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8 SULLIVAN'S ISLAND DESIGN REVIEW BOARD

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13 DATE: JANUARY 16, 2008

14 TIME: 6:00 P.M.

15 LOCATION: SULLIVAN'S ISLAND TOWN HALL

16 1610 Middle Street

17 Sullivan's Island, South Carolina 29482

18

19 REPORTED BY: TERI L. HORIHAN

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A P P E A R A N C E S

3 PAT ILBERTON - Chair
4 DUKE WRIGHT - Secretary
5 FRED REINHARD - Member
6 CYNDY EWING - Member
7 BETTY HARMON - Member

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9 (Stephen Herlong and Billy Craver were not present.)

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11 Also Present: Kat Kenyon - Administrative Assistant

12 Kent Prause - Zoning Administrator

13 Randy Robinson - Building Official

14 Clayton B. McCullough - Board Attorney

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1 MR. ILDERTON: All right. This is the
2 January 16th, 2008, meeting of the Sullivan's Island
3 Design Review Board. It is now 6:00, and the
4 members in attendance are Duke Wright, Pat Ilderton,
5 Betty Harmon, Fred Reinhard, and Cyndy Ewing.

6 And the Freedom of Information
7 requirements have been met for this meeting. And
8 the first item on the agenda really is -- well, it's
9 the approval of the minutes. Does everybody --
10 everybody's seen the minutes? Everybody likes them?
11 Anybody wants to make any changes or suggestions?

12 MR. WRIGHT: I move they be approved as
13 written.

14 MR. ILDERTON: Second?

15 MR. REINHARD: Second.

16 MR. ILDERTON: Everybody in favor?

17 (Ewing, Ilderton, Reinhard, and Wright
18 raised hands.)

19 MS. HARMON: I'm not voting because I
20 wasn't here.

21 MR. ILDERTON: Great.

22 And the first item on the agenda is this
23 is Kat's birthday today, and she's working through
24 her birthday. She should be out partying tonight,
25 but she's not doing that. So that's the first item

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1 on the agenda.

2 The second item on the agenda is 1908
3 I'on. We've got -- this agenda's not quite --

4 MR. WRIGHT: Pat, I want to move that we
5 amend the agenda to just briefly mention the letters
6 that were sent out or are about to be sent out
7 regarding the 14 houses that will be evaluated or
8 determined whether or not they are historic.

9 MR. ILDERTON: So that's a motion?

10 MR. WRIGHT: I just want to make that a
11 matter of record. I make a motion that that be made
12 a matter of record.

13 MR. REINHARD: Second.

14 MR. ILBERTON: Everybody in favor?

15 (All hands were raised.)

16 MR. ILBERTON: So we're going to talk
17 about it now or --

18 MR. WRIGHT: Everybody's seen the letter.

19 MR. ILBERTON: Everybody's seen the
20 letter, and everybody is aware of it. The letters
21 have gone out.

22 MR. WRIGHT: Good. Thank you.

23 MR. ILBERTON: 1908 I'on. We've already
24 been to the site a while ago, and we have postponed
25 this for tonight's meeting. And Kent, do you have
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1 anything to add?

2 MR. PRAUSE: No, I don't. I don't have
3 anything additional.

4 MR. ILBERTON: Great. Layne?

5 MS. NELSON: I did not really prepare a
6 presentation because we went through this all last
7 week. I do have -- what I'd like to show you today
8 are just some additional visual aides.

9 This we saw at last meeting and if anybody
10 would like to pass it down -- Betty, I know you
11 haven't seen it. This is a perspective drawing of
12 the four sides, so that you can see the -- the real
13 important one being that you can see from the I'on
14 elevation that the addition is set far back enough
15 that you really don't see the fact that it's
16 elevated beyond it from I'on.

17 I did shade in what's existing so that you
18 can see that the white is what's being added, and
19 what's shaded there is what's existing.

20 And then there were some concerns last
21 time about just the scale and mass of the addition.
22 And so what we did -- ad these are not exact to the
23 inch, but we did go out and run some tapes and try
24 our best to get some at least height and width
25 dimensions on the properties on the block, and then
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1 we put our addition in it.

2 There's a six-foot person in each one as
3 well as the same identical trees in each one. We

4 also -- which I'll be happy to pass up if anybody
5 wants to look at that as well.

6 I also just went to Google Earth, and this
7 is the block here. This is Middle Street and I'on
8 Street here. These are the four houses, four
9 properties that you see there.

10 This is zoomed in on it. And what I've
11 done is taken our proposed plan and placed it on the
12 site so that you can see how it relates to the rest
13 of the properties there. And I'll be happy to
14 answer any questions that anybody has. That might
15 be a little sticky.

16 MS. HARMON: Layne, could you show again
17 where the house is now?

18 MS. NELSON: This is -- this is Middle
19 Street, and this is I'on Street. This is the house
20 as it exists now. This is the existing house and
21 the addition that we're proposing. This is the
22 house with the flat roof next door, the one with
23 three or four structures on it there, and then this
24 house on the corner.

25 MR. ILDERTON: Okay.

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1 MS. NELSON: If you broke this up, the
2 pieces of the addition up, the new Middle Street
3 side is about 2,200 square feet. The link that
4 connects the two is about 440 square feet.

5 If you recall from the last meeting, we
6 are asking for some relief in principal building
7 coverage. We are several hundred square feet below
8 the allowed heated square, but because it's one
9 story, we are asking for relief on the principal
10 building coverage.

11 I believe -- it's an exemption, the
12 historic exemption, is what we're asking for, and
13 it's in your packets. But we were asking for
14 conceptual approval to move forward with this
15 design.

16 MR. REINHARD: Do you have an elevation
17 that looks at the back of the existing house?

18 MS. NELSON: At the back of the existing
19 house, I do not.

20 MR. REINHARD: Are we removing that
21 in-filled porch in its entirety, from one tower to
22 the other? It looks like it.

23 MS. NELSON: Yes, yes. That was the

24 latest addition that was a carport. This would be a
25 porch.

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1 MR. REINHARD: That's what I'm talking
2 about. Is that roofed or is that open?

3 MS. NELSON: That is covered.

4 MR. REINHARD: Oh, it is covered?

5 MS. NELSON: It is covered.

6 MR. REINHARD: Is it a screened-in porch?

7 MS. NELSON: Not intended to be, no. It
8 may need to be though at ground level. Again, it's
9 conceptual.

10 MR. REINHARD: But, I mean, it's an open
11 porch? It's not enclosed? It's not a heated space?

12 MS. NELSON: Absolutely not, no.

13 MR. REINHARD: Okay.

14 MS. NELSON: Right now it's shown wide
15 open, but we probably do need to screen it for the
16 bugs at that level.

17 MR. REINHARD: That roof is a little
18 awkward back there the way it ties into the existing
19 gable. I'm curious to see how you're going to deal
20 with that and how the sides of that roof will tie
21 into the two towers.

22 MS. NELSON: It's going to be interesting.
23 It's very interesting right now.

24 MR. REINHARD: Well, I'm looking at this,
25 and it's -- first of all, it's a very nice, old,

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1 classic island house that's been wrapped and
2 modified and mutated. But under all that is
3 something genuine and historic, and if it's your
4 intention to unwrap it and expose all that historic
5 fabric and bring it back, then this could be a real
6 successful project.

7 MS. NELSON: I mean, it states in the -- I
8 believe it's the Hugo damage assessment report or
9 maybe it's in Snyder's report that there is historic
10 siding and wood underneath everything that's there.

11 And obviously, as we peel things back,
12 we're going to see -- we think that this was
13 originally a little wrap-around porch. We do have
14 permits that show that this was added in the late
15 '80s or early '90s back here. So taking that
16 away --

17 MR. REINHARD: Helps a lot.

18 MS. NELSON: -- helps. And we know that
19 there are doors, which is why we think that there
20 was a wrap-around porch. There are doors that are
21 kind of framed into the walls and covered over now,
22 but you can tell from the seams in the interior wood
23 on the walls, so we're curious.

24 And that's kind of been the intent here
25 all along is trying to find a creative way to keep
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1 this its same character, keep it at the elevation
2 that it is, not change the character a lot. This,
3 although it was an addition, was -- is part of that
4 house, so it's going to stay.

5 MR. ILBERTON: Can we go for public
6 comment? Any questions or comments from anybody in
7 the audience? Okay. That phase is closed then.
8 Kent, do you have anything to add? Randy?

9 MR. PRAUSE: No, I don't.

10 MR. ILBERTON: Duke, what do you think?

11 MR. WRIGHT: I was concerned about the
12 massing and the height of the addition with respect
13 to the surrounding houses. But having looked at
14 this at the site and getting a better feel, Layne
15 told me that the height -- the highest point of this
16 addition would be about seven feet higher --

17 MR. PRAUSE: Than the --

18 MR. WRIGHT: -- than any of the
19 surrounding houses --

20 MS. NELSON: Than the Sottiles' property
21 next door.

22 MR. WRIGHT: -- which is not very much.
23 So given that, I don't have any problems.

24 MR. ILBERTON: Okay. Thank you. Well, I
25 think the owners could have applied or tried to
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1 reduce this to 1200 square feet and gone and tried
2 to put a second house on it. But instead of doing
3 that, they're trying to keep with a single house
4 idea of the property in joining this.

5 And I think probably the structure being
6 as low as it is and preserving the historical
7 structure, that you couldn't do much better than
8 this design or than to do this addition of a sizable
9 space and still keep it a single family. So I don't
10 have a problem with it.

11 It looks like it's least 50 feet away from

12 the property on the left, which is a long ways away.
13 And I think it's not going to be an impediment to
14 those three structures -- three living abodes over
15 there on that lot to the left and not a problem for
16 the lot on the right either, so I don't see a
17 problem with it. Betty?

18 MS. HARMON: I like the design. I think
19 it's a good way to keep that cottage, and I think
20 it's going to work with the two houses across the
21 street. It does look massive, but once it gets
22 built, maybe it won't look quite as big. So I
23 basically don't have a problem with it.

24 MR. REINHARD: All right. I'll speak.

25 MR. ILDERTON: I'm sorry.

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1 MR. REINHARD: That's all right. To me,
2 there are two issues. One is the proper restoration
3 of the old house, and I think that your intentions
4 are to do that. The types of materials and windows
5 and roofing that go back on that house are going to
6 be very important, as much original as possible.

7 And with respect to the neighbors on each
8 side, I think this will work because the houses on
9 both sides aren't in the concrete block realm of the
10 world and brick ranch realm of the world, and I
11 don't think that they'll be harmed by the space that
12 this project will take up on what's a very large
13 lot. So I'm okay with it.

14 MR. ILDERTON: Cyndy?

15 MS. EWING: Yeah. I think it's a nice
16 design. Again, the height of the -- the house has
17 to be the height -- or the addition has to be the
18 height because of the base flood elevation? You
19 have it the absolute minimum?

20 MS. NELSON: It has to be. Right now it's
21 at 18 feet, so it's 3 feet above flood, the first
22 floor. Because we're conceptual, we don't know what
23 kind of structure we're going to have below there.
24 So it's possible that we could take a few inches out
25 depending on what the structure is below, and we can

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1 look at that and have that finalized for you when we
2 bring it back for final approval.

3 I mean, it's currently -- the peak of that
4 roof, I think, is at about 27-and-a-half feet.

5 MS. EWING: And I agree with Fred. It's

6 very important, and it's really nice actually to
7 see -- because looking at the Sandborn maps, it
8 appears that you're taking it back to at least 1924,
9 how it existed in the 1924 map that I have.

10 So I think it would be great to continue
11 through -- since we did have an issue with windows
12 at the last meeting, I would -- I see that these
13 windows have -- are the two over two, and I just
14 would want to check and see what was the historic --
15 whether it was six over six, just so we can
16 maintain --

17 MS. NELSON: We'll look at that and bring
18 it back at final.

19 MS. EWING: But otherwise it looks good.

20 MR. ILDERTON: Do I hear a motion?

21 MR. WRIGHT: I move that we approve the
22 project as submitted.

23 MS. HARMON: Second.

24 MR. ILDERTON: Discussion? This is
25 conceptual.

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1 MR. WRIGHT: This is conceptual.

2 MR. ILDERTON: Everybody in favor?

3 (All hands were raised.)

4 MR. ILDERTON: Everybody opposed?

5 Thank you, ma'am.

6 1752 Central, enclosed deck. Kent?

7 MR. PRAUSE: This one was here before.

8 Apparently, it was for an after-the-fact approval.

9 It had already been built without approval or

10 permit. And they had had some pictures, and you-all
11 deferred it and advised them to come back with some
12 plans, which they now have.

13 And you wanted a little more detail in the
14 way of drawings to be able to evaluate what was
15 there in order to make a decision, so they're back
16 with plans.

17 MR. ILDERTON: Great. Thank you. Yes,
18 ma'am.

19 MS. O'CONNOR: Hello. I'm Julie O'Connor.

20 Dr. Phillips hired me to draw what had been built

21 here at 1752 Central. Ironically, I actually had

22 drawn this house before, a year-and-a-half ago, for

23 another client that was interested in buying it. So

24 I actually had completed as-builts on the entire

25 house as well as taken photographs a year-and-a-half

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1 ago of what existed.

2 So that's how we have these pictures of
3 what was there and what is there now. And
4 hopefully, that will clarify the changes that had
5 taken place.

6 The only changes that have been made were
7 the addition of a low-pitch gable roof on top of the
8 existing trellis structure. All of the woodwork,
9 including the existing balustrades and trellis have
10 been painted white. The screening has been added.
11 And also, the store-bought lattice that was on the
12 skirting around the old porch has been replaced with
13 vertical lattice and painted Charleston green.

14 I did want to just make mention of some of
15 the Secretary of Interiors standards for
16 rehabilitation, which I know that you are very
17 familiar with, in terms of this change that's taken
18 place on the property.

19 Number 4, most properties change over
20 time. Those changes that acquired historic
21 significance in their own right shall be retained
22 and preserved. And certainly, the old porch deck
23 and trellis would not fall under that category, so
24 that change does not really affect anything historic
25 on the property.

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1 And then on Number 9 and 10, new
2 additions, alterations, or related new construction
3 shall not destroy historic materials that
4 characterize the property.

5 And new additions shall be undertaken in
6 such a manner that if removed in the future the
7 essential form and integrity of the historic
8 property and its environment would not be impaired,
9 and both of those really relate well to this
10 addition.

11 The only connection points of this porch
12 are what was actually there before, which is two
13 points where the trellis attaches to the house, and
14 those are still the only places that -- the actual
15 new roof does not actually make contact with the
16 historic structure at all.

17 And I think that in terms of an addition,
18 the impact on the historic structure is fairly
19 minimal. It is certainly subordinate in height,

20 scale, and mass. And the visibility from the street
21 is minimal, so I hope that you will take that into
22 consideration and approve the application.

23 MR. ILBERTON: Thanks.

24 MR. YATES: Also, Jonathan Yates, on
25 behalf of Gene Phillips. We apologize, his mother
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1 Regina was going to attempt to make it here tonight,
2 but for health reasons was unable to.

3 Again, the purpose in this request -- and
4 Gene wanted to apologize to one and all. He did,
5 before your criminal court, went ahead and paid all
6 his fines. We did not contest any of the fines. He
7 paid the maximum amount assessed by the Town of
8 Sullivan's Island. There'll be no contesting of
9 that.

10 The purpose here -- we previously
11 presented to you, and I have a copy from
12 Dr. Natalie's office. The desire here -- Gene knew
13 he made a mistake -- was for Regina to have a place
14 where she could sit out of the sun, get some air,
15 without the sun directly on her most of the day.

16 He admits that he made a mistake in his
17 procedure. We were able to track down Julie who had
18 fortunately worked on it before, and quite simply to
19 me -- I'm not an architect like Julie.

20 But this is what you had before. You had
21 a fairly unattractive, unpainted trellis network,
22 and Gene simply replaced that with this. Put a true
23 roof on it. Again, at all points in the project
24 looking out for the integrity of the structure, and
25 a structure that if a later owner wants to take it
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1 back to the simple what was there before, can easily
2 be removed without attacking the structural
3 integrity of the historic fabric.

4 But again, this is what you had. This is
5 what you had, and this is what Gene changed it to.
6 We know under your guidelines, this board does not
7 have provisions for humanitarian concerns, but in
8 this case, we do ask -- and again, Mrs. Phillips
9 would have liked to have been here. She was unable
10 to, to make her plea, that this is very important to
11 her.

12 While it seems simple and to some a sort
13 of a picayune issue of a screened porch, it's

14 important to her, with this position to the rear of
15 the house, shielded on two sides from sun, and with
16 her able to sit back in the middle of it. It is
17 very important to her. She hopes that you can see
18 this favorably as a new project.

19 We apologize for any mistakes. Gene has
20 paid dearly for those mistakes and would like you to
21 give this a look.

22 MR. ILDERTON: Thank you. Is there any
23 public comment on this application? Public comment
24 section is closed then. Is there anything --

25 MR. PRAUSE: I have nothing.

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1 MR. ILDERTON: Great. Duke?

2 MR. WRIGHT: Did we ever receive an
3 application form for this project?

4 MS. O'CONNOR: When I filed these
5 drawings, I did submit a form, yes.

6 MR. WRIGHT: I have not seen an
7 application. All I've seen are photographs.

8 MS. KENYON: You gave me a packet,
9 correct?

10 MS. O'CONNOR: Yes.

11 MS. KENYON: So whatever was in the packet
12 is what you gave me.

13 MR. ROBINSON: I had this in my packet
14 which I was surprised to find.

15 MR. WRIGHT: Is it a properly completed
16 application form?

17 Aside from that, I've struggled with this,
18 quite frankly. And again, spent time on the site
19 looking at this and have gone over it, and these
20 pictures are very helpful. I don't like the way it
21 was handled. I think that was entirely
22 inappropriate, and I'll stop with that.

23 But given the visibility of this project
24 or this addition from the street, if you walk or
25 ride by the street, it's virtually unobtrusive as

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1 far as taking anything away from the historic house
2 in my judgment. Therefore, I believe I would
3 reluctantly approve this application.

4 MR. ILDERTON: I'm sort of in the same
5 vein except I thought we were going to possibly
6 adjust the rails to make them more in conforming to
7 what historically the officers' quarters were going

8 to be done, as opposed to the two by twos on the
9 outside nailed straight to the -- which has always
10 been an unattractive application for railing, if
11 that's what here.

12 I'm not exactly sure if that's here, but I
13 thought we'd possibly talked about that last time as
14 at least the rails themselves looking a little
15 better.

16 But I don't really have a problem -- it
17 doesn't really interfere with the cornicework of the
18 house. The historical integrity of the house, I
19 feel like, has not been jeopardized, and it is in
20 the back of the house, and I think certainly it is a
21 vast improvement on what was there.

22 So generally, I don't have a problem with
23 it. I thought we were going to get a little bit of
24 adjustment -- or proposed adjustment from the rails,
25 but that's all I have to say. Betty?

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1 MS. HARMON: I understand her plight, and
2 my problem is that this was not an application
3 brought before this board to approve, and it would
4 have passed if the neighbors hadn't mentioned it to
5 me. And so it is -- for me, it's unethical, and
6 it's illegal because you didn't follow the proper
7 procedures.

8 And we can't really get into people's
9 reasoning for doing what they did. They came in and
10 got what they wanted and then just added this on.
11 And also, there's no information about materials or
12 anything, so I would not -- I would vote that we
13 remove it.

14 MR. ILDERTON: Fred?

15 MR. REINHARD: Well, you know how I feel
16 about these junior officers' houses and wanting to
17 be very careful about any additions that might
18 compromise the overall size and proportions and
19 style of the way the original designs were.

20 But this thing started out as a pretty
21 ugly screened-in porch that I think I would have had
22 a problem approving at the time that that was put
23 on. And I have to admit that what's been done is a
24 significant improvement in the way that this house
25 looks over what was there before.

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1 And I think the one argument that I've

2 heard here that makes the most sense to me -- and it
3 has nothing to do with people's desires to have
4 screened-in porches, firm or infirm, but it has to
5 do with the way that the porch is executed and how
6 it's connected or not connected to the house.

7 And you make a compelling argument about
8 the two-point connection, which makes it extremely
9 easy to remove if we ever wanted to do that, and
10 that is certainly within the historic guidelines.
11 So because it is better looking than what was there
12 before and because it is removeable, I'm going to be
13 all right with it.

14 MR. ILDERTON: Cyndy?

15 MS. EWING: Well, it is removable, but I
16 feel that it does not -- with these open rafter
17 tails and as Pat was saying, the railing -- it does
18 not -- the roofline doesn't look like an officers'
19 quarters house, and the posts don't look like what
20 would be on the front of the officers' quarters
21 home. And I think if -- who was the architect that
22 drew up these plans?

23 MS. O'CONNOR: I don't believe it was
24 drawn ever.

25 MR. YATES: I don't believe it was an
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1 architect. I don't believe it was an architect.

2 MS. EWING: Okay. I just -- I'm not going
3 to vote for it. I think that leaving this here, the
4 way that it looks, sends -- I mean, allowing you to
5 keep it would send a very bad message. But the way
6 that it looks sends an even worse message. In other
7 words, that you don't have to have architecture that
8 agrees with the house, so I would have to vote
9 against it.

10 MR. ILDERTON: All right. Does anybody
11 want to make a motion?

12 MR. WRIGHT: Okay. I move that we approve
13 the project as designed, and I -- then I move that
14 the application be approved.

15 MR. ILDERTON: Do I hear a second?

16 MR. REINHARD: I'm going to second it to
17 further discussion.

18 MR. ILDERTON: Right. And we have
19 discussion.

20 MR. REINHARD: Perhaps a compromise might
21 be to engage an architect to come up with a better

22 railing system because the two-by-two rails are the
23 one thing of this undesigned porch that does hearken
24 back to the original design, which was so awful.

25 I think actually the roof is fairly well

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1 executed. I like the little peekaboo of beadboard
2 under the eave, which is a classic design, so certain
3 elements were well done.

4 But if my board members would entertain
5 the idea of a more appropriate railing, which
6 wouldn't be that difficult to do, it might help
7 salvage this application.

8 MS. EWING: I would -- the only way that I
9 would salvage it would be if an architect drew plans
10 and looked at the front of the house and enclosed
11 the roofline to -- in other words, do a historic
12 renovation on the roof and the railings and the
13 posts.

14 MR. ILBERTON: Well, the thing is, the
15 roofline is not originally boxed in these officers'
16 quarters. They are open, and that's the original
17 roofline, is not enclosed cornice work. It's open
18 rafter work like they've got on this.

19 MS. HARMON: This is correct.

20 MS. EWING: It's open rafter tails on the
21 front of these houses?

22 MR. ILBERTON: Yeah. Most of them except
23 the ones that have been modified to be enclosed.

24 MS. O'CONNOR: May I say something? And I
25 do know this house in particular does have or did

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1 have open rafters, and that the enclosure of the
2 cornice work is later.

3 MR. REINHARD: I don't have a problem with
4 that because it plays to the secondary structure,
5 playful gazebo porch thing as far as I'm concerned.
6 It helps -- you don't want it to look like an
7 addition to the house. So the rafter tails the way
8 they are, a bit of a novelty rafter tail, helps
9 distinguish it from the original structure as
10 something different.

11 MS. HARMON: Well, my problem is that
12 these are historic landmark houses, and we -- I
13 think we're setting a bad precedent if we allow
14 people just to add on stuff and come back and ask
15 forgiveness. I'm not saying this is bad. What I'm

16 saying is that the procedure was incorrect.
17 And there has to be a standard that this
18 board sets that we cannot allow this to happen. And
19 if we allow this, we're going to have to allow other
20 people. Because they're going to say, well, you let
21 them do it. Why can't you let us?

22 In fact, the neighbor's already saying,
23 well, we couldn't do such and such, but they can do
24 it. So it just doesn't seem equitable that some
25 people can do and some people can't.

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1 MR. YATES: We admit the mistake was made,
2 ma'am, and we understand your concern. We were
3 hoping just -- the review on it for what it is and
4 the improvement it made. And if the rails need
5 further study, we'd be willing to do that.

6 MR. ILDERTON: Right. If we could modify
7 or get you to modify your -- to include the
8 adjustment of the rails, your --

9 MR. WRIGHT: Sure. I think we just --
10 okay.

11 I move that we approve the application as
12 submitted to include an architect's review and
13 revision of the railing system.

14 MR. ILDERTON: Are we saying this has to
15 come back before us?

16 MR. WRIGHT: I think the town staff could
17 approve that.

18 MR. ILDERTON: Make the call?

19 MS. EWING: I think we should see this.

20 MR. WRIGHT: Let's vote.

21 MR. ILDERTON: Well, it's not going
22 anywhere. It doesn't have to be -- this doesn't
23 have to be demolished tomorrow. If they draw that
24 up and submit it, nobody's really hurting except --
25 I mean, they could still use the porch as it is now.

0027

1 And until we approve the railing, the old
2 railing's not coming down. So it's not going to
3 really hurt them to come back in a month or two
4 months or whatever.

5 MR. WRIGHT: All right. I'll modify the
6 modified motion. I move that we approve the
7 application provided an architect reviews the
8 design, modifies the railing, and return to the
9 Design Review Board for further review prior to

10 final approval.

11 MR. REINHARD: I second that motion.

12 MR. ILDERTON: Great. Do we have a vote?

13 Everybody in favor?

14 (Ilderton, Reinhard, and Wright raised

15 their hands.)

16 MR. ILDERTON: Everybody opposed?

17 (Ewing and Harmon raised their hands.)

18 MR. McCULLOUGH: While you're on that one,

19 could you-all also take a moment to maybe instruct

20 your staff person. I think he was concerned about

21 what to do --

22 MR. ILDERTON: Well, it's not going to

23 come before him.

24 MR. McCULLOUGH: As far as, should he be

25 out there writing tickets?

0028

1 MR. ILDERTON: Oh, no, no.

2 MR. McCULLOUGH: I just wanted to clear

3 that up.

4 MR. ILDERTON: All right. We have 2430

5 Jasper, addition to a garage. Kent, what do you

6 think?

7 MR. PRAUSE: It's indicated on the form

8 that it is within the historic district, designated

9 as an historic resource, historic survey number 92.

10 I assume that pertains to the existing single family

11 residence. The nature of the work that's before you

12 is to -- an addition of a pitch roof and storage

13 above an existing concrete block garage.

14 And because it is an accessory use

15 building and because it's on a lot in the historic

16 district and contains a house which is listed is why

17 it's before you. And it apparently comports with

18 the amended accessory use zoning ordinance that's

19 been recently amended that gives the Design Review

20 Board a bit of flexibility in adding some square

21 footage to it, and that's what they're asking for.

22 MR. ILDERTON: Great. Thank you.

23 MR. PRAUSE: You're welcome.

24 MR. ILDERTON: Yes, ma'am?

25 MS. ALLEN: Elizabeth Allen, Allen Design,

0029

1 representing the property owner. This is a very

2 straightforward application. The garage is there.

3 The existing concrete block walls, the exterior

4 windows and doors are to remain.

5 We are taking off the existing flat roof,
6 adding a 7 and 12 pitch gabled roof to afford them
7 some storage area inside that new roof system.

8 The existing footprint of the garage is
9 627-and-a-half square feet, 2-and-a-half square feet
10 over the allowed 625 if we were going to bring this
11 to you new. Okay? But that is existing. We are
12 not increasing that or decreasing that. We are
13 leaving those walls as is.

14 Then we are adding 269 square feet of
15 storage within the new roof system above that
16 existing -- the existing footprint -- bearing on the
17 existing concrete block walls. That puts us
18 146-and-a-half over your total allowed of 750 square
19 feet of a total enclosed square footage for an
20 accessory structure.

21 The DRB is allowed to grant us 25 percent
22 relief to that 750, putting it at 900. What we're
23 going to end up with is 896.5.

24 So we are here to acknowledge the existing
25 footprint is over by 2-and-a-half square feet and to
0030

1 request that we are able to build that gabled roof
2 creating the additional -- creating the storage up
3 there which places them over the allowed square
4 footage. So we are asking you-all to grant us the
5 relief that you are afforded to within the newly
6 revised accessory structure portion of the
7 ordinance.

8 The existing house is a one-story house
9 that sits below base flood elevation, so they have
10 no drive-under garage. This is their only storage
11 capability and parking capability on site without
12 altering the existing structure, which is not going
13 to happen.

14 MR. ILBERTON: Great. Thank you. Is
15 there any public comment to this application?

16 MS. MIDDAGH: Susan Middaugh, 2420 Raven.
17 We walk our dog by this all the time. It's in our
18 neighborhood. Wonderful house. And it really is
19 nothing underneath, nothing up above. Wouldn't want
20 to add a lot onto it. The garage is not gorgeous
21 the way it is.

22 I would be very much in support. I can't
23 imagine anybody in the neighborhood is going to have

24 any problem at all with putting the roof on the
25 existing garage. The owners of the property have
0031

1 just done a wonderful job keeping the old house the
2 way it is, and we all appreciate that.

3 MR. ILDERTON: Great. Thank you, ma'am.
4 Anybody else?

5 MS. ALLEN: I have one additional comment
6 to make that I forgot. The application shows that
7 we're leaving the existing concrete block walls as
8 is. We would like to amend that to go ahead and put
9 siding on the existing concrete block walls and trim
10 out the doors and windows with treated 2-by-4.

11 So we'll be covering the concrete block
12 with treated wood siding, which I think will also
13 improve the look of the house.

14 MR. REINHARD: Does that match the house?

15 MS. ALLEN: Match the house, yes, sir.

16 MR. REINHARD: What kind of a roof does
17 that house have?

18 MS. ALLEN: The house has a shingled roof
19 right now.

20 MR. REINHARD: Asphalt shingle?

21 MS. ALLEN: Yes.

22 MR. REINHARD: Right now? What does that
23 mean?

24 MS. ALLEN: Yes. Existing. Not going to
25 change. That's going to stay. This will have to
0032

1 have 50 architectural shingles to meet the current
2 code, the garage will. We can't put asphalt
3 shingles on the garage, but we will be putting
4 architectural shingles on the garage.

5 MR. REINHARD: Are you going to Sheetrock
6 the ceiling in the garage?

7 MS. ALLEN: Are we going to Sheetrock the
8 ceiling in the garage? No.

9 MR. ILDERTON: Is there any more comments
10 by Kent or Randy?

11 MR. PRAUSE: No.

12 MR. ILDERTON: Great. We can roll into
13 it. You can go ahead, Fred, and start and add
14 anything else.

15 MR. REINHARD: The drawing looks like it
16 has Sheetrock, but that's why I was just curious.
17 The odd thing about this garage is it has a front

18 parapet. And I see that what you've done is you've
19 tried to retain the front parapet and raise the
20 gable up, but you've had to clip the parapet in
21 order for the eaves of the gable to extend down the
22 side.

23 MS. ALLEN: Yes, to accommodate the slope.

24 MR. REINHARD: Okay. That makes for a
25 nonuniform condition with respect to the other
0033

1 elevations, I believe.

2 MS. ALLEN: And a lot of that will be
3 alleviated if we put siding on the entire thing,
4 because then the top and the bottom --

5 MR. REINHARD: If you take siding all the
6 way up and eliminate this band, is that what your
7 intention is?

8 MS. ALLEN: Yes, yes.

9 MR. ILDERTON: What size doors are those
10 garage doors?

11 MS. ALLEN: I think they're
12 eight-by-seven. Yeah, eight feet wide by seven feet
13 tall, and they're going remain.

14 MR. ILDERTON: That's awful tight in
15 getting those old cars in there.

16 MR. BRANCH: Yeah. Old cars are skinny
17 cars.

18 MR. ILDERTON: Cyndy?

19 MS. EWING: Looks great.

20 MS. HARMON: This is one of my favorite
21 houses on the Island. I love this house, and I
22 think that this will be a good addition, and it will
23 go with the house and actually make it even better.

24 MR. ILDERTON: Great. I don't have a
25 problem with it at all. Duke?

0034

1 MR. WRIGHT: The proposed design is a
2 significant improvement to the existing garage. I
3 move that it be approved as submitted.

4 MR. ILDERTON: Second?

5 MS. HARMON: Second.

6 MS. ALLEN: Can we approve with the
7 addition of the siding on the bottom because that is
8 not in your submittal?

9 MR. WRIGHT: With the addition of the
10 siding as discussed in the application.

11 MR. REINHARD: Can we make it clear that

12 it's treated wood siding?

13 MS. ALLEN: Go for it.

14 MR. WRIGHT: With the addition of treated
15 wood siding as discussed in the presentation.

16 MR. ILDERTON: Do I hear a second?

17 MS. EWING: Second.

18 MR. ILDERTON: Everybody in favor?

19 (All hands were raised.)

20 MR. ILDERTON: Everybody opposed?

21 Great. Thank you, ma'am.

22 1702 Poe.

23 MR. PRAUSE: The request here is for
24 conceptual approval of a new accessory garage
25 structure and also to reconfigure a rear deck and
0035

1 porch addition, enclose existing screen porch, and
2 enclose a portion of an existing garage.

3 The house is within an historic district;
4 however, it's not designated as an historic
5 resource. They are also asking for modifications
6 that you are allowed to grant for principal building
7 coverage, impervious coverage with grass pavers, and
8 also principal building square footage as indicated
9 on the zoning standards compliance work sheet.

10 I have at least maybe a question or
11 concern probably that will lead to a question before
12 we go further. I noticed that the -- according to
13 the drawings, the garage slab is at an elevation of
14 9, and the stucco residence is a finished floor
15 elevation of 10.4, and they indicate that they will
16 be enclosing a portion of the garage with finished
17 living space.

18 Is that floor system going to be brought
19 up to the elevation of the existing finished floor?

20 MS. ALLEN: Yeah. It will be elevated
21 slightly, but we've got an existing screen porch
22 that is carved out between the garage and the
23 existing living room and the existing kitchen, and
24 its floor is at the same level -- or is lower than
25 the finished floor but higher than the garage.

0036

1 So we will bring the garage up at least to
2 the level of that porch, so it will be elevated but
3 probably not all the way to the finished floor
4 elevation of the existing house.

5 MR. PRAUSE: It needs to be that.

6 MS. ALLEN: It needs to?

7 MR. PRAUSE: Yeah. You can't add on to a
8 noncompliant house with a lower finished floor
9 elevation than currently exists.

10 MS. ALLEN: Then we'll make it work.
11 We've got enough room within the rafters of the
12 garage to do that, so we'll make it work.

13 MR. PRAUSE: All right. That concludes my
14 comments.

15 MR. ILBERTON: Thanks.

16 MS. ALLEN: One correction to the
17 application is it says that there will be a new
18 detached garage. There will not be a new detached
19 garage. That is on the front sheet of the
20 application, but we eliminated that, so the site
21 plan that you have does not show a detached garage.
22 So that's just a point of order there.

23 Just to run through real quick what we are
24 trying to accomplish at this house. There's an
25 existing screened porch, as I mentioned, that
0037

1 sits -- surrounded on three sides by existing
2 structure, the heated square footage of the kitchen
3 on the right, the heated square footage of the
4 living room on the left, and existing square footage
5 of the existing garage -- excuse me -- the living
6 room's on the rear, and existing garage on the left.

7 That portion of the existing garage will
8 be turned into a playroom, will be heated square
9 footage. And then the porch that remains in the
10 middle will remain a porch, but we're going to
11 rescreen it and put in a system that has a removable
12 glazing system. Because it sits in between that, it
13 gets very dank in there.

14 So there are times in the year when they
15 want to be -- at least put partial glazing on the
16 bottom. They will not be heating that space. There
17 will be no additional HVAC or anything going in
18 there, and it is an existing area. We will just be
19 changing out the screening system on the outside
20 face of that porch.

21 In addition, we are going to be taking the
22 existing wood deck that's at the back of the house
23 and reconfiguring that and extending a screen porch
24 addition to give them some more enclosed area for an
25 eating area right off of the deck.

0038

1 As I mentioned, we're going to be
2 converting part of the existing garage to a
3 playroom, powder room, laundry room area. We are
4 adding a small hot tub and deck at the rear of the
5 house and changing out one existing window to a door
6 so that you can feed directly from the master suite
7 out to that area.

8 We are proposing to remove the existing
9 cracked driveway at the front and the existing
10 pavers in the back and replace part of the driveway
11 with a new grass paved drive. So that's a summary
12 of the work.

13 In doing that, when we look at our site
14 numbers, principal building coverage and our
15 impervious coverage, you'll probably want to turn to
16 the sheet on the application because all this is on
17 there. It's also listed on the site plan. I'm just
18 going to run through these with you-all quick.

19 For principal building coverage, we are
20 allowed 1,772 per the ordinance. DRB is allowed to
21 give us a 20 percent increase at your discretion,
22 which is an additional 354.4, which would bring the
23 possible total up to 2,126.4.

24 Existing house is 1,680. Leaves us, if we
25 have the 20 percent increase, another 446.4. Sum

0039

1 total, we are asking for a 337-square-foot increase
2 above the 772 allowed. So we would be asking for
3 some relief there to enclose the playroom and put a
4 powder room and laundry room in there in part of the
5 existing garage.

6 In doing that, the only change that we are
7 making to the exterior of the house is we are taking
8 out one garage door and replacing it with new
9 windows. Other than that, there will be no net
10 change to the exterior of the house because the
11 structure is already there.

12 And when we look at impervious coverage,
13 the modifications that we're making with removal of
14 the cracked driveway and removal of the pavers and
15 then adding and altering the deck and the screened
16 porch, all of that is right at the ordinance allowed
17 total of 3,305.

18 What we are asking for DRB relief on,
19 which you are allowed to grant only for a grass

20 paved drive, is for 250 square feet of grass paved
21 driveway right off of Poe up to one of the existing
22 garage doors -- excuse me -- off of Station 17. The
23 house actually faces Station 17; however, the
24 address is Poe.

25 MR. ILDERTON: Great. Thank you. Is
0040

1 there any public comment? This application public
2 comment section is closed.

3 Is this house on the historical list or
4 not? It is not on the list, right?

5 MR. ROBINSON: I don't believe. I haven't
6 looked, but I don't believe it is contributing.
7 It's in the district.

8 MR. ILDERTON: It's in the district only,
9 that's one of the reasons why --

10 MS. ALLEN: It's not numbered. The main
11 reason is the relief that we need.

12 MR. WRIGHT: That's a crowded little block
13 there, but I don't see any problem with the proposed
14 work, so I don't have any trouble with it.

15 MR. ILDERTON: Well, I find -- since this
16 house is not on the protected list, it's great that
17 they are doing more to this house because the more
18 you do to these little houses that are not on the
19 list, the more protected they're going to be.

20 Because the more money people invest in
21 them and fix them up and everything else, these
22 houses will stay small and the scale will stay
23 small. Whereas, an owner could -- this could have
24 come before -- or not even come before us and
25 possibly been demolished and just a big house there.

0041

1 So I think we need to look at these houses
2 and be as forgiving as we can be because the more we
3 can promote the increased quality living standards
4 of these houses, the more they're going to be
5 protected because they're going to be putting money
6 into them, so they're not going to turn around and
7 tear them down. So I'm all for it.

8 MS. HARMON: I agree with what our
9 chairman said, and I would also like to commend you
10 on your graphic symbols. I mean, everything's -- if
11 you have any questions -- I like to be able to look
12 at a design and say, well, what is all this? And
13 this saves time without me having to spend time on

14 it. And I met the gentleman that's going to be
15 living there.

16 MS. ALLEN: Mr. Carter, yes.

17 MS. HARMON: I went over to look at it,
18 and he took me all around. And it's a lovely,
19 lovely house as it is.

20 MS. ALLEN: It is. And the owner, they
21 love the house, and they love being here. They just
22 need a little more elbow room.

23 MS. HARMON: Right, right. I have no
24 problem with that at all, and then the porch and the
25 hot tub. It's a nice backyard. And I think what
0042

1 they're doing with it is in keeping, so I certainly
2 have no problem. I would give it an okay.

3 MR. ILDERTON: Fred?

4 MR. REINHARD: I want to commend you on
5 your map. Did you learn that in architecture
6 school?

7 MS. ALLEN: Can you believe it? I learned
8 something other than how to write real neat.

9 MR. REINHARD: I have just two quick
10 questions. One, the floor plan shows in that
11 modified garage a double window, but the elevation
12 shows a single window, the front elevation. Is it
13 double or single?

14 MS. ALLEN: We will go with a double in
15 there. I apologize for that.

16 MR. REINHARD: You don't have to
17 apologize. I just was curious. And the modified
18 garage, is that for motorcycles?

19 MS. ALLEN: We'll be able to get a golf
20 cart in there.

21 MR. REINHARD: Okay. That's it.

22 MR. ILDERTON: Cyndy?

23 MS. EWING: Looks great.

24 MR. ILDERTON: Do I hear a motion?

25 MS. HARMON: I move a motion that we pass
0043

1 this application as submitted.

2 MR. ILDERTON: Second?

3 MR. REINHARD: Second.

4 MR. ILDERTON: Everybody in favor?

5 (All hands were raised.)

6 MR. ILDERTON: Everybody opposed?

7 Great. Thank you, ma'am.

8 MS. ALLEN: Thank you very much.

9 MR. ILBERTON: All right. 1718 Middle
10 Street, alteration/addition. Kent, what do you
11 think?

12 MR. PRAUSE: Submittal is within the
13 historic district, and it is designated as an
14 historic resource, historic survey number 257. The
15 application indicates the scope of work is a
16 driveway, gravel in the backyard, and also it says
17 extend screen porch to corner of front banister and
18 check exterior for rotten wood.

19 The zoning standards compliance work
20 sheet's not filled out, and we just have a site plan
21 that shows the proposed gravel driveway and what's
22 labeled as proposed first floor screen porch, but
23 there are no drawings that show anything about a
24 screened porch that came in my packet anyways.

25 MR. ILBERTON: Great. Thank you. Yes,
0044

1 ma'am?

2 MS. KILPATRICK: I'm Ann Osborne
3 Kilpatrick, and I live at 1718 Middle Street. And I
4 invited my contractor to come with me, Foster
5 Taylor, and I would like -- I hired a surveyor --
6 because it turned out that the plat that was on --
7 in the records here was from 1972 when I bought the
8 house, and it was connected to the McManus' house
9 next door.

10 And so I hired Mr. Peabody who did a new
11 plan, and he drew in -- because I wanted to make
12 sure that we went by the regulations. We drew in
13 the driveway in the back -- and I brought something
14 else to give you a picture of what I want to do and
15 what I don't want to do.

16 This is the tree in my backyard. And
17 actually, an artist and I are making a painting of
18 this for preservation work on the Island, and it
19 relates because I want to show you where the
20 driveway is going to go. And I thought a picture
21 was worth more maybe than the numbers.

22 But I've been hit at least three times
23 parking in the front of my house. I'm one of the
24 only people in the junior officer houses who don't
25 park in their backyard at this point, but I've

0045

1 hesitated since 1972 to park back there because I

2 didn't want to bother the tree, so we're being very,
3 very careful about what we do.

4 We want a gravel driveway. We want it to
5 blend with what's there. I also have a kayak
6 trailer that I keep back there, so I want to be able
7 to put it out of sight, not to obscure what's there
8 because that's a historic treasure for our Island.
9 And of course, I've been responsible for -- felt
10 responsible for that in the 35 years that I've lived
11 there.

12 So what I think is important is first of
13 all, I do want to do a driveway. The second is,
14 I've had a screened porch as long as I've lived on
15 the Island for half of the downstairs. What I'm
16 suggesting is extending the screened porch that's
17 already there to the entire end of the banister rail
18 within the rail.

19 It then doesn't show a door that you now
20 see from the street, so I'm hoping that it'll
21 actually enhance the way the screen porch is there
22 by putting the door perpendicular to the front door.
23 It would not come to the front door to the house,
24 but it'll come and be hidden by the columns and sort
25 of come to the very end of the screened porch.

0046

1 And the third part of the request, when
2 Foster started looking at the rotten wood which you
3 do have just by owning an old house, what we've
4 determined and discovered is that the connecting
5 room on the back by the deck, if you look at your
6 plan, a lot of that roof on the one-story addition
7 is rotten.

8 And it's probably going to require
9 reshingling the connector, not the entire roof on
10 all the four rooflines of the old house, but the one
11 story is going to require replacing probably all the
12 shingles in order to replace the rotten wood.

13 What we find as homeowners of old houses
14 is that at different times where things have been
15 done, there has been the wrong kind of wood put into
16 the structures, and it doesn't last.

17 Sometimes it's fiberboard, or sometimes
18 it's something else, and you have to replace it with
19 treated. That's why I liked your motion earlier
20 when you recommended that people put that treated
21 wood because that always was not so in the past.

22 And when you own a house -- and that's why
23 Foster's helped me maintain replacing rotten wood.
24 But the bottom line is, it's going to take that
25 whole roof on the side, and I didn't know that till
0047

1 we started exploring the floor on the front porch
2 and that kind of thing.

3 MR. ILBERTON: Great. Thank you. Is
4 there any public comment? Public comment section is
5 closed.

6 Kent, Randy, anything to add to this?

7 Cyndy, do you want to give it a start?

8 MS. EWING: I think it's -- I don't find a
9 problem with any of the things just as long as you
10 use the similar materials so they match, and that's
11 great. I would approve it.

12 MR. ILBERTON: Fred?

13 MR. REINHARD: When I went by this
14 morning, I noticed that a number of the houses do
15 have side screened porches. Of course, the one
16 thing that makes the officers' houses look most
17 original is when there's no screened porch on the
18 very front or no screened porch on the second floor
19 either, but we're not into the reversal thing here.

20 I would feel a lot better if that porch
21 didn't encroach on the front porch and stopped at
22 the corner of the house. Actually, there's a column
23 about two or three feet back from the front face of
24 the house where other people have brought their
25 screened porch. That leaves the whole front of the
0048

1 house -- the full width of the porch on the front of
2 the house unscreened.

3 That would still allow you to double the
4 size of the screened porch that you have. I would
5 feel better if that were pulled back.

6 MS. KILPATRICK: My only thought is, then
7 you would see the door the same way you do now.

8 MR. REINHARD: That's not as much of a
9 problem as seeing the screening on the front of the
10 porch right in line with the front columns in my
11 opinion.

12 MR. ILBERTON: All right. Betty?

13 MS. HARMON: I know you'll be happy to get
14 off those late night hit-and-run drives on Middle
15 Street. I'm surprised you've stayed that long. I

16 think the drive is great. I think Fred has a point,
17 but a lot of us have screened-in porches upstairs,
18 so I have no problem with it.

19 MR. ILDERTON: I don't have a problem.
20 Fred does make a good point, but there are so many
21 modifications to the porches along there. There
22 have been enclosures. In fact, I've done some of
23 them myself for the McManus' and all along there
24 that perhaps weren't the best thing for the houses
25 historically and architecturally.

0049

1 But there's been so many modifications,
2 and still it's a great roof. And so a little bit of
3 screening I probably wouldn't have a problem with.
4 So I guess I don't have a problem with what's
5 proposed. Duke?

6 MR. WRIGHT: I have the same concern that
7 Fred has. I walked by through your whole yard
8 today, and I apologize for that. And that's a
9 beautiful tree in the backyard.

10 MS. KILPATRICK: Isn't it wonderful?

11 MR. WRIGHT: It just -- it kind of -- I
12 don't want to -- destroys is the wrong word -- the
13 integrity of the porches, and I didn't find any
14 porch on that whole row that was screened up to the
15 front of the porch.

16 MR. REINHARD: That's what I saw.

17 MS. HARMON: Do you know what we're
18 talking about?

19 MS. KILPATRICK: Yeah. I think you're
20 saying -- I mean, I don't see the --

21 MR. REINHARD: I can show you right here.

22 MR. WRIGHT: If you could take it from the
23 corner of the house across.

24 MS. KILPATRICK: I'll be glad to look at
25 that. My idea was to get the doors out of the --

0050

1 and those extra one foot 2-by-4s for bracing, and
2 that would be the only change --

3 MR. REINHARD: But it's set back the full
4 depth of the porch; with the shadow line and
5 everything, it disappears. You really have to look
6 to see it.

7 MR. ILDERTON: Do I hear a motion that
8 would encompass that?

9 MR. REINHARD: Yes. I would move that we

10 approve the driveway, obviously approve the
11 replacement of rotten wood, and approve the screened
12 porch, but the entry door of the screened porch to
13 be moved back beyond the facade -- the main facade
14 of the building.

15 MS. KILPATRICK: Or you said even with?

16 MR. REINHARD: Well, there's a column that
17 you have to go to, and it's about three feet back.

18 MR. WRIGHT: I second that.

19 MR. ILBERTON: Discussion?

20 Everybody in favor.

21 (All hands were raised.)

22 MR. ILBERTON: Everybody opposed?

23 Thank you, ma'am.

24 1102 Middle.

25 MR. PRAUSE: This is an application for

0051

1 final approval of 1102 Middle Street. It is within
2 the historic district, and it's designated as
3 historic resource number 304. It was previously
4 before you and received final approval October 17th,
5 2007.

6 However, since then the State Historic
7 Preservation Office has reviewed the drawings and
8 made some recommendations for some alterations, and
9 they are here tonight for you-all's approval of
10 those alterations.

11 MR. ILBERTON: Great. Thank you.

12 MR. REINHARD: Question. Have those
13 alterations been incorporated into this?

14 MR. ROBINSON: Yes, they have.

15 MR. HENSHAW: Jim Henshaw with Herlong
16 Architects. As Kent has said, the State
17 Preservation Office recommended we make really two
18 changes to the design, and that was after that
19 October meeting.

20 The first was on the new addition on the
21 rear of the house, we had lattice on the ground
22 floor under here on the back and on the sides. We
23 changed that to board and batten to reflect more of
24 what's already on the base of the house. They made
25 that recommendation.

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1 The second was, on this east-facing porch
2 or actually the -- yeah, the east-facing porch, they
3 recommended that we treat it more like we treated

4 the back where we act like an in-filled porch, keep
5 the columns here.

6 Keep the windows that we had originally
7 proposed, but spread them out just a little bit to
8 either side of that column and add a detailed
9 shutter on each side of that. That also happens on
10 the front of the house, on the front of that porch.
11 And that's it.

12 MR. ILDERTON: Great. Thank you. Any
13 public comment on this application? Public comment
14 section is closed.

15 Any comment from Kent or Randy?

16 MR. PRAUSE: No.

17 MR. ILDERTON: Great. Duke?

18 MR. WRIGHT: I have no trouble with it.

19 I'm just curious as to how the State Historic
20 Preservation Office got involved in this.

21 MR. HENSHAW: We wrote to them to get an
22 exemption so that we wouldn't -- to get the 50
23 percent exemption for a historic home. And Randy,
24 you might be able to talk to that as well.

25 MR. ROBINSON: What we did was, they

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1 submitted plans to us. We submitted to the archives
2 and history for review for their approval for a
3 variance. They were asking for a variance to exceed
4 the 50 percent rule.

5 This home is below flood, and in order to
6 do all this work on the house, they had to get a
7 variance from Board of Zoning Appeals.

8 MR. PRAUSE: To not elevate.

9 MR. ROBINSON: To not elevate the house.

10 MR. WRIGHT: Yeah. But how did SHPO get
11 involved? Do you send all of these up to --

12 MR. PRAUSE: If they require a variance
13 from the flood elevation requirements, and the flood
14 damage prevention ordinance. And they can do that
15 if it's in a district and considered contributing.

16 But the reason that the State Historic
17 Preservation Office is concerned is they oversee
18 that national register program, the district, and
19 what they don't want to happen is for someone to get
20 a variance because they are contributed to a
21 district and then do an insensitive treatment that
22 then jeopardizes the classification of the house.
23 So they have to review and approve the plans.

24 MR. WRIGHT: Thank you. Just curious.
25 It's the first time that we've dealt with this kind
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1 of thing.

2 MR. ILDERTON: I don't have a problem with
3 it.

4 MR. ROBINSON: I would like to say one
5 thing, that SHPO was very clear to me when they
6 responded back that they didn't want to step on
7 you-all's toes. And the original plan that Herlong
8 submitted was sensitive, but they felt that these
9 changes would be -- would better suit this property.

10 But they were very clear that they did not
11 want to step on your toes. The design of this
12 structure was you-all's call.

13 MR. WRIGHT: That was not the purpose of
14 my question.

15 MR. ROBINSON: Well, I wanted to let you
16 know that.

17 MR. WRIGHT: I appreciate that.

18 MR. ILDERTON: I have no problem with the
19 design. Betty?

20 MS. HARMON: I think the design is great.
21 It looks better, and I say go for it.

22 MR. ILDERTON: Fred?

23 MR. REINHARD: I think it's absolutely
24 wonderful. It should published, and your name
25 should be on it.

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1 MR. ILDERTON: Cyndy?

2 MS. EWING: It's a real improvement, so I
3 think it's great.

4 MR. ILDERTON: All right. No negative
5 comments. Everybody in favor?

6 MS. KENYON: No. You have to make a
7 motion.

8 MR. WRIGHT: I move that we approve this
9 as submitted.

10 MS. EWING: I make a motion that we
11 approve --

12 MS. KENYON: He already made a motion.

13 MS. EWING: Oh, okay. I second.

14 MR. ILDERTON: Everybody in favor?

15 (All hands were raised.)

16 MR. ILDERTON: Great.

17 MR. PRAUSE: Before you-all adjourn, I

18 just checked your rules of procedure, and it
19 provides that you should elect officers at the first
20 meeting of each year. So Clay recommends you amend
21 the agenda and elect those officers.

22 MR. ILBERTON: Great. Do I hear a motion
23 to amend the agenda?

24 MR. WRIGHT: I'll move that we amend the
25 agenda to elect officers.

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1 MS. HARMON: I'm wondering if we should
2 wait for everybody to be here.

3 MR. REINHARD: We're missing two very
4 important members. That's a good point. We can't
5 really elect.

6 MR. ILBERTON: Okay. We'll do it next
7 meeting.

8 MS. HARMON: That'll be on the agenda next
9 month.

10 (The meeting was adjourned at 7:12 p.m.)

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2 REPORTER'S CERTIFICATE

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4 I, TERI L. HORIHAN, Registered Professional Reporter and
5 Notary Public in and for the State of South Carolina at
6 Large, do hereby certify that I correctly reported the
7 within-entitled matter and that the foregoing is a full,
8 true and correct transcription of my shorthand notes of the
9 testimony and/or other oral proceedings had in the said
10 matter.

11

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

15

16 Witness my hand, I have hereunto affixed my official seal
17 this 3rd day of February, 2008, at Charleston, Charleston
18 County, South Carolina.

19

20

21 Teri L. Horihan
22 NCRA Registered Professional Reporter
23 My Commission Expires January 17, 2017

24

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