to  
 2 preserve the character of the island. I think y'all  
 3 have done that.  
 4 The whole flood insurance thing, I don't  
 5 believe the government is ever going to do anything  
 6 to help anybody. I think it's going to get worse,  
 7 not better. I'd go that foot. I'd keep it there.  
 8 What I don't know about is staying at base  
 9 flood level. You might be able to get \$250,000  
 10 coverage, pay \$30,000 a year for it. If you're a  
 11 nonconforming structure, you can't get the excess  
 12 coverage. Nobody will write it for you. Okay.  
 13 You might not be able to get financing. I  
 14 know that's an issue. Some bank wink and don't make  
 15 you get the excess coverage. Some don't wink. I  
 16 wouldn't do a house and be at grade level, not be  
 17 elevated and spend the kind of money that you're  
 18 going to spend doing something like this.  
 19 I don't have a problem with that. I  
 20 encourage going up to whatever the level is you can  
 21 go up. I like the design, stashed to make sure  
 22 whatever the water run-off issues are, are dealt  
 23 with. I would give approval to this conceptual  
 24 design.  
 25 **THE CHAIRPERSON:** Donna.

Page 37

1 **MS. WEBB:** I, you know, talk about the  
 2 in-fill and to your point about kind of having the  
 3 lawns in the same direction. Is it possible to just  
 4 do the landscaping and not do the in-fill in the  
 5 front to bring it up? To me, it doesn't look like --  
 6 **MR. CLOWNEY:** There's some really bad  
 7 examples of how people have not paid attention to  
 8 this on the island. We're not going to go that  
 9 route. Yes, landscaping is a way to do it.  
 10 But what we are talking about doing is  
 11 very subtle. It's almost like taking the plane of  
 12 the front yard and just sort of peeling it up, just  
 13 very little bit. It would almost be like a retaining  
 14 wall right at the house you step back down into.  
 15 It's very subtle. It's something that we would work  
 16 out with Sheila Wertimer.  
 17 If even. We don't know. What we're  
 18 trying to say, what I'm trying to say, we're looking  
 19 at all these different ways to really bring it back  
 20 down and mitigate that height. When you ride by,  
 21 it's all about the feeling of this cottage as you  
 22 drive by and as you experience it from the street.  
 23 That's going to be our goal.  
 24 **MS. WEBB:** I like the design as well. I  
 25 think, you know, if there is a big flood and it's

Page 38

1 where it is currently, we have the risk of losing  
 2 that and many others that have been here. In my  
 3 eyes, bringing it up is probably potentially can save  
 4 it down the road.  
 5 I'm a real estate agent, too. I know the  
 6 flood issues are -- they're ginormous. My policy  
 7 went from 350 to 13,000 on a 2,500-square-foot house.  
 8 For some people, it's do-able to continue to do that.  
 9 If you're investing, already exceeding the 50 percent  
 10 rule.  
 11 I'm in favor of this design. I think it's  
 12 very thoughtful. I know you will do everything you  
 13 can to minimize the impact on, you know, changing the  
 14 character of the house.  
 15 **THE CHAIRPERSON:** Great. Thank you.  
 16 Rhonda.  
 17 **MS. SANDERS:** I like everything y'all do.  
 18 As far as the guest -- I guess you were asking about  
 19 the guest house, if it's historic. I think the main  
 20 structure is. The bathroom, kitchen were definitely  
 21 added on for rental purposes. Those are not  
 22 historic, I promise you. Been there.  
 23 I'm assuming y'all are demo-ing that part.  
 24 **MR. CLOWNEY:** We are taking off everything  
 25 except the two little rooms. They're the original

Page 39

1 structure.  
 2 **MS. SANDERS:** Those are y'all are  
 3 considering historic. You're adding on to those?  
 4 **MR. CLOWNEY:** We're taking those and  
 5 preserving those and adding little pieces on to them  
 6 as well. In other words, we're not taking it back to  
 7 the pure little box. Bottom line, this is one of the  
 8 bedroom suites. It still needs to function with some  
 9 square footage obviously.  
 10 It's these two -- it's these two right  
 11 here that we're keeping. There's an addition on this  
 12 side, and there's an addition on this side. We're  
 13 taking that off, we're taking that off.  
 14 We are replacing it with something that is  
 15 much more, we feel, in keeping with the existing  
 16 scale of the original roof.  
 17 **MS. SANDERS:** Still looks like the old  
 18 cottage.  
 19 **MR. CLOWNEY:** Absolutely. It's all about  
 20 making it look like the old cottage, even better we  
 21 feel like except for the fact it's going to be  
 22 taller.  
 23 **MS. SANDERS:** Y'all can't shrink that  
 24 addition a little bit, not so tall.  
 25 **MR. CLOWNEY:** Again, you have to keep in

Page 40

1 mind, this kind of goes back to the Colbert residence  
 2 where we had the roof line on that house. We really  
 3 pulled it away and created the second story.  
 4 Same with Millie Chaunce's house here.  
 5 Historic house is back here, and we made sure it  
 6 wasn't just like sort of lurching over the other  
 7 house. There's a bit of space in between. That's  
 8 what we've done. We have it down as low as it can  
 9 go. It's a one-and-a-half story dormer cottage,  
 10 basically, is the way we see it.  
 11 **MS. SANDERS:** My only question --  
 12 **MR. RITCHIE:** With the existing structure,  
 13 the head height in the second floor, I mean it's  
 14 6'8". It's tiny. It's really shrunk in the existing  
 15 structure.  
 16 **THE CHAIRPERSON:** Mark.  
 17 **MR. HOWARD:** Conceptually we're good.  
 18 You're heading in the right direction. Love to see  
 19 you bring the whole thing down. With insurance would  
 20 allow it and homeowners would love it.  
 21 The drainage is a communal interest here.  
 22 I don't know if you can work with the town. I would  
 23 actually like to see what Ms. Wertimer presents. So  
 24 I'd like to see her design in your next proposal to  
 25 the council, as to how she's going to mitigate the

Page 41

1 neighbors with the water.  
 2 If you can work with the town. I don't  
 3 know if there's any kind of drainage ditch that can  
 4 be re-opened. I know it's a low area. I just hate  
 5 to see it get worse. Put a pool there.  
 6 Third thing, the setback seems a bit, I  
 7 don't know, fairly large. Your neighbors here, they  
 8 haven't mentioned the encroachment into the setback.  
 9 I don't know design-wise if anything can be done  
 10 about that. They seem to be fairly substantial  
 11 request for setbacks.  
 12 **MR. CLOWNEY:** We do get an exception on  
 13 historic properties. At the same time, as far as the  
 14 percentage goes --  
 15 **MR. RITCHIE:** We're at 20 percent of the  
 16 25. That's kind of part of the reason pulling away  
 17 from the historic structure. Instead of adding the  
 18 additions on to the historic structure, we're kind of  
 19 pulling them away. In that sense, we're really  
 20 trying to keep that historic front facade.  
 21 Everything is kind of away from it.  
 22 **MS. CAMPBELL:** As we move further back on  
 23 the lot, you can see there's kind of a bulge, wider  
 24 area. The further back on the lot you come, the  
 25 skinnier it gets. So that's the point where we're

1 closest to the property and that's the 20 percent.  
 2 As we move back, this corner, which is the  
 3 corner of the one-and-a-half story piece is actually  
 4 20 feet back from the property line versus 16'4".  
 5 As you come over on this side, just taking  
 6 the offset of the property line to the one story  
 7 piece, you're actually 19-and-a-half feet. To the  
 8 actual solid volume of the house, you're 20 feet.  
 9 The 16'4" that we're asking for is  
 10 actually only to the stairs that are above six feet  
 11 in height. If you take that out, our closest setback  
 12 required or requested would be 19-and-a-half to a one  
 13 story portion.  
 14 **MR. RITCHIE:** Also, the existing structure  
 15 that's there, three feet, three and change.  
 16 **MS. CAMPBELL:** Just under four feet,  
 17 three-foot-11-and-a-half at the closest point on  
 18 here.  
 19 **MR. HOWARD:** You mean the cottage.  
 20 **MR. RITCHIE:** As it sits right now.  
 21 **MR. HOWARD:** At any rate, we're  
 22 conceptual, so I mentioned it. Other than that, I'm  
 23 fine. I think you're heading in the right direction.  
 24 **THE CHAIRPERSON:** Thank you. Steve.  
 25 **MR. HERLONG:** This is a very nice

1 well, semi-historic property. I applaud you for  
 2 keeping it and using it.  
 3 I think it's a great solution. It seems  
 4 to fit all of the guidelines. It just seems you're  
 5 working to address the impact within the neighborhood  
 6 as well.  
 7 **THE CHAIRPERSON:** Thanks. This is a  
 8 preliminary application, right? Preliminary design  
 9 application?  
 10 With all the things we've discussed today,  
 11 made mention about the possible difficulties of  
 12 drainage and other things.  
 13 The next go around, I'm sure some of those  
 14 issues will be addressed, hopefully, taken care of.  
 15 I'm fine with the design. Hopefully, next time will  
 16 be you'll have addressed almost all those issues with  
 17 the height as well as the drainage.  
 18 Duke.  
 19 **MR. WRIGHT:** On this photograph, where  
 20 roughly or, Beau, would the new house be on that site  
 21 plan?  
 22 **MR. HENDERSON:** This is the front porch  
 23 here.  
 24 **MR. WRIGHT:** Existing house.  
 25 **MR. HENDERSON:** This is the existing

1 solution. There are so many parts and pieces going  
 2 on that you're having to deal with. The fact that  
 3 one is definitely historic. And it's still central  
 4 and prominent towards the street. And the other  
 5 additions to that are linked and somewhat set back  
 6 from the street. And then the plans as well is very  
 7 irregular. I think that's great. The lot, as you're  
 8 saying, the lot setbacks are somewhat irregular.  
 9 It does appear that kind of works to the  
 10 advantage of your neighbors, the neighbor to the  
 11 south side, the three lots had a cottage almost on  
 12 the lot line. Well, now that's moving to the other  
 13 side. However, it's the smallest linked structure,  
 14 as you said earlier. Even though it's closer to your  
 15 side, it's got the least impact on the property.  
 16 It seems to address all of the concerns, I  
 17 think, as you say. Everybody's concern, that entire  
 18 area, has low grades. It's a big issue. I think  
 19 you're right. As you get involved and deal with an  
 20 engineered drainage plan, that's got to help. Along  
 21 with anything else as a neighborhood you can do.  
 22 There may be other solutions as well.  
 23 It's pulled and linked and you've got the  
 24 addition -- the new addition is actually on the back  
 25 of the house so that the historic property and the --

1 house.  
 2 **MR. WRIGHT:** How far back -- I'm trying to  
 3 get a feel for the house.  
 4 **MR. HENDERSON:** Sliding back about 15  
 5 feet; is that correct?  
 6 **MR. CLOWNEY:** Exactly.  
 7 **MS. CAMPBELL:** Yeah.  
 8 **MR. HENDERSON:** This front porch then to  
 9 this front porch is going to slide back 15 feet. New  
 10 front porch will be back here.  
 11 **MR. WRIGHT:** I understand that. Give me  
 12 an idea of where the new house will be on that site.  
 13 **MR. CLOWNEY:** I can orient this drawing.  
 14 **MR. WRIGHT:** We have to make sure the  
 15 neighbors -- this is going to be one hell of a big  
 16 house. I don't want anybody to be surprised.  
 17 **MR. CLOWNEY:** Basically, this slides back  
 18 15 feet. The addition is going to sit right in here  
 19 in this area over here. The little cottage will be  
 20 sitting right on this side right there.  
 21 **MR. WRIGHT:** Main house will be --  
 22 **MR. CLOWNEY:** The main house, large estate  
 23 room is moved back 15 feet at this point.  
 24 **MR. WRIGHT:** There will be addition to the  
 25 main house that will be much larger. I just want to

Page 46

1 make sure. Certainly our mission here is historic  
 2 preservation but it's also neighborhood  
 3 compatibility. We've been around and around on this.  
 4 We've done a decent job, I think, over the  
 5 years of protecting both interests. And I think  
 6 you're on the right track here. I just want to make  
 7 sure that everybody understands that's going to be a  
 8 large house on that property.  
 9 **MR. CRAVER:** Duke, there are a couple of  
 10 pretty big-size houses. That 1026.  
 11 **MR. WRIGHT:** I understand that.  
 12 **MR. CRAVER:** 405. I think your point is  
 13 well taken. It's not out of scale with what's in the  
 14 neighborhood.  
 15 **MR. WRIGHT:** That house on the lower left  
 16 is one of our first projects, as I recall. Do you  
 17 remember that? Isn't that a historic house?  
 18 **MS. RIDDLE:** It was.  
 19 **MR. ROBINSON:** It was.  
 20 **MR. WRIGHT:** We're essentially looking at  
 21 the same, almost, concept of a historic structure  
 22 being elevated, attached to a newer house.  
 23 Compatibility-wise, I understand that whole  
 24 neighborhood is growing and changing. My -- not  
 25 worry or concern, I just want to be sure we all

Page 47

1 understand, in protecting the integrity of the  
 2 historic structure, we're going to have a bigger  
 3 house behind it. I don't think it's going to destroy  
 4 the integrity of the structures. I think we have  
 5 done that a couple of times in some of our projects.  
 6 We've said we're protecting this  
 7 structure. When we go back and look at it after it's  
 8 done, it's not that way.  
 9 **MR. CRAVER:** The Colbert house, you ride  
 10 by that house, you can't tell there's a big house  
 11 behind it.  
 12 **MR. WRIGHT:** That's true.  
 13 **MR. CRAVER:** That was done as  
 14 magnificently as you could ever hope to pull it off.  
 15 I expect, just looking at this, going to be somewhat  
 16 of the same kind of element.  
 17 **MR. CLOWNEY:** It will be.  
 18 **MR. CRAVER:** I applaud how you did that.  
 19 **MR. WRIGHT:** I agree. I think we are  
 20 protecting the integrity of the historic house very  
 21 well.  
 22 **MR. CRAVER:** From a scale and size  
 23 standpoint, that also protects the neighborhood so  
 24 that the streetscape is not this big, massive house.  
 25 From the street level you're seeing the historic

Page 48

1 house. You got to go around to the side to look and  
 2 see the new addition.  
 3 **MS. CAMPBELL:** Right.  
 4 **MR. KILPATRICK:** Where we live.  
 5 **MS. DALTORIO:** All the time.  
 6 **MR. HERLONG:** Another thing to consider,  
 7 typical side yard setback is a 15-foot setback,  
 8 typical minimum setback that everybody is currently  
 9 complying with. There's a way you can get relief to  
 10 have less than 15-foot setback. Unless I'm missing  
 11 something, you got 15-foot still on one side where  
 12 the really small structure is. And you're -- the  
 13 closest is about 16 over here.  
 14 **MS. CAMPBELL:** At the stairs.  
 15 **MR. HERLONG:** More than 15 on the other  
 16 side. They haven't come in and asked for additional  
 17 setback relief.  
 18 **MR. CLOWNEY:** Or square footage.  
 19 **MR. HERLONG:** They could have done.  
 20 **MS. SANDERS:** I don't think that is the  
 21 issue. I think it's the drainage, the mass for the  
 22 neighbors, and just protecting historic structure.  
 23 I have one question for my information.  
 24 That cottage, say it's not historic. Would that  
 25 be -- I don't know if it were me, I would make it a

Page 49

1 pool house. You don't have to insure it the same  
 2 way. I just think it's kind of shame to have to  
 3 raise it.  
 4 Is there a way to keep it without doing  
 5 that is my question?  
 6 **MR. CLOWNEY:** We've explored every avenue.  
 7 When you have an elevated house, you automatically  
 8 have a built-in pool house, because you have the  
 9 underbelly of the house. It's there. That's this  
 10 shaded respite from the sun. We just didn't need  
 11 that.  
 12 We also felt it was needed  
 13 programmatically -- they really like the thought of  
 14 it being this little piece that's pulled over and  
 15 attached. It's a remnant of what was on the  
 16 property. I could never say it's not historic.  
 17 **MS. SANDERS:** It's just a thought. I  
 18 think more plants on the ground.  
 19 **MR. HOWARD:** I think you're on the right  
 20 track, and Ms. Wertimer has her hands full. Going to  
 21 be curious how she can make everybody happy. That  
 22 seems to be the issue that's going to drag around.  
 23 Conceptually the house is okay.  
 24 **THE CHAIRPERSON:** Do I have a motion?  
 25 **MR. CRAVER:** Move we approve as submitted,

Page 50

1 and it's conceptual approval or preliminary approval?  
 2 **MR. ROBINSON:** Conceptual.  
 3 **MS. SANDERS:** I second.  
 4 **THE CHAIRPERSON:** Discussion?  
 5 Everybody in favor?  
 6 (Ayes stated by all board members).  
 7 **THE CHAIRPERSON:** Back to new  
 8 construction.  
 9 **MR. HENDERSON:** Mr. Chairman, this item is  
 10 being --  
 11 (Off-the-record discussion.)  
 12 1802 BACK STREET  
 13 **MR. HENDERSON:** Mr. Chairman, Mr. Huey  
 14 here is the applicant for our next project. He's  
 15 requesting preliminary design review and approval.  
 16 This is for a demolition and new construction. This  
 17 is a requested relief for standards of the ordinance  
 18 and 100 percent relief requested for the second story  
 19 side setback, principal building square footage and  
 20 principal building coverage.  
 21 I'll just run through those specific  
 22 requests briefly. Again, 100 percent on the second  
 23 story side setback with a principal building square  
 24 footage. The request is 24.9 percent, which is 783  
 25 square feet. And the principal building coverage at

Page 52

1 future, see what's coming down the road. Part of the  
 2 square footage is really, if you look at the design,  
 3 on the right side of the square footage is the  
 4 mother-in-law suite with an elevator. We're thinking  
 5 ahead.  
 6 We also have twin children, five years  
 7 old. Very attractive elementary school on this  
 8 island that we have been looking at in the past few  
 9 years. Couple year plan for us, to get on this  
 10 island, build conceptually what we're trying to do  
 11 here. We may be surprised down the road with more  
 12 children.  
 13 And so, this is really what this is all  
 14 about. Make sure I got a reaction on that. I get  
 15 excited when I say that.  
 16 I want to make sure this is something  
 17 that's been thought out, and this property is a dream  
 18 for us. We were lucky enough to sell our property  
 19 back on the water and rivertown and another recent  
 20 property that we sold to make this all come to  
 21 reality. Thank you.  
 22 **THE CHAIRPERSON:** Thank you, sir.  
 23 **MR. WRIGHT:** Where are we on that map?  
 24 **MR. HENDERSON:** This is the existing  
 25 house.

Page 51

1 19.5 percent, which is 388 square feet.  
 2 And I think that the coverage -- I'm  
 3 sorry -- the calculations on the impervious coverage  
 4 is going to change. These guys requested from the  
 5 Board of Appeals during the June 12th meeting to have  
 6 relief for the encroachment of the pool. That's been  
 7 removed from this plan. From your packet, the  
 8 numbers are going to change a little bit.  
 9 With that, I'll turn it over to Mr. Huey.  
 10 **MR. HUEY:** Hi, I'm Bill Huey, the  
 11 architect. Real quick, my clients, Paul and Jean  
 12 Vannatta are here, Paul wanted to address the board.  
 13 Real quick, while he's doing that, I want to pass  
 14 this out, which I have shown it to Joe. Little bit  
 15 extra information.  
 16 **THE CHAIRPERSON:** Yes, sir.  
 17 **MR. VANNATTA:** I'm Paul and Jennifer. I  
 18 just want to let you know the story behind this. Few  
 19 years ago, we were planning to get to Sullivan's.  
 20 I've harassed Randy enough with some of our ideas.  
 21 He's been courteous and helpful with me and my wife.  
 22 We, a few years ago, had my mother-in-law  
 23 move in with us. She fought a battle with cancer.  
 24 We became caretakers.  
 25 I do a lot of planning, looking into the

Page 53

1 **MR. HUEY:** Let me do this, too, if you  
 2 don't mind. Joe's stuff is a little -- I'm kidding.  
 3 Kind of shows you a bird's eye view.  
 4 **MR. HOWARD:** His screen is a little  
 5 better.  
 6 **MR. HUEY:** There we are in context. We're  
 7 talking about this house right here above Joe's  
 8 cursor here. And the house currently as it stands  
 9 was constructed around 1990 as post-Hugo  
 10 construction. It's a little low.  
 11 Obviously, you just had a long discussion  
 12 about base flood elevations and insurance and all  
 13 that. Obviously, that's a fact with my client as  
 14 well.  
 15 The house as constructed, floor system is  
 16 above base flood. It is in an A-zone. The  
 17 mechanical units are pretty low. And, of course, the  
 18 codes have all changed. The construction is all  
 19 questionable as far as the applicability of the codes  
 20 currently.  
 21 The decision was made to basically take  
 22 this house down and build a home more conducive to  
 23 current codes and to my client's program. What we  
 24 decided to do in the orientation of the home was to  
 25 actually situate the home a little more properly

1 addressing Back Street rather than the corner  
2 orientation. In doing that, what we're trying to  
3 propose here is more of a one story facade as it  
4 presents to the street, stepping up to two story in  
5 the back.

6 Even though it's on a corner lot, we can  
7 go fairly far forward with our two-story massing. We  
8 are proposing that stepping as an effort to help,  
9 again, with the aesthetic and really the house  
10 fitting in context with more homes in the  
11 neighborhood.

12 The other part about the development of  
13 the lot -- and this is the plan that I just gave you.  
14 Actually what I did was overlay the proposed  
15 footprint on the existing. So you can sort of see in  
16 context how the two right here, how the two situate,  
17 one over the other. That's these plans I just handed  
18 you.

19 You can see we're not really exceeding to  
20 a great amount past the existing limits or extensive  
21 structure. This octagonal structure right here shown  
22 on the existing is a gazebo-type -- you can see that  
23 roof line, that gazebo-type element. That is the  
24 portion we're proposing our one story mother-in-law  
25 suite over to the side.

1 asked the zoning board a few days ago for relief for  
2 the pool. We didn't get it. We kind of knew we  
3 probably wouldn't get it. We were going to design  
4 the pool to fit within the setbacks; going to be a  
5 non-issue.

6 Just as a plug, they did mention that they  
7 did like the house and they liked the approach and  
8 the idea of the stepping. I asked if I could tell  
9 you guys that they liked that. They said sure. I'm  
10 throwing it out there.

11 As far as the other constraints of the  
12 house, we are asking for the relief that Joe  
13 mentions. We are conforming, again, to the physical  
14 setbacks of the property and the height restriction  
15 of the property. We appreciate your consideration of  
16 our application.

17 **THE CHAIRPERSON:** Thank you, sir. Is  
18 there any public comment to this application? We do  
19 have a letter here that I will read. There's no  
20 other public comment.

21 It says: Dear Joe, addressed to Joe  
22 Henderson. Thank you for your time today. We would  
23 like to express our concern of the plans for the  
24 rebuilding and design of 1802 Back Street. The pool  
25 space is in jeopardy during extraordinarily high

1 The dash line shown on the plan, there's  
2 an interior dash line. That's actually the two-story  
3 portion. The rest is one story. This is one story.  
4 This is all one story or open deck.

5 **MR. HOWARD:** Dash is all two story?

6 **MR. HUEY:** Correct, gives you context what  
7 we're proposing and what's existing.

8 Also, another quick point of context,  
9 there's sort of a bookend home down here at the other  
10 end of Back Street. There's an expanse of open marsh  
11 in between, bookend home down at the end. That  
12 bookend home is of a size now that basically  
13 exceeds -- if they were coming in to ask for relief  
14 for that home, they would be asking for 26 percent.  
15 That's how far in excess it is of the way your  
16 ordinance is worded. Just contextually give you an  
17 idea where we're sitting.

18 Another point about our property,  
19 obviously, we have high ground but our entire  
20 property is pretty large. It's .72 acres. We're  
21 proposing 3,900 and some change square foot home on  
22 that lot. We just happen to be very constricted by  
23 the OCRM line to the one side. We are conforming  
24 with the setbacks.

25 And as Joe mentioned, we did present -- we

1 tides.

2 Of concern is the large size of the house  
3 in proportion to the useable part of the lot. This  
4 is in terms of both footprint and volume. The plan  
5 does not seem suitable for that space.

6 There is already a drainage problem in the  
7 roadway in front of the current Back Street driveway.  
8 This issue should be addressed by the plan.

9 Finally, the maintenance of the strip of  
10 land along the roadway to the right of the house has  
11 never been adequate. It is important that better  
12 plan is in place for the landscaping and maintenance  
13 of that land. Harry and Jennifer Clarke, 1801 Back  
14 Street.

15 That was our only communication; right?

16 **MR. HENDERSON:** Yes, sir.

17 **THE CHAIRPERSON:** Public comment section  
18 is closed. We can have lots of discussion. Just  
19 want to get through with that section.

20 Steve, you want to start.

21 **MR. HERLONG:** Did you need to go back to  
22 them?

23 **THE CHAIRPERSON:** Joe, do you have  
24 anything to add? Some of their concerns were  
25 town-related.

1 **MR. HENDERSON:** That's right. Some of the  
2 flooding issues she mentions, I believe, are in  
3 public right-of-way. I don't see any development  
4 would impact anything off-site since that's  
5 prohibited through their permits. Anything that you  
6 develop on private property has to be contained on  
7 that property.

8 The other issue that -- let me go back to  
9 the GIS. This is an approximate on the parcel lines  
10 here. A lot of the material is granted in the public  
11 right-of-way. This plant material, I think, is what  
12 she's referring to. Randy, is that what she's  
13 referring to?

14 **MR. ROBINSON:** Yeah, probably.

15 **MR. HENDERSON:** Again, much of this is in  
16 the RC2 zoning district and prohibits the wholesale  
17 maintenance to it.

18 With regard to the developing a new house,  
19 I think the applicants are trying to re-orient the  
20 house to create more of a streetscape of what they  
21 have across the street. And the massing is going  
22 approximately over the existing house, you know,  
23 where the gazebo was on the back of the house.  
24 That's just our take.

25 **THE CHAIRPERSON:** Thank you, sir.

1 lower section that doesn't block the neighboring  
2 home. They should be appreciative that's a low  
3 addition over to the right-hand side, I would think.

4 Over to that side is where the guest house  
5 sits over there. It just seems to take advantage of  
6 the buildable footprint.

7 You're not really -- you're very  
8 constricted on this lot. Very constricted. Not  
9 asking for any relief. You can't get relief on the  
10 30-foot side. I don't know if you were allowed  
11 relief on the others or not, they're not asking for  
12 any relief.

13 As far as the facade is concerned, there's  
14 a strong one story roof line element that is a  
15 definite improvement to what's there. You see a  
16 taller, flatter facade on the existing house. This  
17 one really adds porches and will have nice overhangs  
18 and shadows that will make it very appealing from the  
19 view from the street. I'm definitely in favor of it.

20 **THE CHAIRPERSON:** Thank you.

21 I'm also in favor of it. I think it's  
22 going to be quite a nice improvement over what's  
23 there. It's going to be good to see that house gone  
24 and this one up. I'm for it.

25 Duke.

1 **MR. WRIGHT:** Is that center part  
2 buildable? Are those the only two buildable houses  
3 on that street?

4 **MS. SANDERS:** It's marsh.

5 **MR. CRAVER:** You can't build on that.

6 **MR. WRIGHT:** That's my question.

7 **THE CHAIRPERSON:** There's only two lots  
8 there.

9 **MR. HENDERSON:** The 30-foot -- there's a  
10 critical line that runs along here. You would have  
11 that 30-foot setback.

12 **MR. WRIGHT:** You won't have a house built  
13 between those two?

14 **MR. HENDERSON:** No, sir. The critical  
15 line comes down off-site.

16 **MR. HOWARD:** Wow. You bought a lot of  
17 marsh.

18 **MS. VANNATTA:** But good view.

19 **MR. HOWARD:** Lot of view.

20 **MR. HERLONG:** I think what Bill has done  
21 to re-orient this new house to the street and to the  
22 corner, just kind of helps organize that entire  
23 street corner. I like the fact that, as you move off  
24 the corner, the massing gets lower. Again, that kind  
25 of adds some interest to the elevation as well as

1 **MR. WRIGHT:** I agree. I think it's very  
2 nice design for the site, enhance the neighborhood.  
3 I'm fine.

4 **THE CHAIRPERSON:** Mark.

5 **MR. HOWARD:** The design concept I like a  
6 lot. It does straighten up the corner there a little  
7 bit. You have a tough lot. Three-quarters of it is  
8 marsh.

9 Addressing the letter, that corner does  
10 flood. You're moving the driveway to the left side?

11 **MR. HUEY:** Yes, sir.

12 **MR. HOWARD:** Are you planning some type of  
13 channel draining that might allow that corner to  
14 reach the marsh? Suggestion that comes to my mind --  
15 I'm just familiar with the corner. I know there's  
16 really a pool right at the intersection. If by  
17 changing the driveway to the left as you are  
18 planning, fairly wide channel drain, I suggest, might  
19 help the drainage issue.

20 **MR. HUEY:** It would also be a question, of  
21 course, my client, how much of the pooling is on the  
22 town right-of-way and how much is on our property.  
23 Yes, I'm sure they'll be glad to work with the town.  
24 They don't want to be driving through pools of water  
25 either to get to their driveway. Definitely in



1 conjunction with that.  
 2 The slab level of the house existing is  
 3 around seven-and-a-half feet. We're not going to be  
 4 much different than that. Usually you can have about  
 5 a foot of play in there. I would say we're not going  
 6 to be any higher than eight feet. We're going to be  
 7 approximately at the same slab level.  
 8 We can do some feathering, but we're not  
 9 going to do anything to the detriment or exacerbate  
 10 the issue that's there now. We will try to help it  
 11 actually.  
 12 **MR. HOWARD:** Not so much the town problem  
 13 as ours if you don't address it.  
 14 **MR. HUEY:** Right  
 15 **THE CHAIRPERSON:** Rhonda.  
 16 **MS. SANDERS:** Very nice improvement.  
 17 **MS. WEBB:** The house there doesn't really  
 18 fit in with the character and charm of the historic  
 19 homes on the island. That one I think does.  
 20 **THE CHAIRPERSON:** Billy.  
 21 **MR. CRAVER:** I like it. I guess back to  
 22 the letter, they seem to be saying they felt that the  
 23 house was too big for the lot. It's not. The lot is  
 24 150 by 200 feet. Part of it is in the water. It's  
 25 smaller than the house they got, on a smaller lot

1 across the street. I'm fine with all of it.  
 2 **THE CHAIRPERSON:** Do I hear a motion?  
 3 **MR. CRAVER:** Move we approve for final  
 4 approval.  
 5 **MR. HERLONG:** Second.  
 6 **THE CHAIRPERSON:** Discussion?  
 7 Everybody in favor?  
 8 (Ayes stated by all board members).  
 9 (The hearing was concluded at 7:25 p.m.)

25

CERTIFICATE OF REPORTER

1  
 2  
 3 I, Lora McDaniel, Registered Professional  
 4 Reporter and Notary Public for the State of South  
 5 Carolina at Large, do hereby certify that the  
 6 foregoing transcript is a true, accurate, and  
 7 complete record.  
 8 I further certify that I am neither related  
 9 to, nor counsel for, any party to the cause pending  
 10 or interested in the events thereof.  
 11 Witness my hand, I have hereunto affixed my  
 12 official seal this 30th day of June, 2014 at  
 13 Charleston, Charleston County, South Carolina.

Lora L. McDaniel,  
 Registered Professional Reporter  
 My Commission expires:  
 September 18, 2016

25

I N D E X

	Page
1	
2	
3	
4 2830 Middle Street	4
5 1102 Osceola Avenue	10
6 1802 Back Street	50
7 CERTIFICATE OF REPORTER	64

REQUESTED INFORMATION INDEX

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 9  
 10  
 11 (No Information Requested)

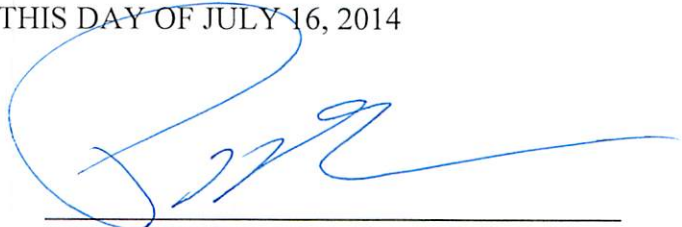
E X H I B I T S

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 17 (No Exhibits Proffered)

25

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 JULY 16, 2014



\_\_\_\_\_  
PAT ILBERTON, CHAIRMAN



\_\_\_\_\_  
DUKE WRIGHT, SECRETARY