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SULLIVAN'S ISLAND DESIGN REVIEW BOARD

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10 HEARING BEFORE: DESIGN REVIEW BOARD

11 DATE: DECEMBER 18, 2013

12 TIME: 6:00 PM

13 LOCATION: Town of Sullivan's Island Town Hall
14 2050-B Middle Street
Sullivan's Island, SC

15 REPORTED BY: MARIA D. DEMPSEY, Registered
16 Professional Reporter

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20 A. WILLIAM ROBERTS, JR., & ASSOCIATES

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1 APPEARANCES:
2
3 PAT ILBERTON, CHAIRPERSON
4 DUKE WRIGHT, BOARD MEMBER
5 STEVE HERLONG, BOARD MEMBER
6 MARK HOWARD, BOARD MEMBER
7 RHONDA SANDERS, BOARD MEMBER
8 DONNA WEBB, BOARD MEMBER
9 JOE HENDERSON, ZONING ADMINISTRATOR
10 KAT KENYON, CLERK/PERMIT TECH
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1 agenda item is a request for The Olive Branch
2 Restaurant, formerly known as The Olive Branch, and
3 I believe now it will be referred to as The
4 Obstinate Daughter. There's a name change involved
5 here.
6 There's several portions of this
7 request. There's a requested approval for design
8 modifications to the roof. Design, there's some
9 screening proposed to -- to screen some mechanical
10 units that were placed on the roofline. This is a
11 change from the February/March DRB review from
12 earlier this year.
13 In addition to this, there is also a
14 proposal to remove a fence along the side and rear
15 property line. Proposing rear of some tree removal,
16 and also incorporation of landscaping along the
17 property lines for buffering purposes.
18 Ilderton Contractors, the applicants,
19 are requesting approval of these modifications, and
20 I'll defer to the applicant to explain this project
21 further.
22 MR. HERLONG: I just have one
23 clarification.
24 MR. HENDERSON: Yes, sir.
25 MR. HERLONG: You said there's a

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1 MR. ILBERTON: This is December 18th,
2 2013 meeting of Sullivan's Island Design Review
3 Board. It is now 6 o'clock. Members in attendance
4 are Duke Wright, Pat Ilderton, Steve Herlong, Mark
5 Howard, and Donna Webb.
6 The Freedom of Information requirements
7 have been met for this meeting. The first item on
8 the agenda is approval of the minutes, of the
9 November minutes.
10 MR. WRIGHT: I wasn't here, so I can't
11 make a motion.
12 MR. ILBERTON: Motion?
13 MR. HERLONG: I make a motion we move to
14 approve it.
15 MR. ILBERTON: Second?
16 MR. HOWARD: Second.
17 MR. ILBERTON: Everybody agree?
18 Everybody in favor. Great.
19 2063 MIDDLE STREET
20 MR. ILBERTON: All right. 2063 Middle
21 Street. The roof is on. And I recuse myself of
22 this one.
23 MR. HERLONG: Okay. So ready to explain
24 this to the Board?
25 MR. HENDERSON: Yes, sir. This first

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1 landscaping proposal for us to review. Is that
2 something in commercial district only? Is that a
3 requirement or is it just for our...
4 MR. HENDERSON: This is -- this is just
5 for information for the Board. This is a recent
6 change to the plan. So what you reviewed over the
7 weekend, this plan wasn't included in that packet.
8 But essentially, there are some trees
9 proposed slated for removal. And also, just for
10 aesthetic purposes, placing some additional shrubs
11 and trees along that property.
12 MR. HERLONG: Okay.
13 MR. CARMOLA: Plus, it helps screen all
14 the mechanical and the stuff you don't want to see
15 from the adjacent apartment complex and all that.
16 We have a condition make-up air unit
17 that y'all have probably seen, that we want to hide.
18 It's just sticking out a little bit too far. Not a
19 little bit, a lot. We're going to take the
20 condensers off the top of that, and we're going to
21 create a platform on the back. I think you might
22 see it on one side elevation.
23 Perhaps flip them more in order. See it
24 right up here, you can see it.
25 When you take the condensers off and put

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1 them on the side, so it's all behind that ridge, but
2 we're still going to try to create a small kind of
3 Widow's Walk idea, keeping in the theme of the
4 restaurant on top, and use that as a screening
5 device.
6 As you can see, we're going to try to
7 capture some of the -- we call them the fish -- from
8 what's going on here in the facade and around the
9 landing on the walk-up.
10 We also carried that theme out on the
11 inside of the restaurant. So obviously, we're not
12 looking at anything on the inside, we're preparing
13 the theme throughout.
14 We're proposing that this be -- that
15 this screen be on the front and along one of the
16 sides so that as you're coming -- for instance, if
17 you were to walk out of here, that unit would
18 totally be screened. Now, of course, you'd still
19 see these poking out, but those have always been
20 there, and they don't poke out as much or are as
21 obtrusive as the make-up there.
22 The fence that Joe was talking about,
23 there's an existing six-foot fence that runs along
24 the entire property line from Middle Street all the
25 way back to l'On Street, and then another six-foot

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1 fence that separates this residential property from
2 the back. It's in awful condition. Lot of the
3 boards are rotted. It's all leaning, Leaning Tower
4 of Pisa, and we're proposing just to replace that
5 fence with something newer.
6 And I think we included a picture into
7 the packet. It would be a double-sided fence that
8 would help screen the residential property in the
9 back, the apartment complex on the right.
10 And obviously, you can see our
11 landscaping that would consist of cypress trees and
12 cedar trees, that would help screen above that fence
13 from the back side, some of the mechanical units and
14 condensing units that are -- have to be above flood
15 for us, but that are elevated above the fence from
16 the side.
17 The other items that have changed since
18 the February review were: We enclosed this rear
19 stair. The rear stair has always been here, but we
20 enclosed it for safety and maintenance concerns.
21 We noticed that the existing building,
22 which had a non-conforming stair that was open to
23 the elements, was just falling apart over time. We
24 didn't want that to happen for us because there's a
25 required exit egress stair for us up the back. And

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1 so this condition is sprinkled and flood-proofed
2 like the rest of the building.
3 We've also added -- on the rear
4 elevation, you can see we've added an access ladder
5 to platform to service that make-up air unit. You
6 can see that over here. That is, again, another
7 maintenance item. If we -- if we provide the
8 ladder, we will have our units maintained in a more
9 properly managed fashion. We want -- we're expected
10 to maintain them each and every month.
11 Now, if we don't provide that, the
12 maintenance and life of the units are probably going
13 to take a hit. Since it's on the rear of the
14 building, we're screening it with some cedar and
15 cypress trees on the back, and really will only be
16 viewed from our property and not really from
17 anywhere else. And that's about it for the changes.
18 **MR. HERLONG:** Okay.
19 **MR. HENDERSON:** Anthony, I don't know if
20 you mentioned this, but there was the enclosure of
21 the stairs on the rear facade?
22 **MR. CARMOLA:** I just got done talking
23 about that.
24 **MR. HENDERSON:** Did you, okay.
25 **MR. CARMOLA:** Yeah. Just for

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1 maintenance purposes.
2 **MR. HENDERSON:** Okay.
3 **MR. HOWARD:** Is this tree removal
4 something that we need to hear or is that tree
5 commission?
6 **MR. HENDERSON:** No, it's a site change
7 and it's a commercial property, and so the DRB is
8 required to review any modifications to a commercial
9 property. But none of the trees are protected.
10 They're all Category II trees, and so we can approve
11 that at staff level.
12 **MR. CARMOLA:** Joe and I and the owner
13 walked out there the other day and just made sure
14 that we were going to be in compliance.
15 **MR. HENDERSON:** Right.
16 **MR. CARMOLA:** So, make sure we don't do
17 anything wrong.
18 **MR. HERLONG:** Okay. Is there any public
19 comment on this application?
20 Public comment section is closed.
21 Joe, do you have any final comments?
22 **MR. HENDERSON:** No, sir.
23 **MR. HERLONG:** So Duke, do you have
24 any --
25 **MR. WRIGHT:** No. I'm fine with it. I

1 think it's okay. No problem.
 2 **MR. HERLONG:** Mark?
 3 **MR. HOWARD:** So much on the building
 4 I -- the apparatus would be better screened, there's
 5 no doubt about that. I have a couple. The fence,
 6 the six foot. I don't know, it just seems to me
 7 that -- I don't know -- be more neighborhood
 8 friendly or whatever if that thing came down four
 9 foot as it came out to the front of the building?
 10 **MR. CARMOLA:** Uh-huh.
 11 **MR. HOWARD:** If it has to be there at
 12 all. I guess it does. But yeah, I'm just thinking
 13 that sloping from six foot to four foot, I don't
 14 know, just a bit more inviting versus a six-foot
 15 fence coming up adjacent to the sidewalk.
 16 **MR. CARMOLA:** Right. We -- our thought
 17 was that we were trying to replace what was already
 18 there. And it's a good security fence as well. You
 19 know, obviously, when the restaurant is open late
 20 night, we don't want any people hanging out in the
 21 back where there could be some accidents or
 22 whatever. So we just thought that the six-foot
 23 fence might work a little bit better.
 24 **MR. HOWARD:** I don't have any problem
 25 with that on the side of the building. I just think

1 if you dropped it as it left the edge of the
 2 building going to the edge of the sidewalk, that
 3 four foot would be adequate.
 4 **MR. CARMOLA:** I don't think that would
 5 be any problem.
 6 **MR. HENDERSON:** Is the fence --
 7 currently, the fence stops at the side of the
 8 building, correct? It doesn't come all the way --
 9 **MR. CARMOLA:** It comes all the way to
 10 l'On.
 11 **MR. HENDERSON:** No, I think he's talking
 12 about to Middle Street.
 13 **MR. HOWARD:** Middle.
 14 **MR. CARMOLA:** Oh, I'm sorry. To Middle,
 15 it does come all the way out to Middle.
 16 **MR. HENDERSON:** Okay.
 17 **MR. CARMOLA:** It goes all the way to
 18 both streets. But yeah, I mean, I don't think we
 19 would have any problem dropping it from say, you
 20 know, from say, you know, right where the building
 21 stops, say right there, and then go down to four
 22 feet. Is that what you're talking about?
 23 **MR. HOWARD:** That's what I -- I think
 24 that would be much more neighborhood friendly versus
 25 a six-foot fence coming out --

1 **MR. CARMOLA:** Yeah, it would kind of
 2 open up for people walking down the sidewalk too, so
 3 that they can see --
 4 **MR. HOWARD:** So they can see it.
 5 **MR. CARMOLA:** Yeah.
 6 **MR. HOWARD:** And speaking of that, we
 7 don't have any issue here with the signage?
 8 I'm not sure I've ever seen the sign out
 9 on the --
 10 **MR. HENDERSON:** No. I just wanted the
 11 Board to see the signage and how it relates to the
 12 front facade, because there's a wall sign as well.
 13 The ordinance doesn't require the DRB to review it.
 14 I just wanted you to see how it fits in with
 15 architectural changes.
 16 **MR. WRIGHT:** I believe it's pretty neat.
 17 **MR. CARMOLA:** Just so y'all know, that
 18 kind of sign is also being taken into the restaurant
 19 as well. It's going to be on a couple of bistro
 20 tabletops, you know, kind of French-looking.
 21 **MS. SANDERS:** It's a really cool
 22 district.
 23 **MR. CARMOLA:** Yeah.
 24 **MR. HOWARD:** Well, I didn't know that
 25 all the other restaurants have signage out on the

1 street. I mean, how close is this to the sidewalk?
 2 **MR. HENDERSON:** Freestanding signage is
 3 permitted by the ordinance.
 4 **MR. HOWARD:** Okay.
 5 **MR. CARMOLA:** This is -- if you can see
 6 the sidewalk is right there, that's a small, little
 7 line, and we're about -- we're about five feet,
 8 six -- five or six feet off that sidewalk right
 9 there. So we're right on our front property line,
 10 which is about five foot.
 11 **MR. HERLONG:** Deb?
 12 **MS. WEBB:** I don't have any items with
 13 it.
 14 **MR. HERLONG:** Rhonda?
 15 **MS. SANDERS:** I think it's great. I
 16 can't wait 'til it opens. I do have something. The
 17 fence thing, six-foot fence, we're not permitted --
 18 I know this is my severe experience. Even if it's
 19 replacing it? Rolling out the chair.
 20 **MR. HENDERSON:** No, it is. We will
 21 allow you to --
 22 **MS. SANDERS:** I'd love to correct that.
 23 **MR. HENDERSON:** We will allow you to
 24 repair or replace.
 25 **MS. SANDERS:** Replace.

1 **MR. HENDERSON:** Replace elements.
 2 **MS. SANDERS:** Okay.
 3 **MR. HENDERSON:** If there's an existing
 4 non-conforming fence and it's falling down like
 5 this.
 6 **MS. SANDERS:** So we can replace the
 7 six-foot fence?
 8 **MR. HENDERSON:** Yeah.
 9 **MS. SANDERS:** Okay. Good. Good to
 10 know. Thank you.
 11 **MR. HERLONG:** Okay. Is there any more
 12 discussion?
 13 **MR. WRIGHT:** No. I'm fine with it.
 14 **MR. HERLONG:** Is there a motion?
 15 **MR. WRIGHT:** I move that we approve as
 16 submitted.
 17 **MS. SANDERS:** Second.
 18 **MR. HOWARD:** Second.
 19 **MR. HERLONG:** Okay. Any discussion of
 20 the motion?
 21 So all in favor?
 22 **DRB MEMBERS:** Aye.
 23 **MR. HERLONG:** Any opposed?
 24 So it passes.
 25 **MR. WRIGHT:** When is it going to open?

1 house as it is today, seen from Middle Street. Part
 2 of the porch has been closed in to create a sunroom.
 3 So what we're proposing is that -- that we remove
 4 that and restore the porch all the way across the
 5 front of the structure.
 6 We were hoping that the original siding
 7 was under there and the original siding is inside of
 8 that room, but it's not. So the asbestos siding
 9 went over. They took off the old siding and put
 10 sheathing and asbestos siding back on. So that
 11 old -- it is probably the old siding underneath
 12 there.
 13 But other than that, we are keeping the
 14 windows. Those windows and that door location that
 15 you see through here are there in that little
 16 sunroom. So we would be opening that back up and
 17 showing that.
 18 The family would like to recapture that
 19 square footage, and so we're proposing a small
 20 square bedroom off the back. So this is 28 1/2, and
 21 this is Middle, and this is Brooks right there; it's
 22 the orientation of that model.
 23 And these are really not very effective,
 24 but I went around, especially the back side of the
 25 island where you do see that form sort of tie into

1 **MR. CARMOLA:** I know, that's what --
 2 probably, maybe end of January.
 3 2830 MIDDLE STREET
 4 **MR. ILDERTON:** All right. 2830 Middle
 5 Street. Addition.
 6 **MR. HENDERSON:** Yes, sir. This is 2830
 7 Middle Street is an existing historic structure.
 8 It's considered a Sullivan's Island landmark by way
 9 of Historic Resource Number 29. The applicant,
 10 Heather Wilson, is requesting approval to conduct a
 11 historic restoration of the structure, make some
 12 facade modifications, and also incorporate a 170
 13 square foot bedroom addition, and also a 204 square
 14 foot deck addition on the rear of the structure.
 15 Also, proposed is the replacement of the
 16 roofing materials, some siding, and also restoring
 17 the windows and incorporating the same divided light
 18 pattern for the new addition.
 19 Staff recommends that the DRB review
 20 this design for the standards for neighborhood
 21 compatibility, and also the Secretary of Interior's
 22 Standards, given it's a historic structure.
 23 So I'll defer to the applicant.
 24 **MR. ILDERTON:** Great.
 25 **MS. WILSON:** This is a picture of the

1 the porch, roofs along the -- there's some of that.
 2 You can kind of see through that.
 3 I don't want to just pass too much, but
 4 this is sort of the look that they're going to. And
 5 as I said, this is the corner.
 6 So to take into consideration that going
 7 up and down Middle and on 28th, that piece is really
 8 restored and maintained. And so the addition is in
 9 the furthest -- into the lot over here. This is the
 10 corner of 28 1/2 and Middle.
 11 The family used to live here. They
 12 moved to Mount Pleasant. They're moving back. They
 13 bought it with their daughter with the idea that
 14 their daughter is going to live here. She wants a
 15 summer residence for her, and then share it. So
 16 they're happy with a small, little cottage.
 17 **MR. ILDERTON:** Great. Okay. Thank you.
 18 Is there any public comment to this
 19 application?
 20 Public comment section is closed.
 21 Joe, anything?
 22 **MR. HENDERSON:** No, sir.
 23 **MR. ILDERTON:** All right.
 24 **MS. SANDERS:** I think it looks great.
 25 **MR. ILDERTON:** Yeah.

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1 **MS. SANDERS:** It's only here for the
2 historic, right?
3 **MR. ILDERTON:** Yeah, exactly.
4 Donna?
5 **MS. WEBB:** I agree. I think it's going
6 to be very fitting.
7 **MR. ILDERTON:** Mark?
8 **MR. HOWARD:** Yeah, beautiful. Nicely
9 done. I do have one question.
10 **MS. WILSON:** Yes.
11 **MR. HOWARD:** Just curiosity: Is the
12 same siding all the way around or is this cedar
13 shakes versus...
14 **MS. WILSON:** Well, they don't want the
15 cedar shakes on the little piece. I know, I thought
16 that would be nice, but they want the siding to
17 be --
18 **MR. HOWARD:** So it would be the siding
19 all around.
20 **MS. WILSON:** And hopefully, it will be
21 a -- you know, we'll be able to use the wood and
22 keep what is wood on the front.
23 **MR. HOWARD:** Nice job.
24 **MS. WILSON:** Thanks.
25 **MR. HERLONG:** This is a great project

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1 for the Board to review. Very small, very easy to
2 approve. Great solution. And I think it does meet
3 all of the requirements for approval.
4 **MR. ILDERTON:** Yeah, it's great. It's
5 classic Sullivan's Island. This is exactly why that
6 law was passed years ago, saving these historical
7 homes, because another time, had we not passed that
8 law, that house could have easily just disappeared.
9 And that's just classic. So I definitely...
10 **MR. WRIGHT:** I'm fine. I'm told that's
11 one of the oldest houses on the island. I'm sure
12 you remember who used to live there?
13 **MR. ILDERTON:** Yeah, yeah.
14 **MR. WRIGHT:** She used to brag. I don't
15 know about that, but it goes way back, I'm sure.
16 **MS. WILSON:** Yeah. Yeah.
17 **MR. WRIGHT:** And it's a wonderful
18 solution. I like it a lot.
19 **MR. ILDERTON:** All right. Do I hear a
20 motion?
21 **MR. WRIGHT:** Move to be approved as
22 submitted.
23 **MR. ILDERTON:** Second?
24 **MR. HOWARD:** I second that.
25 **MR. ILDERTON:** Discussion?

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1 Everybody in favor?
2 **DRB MEMBERS:** Aye.
3 **MR. ILDERTON:** All right. Great. Thank
4 you, ma'am.
5 **MS. WILSON:** Thank you.
6 **MR. WRIGHT:** Going to improve that
7 corner a lot.
8 2061 PETTIGREW STREET
9 **MR. ILDERTON:** 2061 Pettigrew.
10 **MR. HENDERSON:** Mr. Chairman, 2061
11 Pettigrew Street is a traditional island resource,
12 according to Historic Resource 163. This is located
13 in the RS District. And Joe Tucker, the applicants,
14 are requesting modification of an existing COA, a
15 DRB review from June 21st.
16 Essentially, they are requesting to
17 modify the original design, and reduce many of the
18 coverages and square footages that were approved
19 during that time. I'll just briefly go through
20 those.
21 They're proposing reduction in principal
22 building square footage. Reduction in impervious
23 coverage. Reduction in principal building coverage.
24 And removal of a portion of the second story porch
25 to increase visibility, the viewshed to the ocean

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1 from Pettigrew Street.
2 They're proposing a reconfiguration of
3 the pool as approved reduction of the side, the
4 front stairs, and reconfiguration of the courtyard
5 as approved. A redesign of several of the garage
6 doors. Changing of the roof materials. And also a
7 change in the window patterns.
8 And so staff would recommend giving this
9 a historic status, that the DRB review this proposed
10 design for approval in compliance with the Secretary
11 of Interior's Standards.
12 And so I'll let the applicant elaborate
13 on this project.
14 **MR. ILDERTON:** Great.
15 **MR. TUCKER:** Good evening. I'm Joe
16 Tucker. And the project has been approved. Then
17 the owner -- there's quite a few changes that
18 they're changing their mind, making some
19 alternatives. I think they're all very minor, but
20 I'll just go through -- go through the -- try to
21 stick to my written list here, keep it organized.
22 I'll start with two of the bigger
23 changes. This is the existing house, and this is
24 the new addition. Previously, this was going to be
25 an enclosed connector. Now it's going to be open.

1 So that is the reduction that was mentioned in the
2 heated area.

3 The wraparound porch, the owners would
4 like to create a little bit of a vestibule, and so
5 they would like to enclose this little piece of the
6 porch. So, a little bit of an add here and, you
7 know, little bit of a take-away there, net
8 take-away.

9 Really, I don't think the footprint --
10 the lot coverage, I think, is exactly the same. It
11 might not have changed, but -- oh, okay, there is a
12 minor -- okay, we'll get there. There's a minor lot
13 coverage item too.

14 Visually, if we come down the driveway,
15 we're going to look at the new addition here in the
16 front. Previously -- okay, so here's the existing
17 house. Come down the driveway, looking at the new
18 addition.

19 All right. I think the owner had wanted
20 a fairly large or a gabled structure out in the
21 foreground of this roof. And I'm not sure, but I
22 think it may be something that she had seen in a
23 house in a movie.

24 But as they reconsider, maybe it's more
25 practical just to have just a more normal porch

1 This is the new structure in the foreground. Just
2 instead of having an indented porch and a window,
3 we're proposing to have just an uncovered porch and
4 windows and a door. A cupola added to the
5 connector.

6 I mentioned this interior stair, so
7 that -- that -- this little piece right here might
8 have been an outdoor space that's enclosed.

9 In changing the roof material, we're
10 requesting from a metal roof to wood shingles.

11 There's a little bit of a difference.
12 All right. I believe these were windows, and
13 they're windows. This was a door and now it's a
14 window. That's minor.

15 And we're suggesting a four over two
16 divide light pattern everywhere. Most of the
17 existing windows will be replaced. So that's the
18 list.

19 **MR. ILDERTON:** Great. Thank you.

20 Is there public comment to this
21 application?

22 Public comment section is closed.
23 Anything to add?

24 **MR. HENDERSON:** No. That's all.

25 **MR. ILDERTON:** Duke, you want to start?

1 roof, and you feel like maybe it takes a little bit
2 of volume out of that side.

3 It's not -- I think I make the case it's
4 not a significant difference. You might -- from the
5 street, there might be a little less mass right
6 there. Again, it's not a big difference. So that's
7 something they're proposing there.

8 I mentioned that the connector would now
9 be open. It will be completely open on the pool
10 side, and it will have big openings here with
11 shutters, perhaps, in that courtyard side.

12 The pool was centered, not rotated.
13 It's over on the edge. There had been -- showing
14 the floor plan. I apologize, this is a smaller
15 scale. But here in the existing part of the house,
16 there's been a tiny, little porch that wrapped
17 around these two sides.

18 So, and we had been approved to add this
19 bay, so we think -- we proposed just to take that
20 small porch away there. The -- let's see.

21 There's -- I think there's the existing
22 house. I think this is something that was added not
23 too far in the distant past. We're looking at
24 instead of having -- and again, if we're coming in
25 from the street, this is the existing structure.

1 **MR. WRIGHT:** No.

2 **MR. ILDERTON:** Okay.

3 **MR. WRIGHT:** I was not here the last
4 one, so I'll pass.

5 **MR. ILDERTON:** I think the changes are,
6 like you said, relatively minor compared to what was
7 approved before. But I don't have a problem with
8 it, so...

9 **MR. HERLONG:** The only thing I question
10 is removing the section of deck and railing, that's
11 historic, around the two sides where those bays are
12 added. I think those are very recognizable historic
13 features and should probably stay. But other than
14 that, I don't have a problem with it.

15 **MR. TUCKER:** You know, and the structure
16 is there for them. I mean, it's all in place, so
17 it's just -- I see what you mean. There's no harm,
18 just they're there, just leave them there. I don't
19 think anybody -- I don't think the owner will have
20 any trouble with that. Yeah. And they have that
21 cross-bracing. That's a nice look and be nice --
22 you see those from the beach, and just not take that
23 away. Sounds good.

24 **MR. ILDERTON:** Mark, do you have
25 anything?

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1 **MR. HOWARD:** I agree with Steve on that.
 2 Other than that, it's just a number of minor
 3 changes.
 4 **MR. ILDERTON:** Donna?
 5 **MS. WEBB:** Yeah, I agree. And I think
 6 the roofing changes are going to add interest. You
 7 see a lot of metal roofs, and that will add a little
 8 more historic character. And the symmetry of the
 9 addition, I think it will be nice.
 10 **MR. ILDERTON:** Rhonda?
 11 **MS. SANDERS:** I like those changes.
 12 Especially the open breezeway.
 13 **MR. ILDERTON:** Yeah. All right. Do I
 14 hear a motion?
 15 **MS. SANDERS:** Motion to approve as
 16 submitted, final.
 17 **MS. WEBB:** I second.
 18 **MR. ILDERTON:** Discussion?
 19 Everybody in favor?
 20 **DRB MEMBERS:** Aye.
 21 **MR. ILDERTON:** All right. Great. Thank
 22 you, sir.
 23 **MR. TUCKER:** Thank you very much.
 24 813 MIDDLE STREET
 25 **MR. ILDERTON:** 813 Middle Street. New

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1 construction.
 2 **MR. HENDERSON:** Mr. Chairman, 813 Middle
 3 Street is currently a vacant property. Herlong &
 4 Associates, the applicants, are requesting final
 5 design approval for the new home construction, also
 6 a detached accessory structure.
 7 The Board reviewed this project on
 8 September 18th, and had some suggestions for
 9 inclusion of some coverage calculations. And since
 10 then, the applicant has revised his calculations.
 11 They're seeking relief in principal
 12 building coverage of 12 percent. Principal building
 13 square footage of 23 percent. Relief for the
 14 accessory structure setback from the road, edge of
 15 pavement. And also, a new request is a one-foot
 16 relief to the base flood elevation finished floor
 17 height.
 18 And since this is a new construction,
 19 staff recommends that the Board review this for the
 20 ordinance's standards of neighborhood compatibility
 21 when issuing relief.
 22 **MR. ILDERTON:** Yes, sir.
 23 **MR. ROMANO:** I'm John Romano of Herlong
 24 & Associates. This project, like Joe says, 813
 25 Middle Street, is located on the west end of the

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1 island. It's a vacant lot in the harbor that faces
 2 Fort Sumter. The property is a wedge shape, and the
 3 side yard property lines taper in towards the harbor
 4 and really start to define the shape of the house.
 5 And the shape of the lot also sort of forces these
 6 masses out towards the street.
 7 And the structure is really broken down
 8 into three different volumes. There's a
 9 single-story master suite here on the south end of
 10 the property, and that's really the first volume you
 11 see as you approach the property on Middle Street.
 12 It's really a lower scale that sort of relate with
 13 the homes inland of Sullivan's Island.
 14 The entry in the main living space are
 15 in the center of the lot. And there's a two-story
 16 guest suite with a kitchen and a media space on the
 17 north end of the lot. And the storm pirtle on the
 18 north wing is almost perpendicular to Star Of The
 19 West, and faces an open green space just beyond it.
 20 There's an accessory structure in the
 21 corner of the property, which was approved during
 22 conceptual design. This type of element is typical
 23 of historic homes on the island. It's an
 24 architectural element that we feel sort of enhances
 25 the neighborhood and anchors the lot.

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1 With this area being newly developed,
 2 including a feature that adds this sort of character
 3 to the space, is really sort of important for that
 4 end of the island.
 5 Right now it's a single-story structure
 6 at grade, so we're researching any insurance issues
 7 that may exist. But we're currently proposing a
 8 steel structure with solid breakaway walls.
 9 On the harbor side is a large deck that
 10 connects each of the wings, and the covered space
 11 off -- the covered area off of each space. There's
 12 a disappearing edge pool, lifelike planters, steps
 13 down to a terrace level, and then steps down to
 14 grade.
 15 Materials are all pretty typical
 16 Sullivan's Island architecture. It's hip-standing
 17 seam metal roof. Open rafter tails. Large covered
 18 porches. And double hung wood two over two windows.
 19 During preliminary review, the Board
 20 granted us approval for an increase in the principal
 21 building coverage, an increase in the principal
 22 building area, principal building square footage,
 23 and 100 set relief from the side yard, second porch
 24 setback. And those items really haven't changed at
 25 all.

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1 Our new request today is that we're
2 asking the Board for one foot of relief from the
3 foundation height. It's right at this first floor
4 level, and really what that will do is put the first
5 floor finished elevation four feet above the base
6 flood elevation, which is VE 15.

7 We're asking this relief -- we're asking
8 for this relief because we want to take a proactive
9 approach to the Biggert-Waters Act by building
10 higher above the base flood elevation. It's one of
11 the things that the town's website recommends. They
12 offer some literature on how to deal with the
13 Biggert-Waters Act, and that's one of the things
14 they do, is to encourage building higher.

15 So what we've done is raise that floor
16 slab one foot, but we've lowered the open louvers
17 and added a breakaway panel just above that, so it
18 still feels lower in elevation.

19 We also think that this relief increases
20 the compatibility with homes farther south that are
21 facing the harbor, that are all on higher flood
22 zones.

23 There are some other issues that we
24 wanted to address with the DRB that were brought up
25 during preliminary review.

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1 First, do the square foot numbers and
2 the breakdown of lot coverage. I've looked over the
3 numbers and added the accessory structure to the
4 impervious coverage category under other impervious
5 coverage. I think that seemed to be the most
6 appropriate place for it. It's not conditioned
7 area. It's not being treated as out of the
8 structure.

9 And the drive is left off -- like the
10 drive is left blank because it's -- we're treating
11 that and pervious material.

12 We also discussed the use of landscaping
13 to mass the driveway and the scale of the
14 streetscape from Star Of The West.

15 So in response to those comments on
16 landscaping and dealing with the scale of the north
17 wing, we're using these four existing oaks along
18 Middle Street and Star Of The West. And that really
19 sets up a good opportunity for some smaller
20 understory plantings and ground cover that will feel
21 really natural along those -- those two streets and
22 sort of mass this big area of drive, and really mass
23 the accessory structure.

24 And then again, because of the size --
25 and this is the -- the shape of the lot and the size

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1 of the setbacks and the side yard lines, there's
2 really a need to use more of the lot depth, and
3 that's really not something that's all that unusual.
4 I have a few examples of homes around the island
5 that -- pass these around. These are all the same.
6 Those are just examples of homes that
7 are starting to push the front facades more toward
8 the street. This is the impact from the -- the
9 increase in the side yard setbacks.

10 In this north elevation view, which is
11 the opposite side of this view here, it's the wing
12 that's angled towards the harbor and almost
13 perpendicular to Star Of The West.

14 We basically just removed the gabled
15 dormers above each of these three windows and added
16 plantings, just low level plantings, palms, and
17 medium height trees to preserve the view. And we
18 really think that sort of lowers the scale of the
19 building and softens that elevation.

20 Overall, I think it's a really strong
21 element and fitted very nice in the neighborhood.

22 **MR. ILDERTON:** Great. Thank you, sir.
23 Is there any public comment to this
24 application?
25 Public comment section then is closed.

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1 Joe, anything?
2 **MR. HENDERSON:** No, sir.
3 **MR. ILDERTON:** Rhonda, you want to start
4 this one?
5 **MS. SANDERS:** I think it's great. It's
6 a little overwhelming for me, but it's just little
7 old me. It looks great.
8 **MR. ILDERTON:** Donna?
9 **MS. WEBB:** I agree. I think that it
10 will fit in nicely with what's being done beyond it
11 and will probably continue to.
12 **MR. ILDERTON:** Mark?
13 **MR. HOWARD:** I'm letting the house grow
14 on me. I do have -- I still think we're making some
15 sort of mistake, although I can't find another
16 solution with the setback allowance on the outback
17 building. Although I kind of disagree with you that
18 the location of this is helpful. The island ends at
19 that point.
20 The Star Of The West is like an antenna
21 on top of a building. And in the view that we've
22 now got into this new neighborhood on Star Of The
23 West, it really starts with the back of this utility
24 building that is actually now placed closer to the
25 road.

1 But I've moved this thing around in my
2 mind. I can't find another place to put it, so I
3 don't know that it's an unscalable issue, but I
4 just -- I'm awfully concerned that we've got a
5 12-foot, you know, easement into the setback that is
6 really almost dead center at the end of the road.

7 So I mean, I really -- I think that's
8 the first thing you're going to see, is the rear of
9 the utility building.

10 **MR. ROMANO:** And we're really treating
11 it -- we'll have, you know, windows on this facade.
12 It will feel more like a carriage house. More like
13 the historical properties on Sullivan's.

14 **MR. HOWARD:** I have not seen any
15 drawings on that.

16 **MR. HEINLEN:** We do have -- I have a
17 view just -- this is just what the existing
18 plantings that are there currently; they're oak
19 trees. This is if you were driving up Middle
20 Street, and that's really the view you would see,
21 and that's, you know, pretty heavily screened just
22 with -- just with the existing plantings and
23 shrubbery.

24 **MR. HOWARD:** Maybe that will help.

25 **MS. SANDERS:** So it's not going to be

1 because of where it is, and it's just sort of easing
2 your -- your -- the visual impact of this house is
3 beyond it, which is going to be a good looking
4 house. But -- so I don't -- I think it could help,
5 actually. I'm fond of it, so...

6 Duke?

7 **MR. WRIGHT:** No, I don't see any
8 substantial changes from what we've approved since,
9 really. And I agree with both Mark and Pat, I think
10 that the carriage house will improve the scape,
11 landscape of the whole area. So I'm fine with it.
12 I'm okay.

13 **MR. ILDERTON:** All right. Do I hear a
14 motion?

15 **MR. WRIGHT:** I move that we approve as
16 submitted.

17 **MR. ILDERTON:** Second?

18 **MS. SANDERS:** Second.

19 **MR. ILDERTON:** Discussion?
20 All in favor?

21 **DRB MEMBERS:** Aye.

22 2623 BAYONNE AVENUE

23 **MR. ILDERTON:** All right. 2623 Bayonne.
24 Alteration.

25 **MR. HENDERSON:** Mr. Chairman, 2623

1 heated or air conditioned --

2 **MR. HEINLEN:** No.

3 **MS. SANDERS:** -- or plumbed or
4 electricity?

5 **MR. HEINLEN:** Well, electricity, yeah.

6 **MR. HOWARD:** Is it possible, maybe
7 another window?

8 **MR. ROMANO:** Yeah, that's what we were
9 thinking, adding windows to this -- both of these
10 elevations to really make it feel more like a --
11 more like a carriage house.

12 **MR. HOWARD:** I think that would help a
13 lot. Maybe that's the scalable item I needed,
14 because I can't -- I agree, I can't move it on the
15 lot, but you see what I'm saying?

16 That 12-foot setback that close to the
17 end of the road just -- so this would help. I
18 agree. Okay. That was my major concern. Okay.

19 **MR. ILDERTON:** Yeah, I guess I'm sort of
20 the opposite observation. This house is a
21 substantial house, as it would be on this high
22 priced lot and high profile location. It's going to
23 be a big house. So I just sort of see that as sort
24 of softening the impact of that, of such a
25 substantial structure. Not that it wouldn't be

1 Bayonne is an existing structure, a non-historic
2 structure located in the RS district. KDS, LLC, the
3 applicants, are requesting final design approval for
4 modifications. Essentially what they're requesting
5 is the removal of a first floor porch and then a --
6 the removal of a roof deck on the second floor.

7 In its place, they're proposing to
8 construct a two-story addition, bedroom additions.
9 They're requesting relief in principal building
10 square footage of 11 percent. They are requesting
11 relief for the second floor side setback, and also
12 relief for the principal building side facade.

13 Again, this structure as it is today
14 already exceeds the minimum requirements, all
15 modifications to the structure on the rear of the
16 home, and so that's something to take into account
17 when reviewing this. And we just recommend that
18 they meet the standards for neighborhood
19 compatibility.

20 **MR. ILDERTON:** Great. Thank you. Yes,
21 sir.

22 **MR. KENNEDY:** My name is Hunter Kennedy.
23 I'm with KDS. And 2623 Bayonne Avenue, we built in
24 1995. And due to this fact, it doesn't meet many of
25 the current zoning requirements. Both the

1 impervious lot coverage and the setbacks of the
2 existing structure are non-conforming. And the
3 principal building square footage is above the limit
4 for a lot of this size.

5 We're proposing two changes that we
6 believe will substantially improve the appearance of
7 the house and help it become more compatible with
8 the surrounding neighborhood.

9 The first thing is the elimination --
10 the first change is the elimination of the existing
11 second floor roof deck, and the enclosed first floor
12 porch immediately beneath it at the rear of the
13 house. There are photos at the back of your packets
14 where you can see this.

15 But this is the enclosed porch, and the
16 roof deck above taken from the rear. That's a
17 detailed shot of this enclosed porch, and roof deck
18 that wraps the -- it's a funny condition, but it
19 wraps actually bedrooms on the first and second
20 floor. And on this side it's four feet wide. So
21 it's fairly -- it's really unusual and kind of a
22 fairly odd condition. The new owners of the house
23 would like to change that.

24 So the -- we're proposing to build a
25 two-story addition within this existing footprint,

1 upstairs bedroom with that exposed deck, again,
2 wrapping the side of this wing of the house.

3 The changes we're proposing, again, are
4 to just essentially add, build straight up, add
5 heated square footage directly above that. We're
6 slightly reducing the footprint of the house and
7 articulating a bay here, which really is working a
8 little bit more closely with the original design of
9 the house.

10 This is the front elevation. This is
11 the affected wing of the house. So this is the
12 existing elevation in the house. This is the
13 proposed -- the window configurations would change
14 as well.

15 This is currently not a front porch.
16 There's a landing and a very abbreviated porch with
17 a cantilevered media room over this space. We'd be
18 also introducing a full front porch building
19 straight down from this cantilevering space.

20 This is the rear elevation. And so
21 currently on this existing house right here as seen
22 from the beach, you've got this octagonal dining
23 area. I guess it's essentially a breakfast room
24 with a bedroom above. And this is our enclosed
25 porch with the exposed deck directly above, and the

1 which will result in 185 square foot increase in the
2 principal building square footage. And while the
3 principal building square footage cap on this lot is
4 4100 square feet, the existing house is 4387. And
5 we're requesting an easement to allow 4572 square
6 feet of heated space, which is a 4 percent increase
7 from the existing total heated square footage, but
8 an 11 percent overall increase.

9 This is the existing first floor with
10 the enclosed porch wrapping these two small
11 bedrooms. The proposed change would result in a
12 larger bedroom here.

13 However, the other change that we're
14 proposing to make is by reframing this area of the
15 house. It presents enough to reduce the length of
16 the side elevation from 31 feet 4 inches to 30, and
17 by adding a recessed two-story bay here.

18 And zoning stipulates a four-foot
19 transition for facades, so over 30 feet long.
20 We're requesting a one foot, four and a
21 half inch easement from this requirement. And we're
22 also requesting 100 percent easement from the second
23 floor side setback requirement as well, so that it
24 matches the rest of the house in general appearance.

25 This is the second floor. This is that

1 deck and small bedroom which is wrapped by this
2 deck. So we'd like to streamline that. Streamline
3 that and better articulate and counterbalance what
4 we already have here on this side of the house with
5 this double height octagonal piece here, go with
6 that, and small bay on this end, a full two-story
7 addition.

8 And it really is -- it's being built
9 within the footprint, that's not changing. And I
10 feel like it's a very modest alteration to the house
11 and actually has great benefit in terms of how it's
12 going to look from the beach.

13 This is that side view again with that
14 affected elevation. This is the existing elevation
15 with that enclosed porch. It's just, you know, I
16 don't know, a hodgepodge of windows and recessed --
17 recessed porch and deck here. And this is a little
18 bit more streamlined. That is the new -- a new
19 porch on the front of the house up here.

20 **MR. HENDERSON:** Could I mention one
21 thing? Hunter, I think I failed to mention in my
22 staff report that you were making some modifications
23 to the front facade by adding the -- relocating the
24 front entrance and staircase coming up, and also the
25 porch increase. And so I just -- if you could just

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1 go back.
 2 So this will be an element visible from
 3 the road frontage, and so I would consider these
 4 modifications when you're giving the approval for
 5 the relief.
 6 **MR. KENNEDY:** We're trying to -- you
 7 know, I understand the intent of the designer with
 8 the initial design in 1995. But we're trying to
 9 kind of -- we have different goals and we're trying
 10 to, you know, hopefully make some improvements to
 11 the house.
 12 Granting these easements will allow us
 13 to improve the appearance to the house,
 14 representative of the quality of the design found on
 15 the island. Thank you.
 16 **MR. ILBERTON:** Public comment?
 17 Public comment section is closed.
 18 Joe, anything?
 19 **MR. HENDERSON:** No, sir.
 20 **MR. ILBERTON:** Steve, you want to start?
 21 **MR. HERLONG:** Oh, I think the changes,
 22 especially over to the right-hand side of the plan
 23 on that master suite is going to be all very good
 24 changes. It creates a very functional master suite.
 25 The only thing, if you could turn to the

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1 street elevation drawing, I have some questions
 2 about that. It's a very severe looking house right
 3 now, very vertical walled house.
 4 And did you ever think or did y'all
 5 discuss it could use maybe some window stylistic
 6 changes, grids or something lighter on this facade.
 7 **MR. KENNEDY:** Well, I completely --
 8 could completely agree with you. There's a --
 9 there's a lot of casement windows used throughout
 10 the house currently and they're much smaller. There
 11 are some double hung windows on the street front,
 12 but then it's a mix of casements and double hungs.
 13 Part of the reason for the simplicity of
 14 the unit single light casements currently shown in
 15 this elevation is, I think the -- my clients and
 16 Bill Muntz (phonetic) about replacing all of the
 17 windows versus some of the windows. There's many --
 18 most of the windows are going to need to be
 19 replaced.
 20 This is the -- the best way to have a
 21 streamlined, you know, I guess, renovation for the
 22 house. But I'm very aware of your comments and
 23 would like to do whatever I can to soften up the
 24 elevations of the house.
 25 **MR. HERLONG:** One other comment is that

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1 it is -- there's a lot of symmetry in that house
 2 existing as it is, and in the elements, and in the
 3 overall. And yet in the changes, the left-hand
 4 side, the windows all of the sudden go random in
 5 their placement, and it just -- because of
 6 everything else going on it's just -- all I see are
 7 these windows that seem randomly placed.
 8 And I'd almost challenge you to try to
 9 find the way -- and I know it's because of some
 10 interior arrangements, most likely -- I challenge
 11 you to try to maybe keep that symmetry that's maybe
 12 helping because it looks like -- it looks like a
 13 mistake, the upper right window.
 14 **MR. KENNEDY:** Yeah, I know exactly what
 15 you're talking about.
 16 **MR. HERLONG:** But other than those two
 17 comments, I think all of these changes are going to
 18 improve the house.
 19 **MR. ILBERTON:** Yeah, I think this house
 20 is like you said, such a -- it's a fairly plain
 21 structure. Sort of very large, plainly designed
 22 home, and anything -- almost anything you do to it
 23 is going to improve it. So generally I -- but I
 24 appreciate Steve's comments and I think he has a
 25 point. But essentially, I think where it's going is

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1 in the right direction.
 2 Duke?
 3 **MR. WRIGHT:** Yeah, I agree with
 4 everything he said, it's not a very good design.
 5 It's a plain, bland, blah house. And what you're
 6 doing is maybe improving it. I hope you didn't
 7 design the original house.
 8 **MR. KENNEDY:** No.
 9 **MR. WRIGHT:** But I have no trouble with
 10 it. Even though we're a team -- Joe?
 11 **MR. HENDERSON:** Yes, sir.
 12 **MR. WRIGHT:** Do we have the authority to
 13 authorize exceeding the square footage on the lot?
 14 I don't have any trouble with it, but are we okay
 15 with that?
 16 **MR. HENDERSON:** What he's proposing
 17 falls within the square footage requirements.
 18 **MR. WRIGHT:** Okay. For the lot size or
 19 the lot --
 20 **MR. HENDERSON:** Yes, sir.
 21 **MR. WRIGHT:** -- square footage. Okay.
 22 **MR. HENDERSON:** Yes.
 23 **MR. KENNEDY:** The footprint hasn't
 24 changed. It's actually reduced slightly. And the
 25 footprint, it conforms. It's just the front --

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1 going to the porch.
2 **MR. WRIGHT:** I'm okay with it. I'm okay
3 with what you want to do.
4 **MR. ILBERTON:** Mark?
5 **MR. HOWARD:** I sort of agree with
6 everything they said here so far. And actually,
7 some of the things would be helpful. But on this
8 off balance, why, on the existing we have -- on the
9 front -- we have the winged roof right here, and
10 here it's off balance with we only have one side?
11 **MR. KENNEDY:** I could -- we could take
12 up a lot of time in this meeting talking about the
13 original design. But one, I think -- I believe the
14 intent of this -- this -- there is a stair. So the
15 stairway from the ground to the porch runs up these
16 stairs. There's a very narrow landing, and which is
17 under an extremely high roof. It's artificially
18 high.
19 And then you come behind this wall and
20 you're on a porch. This porch is recessed about
21 four feet behind this, this cantilevered structure
22 here. And this is all being dictated by this
23 addition or this, I guess, volume which is the
24 stair, which extends out past the face of the house.
25 Essentially, he created this roof to

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1 squeeze in a stair. The landing is immediately
2 under it, and you scoop back. So he's reflected
3 that roof volume on this other side. It's
4 unnecessary. It's decorative.
5 And so this is -- this is really
6 trying -- this is essentially fixing a lot of major
7 issues with the fact that it doesn't have a front
8 porch, which is not, you know, so dramatic, but what
9 you find on Sullivan's Island. The cantilever,
10 which is kind of unsupported and doesn't look
11 natural, they didn't build it as it was originally
12 designed; it had brackets.
13 And I think it's -- what we're doing
14 here, I mean, this is not -- we don't have true --
15 you kind of have a -- I don't want to say
16 symmetry -- on this back elevation. I mean, we
17 don't have octagonal structures on either side down
18 here but the original plan.
19 So it's not a fully committed
20 symmetrical plan, and the same thing could be said
21 for flood elevation. So I'm just trying to kind of
22 balance the asymmetries a little bit better and make
23 it a little bit, you know, more in line with what
24 you would find on the island, so...
25 **MR. HOWARD:** Well, it answers the

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1 question and -- but you have some more balance on
2 the front.
3 **MR. KENNEDY:** This is the -- believe me,
4 I'd love to find a better resolution for that one
5 little area right there.
6 **MR. ILBERTON:** Donna?
7 **MS. WEBB:** Yeah, I'm pretty much in
8 agreement with them. I do like the porch bringing
9 that out. I think that's going to add a lot of
10 change in the staircase, which is going to make more
11 sense.
12 The windows, I know that's a lot of
13 windows to replace, but I do -- I mean, it would add
14 a lot of character, doing a little more with the
15 windows.
16 But I love -- I think adding the square
17 footage by taking away that open porch, while not
18 increasing the footprint of the house, I think is a
19 great solution. I've had one of those porches
20 before and it's a maintenance nightmare.
21 So I think it will be a more functional
22 house for the family. But yeah, I'd love to see,
23 you know, whatever creativity you can figure out to
24 just add a little more island character. But it
25 will definitely be an improvement.

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1 **MR. ILBERTON:** Rhonda?
2 Thank you very much.
3 **MS. SANDERS:** Yeah, I agree, the windows
4 looks like someone is cross-eyed up there, I don't
5 know. I'm trying to -- I was looking at the plan to
6 figure out what you could do. It doesn't look so --
7 it doesn't look so cockeyed here -- or is that the
8 first? I see.
9 So you got a closet in the middle there.
10 You can figure that out. Put the closet in the
11 middle and the bathroom in the front. And
12 personally, you cannot give me another casement
13 window.
14 **MR. HERLONG:** Regarding the windows,
15 considering the house was built in what? '95?
16 **MR. KENNEDY:** '95, yeah.
17 **MR. HERLONG:** I mean, you might tell the
18 owners, give them the argument that they probably
19 have 20-year windows in the house already, and if
20 some of them are bad and some of them are good,
21 those good ones, they don't have much more life in
22 them anyway.
23 **MR. KENNEDY:** I agree. I've been --
24 we'll get the windows sorted out. I think the
25 largest issue, really, is the building square

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1 footage and some of these items.
2 **MR. ILDERTON:** All right. Is this a
3 preliminary or?
4 **MR. HOWARD:** It's marked as final.
5 **MR. HENDERSON:** This was for final
6 design approval. But certainly, Hunter can make
7 some design modifications.
8 If I could ask the Board: Is there
9 anything that Hunter can do to modify the window
10 design so that we could tailor the COA so that he
11 wouldn't have to come back to the Board for -- just
12 to show a design in the window configuration?
13 Could he balance the symmetry somehow so
14 that he can submit for permits without having to
15 come back to the Board? Do you have any suggestions
16 for making a change like that?
17 **MR. ILDERTON:** Maybe.
18 **MR. HERLONG:** Well, I think you heard
19 the comments and they're recorded.
20 **MR. HENDERSON:** Okay.
21 **MR. HERLONG:** Basically, we'd like the
22 windows on the left-hand side street facade, and if
23 you can make the arrangements that create the
24 symmetry, the Board would probably be okay, and we
25 can almost put it in staff's hands for staff

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1 approval.
2 **MR. ILDERTON:** And perhaps that it be
3 strict symmetry, meaning everything exactly, but
4 just something that's just going to soften it up.
5 It doesn't have to be exactly because that symmetry
6 can get --
7 **MS. SANDERS:** Maybe even that oddly
8 placed window, make it a different shape so that
9 it's obvious that it was on purpose.
10 **MR. ILDERTON:** But anyways, whatever
11 attempt, and like you said, that it could -- that it
12 could be either looked at at staff approval or you
13 could send out a drawing on it and we can all look
14 at it on our e-mail.
15 **MR. HENDERSON:** Very good. We can
16 certainly do that. And we'll outline the motion as
17 made, some of the suggestions that you've made along
18 with the revised renderings, if that would be okay
19 with you?
20 **MR. KENNEDY:** That is perfectly fine.
21 **MR. HENDERSON:** Okay. Very good.
22 **MR. ILDERTON:** Well, do I hear a motion
23 then?
24 **MS. SANDERS:** I agree with that.
25 **MR. WRIGHT:** Move that we approve as

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1 submitted based on the comments made to staff.
2 **MR. ILDERTON:** Great. Second?
3 **MS. SANDERS:** Second.
4 **MR. ILDERTON:** Discussion?
5 Everybody in favor?
6 **DRB MEMBERS:** Aye.
7 **MR. ILDERTON:** Great.
8 **MR. WRIGHT:** The other thing -- if it's
9 okay -- that there's a lot -- there are trees, that
10 it's pretty well-hidden from the street. You don't
11 see the bad design that's there, but as you go
12 looking for it. But you have a nicer house next
13 door.
14 **MR. KENNEDY:** Yeah, I think you will.
15 And I appreciate y'all's input. Thank you.
16 2850 BROWNELL AVENUE
17 **MR. ILDERTON:** 2850 Brownell.
18 **MR. HENDERSON:** Mr. Chairman, this is
19 currently a vacant property. The applicants are
20 requesting conceptual design approval for a
21 single-family detached home. The applicant is
22 requesting relief from the zoning ordinance for
23 principal building front and side facade.
24 This section of the ordinance requires
25 that the structure not exceed 50 feet in linear

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1 measurement or three quarters of the buildable lot
2 area. And so the structure exceeds that 50 feet.
3 And there's also a provision that
4 requires that the extension of the porch -- I'm
5 sorry -- front porches meet a 40 percent -- make up
6 40 percent of the front facade. And so I think that
7 the applicants are meeting that in this presented
8 design.
9 However, we'll just review what you have
10 presented here.
11 **MR. ILDERTON:** Great.
12 **MR. MIDDLETON:** I'm Blake Middleton with
13 The Middleton Group. I'd like to address the site
14 layout first. It's a little different. Station 28
15 1/2 is here. Brownell Avenue is here. Atlantic
16 Avenue actually comes in -- dead ends to 28 1/2
17 right here. So we'd like to make the case that,
18 really, that the 28 1/2 Street elevation should be
19 the front elevation. It's a more prominent side of
20 the lot. So we've addressed the 28 1/2 Street as
21 the front of the house. So that gives us -- allows
22 us -- well, makes us do two things.
23 One is we can have the driveway off to
24 the side and tuck the garage doors around to the
25 side, so you really can't see the garage from the

1 street. But also, with the space up there it really
 2 gives us only one place to put the pool, and that's
 3 on this end of the house. You know, the ocean is
 4 over this way.
 5 So looking at the floor plans. Grade,
 6 you have all open with wood slats and end piers,
 7 which is pretty typical. We have at this end,
 8 towards the pool end, would be open for gatherings
 9 and that kind of stuff.
 10 First floor, come up either side, you
 11 have a front porch entry and kitchen right here.
 12 Living, den space, dining, master suite, office
 13 area. And then a large screened porch with a small
 14 deck and steps that go down to the pool area.
 15 And then moving up to the second floor.
 16 Second floor, we have three bedrooms. Two baths, a
 17 Jack and Jill bath. Our principal building square
 18 footage is right at 3000 square feet. Our allowed
 19 square footage is 3338. So we're a few hundred feet
 20 under allowed square footage.
 21 Elevations. So the front elevation on
 22 28 1/2, Station 28 1/2, we have our entry here.
 23 This stair is in this section here. The dining area
 24 is kind of in this area. This kind of creates
 25 almost a wraparound porch, but portions have been --

1 Public comment section is closed.
 2 Joe?
 3 **MR. HENDERSON:** No, sir.
 4 **MR. ILDERTON:** Duke?
 5 **MR. WRIGHT:** I think it fits on that lot
 6 very well. I go by there a lot, and I think it's
 7 going to improve that neighborhood. In terms of
 8 compatibility, there's about four or five houses
 9 around it and they're all different. There's no
 10 neighborhood there to speak of. I'm okay with the
 11 design.
 12 I personally am not enamored with that
 13 little office sticking at the end there, but I don't
 14 have any response to it. I can't figure out what
 15 else to do with it. Other than that, I'm okay with
 16 it.
 17 **MR. ILDERTON:** It's nice to see not an
 18 overly large house being built on that lot, given
 19 the square footage is modest. You know, it looks
 20 very much traditional, generally traditional
 21 Sullivan's Island kind of look. And that little
 22 module I've seen on some of the older homes, things
 23 like that.
 24 Little surprised, it looks like it's got
 25 like maybe a 10- or 12-foot ceiling or something

1 look like they've been filled in. And then this
 2 piece is the office piece that's off the master
 3 bedroom.
 4 And then the second floor is kind of
 5 half in the roof. So we've reduced, you know, the
 6 height of the structure by -- by lowering the
 7 principal roof.
 8 So we're asking for the allowable
 9 primary front facade, which would be from here to
 10 here, is actually 62 feet 8 inches. The allowable
 11 is 50 feet. So we're asking for a 12-foot 8 relief
 12 on that primary facade.
 13 And then this is the side elevation with
 14 the garages. And again, this is the office area,
 15 and the master suite is here. And the other two
 16 elevations, this is the rear elevation, and then the
 17 side, the Brownell Street side, which has the
 18 enclosed porch and the pool deck down here.
 19 Materials are pretty typical island
 20 materials. Lap siding. A little bit of board and
 21 batten on this office elevation. Standing seam
 22 metal roof. What else. Exposed rafter tails. Two
 23 over two windows.
 24 **MR. ILDERTON:** Great. Thank you.
 25 Public comment?

1 like that, higher than the rest of the house. I'm
 2 not sure. Essentially, it's a story and a half
 3 structure that, you know, it's a little big coming
 4 up Atlantic Street, which is where you will see it
 5 coming up. I'm fine with it.
 6 Steve?
 7 **MR. HERLONG:** Architecturally speaking,
 8 I think it's a -- one of the nicer homes in that
 9 immediate neighborhood, and a good example of what
 10 would fit in any neighborhood on the island very
 11 well. I guess I have a couple of questions for Joe.
 12 **MR. HENDERSON:** Yes, sir.
 13 **MR. HERLONG:** Well, is the setback
 14 issue -- I think I missed part of that discussion --
 15 the setback, it's unusual the way they're applied.
 16 It's a corner lot, and so you get to choose which
 17 corner would be the front or a side.
 18 **MR. HENDERSON:** Right.
 19 **MR. HERLONG:** And the choice would be to
 20 create the front and back on the two, on the
 21 narrower portion.
 22 **MR. HENDERSON:** On 28 1/2, right.
 23 **MR. HERLONG:** On 28 1/2, and all that
 24 works fine from the zoning point of view?
 25 **MR. HENDERSON:** That does work.

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1 However, the Design Review Board would need to, I
 2 guess, determine the orientation of the front of the
 3 building for a separate reason, that is the
 4 positioning of the pool facing the secondary
 5 frontage.
 6 So that's another request that you would
 7 need to make during this meeting. So if
 8 appropriate, you would need to determine whether
 9 that's compatible with the context of the overall
 10 neighborhood.
 11 And Randy just pointed that out to me.
 12 **MS. SANDERS:** So that would be in a rear
 13 side corner?
 14 **MR. HENDERSON:** We would need to work
 15 into the motion that the principal building's
 16 primary facade is 28 1/2 to allow for the pool to be
 17 facing Middle?
 18 **MR. ROBINSON:** That's correct. No, the
 19 pool would be facing Brownell.
 20 **MR. HENDERSON:** Brownell, I'm sorry.
 21 **MS. SANDERS:** Submittal is on the
 22 opposite side, that's not on this survey, correct?
 23 **MR. HERLONG:** Middle --
 24 **MR. HENDERSON:** I'm sorry, it's
 25 Brownell. That was my mistake. It's Brownell and

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1 28 1/2.
 2 **MR. MIDDLETON:** There's a very large, I
 3 guess, right-of-way between -- you know, edge of
 4 pavement is here, and then the property line is
 5 30 feet back from the edge of pavement. So there's
 6 opportunity for, you know, screening, landscaping,
 7 you know, to keep that whole pool in the background.
 8 **MR. HERLONG:** And again, the house sits
 9 well if it's designed on this property facing
 10 Station 28 1/2, I think. And I would want my pool
 11 right there too. That's on the south side. It gets
 12 the breezes. That's where I'd prefer the pool.
 13 But it is adjacent to a street, and I
 14 think everybody needs to be aware of that, whether
 15 that can be screened through some landscaping, maybe
 16 that's a good solution. I would just think other
 17 neighbors may -- maybe question that. I think we
 18 just need to address it in some way.
 19 **MR. HENDERSON:** Do you have an elevation
 20 from Brownell?
 21 **MR. MIDDLETON:** From Brownell?
 22 **MR. HENDERSON:** That shows how the pool
 23 would look from that right-of-way.
 24 **MR. HERLONG:** It's an inground pool,
 25 right?

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1 **MR. MIDDLETON:** It's an inground.
 2 **MR. HENDERSON:** It's inground.
 3 **MR. MIDDLETON:** Right. So it would be
 4 at grade level.
 5 **MR. ILDERTON:** It's going to have to
 6 have a fence around it, of course, or something.
 7 **MR. MIDDLETON:** Right.
 8 **MR. HENDERSON:** Yeah, fencing and
 9 landscaping. Do you have any renderings that would
 10 show?
 11 **MR. MIDDLETON:** We want, you know, make
 12 sure we can put it there first and then...
 13 **MR. HENDERSON:** Sure.
 14 **MR. ILDERTON:** I would think they're
 15 going to want landscaping because they're not going
 16 to want to be open to the public.
 17 **MR. HENDERSON:** Sure.
 18 **MR. ROBINSON:** I mean, you say that, but
 19 then if you look around at several pools that are --
 20 like on the island side, you'll see just fences.
 21 And if they put a four-foot fence there and there is
 22 no landscaping buffer, and I mean, it might be that
 23 y'all might want to be -- you might be okay with the
 24 way it is now, but say, come back to us with a
 25 buffer plan in there, I mean.

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1 **MR. MIDDLETON:** Yeah, we'll definitely
 2 come back, with the next submittal, with a
 3 landscaping plan.
 4 **MR. ROBINSON:** To show a better, you
 5 know, how that thing is going to be screened.
 6 **MR. HOWARD:** Well, I thought this issue,
 7 really, with the pool location went back to zoning?
 8 I mean, it did on OCO when it was facing the road on
 9 OCO, I thought that was --
 10 **MR. ROBINSON:** No, that was strict
 11 bearings. They had to get bearing.
 12 **MR. HENDERSON:** Because -- that's right.
 13 **MR. ROBINSON:** You have to have another
 14 road to face it.
 15 **MR. HENDERSON:** That's right. And it
 16 was to allow a pool with a front yard.
 17 **MR. HOWARD:** Pool in the front yard,
 18 that's correct.
 19 **MR. HENDERSON:** This is the --
 20 **MR. HOWARD:** Side yard.
 21 **MR. HENDERSON:** -- side yard.
 22 **MR. HOWARD:** This is different from...
 23 **MR. HENDERSON:** Yes, sir.
 24 **MR. MIDDLETON:** There's also, at the
 25 other end of the block, there is a pool on the

1 Brownell Street side of that house.
 2 **MR. HOWARD:** I don't have a problem. It
 3 gives a moment of pause, the pool.
 4 **MR. MIDDLETON:** Sure.
 5 **MR. HOWARD:** But -- I think I may be
 6 speaking out here.
 7 **MR. HERLONG:** Those are my comments, so
 8 you go right ahead.
 9 **MR. HOWARD:** The location gives a moment
 10 of pause. But I think that if we're in the
 11 conceptual phase, and you are going to be required
 12 to have some type of fence and I would hope some
 13 type of landscaping, that that would be brought in.
 14 **MR. MIDDLETON:** Yes.
 15 **MR. HOWARD:** Okay. If I'm moving on
 16 then, I guess the other thing I didn't quite
 17 understand: You were talking about the length of
 18 the front porch because of the extension being
 19 given, so you need this porch to be long?
 20 **MR. HENDERSON:** No, I think we can
 21 eliminate that from the request because of the
 22 screened porch on the end along with the front
 23 entrance porch, he far exceeds that 40 percent.
 24 **MR. HOWARD:** Oh, he does.
 25 **MR. HENDERSON:** So he doesn't need to

1 to be a really nice design. I really like the plan.
 2 I like the house a lot, and I think it's very
 3 fitting for the island. So as long as -- I'm
 4 just -- I'm a little new at this on the Board, and
 5 I'm not as well-versed as they are in the setbacks
 6 and the placement and overall --
 7 **MR. MIDDLETON:** It was a little
 8 confusing with a corner lot. It's very confusing.
 9 **MS. WEBB:** Yeah, and changing the front.
 10 But overall, I think it's a very nice plan.
 11 **MR. MIDDLETON:** Thanks.
 12 **MR. ILDERTON:** Rhonda?
 13 **MS. SANDERS:** I like it as well. I have
 14 a question on the -- I think it's -- I guess it
 15 would be called the rear elevation. I think our
 16 plan has three windows and you have two.
 17 **MR. MIDDLETON:** I've done some changes
 18 since I submitted this, so there will probably be a
 19 couple more windows down here, which still kind
 20 of -- trying to work out the mass of that.
 21 **MS. SANDERS:** So the three is what we
 22 have instead of -- the three is the final or the
 23 two?
 24 **MR. MIDDLETON:** There will probably be
 25 at least two more windows back there.

1 request that relief from the DRB. So just the
 2 50 percent requirement or 50 linear foot
 3 requirement, and then also the requirement for
 4 deeming the --
 5 **MR. MIDDLETON:** Orientation.
 6 **MR. HENDERSON:** -- frontage off of 28
 7 1/2. So those are the only two.
 8 **MR. HOWARD:** Okay.
 9 **MR. HENDERSON:** So as far as the
 10 percentage of the porches, we're okay.
 11 **MR. HOWARD:** Well, if we're going to
 12 leave it conceptual, there's just personal things
 13 that I might ought to re-study, but they're not for
 14 me to say. But I'm glad you've entered conceptual.
 15 But certainly, I think it would be a very nice house
 16 on that lot, conceptually.
 17 **MR. ILDERTON:** Great. Donna?
 18 **MS. WEBB:** Yeah, I love the design. I
 19 think it's very fitting for the island, and if I was
 20 a neighbor, even with the pool configuration, I
 21 think I would appreciate this style of house, just
 22 something that goes vertical. And I'm sure the
 23 homeowners will want some buffer there.
 24 **MR. MIDDLETON:** Yeah, absolutely.
 25 **MS. WEBB:** So I think it could turn out

1 **MS. SANDERS:** I would hope so. If I
 2 were the guy living behind you, I would not want to
 3 be looking at a big old wall. In addition to the
 4 person looking out the window, I would say I'd want
 5 one over the kitchen sink.
 6 **MR. MIDDLETON:** Right. That's another
 7 one that we'll get at.
 8 **MS. SANDERS:** Okay. I was just
 9 wondering which one of these was the most recent,
 10 yours or these. With this one there's a -- I think
 11 it's in the master bathroom window.
 12 **MR. MIDDLETON:** Right. Yes.
 13 **MS. SANDERS:** It's a lot of wall without
 14 windows.
 15 **MR. MIDDLETON:** Yours would be more
 16 recent.
 17 **MS. SANDERS:** I think it would be an
 18 improvement to have one there and maybe one in the
 19 kitchen. That's a long wall.
 20 **MR. MIDDLETON:** Um-hum.
 21 **MS. SANDERS:** And that's what I thought
 22 you were referring to as far as the length of the
 23 flat wall with no --
 24 **MR. HENDERSON:** You know, because it's
 25 on the rear elevation, there's no specific design

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1 standard for that.
 2 **MS. SANDERS:** But if it were the side,
 3 it would be?
 4 **MR. HENDERSON:** Yeah, if it were, it
 5 would be.
 6 **MS. SANDERS:** So that would be the side
 7 of the neighbor's house? So I don't know.
 8 **MR. WRIGHT:** Rhonda, are you familiar
 9 with the neighbor's house behind this house?
 10 I agree with what you're saying, but if
 11 you go -- you look at the design of the white house
 12 behind it, and the trees that are in there, it's
 13 really not going to have any effect on that house on
 14 Brownell.
 15 **MS. SANDERS:** I think it's a great
 16 house. Personally, whether I was inside of it or
 17 outside of it, I would want a few more windows on
 18 that. That's the south facing also, right?
 19 **MR. MIDDLETON:** No, no. The north.
 20 It's northeast.
 21 **MS. SANDERS:** Very confused. Anyway.
 22 **MR. HENDERSON:** So this would be
 23 opposite of 28 1/2. Because it's the rear facade,
 24 there are no design requirements.
 25 **MS. SANDERS:** Okay.

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1 **MR. HENDERSON:** And the setback
 2 requirements for the second story, like there on the
 3 side.
 4 **MS. SANDERS:** Right.
 5 **MR. HOWARD:** But it's still conceptual,
 6 so all that -- the whole rear is going to be --
 7 **MR. HENDERSON:** Yeah.
 8 **MS. SANDERS:** No, I really like the
 9 plan. It's very -- I like it. I would just
 10 personally have more windows on the back.
 11 **MR. MIDDLETON:** We'll probably at least
 12 have two more windows.
 13 **MS. SANDERS:** That's all.
 14 **MR. MIDDLETON:** Okay.
 15 **MR. ILDERTON:** All right. Do I hear a
 16 motion?
 17 **MR. HOWARD:** Motion to approve
 18 conceptual design as submitted with -- I guess we're
 19 requesting a fencing, landscape plan on the pool
 20 side.
 21 **MR. ILDERTON:** Great.
 22 **MR. HERLONG:** I second that.
 23 **MR. ILDERTON:** All right. Everybody in
 24 favor?
 25 **DRB MEMBERS:** Aye.

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1 **MR. ILDERTON:** Thank you, sir.
 2 2619 BAYONNE STREET
 3 **MR. ILDERTON:** All right. 2619 Bayonne.
 4 New construction.
 5 **MR. HENDERSON:** This is a request for a
 6 demolition, and also a new construction for the
 7 property located at 2619 Bayonne. The applicants
 8 are requesting conceptual design approval and relief
 9 from the minimum side yard setback.
 10 They're proposing 12 percent relief and
 11 also 23 relief in principal building square footage.
 12 Again, staff recommends that the design comply with
 13 our standards for neighborhood compatibility.
 14 And I'll defer to the applicant.
 15 **MR. ILDERTON:** Yes, sir.
 16 **MR. CLOWNEY:** Thank you. All right.
 17 I'm Beau Clowney, and Ross and Kate who are here
 18 with me as well. A lot to show you. I'm going to
 19 try to make it brief. Here's where we are. You're
 20 familiar with the design.
 21 It's actually a great, great little
 22 house there right now, but it's not going to be
 23 there much longer. But nice, young family. Joe
 24 Butler and Naomi Donnelley are moving to the island
 25 and have three kids. Want to do a great family

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1 house on the beach. And we -- it's a tricky little
 2 lot, believe it or not. I mean, there's a lot of
 3 land, but it's got a lot of setbacks. And the OCRM
 4 thing kind of strikes across there, runs up to
 5 George Awanis' (phonetic) house that way.
 6 The house that's on there now is wide,
 7 really wide, and we're not even doing -- we're doing
 8 something that's less wide, but we still need to
 9 take advantage of the roof and the lot because
 10 that's really kind of where we have our land to do
 11 something, is this way. We're used to doing these
 12 long, skinny lots that are the opposite way, but
 13 this one is different.
 14 So the main sort of thrust of the design
 15 for this, and our thinking, is that we have this
 16 great kitchen house in the middle of the property,
 17 and everything revolves around this kitchen house,
 18 which becomes this incredible room in the middle of
 19 the house.
 20 And again, like I said, young family
 21 house, lots of interesting things going on with
 22 their thinking. Very interested in architecture,
 23 very interested in doing something that is very much
 24 historic and very -- speaks to the history of the
 25 island on the street side, but yet doing something

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1 that really becomes more modern and is more open as
2 it presents itself to the view, but all the rooms
3 opening up to the view.
4 So conceptually, we've come up with this
5 concept of this great kitchen in the middle that has
6 these wings on either side. So it really becomes
7 kind of almost like a -- kind of -- sort of a Z
8 shape or an H shape, however you would call it,
9 where we end up with this great sort of entrance
10 courtyard in the front of the house. And then in
11 the back of the house, we end up also with kind of
12 another court -- court in the back as well.
13 And if you -- I think this is a very
14 compelling drawing that shows our footprint as it
15 relates to all of the other houses around it --
16 around it, and in particular with the one which is
17 right next to it, which I believe Hunter was just
18 talking about this house, which again is wide, takes
19 advantage of the view as much as possible.
20 And what I want to point out is that we
21 have almost like two structures that are hinging off
22 of this middle kitchen volume, but yet they're very
23 thin and delicate, in our view, and speak to a
24 historic language, which you see here on the island.
25 So we have here the -- if you look at

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1 this, is that middle piece which is the kitchen
2 element. And the upper level of this is very
3 ephemeral and more glass-like in that it's thin and
4 you would see light from the street, standing on the
5 street; you would see the sky through that volume.
6 So it becomes more of almost like a glass bridge
7 moving across.
8 And then this piece becomes more of
9 a solid masonry piece, as this piece here also is a
10 solid masonry piece.
11 Aesthetically, if you were to -- I'm
12 sorry, I can't see here -- look at a couple of our
13 more recent projects, the masonry -- the desire to
14 do a masonry dwelling that is connected to a wooden
15 structure, we find is something that speaks to the
16 architecture of this region.
17 So this house in particular will have a
18 little bit of a kind of British Colonial quality
19 about it, like this one does.
20 Masonry, sort of the strength of the
21 masonry, whether it's a slate roof, we're not sure,
22 it's either going to be a slate roof or a copper
23 roof. But all of those are good, solid,
24 traditional, classic building materials that kind of
25 speak to the quality of the architecture in the

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1 region.
2 And again, these are other projects
3 we've done recently. This one, I think your -- you
4 might know, it's on the island, and again, it just
5 shows more of a masonry feeling. This one has a
6 wooden roof.
7 This is very similar to what we're
8 talking about, a house that we did in the Village in
9 Mount Pleasant, where we have that central kitchen
10 volume with the glass piece along the top which
11 connects the two. This is again that same -- same
12 kitchen piece that we're doing here, and we're using
13 masonry or chimney -- brick -- masonry chimney,
14 basically. And again, this again shows the central
15 volume and another volume, and then that sort of
16 glass piece there as well.
17 So in terms of -- this is just a section
18 through that middle piece looking at one of the
19 wings. So you can see how we have a step down
20 towards the street with more one-story pieces,
21 basically.
22 And then this is kind of an unfinished
23 perspective that we're looking at. Just the massing
24 of it, so you understand. And this is one piece
25 that pulls out towards the street. This is that one

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1 central kitchen volume that we're doing. And then
2 the other piece here, which has the British Colonial
3 steps going up into the entrance piece here.
4 And then just to -- let me see these
5 other -- hang on one second. There's one other
6 thing I want to show you. Where are those other
7 images?
8 Actually, this is the one. This is the
9 one, sorry. This is actually a perspective that's
10 taken a little bit higher, so that you would be like
11 that, a neighbor's house, looking at it from across
12 the street. So it gives you a little bit of
13 perspective in terms of the other one that we sent
14 you was one from the -- from the ground level.
15 I can answer other design questions, and
16 Kate, Ross, if anyone has some other.
17 **MR. RITCHIE:** And regarding the side
18 setback that we're asking for, it's just 4 foot 11
19 relief for the total combined setback. Four feet to
20 35, so one inch combined setback, which like Beau
21 said, is less than what the house is existing, I
22 think is a combined 31 feet.
23 **MR. HENDERSON:** And it's down on this
24 portion here.
25 **MR. RITCHIE:** Yeah.

1 **MS. CAMPBELL:** Yeah, we're maintaining
2 the --

3 **MR. RITCHIE:** Yeah, we're maintaining
4 the 15-foot setback on this side. And then this is
5 where we're encroaching into that setback.

6 And then we are asking for 23 percent of
7 the relief on the principal building square footage,
8 and that total is 5054 square feet, which -- which
9 in that neighborhood there's a lot of larger --
10 larger homes.

11 Directly across the street would be a
12 5000 square foot house, and on down to 60 -- almost
13 6500. There's also a lot of larger homes in that
14 stretch.

15 **MR. CLOWNEY:** Most of them are around
16 that same size, basically, around that area.
17 What else is there?

18 **MR. RITCHIE:** In the second floor
19 setback, 100 percent relief. And the principal
20 building side to side, 100 percent relief on that.

21 **MR. ILBERTON:** Great. Thank you, sir.
22 Questions? Since there's no public
23 here, we won't ask for that.

24 And Joe, you want to -- so this is
25 just --

1 **MS. SANDERS:** Can you move it?

2 **MR. ILBERTON:** It's really a piece of
3 junk.

4 **MR. CLOWNEY:** It's really -- it has a
5 lot of --

6 **MR. ILBERTON:** The Stenders used to own
7 it. I worked on it way back, back when I was first
8 starting, for Mr. Stender. He's a piece of work.
9 You can put that in the minutes too.

10 **MR. HENDERSON:** It's actually in the
11 minutes.

12 **MR. CLOWNEY:** But interesting guy. And
13 it's really not -- not very well-constructed. It's
14 very cheaply constructed, even though it looks good
15 with the shakes side.

16 **MS. SANDERS:** Yeah, the shakes.

17 **MR. CLOWNEY:** It's the shakes, and those
18 bohemian shutters that are on there.

19 **MS. SANDERS:** Yeah.

20 **MR. ILBERTON:** Mark?

21 **MR. HOWARD:** Yeah, I think generally
22 it's fine. You're within the setback on the left
23 side, but you come out further than most of the
24 neighbors. I think you're closer to the street than
25 anyone on the street and I -- that just bothers me a

1 **MR. HENDERSON:** No comments.

2 **MR. ILBERTON:** -- down the street from
3 the -- from that difficult, rather unattractive
4 house that --

5 **MR. HENDERSON:** It's right next door to
6 it.

7 **MR. CLOWNEY:** Right.

8 **MR. ILBERTON:** Okay. So it will be an
9 improvement. All right. You want to start, Rhonda?

10 **MS. SANDERS:** Sure. I like it a lot. I
11 don't see -- I think it's a very reasonable request.
12 I've never seen one of your plans I didn't like,
13 actually.

14 **MR. CLOWNEY:** Thank you.

15 **MR. ILBERTON:** Donna?

16 **MS. WEBB:** I agree. I think the square
17 footage coverage kind of gets made up for by the
18 glass and the openness of the plan. I don't think
19 it will feel like as big as it's listed.

20 **MS. SANDERS:** Are they demoing that
21 other house? Sorry.

22 **MR. CLOWNEY:** I think so. I don't know.
23 I don't know. Actually, I don't know what we're
24 going to do with it. I mean, it's actually
25 something we could probably...

1 bit. I mean, I didn't realize you have all these
2 whatever in it, but I wish you'd back up off from
3 the street. I know you're within the setback, but I
4 think so many pluses about riding the front feet of
5 the road with the houses on the --

6 **MS. SANDERS:** It will hide the less
7 attractive one.

8 **MR. CLOWNEY:** Well, I hear you and
9 that's great. The only thing about that one is that
10 it is a small, little piece pulling out. So it's a
11 one-story -- it's a one-story, meant to feel like a
12 sort of service lane to an old house, basically.

13 **MS. CAMPBELL:** We're also slightly
14 restricted with the furthest house on the block to
15 go back much further than the ones right here. So
16 we can't actually push it. I mean, yeah, I
17 understand what you're saying.

18 **MR. HOWARD:** I wish you could.

19 **MS. CAMPBELL:** Yeah.

20 **MR. ILBERTON:** Steve?

21 **MR. HERLONG:** I think it's a very
22 thoughtful design. It's great to live in a place
23 where people come and want to do very good design
24 work like this.

25 **MR. CLOWNEY:** Thank you.

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1 **MR. HERLONG:** And build nice houses.
 2 Great. It's really great.
 3 **MR. CLOWNEY:** Thanks.
 4 **MR. ILDERTON:** Yep. It's a good house.
 5 I agree. Duke?
 6 **MR. WRIGHT:** I think it's a wonderful
 7 design. I can tell it's a young family. They have
 8 the master bedroom upstairs.
 9 **MR. CLOWNEY:** Yeah. Yeah.
 10 **MR. WRIGHT:** I would put it where the
 11 living room is. But it's a great design, Beau.
 12 **MR. CLOWNEY:** Great. Thank you.
 13 **MR. ILDERTON:** All right. Do I hear a
 14 motion?
 15 **MS. SANDERS:** Motion to approve as
 16 submitted.
 17 **MR. HOWARD:** Conceptually, as designed.
 18 **MR. CLOWNEY:** Or can we go for final or
 19 not?
 20 **MR. WRIGHT:** I don't see why not.
 21 **MS. SANDERS:** Motion to approve final.
 22 **MR. ILDERTON:** Yeah. Second? Were you
 23 a second on that?
 24 **MR. HOWARD:** Yeah, I'll second it.
 25 **MR. ILDERTON:** Discussion?

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1 Everybody in favor?
 2 **DRB MEMBERS:** Aye.
 3 **MR. ILDERTON:** Great. Thank you.
 4 **MR. HOWARD:** Rock and roll.
 5 **MR. ILDERTON:** We're adjourned.
 6 (The Hearing was concluded at 7:32 PM.)
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1 CERTIFICATE OF REPORTER
 2
 3 I, Maria D. Dempsey, Registered Professional
 4 Reporter and Notary Public for the State of South
 5 Carolina at Large, do hereby certify that the foregoing
 6 transcript is a true, accurate, and complete record.
 7 I further certify that I am neither related
 8 to nor counsel for any party to the cause pending or
 9 interested in the events thereof.
 10 Witness my hand, I have hereunto affixed my
 11 official seal this 6th day of January, 2014, at
 12 Charleston, Charleston County, South Carolina.
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Maria D. Dempsey, RPR
My Commission expires:
October 13, 2019

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