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SULLIVAN'S ISLAND DESIGN REVIEW BOARD

11 DATE: Wednesday, March 19, 2008
12 TIME: 6:00 p.m.
13 LOCATION: Town of Sullivan's Island
1610 Middle Street
14 Sullivan's Island, South Carolina 29482
15 REPORTED BY: Janice D. Hayward, RMR
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1 APPEARANCES
2 For the Board G. Trenholm Walker
Pratt-Thomas Walker
3 16 Charlotte Street
Post Office Drawer 22247
4 Charleston, South Carolina 29413-2247

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6 BOARD MEMBERS PRESENT
7 Duke Wright
Pat Ilderton, Chairman

8 Betty Harmon
Fred Reinhard
9 Cyndy Ewing
Billy Craver

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ALSO PRESENT

Kent Prause, Zoning Administrator
Randy Robinson, Building Official
14 Kat Kenyon, Administrative Assistant

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1 CHAIRMAN ILDERTON: This is the
2 March 19th, 2008 meeting of the Sullivan's
3 Island Design Review Board. It is now
4 6 o'clock. Members in attendance are Duke
5 Wright, Pat Ilderton, Betty Harmon, Fred
6 Reinhard, Cyndy Ewing and Billy Craver.

7 The Freedom of Information
8 requirements have been met for this
9 meeting.

10 The items on tonight's agenda
11 are the approval of the minutes. Do I
12 hear a motion to approve?

13 MR. CRAVER: So moved.

14 CHAIRMAN ILDERTON: 2008 February
15 minutes.

16 MR. REINHARD: Second.

17 CHAIRMAN ILDERTON: Discussion?

18 (No response.)

19 CHAIRMAN ILDERTON: Everybody in
20 favor?

21 (Ayes.)

22 CHAIRMAN ILDERTON: Great. All
23 right. Number two, scheduled dates for
24 hearings of the 14 properties being
25 considered for historic designations.

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1 There was discussion, or Duke
2 mentioned that maybe we ought to just, at
3 least the first thing we ought to do is
4 all visit these en masse maybe one day,
5 agree on one day.

6 I think Randy said we can
7 probably get the bus from the fire
8 department and we can just visit all 14
9 properties. 'Cause I think we have to
10 review the ones, even the ones that still
11 want to -- have agreed to be on, or said
12 they want to be on the historical list, we
13 still have to look at those too.

14 MR. REINHARD: Great idea.

15 CHAIRMAN ILDERTON: And then we
16 can -- now, that can be an official
17 meeting, I guess. I mean, it can be
18 announced. But whether we want to
19 actually call a session after that or
20 whether we want to do that and then, you
21 know, on a more formal session, you know,
22 talk about them, or whether we want to do
23 it at the end of the bus tour.

24 MR. CRAVER: It is a meeting, I mean,
25 because we're getting together, so, I

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1 guess we have to tell the public what
2 order we're going in and give them an idea
3 of when we'll be at each house.

4 MR. REINHARD: And what time we'll
5 start the meeting.

6 MR. CRAVER: Yeah.

7 MR. WRIGHT: Do we have to visit all
8 14 or is it just the ones that want to be
9 added?

10 MR. ROBINSON: Do not want to be
11 added, you mean?

12 CHAIRMAN ILDERTON: From what Kent

13 said, we have to decide even on the ones
14 that have said, yeah, it's okay, the
15 designation, we still should review that;
16 right?

17 MR. PRAUSE: Yes. But I don't think
18 there's any requirement that you actually
19 have to go to the site. That's just
20 something you all have just kind of taken
21 upon yourselves that you do as a matter of
22 course.

23 CHAIRMAN ILDERTON: We can all look
24 at those on our own and look at the
25 others, maybe what we ought to do is look

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1 at all of them on our own and just have a
2 formal meeting right here.

3 Just like we do on these
4 properties, we all visit this, these
5 properties before we get to this meeting
6 tonight, and so.

7 MR. WRIGHT: It's going to take
8 awhile to visit 14 properties in one
9 swoop; isn't it?

10 CHAIRMAN ILDERTON: Well, the thing
11 is I don't see how we're going to like
12 inform Mr. and Mrs. so and so we're going
13 to be there at 5:30 when the next one
14 might be 15 minutes down the line. I
15 think that's kind of impossible.

16 I think maybe we need to inform
17 them that we're going to discuss their
18 properties on a given day at the town hall
19 after we've all looked at them.

20 MR. REINHARD: Is there a requirement
21 that we go inside?

22 CHAIRMAN ILDERTON: I don't think
23 there's a requirement.

24 MR. REINHARD: Then we can do it on
25 our own.

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1 CHAIRMAN ILDERTON: And primarily
2 that's our purview is the exterior.

3 MR. REINHARD: We had one meeting

4 where we had 14 items on the agenda so it
5 shouldn't be anything new to it us.

6 CHAIRMAN ILDERTON: No. I think we
7 can hit them all in one meeting. Whether
8 that's going to be a special meeting, we
9 may have about 25 at one meeting, would be
10 like tonight plus 14 items. So we may
11 need to call a special meeting for just
12 these.

13 MR. REINHARD: I'm okay with the
14 special meeting.

15 MR. WRIGHT: Do we need to shotgun
16 some kind of announcement that these seven
17 people are going to be tramping around in
18 on their properties? I feel uncomfortable
19 going up to these houses, anybody's house
20 without knocking on their door, and here's
21 seven of us at different times, going to
22 be a lot of traffic.

23 Sometimes maybe just an
24 announcement that the board will
25 individually be visiting these properties

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1 over the next 30 days or something.

2 MS. KENYON: When you decide when
3 you're going to have these, I have to give
4 them 30 days notice. What I can do is
5 when I send out that 30-day letter, tell
6 them that the board members will be
7 visiting during this period and the
8 hearing will be held on a certain date.

9 But I have to give them at least
10 30 days so you're going to have to give me
11 a couple extra days to get all the letters
12 ready and out.

13 CHAIRMAN ILDERTON: Let's just shoot
14 for like in six weeks, in that range, I
15 mean.

16 MR. REINHARD: Sure.

17 MR. WRIGHT: Having visits?

18 CHAIRMAN ILDERTON: The meeting.

19 MS. KENYON: Do you want it on a
20 Saturday? Do you want it on a weeknight?

21 MR. WRIGHT: The meeting?
22 MS. KENYON: Um-hum.
23 MR. WRIGHT: Whatever.
24 CHAIRMAN ILDERTON: Doesn't matter to
25 me.

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1 MR. REINHARD: I feel if the room is
2 available on a Wednesday night, you know,
3 in between, same time but in between the
4 two meetings, in other words, two weeks
5 from --

6 CHAIRMAN ILDERTON: If we have a
7 space, if this place is vacant.

8 MS. KENYON: And are you going to
9 hear all of them at once?

10 MR. REINHARD: Yes.

11 CHAIRMAN ILDERTON: Yeah. Because
12 there's a lot of them we'll have very
13 little discussion on just because they
14 agreed they want it on and we want it on
15 and, you know, there will be very
16 little --

17 MS. KENYON: What time do you want to
18 start this meeting?

19 CHAIRMAN ILDERTON: 6:00.

20 MS. KENYON: Okay.

21 CHAIRMAN ILDERTON: I don't know if
22 we have that Wednesday available for this
23 spot, but.

24 MR. ROBINSON: You can do the fourth
25 Wednesday of the month, that would give

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1 you a, almost a week to get the letters
2 out.

3 CHAIRMAN ILDERTON: The fourth
4 Wednesday is empty?

5 MR. ROBINSON: That's correct. So
6 you all would have the meeting on the
7 third Wednesday and then you'd have
8 another meeting on the fourth Wednesday.

9 CHAIRMAN ILDERTON: All right.

10 MR. WRIGHT: I think 14 in one
11 meeting is too much. I mean, there are

12 going to be people in here arguing,
13 arguing in the legal sense, that they
14 don't want to be on the list, I mean, with
15 their lawyers probably and whatever.

16 CHAIRMAN ILDERTON: Well, we'll run
17 the meeting just like we'd run this, there
18 will be a limited time, you're going to
19 have ten minutes to present your case just
20 like, you know, like has already been laid
21 out.

22 So we're not -- somebody's not
23 going to sit up there and talk for a half
24 hour because they don't have a half hour.

25 MR. CRAVER: You know, my feeling is

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1 if we're telling somebody that we're going
2 to put them on the list, I'm less inclined
3 to -- they're not coming asking us for
4 something where we're limiting their time,
5 we're telling them we're getting ready to
6 do you.

7 And I'm less inclined to limit
8 them on their ability to put their case in
9 front of them. So, I mean, I wouldn't
10 want to tell somebody you got ten minutes
11 to take your best shot.

12 CHAIRMAN ILDERTON: Well, this is
13 what we do tonight. All these clients
14 here are the same thing, they're in the
15 same boat, they've got ten minutes, what's
16 the difference?

17 MR. CRAVER: The difference is is
18 that they've come and asked for us to make
19 a decision on their behalf, they're asking
20 us for something, we're not telling them
21 we're doing something to them, which is
22 different.

23 CHAIRMAN ILDERTON: I don't know. I
24 think all these people are asking us for
25 something, to look favorably on their

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1 proposed project, but.

2 MR. CRAVER: They are. I agree with

3 Duke, I'm hesitant to say let's do 14 in
4 one night.

5 MS. HARMON: We won't do 14 --

6 CHAIRMAN ILDERTON: I mean, you know,
7 in times past, once the presentation is
8 made of ten minutes or whatever, there's
9 further discussion if there needs to be,
10 and we allow that, I mean, we're not --
11 you know, if there's further discussion to
12 be had, it's not like we're going to be,
13 you know, kicking people out of here.

14 MR. CRAVER: I agree.

15 MR. WRIGHT: Well, one bright side of
16 that is we can get it all over in one
17 night. It might be a marathon, we may be
18 here till midnight. That's fine.

19 MR. REINHARD: I'd rather do that
20 than have two meetings.

21 CHAIRMAN ILDERTON: Less than half or
22 about half applied negatively to this.

23 MR. WRIGHT: That's what I mean,
24 those are the people who are going to come
25 in with a case as to why they should not

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1 be added. And I think there will be a lot
2 of dialog associated with that reviewing
3 all the criteria.

4 CHAIRMAN ILDERTON: It's going to be
5 a sticky thing, I agree.

6 MR. WRIGHT: I think we got to be
7 very sure -- if we want to try, I mean,
8 14, I'm willing to stay here as long as it
9 takes. And I agree with Fred, get it over
10 with in one meeting.

11 MR. CRAVER: I'm concerned that we're
12 shortchanging the last people because
13 they're, you know, they're getting --

14 MS. EWING: Tired.

15 MR. CRAVER: Yeah, they're getting
16 the tired people who are ready to get out
17 of here making decisions.

18 CHAIRMAN ILDERTON: Well, what's the
19 board want to do? Anybody want to make a

20 motion?

21 MS. HARMON: I make a motion we have
22 a meeting including the 14 houses.

23 MR. REINHARD: Second.

24 CHAIRMAN ILDERTON: Discussion, more,
25 about --

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1 MR. REINHARD: We could possibly put
2 a time limit on the meeting, say 6:00 to
3 9:00, and then if we don't get -- if we
4 don't finish by 9:00, that solves the
5 problem of plenty of time, not getting
6 tired, and we'll schedule another meeting
7 for anything that we don't accomplish.

8 Three hours is reasonable to sit
9 here and be whopped for three hours, I
10 think, I'll try.

11 MR. CRAVER: That makes sense.

12 CHAIRMAN ILDERTON: Can you modify
13 the motion just to limit that to three
14 hours.

15 MS. HARMON: Make a motion we have a
16 meeting to review all 14 houses and
17 schedule it from 6:o'clock until
18 9 o'clock, and any that's left over, we'll
19 reschedule the meeting.

20 CHAIRMAN ILDERTON: Second?

21 MR. REINHARD: Second.

22 CHAIRMAN ILDERTON: Further
23 discussion?

24 (No response.)

25 CHAIRMAN ILDERTON: Everybody in

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1 favor?

2 (Hands raised.)

3 CHAIRMAN ILDERTON: All right.
4 Great.

5 MS. KENYON: In what order do you
6 want to take these in? As they are on
7 this list?

8 CHAIRMAN ILDERTON: Yes.

9 MR. REINHARD: Is that random?

10 MS. KENYON: No, it isn't. The ones,

11 the first three are ones that have applied
12 that they want to be on the list; the
13 second set are ones that I've received
14 saying no, they do not want to; the third
15 section is I've got no response
16 whatsoever.

17 MS. HARMON: I think the ones that
18 have requested that they want to be on the
19 list, let's do those first and they can
20 gets out of here.

21 MS. KENYON: That's how this is set
22 up.

23 MR. REINHARD: That looks good.
24 That's a good plan.

25 MR. WRIGHT: Is this a special

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1 meeting or a regularly scheduled meeting?

2 CHAIRMAN ILDERTON: Special meeting.

3 MS. HARMON: Which will be on the
4 last Wednesday of the month.

5 MS. KENYON: I'll email everybody the
6 date tomorrow.

7 MS. HARMON: Okay.

8 CHAIRMAN ILDERTON: All right. First
9 item is 2866 Middle Street,
10 addition/alteration.

11 Kent?

12 MR. PRAUSE: This is actually in
13 front of you for a final approval. It's
14 not in the district. In fact, it's
15 outside the historic district, not
16 classified historic.

17 The only reason they're here is
18 they're requesting DRB relief and the DRB
19 relief that they are requesting relates
20 solely to side yard setback, combined side
21 yard setback.

22 They're asking for 22 percent of
23 the 25 percent relief that you can grant
24 to allow them to have a 29-foot 6-inch
25 combined side yard setback instead of the

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1 required 38 feet.

2 And the proposal is for a new
3 one-story rear addition to the existing
4 one and a half story house with some other
5 incidental things that are spelled out on
6 their application.

7 CHAIRMAN ILDERTON: Thank you.

8 Johnny?

9 MR. JOHNNY TUCKER: I'm Johnny
10 Tucker, the architect. And I'm here
11 representing the Hayes family. John Hayes
12 is here present.

13 If you don't mind, I'd like to
14 put this on the table. You've got the
15 drawings and I did bring some photos too
16 if you want to pass those around. But
17 it's something you all had a chance to
18 look at the site.

19 On the model the gray is the
20 existing structure and --

21 MS. KENYON: Johnny, please speak up.
22 She's got to hear you.

23 MR. JOHNNY TUCKER: In the model the
24 gray is the existing structure and the
25 wood is the proposed addition. The house

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1 is unusual in that it's built on not a
2 skinny lot but it's less than 105 feet so
3 we have that initial reduction in the
4 setback, for the side setbacks.

5 And what makes this house sort
6 of interesting is it's built in the '70s
7 but it has a nice low profile. And it was
8 built just above the FEMA flood
9 requirements. I don't know if they were
10 set at that period but fortunately the
11 existing finished floor is above flood so
12 that means our proposal can match the
13 existing finished floor.

14 It's a small house right now,
15 shouldn't say small but a modest house of
16 about twenty-one, 2200 square feet. It
17 has, I would say two and a half bedrooms.
18 One of them is really just about nine-foot

19 square with just tiny little windows.

20 And what we're proposing is the
21 owners, it's an extended family, and what
22 they use it as is sort of the weekend
23 beach house and the mother is moving back
24 to town, it's going to be her primary
25 residence.

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1 So what we're doing is we're
2 proposing what now is just a little galley
3 kitchen, we're proposing an addition that
4 will house a more conventional size
5 kitchen and sort of a family playroom.
6 Right now there's just sort of a smallish
7 living area.

8 And I'll just sort of give you
9 conceptually what I was attempting to do
10 here.

11 From the front you can see it
12 has the traditional sort of beach cottage
13 look, but from the rear it was sort of
14 never really resolved, almost looks like
15 it's been cut off.

16 So what I'm proposing is to take
17 what I think are the positive elements
18 which is this sort of low porch with this
19 classic gable roof and repeat this gable
20 roof at this rear addition and sort of try
21 and keep that low one-story porch that
22 sort of wraps around, actually helps
23 delineate between the existing and this
24 proposed rear structure.

25 And this sort of little low,

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1 one-story porch sort of wraps around this
2 side too to form that new bedroom and
3 second bedroom. So it will be total of
4 four bedrooms plus that little, what I
5 call the half bedroom which will become,
6 it's sort of landlocked in this proposal
7 so it becomes a little office.

8 So the reason I'm asking for a
9 side setback is, obviously, I wanted to

10 keep the low profile 'cause I think it
11 sort of speaks to Sullivan's Island, the
12 traditional beach cottage look.

13 And we do have a little bit of
14 room, there's a 25-foot rear setback, but
15 since the house is already set back so far
16 from the street, I didn't want to feel
17 like we were sort of pushing into that
18 rear setback.

19 And the way the roofs are sort
20 of spraying down, that I think that the
21 form sort of does that in a creative way
22 and that's why I'm asking for that side,
23 just that one side setback. All the other
24 requirements we fulfill. So I hope you
25 look positively on that request.

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1 CHAIRMAN ILDERTON: Great. Thank
2 you.

3 Duke?

4 MR. WRIGHT: I think it's a very nice
5 solution to an addition to the house and I
6 have no problem with it.

7 CHAIRMAN ILDERTON: Yeah. I don't
8 either. I know Carl Smith designed this
9 about 25 years ago and I built it 25 years
10 ago but it hasn't changed much in those 25
11 years.

12 But I think it's a nice
13 complement to what's there already. It's
14 a well-wooded lot. It's sort of protected
15 on both sides as well as in the rear. So
16 it's not like pushing up against any other
17 structure strongly. So I think it's a
18 complement.

19 Betty?

20 MS. HARMON: I agree with what
21 they've showed. I like the way you've
22 done it, the porch the way you've done it.
23 And I would certainly like to encourage
24 the architects to start bringing models
25 in.

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1 MR. JOHNNY TUCKER: It's easier to
2 see. The drawings can be hard to
3 decipher.

4 MS. HARMON: Maybe we can get that
5 approved somehow.

6 MR. JOHNNY TUCKER: Sorry.

7 MR. REINHARD: I like it, it's a home
8 run. Minimal impact on the street
9 presence and very, very clever solution of
10 how to deal with some interesting existing
11 rooflines. I like it a lot.

12 MS. EWING: It's good.

13 CHAIRMAN ILDERTON: Cyndy? Good?

14 MS. EWING: Um-hum.

15 MR. CRAVER: I'm good.

16 CHAIRMAN ILDERTON: And I erred in my
17 procedure, I didn't ask for public comment
18 on this project. So, anybody has anything
19 for or against to say, love to hear it.

20 (No response.)

21 CHAIRMAN ILDERTON: Public comment
22 section is closed.

23 And Kent, any final words, or
24 Randy?

25 MR. ROBINSON: None from me.

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1 CHAIRMAN ILDERTON: All right. Well,
2 do I hear a motion?

3 MR. REINHARD: Move for approval.

4 MS. HARMON: Second.

5 CHAIRMAN ILDERTON: Discussion.
6 (No response.)

7 CHAIRMAN ILDERTON: Everybody in
8 favor?
9 (Ayes.)

10 CHAIRMAN ILDERTON: Thank you. Sir.
11 1752 Central Avenue, Number 249,
12 Island Resource in the Historic District,
13 addition/alteration. We've seen this
14 before.

15 Kent? Where are we at?

16 MR. PRAUSE: Yes, you have. They're
17 applying for approval of railing details

18 requested, railing to match existing front
19 porch, and they've got a detail of it and
20 also some pictures. That's it.

21 CHAIRMAN ILDERTON: Thank you.

22 Yes, ma'am?

23 MS. JULIE O'CONNOR: Yes. Hi. I'm
24 Julie O'Connor. And as you may remember,
25 we were here a couple months ago and you

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1 approved the screened porch renovation to
2 this house, but asked that we come back
3 with a railing detail that was more in the
4 tradition of these junior officer houses.

5 So what we've decided and hope
6 that you will approve is to match the
7 existing railing from the front porch.
8 And in fact, this railing detail is
9 represented on eight out of the ten
10 officer, junior officer houses.

11 So we feel like it's a good
12 solution that is definitely indicative of
13 this house and all of the junior officer
14 quarters. So basically the detail that's
15 shown on the drawings is a detail of the
16 existing front porch railing.

17 CHAIRMAN ILDERTON: Great. Thank
18 you.

19 Is there any public comment to
20 this application?

21 (No response.)

22 CHAIRMAN ILDERTON: Public common
23 section is closed.

24 Billy, you happy?

25 MR. CRAVER: I'm fine with it.

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1 CHAIRMAN ILDERTON: Cyndy?

2 MS. EWING: I'm okay.

3 CHAIRMAN ILDERTON: Okay. Fred?

4 MR. REINHARD: Looks good. You
5 tightened up the balusters, they're closer
6 together.

7 MS. JULIE O'CONNOR: To meet the
8 code.

9 MR. REINHARD: And to match what's up
10 front.

11 MS. JULIE O'CONNOR: Yes. Yeah,
12 actually I think it is pretty similar to
13 up front.

14 MR. REINHARD: Okay. Looks good.
15 Nice detail.

16 MS. JULIE O'CONNOR: Thank you.

17 MS. HARMON: I'm fine.

18 CHAIRMAN ILDERTON: I'm fine with it
19 also.

20 MR. WRIGHT: It's done and it looks
21 good.

22 CHAIRMAN ILDERTON: Great. Do I hear
23 a motion.

24 MR. WRIGHT: What's the code on the
25 spacing?

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1 MS. HARMON: Four inches.

2 MR. WRIGHT: Hasn't been changed?

3 MS. JULIE O'CONNOR: No, sir. It
4 hasn't been changed.

5 MR. WRIGHT: I walked over there
6 today and looked at -- what did I -- isn't
7 this what I saw today?

8 MS. JULIE O'CONNOR: No, it's still
9 back to the old 1970s.

10 MR. WRIGHT: The vertical pieces are
11 in.

12 MS. JULIE O'CONNOR: Yeah, they were.
13 That was from the actual original deck.

14 MR. WRIGHT: Okay.

15 CHAIRMAN ILDERTON: Got your
16 attention.

17 MR. ROBINSON: Yeah, it did, it did.
18 I do have a little question I want to
19 bring up about this.

20 CHAIRMAN ILDERTON: Yes, sir.

21 MR. ROBINSON: How is the screen
22 going to be attached to this? Is it going
23 to be inside this railing system, outside
24 the railing system.

25 MS. JULIE O'CONNOR: Well, currently

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1 the screen is on the exterior of the
2 existing railing system and we would
3 prefer to have it that way but we're very
4 happy to put it on the inside if you would
5 prefer, completely fine with that.

6 MS. HARMON: Most of them are on the
7 inside; aren't they?

8 MS. JULIE O'CONNOR: Well, when it's
9 on the inside it looks like you sort of
10 screened it after the fact and it was a
11 porch before. Yeah. I mean, you can see
12 it both ways. But we're happy to do it
13 either way.

14 CHAIRMAN ILBERTON: Any preference?

15 MR. WRIGHT: Screen looks okay. I
16 went over there today and looked at it,
17 I'm fine with it. It's hidden very much
18 back in the shrubbery.

19 MR. REINHARD: Was the screen on the
20 inside now?

21 MS. JULIE O'CONNOR: No, it's on the
22 outside.

23 MS. HARMON: I think it should be on
24 the inside.

25 MR. REINHARD: You'll be doing it

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1 over, so.

2 MS. JULIE O'CONNOR: Right. And
3 that's why I say, we have to take the
4 screen down and we have to take the whole
5 railing system down in order to replace it
6 with this new railing system so it's
7 really neither here nor there.

8 MS. HARMON: Let's put it on the
9 inside now.

10 MR. CRAVER: How would you all like
11 to do it? What's the owner's preference?

12 MS. JULIE O'CONNOR: Jonathan?

13 MR. CRAVER: Let's find out.

14 MR. REINHARD: You guys stick
15 together.

16 MR. JONATHAN YATES: Jonathan Yates

17 on behalf of Doctor Phillips. He really
18 likes the way it looks now. He's agreed
19 to the rail change. We obviously want to
20 put this whole situation behind us.

21 But if he had a preference, he
22 does like it for the reason Julie
23 described. We're not trying to -- almost
24 an after-effect effect by doing it on the
25 inside. He prefers it the way it is now.

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1 MS. HARMON: Well, I think if you
2 walk up Middle Street you'll see that
3 they're all done from the inside. And
4 this is a historic house and so I think it
5 would be my preference to have the screen
6 done from the inside 'cause I live on that
7 street.

8 MS. EWING: Yeah, I just think
9 porches, the architectural features when
10 you're looking at it, you can see them
11 much more -- much better when the screen
12 is on the interior. It's also very easy
13 to fix.

14 MS. HARMON: It's very easy to do it
15 that way.

16 MS. EWING: So there's an added
17 practical benefit there. So I would be
18 inclined to request that you put it on the
19 inside.

20 CHAIRMAN ILDERTON: Do you think
21 that's a big deal to him?

22 MR. JONATHAN YATES: We can leave
23 with either.

24 CHAIRMAN ILDERTON: Do I hear a
25 motion then?

0030

1 MS. HARMON: I make a motion that we
2 allow the changes and then put, the screen
3 to be on the inside.

4 CHAIRMAN ILDERTON: Second?

5 MR. REINHARD: Second.

6 MS. EWING: Second.

7 CHAIRMAN ILDERTON: Discussion?

8 (No response.)

9 CHAIRMAN ILDERTON: Everybody in
10 favor?

11 (Hands raised.)

12 MR. JONATHAN YATES: Thank you all
13 very much.

14 MS. JULIE O'CONNOR: Thank you.

15 CHAIRMAN ILDERTON: All right. 1908
16 I'On, Number 190 on the Traditional Island
17 Resource, and is located in the historic
18 district, addition/alteration.

19 Kent?

20 MR. PRAUSE: They're here for final
21 approval. It's been before you before and
22 I can't recall if it was conceptual or
23 preliminary.

24 But they are here for final
25 approval and also asking for the relief of

0031
1 a portion of the 50 percent disallowance
2 that you all can do for existing principle
3 building coverage area for an historic
4 property under section 21-43.

5 CHAIRMAN ILDERTON: Thank you.

6 MS. LAYNE NELSON: This was before
7 you in January and received conceptual
8 approval. We did discuss the principle
9 building coverage at that time. Those
10 numbers have not changed and it was
11 conceptually approved.

12 I do have two adjustments though
13 to the submittal that you have. In your
14 packet it says that we are compliant with
15 the first floor building heights. And
16 we've not changed any of the heights on
17 this since we brought it to you
18 conceptually.

19 We did not, however, though,
20 just subtract and realize that we are
21 actually three feet four inches above
22 flood with our first floor.

23 The way that we got there was
24 that grade is at eight feet, we considered

25 bringing in about eight feet of fill just

0032

1 to get drainage, and then we took eight
2 feet six inches under the house which is
3 the minium required to get a seven-foot
4 overhead garage door to operate, and then
5 a one-foot two-inch floor system which is
6 very typical, puts us four inches, our
7 first floor height four inches above what
8 the zoning ordinance allows for.

9 And so we would be requesting
10 relief from the board, the board can grant
11 us a foot of relief there, we would be
12 requesting that four inches of height.

13 Again, the elevations have not
14 changed. If you go back to the conceptual
15 submittal you'll still see that all of
16 those numbers are the same. We just
17 checked that the building foundation was
18 in compliance and just realized actually
19 today that we are four inches above.

20 The other change that is a
21 change to what you have in your packets is
22 regarding the existing house. We
23 continued to study the existing house in
24 an attempt to try to figure out what is
25 original and what is more true to its

0033

1 existing -- original nature.

2 And we know that the windows
3 that are in that house are all replacement
4 windows, there aren't any original windows
5 in it.

6 And so what we showed you were
7 windows that had a two over two grid in
8 them and we thought that that worked well
9 with the renovation, we thought it looked
10 nice with the house and the portions were
11 good, but as we began to investigate more,
12 we started to go through the Sullivan's
13 Island book and just look at all of the
14 houses in that book that are in this area.

15 Majority of them do have a six

16 over six grid in those windows. I know
17 that some of those are replacement windows
18 as well, some may be original in there.

19 But in light of the fact that
20 the majority of them in that book showed a
21 six over six window grid, we thought that
22 for the existing house, we should keep
23 those as a six over six grid.

24 I redid the elevations and have
25 a set with six over six grids in the

0034
1 existing house for the board and wanted to
2 submit to the town so that if it's
3 approved, you will have it on file.

4 Other than those two things,
5 we've made very, very minimal changes to
6 the plans. In any area that we increased
7 any square footage, we reduced it in
8 another area so that we kept the numbers
9 the same as you had in the conceptual
10 submittal.

11 Most of that was done -- there
12 was no change whatsoever to the heated
13 square footage in the house, we're still
14 under on that. And we haven't
15 reconfigured any of that. Most of it had
16 to do with ground floor space.

17 We reduced the size of the pool.
18 We reduced the deck a little bit. We took
19 out some doors here that had a patio and
20 some planters and simplified the planters
21 around this side, little adjustments like
22 that.

23 We did reconfigure the stair
24 coming down here so that it made a nicer
25 entry for those that might be parking on

0035
1 the I'On side to come up to the main house
2 rather than the bedrooms over here. But
3 not really much bigger, just reconfigured.

4 We are showing on these plans a
5 fire pit fireplace at the ground level by
6 that pool that was not on the conceptual

7 plans.

8 We do have one window change in
9 the master bedroom here. We had two
10 windows and realized as we were kind of
11 going farther with it, that the one window
12 didn't center in the master bedroom from
13 the interior so we changed it to be three
14 windows so that it worked on the exterior
15 as well as on the interior. This was
16 originally two windows, we changed it to
17 three here.

18 I think we showed vertical
19 pickets in the landings instead of what
20 the cross railing -- changed it to the
21 cross railing just at the landings.
22 Originally we had the cross railings
23 everywhere. I think that's basically it.

24 CHAIRMAN ILDERTON: All right. Thank
25 you.

0036

1 MS. LAYNE NELSON: Happy to answer
2 any questions.

3 CHAIRMAN ILDERTON: Is there any
4 public comment for or against on this
5 project?
6 (No response.)

7 CHAIRMAN ILDERTON: Public comment
8 section's closed.

9 Kent, anything to add, or?

10 MR. PRAUSE: No.

11 CHAIRMAN ILDERTON: Randy?

12 MR. ROBINSON: You know, my concern
13 with this is with the original structure,
14 the massive amount of work that's going to
15 be done to it and how to get under the
16 50 percent rule to do that. Of course,
17 that's between us.

18 But my other thing is, and I've
19 heard of them before, from me, as far as
20 the height of this structure in the rear.
21 I don't believe you need seven feet
22 something or whatever to get garage doors
23 in.

24 MS. LAYNE NELSON: We can do outswing
25 garage doors.

0037

1 MR. ROBINSON: There's other ways to
2 do that. And those are my only comments.

3 CHAIRMAN ILDERTON: All right. Thank
4 you.

5 Fred, what do you think?

6 MR. REINHARD: I don't care for the
7 six over six. The reason I don't, when
8 you look at the drawings, the panes in the
9 window, instead of being in a portrait
10 format, they're in a landscape format.
11 They look a little odd.

12 MS. LAYNE NELSON: The two over two
13 originally, we liked it better on the
14 house, we just were worried, your comments
15 last time were keeping it true to the
16 neighborhood and the existing so we
17 changed it.

18 MR. REINHARD: Well, you changed it
19 to embrace the concept of six over six,
20 but in reality, because of the size of the
21 windows, the orientation of the panes is
22 incorrect. Otherwise it's fine.

23 CHAIRMAN ILDERTON: Cyndy, what do
24 you think?

25 MS. EWING: You don't want me to talk

0038

1 about windows; do you?

2 CHAIRMAN ILDERTON: No. Eliminate
3 the windows.

4 MS. EWING: Ix-nay on the windows.

5 So Randy, I just kind of wanted
6 to have a conversation, you're saying
7 to -- your recommendation would be to
8 let's keep the addition lower? Is that
9 what you're saying?

10 MR. ROBINSON: No. I'm just saying
11 it's not necessarily necessary to give
12 relief on that extra foot. You know, they
13 have three feet to work with already.
14 This isn't a property that really needs

15 that extra foot, in my opinion.

16 MS. EWING: Yeah, it's just, when you
17 look at this, it's really overwhelming.
18 And I know you've tried so hard with this
19 addition but it's just gigantic in
20 relation to the little house. And so
21 that's a concern that I would have as
22 well.

23 And as far as the windows go, it
24 has six over six in it now but they're
25 oriented sideways so they --

0039

1 MS. LAYNE NELSON: They're a big
2 hodgepodge right now, the windows that are
3 there. They have some that are vertical
4 and some that are horizontal, some that
5 are low and some that are high. There's
6 not a lot of rhyme and reason to them
7 currently. I just think that's a process
8 of the additions.

9 MS. EWING: I don't know, I feel
10 pretty strongly, this is on the
11 Traditional Island Resource list and, I
12 mean, if -- generally homes that were
13 built before 1900 have the two over two,
14 but this doesn't, this dates afterwards so
15 most likely would have the six over six.

16 CHAIRMAN ILBERTON: Billy?

17 MR. CRAVER: I don't have a problem
18 with the four inches. I mean, if we're
19 allowed to go a foot, I don't, I mean,
20 four inches isn't a big deal.

21 The windows, I agree with Fred,
22 I think that having them landscape
23 oriented doesn't look right so I'd rather
24 see the two over twos. But otherwise I
25 don't have a problem with the changes that

0040

1 you all have made.

2 CHAIRMAN ILBERTON: Duke?

3 MR. WRIGHT: No, I have no problem
4 with it.

5 CHAIRMAN ILBERTON: I have no

6 problem. From the preliminary approval, I
7 don't think too much change. I do like
8 the two over two, I agree with Fred also.

9 MS. HARMON: What's the total height
10 of the house?

11 MS. LAYNE NELSON: I believe it's
12 29 feet 3 inches total. This is the
13 maximum building height allowable. This
14 is where we are.

15 And again, the three feet that
16 Randy is talking about, three feet is from
17 flood until your first floor and normally
18 that's to try and get your structure in
19 and not really our issue.

20 Our issue is that grade is high
21 enough here that grade is at eight feet
22 and flood is at 15 feet so trying to keep
23 a parkable space and garage doors
24 underneath there.

25 And we can do outswing garage

0041
1 doors so is it an absolute necessity? No.
2 But for four inches to be able to do the
3 minimal seven-foot overhead garage door,
4 we felt that it was worth asking for the
5 four inches of relief.

6 MS. HARMON: I remember last time you
7 said that the height on conceptual was 27
8 1/2 feet.

9 MS. LAYNE NELSON: In the minutes I
10 had said that I thought it was around
11 27 feet but that I had not actually done
12 the calculations and wasn't sure. If you
13 will look back and look at what we do have
14 noted on the conceptual, it's exactly the
15 same, we've not changed anything on it,
16 we've just come back and put all the
17 elevations on or all the dimensions on it
18 for final submittal.

19 We went the day of the meeting
20 to do a site visit and we had gone out
21 there and talked about it and, you know,
22 looked at where it might be in relation to

23 the houses next-door, and I had thought it
24 was about 27, 27 1/2 feet. I think that's
25 what you said at the last meeting.

0042

1 But I did say that we were not a
2 hundred percent sure, had not actually
3 worked everything out.

4 MS. HARMON: That bothers me a little
5 bit because that's a good two feet higher
6 than what you had proposed at conceptual.

7 MS. LAYNE NELSON: The drawing is
8 exactly the same, it's just that my
9 estimation of it was different.

10 MS. HARMON: I understand that, but
11 if you draw it that high, then you ought
12 to know how high it is on the conceptual.
13 It comes from you exactly how it is. So
14 I'm a little bit -- I don't like that part
15 of it.

16 I think if you don't know, then
17 say you don't know and you don't give a
18 lower estimate. That's all I have.

19 CHAIRMAN ILDERTON: Do I hear a
20 motion?

21 MR. WRIGHT: I move that we approve
22 it as submitted with the, back to the
23 original window configuration.

24 MR. CRAVER: With the four inches
25 over the --

0043

1 MR. WRIGHT: With the four inches.

2 MR. CRAVER: I'll second that.

3 CHAIRMAN ILDERTON: Discussion?

4 MS. EWING: Well, I just feel that
5 it's -- more work could be done to add on
6 to the house in a much more sensible
7 manner. And my concern is it's going to
8 end up looking like the homes across
9 Middle Street where the existing historic
10 structure is completely overwhelmed by the
11 new structure. So that's -- and that's
12 what I have to say.

13 CHAIRMAN ILDERTON: All right.

14 Everybody in favor of the motion?

15 (Hands raised.)

16 CHAIRMAN ILDERTON: Everybody

17 opposed?

18 (Hands raised.) (Two opposed).

19 CHAIRMAN ILDERTON: Thank you, ma'am.

20 1741 Middle Street in the

21 historic district, new construction.

22 What do you think, Kent?

23 MR. PRAUSE: As you mentioned, let's

24 see, they want final approval on this.

25 Submittal is within the historic district.

0044

1 It's not designated as an historic
2 resource. Apparently the existing
3 structure was approved for demolition and
4 this is a new construction project.

5 They are asking for some relief
6 from some of the requirements: Principle
7 building coverage, principle building
8 square footage, principle building side
9 facade, and additional front yard setback.

10 They also mention something
11 about relief on a front yard setback but I
12 don't see any provision that allows any
13 relief on the front yard setback.

14 And I don't have a site plan.
15 There's a survey, but I assume this was
16 for the previous house on the lot as it
17 was done May 5th of '05. But there's no
18 site plan for the new one unless I'm just
19 missing it. Those are my basic comments.

20 MR. ROBINSON: Page A7.

21 CHAIRMAN ILDERTON: Yeah, is that not
22 one there? Second one from the end? Is
23 that not it? We'd have a hard time
24 approving this without a site plan.

25 MS. EWING: I don't think I have a

0045

1 site plan.

2 MR. PRAUSE: Oh, excuse me, I've got
3 one, A7.

4 CHAIRMAN ILDERTON: It's small, it's

5 a reduced one, but it's on the second to
6 the last page.

7 MS. EWING: Oh.

8 MR. TIM HARRELL: I have a big one.

9 MR. PRAUSE: It doesn't have any
10 dimensions on it but I assume that's
11 25 feet front and rear, I guess, it will
12 need to be.

13 CHAIRMAN ILDERTON: You said they
14 were asking for relief on the front yard
15 setback but it looks like they don't need
16 it? This is the way it's drawn?

17 MR. PRAUSE: I don't think that
18 there's a provision that it can be given.

19 CHAIRMAN ILDERTON: Right. I don't
20 think we have front yard relief.

21 MR. ROBINSON: The relief they're
22 asking for up front I believe is one of
23 the gables up in the front and it sits
24 into that 45-degree angle, is actually
25 what it is. Am I correct?

0046

1 MR. TIM HARRELL: Correct.

2 CHAIRMAN ILDERTON: All right. Thank
3 you.

4 Yes, sir.

5 MR. TIM HARRELL: My name is Tim
6 Harrell. My wife and I, we own 1741. And
7 we spent the last couple years trying to
8 figure out what would be a good design for
9 the lot being mindful that it is in the
10 historic district.

11 We've lived on Sullivan's off
12 and on for the last 20 years. We wanted
13 to do something that was historically
14 appropriate and would fit with the
15 existing homes in the area.

16 I think everybody probably knows
17 where the property is and it's across from
18 the First Baptist Church so we wanted to
19 keep it in the same vernacular of the
20 officers quarters that are located across
21 the street.

22 So the packet that you have, I
23 brought a full-size set of drawings. The
24 requirements were to reduce it down to
25 that size but I brought a full-size set.

0047

1 I don't know if it will set up here but it
2 will give you a better view.

3 What we tried to do was to make
4 it appropriate with the historic district.
5 We tried to give it the traditional beach
6 look and we tried to use traditional
7 materials so it would match the
8 surrounding homes.

9 We originally spent a lot of
10 time and energy trying to come up with a
11 solution to keep it on the ground. We
12 really liked the idea of being two feet
13 off the ground.

14 But after lots of looking at and
15 lots of professional opinions, everyone
16 came to the conclusion that the house
17 really was in such poor shape that it
18 really wasn't worth trying to do the
19 50 percent rule to keep it on the ground.
20 So therefore the decision was made to go
21 ahead and elevate the house.

22 So what we tried to do was we
23 tried to use the matching materials to
24 match the area which I used a metal roof,
25 we're using natural wood siding and

0048

1 shingles on top, we tried to match the
2 windows, we also tried to use transoms
3 over the doorways here.

4 We also tried to use as many
5 porches as possible on the front. I think
6 that's one of the design criteria you guys
7 are looking for.

8 We tried to design the square
9 footage to be right at the allowable for
10 the lot size. When the final drawing came
11 out, I think it was, what is it, 20, is
12 that what it is on the relief page? It's

13 just a very few square footage over that
14 amount.

15 But the actual lot coverage I
16 think is okay. It's the total square
17 footage was only like 20 square feet over.

18 We also requested relief, I
19 don't believe this is in your packet but
20 this was, this is what Randy was talking
21 about, when you go 20 feet up from the
22 property line and do your 45-degree angle,
23 it does flit the corner of the house right
24 there.

25 That's a side elevation.

0049

1 CHAIRMAN ILBERTON: Great. Thank
2 you.

3 Is there any public comment on
4 this application?
5 (No response.)
6

7 CHAIRMAN ILBERTON: Public comment
8 section then is closed.

9 Kent, Randy, any other comments?

10 MR. PRAUSE: No.

11 MR. WRIGHT: I think it's a very nice
12 solution to the lot and certainly an
13 improvement over the house that's there.
14 So I have no trouble with it.

15 CHAIRMAN ILBERTON: Yeah. I don't
16 have a problem with it. It's very
17 traditional. And it's an unusually shaped
18 lot, it is an unusual shaped lot so I
19 think granting these conditions is not a
20 bad thing. And the setback, unusual
21 setback. So I don't have any problem with
22 it.

23 Betty?

24 MS. HARMON: I think the design is
25 fine. The only problem is I don't like

0050

1 the cedar shakes. That's a personal
2 opinion on this house especially in the
3 district that you're in because I live

4 across the street in one of the officers'
5 quarters houses and there really are no
6 cedar shakes.

7 I know that's the in thing now
8 but, I mean, I would not not pass it for
9 that but that certainly isn't something I
10 would recommend. That's personal.

11 MR. TIM HARRELL: Okay.

12 MR. REINHARD: Looks good. Glad
13 you're using a metal roof on it. Exposed
14 rafter tails look nice.

15 CHAIRMAN ILDERTON: Cyndy?

16 MS. EWING: Beautiful design, really
17 nice.

18 MR. TIM HARRELL: Thank you.

19 MR. CRAVER: Well done.

20 CHAIRMAN ILDERTON: Motion?

21 MR. REINHARD: Move for approval.

22 MR. WRIGHT: Second.

23 CHAIRMAN ILDERTON: Everybody in
24 favor.

25 (Hands raised.)

0051

1 CHAIRMAN ILDERTON: Thank you, sir.

2 MR. TIM HARRELL: Thank you.

3 CHAIRMAN ILDERTON: 1856 Central
4 Avenue, Number 232, Traditional Island
5 Resource in the Historic District,
6 additions/alterations, 1856.

7 MR. PRAUSE: For final approval.
8 What they're asking for is to replace the
9 existing front step height handrail with a
10 wood post rail and picket to match the
11 porch and for safety reasons.

12 We're shown a drawing that shows
13 the existing one-inch metal pipe rail and
14 also with the proposed front step
15 handrail.

16 CHAIRMAN ILDERTON: Great. Thank
17 you.

18 Yes, sir?

19 MR. SINOR: I'm Cyrus Sinor, I'm the
20 owner of the property. I'm looking for

21 approval.

22 CHAIRMAN ILDERTON: Great. Thank
23 you.

24 Is there any public comment?
25 (No response.)

0052
1 CHAIRMAN ILDERTON: Public comment
2 sections' closed.

3 No other comments from Kent or
4 Randy?
5 (No response.)

6 CHAIRMAN ILDERTON: Billy?

7 MR. CRAVER: It looks fine. I would
8 approve it.

9 CHAIRMAN ILDERTON: Cyndy?

10 MS. EWING: I would not approve it.
11 I think it goes with the house and it's
12 historic, and because it is an historic
13 home, you need the --

14 CHAIRMAN ILDERTON: -- the pipe
15 rails.

16 MS. EWING: Yeah. It's one of those
17 quirky Sullivan's Island handrails. I
18 have one on my house.

19 CHAIRMAN ILDERTON: Great.
20 Fred?

21 MR. REINHARD: Question about the
22 pickets, what's the size of the pickets?
23 It says one-by-one but does that mean
24 three-quarter by three-quarter?

25 MR. SINOR: It's the standard

0053
1 pressure-treated one-by-one picket, I
2 think it's three-quarter by three-quarter.
3 It's just the standard picket that you
4 find in Lowe's.

5 MR. REINHARD: One-and-a-half by
6 one-and-a-half; is that right? Standard
7 picket?

8 CHAIRMAN ILDERTON: Yes,
9 one-and-a-half by one-and-a-half real
10 dimension, yes.

11 MR. REINHARD: Are there two of these

12 or just one?

13 MR. SINOR: No, there will be two,
14 one on each side of this house.

15 MR. REINHARD: And Randy, they have
16 to have the four-inch spear rule passed?
17 Pickets have to be that close together?
18 There's no dimension on the picket
19 spacing.

20 MR. ROBINSON: Yeah. There's no
21 dimension on that.

22 MR. SINOR: We were going to match
23 the existing handrails on the porch, the
24 existing spacing.

25 CHAIRMAN ILDERTON: How high of a

0054
1 crown is it?

2 MR. ROBINSON: Right. That's what
3 I'm asking. I really don't know how high
4 this is off the ground. If it's less than
5 30 inches above grade, they don't have to
6 have that specified spacing. They can
7 space it any way they want to. But if
8 it's more than 30 inches above grade, then
9 they have to have it no more than a
10 four-inch space.

11 MS. HARMON: Do you know how high it
12 is?

13 MR. SINOR: I believe it exceeds
14 that.

15 MS. HARMON: It exceeds 30 inches.

16 CHAIRMAN ILDERTON: And also
17 something that's going to have to be a
18 graspable handrail, that is, you're going
19 to have to be able to put your hand around
20 a two-by-six --

21 MR. ROBINSON: There's really no
22 dimensions on here to be able to tell
23 what's going on.

24 I don't know if it meets the 34
25 to 38-inch height, minimum 36 for

0055
1 guardrail.

2 CHAIRMAN ILDERTON: Fred?

3 MR. REINHARD: Yeah, I just think
4 that it needs a little more thought. It's
5 not -- it's a little crude as shown on
6 this photo, little more development.

7 CHAIRMAN ILDERTON: Betty?

8 MS. HARMON: I agree.

9 CHAIRMAN ILDERTON: I know probably
10 one of the things you're going to want to
11 do because really it is going to look bad,
12 the handrails that I sometimes have, you
13 end up having to have another rail, one
14 that hangs off the side, it really does
15 look bad, because you have two rails then,
16 whereas if you could design it with a rail
17 that you can actually put your hand around
18 which is within code, it's going to be
19 cheaper, it's going to look better, and
20 it's going to be useful, I mean, it's
21 going to be safer and everything else. So
22 it would be nice to have that.

23 I think -- I don't think there's
24 probably any problem passing this. I
25 think probably though you need a little

0056
1 bit more detail in showing that kind of
2 thing and pickets could be a little bit
3 closer together, just something, you know,
4 a little bit more detail.

5 I personally hate to put
6 homeowners to this difficulty of having to
7 go, having professional drawings and I
8 don't think you need to do that, I think
9 just a little more detail showing this or
10 put a little handrail on your house. I
11 think that's a bit of a position to have
12 to hire an architect or whatever else.

13 But I think it needs a little
14 bit more, showing a thinner handrail that
15 you can put your hand around and maybe
16 closer pickets. I don't think it's going
17 to be an issue myself but that's me
18 speaking.

19 MR. REINHARD: Let me add to that,

20 you don't have to spend a lot of time
21 drawing it, if you just bring a piece in,
22 a piece of handrail, a piece of picket,
23 and then the bottom rail, so we can look
24 at it and say, yeah, that looks good, that
25 will work fine. But this right here is

0057

1 difficult for us to make a decision.

2 MR. SINOR: I can understand.

3 CHAIRMAN ILDERTON: If we're moving
4 that way, I don't want to jump the gun
5 here on you but, I mean, maybe we could
6 hear a motion to postpone, or.

7 MR. REINHARD: Well, I would like
8 something like this to be approved by
9 staff, I don't think he needs to come back
10 here.

11 MR. CRAVER: I agree.

12 CHAIRMAN ILDERTON: Right. I love
13 it.

14 MR. WRIGHT: That was my idea, you
15 stole my idea. I don't know why we're
16 even sitting here.

17 CHAIRMAN ILDERTON: Okay. Do I hear
18 a motion?

19 MR. WRIGHT: I move that the
20 submission be approved by staff.

21 MR. CRAVER: How about, can I suggest
22 a little change to that, that we approve
23 the replacement of the metal pipe rail and
24 that the staff approve the details of it?

25 MS. HARMON: The code.

0058

1 MR. CRAVER: To make sure it complies
2 with all code requirements?

3 MR. WRIGHT: Okay. Fine.

4 CHAIRMAN ILDERTON: Do I hear a
5 second?

6 MR. REINHARD: Second.

7 CHAIRMAN ILDERTON: Discussion?

8 (No response.)

9 CHAIRMAN ILDERTON: Everybody in
10 favor?

11 (Hands raised.)

12 CHAIRMAN ILDERTON: Everybody
13 opposed?

14 (One hand raised.)

15 CHAIRMAN ILDERTON: Thank you, sir.

16 MR. SINOR: Thank you very much,
17 sir.

18 CHAIRMAN ILDERTON: Okay. 1002
19 Middle Street, Number 344, Traditional
20 Island Resource/alteration.

21 MR. PRAUSE: I assume they're here
22 for final approval. It is within the
23 historic district, it's designated as an
24 historic resource. Historic survey
25 number, looks like L248. Is that what

0059

1 that says?

2 MS. KENYON: Where?

3 MR. PRAUSE: In their application.
4 But at any rate, they've been here before,
5 and I can't recall exactly what transpired
6 the previous time, but.

7 MR. ROBINSON: Want me to take over?

8 MR. PRAUSE: Yeah.

9 MR. ROBINSON: Let me give you all a
10 little background on Mr. Rittenburg's
11 project. He came to you all prior, you
12 all gave him approval to raise this house
13 minimally. After a lot of talk with
14 Mr. Rittenberg and his builder, we came up
15 with a, maybe what we felt was a better
16 solution and that solution is to leave the
17 house existing where it is, to just repair
18 the structure without altering the height
19 or anything.

20 What they've done is gone in and
21 put a rat slab down below the house. And
22 they're going to condition the space below
23 the structure which will preserve the
24 floor joists underneath or it will be
25 dehumidified underneath and have a sump

0060

1 pump in it. If any water did seep in

2 there it would be taken out by the sump
3 pump.

4 So what he's done is he's
5 actually just going to repair the
6 structure in its existing location and
7 height. And I think it's a great
8 solution.

9 And what he's coming to you
10 tonight is asking about some changes in
11 some window locations and some
12 modifications to the front of the home to
13 bring it into code and make everything
14 work.

15 CHAIRMAN ILDERTON: Great.

16 MR. CHARLES RITTENBERG: I'm Charles
17 Rittenberg, I'm the homeowner, and I've
18 got Kevin Reed from New Traditions
19 Homebuilders, contractor is here with me.
20 When I came here before, there were a
21 couple of windows that I had asked to
22 change that you all had asked me to come
23 back for approval.

24 The building was previously a
25 duplex and I'm renovating it into a single

0061
1 family two- or three-bedroom unit.

2 And if you'll look at the
3 pictures I passed out, on the top left,
4 that window that I'm pointing the arrow
5 at, that was where one of the kitchens
6 previously was and they had, if you look
7 at the picture at the right you can see,
8 it appears that there was previously a
9 larger window there where they cut out and
10 replaced the siding.

11 That's now going to be a bedroom
12 instead of a kitchen so we'd like to
13 return that window to being what it was
14 originally.

15 And then on the bottom left
16 picture there, you can see on the rear of
17 the house, there are just the two windows
18 on the back. And we'd like to add two

19 more windows identical to the ones that
20 are existing on the edges.

21 The main reason is because on
22 the, what's your right side of that
23 picture is going to be a bedroom that's
24 just pretty dark otherwise.

25 And actually the bottom right

0062
1 picture, if you look, is, the inside view
2 of that bedroom or the box that I've drawn
3 in is where that window that we've added
4 on the back would go.

5 You can see that there was
6 actually a window that was covered up
7 inside the bathroom. It was in the
8 original submission that I made to you.
9 What I'd like to do also is put a window
10 here where there had been one when the
11 house was built originally.

12 Really just doing it on the one
13 side, it's asymmetric but you wouldn't be
14 able to see it because they're opposite
15 sides of the house, 'cause on the other
16 side, it would be inside of a closet.

17 And then the only other -- one
18 other thing that I didn't ask about last
19 time, finally on the last page -- that
20 picture on the left is just showing you
21 the inside of that window where you could
22 see where the old window had been before.

23 But on the front of the house
24 where the columns are, the columns and
25 railings don't appear to be original. And

0063
1 I took this picture standing immediately
2 in front of that left-hand column. And
3 you can see that the column sits in front
4 of the window.

5 And what I'd like to do is move
6 those columns sort of halfway between the
7 window and the door which seems
8 architecturally more appropriate so that
9 it's not blocking the view.

10 So if you're looking at the
11 house straight on, the column is against a
12 dead space rather than blocking a window.
13 That's all. If anybody has any questions?

14 CHAIRMAN ILBERTON: Thank you, sir.

15 Public comment on this
16 application?
17 (No response.)

18 CHAIRMAN ILBERTON: Public comment
19 section's closed.

20 Kent, Randy, anything to add?

21 MR. PRAUSE: No.

22 MR. ROBINSON: The only other thing,
23 I believe another change was going to be
24 made as far as the soffits were going to
25 be taken back to what was original on this

0064
1 house. We have pictures of it from --

2 MR. KEVIN REED: I'm Kevin Reed, I'm
3 with New Traditions. Our plan is,
4 Charles, when he bought the property, put
5 a metal roof on the house so we have to
6 leave, you won't see it but we have to
7 leave about an inch just to catch the drip
8 edge of the metal roofing, and then we're
9 going to move the front fascia board and
10 the rear fascia board.

11 So if you were to stand in the
12 street, it would be appear as an open
13 rafter tail which it would be. The only
14 placement of wood will actually be behind
15 the metal drip edge to support that drip
16 edge.

17 And I know one of the concerns
18 from reading through the previous notes
19 was the width of the front stairs. We're
20 only looking at bringing those two columns
21 in about 12 to 18 inches on each side
22 which will still give us a six-foot wide
23 set of stairs for this property.

24 And it will just align those
25 columns between the windows and the door

0065

1 on the dead space of the siding.

2 From reading through your
3 previous notes, before I became the
4 contractor, I know one of the concerns
5 with bringing the house up and back was
6 keeping the width of the stairs and that
7 open porch feeling which we plan on doing
8 and we'll still have just shy of six feet
9 on the front stairs. But we are planning
10 on opening up the rafter tails.

11 The only thing I'd like to add
12 is there were some notes in there about
13 how the front handrails and pickets would
14 be determined. And we're not sure what
15 was original to the house. I hadn't seen
16 any pictures.

17 What's there now is a two-by-two
18 nominal picket and your traditional
19 one-piece rounded top rail and your
20 L-shaped bottom rail which is pretty
21 traditional to Charleston renovation. But
22 I'm not sure what was original to the
23 house.

24 MR. CHARLES RITTENBERG: I've ridden
25 around looking at similar cottages and

0066
1 there's everything from X-shaped
2 two-by-fours to some like I have that have
3 no rail at all. I'm content with what's
4 there.

5 MR. REED: We're willing to look at
6 the board's, obviously, the board's
7 recommendation. I don't think a turn
8 picket really fits this cottage but I'm
9 not sure if you want us to go back with a
10 straight picket or if there was any
11 discussion on that in the previous
12 meetings.

13 CHAIRMAN ILBERTON: Thank you.

14 Cyndy, what do you have think?

15 MS. EWING: Well, I think it's a
16 great building. I think it's a very
17 important building to the island and it's

18 really truly unique. You've got a
19 building that, if anything happens to it,
20 it's the only one.

21 Based on Secretary of Interior
22 standards, I just have concerns and I
23 think we need to -- you know, this talk
24 about whether something is original to the
25 building and not based on any factual

0067
1 evidence, if there's photos, we'd want to
2 see what the photographs are, and so that
3 we can make sure this building ends up
4 looking as it did.

5 I don't think we should be
6 changing anything unless you can come
7 forward with some photos.

8 MR. CHARLES RITTENBERG: That's where
9 I tried to show you, there are lines where
10 you can see where the siding has been
11 repaired or where the windows had been.

12 MS. EWING: That would be a huge
13 window there.

14 MR. CHARLES RITTENBERG: It would be
15 the same size as the window that's to its
16 left is what we're replacing it with.

17 MR. REED: The window size isn't
18 changing, ma'am, it's just the height of
19 the window because there used to be two
20 kitchens and now there will only be one.

21 So the width that we're doing is
22 the same as the existing window, we're
23 just asking for a five-two window instead
24 of a three-oh in height because we're
25 eliminating a kitchen.

0068
1 MS. EWING: Well, I think we need to
2 be careful. I would like for us to go out
3 there and go through this and really look
4 at it hard.

5 When Richard Sidebottom
6 (phonetic) was down here from Columbia,
7 the SHPO office, one of the things that he
8 stressed in his talk was the importance of

9 windows in keeping the historic integrity
10 of the building.

11 And, you know, this building is
12 a Traditional Island Resource. It
13 doesn't -- well, there's only, Landmark is
14 the only thing that's better than this on
15 the island.

16 And this board makes a lot of
17 decisions to change window structures and
18 make changes, and what we do a lot of
19 times, not meaning to, is we alter the
20 structure so much that it then becomes not
21 historic. And I'm -- I would like to not
22 do that with this building.

23 So I'd like to -- I would
24 suggest going out and looking at this and
25 I would like to see some kind of

0069
1 documentation, there's got to be some old
2 photos.

3 MR. CHARLES RITTENBERG: I bought the
4 house in 2004 so I don't have any older
5 photos. I've seen one from the Tailmans
6 (phonetic) from 1988 that looks the same
7 except for the exposed rafter tails.

8 MS. EWING: Have you checked Historic
9 Charleston or the library or Preservation
10 Society?

11 MR. CHARLES RITTENBERG: I have not.

12 MS. EWING: There's lots and lots of
13 resources and, you know, Sanborn maps,
14 there's lots of ways to tell what this
15 building looked like and so that you can
16 make good decisions.

17 MR. CHARLES RITTENBERG: I am neither
18 an architect nor a historian. It's just
19 when I see the lines cut around the
20 window, I assume there had been a window
21 there, and I don't know why else there
22 could be gaps in the board.

23 MS. EWING: It could have been a
24 porch, it could have been a door, there's
25 lots of reasons when you see cuts in these

0070

1 old houses.

2 CHAIRMAN ILDERTON: Billy?

3 MR. CRAVER: Yeah. Doctor
4 Rittenberg, let me make sure I understand,
5 so on this front page where the little
6 window is, you want to replace it with a
7 window that fits what was previously
8 there.

9 MR. CHARLES RITTENBERG: Yeah,
10 replace it with a window that's the same
11 size as that double window that's to its
12 right.

13 MR. CRAVER: Okay. And then you want
14 to put two windows on these two places?

15 MR. CHARLES RITTENBERG: Right. I
16 want to put -- this is where one of those
17 windows would be and then you can see
18 where there was a window that had been
19 covered up.

20 MR. CRAVER: And you'd like to put --

21 MR. CHARLES RITTENBERG: And I'd like
22 to put that window back in.

23 MR. KEVIN REED: I don't know if this
24 will help you. This was the original
25 submittal that came in prior to tonight

0071

1 right here, shows the back elevation of
2 the house, this is the addition of the two
3 singles, and then this is the removal of
4 the second kitchen, and replaced with a
5 full-sized window that would now be a
6 bedroom.

7 MR. CRAVER: And then other than that
8 you want to move those columns. Okay. I
9 think that all of that enhances the
10 usability of the house. I don't think it
11 alters the historic character of the house
12 at all and I would approve it.

13 CHAIRMAN ILDERTON: Great. Thank
14 you.

15 Duke?

16 MR. WRIGHT: I walked through this

17 again today and I don't find the proposed
18 window changes significantly alter the
19 historic value of this cottage.

20 And I'm very happy that it's not
21 going to be raised. We had a lot of
22 discussion about that. And I'm glad it
23 turned out this way. I'm okay with this.

24 CHAIRMAN ILBERTON: I also am real
25 pleased that it didn't have to be raised.

0072

1 It's a great solution to dehumidify the
2 limited space you have underneath the
3 house. And I think it's going to be --
4 it's great. I think it's going to be a
5 nice thing.

6 This house historically has
7 been, I mean, you know, ever since I've
8 been here, it's been a couple of
9 apartments so it's been hacked on and done
10 inside and out and everything else ever
11 since I've been on the island.

12 And in a way that's part of the
13 charm of this particular structure, that
14 it's not -- it's never, in my view, it's
15 never been pristine. There were
16 surfboards, old bikes and all kinds of
17 stuff out in front. And that was okay,
18 that was healthy, it was not perfect.

19 And in my view that is
20 Sullivan's Island too. That's fine for
21 these houses not to be perfect back into
22 some whatever they might have been or may
23 not have been.

24 But I think it's great that
25 you're saving it. I would -- the only

0073

1 thing about the windows, I think it's
2 great, you can add the windows as long as
3 they're far enough over the corners so if
4 you ever did want to use shutters, they
5 wouldn't crowd the corners and things like
6 that. But I don't have a problem with
7 what you're proposing to do.

8 Betty?

9 MS. HARMON: I agree that this has
10 been added on over the years and it's
11 really hard to say. I can say I'm just so
12 excited that you aren't going to move it,
13 that I would let you do the windows.

14 CHAIRMAN ILDERTON: Fred?

15 MR. REINHARD: I'm not as passionate
16 about the windows as I am that front
17 porch. I think that the even intervals
18 between columns from one corner of the
19 house across the front to the other which
20 results in a wide set of steps actually
21 works pretty well. It's part of the charm
22 of that front porch.

23 I personally would not change
24 that. I don't think it's that important
25 that that column try to land in between

0074

1 the windows and the doors.

2 And, of course, it's all in the
3 eyes of the beholder. When you're walking
4 down the street, the column moves. It's
5 only when you're standing in front of the
6 column in front of that space that it's
7 really in between the window and doors.

8 CHAIRMAN ILDERTON: Yeah, like you
9 say --

10 MR. REINHARD: I think the spacing
11 here is really quite nice.

12 CHAIRMAN ILDERTON: You're right, you
13 got a good point there, and if you did
14 move them in, you don't want to add two
15 more columns.

16 MR. REINHARD: That's right, and then
17 that would ruin it.

18 CHAIRMAN ILDERTON: It would be so
19 busy.

20 MR. REINHARD: What's so nice about
21 this porch is its openness and the steps
22 are very inviting. You just want to sit
23 there, watch people go by. I wouldn't
24 change that. I wouldn't.

25 CHAIRMAN ILDERTON: All right. Well,

0075

1 do I hear a motion?

2 MS. HARMON: I'd like to make a
3 motion that we approve the windows but not
4 the front porch, leave the front porch as
5 is.

6 MR. REINHARD: I'll second that.

7 CHAIRMAN ILDERTON: Discussion?
8 (No response.)

9 CHAIRMAN ILDERTON: Point of
10 discussion that I'll bring up is that, is
11 the rail. I mean, when we say we want to
12 leave it like it is, the rail may or may
13 not -- I mean, is the rail fine? Do we
14 want to leave -- is it a two-by-two rail
15 or, I'm not exactly sure.

16 MR. REINHARD: I don't know what it
17 is but it looks good from this distance.

18 CHAIRMAN ILDERTON: So the type of
19 balusters and --

20 MS. HARMON: I think it's perfect the
21 way it is.

22 CHAIRMAN ILDERTON: All right.
23 That's a point. I just want to make that
24 point, that's all.

25 MR. KEVIN REED: It is different on

0076

1 each side so maybe it's something we can
2 do on a staff level. One of the railings
3 is different size pickets and different
4 spacing on the right than the left. We'll
5 be happy to marry whatever side.

6 MR. REINHARD: I see what you mean,
7 thanks. I like the ones on the left
8 better.

9 MR. REED: You see what I mean? You
10 don't see it till you really go back and
11 look at it.

12 MR. REINHARD: Yeah. But don't you
13 agree the ones on the left, are they
14 five-quarter?

15 MR. REED: I believe one's

16 five-quarter and one's a true one-by-one.

17 MR. REINHARD: True two-by-two.

18 MR. KEVIN REED: I'm sorry, true
19 two-by-two on one side and a five-quarter
20 on the other.

21 MR. REINHARD: Always looks too
22 contemporary. That left side looks
23 perfect.

24 MR. REED: Okay.

25 CHAIRMAN ILDERTON: All right. We've

0077

1 got a motion on the floor and it was to
2 approve it with -- except the front porch,
3 leaving the front porch like it is. Do we
4 want to amend the motion to speak to what
5 we've just --

6 MS. HARMON: Yes. Amend the motion
7 to say that the front porch will stay the
8 same and correct the pickets facing the
9 house on the right-hand side to match the
10 one on the left.

11 MR. CHARLES RITTENBERG: Can I just
12 clarify so it's in the minutes, it's okay
13 to put that window back where it was that
14 wasn't in the original submission?

15 MR. CRAVER: Yeah.

16 MR. REED: That's the left side of
17 the railing.

18 MS. HARMON: Left side is what we
19 want to keep.

20 MR. REINHARD: And the open rafter
21 tails.

22 MR. REED: Absolutely. We'll be more
23 than happen to do that.

24 CHAIRMAN ILDERTON: All right.
25 Everybody in favor?

0078

1 (Hands raised.)

2 CHAIRMAN ILDERTON: Everybody
3 opposed?

4 (One hand raised.)

5 CHAIRMAN ILDERTON: Thank you, sir.

6 All right. Are we done.

7 UNIDENTIFIED FEMALE: This won't take
8 long.

9 CHAIRMAN ILDERTON: All right. Speak
10 fast. 2320 I'On, Number 149, Traditional
11 Island Resource, not in district,
12 accessory building.

13 Kent, what have we got?

14 MR. PRAUSE: Hopefully an easy one,
15 construct an eight-by-ten storage shed in
16 the rear yard.

17 CHAIRMAN ILDERTON: All right. I
18 like that.

19 Yes, ma'am.

20 UNIDENTIFIED FEMALE: And it's just
21 that simple, we are asking to put in an
22 eight-by-ten storage shed in the rear
23 yard. We do not disturb any setbacks, we
24 do not disturb any site numbers. And
25 because we left the historic cottage like

0079
1 we did, they just need some storage.

2 And its as simple that's as
3 that. It's an accessory structure which
4 is why we're here talking to you all about
5 it.

6 CHAIRMAN ILDERTON: Great. Thank
7 you.

8 Is there any public comment on
9 this application.

10 (No response.)

11 CHAIRMAN ILDERTON: Public comment
12 section's closed.

13 Kent?

14 Randy?

15 (No response.)

16 CHAIRMAN ILDERTON: Fred?

17 MR. REINHARD: One quick comment.
18 Would you consider, this is not -- I'm not
19 going to make this contingent on my vote,
20 but would you consider putting an
21 inexpensive louver at each end of the
22 gable just so that thing doesn't heat up
23 like an oven and just give it a little

24 more detail? Think about it.
25 UNIDENTIFIED FEMALE: I think we

0080

1 could do that.

2 MR. REINHARD: You close that up and
3 the sun beats down it, it's like an oven.

4 UNIDENTIFIED FEMALE: We definitely
5 don't want to put windows in for security
6 reasons since they don't live here but I
7 think the louvered gable end, we could do
8 that, close up to the eave.

9 Looks like something you didn't
10 buy at Lowe's but like something an
11 architect designed.

12 CHAIRMAN ILDERTON: Betty, do you
13 want to say anything.

14 MS. HARMON: No.

15 CHAIRMAN ILDERTON: I'm fine with it.

16 You fine with it?

17 MR. WRIGHT: (Mr. Wright nodded.)

18 CHAIRMAN ILDERTON: Billy, I know
19 you're fine with it.

20 MR. CRAVER: Oh, yeah.

21 CHAIRMAN ILDERTON: All right. Do I
22 hear a motion?

23 MR. REINHARD: Move for approval.

24 MR. CRAVER: Second.

25 CHAIRMAN ILDERTON: All in favor.

0081

1 (Ayes.)

2 CHAIRMAN ILDERTON: Thank you, ma'am.
3 You're approved.

4 UNIDENTIFIED FEMALE: Thank you very
5 much.

6 CHAIRMAN ILDERTON: All right. We
7 are adjourned.

8 (The hearing was adjourned at 7:20.)

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1 STATE OF SOUTH CAROLINA)
: CERTIFICATE

2 COUNTY OF DORCHESTER)

3 I, Janice D. Hayward, Registered Merit
4 Reporter and Notary Public, certify that I was
5 authorized to and did stenographically report the
6 foregoing proceedings, and that the transcript is
7 a true record of the proceedings.

8 I further certify that the same was reduced to
9 typewritten form from my original stenograph notes by
10 computer-aided transcription.

11 I further certify that I am not of
12 counsel or kin to any of the parties to this cause
13 of action, nor am I interested in any manner in
14 its outcome.

15 IN WITNESS WHEREOF I have hereunto set
16 my hand and seal this the 24th day of March 2008.

17
18
19
20 _____
21 Janice D. Hayward, RMR
22 Notary Public, South Carolina
23 My Comm. Expires Oct. 9, 2012
24
25