

Deposition of Sullivan's Island Design Review Board

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MEETING OF THE SULLIVAN'S ISLAND DESIGN REVIEW BOARD

DATE: March 16, 2011
TIME: 6:00 p.m.
LOCATION: SULLIVAN'S ISLAND TOWN HALL
1610 Middle Street
Sullivan's Island, SC 29482

REPORTED BY: NANCY ENNIS TIERNEY, CSR (IL)
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A P P E A R A N C E S

DESIGN REVIEW BOARD MEMBERS:

- PAT ILBERTON - Chair
- STEPHEN HERLONG - Vice Chair
- DUKE WRIGHT - Secretary
- BETTY HARMON - Member
- JON LANCTO - Member
- FRED REINHARD - Member

ALSO PRESENT:

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

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1 MR. ILDERTON: This is the March 16, 2011
2 meeting of the Sullivan's Island Design Review Board.
3 It is now 6:00.

4 Members in attendance are Duke Wright,
5 Pat Ilderton, Steve Herlong, Betty Harmon, Fred Reinhard
6 and Jon Lancto. The Freedom of Information requirements
7 have been met for this meeting. I would now ask for all
8 cell phones to be turned off.

9 The items on tonight's agenda are
10 approval of the minutes.

11 MR. HERLONG: I move that we approve the
12 minutes as submitted.

13 MR. ILDERTON: Do I hear a second?

14 MR. REINHARD: Second.

15 MR. ILDERTON: Discussion? All in favor?

16 MR. HERLONG: Aye.

17 MR. LANCTO: Aye.

18 MR. REINHARD: Aye.

19 MR. ILDERTON: Aye.

20 MS. HARMON: I'm abstaining because I wasn't
21 here.

22 MR. WRIGHT: I, also. I was not here.

23 MR. ILDERTON: Okay. We have enough,
24 though.

25 All right. 402 Station 18-1/2, removal from

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1 historic map. Randy?

2 MR. ROBINSON: Okay. In front of you you
3 have the Jones property. I was asked to look to see if
4 this property was a historic property. When I looked it
5 up I couldn't find it on the historic list; but, yet,
6 when I looked at the map it was on the map.

7 The way our ordinance reads is that if a
8 property is on the map or the list, either one, then it
9 is categorized as a historic property. And so the
10 applicants are coming to you tonight to ask that it be
11 removed from the map. And I will let them present, and
12 if there is anything I will --

13 MR. WRIGHT: Randy, it is on the list. I
14 think it is on the list. Just a second. I just went --

15 MR. ROBINSON: It's on the list as an
16 altered structure.

17 MR. WRIGHT: Altered structure.

18 MR. ROBINSON: Correct. It's on the list as
19 an altered structure, which kind of means it's not on
20 the list because it isn't historic according --

21 MR. WRIGHT: But it's in the Category 3,
22 altered.

23 MR. ROBINSON: I stand corrected. That is
24 correct.

25 MR. ILBERTON: Yes, sir?

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1 MR. BARR: Bill Barr for the applicant.

2 Brent Jones is here with me tonight.

3 Everett actually called me -- and I
4 believe we handed it up with the package. Everett had
5 been in contact with David Schneider when he first
6 discovered this, and that is that there is a discrepancy
7 between the map. I believe that the map shows this is
8 Parcel Number 380, and it shows -- it has a little
9 yellow dot on it.

10 And then if you go all the way back to
11 the original historic designation study list that was
12 done by Schneider way back when, and you go over to
13 Parcel Number 380 on the altered list, you will find
14 that it is Station 18-1/2, southeast corner of Back
15 Street.

16 In your package I attached a copy of an
17 e-mail from Mr. Schneider to Everett Presson regarding
18 the property. And, in essence -- and attached to that
19 document was a copy of the actual survey that they had
20 done on the property showing that this was an altered
21 structure.

22 So I think it was always intended that
23 the list is correct; that is, it is an altered structure
24 and not a traditional island resource as it is shown on
25 the map.

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1 So what we are trying to do is make the
2 two coincide so that the map reflects the property as an
3 altered structure, not as a traditional island resource,
4 and it's all based upon Mr. Schneider's survey of the
5 property showing it as altered. And that's all I have.

6 MR. ILBERTON: All right, sir. Thank you.
7 Anything -- well, let's see. Is there any public
8 comment on this application?

9 MR. FAVA: I have a question, if I might.

10 MR. ILBERTON: Yes, sir.

11 MR. FAVA: If it's removed off the list --
12 and it's not something that is affecting me personally.
13 I lived across the street from it for quite awhile.

14 MR. ILBERTON: Could you identify yourself?
15 I know you, but --

16 MR. FAVA: Eddie Fava at 2424 Myrtle.

17 But if it's removed from the list, what
18 are the implications of that? Does that mean it doesn't
19 have to come back before you-all, or the board, or it
20 can be totally removed or demolished?

21 MR. ILBERTON: Well, first of all, I think
22 we are being told that it's not on the list. It's on
23 the map, but it's not on the list that we have control
24 over. I think that is what we are being told. It's on
25 the map, though, and there is a --

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1 MR. FAVA: A request to get it --

2 MR. ILDERTON: So it is on the map, so it is
3 under our purview because, as Randy said, the zoning
4 says if it's on the map or the list, one or both. So
5 your question is --

6 MR. FAVA: Is the applicant's request that
7 it's removed from the list, or the map or both? And, if
8 that is the case, what does that mean as far as design
9 review implications, that it can be --

10 MR. ILDERTON: Well, I think it means that,
11 first of all, number one, it could be demolished or
12 moved on the lot or whatever else, or moved off the lot.
13 Secondly, that we would still have -- well, we would
14 likely have, not necessarily have, I guess control or
15 influence over the architecture depending -- I guess
16 someone could design a house and we would not have
17 to approve -- it would not come before us, right?

18 MR. ROBINSON: That's correct.

19 MR. REINHARD: Because it's not in the zone.

20 MR. ILDERTON: It's not in the historic
21 district, is that correct?

22 MR. ROBINSON: Right.

23 MR. ILDERTON: So I guess, essentially, that
24 is the thing.

25 MR. FAVA: Because, again, I think it's a

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1 wonderful property. And, I mean -- and I'm not
2 necessarily saying the house. I understand that. But I
3 do think that the safeguard of it having to come before
4 you-all would be important. That's all.

5 MR. ILBERTON: Thank you. Any other public
6 comment? The public comment section then is closed.

7 Randy, anything to add?

8 MR. ROBINSON: I don't have anything to add.

9 MR. ILBERTON: Jon, do you want to start on
10 this one?

11 MR. LANCTO: Well, I'm still not quite
12 clear. If it is on the list -- it's currently on the
13 list, right?

14 MR. ROBINSON: It is currently on the list.
15 It's currently in an altered category.

16 MR. LANCTO: So it would stay on the list
17 regardless of what we did with the map?

18 MR. ROBINSON: Correct. It would stay in an
19 altered category.

20 MR. LANCTO: Right. And the list that we
21 are referring to, is it the Historic Resources of
22 Sullivan's Island, South Carolina, and Field Evaluation
23 Map?

24 MR. ROBINSON: Yes, it is.

25 MR. LANCTO: So changing it off the map

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1 changes it from being a traditional island resource to
2 just being on the list, is that correct?

3 MR. ROBINSON: It would still be on the
4 list, but it would not be under you-all's purview over
5 what could be done there.

6 Does that make sense?

7 MR. BARR: Simplistically, what we want to
8 happen is that the list and the map match, and they
9 don't match right now. Everett reminded me that there
10 is a new map that shows it as an altered structure, but
11 the new map has not been adopted by Council yet.

12 Is that correct, Randy?

13 MR. ROBINSON: Correct. There was a map
14 that was never adopted by Council.

15 MS. HARMON: Did this not come before us in
16 2007 when Mr. Schneider was here and we went through all
17 of those --

18 MR. ROBINSON: No, it did not.

19 MS. HARMON: It did not?

20 MR. LANCTO: Can I just read this out loud,
21 what I'm reading here, and maybe you can explain to me
22 what --

23 MR. ROBINSON: What section are you reading?

24 MR. LANCTO: This is under Section 2194(c),
25 Paragraph 1, and it says, "If the Town Council Planning

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1 Commission or Design Review Board proposes an addition
2 to the list of historic properties, the property
3 proposed shall be subject to and controlled by the
4 Town's ordinances governing designated historic
5 properties from the time of such proposal until the
6 final determination by the Design Review Board."

7 I don't see where we would lose control
8 of the property changing it off the map to the list. Is
9 there something else I'm missing here?

10 MR. ROBINSON: Probably up in A, and I would
11 have to read it just a little bit. Yes, up in A, if you
12 go down about halfway, it says, those historic
13 properties where those -- those depicted as Sullivan's
14 Island landmarks and traditional island resources on the
15 map entitled Historic Resources, Sullivan's Island,
16 Field Evaluation, blah, blah, blah, June of 2003. Also,
17 those identified on the list of properties entitled
18 Sullivan's Island, Historic Designation, it's dated, as
19 Number 1, Sullivan's Island landmarks; and, Number 2,
20 traditional island resources. It doesn't reference
21 Number 3, altered structures.

22 MR. LANCTO: Okay. All right. So once it
23 drops to the Number 3 is --

24 MR. ROBINSON: That's right. We have no
25 control once it hits Number 3.

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1 MR. HERLONG: Can I ask a question? Because
2 I think we are all just trying to figure out what the
3 status is.

4 But, typically, over the years when we
5 have had a property that has been listed in the altered
6 status and it's not in a historic district, someone
7 could come to you tomorrow, ask for a permit for
8 demolition and you would grant that, is that correct?

9 MR. ROBINSON: That is correct.

10 MR. ILBERTON: So being on that list as
11 altered is not a hardship to a property. But it, also,
12 I am just thinking, could be a benefit to staying in
13 that category because someone in the future that may
14 want to purchase the property and do something, and they
15 find that they would like to request that it be put
16 higher up on the list, because there could be some
17 benefits to having a historic property and having it --
18 if it was under a certain square footage, you could then
19 add another structure.

20 So it's not always -- it's not a bad
21 thing to be on that list in the altered state. It might
22 be a very good position to be in on that property.

23 MR. ROBINSON: If a property were to remove
24 the alterations, then it may be designated --

25 MR. HERLONG: And it would be up to the

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1 board to determine that in each case.

2 MR. ROBINSON: Right.

3 MR. ILBERTON: Well, and if the resulting
4 square footage would be, what, under 1200 square feet?

5 MR. ROBINSON: Yes.

6 MR. ILBERTON: Is that what -- that is where
7 we are going with this.

8 MR. HERLONG: So, really, is what you are
9 asking to be -- to make it -- to either have this taken
10 off the list or to be sure that it's in the altered
11 category on the list?

12 MR. BARR: The latter.

13 MR. HERLONG: The altered category.

14 MR. BARR: Because right now there is an
15 ambiguity. We have a list that says altered. We have a
16 map that says traditional island resources. Under the
17 statute, you have the jurisdiction over traditional
18 island resources or landmark structures, but not altered
19 structures. So it's one or the other.

20 Based upon Mr. Schneider's survey, it
21 should be altered. And I believe, based upon the new
22 map, it's shown altered. But, unfortunately, that map
23 has not been adopted by Council; otherwise, we wouldn't
24 be here.

25 I contacted Larry Dodds and said

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1 couldn't we just do this administratively, because it's
2 a scrivener's error somewhere. Somebody put the wrong
3 color dot on the map when they did it.

4 So essentially what we are asking is we
5 are asking the list, which says it's altered, which
6 coincides with Schneider's survey, and the map to
7 coincide. So we are asking the green dot or the yellow
8 dot on the map to be changed to an altered structure. I
9 can't remember what the color is.

10 MR. WRIGHT: White dot.

11 MR. BARR: White dot.

12 MR. LANCTO: I would say it sounds clearly
13 like a clerical error, and I would have to agree that
14 that correction would be made in this case.

15 MR. ILBERTON: Fred, do you want to go next?

16 MR. REINHARD: It makes sense to me. It
17 should be a white dot.

18 MR. ILBERTON: Betty?

19 MS. HARMON: I agree.

20 MR. ILBERTON: Steve?

21 MR. HERLONG: I would agree.

22 MR. ILBERTON: Well, I agree, also. It
23 could be a real benefit if this property gets sold and
24 somebody buys it. Just like Steve mentioned, they could
25 buy it, take off the, you know, the altered stuff, have

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1 a house of less than 1,200 square feet, and they could
2 build another brand-new house of a certain square
3 footage over here and still have this house the way our
4 ordinance is written. Correct?

5 MR. ROBINSON: Correct.

6 MR. ILBERTON: So it's not necessarily an
7 automatic tear-down, and it wouldn't necessarily -- if
8 it is sold, which I think it could be, it wouldn't
9 necessarily be marketed strictly as a demolition
10 project, in which case, you know, it may bring back
11 something -- if, whoever decided to do that, it could be
12 a real advantage, especially the way that lot is
13 configured. It's so wide. It has such linear views,
14 because it's such a wide lot with view oriented. So it
15 could be a real advantage to that person who may
16 ultimately end up with the property, just to put this on
17 record.

18 But I agree it's an administrative error
19 and I think it ought to be a white dot. Duke?

20 MR. WRIGHT: Yes, I agree with what has been
21 said.

22 MR. ILBERTON: Do I hear a motion?

23 MR. LANCTO: I move that we allow the
24 removal from the map and retain its position on the
25 Number 3 list. Is that the correct term?

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1 MR. ILDERTON: Do I hear a second?

2 MR. WRIGHT: Second.

3 MR. ILDERTON: Discussion? Everybody in
4 favor?

5 MR. WRIGHT: Aye.

6 MR. ILDERTON: Aye.

7 MR. HERLONG: Aye.

8 MS. HARMON: Aye.

9 MR. REINHARD: Aye.

10 MR. LANCTO: Aye.

11 MR. BARR: Thank you, sir.

12 MR. ILDERTON: Thank you.

13 1514 Middle Street, alteration.

14 MR. HERLONG: I'm recusing myself for this
15 discussion.

16 (Mr. Herlong recused himself.)

17 MR. ILDERTON: What do you think, Randy?

18 MR. ROBINSON: This property has been to
19 you-all last month. They asked for a preliminary.
20 You-all looked at it and approved it.

21 It is a historical structure. It is in
22 the historical district. And I don't think there has
23 been any changes to it since it came to you-all, so I
24 will let the applicants present. But, as I say, I don't
25 think there has been any changes since this came to

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1 you-all originally.

2 MR. ILBERTON: Yes, ma'am?

3 MS. COCHRAN: I'm Sabrina Cochran with
4 Herlong & Associates, representing the Penningtons who
5 do own the property next door at 1514 Middle Street.

6 Like Randy said, most of you did see
7 this last month. I know there are two of you that
8 weren't here, so I would kind of like to briefly recap
9 what we did, but it did get a unanimous preliminary
10 approval with the relief we requested at that time.

11 Like I said, we were granted preliminary
12 approval for the demolition of an existing garage that
13 is on the property. It's an old, not very nice
14 structure. It encroaches the setback.

15 And the other things were minor second
16 floor alterations that extend this dormer a little bit,
17 the addition of two accessory garage structures on the
18 property.

19 As you can see, they can't park under
20 the house. It's very low. It's a historic structure.
21 So they needed some parking, some storage, so we did add
22 those two accessory structures.

23 And they needed a nice covered entryway
24 into the house, so we have added this new entryway and
25 made this porch a little deeper so they have a nice

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1 entryway into their house from the garage.

2 Another big part of the renovation is
3 there is a large spanse of concrete back here, and they
4 are going to remove that, add in a lot of nice
5 landscaping, just really soften up the property and make
6 it look nicer from Thompson.

7 We were granted some height and setback
8 relief on the accessory structures last month. And we
9 haven't made any changes. We have just been continuing
10 with the drawings moving forward, and we were required
11 to come back for final approval. So I'm happy to answer
12 any questions. And, Betty and Duke, you weren't here.

13 MR. WRIGHT: No, but I have read the
14 minutes. I'm okay with what transpired last month.

15 MR. ILBERTON: I'm, also, okay. Betty?

16 MS. HARMON: I am, too.

17 MR. REINHARD: I am.

18 MR. LANCTO: Good here.

19 MR. ILBERTON: All right. Randy?

20 MR. ROBINSON: Nothing else.

21 MR. ILBERTON: I jumped the gun. I didn't
22 ask for public comment either. Public comment? Sorry
23 about that.

24 Do I hear a motion?

25 MR. LANCTO: I move we approve as submitted.

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1 MR. ILDERTON: Do I hear a second?

2 MR. WRIGHT: I will second.

3 MR. ILDERTON: Discussion? Everybody in
4 favor?

5 MR. WRIGHT: Aye.

6 MR. ILDERTON: Aye.

7 MS. HARMON: Aye.

8 MR. REINHARD: Aye.

9 MR. LANCTO: Aye.

10 MR. ILDERTON: Great. Thank you, ma'am.

11 MS. COCHRAN: Thank you.

12 (Mr. Herlong re-entered the room.)

13 MR. ILDERTON: 2213 Atlantic Avenue, new
14 construction.

15 MR. ROBINSON: This one was also before
16 you-all last month. You-all approved some principal
17 building square footage increases to ten percent. I
18 don't think -- there hasn't been any changes, that I can
19 see either to this plan, just some details.

20 MR. ILDERTON: All right.

21 MR. FERRICK: Justin Ferrick with Beau
22 Clowney Design. Essentially, we are bringing back the
23 same application that was enthusiastically supported at
24 last month's meeting.

25 The only really change that has occurred

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1 is we moved the house one foot to the south, left to
2 right on the property, and that was to accommodate the
3 HVAC stand up against the house because we only had
4 three feet, and we really needed four feet to get that
5 within the setback. But, essentially, it's the exact
6 same application, so I will answer any questions.

7 MR. ILDERTON: Any public comment on this
8 application? The public comment section is closed.

9 Randy, anything to add?

10 MR. ILDERTON: Nothing else.

11 MR. WRIGHT: No, I'm fine. I don't have any
12 questions. I'm fine with it.

13 MR. ILDERTON: I'm good with it.

14 MR. HERLONG: So it's here for final?

15 MR. FERRICK: Yes.

16 MR. HERLONG: I'm fine with it.

17 MS. HARMON: I am fine with it.

18 MR. ILDERTON: Fred?

19 MR. REINHARD: I love that one foot to the
20 south.

21 MR. LANCTO: Yes, I'm good with it, too.

22 MR. ILDERTON: Do I hear a motion?

23 MR. REINHARD: I move for approval.

24 MR. LANCTO: Second.

25 MR. ILDERTON: Discussion? All in favor?

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1 MR. WRIGHT: Aye.

2 MR. ILBERTON: Aye.

3 MR. HERLONG: Aye.

4 MS. HARMON: Aye.

5 MR. REINHARD: Aye.

6 MR. LANCTO: Aye.

7 MR. ILBERTON: Thank you.

8 2420 Jasper, addition/alteration.

9 Randy?

10 MR. ROBINSON: 2420 Jasper, this is the
11 Kitchin residence. They are asking for conceptual
12 approval.

13 When I looked at this I noticed that on
14 the second page of the application form they talk about
15 accessory structure, demolition, relocation and new
16 construction.

17 I believe that is just -- they just
18 wanted to talk to you-all about the concept of doing
19 those three things, because there really isn't any plan
20 for the new home or the accessory structure, just some
21 reductions that they want to make to the historical
22 structure. This is a historical structure. It is
23 within the historical district.

24 Typically, in these kinds of situations
25 the board has done site visits to these houses before.

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1 They have been -- parts have been taken off. And my
2 suggestion, if anything, is just to take a site visit
3 out there and look at it.

4 But from there I will just let the
5 applicant present. She has some more information.

6 MS. KING: I am Anita King with Ink
7 Architecture, and we are here primarily for the
8 guesthouse, but we did want to keep you informed of what
9 the overall scheme of the plan is going to be.

10 The original house is a traditional
11 island resource. The assessor states -- says it's a
12 Circa 1940s. There is some evidence that maybe it's a
13 little bit older. It does have a nonconforming
14 structure in the back that you can kind of see
15 highlighted there.

16 This existing structure up here is
17 vinyl-sided. It has got replacement windows. It has
18 got asphalt shingles. There are some flat roofs -- this
19 is the existing -- flat roofs as well that are asphalt,
20 and it has some porch infills and later additions that
21 you can certainly see with some of the photos where the
22 roof pitches change and such near the rear of the house.
23 You probably have a photo somewhere in there just
24 showing you some of that. So it has some porch infills
25 and later additions.

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1 The goal is to actually reduce this
2 house down to 1,200 square feet, take off the later
3 additions, make it more symmetrical. This part has been
4 infilled, so we would be taking out this little section
5 here to make it more symmetrical from the front, and
6 taking off these in the back and carrying the porch
7 around, but leaving these little infills here.

8 This would maintain the infill on this
9 side, and this would just make it match on this side.
10 We would be removing the vinyl siding and replacing it
11 with Artisan Series Hardi siding, which is the thicker
12 Hardi siding to look more like the historic profile, to
13 go back with double-pane SDL windows, the simulated
14 divided lights, maintain the asphalt shingles. And some
15 of the porch infills would remain, as I showed you.

16 And one of the things that I think I had
17 mislabeled on yours is that the front actually remains
18 the same. So I had actually reversed the label.

19 The only change is we are trying to add
20 a little roof structure in the back to take off some of
21 those later additions that wouldn't overwhelm the front
22 elevation. So we are trying to maintain the front as
23 much as possible. So really the only change is kind of
24 in this back roof. So, any questions?

25 MR. ILBERTON: We will probably have some.

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1 Is there any public comment to this application?

2 MR. FAVA: Yes, sir. Eddie Fava again. We
3 live across the street and welcome you-all to the
4 neighborhood and look forward to it.

5 And just respectfully, I would agree
6 with Randy. I think -- a couple of questions I had. I
7 know there are some significant trees on the lot that
8 look like, by the site plan, you may be trying to take
9 them down, and just curious about if that were going to
10 happen.

11 MS. KING: There were some clusters.

12 MR. FAVA: And then, secondly, I don't
13 necessarily have any objections to what is being
14 proposed there as far as the removal of additions, but,
15 to be perfectly honest, would like to see the whole rest
16 of it before this was signed off on. It would be nice
17 to see how it all comes together before we say okay with
18 that.

19 MR. ILBERTON: Is there any other public
20 comment? The public comment section is closed.

21 Anything else to add, Randy?

22 MR. ROBINSON: Nothing else.

23 MR. ILBERTON: All right. Let's open it up.
24 Fred?

25 MR. REINHARD: Well, I like the new floor

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1 plan, but I love adding the new -- I guess those are
2 porches under those shed roofs, right?

3 MS. KING: Correct.

4 MR. REINHARD: Open porches? According to
5 the elevations, that is what it looks like. That is a
6 great concept. So in terms of undoing the infills of
7 the past that kind of ruin the house, this is a great
8 step towards what is essentially some type of
9 restoration, or at least a nod to the type of house that
10 could have been built there a long time ago, so I really
11 like that. I would -- since this is just opinion at
12 this time, right?

13 MR. ILBERTON: Yes.

14 MR. REINHARD: I would like to see more
15 historic materials used so that it really did look like
16 an older beachhouse, which would mean wood instead of
17 Hardiplank. I'm not even sure we are allowed to use
18 Hardiplank in that area, are we, Randy?

19 MR. ROBINSON: You are allowed, but you-all
20 have not allowed it on any historic houses.

21 MR. REINHARD: So I would not like the
22 Hardiplank. And most of the truly traditional historic
23 houses have 5V crimp rather than asphalt shingles.

24 MS. KING: Can I comment on that?

25 MR. ILBERTON: Sure.

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1 MS. KING: Actually, the owners would prefer
2 to go with the wood and the 5V crimp. The reason they
3 are starting at this kind of level is to make sure that
4 it all comes in within cost. And then, you know, they
5 figured you would certainly approve upgrades, but we
6 would hate to come back and ask for asphalt shingles
7 later. But if that --

8 MR. REINHARD: You would be surprised.

9 MS. KING: -- is the way the board wants us
10 to go, we would certainly do that.

11 MR. REINHARD: You would be surprised when
12 you get your estimates.

13 MS. KING: Yes. So the owners are certainly
14 open to those changes.

15 MR. REINHARD: I understand. That is all I
16 have.

17 MR. ILBERTON: Jon?

18 MR. LANCTO: Yes. I like returning this
19 house to this. There is just something that bothers me
20 on this south elevation, though. I can't really put my
21 finger on what it is, but I think that that could be
22 improved to be a little more in character with the
23 island.

24 Maybe it's just that the detailing on it
25 at this point is not up to what I'm looking for. And,

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1 again, I would really like to go out and take a look.

2 MR. ILBERTON: Have a site visit?

3 MR. LANCTO: Yes. But the concept is good,
4 and I would support it.

5 MR. ILBERTON: Great. Betty?

6 MS. HARMON: I am good with it except for
7 the Hardiplank. It's in the historic district, and I
8 don't believe we allow Hardiplank in the historic
9 district. But, other than that, it's great.

10 MR. ILBERTON: Steve?

11 MR. HERLONG: One of the things, as we have
12 looked at these types of homes in the past, I think to
13 be true to the history of that home it would be good for
14 the actual submittal to see something that supports the
15 era of these various additions that have happened, some
16 of them fairly recently, and then the determination of
17 what is the actual core of the historic portion, just so
18 that we can all feel comfortable that we have studied
19 the house.

20 And probably the board is going to want
21 to go walk through the house to confirm and get their
22 own impression of what is the essence of the historic
23 part and how does that compare to the square footage
24 maybe. I think that would be helpful to see.

25 But, no, I think something of that scale

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1 on the property, along with an addition or another
2 house, would be very appropriate.

3 MR. ILBERTON: Yeah. I mean, I think it's a
4 good -- initial good attempt. I do think we need a site
5 visit. And speaking to what Eddie mentioned, to see the
6 whole thing. That could be problematic for anybody
7 because if it's, you know, as we all -- money is an
8 issue.

9 But what is hoped to be done in two
10 years or five years or down the line, if it's affordable
11 to the future of the property, nobody really knows, I
12 guess.

13 I mean, we are meeting on this one
14 particular structure, where it sits on this lot, and to
15 try to project or even impose an idea on what the future
16 might be of the rest of the property or for -- that
17 would be difficult to do, I would think, because really
18 nobody knows -- nobody can guarantee the future, I
19 wouldn't think.

20 So I am fine with what is presented. I
21 do think we need a site visit, but I think it definitely
22 can be worked out. Duke?

23 MR. WRIGHT: Well, I agree with everything
24 that has been said. I think what I heard is we like
25 what we have seen so far, and I certainly like the

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1 improvement. The integrity of the cottage has been
2 certainly preserved, if not improved, in my judgment.

3 And I think I heard you say, Pat,
4 that -- and a site visit, I think, is appropriate. But
5 can you give us, in the next iteration, an idea of the
6 new structure and what --

7 MS. KING: Yes. We were planning to submit
8 that on Friday if we kind of got the board --

9 MR. WRIGHT: I think you are on course, and
10 I think your concept should certainly be blessed.

11 MR. ILBERTON: So, I mean, revisiting this,
12 the idea is to reduce this 1,200 square feet or less so
13 another structure -- a newer, free-built structure can
14 be put on the back of the lot, just to make it perfectly
15 plain to me. So, okay.

16 And that is a projection of what -- and
17 that would be oriented towards Myrtle probably?

18 MR. ILBERTON: Correct.

19 MR. ILBERTON: All right.

20 MR. WRIGHT: I think it looks great.

21 MR. ILBERTON: Do I hear a motion?

22 MR. REINHARD: I move for conceptual
23 approval.

24 MR. ILBERTON: Second?

25 MR. LANCTO: Second.

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1 MR. ILDERTON: Discussion? Everybody in
2 favor?

3 MR. WRIGHT: Aye.

4 MR. ILDERTON: Aye.

5 MR. HERLONG: Aye.

6 MS. HARMON: Aye.

7 MR. REINHARD: Aye.

8 MR. LANCTO: Aye.

9 MR. WRIGHT: Before we leave this subject,
10 do you want to talk about a site visit time? Is that
11 appropriate now or later? I do think we --

12 MR. HERLONG: We should have added that to
13 that.

14 MS. HARMON: We need to add to the -- amend
15 it.

16 MR. HERLONG: I guess we need to state we
17 want to have a visit prior to the --

18 MR. ILDERTON: Before the next submittal.

19 MR. HERLONG: Before the next submittal, and
20 come earlier, whatever we do, meet there.

21 MS. KENYON: Meet there. That is what you
22 were doing, meet before the meeting. Is that what you
23 want to do?

24 MR. ILDERTON: Meet before that meeting, the
25 site visit.

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1 MS. KENYON: 5:00?

2 MR. REINHARD: Sounds good.

3 MR. WRIGHT: How about 5:30?

4 MR. ILBERTON: 5:30 is plenty of time.

5 MR. ILBERTON: 5:00, before the next
6 meeting.

7 MS. KING: Before the next DRB?

8 MR. ILBERTON: Before the next meeting. If
9 it's next month, then next month.

10 MS. KING: All right. Perfect.

11 MR. ROBINSON: I was also thinking that
12 Jennifer might come from the State, come in. So if it
13 was possible for you-all to do it at 5:00. Is that --

14 MR. ILBERTON: You mean Jennifer would meet
15 us before the meeting?

16 MR. ROBINSON: That is correct.

17 MR. ILBERTON: Well, it would be fine with
18 me.

19 MR. ROBINSON: Maybe if we could do that at
20 5:00, it might get her started a little bit earlier.
21 She is going to have to drive all the way back to
22 Columbia.

23 MR. ILBERTON: That is a good idea.

24 MR. WRIGHT: I didn't realize that. Sure.

25 MS. HARMON: That is good.

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1 MR. ILDERTON: And we limit it to 6:00.
2 That would be good. Okay, great. We will do the site
3 visit at 5:00.

4 MR. WRIGHT: That has a lot of potential.
5 It reminds me, in many ways, of the project on Station
6 18 and Atlantic. Remember that cottage that was
7 renovated at I'on and 18? That really turned out nice.

8 MR. ILDERTON: Yes. All right. I think we
9 are done. This meeting is adjourned.

10 (The meeting was adjourned at 6:35 p.m.)

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1 STATE OF SOUTH CAROLINA)
2)
3 COUNTY OF CHARLESTON)

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

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

15 Witness my hand, I have hereunto affixed my official
16 seal this 25th day of March, 2011, at Charleston,
17 Charleston County, South Carolina.

18

19

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22

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25

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

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 Station (3)
 status (2)
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 stay (2)
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 STEPHEN (1)
 Steve (4)
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 Street (6)
 strictly (1)
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 study (1)
 stuff (1)
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 submitted (2)

suggestion (1)
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 support (1)
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 supports (1)
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 surprised (2)
 survey (4)
 symmetrical (2)

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 talk (3)
 tear (1)
 Tech (1)
 ten (1)
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 Thank (7)
 thereof (1)
 thicker (1)
 thing (3)
 things (4)
 think (34)
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 TIERNEY (3)
 TIME (8)
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 tonight (2)
 tonight's (1)
 totally (1)
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 Town's (1)
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types (1)
typically (2)

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upgrades (1)
use (1)

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various (1)
Vice (1)
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vinyl (2)
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visits (1)

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welcome (1)
well (11)
went (2)
White (4)
wide (2)
windows (2)
Witness (1)
wonderful (1)
wood (2)
worked (1)
WRIGHT (23)
written (1)
wrong (1)

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Yeah (1)
years (3)
yellow (2)

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zone (1)
Zoning (2)