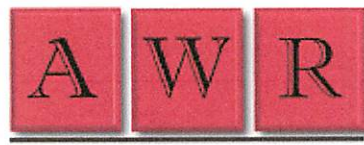


In The Matter Of:
In Re:
Town of Sullivan's Island Meeting

Sullivan's Island Design Review Board
October 15, 2014

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HEARING BEFORE: PAT ILDERTON, CHAIRPERSON

DATE: October 15, 2014

TIME: 6:00 PM

LOCATION: Town of Sullivan's Island Town Hall
2050-B Middle Street
Sullivan's Island, SC

REPORTED BY: PRISCILLA NAY,
Certified Shorthand Reporter

A. WILLIAM ROBERTS, JR., & ASSOCIATES

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1 APPEARANCES OF COUNSEL:

2
3 PAT ILBERTON, CHAIRPERSON

4 STEVE HERLONG, VICE CHAIRPERSON

5 MARK HOWARD, BOARD MEMBER

6 BILLY CRAVER, BOARD MEMBER

7 DONNA WEBB, BOARD MEMBER

8 RHONDA SANDERS, BOARD MEMBER

9 RANDY ROBINSON, BUILDING OFFICIAL

10 JOE HENDERSON, ZONING ADMINISTRATOR

11 KAT KENYON, PERMIT TECH

12 ALSO PRESENT:

13 Rachel Burton
14 Julia Martin
15 Virginia Rogers
16 Kevin C. Reed
17 Stacey Koon
18 Bill Booth
19
20
21
22
23
24
25

1 MR. ILBERTON: It is close enough to 6
2 o'clock and this is the October 15th, 2014 meeting
3 of the Sullivan's Island Design Review Board.
4 Members in attendance are Pat Ilderton, Steve
5 Herlong, Mark Howard, Donna Webb and Billy Craver.
6 We do have a reporter. Is Duke --

7 MS. KENYON: Duke is not coming.

8 MR. ILBERTON: All right. The approval
9 of the minutes: Do we like the minutes?

10 MR. CRAVER: Move we approve.

11 MR. HOWARD: I second.

12 MR. ILBERTON: Everybody in favor, say
13 aye.

14 (Unanimous.)

15 MR. ILBERTON: The first thing on the
16 agenda is 1726 Middle Street. Is that correct?

17 MR. HENDERSON: Yes, sir. Thank you.
18 Pat, is Addenda Item C-1, a Certificate of
19 Appropriateness request for a historic property,
20 1726 Middle Street. The applicant, Ms. Rachel
21 Burton, is requesting conceptual approval to
22 demolish an existing garage, remove several
23 additions that are nonoriginal to the house and to
24 construct two one-story additions to the side and
25 rear elevations.

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1 Again, this is a Sullivan's Island
2 landmark by way of Survey Card 255. This is one of
3 11 junior officer's quarters structures along
4 Middle Street.

5 Again, we all know these structures very
6 well. They have a homogeneous design,
7 architectural design, comprised of a two-story
8 cross gable roof shapes, slate roofs. They have
9 two-story covered porches. And just to go through
10 very briefly the scope of work, again, there's a
11 request to demolish the garage. It's a concrete
12 masonry unit construction, nonoriginal to the
13 property, and I have provided the historic
14 photographs in your packet to show that.

15 Also, there's a removal of several additions
16 on the rear of the property. On the left rear
17 side, there's a small shed and then also two, I
18 guess, one-story additions that were put in.
19 However, there is proposed right a side addition to
20 the right side elevation's one-story addition that
21 will be visible from Middle Street.

22 I would just direct your attention to
23 the Secretary of Interior's Standards that are put
24 out in front of you. And I would caution you or
25 ask you to consider three of the standards on 21 --

1 Section 2197 B and J and this essentially discusses
2 retaining and reserving the historic elements.
3 Again, I went out on site and took photographs of
4 all of the 11 structures on Middle Street.

5 There aren't any visible additions of the
6 elements on Middle Street. I would like to hand
7 out these photos of the structures and pass those
8 around. Again, we're looking at the right-hand
9 side of these. Mr. Chairman, I'll turn that back
10 over to you.

11 MR. ILBERTON: Thank you. Is the
12 presenter here? Yes, ma'am.

13 MS. BURTON: Good evening, everybody.
14 First of all, my client is here, Bill Booth. His
15 wife, Beth, is not able to be here this evening.
16 We want to do an addition -- two additions for this
17 property that will allow them to have a master
18 bedroom suite and a larger kitchen on the first
19 floor. But I want to first just go through some of
20 the photos and make sure that everybody understands
21 this building.

22 I have some larger photos as well, if
23 you would like to refer to these. So the very
24 first photo I just wanted to show you is just so
25 you can all see the garage building is a concrete

1 block building with just a gable roof. We want to
2 remove that and remove the driveway, such as it is,
3 that drives to that carport, to that garage. And
4 we have a side view of that building as well. You
5 can see it's a concrete block building and has no
6 historic value at all.

7 The next view I'd like to show you is
8 the rear so that you can just see there are two
9 additions that are at the rear that we want to
10 remove. One is a shed and one is the kitchen.

11 The kitchen part we will be removing
12 the roof, but the shed will be removed entirely.
13 But we will be building within that same footprint.
14 This is the front view of the street or the front
15 view of the property. We can see it's a two-story
16 building. The porches are two-story.

17 There's nothing that is happening on
18 this front that we are doing within this scope of
19 work, so everything here would remain as it is.
20 Then I have two photos that are showing the side.
21 So on the side of this building is another -- like
22 a two-story wing -- and that is the part that we
23 would like to add an addition to.

24 So I have two views showing that so you
25 could just see what it looked like from the street.

1 On the other side, the left side view, it's
2 remaining exactly as it is and there would be no
3 change on that from the street. These are
4 closer-up views of the sheds that we're wanting to
5 remove on the side and on the back.

6 So there's a little shed at the kitchen and
7 then the two sheds at the storage and the kitchen
8 at the back that we want to move. And then I
9 also took photos of the details just to show you
10 that this water table trim is the trim that we
11 would use.

12 The porch columns and picket design
13 that's on the front we would use on our new porch
14 and the window trim and shutters are what we're
15 going to use for our new windows and shutters.

16 So the overview on this site is this
17 existing two-story part with the wing on the side.
18 And then the work that we want to do is a small
19 addition on the side. It would be four feet wide
20 and that's the part that would be visible from the
21 street. However, we are setting that back in so
22 that the corner board of that elevation continues
23 all the way down.

24 But that is the side addition that
25 we're talking about and then we're doing an

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1 addition at the back which is the master bedroom.
2 This is currently the kitchen with the shed and we
3 are reconstructing those with a new roof to be one
4 kitchen with a porch then that goes behind that.

5 I have shown on here, just for clarity,
6 our owner would like in the future to build a
7 garage, a carport, and have a driveway. And I
8 won't go into any of the zoning phases, but we are
9 not going to exceed any of those on Sullivan's
10 Island zoning requirements for the principal zoning
11 square footage, for the impervious coverage.

12 You know, all of those requirements
13 were under, even with the carport and the garage,
14 so we would not be asking for relief on any of
15 those items. So this is a planned view of what we
16 want to do on the first floor and you can see this
17 is the scope of the addition that we want to put on
18 the side. One of the things that was the challenge
19 of this particular home was keeping that front
20 facade as intact as we could.

21 The second part of the challenge is
22 that we want to keep the work of this property
23 under 50 percent so we're not exceeding that 50
24 percent of the existing value, which means we need
25 to be really careful about how much area are we

1 adding. So we wanted an official plan, which was
2 why we elected to come out the side instead of only
3 going to the back.

4 So the arrangement of the building is
5 keep the living room exactly as it is, keep the
6 side room exactly as it is. The dining room is
7 here (indicating) and we're just removing a wall to
8 then have more access into this kitchen at the back
9 with a wraparound porch and the master bedroom,
10 which is all entirely new on the side.

11 I have shown -- and it's in your
12 packet -- this is the existing building, just so
13 you can reference what is where. I have three
14 sheets of elevations, just so you can compare
15 existing to our proposed. This is the existing
16 building at the front. This block remains entirely
17 existing and is untouched. This is the side wing
18 that's set further back, which is here, and then
19 here is our little addition on the side.

20 So, as I said, the corner board
21 continues. The two windows that are there now and
22 the shutters all remain and our new piece is set
23 back so that we're not in that same plane, trying
24 to extend the plane or change how that proportion
25 and shape works. This is the side view. So the

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1 new addition here is a one-story addition that is
2 added on to the side of the existing building. We
3 extend that further to be the master bedroom and
4 then that roof wraps around. And we have a new
5 roof that's over the existing kitchen and what used
6 to be the shed and it extends over the porch.

7 This is the existing where you can see
8 these. The shed is removed. The shed is entirely
9 removed, and this roof is removed so we can
10 construct our new roof.

11 And then this is the rear view of the
12 property and we have deliberately kept it just to
13 the one story so that the existing house is clearly
14 visible and we're just doing this one-story
15 addition to the back which has the -- you know, the
16 master bedroom on this side and then the porch and
17 steps coming down here. This is the existing.

18 MR. ILDERTON: Great. Thank you.

19 All right.

20 MS. KENYON: Please announce yourself
21 so Priscilla can get your names.

22 MS. ILDERTON: Is there any public
23 comment to this application? An objection before
24 we close or before we add?

25 MR. HENDERSON: No, sir.

1 MR. ILBERTON: Billy?

2 MR. CRAVER: I like it. I don't have a
3 problem with it at all.

4 MR. ILBERTON: Rhonda.

5 MS. SANDERS: I think it looks very
6 nice and very unassuming. I understand there's a
7 concern with the front because it will be different
8 from the rest by adding onto the side.

9 Is that what I heard when I walked in
10 late? I'm very sorry.

11 MR. ILBERTON: Yes.

12 MR. HENDERSON: Pretty much.

13 MS. SANDERS: Otherwise, I think it
14 looks really nice.

15 MR. ILBERTON: Donna.

16 MS. WEBB: I think that you did a great
17 job with making the floor plan very efficient,
18 working with the space that you have.

19 Did you consider doing the master bath
20 off that back bedroom to the right?

21 MS. BURTON: We did, and we're really
22 bumping up against our budget and wanting to make
23 sure that we're not going over that 50 percent
24 value. So we're trying to keep as small a new
25 building and an addition as we can just to stay

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1 within that and yet still allow Bill and Beth to
2 have, you know, the amenity of having their master
3 bedroom and bath on that lower floor and having,
4 you know, the other amenities that would make their
5 life so much nicer with a nice kitchen.

6 And so, yeah, we did look at that and I
7 couldn't find a way to have the square footage meet
8 what we were looking for.

9 MS. WEBB: What material will you be
10 using on the roof for the new portion?

11 MS. BURTON: Although Joe mentioned
12 slate, it's not a slate roof. In fact, it is an
13 asphalt shingle roof now.

14 MR. BOOTH: It's not. The original
15 structure that's under the hip roof on ours and a
16 new one of the others are still slate. Everything
17 else is what they call the 5 metal --

18 MR. ILDERTON: 5V?

19 MR. BOOTH: Yeah.

20 MR. ILDERTON: So was it your
21 understanding that is what would be on the
22 addition?

23 MS. BURTON: We're assuming that our
24 addition would be the 5 --

25 MR. ILDERTON: Traditionally, all

1 porches on the officers' quarters were done in
2 metal as opposed to slate. It's a lower pitch.

3 MS. BURTON: Yes, so we wanted to use
4 that and then although the original house had wood
5 siding we want to use hardie plank. So we're
6 looking to a similar profile, so just wanting more
7 durability and less maintenance in doing a hardie
8 plank siding.

9 MS. WEBB: I'm fine with the plan.
10 Like I said, I think it's a very efficient use of
11 the space and it's a great thing that you're
12 keeping as much as original as you can. You're
13 just going to put in the new windows on the new
14 part?

15 MS. BURTON: Yes.

16 MS. WEBB: But the others will remain
17 the same?

18 MS. BURTON: Yes.

19 MR. HOWARD: I think it clears up the
20 back very nicely and whether the other units would
21 have really been a mess there. The homogeneous
22 nature of the non-commissioned officers is
23 paramount here. I mean, that is what these houses
24 are about, the uniformity. So we take this very
25 carefully. I think you've done a good job and I've

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1 looked at it a lot. I sort of came away believing
2 this: Getting rid of the front driveway which is
3 the only one on that row would be worth the
4 addition of the two feet to the side and I'm sort
5 of standing on that because I don't know how that
6 driveway got in the front yard when none of the
7 other homes have that and if we're trying to
8 preserve this uniform nature.

9 So, in, fact, you mentioned the
10 driveway's coming out, so we're not parking in the
11 front yard anymore. So to me that would merit a
12 fair trade-off.

13 MR. ILBERTON: Thank you. Steve.

14 MR. HERLONG: These are interesting
15 structures in that the back of them is so
16 dysfunctional. For a lot of people, one of these
17 came before the board many years ago when the board
18 was -- you know, early on formed after about two or
19 three years and somebody wanted to do a very
20 extensive addition, almost the size of the existing
21 structure, and they put it in the back corner and
22 it kind of mimicked that structure and a board
23 member was very enthusiastic -- previous board
24 member -- in their dislike for that particular
25 addition. I don't know if you recall.

1 MR. CRAVER: You're being so kind with
2 politics.

3 MR. HERLONG: And I just think a lot of
4 people are wondering what do you do with these
5 structures because they are very important and
6 they're all alike. So what do you do? It is a
7 real interesting dilemma as to what to do to
8 preserve them but make them functional.

9 And, Rachel, I think you are doing
10 the same kind of direction I would take these as
11 well. But the only one question I think I have is
12 that I think it's great that everything is down
13 low, at the lower roof but that one added piece is
14 going to make this different than the others. And
15 I'm not saying it's wrong or we shouldn't do that,
16 but it's one of those things where if we sometimes
17 follow these standards from -- whose standards are
18 these?

19 MR. HENDERSON: They're from the town's
20 zoning ordinance, but they're derived from the
21 Secretary of Standards.

22 MR. HERLONG: Secretary of Standards --
23 that it should be removable, but the way you're
24 removing that wall from the addition, I just
25 wondered did you ever try -- like, if the master

1 bedroom was just moved back a few feet, could you
2 just gain any functionality by just putting it back
3 a bit further and using just the footprint of that
4 original part? It could even come back out
5 further, back in the back, and then maybe then we
6 could preserve that wall, that original wall right
7 here.

8 MR. BOOTH: As the owner, first it's
9 important to bump-out. Many of them have bump-outs
10 on the side. It's important to point out --
11 well, two, my neighbors. And you won't see mine
12 when the driveway is done and the landscaping is
13 done, just like you would have a hard time seeing
14 theirs unless you were looking for them.

15 They haven't particularly landscaped
16 against being able to see them. It's just there
17 aren't -- it's a hard thing to see actually from
18 the street. I had to walk down the road, take a
19 look, and say, is that coming off their kitchen or
20 is it coming off of some other part of the house?

21 I wonder, that must be their laundry
22 room or something. So they are there and they're
23 just not all that visible because they're away from
24 the front of the house.

25 MR. HERLONG: I think you're exactly

1 right in adding that bit of an offset. I think you
2 might need maybe an eight-inch offset.

3 MR. ILDERTON: Yes, just a little bit
4 deeper offset, which really wouldn't mess up your
5 master bath, just a few more inches there. It
6 really wouldn't affect your master bath if you add
7 a little more, a couple more inches there, off the
8 corner.

9 MR. HENDERSON: So you're currently
10 showing another eight inches offset? So another
11 four inches?

12 MR. HERLONG: I think it is four.

13 MS. BURTON: Eight inches.

14 MR. ILDERTON: Is it eight?

15 MS. BURTON: I have eight. I think
16 have eight inches showing. When I --

17 MR. ILDERTON: Because the walls
18 don't --

19 MS. BURTON: Oh, does it?

20 MR. HENDERSON: These say eight.

21 MR. ILDERTON: Eight inches would
22 really probably be the difference.

23 MS. BURTON: At least eight is what
24 you're saying?

25 MR. ILDERTON: Yes. I think that would

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1 be good and, like you're saying, the master bath is
2 still going to work. Just a couple of inches.

3 MR. HERLONG: I really think a lot of
4 people are looking and wondering what to do in the
5 back of these homes. That's such a nonfunctioning
6 area of all of them and I think this is the kind of
7 direction to take. But I would just challenge you
8 to try, if you could, to work with that. This is a
9 conceptual --

10 MS. BURTON: I have one question
11 further. I really want to keep our master bath
12 here because that's in the floor plan, gives us the
13 space.

14 MR. HERLONG: Quite on the back -- back
15 of the property --

16 MS. BURTON: What I have right now is
17 the existing houses -- do you know what? When I
18 reduced these drawings to print them on here, this
19 has come out wrong. That's why we've got four
20 inches and eight inches. You know, that whole --
21 you reduce it 50 percent and it's not right?

22 MR. HERLONG: Right.

23 MS. BURTON: So you're right. It was
24 only four inches shown on there. But what I had on
25 this side was this was an existing 19 foot and

1 three quarter-inch setback and this reduces it
2 here, so it's an 18-foot setback and this is an
3 existing two-foot -- two and a half. And what I
4 want to have right here right now is we have 15
5 feet, one and a quarter inches.

6 If I need to slightly bump this out in
7 order to get my bathroom working better, can we --
8 if I can -- so move it back from the front face of
9 the front of this wall but move this out? But if
10 I'm pushing that and then you bumping against my
11 setback, I might need my trade-off to make my floor
12 plan.

13 MR. HERLONG: Personally, I think the
14 board would want to help you adjust the setbacks
15 where we're able to work with this --

16 MS. BURTON: Yes.

17 MR. HERLONG: -- structure. I mean,
18 these were built long before these setbacks.

19 MR. ILBERTON: Yes.

20 MS. BURTON: Well, then I'd be happy to
21 look at the plan and figure out how we can get a
22 nice bathroom, giving us a slight bit more setback
23 from the front, if I can move a little bit more
24 that way, too.

25 MR. HERLONG: I think a lot of people

1 will be doing projects and you've got huge problems
2 with the 50 percent rule and the fact that it's
3 historic.

4 It's a big uphill battle to make them
5 work and so I just think this would be a great
6 example. It's the first one that really somebody's
7 come to us and wanted to make some significant
8 changes. So it's just a great opportunity to show
9 a great way to do it and this is so, so close. I
10 would just suggest trying it.

11 MR. ILDERTON: Thank you. Yes. I
12 think it's a good effort and I think with just a
13 few small adjustments it should be fine. I don't
14 see any difference with it, too, so I'm essentially
15 for it with the comments that have been made, if
16 you feel like you can work with that. Do I hear a
17 motion?

18 MR. CRAVER: Is there any reason we
19 can't give final approval?

20 I mean, let's let them get done what
21 they want to do.

22 MR. ILDERTON: I mean, that's fine, as
23 long as Joe's aware of, I guess, the comments
24 tonight and what we're hoping to gain by that.

25 MR. HENDERSON: Sure. If we were to

1 give final approval, just a little more clarity on
2 the recess from that facade, you mentioned it's
3 currently sitting at eight inches. Is that right?

4 MS. BURTON: No. It's currently
5 sitting at four. I'm sorry. I had a drawing/
6 printing scale issue. So the current is four and
7 the board has asked it be at least eight.

8 MR. HENDERSON: I would prefer to do is
9 get the rendering that shows eight inches, send it
10 out to you digitally and make sure --

11 MR. ILBERTON: Okay.

12 MR. CRAVER: I'm going to move we give
13 final approval, subject to everybody looking at
14 the --

15 MR. HERLONG: Before we second that, I
16 do have one more question for the board, really.
17 You mentioned hardie plank siding. Are you
18 thinking, like, the artisan siding, the thicker
19 material that would match the depth of the wood?

20 MR. ILBERTON: Yes. That occurred to
21 me, too. It should be the thicker hardie as
22 opposed to the thin hardie.

23 MR. BOOTH: Our desire is to match the
24 house and if that means the original siding, we'll
25 figure that out.

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1 MR. ILBERTON: It's not a big cost
2 difference. It's a little bit more but not that
3 much, and same durability and acceptable.

4 MR. HENDERSON: Yes. Hardie plank is
5 an acceptable material for a contributing national
6 registered district property, so it is an
7 acceptable material to use.

8 MR. HERLONG: So I move we give final
9 approval as submitted, subject to the adjustment of
10 the four inches to eight inches on the side that is
11 set back.

12 MR. CRAVER: Offset.

13 MR. HERLONG: Offset. And having a
14 drawing e-mailed to the board for an eyeball.

15 MR. ILBERTON: Right. Do I hear a
16 second? We can discuss it after.

17 MR. HOWARD: Okay. I second that, I
18 guess.

19 MR. ILBERTON: Then we can have
20 discussion.

21 MR. HOWARD: I got the impression that
22 you actually were talking about a bit more than an
23 eight-inch setback, that you wanted to maybe, when
24 you set it back, readjust the side of the entire
25 room size.

1 MS. BURTON: I was just saying to move
2 that back eight inches, if I have to move this wall
3 out a little bit, and then encroaching into this
4 side setback.

5 MR. HOWARD: So the way the motion
6 reads, it says that we're only asking you to go
7 back eight inches and if you change that we need to
8 redo the entire thing. Do we not? Seems to me. I
9 mean, because you're changing the entire wall,
10 seems to me.

11 MS. SANDERS: Is it open for
12 discussion?

13 MR. ILBERTON: Sure.

14 MS. SANDERS: My concern also is -- I
15 think looks great, whatever, blah, blah. I really
16 do. And from the street, probably you won't be
17 able to see the difference. I guess my biggest
18 concern would be especially for the board and for
19 the town is precedence, for more of these going
20 forward.

21 So if somebody says, oh, we just want two
22 more feet or whatever, whatever, that would be my
23 concern. And walking in late, hearing the first
24 thing coming out of your mouth was, you know, from
25 the front you see this new addition the rest of

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1 them don't have. And two more may have been added
2 on, how old they are -- you know, that's part of
3 the reason for this board, was because a lot of
4 those things were not approved in the historic --

5 MS. BURTON: I mean, I'm assuming that
6 increasing my setback or that front face of the
7 front addition, back it eight inches, I'm not
8 talking about going further up to the side because
9 I really am hampered by my square footage.

10 I need to be exceptionally careful.
11 But, you know, is it my understanding that if we
12 send out electronic versions that you can say, no,
13 bring it back?

14 MR. HENDERSON: That's right.

15 MR. HERLONG: I think Joe always has
16 the option of reviewing it and sending it and
17 getting approves or saying that's a little more
18 than I'm comfortable with.

19 MR. HENDERSON: That's right.

20 MR. CRAVER: And my thought in my
21 motion was that's essentially what happens to say
22 I'm comfortable with what's here if y'all approve
23 it or I think you guys need to look at it again.

24 MR. ILBERTON: And the fact this is
25 just a one-story, really, addition with the shed

1 which also brings your eye down. It's going to be
2 recessed. I mean, it could even be done a shade
3 darker or something so it does help it disappear.
4 I mean, there's all kind of ways to mitigate or put
5 up a shrubbery in front of it or something. You're
6 just not going to see it, I don't think.

7 Your main facade there, the two-story
8 facade, is almost iconic, still going to be there.
9 So I don't think it's really going to jump out at
10 you as, you know, being a problem myself.

11 MR. HENDERSON: Just to clarify, staff
12 can give approval and send out digital versions to
13 get your review of a project but we can't issue
14 relief to any standard of the zoning ordinance.

15 So if you requested 10 percent relief
16 on that side setback that you were showing or
17 something like that, like we talked about, we
18 cannot give approval and you would have to resubmit
19 it to the board.

20 MR. HOWARD: That being the case, I
21 think it would be better to change the proposed
22 approval as opposed to conceptual approval and
23 continue back and -- to see how you want to do this
24 which is what was --

25 MS. SANDERS: Was what was requested?

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1 MR. HENDERSON: You weren't requesting
2 relief for the side setback, are you?

3 MS. BURTON: At the moment, I'm not
4 requesting anything. I honestly don't know when I
5 look at the plan if I'll need relief. I'm just
6 asking, should that happen, how are you feeling
7 about that so I kind of know where I can go?

8 MR. ILBERTON: I guess what we're
9 saying is if that happens you would have had to go
10 before the board. We probably would be okay with
11 it, as long as it's sort of in the rear. Didn't we
12 talk about that?

13 MR. HERLONG: I think so.

14 MR. ILBERTON: Probably wouldn't be a
15 problem, but you would have to appear before the
16 board whereas if you didn't need that then we could
17 do this electronically.

18 MR. HOWARD: Okay. I agree with that.

19 MS. BURTON: Exactly.

20 MR. ILBERTON: Are we clear?

21 MS. BURTON: Yes.

22 MR. ROBINSON: Before y'all vote, can I
23 throw in one little historical fact since I'm an
24 historical guy sitting around here? Pat, you'll
25 probably remember this. Joe, you probably will,

1 too. Those two additions that were done in those
2 structures were done in the '60s. That was the two
3 MacManus' house and they had a causeway running
4 between the two houses because they had so many
5 children they couldn't fit them in one house.

6 MR. ILDERTON: Right.

7 MR. ROBINSON: At some point in time --
8 and it may already be historical to those things.
9 I mean, it's going to be a neat fact somewhere down
10 the road that the McManuses had so many children
11 that they needed two of those quarters to house all
12 the kids. Anyway, just thought I'd throw that
13 little point in there.

14 MR. ILDERTON: That's true. Okay. So
15 we have a motion on the table. And do we have a
16 second? Is it okay to call for a vote? Anybody in
17 favor of the motion? Great. Everybody. No
18 opposed.

19 MS. BURTON: Thank you very much.

20 MR. ILDERTON: We are removing 1026,
21 right, Joe?

22 MR. HENDERSON: Yes, sir, that's
23 correct.

24 MR. ILDERTON: So we're going to
25 Middle Street.

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1 MR. HENDERSON: 910 Middle Street is
2 our next one. Ms. Julia Martin. The request is a
3 conceptual design review and approval for a
4 proposed new home construction. This is located at
5 910 Middle Street.

6 The applicants are requesting approval
7 to essentially demolish the existing home on the
8 lot which is construction of the early 1990s, I
9 believe, and in its place build a 4,427 square foot
10 home with a more modern, contemporary design.

11 Part of this request is requested
12 relief for three provisions of the ordinance. The
13 first is a side setback request. The applicants
14 are requesting 24 percent or 6.5 feet. And, of
15 course, the board is allowed to give 25
16 percent relief.

17 Also requested is a second story side
18 setback, requesting 100 percent relief of that, and
19 also relief of 18.6 percent for principal building
20 square footage. And again, it's 25 percent that
21 the board is allowed to give. I will defer to you,
22 Mr. Chairman, for any questions.

23 MR. ILBERTON: Yes, ma'am.

24 MS. MARTIN: I'm Julia Martin. I've
25 been working in Charleston for about 15 years and

1 working peripherally on some projects here on the
2 island, but I've never been here in front of the
3 board. So if I do or say anything inappropriate,
4 feel free to call me out.

5 It's been a pleasure working with town
6 staff as we have made this progress on this
7 project. My clients are Stacey and Mark Koon.
8 Stacey is here with me tonight. And they have had
9 this goal to live on Sullivan's Island for a long
10 time. They looked for a long time to have the
11 property they finally purchased at 910 Rutledge
12 Street and they're really happy.

13 They know their neighbors and their
14 neighbors' dogs and they've taken time to speak
15 with all their immediate neighbors personally about
16 this application. We have some letters of support
17 for them. I'm not aware of any opposition at all.

18 I guess I'll just touch briefly on the
19 existing house. It's a pretty well-built home. A
20 lot of people really like it. It was built around
21 1990.

22 My clients always knew that they wanted
23 this house to be something with a contemporary
24 aesthetic, so we went through a pretty detailed
25 analysis of the structure that was there to see if

1 there was a way to alter it and embrace it and just
2 change it and make it what they wanted, but the
3 result of that was that it didn't make any sense
4 because the alterations needed were so significant
5 that it just rendered it sort of pointless to try
6 to save that.

7 So they're currently looking into some
8 options for looking into another house or to
9 relocating it to another lot, looking into things
10 of that nature, so as to simply not throw it away.

11 Regarding the proposed house, we spent
12 a lot of time studying the town's zoning code and
13 took those standards and guidelines of design to
14 heart. Although our design might not look like an
15 expected product of the prescriptive code, we
16 attempted to incorporate a real respect for what
17 the code conveys and we hope you'll agree that our
18 design is in keeping with the spirit of the
19 framework provided. It does have that contemporary
20 aesthetic, but we feel like it's in keeping with
21 the aesthetic contemporary structures.

22 The Koons were very careful where they
23 decided to plan this. There are some places on the
24 island they wouldn't propose a house like this,
25 just wouldn't be appropriate, but we feel like in

1 this particular location with these neighboring
2 structures. It works.

3 It's proposed with a masonry structure,
4 thinking insulated concrete forms, which is kind of
5 unusual for coastal architecture for whatever
6 reason, but I feel like it's very appropriate.
7 It's very, you know, durable, and can withstand a
8 lot of natural opposition from the ocean and the
9 other elements.

10 There's one point I want to make
11 regarding Section 21-32 of the ordinance with
12 respect to foundation enclosures. Our design does
13 show some lengths of solid foundation that are
14 greater than the four feet that are recommended or
15 required, but we sort of feel like that is
16 appropriate because of the nature of the material,
17 the concrete.

18 It just, to me, feels a little odd to
19 have a big -- you know, substantial masonry
20 structure on piers, you know, so that's sort of why
21 that happened. We're asking for you to consider
22 modifying that requirement for us. Obviously, we
23 will comply with FEMA requirements and there will
24 be laws incorporating into that, but that is
25 possible with the ICFs.

1 Also, it probably bears pointing out
2 that the side elevation -- each side elevation of
3 this house is minimally visible, even to its
4 occupants. I mean, there's like about a nine-foot
5 setback, I think, on each side and a lot of
6 vegetation. So from either of the public street
7 fronts, it is nearly impossible to make out what's
8 going on on the side elevation.

9 The relief that we're requesting, I
10 think the ordinance by the calculations, you know,
11 provided would require 27 feet and what we're
12 proposing is going down to 20.6 feet. And then
13 that site overlay study that we included on
14 Sheet 0.3, you can sort of see the relationship,
15 for what it's worth, at the existing house versus
16 the proposed house.

17 And our existing house is never wider
18 than what's there now. And in the front toward
19 Middle Street, it's actually about five feet more
20 narrow than the house that's there now. So we're
21 increasing those setbacks at the front of the
22 structure. And then the request for heated square
23 footage, the ordinance allows a maximum of 3,764
24 and we are seeking, I believe, 18 percent relief to
25 permit 4,413 square feet. And then the final note,

1 I think Joe might need to help me, but about the
2 second story setback, when I read that I sort of
3 believed that if you provide a porch that somehow
4 mitigates that. That was what we attempted to do
5 by having those recessed porches, but that is
6 not --

7 MR. HENDERSON: If we could take a look
8 at those side elevations, maybe we could direct the
9 board members to look at that same page. We can
10 take a look at that provisions of the ordinance.
11 And I do have two other questions for you.

12 MS. MARTIN: Okay. So back on 2.2 and
13 2.3, just look at those side elevations. And see
14 that we followed, I believe, what the code
15 stipulated in not having more than X linear feet of
16 solid wall and then having at least a 12-foot porch
17 that was at least four feet deep.

18 So that was out of the hope that we
19 would somehow be able to comply by doing that.
20 Again, here with the nature of the structure, to
21 set the second floor in just doesn't quite seem to
22 fit the aesthetic or the material. And we did that
23 basically on both sides, but I was open to
24 suggestions.

25 What were the other questions, Joe?

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1 MR. HENDERSON: Which page was that,
2 I'm sorry, that you were --

3 MS. MARTIN: 2.2 and 2.3 are the side
4 elevations and -- yeah -- 2.4.

5 MR. HENDERSON: Okay. So the standard
6 is regarding the principal building side facade and
7 it states: The length of the principal building
8 side facade shall not exceed 30 feet without an
9 articulation or building inset and the side facade
10 of at least four feet. This standard may be met by
11 inclusion of a side porch, having a minimum depth
12 of four feet.

13 And so what you're showing is the
14 inclusion of these two-story porches, right?

15 MS. MARTIN: Yes.

16 MR. HENDERSON: They are a minimum of
17 four feet. And then: The design review board may
18 give a 100 percent modification to release or
19 exempt the structure if -- you know, that it meets
20 the standards for neighborhood compatibility.

21 MS. MARTIN: Should I sit down? I
22 think that's about all.

23 MR. HERLONG: Great. Thanks.

24 MR. HENDERSON: I did have a couple of
25 other questions. Julia, you mentioned one of the

1 side setbacks went down to nine feet on one
2 side or --

3 MS. MARTIN: Let me look.

4 MR. HENDERSON: I'm showing on
5 application that it's 10 feet.

6 MS. MARTIN: Oh, yeah, ten.

7 MR. HENDERSON: So at no point can the
8 side setback be reduced beyond 10 feet.

9 MS. MARTIN: You're correct.

10 MR. HENDERSON: And the foundation
11 enclosure, let's see. So this is another point of
12 relief that you're requesting from the board?

13 MS. MARTIN: I think it's called a
14 modification. I think it's 21-32.

15 MR. HENDERSON: 32. So the standard
16 established: The building's foundation exceeding
17 three feet in height shall be enclosed by lattice
18 or slats having a minimum of one-half inch between
19 the lattice or slats.

20 Solid enclosure materials such as brick
21 or stucco may be used as building material
22 supporting the foundation and are limited to four
23 feet in width and no more than every eight feet on
24 the exterior portion of the foundation.

25 So you're requesting that the louvered

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1 doors not have that space between it?

2 MS. MARTIN: We can have the space. I
3 just think it's that we have wider than the four
4 feet of masonry.

5 MR. ROBINSON: With the ICFs you
6 probably have to do that.

7 MR. HENDERSON: Did you see which
8 elevations we were pointing at?

9 MS. MARTIN: It's again, I think,
10 mostly the sides. The front and the rear are quite
11 open, but the sides do have more solid...

12 MR. HENDERSON: It's 2.4, so these side
13 elevations on the foundation level don't meet that
14 standard that we typically see here.

15 MR. HOWARD: Okay.

16 MR. HERLONG: I thought Randy, as the
17 building official, had issues with anything solid
18 more than four feet in width in a V zone. Is this
19 a V zone?

20 MR. ROBINSON: It is a V zone.

21 MR. HENDERSON: It is a V zone.

22 MR. ROBINSON: Typically, yes. But if
23 an engineer designing it and says okay, then it's
24 possible to do it.

25 MR. HERLONG: Okay.

1 MR. ROBINSON: But a typical design,
2 four feet, is this.

3 MS. SANDERS: Can you do that with your
4 concrete -- I mean, I've got the same kind of
5 construction myself.

6 MR. ROBINSON: Yes. I mean, the
7 engineer will have to specifically say that he has
8 designed the structure and those walls are
9 perpendicular to the wave action and that it will
10 have no adverse effect on the structure.

11 MR. ILBERTON: Neighboring structure.

12 MR. HENDERSON: Are you okay with that,
13 kind of coordinating the engineer and the plan
14 submittal?

15 MS. MARTIN: Absolutely.

16 MR. ILBERTON: I assume there's no
17 public comment to this because there's no public
18 here and so, Joe, you've already added all your
19 things.

20 MR. HENDERSON: Yes, sir.

21 MR. ILBERTON: I want the board to
22 start with this. Steve.

23 MR. HERLONG: I absolutely appreciate
24 the desire to do something more contemporary and
25 you've found some examples of more contemporary

1 homes like on this second page. I think those
2 are some good examples of contemporary design.

3 The one at 3020 Marshall, I think we
4 all know that one. I think my hesitation, I guess,
5 is that when I look at the renderings, it almost
6 has more of a monumental quality when I look at the
7 rear elevation. When I look down at this one, it's
8 not a very soft approach to contemporary design,
9 and I can appreciate that.

10 I'm wondering what kind of questions
11 I'm going to get from neighbors as a review board
12 member when we look at this. And if it gets an
13 approval, I think people are going to question,
14 well, didn't we set up some guidelines and that
15 certainly wouldn't meet the guidelines. Well, in
16 fact, this can. I think we're showing that it can
17 meet the guidelines.

18 For instance, this house that's there,
19 the eave height of that, with virtually the same
20 setbacks, is about 20 feet maybe and the second
21 floor is all within the roof line. Here, we're at
22 maximum setback of 10 feet, and we're going up 37
23 feet, let's say. I think people are going to
24 question, did y'all really approve that? That's a
25 huge amount of relief for a -- that's a lot more

1 building put on a site than anybody's probably used
2 to seeing.

3 On the other hand, let me show an
4 example here of the -- there's a house at 2608
5 Bayonne that, I think, originally was going to be
6 more contemporary than what you see here. It is an
7 example of a house that's quite tall, going up the
8 two side setbacks; however, not as tall as this one
9 is going to be because on the right side of the one
10 at 2608 Bayonne it maybe goes up to 30 something
11 feet, not 37 feet. Into the low 30s.

12 When I look at these examples, even at
13 1655 Atlantic, that's been there a long time.
14 There's something about that that -- there's a
15 little bit of additional articulation and a curved
16 facade in a couple of places that just provide a
17 little bit of visual relief to that home even. The
18 others have almost like a screening effect.

19 The addition that was done at 2401 is a
20 nice addition in the backyard. That facade is set
21 back, way back into the yard. It doesn't encroach
22 into, say, a neighbor's view or it doesn't create
23 shadow on a neighbor's property. I think going
24 37 feet up, 10 feet off of a side setback - well,
25 in fact when that happened, that's what set off the

1 new push to create new guidelines and now the
2 setbacks are more.

3 This happens to be an existing narrow
4 lot. You're in a very narrow lot and so you get
5 more relief on those setbacks. It almost makes it
6 even more challenging to design something that most
7 people are going to go, that's really a nice,
8 sympathetic design to the neighborhood.

9 I'm not seeing this one as being
10 particularly sympathetic to the neighborhood.
11 It's taking the full setback almost for the full
12 depth of the house, front to back.

13 I would just think that some study of
14 softening that effect to some degree, either
15 whether you take the rear elevation and the
16 vertical components on the back facade where the
17 porches are, run a full height, maybe breaking that
18 up so that visually there's a break in the various
19 facades, could soften it some and make it more
20 compatible in the neighborhood.

21 I think, absolutely, a contemporary
22 home there can be very compatible in any
23 neighborhood on Sullivan's Island. That's how I
24 see it.

25 MR. ILBERTON: All right. Thank you.

1 I'll take the next comment. I think essentially it
2 can work. But to your point, Steve, I think a few
3 softening effects. I mean, if you did something
4 and maybe you want flat roofs everywhere and maybe
5 that's the look.

6 If you did just something on those
7 porches on the marsh side, the Osceola side, and
8 you had two shallow hips coming out there and
9 basically get some sort of overhang or some sort of
10 hips coming out of there to soften that side there,
11 you could still have your big deck up top with the
12 views on both sides and have that central deck --
13 central access up there if that was taken and
14 softened.

15 Even the columns coming up, maybe just
16 a little bit more detail. I can see why you want
17 the glass. The glass is going to be constant.
18 Maybe you can get that new glass that sheds dust
19 and everything else, but it's going to be a
20 constant thing, something to keep clean.

21 And just as a comment as a builder, I
22 will say your windows on the side and without an
23 overhang, just be damn sure how this is constructed
24 because you're just asking for water infiltration
25 through those penetrations there, just in years and

1 months down the road after finishing this house
2 because that's so hard to keep the water out off
3 the shear without any kind of cover on those
4 windows where there's no overhang or anything.

5 It's just an observation because I've
6 been through it. I think just a little softening
7 on that side. I think, really, the Middle Street
8 side because you've got all that glasswork on that
9 side and the lower level on the right, I mean, it
10 looks -- and the large stairs and all, I mean
11 that's fairly easy on the eye, I think. I think
12 just a little bit of softening of the double
13 porches on the Osceola side would make a huge
14 difference and probably just be better for the
15 house in maintenance and everything else in years
16 to come.

17 So y'all did get a lot of support, I
18 think. Didn't we get all those e-mails?

19 MR. HENDERSON: We had five notes of
20 support.

21 MR. ILBERTON: I wanted to mention we
22 got those e-mails and they do have those support
23 from their neighbors. So we are hearing that as
24 opposed to the opposite. So they do have a lot of
25 support, at least from those people that responded.

1 So that is certainly something to be considered.
2 Mark.

3 MR. HOWARD: I wanted to mention as
4 well the letters because there is no public here,
5 but apparently you've got good public support in
6 the neighborhood. I guess to the effect -- the
7 drawings here which make the house actually look
8 very nice, it sits out in the open which it doesn't
9 on this lot.

10 So the roof line, the height, that
11 would tend to be more of an issue. I'm not an
12 architect enough to tell you how to help the house,
13 but my only take-away from actually looking at it,
14 going to the site, was that I guess softening is
15 the word because I came away with -- you know, I
16 don't know if it needs some eaves around the roof
17 line or something, but that was my take-away on it
18 was the house needs some kind of softening.

19 I'm not good enough to tell you what
20 that might be, so I'd listen to these gentleman.
21 But I thought there was some way that you could
22 do that to -- to just quit some of the starkness
23 of it. Other than that, it's certainly
24 conceptually --

25 MR. ILBERTON: Great. Thank you.

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1 Donna.

2 MS. WEBB: I don't know if I can say
3 anything else that y'all haven't already voiced. I
4 think it's important to have the neighbor's
5 support, but I also think that whatever decision we
6 make needs to be the same, no matter where it sits,
7 because we might have this same request in another
8 part of the island and they say, well, we did
9 it here.

10 I'm a big fan of modern construction,
11 but I think taking some of those thoughts into
12 consideration will -- I don't know if it be
13 exterior materials or, like Pat said, adding some
14 eaves and just softening it a little bit. But I
15 like how you make a more pervious surface and not
16 taking up any more footprint than the original
17 structure and that's all.

18 MR. ILBERTON: Great. Thank you.

19 Rhonda.

20 MS. SANDERS: I really like it. I like
21 contemporary and I will concur with Pat because I
22 have three square walls with a flat deck and
23 windows and it is a constant problem. You really
24 want to put something over those. And I think if
25 you could do something to soften, whatever you want

1 to call it, the roof line in some of those places
2 it would help. Maybe it would help to also cover
3 those windows.

4 When it rains, it comes straight down
5 that wall and hits, the water. I don't care how
6 you build it. It hits the sill of the window and
7 it's a nightmare. And then the other side that
8 gets direct sun with no rain is just as bad. I
9 like it. I agree. Maybe some softening.

10 MR. ILBERTON: Billy.

11 MR. CRAVER: I am sort of ambivalent to
12 real contemporary style, so it's not my style, but
13 I also am big on as long as you comply with what's
14 in the ordinance you should get to do what you want
15 to do with your property. And so for that reason,
16 I'm for it, as is.

17 MR. ILBERTON: Great. Thank you.

18 What are we going to do here? Is this
19 a preliminary?

20 MS. SANDERS: I don't have an
21 application.

22 Does anybody else have an application?
23 I don't have an application so --

24 MR. HENDERSON: There was an
25 application.

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1 MS. SANDERS: I don't have an
2 application, so I don't know what the request is
3 for.

4 MR. HENDERSON: This is a preliminary
5 request.

6 MR. CRAVER: Preliminary or consent?

7 MR. HENDERSON: Preliminary.

8 MS. SANDERS: Move to approve the
9 preliminary.

10 MR. ROBINSON: Second.

11 MR. HOWARD: Have we addressed your
12 concerns on the application?

13 MR. HENDERSON: Yes.

14 MR. HOWARD: We addressed the design
15 but the setbacks and --

16 MR. HENDERSON: We're okay.

17 MR. ILDERTON: We've got a motion on
18 the floor. It has been seconded, open for
19 discussion. The applicant might want to take some
20 of the comments today in what they come back for --
21 I guess final would be the next thing? Is that
22 right?

23 MR. HENDERSON: Yes.

24 MR. ILDERTON: And I think there have
25 been some constructive comments. Again,

1 essentially, I think the floor plan and most of the
2 work that the architect has done is not going to
3 have to be redone by the comments and things like
4 that. It's all meant to help the people that are
5 going to live in the house and build the house and
6 everything else so the architects can take the
7 comments and possibly, you know, work with those
8 comments. The next time you come in, hopefully
9 there would be no issue at all.

10 MR. HERLONG: Well, currently the
11 language is just for straight approval, but it
12 doesn't say anything about studying it in any way.
13 I think softening is what I think it needs or
14 additional articulation or a study of some
15 additional articulation.

16 MR. ILBERTON: Are we proposing to make
17 that an adjustment to --

18 MR. HERLONG: I'm just talking right
19 now.

20 MS. SANDERS: Some round elements?

21 MR. HOWARD: Or louvers or --

22 MR. HERLONG: Like I say, the rear
23 elevation, it's in scale. It's monumental. I
24 don't know if you realize how hard that's going to
25 be on that back side.

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1 At least, it is way in on the property.
2 It's way back off of the street facade, but I just
3 think I need some help to approve this. I mean, I
4 know what kind of comments --

5 MR. CRAVER: You're concerned with the
6 criticism we're going to get, that we let a big
7 block --

8 MR. ILBERTON: Really, all you're
9 talking about is that double decker porch which is
10 essentially fine, as it is, except it could be
11 softened any number of ways, a different roof line
12 or articulation on the columns, or anything else, I
13 think. I mean, however, but --

14 MS. SANDERS: A little flare or a rain
15 diverter.

16 MR. ILBERTON: Well, whatever but
17 without destroying the design, but it's going to be
18 very contemporary no matter what. With that
19 central section and central top deck that's
20 going to flatten --

21 MR. ROBINSON: You know, Steve, if you
22 look at these eight houses that they've put in here
23 as examples, from 840 Middle down to 2708 Bayonne,
24 which I get to look at every day, all of these
25 are -- none of them have what I'll call just stark,

1 flat surfaces and -- I mean, I get what you're
2 saying is part of what we attempted to do when we
3 redid the zoning ordinance was to avoid having
4 stark, flat surfaces or even surfaces that appeared
5 to be -- now you've got those indentations but, I
6 mean, I guess what the issue is you still have two
7 boxes hooked together with these porches.

8 Again, my position is you get to do
9 what want to do. But I agree with your issue.
10 We're going to hear about this house once it's
11 built.

12 MR. HERLONG: There's no question.

13 MS. SANDERS: We hear about houses that
14 never came to the board.

15 MR. ROBINSON: Right. And so I'm not
16 sure what you ought to do to it to help it out, but
17 I can look at all eight of these houses and see
18 there's variation on the surfaces that helped them
19 avoid that mass.

20 I guess that's the issue, isn't it,
21 Steve? It's really a massing issue that you're --

22 MR. HERLONG: I'm not even sure that
23 that's it. It's more formal in its shapes than
24 most of these. There's irregularities on this
25 page. None of these are -- well the one, 3020

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1 Marshall, is fairly symmetrical. The others,
2 there's no symmetry going on. I see a lot of
3 symmetry in the rear elevation, which I see it's
4 monumental. It's a combination of those things.

5 It's the fact that there is a 37-foot
6 tall wall, I don't know however wide, 10 feet off
7 the property line, just straight up to basically
8 the max. It can go to 38 feet and no higher on the
9 island. Usually, that's in the center, near a
10 ridge.

11 MR. HOWARD: Near a ridge.

12 MR. HERLONG: And it's going to slope
13 down, most of the time, to a lower point. Here
14 it's right at the edge and it's just --

15 MS. SANDERS: Is that how high it is,
16 37 feet at the top of the wall?

17 MS. MARTIN: I just want to point out
18 again from each of the public streets, it's about
19 80 feet before you get to the house and there's --

20 MR. ILBERTON: It said that in --

21 MR. HOWARD: Quite a bit.

22 MR. HERLONG: That's quite a bit. It
23 is long and it's got that going for it. From both
24 streets, it's quite a ways back, but I just know
25 the board is going to -- I'm going to hear

1 comments. I know you guys probably all hear
2 various comments when you see things happening.
3 That's my concern.

4 MR. HOWARD: I'm just surprised the
5 board felt the same way I did from my initial --
6 you know, I'm just looking at it, going well, it's
7 contemporary. And that's fine, but I just don't
8 know. There's a harshness and I think it would
9 benefit you to fix it because I think it would
10 avoid a lot of the issues better, that sort of
11 thing, I think, if you soften that.

12 MR. ILBERTON: I don't think it would
13 take too much of an adjustment to do something to
14 soften it up, but I don't think it needs to be a
15 reproduction either. I like contemporary
16 architecture, too, and I think it's healthy for the
17 island.

18 MR. HOWARD: I agree with that.

19 MR. ILBERTON: To make --

20 MS. SANDERS: Can I make a comment? I
21 have a very similar style house in those respects
22 and what I would do differently is I would have
23 some eyebrows over that house so it didn't get
24 rained on and maybe some inset balconies. If I
25 could do it all over again, that's what I would do.

1 MS. KOON: Am I allowed to ask
2 questions? Do you mean the side of the home that
3 is on the front and the back we have that now --

4 MS. SANDERS: Yes. Wherever the
5 you have the flat wall and the windows, you do get
6 water. I have a gutter, but, of course, it goes
7 right down the window and it also softens it up if
8 you would have an eyebrow, copper something. Help
9 me, Pat.

10 MR. ILBERTON: Also, how you get water
11 off of that, the porch roof, if the porch roof is
12 flat or if it's flat with a very slight -- where is
13 the water going to go? Rain comes down. Porch
14 roof, what does it do?

15 MS. MARTIN: The interior drains.

16 MR. ILBERTON: Yes, the interior
17 drains. So, it's essentially flat with an interior
18 drain. Okay. On the depth of the wall it's a
19 masonry wall and --

20 MS. SANDERS: Mine, it's an eight-foot
21 wall. It's the same thing you're talking about,
22 eight inches.

23 MR. ILBERTON: They have it on office
24 buildings and they do it all the time.

25 MS. SANDERS: But I have a flat roof

1 and, you know, I have the same -- there are some
2 things I would do differently.

3 MR. ILBERTON: It is done.

4 MR. HERLONG: It seems we have a motion
5 to approve it, preliminary? Is that what it was?

6 MR. CRAVER: Preliminary.

7 MR. HERLONG: We can either vote on
8 that, but I think it needs something to say please,
9 please take the board's comments as advice as you
10 study it for final or something to that degree.

11 MR. ILBERTON: Would you adjust your
12 motion to that?

13 MR. CRAVER: Who did the motion?

14 MS. SANDERS: What did I say? I'm
15 sorry.

16 MR. ILBERTON: Move to approve.

17 MS. SANDERS: I don't even have an
18 application, so I don't know what I'm approving.

19 MR. HENDERSON: For preliminary
20 approval. Can be --

21 MS. SANDERS: Preliminary approval.
22 Adjustments per comments? Sorry.

23 MR. CRAVER: And I'll accept that
24 because I seconded it.

25 MS. SANDERS: Thank you.

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1 MR. ILBERTON: Got that. Everybody in
2 favor?

3 (Unanimous)

4 MR. ILBERTON: Thank you.

5 MS. MARTIN: There's a little murkiness
6 there because there was a little version that said,
7 please take our comments as we stated and the other
8 said, make our adjustments per our comments. So
9 there's a little murkiness.

10 MR. HENDERSON: I usually get together
11 with the applicant and share my notes and we kind
12 of try to address what the board is saying, and
13 we'll have a copy of the minutes for you, too.

14 MS. MARTIN: Cool. Thank you.

15 MR. ILBERTON: What number are we on
16 now?

17 MR. HENDERSON: We are on D-2. That's
18 1002 Middle Street. The file is in the item.
19 Mr. Kevin Reed is requesting consensual approval of
20 a rooftop deck addition and this is a nonhistoric
21 structure. However, it's located in Moultrieville
22 local historic district.

23 Just a little site information: This
24 property has two dwellings. It has one small
25 cottage on the corner fronting Middle Street and

1 this request pertains to the nonhistoric structure.
2 So there is a third story master bedroom with a
3 master bath and it opens out onto the roof.

4 MR. REED: Existing roof deck, yes,
5 shown in the pictures.

6 MR. HENDERSON: So the owners are
7 requesting a 200 square foot roof deck that's
8 accessible from that master bath, master bedroom,
9 and essentially the handrails for the deck will be
10 set into the roof system.

11 So the rails will not be visible from
12 the road frontage. Is that correct?

13 MR. REED: That is.

14 MR. HENDERSON: So this request
15 pertains to sections of the ordinance 2139 which
16 addresses roof decks and it states: They shall be
17 designed to be an integral part of the roof
18 structure.

19 We think the request complies with that
20 provision. And 2128: Third-story additions may be
21 no greater than 400 square foot feet and may only
22 have 50 percent of its wall area projecting outside
23 of the roof area. So in the event where you do
24 have a third story structure, only 50 percent of
25 that wall can stick up above the roof. Did I get

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1 that right?

2 MR. ROBINSON: Yes.

3 MR. ILBERTON: This doesn't conflict
4 with either of those ordinances.

5 MR. HENDERSON: I'll defer to the board
6 for questions.

7 MR. ILBERTON: Yes, sir.

8 MR. REED: Thank you very much. I'm
9 Kevin Reed. Some of you board members were here
10 about seven years ago. I'm actually the contractor
11 with New Tradition Homes that did the cottage on
12 the corner.

13 The homeowner wanted to jack it up and
14 we had to explain to him that that was not going to
15 happen on an historic building. I don't know if
16 any of you got to see the finished building, but it
17 came out great. Randy was great. We turned it
18 back into a single family structure, no drywall,
19 used all the original wood, doors, kept it all
20 single pane windows, original roof structure. He
21 currently rents that property out.

22 I don't know if any of you know
23 Dr. Rittenberg, the client, but he was widowed
24 about 16 years ago and actually just recently got
25 remarried about six months ago and we did about a

1 \$250,000 remodel of his existing home. We didn't
2 change any footprints, new kitchen, new bathrooms,
3 et cetera, new flooring.

4 In that permit, I had brought this up
5 with Randy and Kat and they said, you know, we
6 really don't like roof decks, really don't allow
7 roof decks. So we actually waited until that
8 project was complete and on the final walk-through
9 I brought Randy up to the roof to show him what we
10 were proposing.

11 When the structure got built across the
12 street, it was raised up and had quite a large
13 addition put next to it. As a result of that,
14 Dr. Rittenberg virtually lost all of the view from
15 walking out onto his existing roof deck from the
16 master bath. So we were trying to look at an
17 option for him that would comply with the rules,
18 not adversely affect the streetscape or view of the
19 building from the front or be adversarial to the
20 neighbors or the actual view.

21 What we came up with, you can see from
22 the pictures. There's one here, which is the
23 existing house from the street, and that's all in
24 your packet. These handrails and decks are going
25 to be virtually undetectable from the street.

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1 There is two that you'll see in your packet that
2 have actually drawings and measurements on there.

3 The one in this picture here shows the
4 jet-out of the existing master bath. This roof
5 deck would actually go to the right of that. The
6 second picture with the measurement on it shows the
7 proposed handrails and the location of the roof.

8 And with the board's approval, what
9 would happen would be the existing shingle roof
10 would be taken off of the section right behind the
11 handrail. We would actually take the shingle roof
12 off, put ice and water shield on, and put a very
13 similar color gray metal roof on there. And once
14 the roof deck is built, if it's approved, it's
15 going to be pretty inaccessible to get back to that
16 roof for repairs, reshingle.

17 So the idea behind that was to put ice
18 and water shield down and the metal roof. The
19 existing white band that is showing in this picture
20 at 59 and a half inches would actually be exactly
21 where the band board for the proposed roof deck
22 would be. That way the handrails and existing deck
23 would not exceed the existing height requirement or
24 the existing ridge of the structure. If you go to
25 the floor plan that we drew -- and excuse the

1 hand-drawn diagram. I didn't want my client to
2 incur any drafting or architectural or engineering
3 expenses until we got through conceptual.

4 Basically, there would be a set of
5 stairs that come up right next to -- you walk out
6 of the master bath, turn to the left, and there
7 would be landing and a set of stairs that brought
8 you up right by the side of the wall and then the
9 roof deck would actually sit level with the
10 existing band.

11 And then, of course, there would be a
12 handrail down around the top of the roof. It's
13 about 220 square feet. Of course, when we
14 submitted it with the full architectural drawings
15 and exact products we'd be using, we're looking at
16 a cable rail system. We were looking at a
17 stainless steel column system and we were also
18 looking at aluminum powder-coated pickets with
19 a similar top rail structure that is on the
20 existing deck.

21 The idea would be to maximize the view
22 from the deck but also not draw your attention to
23 it from the streetscape in that in the winter when
24 the leaves are down and such we don't want this to
25 draw any attention from the street.

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1 MR. ILDERTON: Thank you. Joe,
2 anything to add?

3 MR. HENDERSON: No, sir.

4 MR. ILDERTON: Billy.

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

6 MR. ILDERTON: Rhonda.

7 MS. SANDERS: I'm trying to picture it.
8 My question is: Do you have cable rail on part of
9 the roof and then you have all this other rail all
10 over the house?

11 MR. REED: We'd be more than happy to
12 run the exact rail system that's here. The idea
13 was if there was any view once it's constructed
14 that you wouldn't want to look up and see
15 additional railing on top of the roof.

16 MS. SANDERS: Right.

17 MR. REED: So if that was the case, we
18 would still carry the same wooden cap railing stuff
19 that was there, but possibly would be the actual
20 picket system to be approved through staff.

21 We've looked at several options. My
22 personal vote is powder-coated aluminum because
23 it's a gray. It's very low maintenance and you
24 would actually -- with a gray roof behind it, it
25 would absolutely disappear. I think if you add

1 these white pickets to what's up there, especially
2 in winter, your eye could be drawn to see this
3 additional picket line. But we'd be happy to run
4 the white pickets.

5 MS. SANDERS: I'm not a fan of white
6 pickets. I just think we need to have separate
7 rail systems.

8 MR. REED: I think if we keep the top
9 rail and bottom rail consistent they're going to
10 disappear into the roof down below, but we would
11 certainly be open to both options. I spoke with
12 Dr. Rittenberg before the meeting.

13 MR. HENDERSON: We didn't see it would
14 be visible from any street frontage, which is the
15 issue here, but it would be visible from some of
16 the other rooftop decks, right? So I thought by
17 using the cable and the powder-coated, it would
18 just kind of disappear and blend a little better.

19 MR. REED: The client also had -- we
20 looked at some vertical cable and rail systems and
21 with all the grandchildren, from a safety feature,
22 he's concerned. So we want to make sure whatever
23 picket or rail system we do is a vertical rail
24 system and something that could be confined and
25 that would be something in keeping with the rail

1 systems that are there. We're happy to do a
2 two-by-two white picket, but we thought possibly
3 the vertical powder-coated pickets and the same
4 handrail would be even less drawing your eye to a
5 neighbor or anybody that was looking at it. We'd
6 be happy to put together a sample of the final
7 submittal.

8 MR. ILBERTON: Donna.

9 MS. WEBB: I know the front won't be
10 that visible, but when you drive down the side
11 and the small cottages beside it, it seems like
12 from that side street it is hard to tell with a
13 visual -- I'm a visual person.

14 MR. REED: No. I get it. If you're
15 standing on the lot, the cottage is on that left
16 corner and the roof is on the opposite side of the
17 master. You wouldn't see it at all from that side.

18 MS. WEBB: Which is good because
19 there's a lot of vegetation between the houses but
20 not on the street side.

21 MR. REED: Exactly. We looked there
22 and another location in the back where it would
23 have been visible from the other streets. With
24 this right front location, it's such a sharp
25 incline up to the roof. Really, I don't even think

1 we are going to be able to see the handrails from
2 the street or the neighboring house, but you
3 certainly won't be able to see them from the
4 cottage.

5 MS. WEBB: Okay. That was my question.

6 MR. HOWARD: I went out to the site. I
7 had a hard time seeing the roof at all from the
8 front or back. I guess what I don't quite
9 understand, why is this here before the board?

10 MR. HENDERSON: Because it was an
11 alteration to a property that's deemed a
12 traditional island resource.

13 MR. HOWARD: I thought the new unit was
14 new.

15 MR. HENDERSON: The property is
16 historic.

17 MR. REED: Even though the house isn't.

18 MR. HOWARD: Oh, because the little
19 cottage is there is the reason you're here?

20 MR. HENDERSON: And so we were almost
21 reluctant to put it on the agenda, but I kind of
22 decided to err on the side of caution. So it's not
23 visible from the right-of-way, but it has that
24 historic designation.

25 MR. HOWARD: Then I'll let -- okay.

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1 MR. ILBERTON: All right.

2 MR. HERLONG: You might see a little
3 bit of it right on this facade, so you might want
4 something, some sort of lattice enclosure right
5 here, but that will show up in your final drawing.

6 MR. REED: We could certainly
7 incorporate that. I didn't want to draw any more
8 attention. We can certainly look at that option.
9 The handrail on this side will tie from the chimney
10 and come out. I didn't know if by adding the
11 lattice we'd be lessening that or drawing more
12 attention to it, but I'd certainly be open to both
13 options.

14 MR. HERLONG: I think it's going to
15 look unfinished if you have a rail and a post up
16 here but like a hole and a facade.

17 MR. HOWARD: Maybe a louvre?

18 MR. REED: I'd be happy to mention that
19 to the architect, because when you're standing on
20 that front deck, too, you're going to be staring
21 right at the roof. So from that side you'd be
22 covering the metal roof because the deck would be
23 above that. But we can certainly look at some
24 elements on that side for options for the board's
25 approval or staff's approval.

1 MR. ILBERTON: Do we hear a motion?

2 MR. CRAVER: I move we approve as
3 submitted.

4 MR. HERLONG: I second.

5 MR. ILBERTON: Discussion? Everybody
6 in favor?

7 (Unanimous)

8 MR. ILBERTON: Approved. Thank you.
9 We're adjourned.

10 (The hearing was adjourned at 7:22 PM.)

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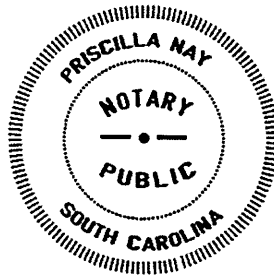
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CERTIFICATE OF REPORTER

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

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

Witness my hand, I have hereunto affixed my official seal this 25th day of October, 2014 at Charleston, Charleston County, South Carolina.



Priscilla Nay


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

THE DECISIONS OF THE DESIGN REVIEW BOARD SHALL BE EFFECTIVE IMMEDIATELY UPON THE APPROVAL OF THE CERTIFICATE OF APPROPRIATENESS. THESE MINUTES WILL BE USED AS AN OFFICIAL RECORD TO THE DECISIONS MADE UPON RATIFICATION.

SIGNED, SEALED AND DELIVERED THIS DAY OF NOVEMBER 19, 2014



PAT ILBERTON, CHAIRMAN



STEVE HERLONG, VICE CHAIRMAN