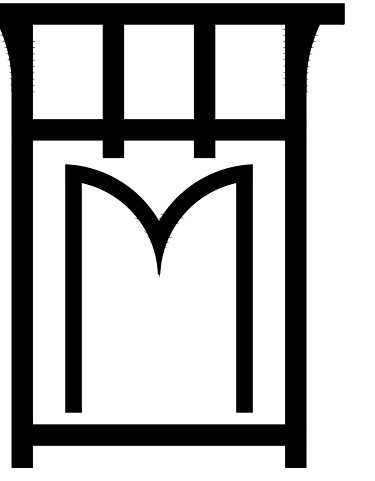
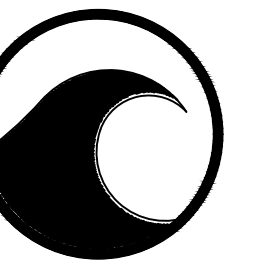




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MYRTLE AVENUE 40' R/W

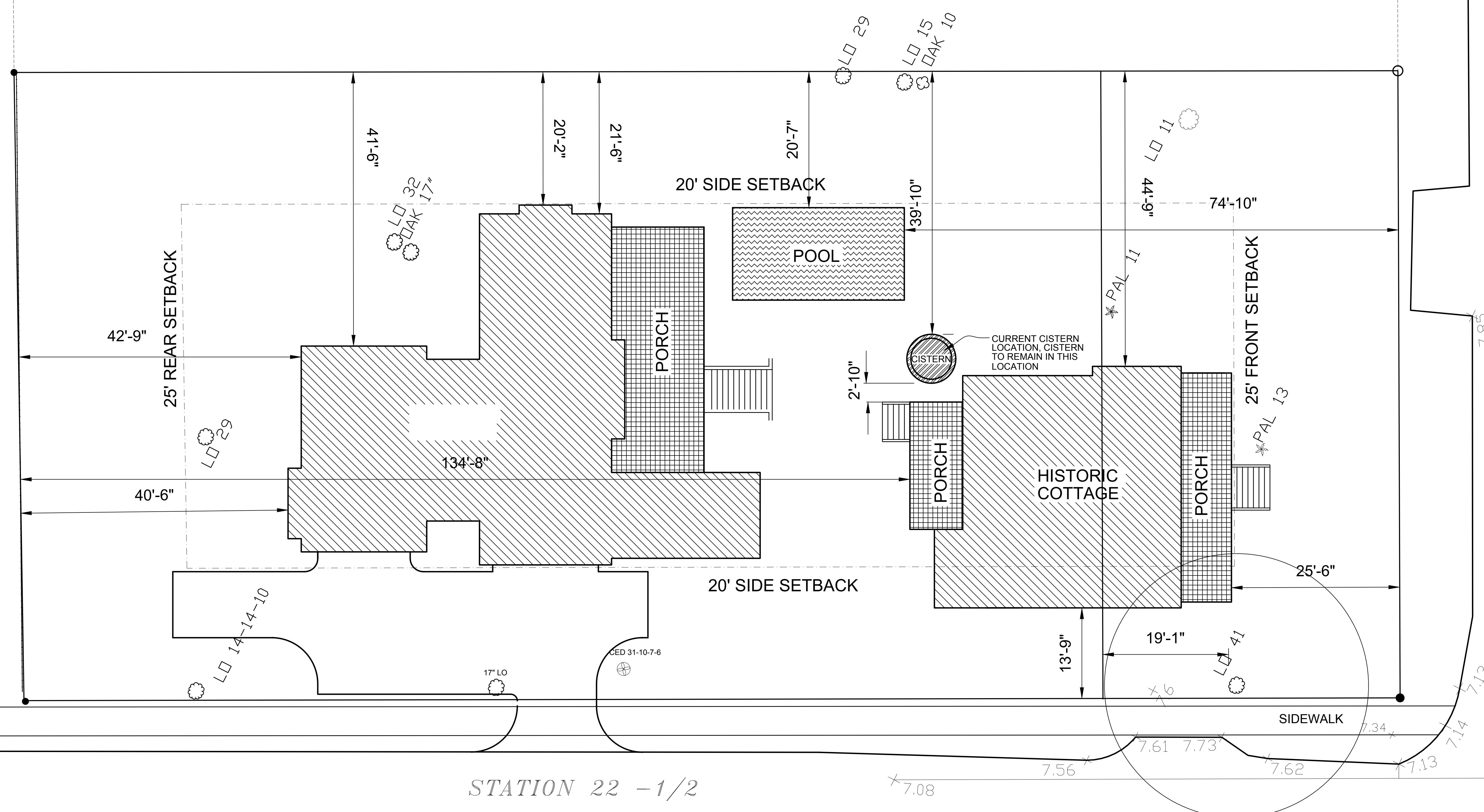
2250 MYRTLE AVE.
SULLIVAN'S ISLAND, SOUTH CAROLINA
NEW HOUSE AND HISTORIC COTTAGE
SITE PLAN

REVISIONS
08-24-26

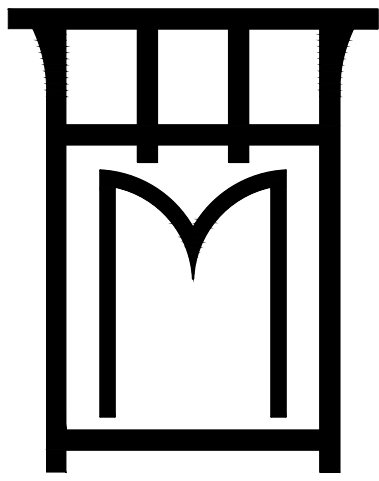
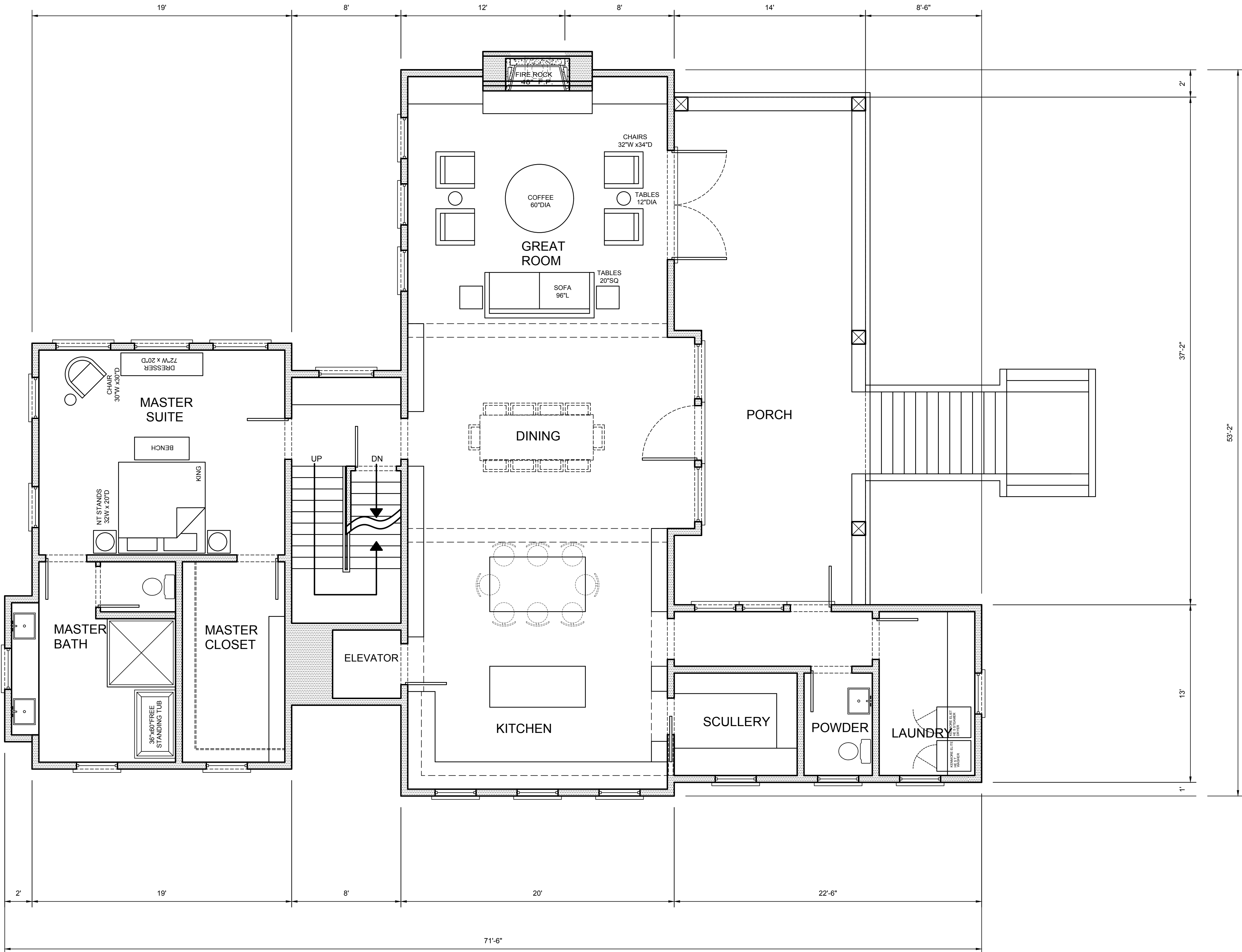
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DATE
07-16-26

LOT 300 1/2

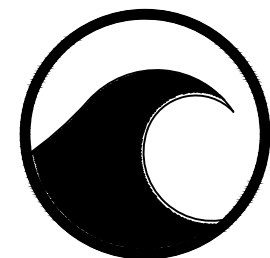


A SITE PLAN OF
2250 MYRTLE AVE.
SULLIVAN'S ISLAND, SC
SCALE : 1/16" = 1'-0"



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CONCEPTUAL
REVIEW



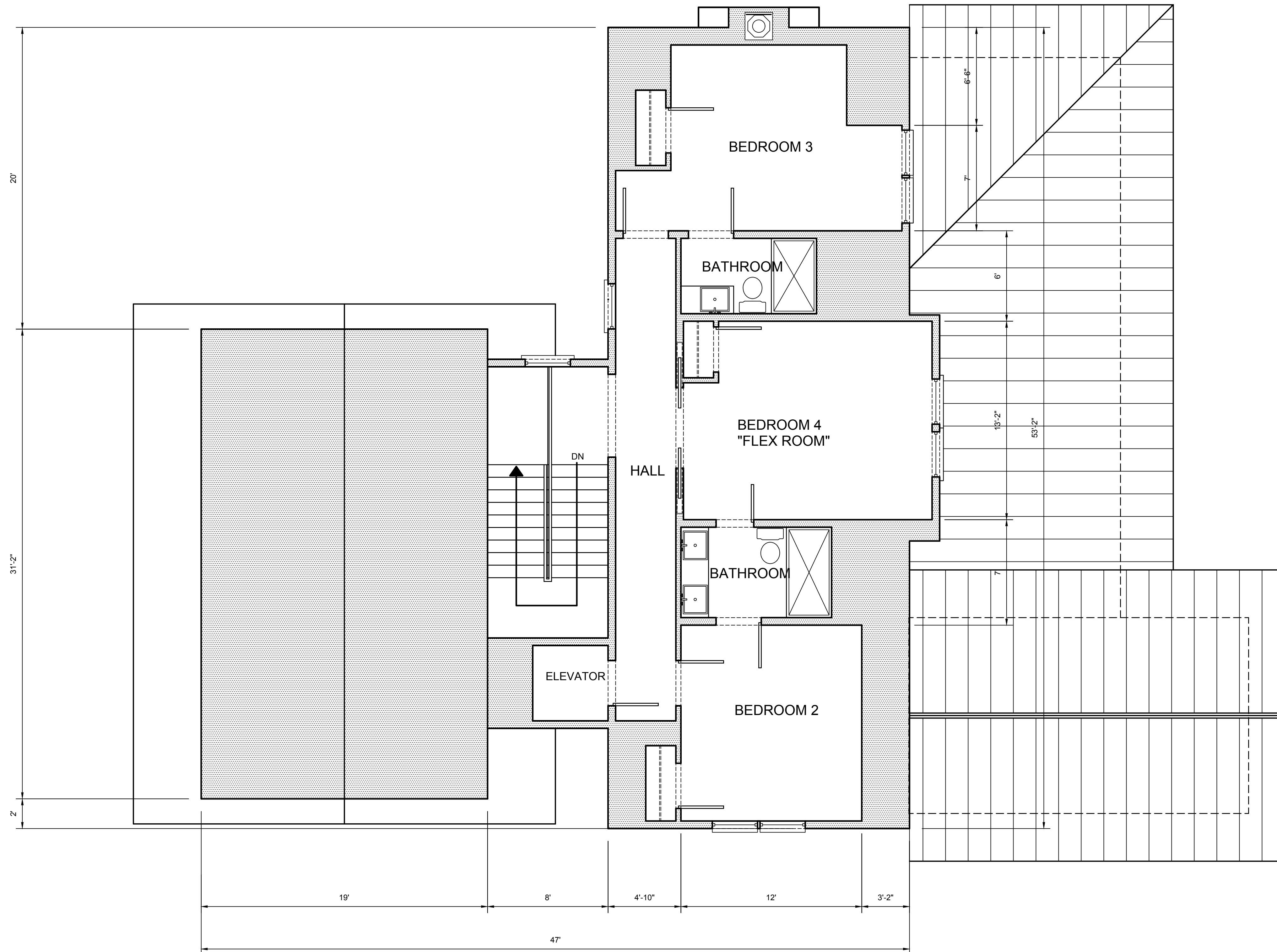
2250 MYRTLE AVE.
SULLIVAN'S ISLAND, SOUTH CAROLINA
NEW HOUSE AND HISTORIC COTTAGE
PRELIMINARY FIRST FLOOR PLAN

REVISIONS

FIRST FLOOR PLAN

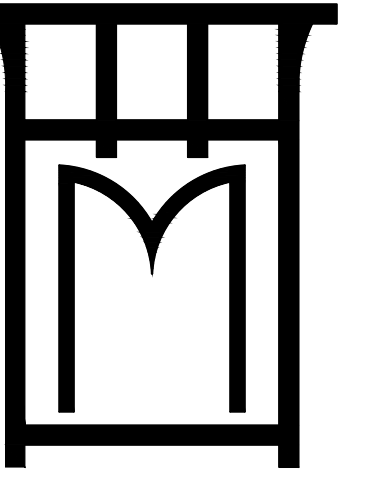
1/8" = 1'-0"

SHEET
a03
DATE
04-16-26



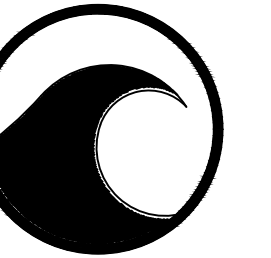
SECOND FLOOR PLAN

1/8" = 1'-0"



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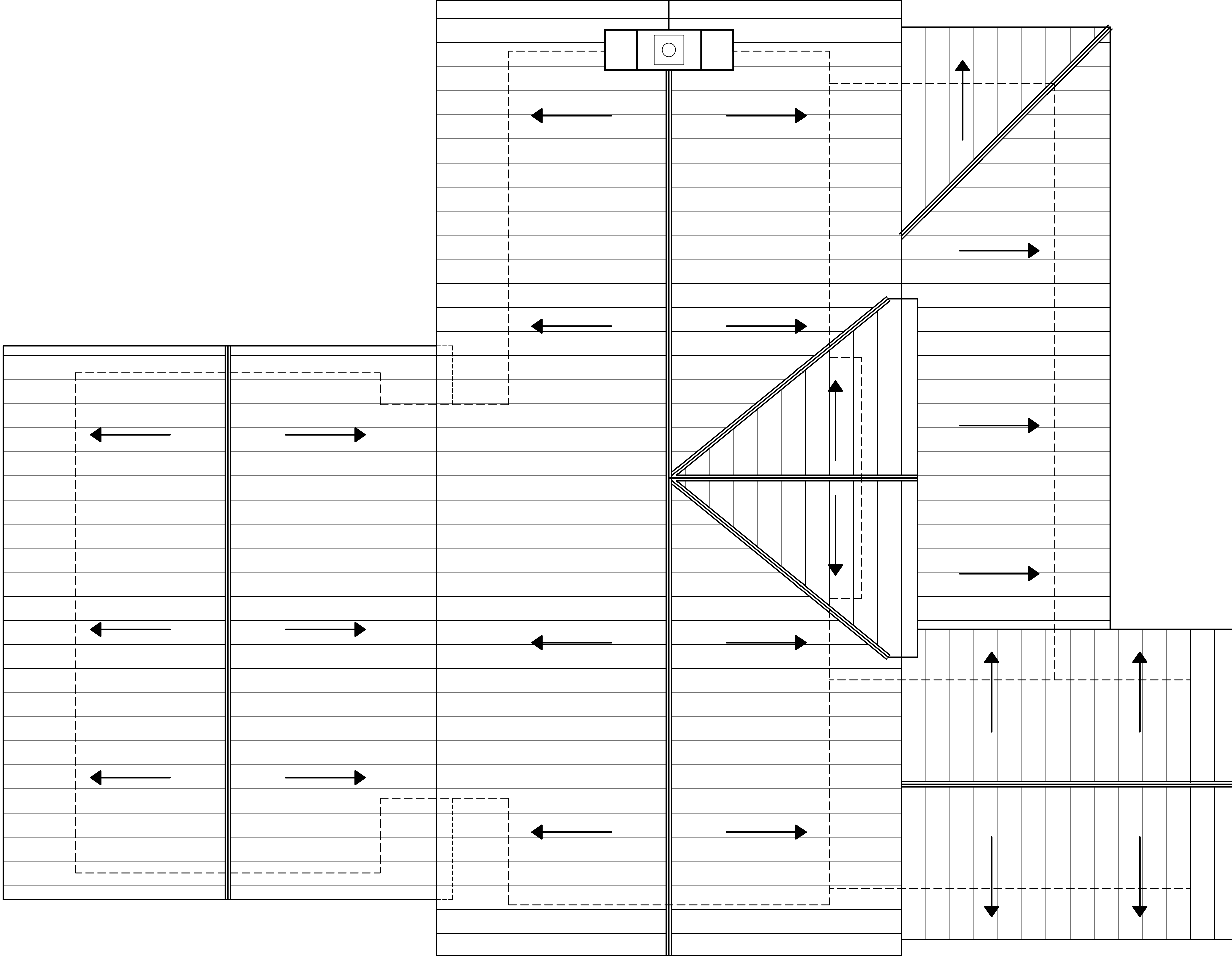
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CONCEPTUAL
REVIEW



2250 MYRTLE AVE.
SULLIVAN'S ISLAND, SOUTH CAROLINA
NEW HOUSE AND HISTORIC COTTAGE
PRELIMINARY SECOND FLOOR PLAN

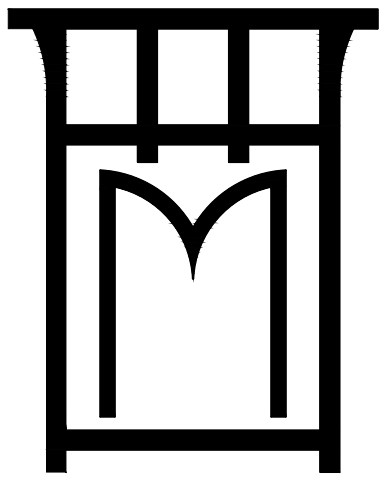
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04-16-26



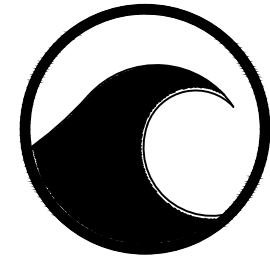
ROOF PLAN

1/8" = 1'-0"



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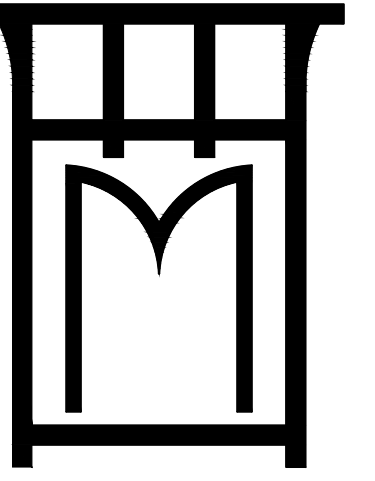
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CONCEPTUAL
REVIEW



2250 MYRTLE AVE.
SULLIVAN'S ISLAND, SOUTH CAROLINA
NEW HOUSE AND HISTORIC COTTAGE
PRELIMINARY ROOF PLAN

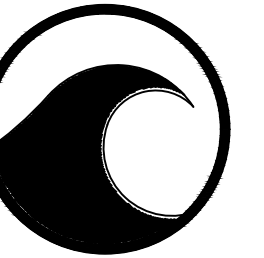
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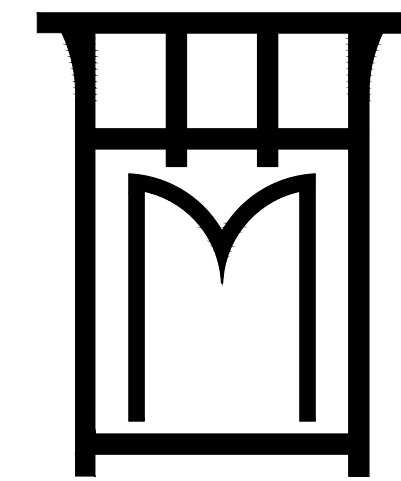
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FRONT ELEVATION
1/8" = 1'-0"

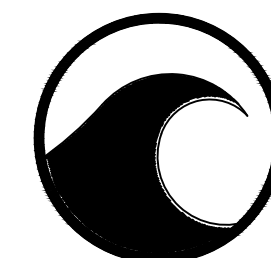
2250 MYRTLE AVE.
SULLIVAN'S ISLAND, SOUTH CAROLINA
NEW HOUSE AND HISTORIC COTTAGE
NEW HOUSE - FRONT ELEVATION

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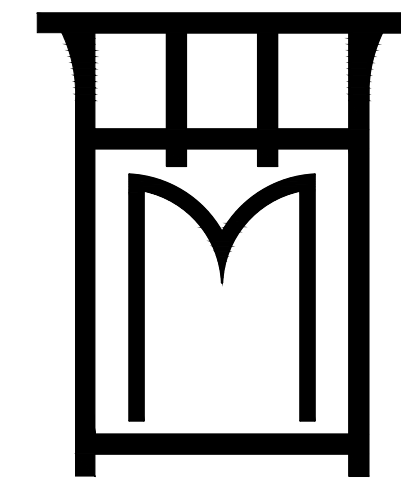
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REVIEW



RIGHT SIDE ELEVATION
1/8" = 1'-0"

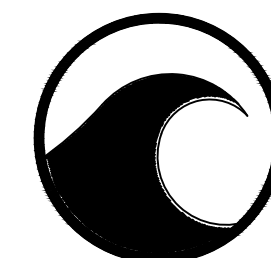
2250 MYRTLE AVE.
SULLIVAN'S ISLAND, SOUTH CAROLINA
NEW HOUSE AND HISTORIC COTTAGE
NEW HOUSE -RIGHT ELEVATION

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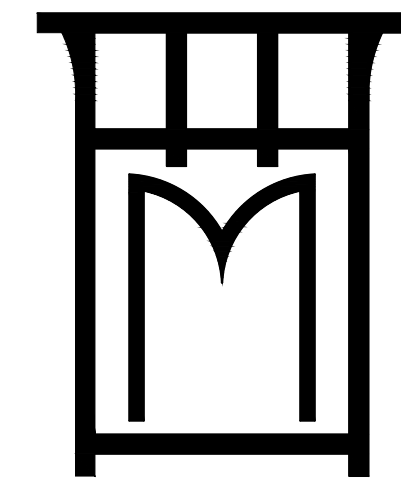


REAR ELEVATION
1/8" = 1'-0"

2250 MYRTLE AVE.
SULLIVAN'S ISLAND, SOUTH CAROLINA
NEW HOUSE AND HISTORIC COTTAGE
NEW HOUSE - REAR ELEVATION

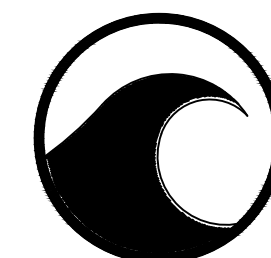
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CONCEPTUAL
REVIEW



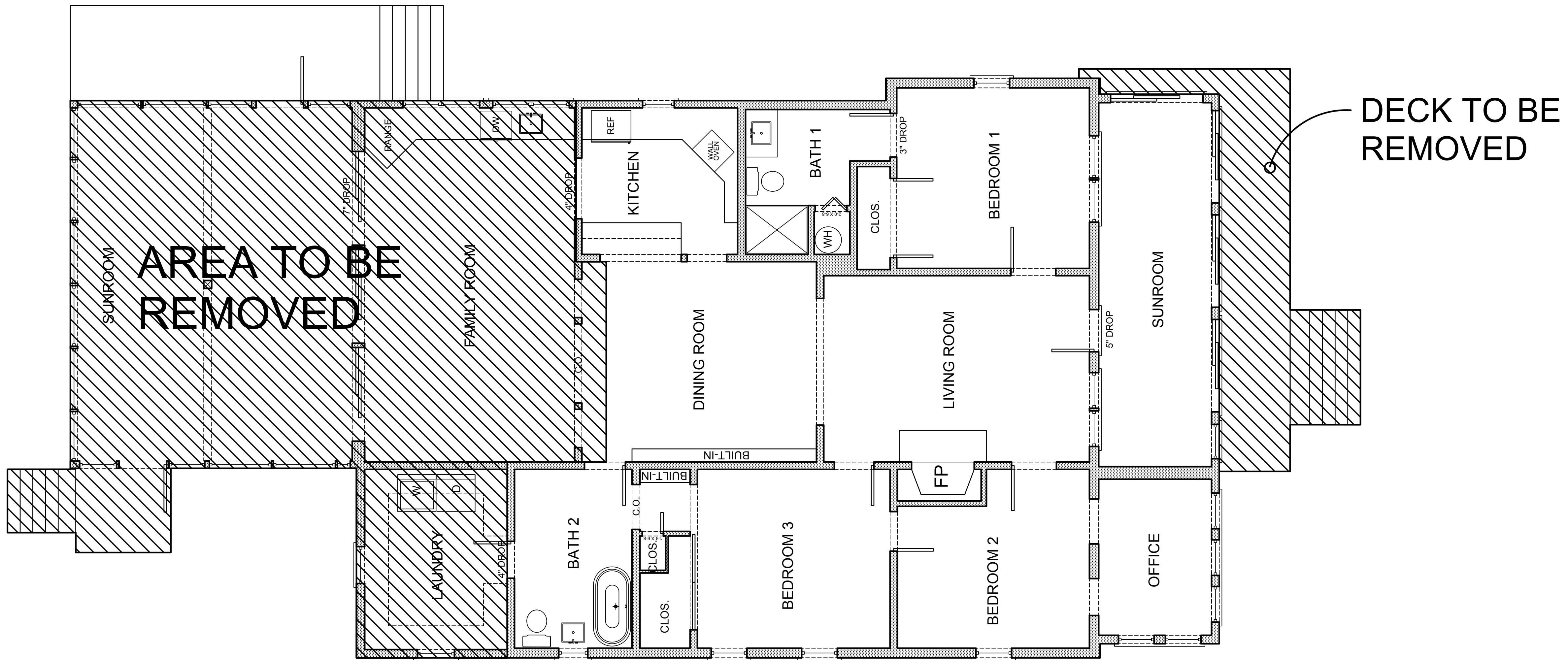
2250 MYRTLE AVE.
SULLIVAN'S ISLAND, SOUTH CAROLINA
NEW HOUSE AND HISTORIC COTTAGE
NEW HOUSE - LEFT ELEVATION

REVISIONS

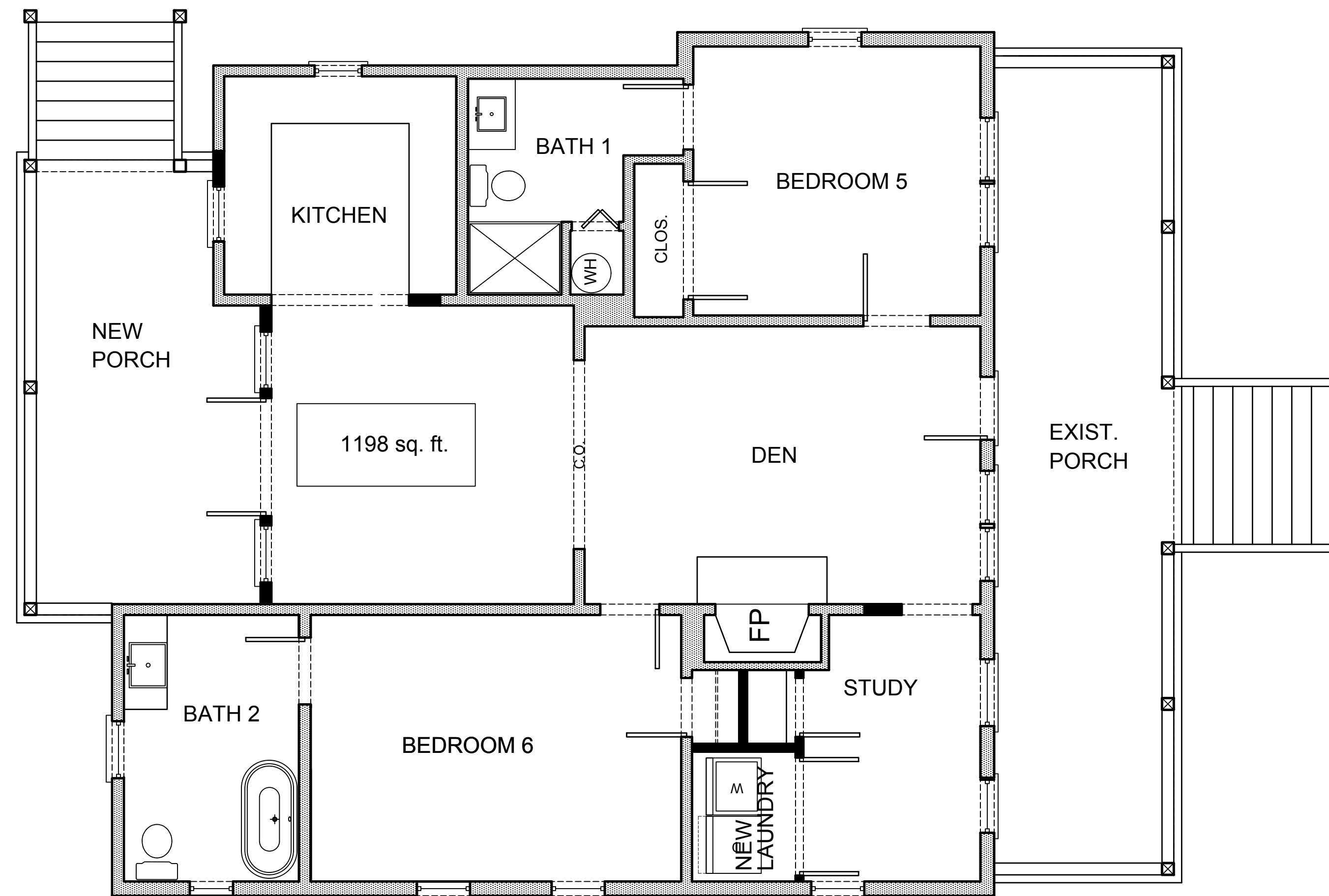
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DATE
04-16-26



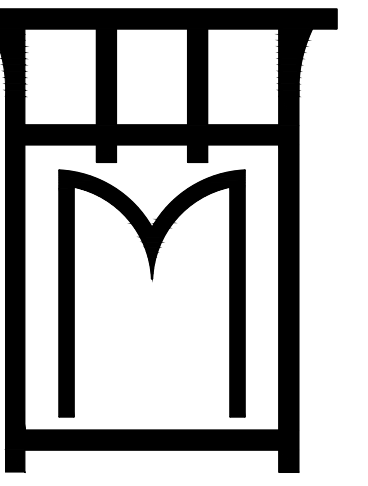
LEFT SIDE ELEVATION
1/8" = 1'-0"



FLOOR PLAN - EXISTING
1/8" = 1'-0"

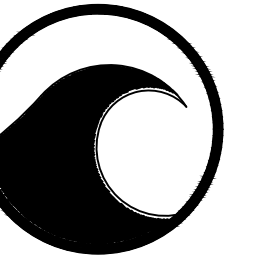


FLOOR PLAN - PROPOSED - 1196 sq. ft.
1/8" = 1'-0"



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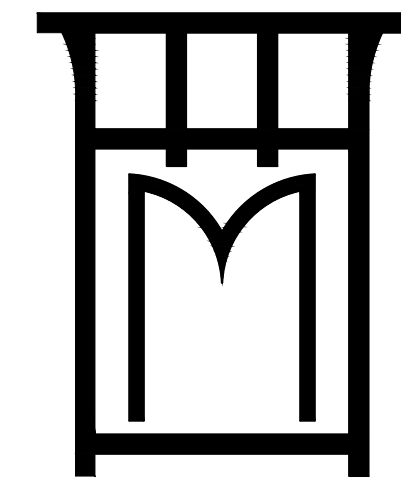
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2250 MYRTLE AVE.
SULLIVAN'S ISLAND, SOUTH CAROLINA
NEW HOUSE AND HISTORIC COTTAGE
HISTORIC COTTAGE - FLOOR PLAN

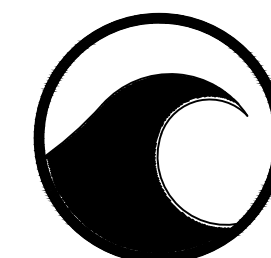
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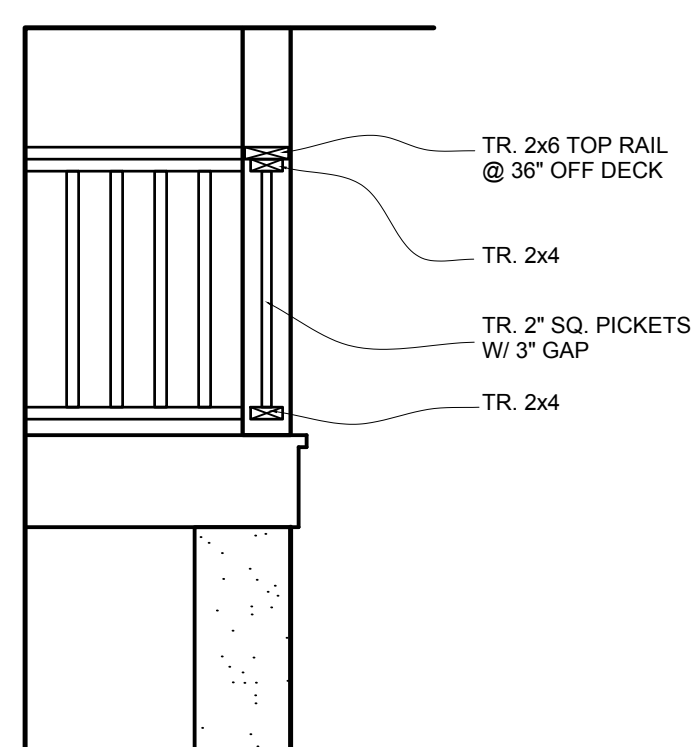
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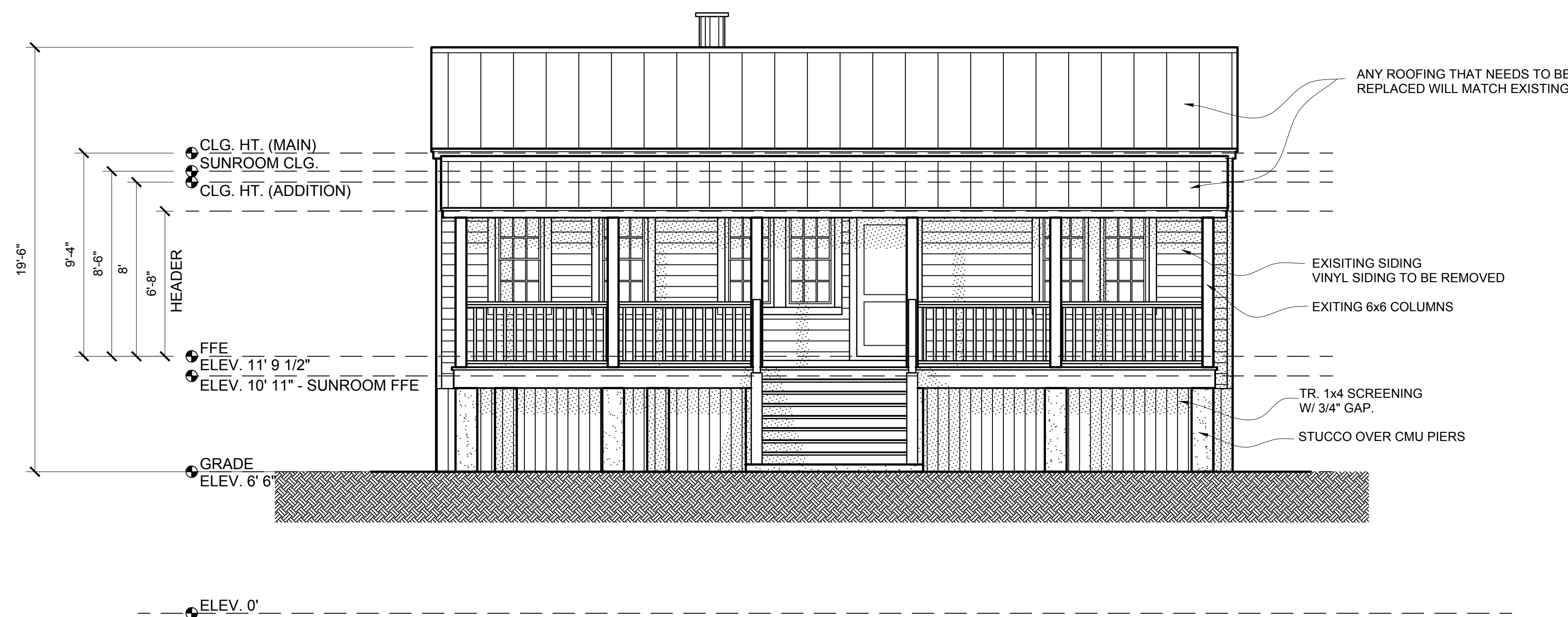
NOTES:

1. NEW ROOFING TO MATCH EXISTING.
2. SIDING - REMOVE ALL VINYL SIDING. ONCE THE VINYL SIDING IS REMOVED, WE CAN INSPECT THE EXISTING SIDING AND REPLACE ALL DAMAGED AND ROT WITH THE SAME PROFILE AS THE ORIGINAL EXISTING SIDING.
3. EXISTING DOORS AND WINDOWS - HISTORIC DOORS AND WINDOWS TO BE REPAIRED OR REPLACED TO MATCH EXISTING.

FRONT ELEVATION - EXISTING
1/8" = 1'-0"



HANDRAIL DETAIL
NTS

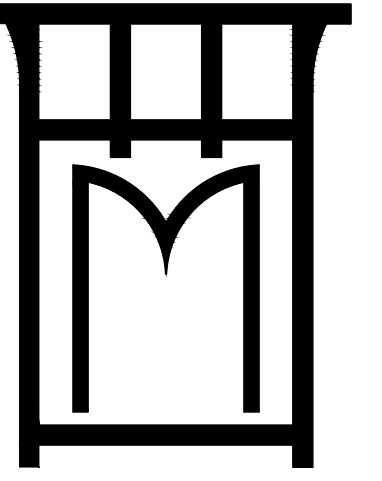


FRONT ELEVATION - PROPOSED
1/8" = 1'-0"

2250 MYRTLE AVE.
SULLIVAN'S ISLAND, SOUTH CAROLINA
NEW HOUSE AND HISTORIC COTTAGE
HISTORIC COTTAGE - FRONT ELEVATIONS

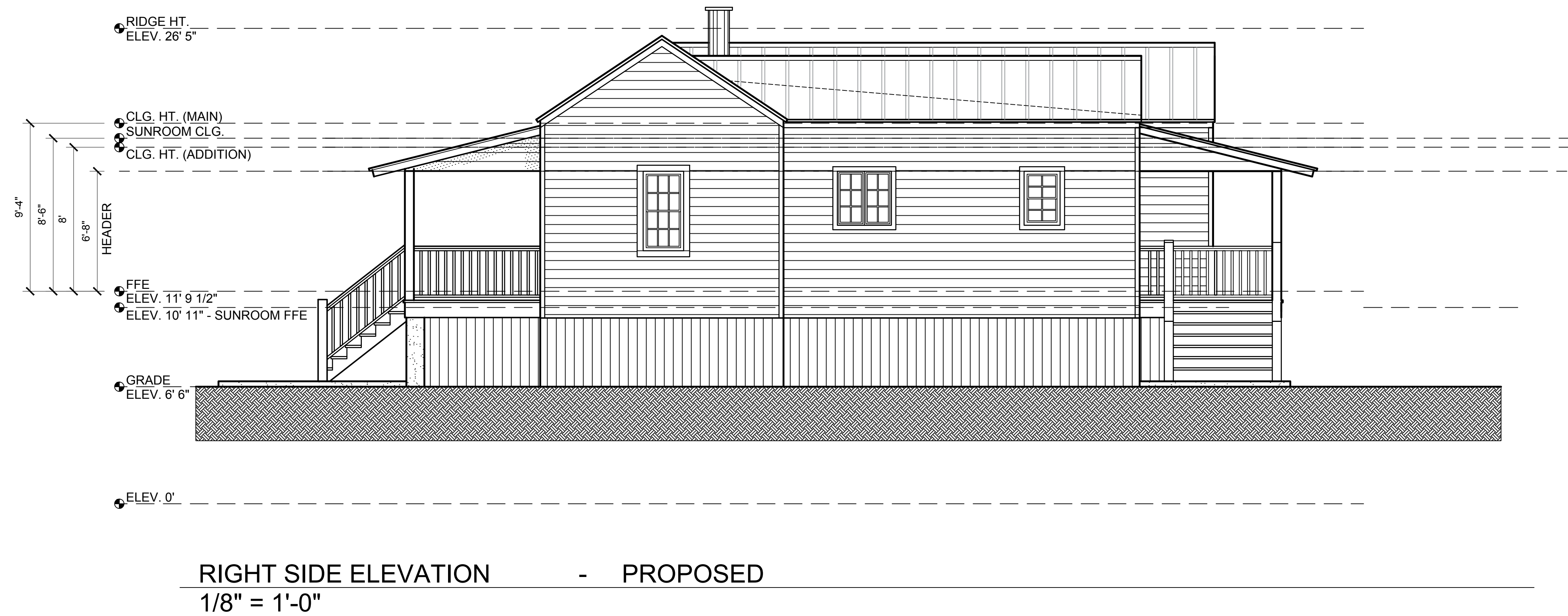
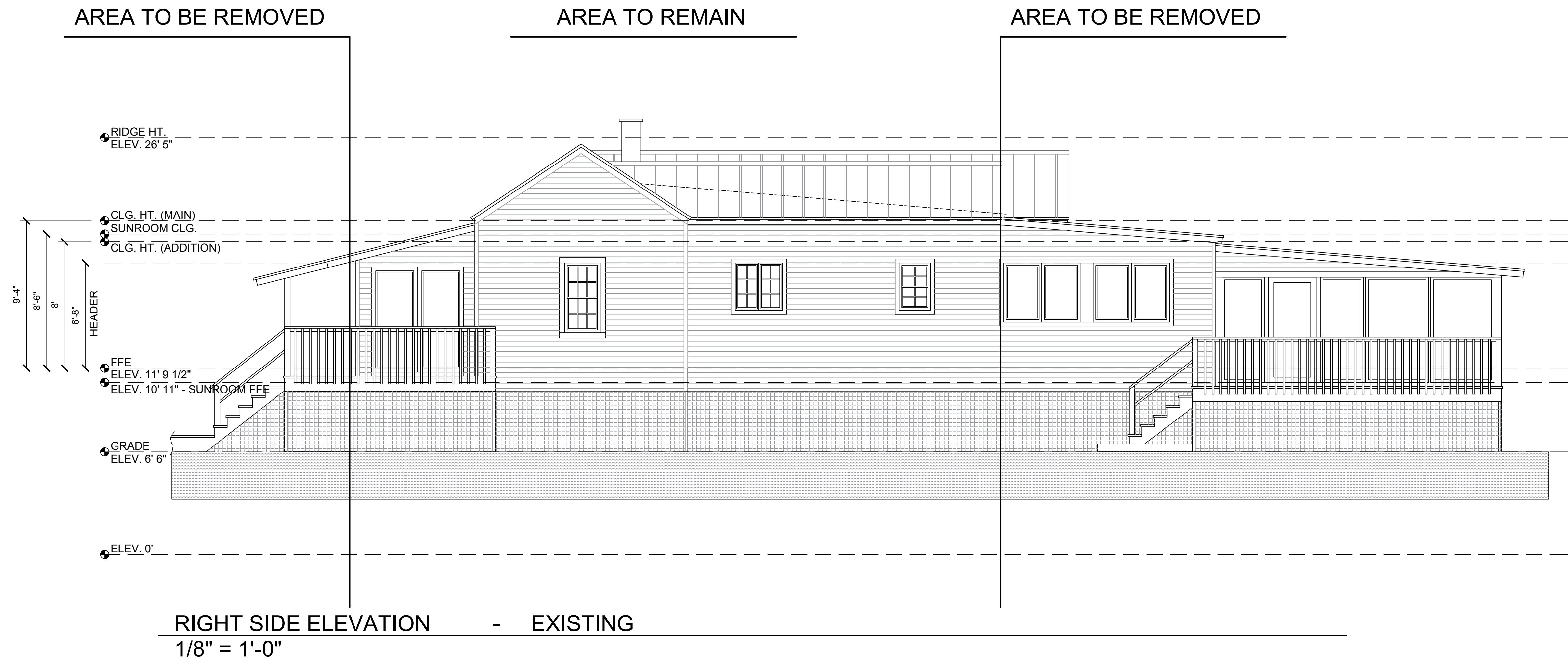
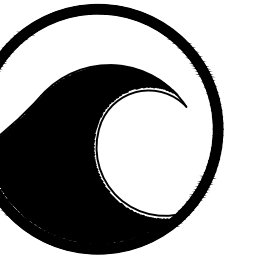
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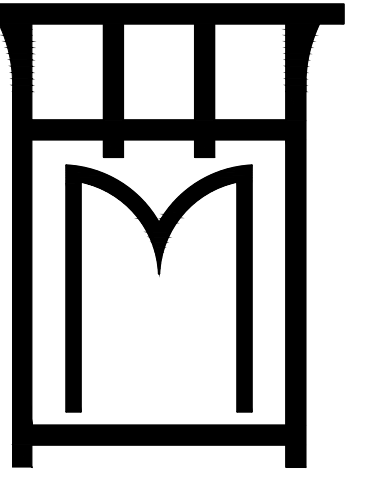
DRB
REVIEW



2250 MYRTLE AVE.
SULLIVAN'S ISLAND, SOUTH CAROLINA
NEW HOUSE AND HISTORIC COTTAGE
HISTORIC COTTAGE - RIGHT ELEVATIONS

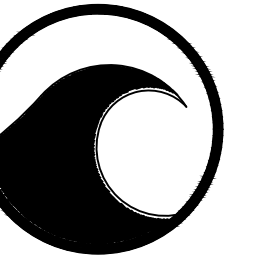
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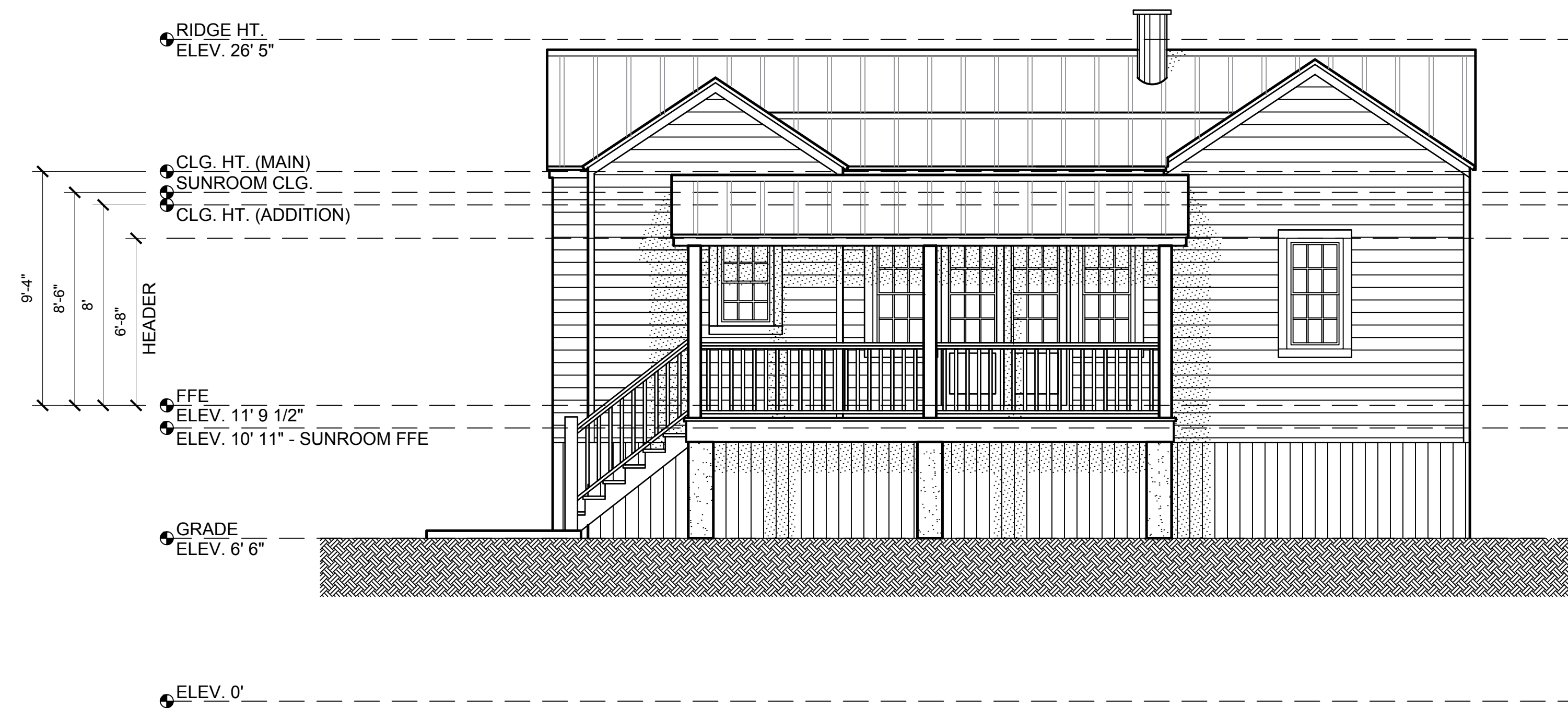


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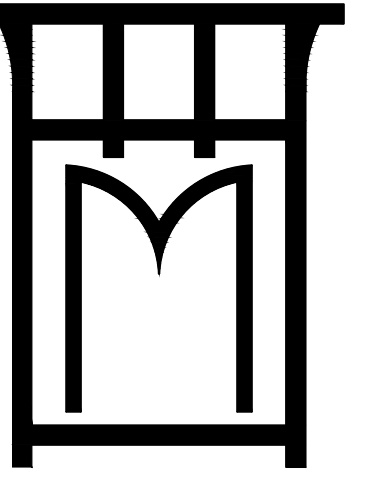
REAR ELEVATION - EXISTING
1/8" = 1'-0"



REAR ELEVATION - PROPOSED
1/8" = 1'-0"

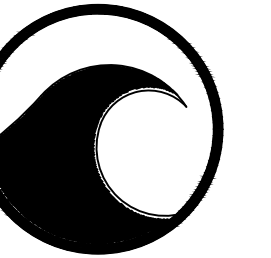
2250 MYRTLE AVE.
SULLIVAN'S ISLAND, SOUTH CAROLINA
NEW HOUSE AND HISTORIC COTTAGE
HISTORIC COTTAGE - REAR ELEVATIONS

REVISIONS



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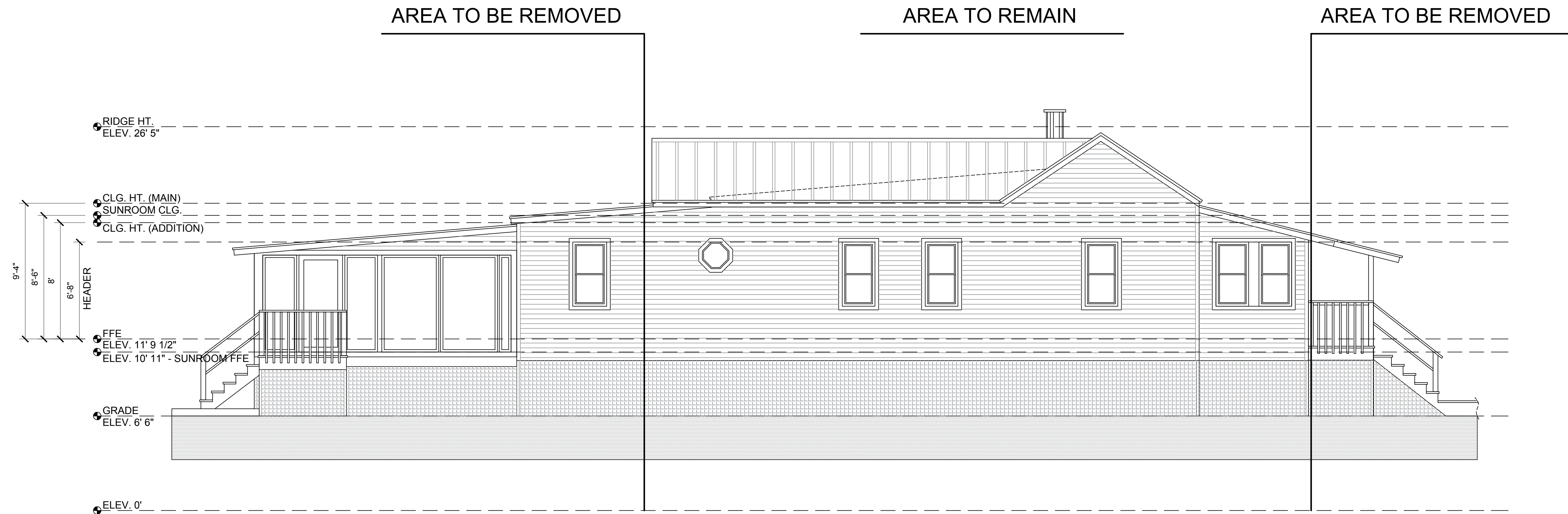
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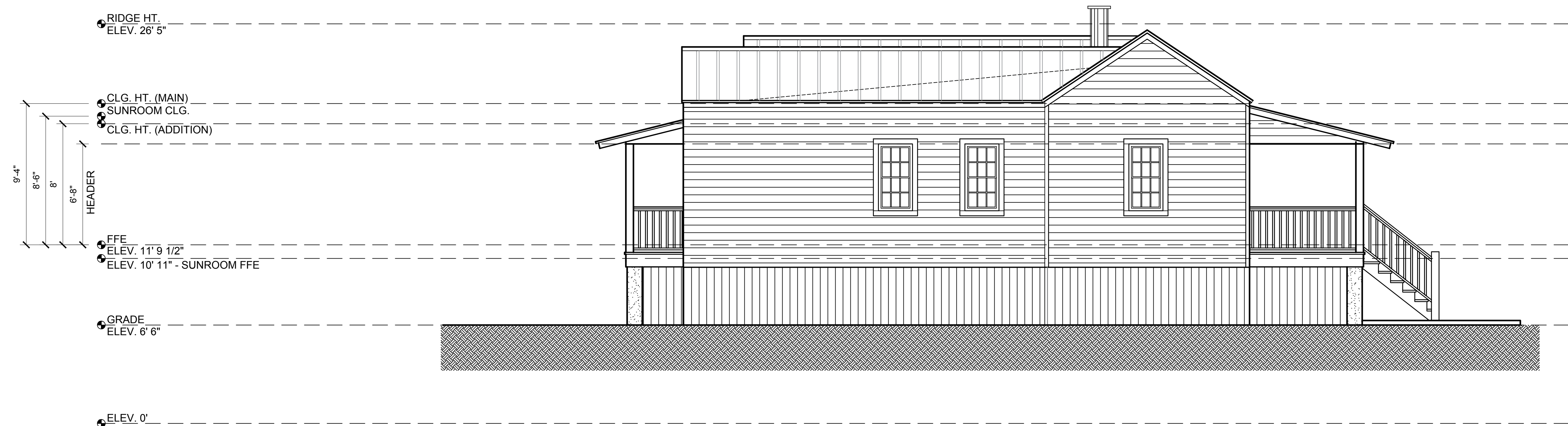
2250 MYRTLE AVE.
SULLIVAN'S ISLAND, SOUTH CAROLINA
NEW HOUSE AND HISTORIC COTTAGE
HISTORIC COTTAGE - LEFT ELEVATIONS

REVISIONS

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a07
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07-16-26



LEFT SIDE ELEVATION - EXISTING
1/8" = 1'-0"



LEFT SIDE ELEVATION - PROPOSED
1/8" = 1'-0"

2250 Myrtle Avenue

Atlanticville, Sullivans Island, South Carolina.

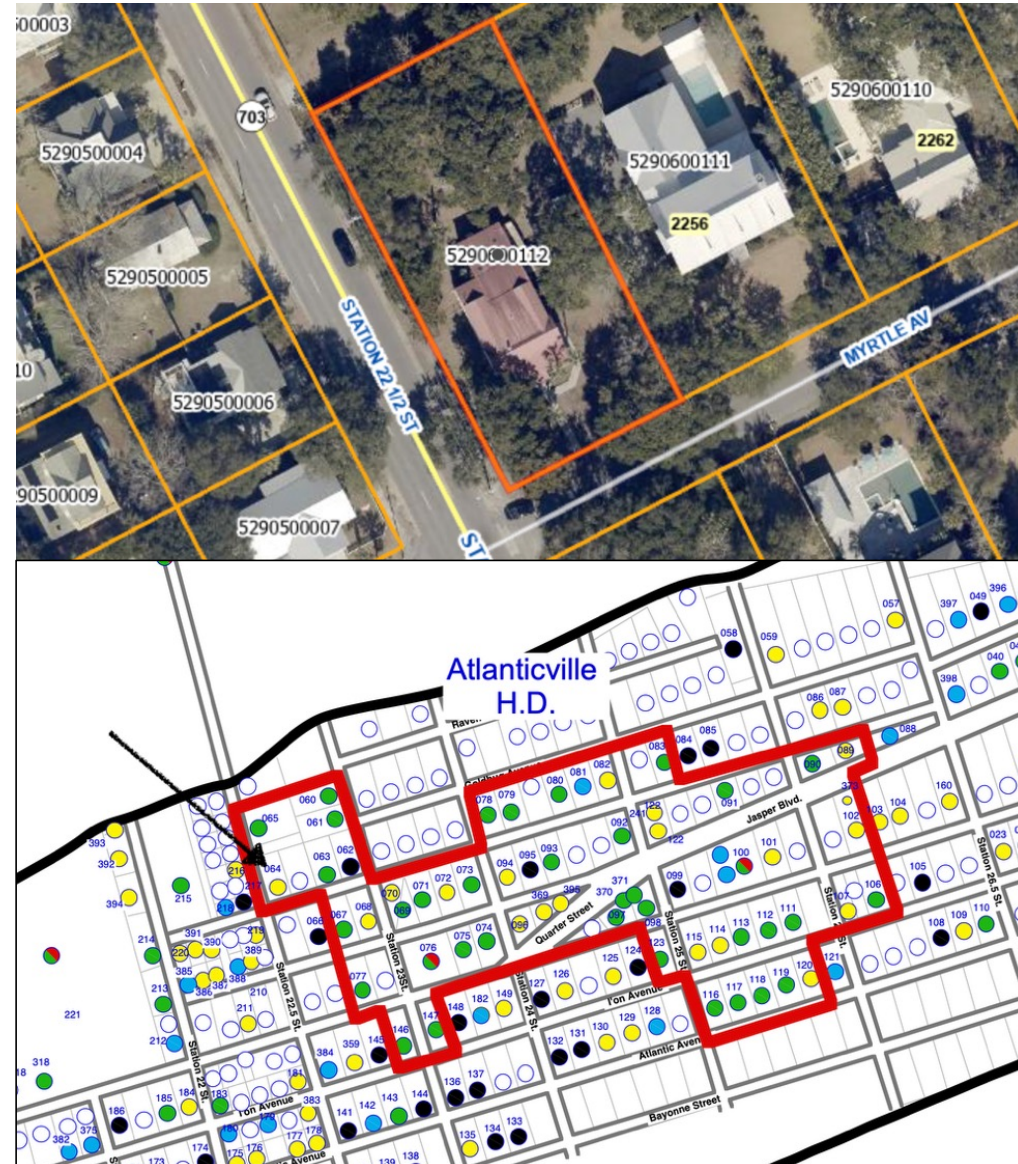
Design Review Board submittal, 15 July 2026

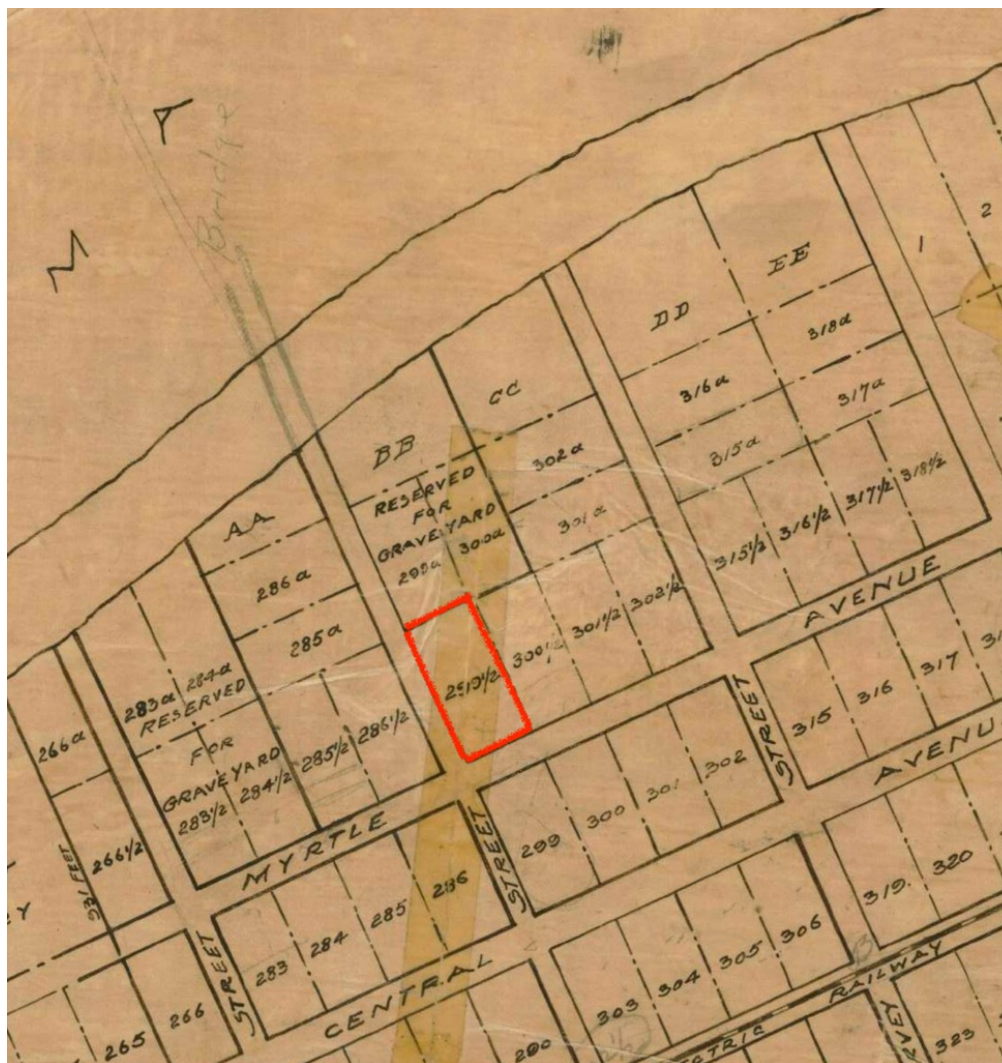
Cottage Renovation and Site Plans

Butler Preservation LC for Troy Barker and Carl McCants III

Location and Designation

- located on lot 299 ½ of the 1902 Moultrieville subdivision plat
- Contributing resource to the Atlanticville National Register District
- Designated as a Traditional Island Resource
- Property bounded by Station 22 ½ Street (formerly Frost Street), Myrtle Avenue, a historic cemetery, and a private residence

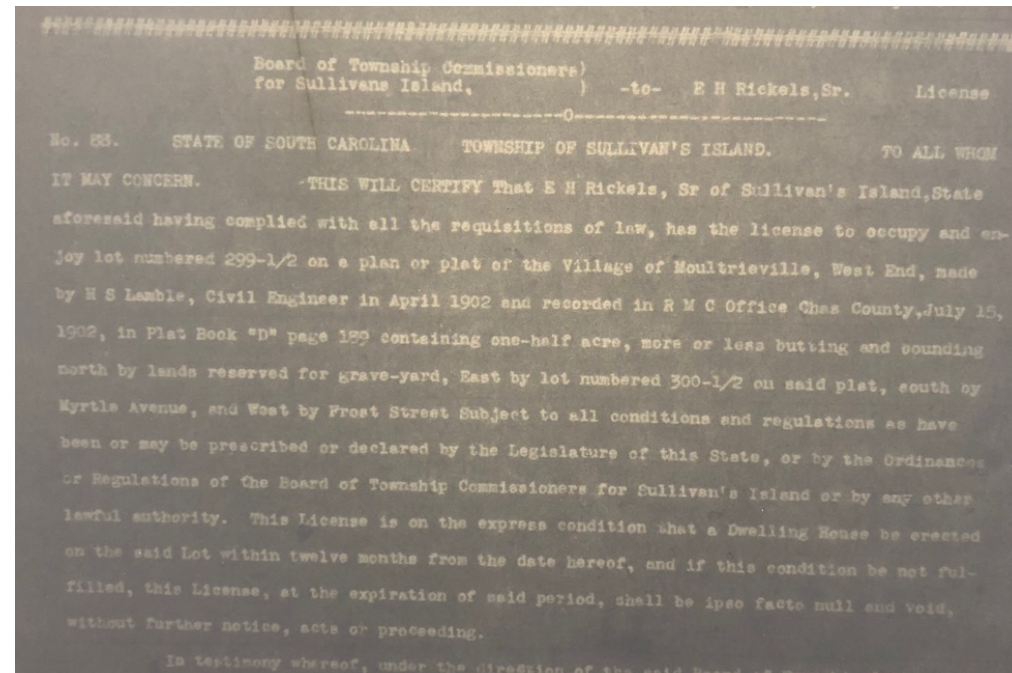




Charleston County
Plat Book D, pg. 189
1902 Subdivision of
Moultrieville

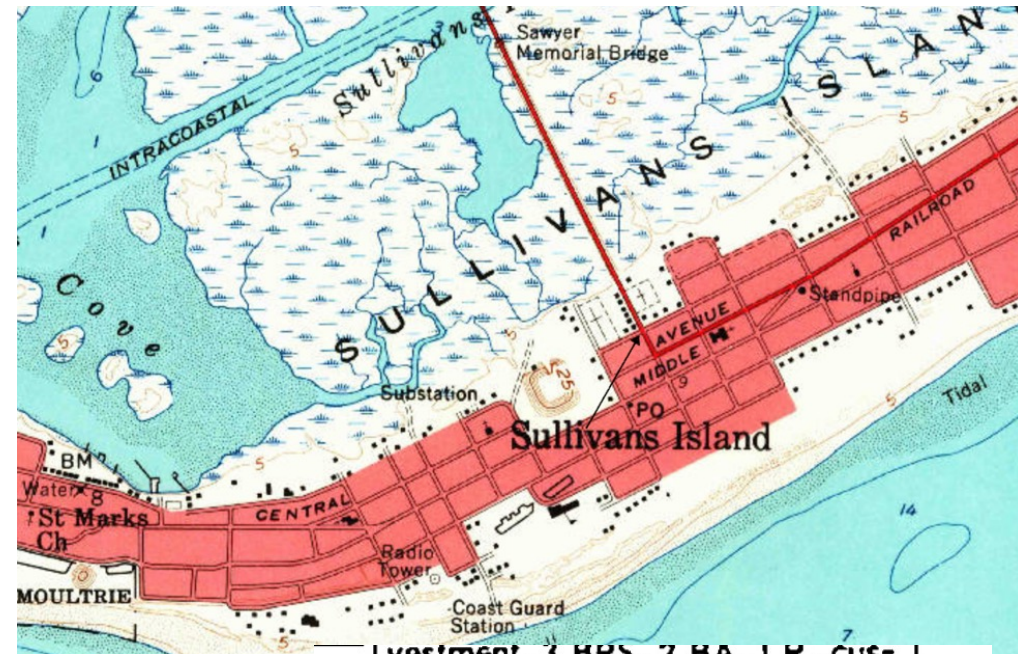
History of 2250 Myrtle

- Constructed by 1911 by German immigrant R.H. Rickels (died 1912).
- Rickels received a license from the Town Commissioners of Sullivan's Island in March 1910 to develop "has the license to occupy and enjoy lot 299 ½ on a plan or plat of the Village of Moultrieville, west end. The license is on the express condition that a dwelling house be erected on the said lot within 12 months from that date thereof."
- Rickels sold the the lot with the house present in February 1911 to **Otto Von Dohlen** (1869-1915), a German-born contractor
- 2250 Myrtle passed to his son Herman, who sold to Margaret McGuire in 1925.



History, continued.

- Margaret and her husband John lived on Wentworth Street in Charleston; likely used the cottage in the summer
- Margaret died intestate in May 1937, leaving as her heirs her husband John McGuire and their daughters Catherine Easterling, Margaret Walker, and Helen Assey
- John McGuire died intestate in 1959 and his daughters inherited the house
- They offered it for sale in 1960 as a “3-bedroom frame bungalow, painted yellow. Corner lot approximately 105 by 300 feet. Bargain
- Cecile Taylor Runey bought it in 1960; her family lived there seasonally before and after her death
- Quick succession of owners: Elizabeth MacLennan (1979), Michael George Kinsella (1981); Bliss and Bolock (1981); James E. Carroll (1988); Loftin family (1989-2025)



1959 Topographic map with arrow pointing at the lot. Ben Sawyer bridge had been constructed by that time (built 1945); *News and Courier*, 10 July 1988

vestment. 3 BRS, 2 BA, LR, custom kit., den w/wet bar and tile floors, CH&A, porch, deck and more. Jim Carroll 886-5700.

2250 Myrtle Reduced \$102,000. Most affordable house on Sullivan's Isl. with above ground pool. This great beach cottage is in good cond and has 3 BRS, 2 BA, sun-room and more. For more info call Bob Gilmore 883-3877.

HISTORIC HOME

Cozy
lina
Scre

Dup
ocea
Call

1

Architectural Description

- Built 1911 as a Sullivan's Island front porch cottage typology
- Gable roof over original house with shed roofed, enclosed front porch
- Vinyl siding
- Combination of six over six wood sash and vinyl windows

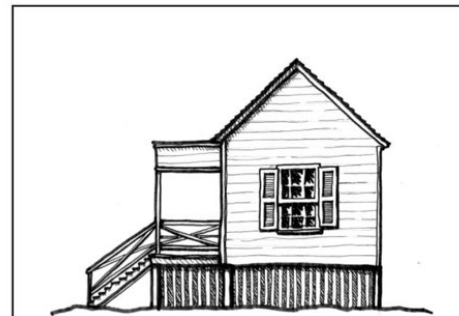


Figure 7.3.11. Front Porch Typology Side Elevation.
Drawing by Amelia Millar.

SIDE ELEVATION

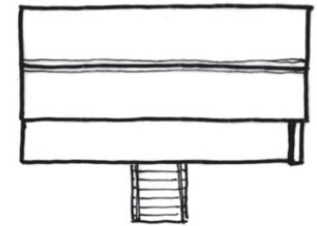


Figure 7.3.12. Front Porch Typology Roof Plan.
Drawing by Amelia Millar.

ROOF PLAN



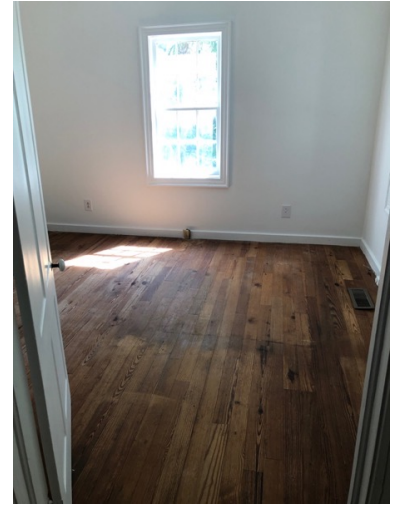
Top row:

- East elevation showing series of additions
- Enclosed front porch

Bottom row:

- West elevation showing enclosed porch, original cottage mass, and rear additions
- Perspective view of west elevation and rear
- Back of cottage, showing 1994 screened porch





Interior: pine flooring of various ages; five panel and four panel wood doors in early bays of the house; thresholds indicating addition phases; double parlor/great room spanning 1911 and c. 1957 bays; 1980s and 1990s rear additions



Evolution and additions



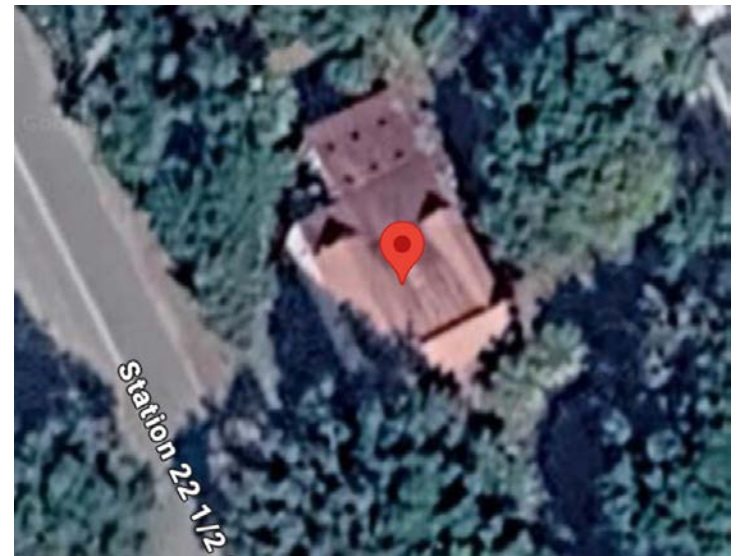
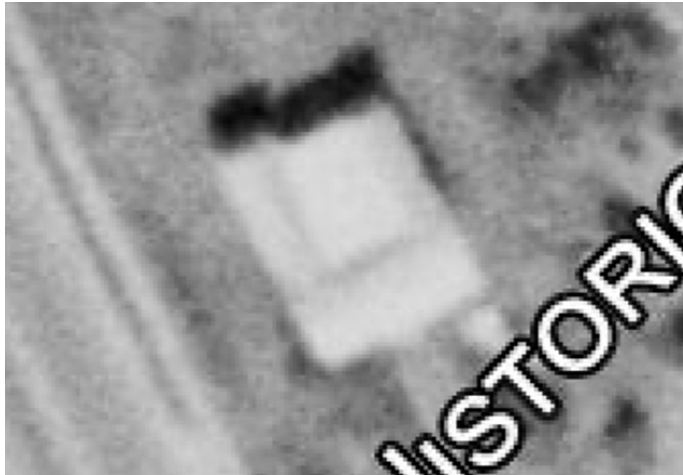
- Cottage was moved east, away from Station 22 ½ Street between 1917 and 1957; likely circa 1945 when the bridge was opened

- Bay 1, original cottage: *historic*, 1910 (13 feet by 35 feet, 455 square feet)
- Bay 2: *historic*, reverse gabled addition on west elevation; *historic*, addition post 1917; circa 1920s or 1930s based on interiors doors, hardware, and floor framing; confirmed present by 1957 (12 feet by 21 feet, 252 square feet)
- Bay 3: *historic*, reverse gabled addition on west elevation; circa 1930s; confirmed present by 1957; located over a historic cistern (10 feet by 18 feet, 180 square feet.) Bay 3 does not appear to be built at the same time as bay 2; it is not the same length as 2, so it does not yield a typical symmetrical roof plan.
- Bay 4: shed roofed adjoining addition between bays 2 and 3, confirmed present by 1957.
- Bay 5: *nonhistorical/non character defining*, shed roofed rear addition, confirmed present by 1971
- Bay 6: *nonhistorical/non character defining*, shed roofed rear addition; aligned with bay 5 but with a visible break between their shed roof lines, built after 1983, confirmed present by 1994
- Bay 7: *nonhistorical/non character defining*, enclosed rear porch, built after 1983, confirmed present by 1994
- Bay 8: enclosed front porch; enclosed in two phases:
 - First phase with triple window opening with mullions
 - second phase present iteration post-Hurricane Hugo (1989); sliding glass doors and vinyl siding.



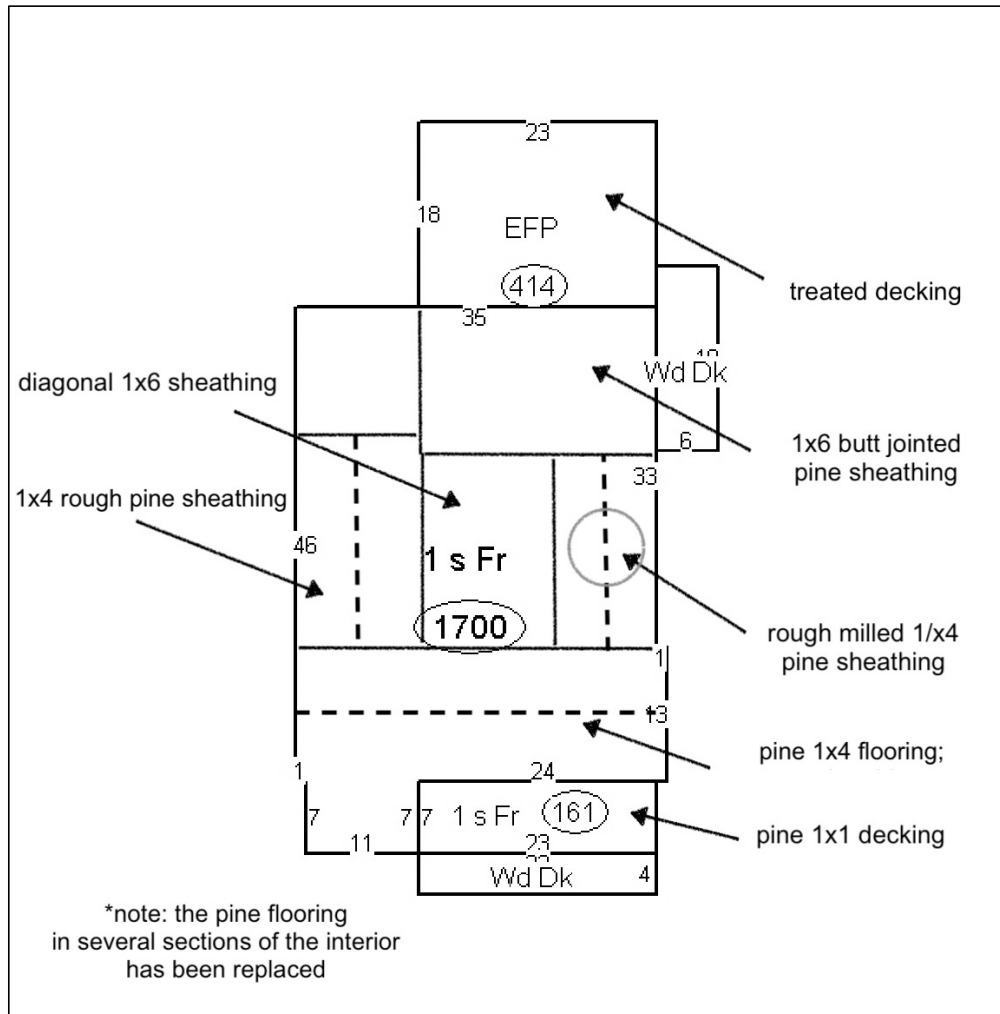
Earliest depiction on *Map of Sullivan's Island prepared under the direction of Lt. Col. L.C. Waldron, 1917.*

- Note that the cottage is closer to Station 22 ½ Street than it is today
- No side ell; still a front porch cottage typology



1957	1971	1973
1983	1994	2026









1. Wood cylindrical piers for bay 1; note the later concrete footers and CMU skirt below porch, added after relocation and repaired (probably after Hurricane Hugo)



2. Butt joint in sill beam marks intersection of bay 1 and bay 2 (to create ell, circa 1930s).
3. diagonal bracing over bay 4 (circa 1940s, mapped by 1957)
4. repaired framing over bay 3 (circa 1930s eastern addition with reverse gable roof)





**The History and Evolution of 2250 Myrtle Avenue.
Moultrieville West/Atlanticville, Sullivan's Island**



**Butler Preservation L.C.
for Carl McCants and Troy Barber/King and Society Realty**

June 2026

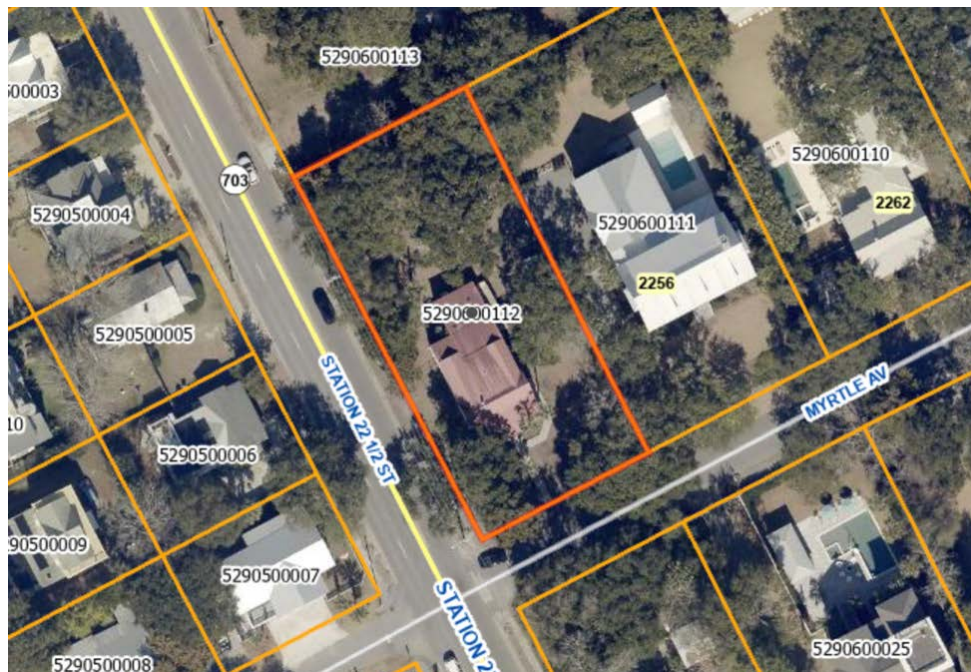
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Foundations	14
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Context	30
Historic of 2250 Myrtle Avenue	36
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Appendix: Chain of title	45

Introduction

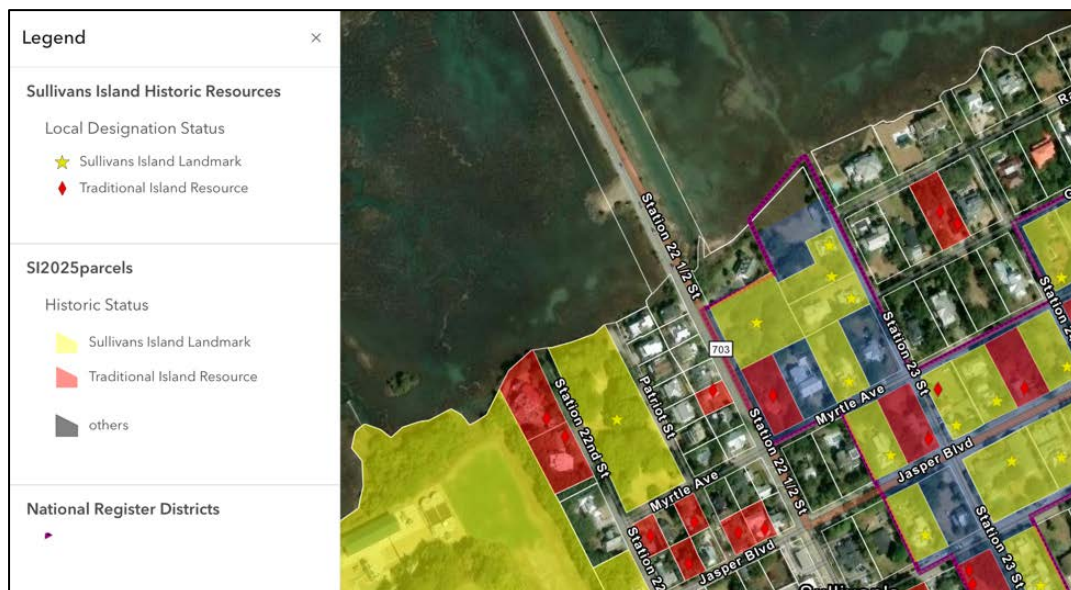
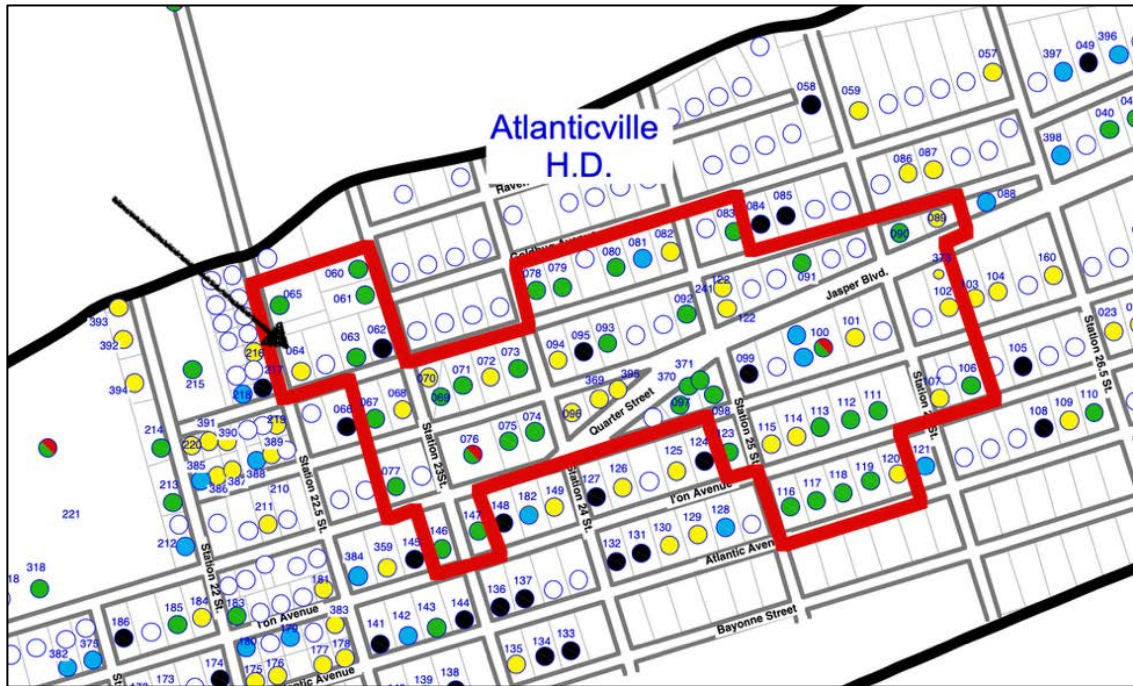
2250 Myrtle Avenue is located on the western half of Sullivan's Island. It is bounded on the north by a historic African American graveyard, on the east by Station 22 ½ Street (formerly Frost Street), on the south by Myrtle Avenue, and on the west by a privately owned parcel. The parcel measures 95 feet on Myrtle Avenue by 210 feet in depth, roughly .457 acres, and was designated as lot 299 ½ on a plat of "Moultrieville, West End" surveyed in 1902. Though the plat identifies the area as part of Moultrieville, the block is now designated as part of the Atlanticville National Register Historic District, which is bounded by Middle Street, Myrtle Avenue, and Jasper Boulevard, between Stations 22 ½ and 26. The cottage is a contributing resource to the district. It is also designated by the Town of Sullivan's Island as a Traditional Island Resource.

The house began as a small beach cottage and was constructed by February 1911 by E.H. Rickels Sr; the Town Commissioners of Sullivan's Island issued him a license of the parcel in March 1910, with the stipulation that he must complete a dwelling on the lot within the year. Rickels conveyed the lot with a house thereon to Otto Von Dohlen in February 1911. The house was in the McGuire family from 1925 when Otto's executors sold it until 1960, when John McGuire's heirs sold it to a family member, Cecile Tyler Runey. Runey sold in 1979 and the house changed hands several times, until the Loftin family bought it in 2001, retaining ownership until 2025. The cottage began as a rectangular plan, one-story, front porch typology and has evolved over time and expanded greatly in size, including a front porch enclosure, a rear addition on the western half of the original rear wall of the cottage, a second addition along the east elevation (above a historic cistern), a shed roofed addition adjoining the east and west gabled additions, another rear addition with a shed roof extending the length of the rear/north elevation of the house, and finally, a rear screened in porch. This report contains further information about the architectural character, history, and evolution of the cottage at 2250 Myrtle Avenue.



Architectural Description

2250 Myrtle Avenue is a contributing resource to the Atlanticville National Register District, which described it in 2007 and is designated by the town as a Traditional Island Resource.¹



2250 Myrtle Avenue depicted within the Atlanticville historic district boundaries, and as a Traditional Island Resource on the town's historic mapping service.

¹

The 2007 district nomination described the cottage as an “L-shaped 1-story frame dwelling with a cross gable V-crimped metal roof; faces south, 5x1 bay core with rear 1- story gable wing to west and additions to east; full facade shed porch, west bays enclosed; central entrance at facade flanked by replacement doors, single 6/6 double hung sash windows at side elevations; replacement synthetic siding; concrete block pier foundation.”² Since that time, the six over six double hung windows have been replaced with vinyl one over one windows.

However, a historic map from 1917 shows the original cottage as a rectangular plan building.³ It had full length, south facing front porch, a form categorized as a “front porch typology” cottage. One story front porch typologies were one of the most common forms on Sullivan’s Island but have become underrepresented due to additions and alterations over time. Amelia Millar notes that, “The majority of the structures had a side gable roof with a porch roof extending off of it. In the majority of cases, the porch roof was a continuation off of the gable roof whereas in other instances the porch roof would extend off of the house under the eave of the gable roof”; 2250 Myrtle is the latter typology.⁴



Facade with enclosed porch.

² National Register nomination. <http://www.nationalregister.sc.gov/charleston/S10817710177/S10817710177.pdf>

³ *Map of Sullivan's Island prepared under the direction of Lt. Col. L.C. Waldron, 1917.*

⁴ Amelia Millar. *A Study of the Vernacular Beach Cottage Typologies of Sullivan's Island*. Clemson University MSHP thesis, Pg. 33-35.

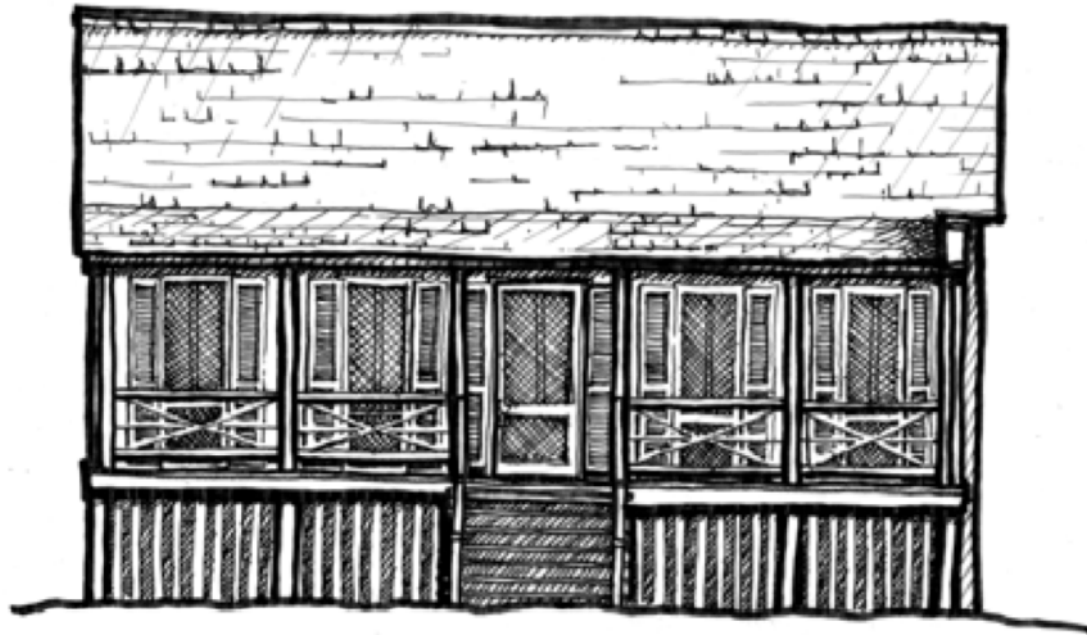


Figure 7.3.8. Front Porch Cottage Typology Elevation. Sketch by Amelia Millar.

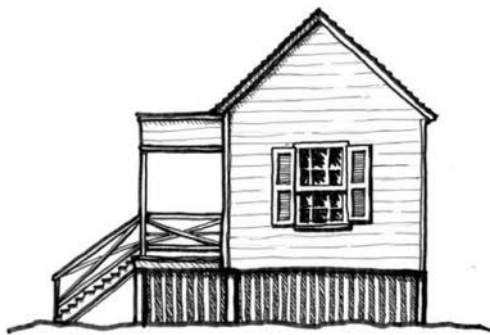


Figure 7.3.11. Front Porch Typology Side Elevation.
Drawing by Amelia Millar.

SIDE ELEVATION

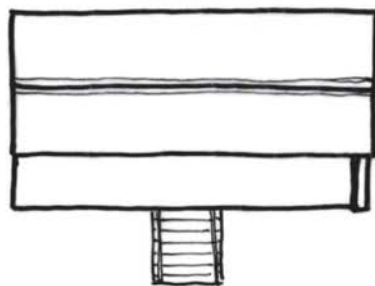


Figure 7.3.12. Front Porch Typology Roof Plan.
Drawing by Amelia Millar.

ROOF PLAN

2250 Myrtle has a medium gable roof clad in 5V crimp metal, running parallel to Myrtle Street. Its front porch roof is a low-pitched shed roof. The porch has been enclosed in two phases; the bay with three one-over-one windows with mullions between occurred first (likely by the mid twentieth

century); the fenestration is in keeping with the Craftsman style, which was popular for vernacular residences circa 1915 to the late 1930s.⁵ The rest of the porch enclosure features sliding glass doors of late 20th century (likely post Hurricane Hugo) vintage. The cottage is set on a raised basement foundation made of concrete masonry units (CMUs), though the rectangular core of the original cottage has its original creosote-treated wood post foundation. The raised basement is enclosed with plastic lattice work, and all phases of the house are clad in vinyl siding.



Left: earlier enclosed section of the porch; right: porch enclosure with sliding glass doors.

The windows on the house vary in size, as they were added over time as the house experienced a series of additions. Most are one-over-one vinyl single hung windows with aluminum-wrapped simple casing. The eastern (side) elevation shows the cottage's evolution through changing rooflines: medium gable over the cottage's rectangular core, and moving north: a medium pitch reverse gable roof over the first addition on this side of the house (which is later than the gable roofed addition on the west elevation, resulting at one point in a U plan building); while the rear-most interior addition, which has a low-pitched shed roof, on the east elevation have vinyl casement windows (kitchen area); beyond which is the enclosed back porch.

⁵ McAlester, *Field Guide to American Houses*, 567-569.



The eastern elevation of the house.

The back porch (north elevation) has a low-pitched metal clad shed roof as a continuation of the rear additions and is enclosed with screening and plexiglass windows set in dimensional lumber frames. A small deck is located at the northeastern rear corner of the house.



Rear/north elevation of the house with enclosed back porch.

The side (west elevation) also has asymmetrical fenestration, and the house's additions are evident in the changing rooflines; the earlier addition has a transverse gable roof that ties into the original cottage gable roof. An octagonal window is located in the bathroom in one of the additions. The rear/northernmost back addition on the west elevation has a shed roof with a seam or protrusion at the end of its bay, indicating that it was constructed before the larger shed roof addition bay to its west.



The west elevation in perspective views.



Alterations/Evolution

Building permits do not survive for properties on Sullivan's Island prior to the destruction of Hurricane Hugo in September 1989. 2250 Myrtle was also not depicted on the historic *Sanborn Fire Insurance Maps* of the island. The evolution analysis below is based on historic aerial maps of the island, other primary sources such as newspaper references and maps, and visual analysis of the framing, finishes, and character defining features of the interior, exterior, and foundation.



The series of additions are indicated as bays 1 through 8 on the graphic below for ease of explanation.

Summary of additions:

Bay 1, original cottage: *historic*, 1910 (13 feet by 35 feet, 455 square feet)

Bay 2: reverse gabled addition on west elevation; *historic*, addition post 1917; circa 1920s or 1930s based on interiors doors, hardware, and floor framing; confirmed present by 1957 (12 feet by 21 feet, 252 square feet)

Bay 3: reverse gabled addition on west elevation; circa 1930s; confirmed present by 1957; located over a historic cistern (10 feet by 18 feet, 180 square feet.)⁶ Bay 3 does not appear to be built at the same time as bay 2; it is not the same length as 2, so it does not yield a typical symmetrical roof plan.

Bay 4: *nonhistorical/non character defining*, shed roofed adjoining addition between bays 2 and 3, confirmed present by 1957.

Bay 5: *nonhistorical/non character defining*, shed roofed rear addition, confirmed present by 1971

Bay 6: *nonhistorical/non character defining*, shed roofed rear addition; aligned with bay 5 but with a visible break between their shed roof lines, built after 1983, confirmed present by 1994

⁶ Dimensions obtained utilizing measurement function on Charleston County GIS map page.

Bay 7: *nonhistorical/non character defining*, enclosed rear porch, built after 1983, confirmed present by 1994

Bay 8: enclosed front porch; enclosed in two phases:

- *Historic, though alters the original open porch typology*; First phase with triple window circa 1910s to 1930s (stylistically and floor framing (11 feet by 7 feet; 77 square feet)
- *nonhistorical/non character defining*; second phase present iteration post-Hurricane Hugo (1989); sliding glass doors and vinyl siding.

Footprint Size Analysis (approximate square footages):

Square footage at phase 1 time of construction (consisting of bay 1): 455 square feet (*historic footprint of the cottage*)

Square footage at phase 2, circa 1930, including bay 1, enclosed part of bay 8, and bay 2: 784 square feet (*historic addition yielded an ell-plan footprint*)

Square footage at phase 3, circa 1930s to 1940s, including bay 1, 2, 3, and enclosed portion of bay 8: 964 square feet (*second addition yielded a u-plan footprint*)

Square footage at phase 4, circa 1957: including bay 1, 2, 3, 4, and enclosed portion of bay 8: 1191 *plus* 77 for porch: 1268 square feet (*non-character defining shed roofed addition to unite bays 1, 2, and 3 into one footprint. *Removing porch enclosure in bay 8 would reduce footprint to 1127*)

Aerial Map Analysis:





The 1957 aerial map, the earliest for the house, shows the cottage with the two rear gable roofed additions (bays 2 and 3), adjoined by bay 4.



The 1971 aerial shows a rear addition present (bay 5).



The 1973 aerial provides a clearer view of bays 1, 2, 3, 4, and 5; a small deck had been added along the front porch (bay 8) indicating that part of it was likely enclosed.

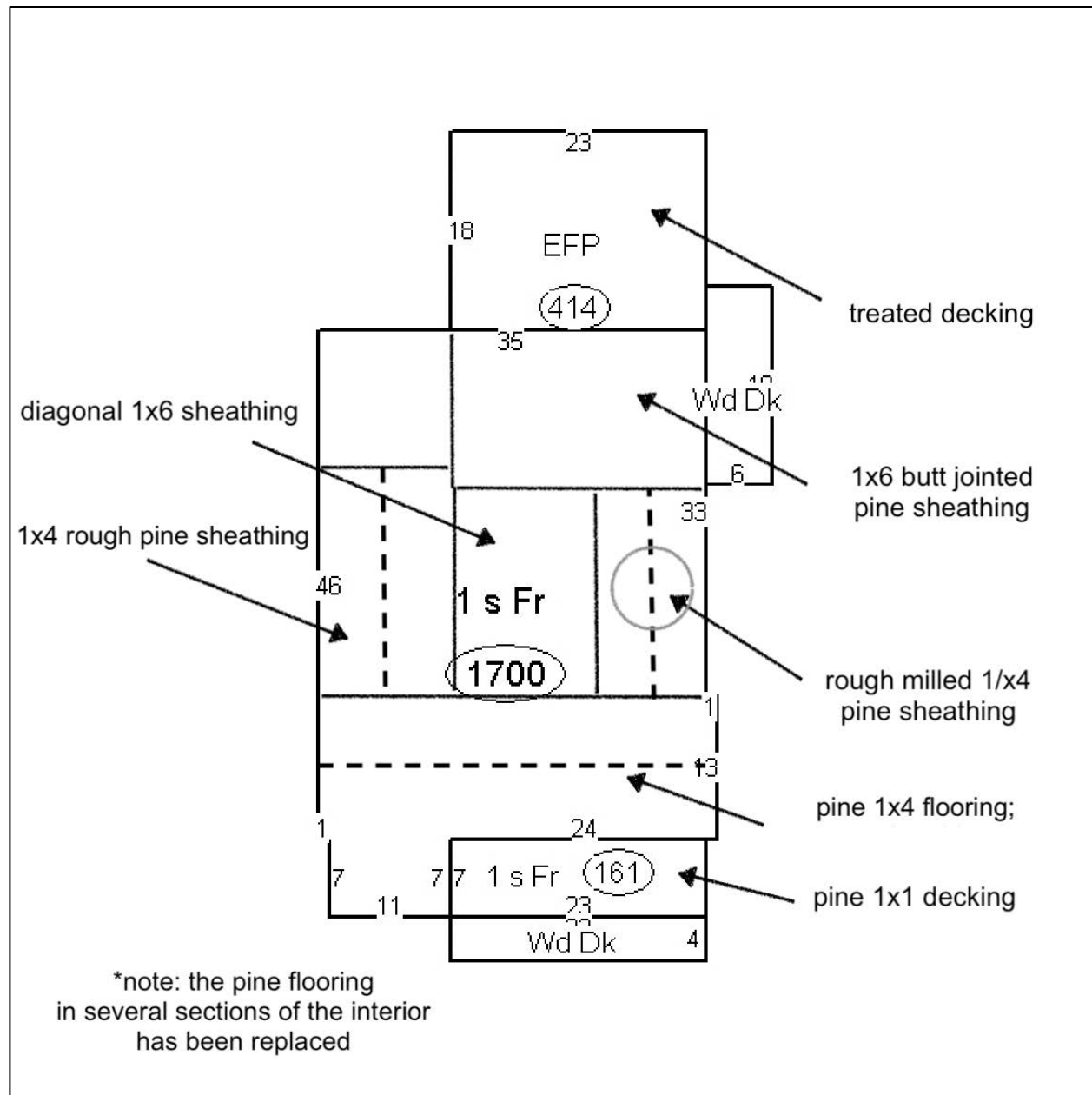


1983 aerial is lot resolution but shows the mass as the same as 1973.



1994 Aerial map shows the house in its present configuration with all 8 bays present, as well as a side deck.

Foundation views of the building's evolution:



Bay 7: Enclosed back porch (north elevation), post 1983

The back porch is not historic. It is framed with dimensional lumber joist boxes with pine porch decking and is supported by 4x4 wood posts with diagonal braces, set on poured concrete footers.



Bay 5: Western rear shed-roofed addition (present by 1971)



The framing under bay 5 (as viewed looking south from bay 6) shows evidence of deterioration and repairs; part of the joist box is not supported. The photo is taken facing south toward bay 2, the solid CMU wall is the demarcation between the two bays.

Bay 6: shed-roofed addition, rear of eastern elevation, post 1983



View of the framing below the side deck, showing the solid masonry foundation wall below bay 6.



The CMU wall with a basement window is the demarcation between bay 6 and bay 3.

Bay 3: Eastern reserved gable-roofed addition, circa 1930s or 1940s; pre-1957

The floor framing in bay three is a combination of earlier dimensional lumber framing for the joist box, and newer joists that are replacements and have steel joist hangers. The CMU certain wall was likely added later. The foundation piers are not historic, and are 4x4 posts supported by poured concrete footers. This bay, which holds a kitchen and bathroom, is located above of a historic masonry cistern that has been lined inside and out with Portland cement. The floor sheathing in this bay is rough sawn, butt-jointed pine 1x6s.



The cistern, foundation, and floor sheathing below bay 3.





Looking south, there is a CMU block foundation wall that helps support a joist span.

Bay 4

Bay 4 is the shed-roofed connecting bay between the earlier gable roofed side bays. It features diagonal floor sheathing and non-historic treated 4x4 foundation posts. Diagonal subflooring was common from the 1890s and was slowly phased out after the 1930s when plywood subflooring gained favor; though diagonal bracing was still used into the 1950s.⁷



The diagonal sheathing in bay 4, looking west to bay 3's cistern.

Bay 2

Bay 2 is the gable roofed ell projection along the western elevation. It holds a bedroom and bathroom and features rough circular sawn pine sheathing and a later CMU curtain wall around the perimeter. Its joists are supported by 4x4 posts on poured concrete footers. A large dimensional lumber sill beam with a butt joint that is supported by circular wooden posts demarks the boundary with Bay 1, the rectangular original cottage bay.

⁷ Young, *Preservation Technology*, pg. 257; <https://www.greenbuildingadvisor.com/question/old-subfloors> (accessed 7 June 2026).



The sill beams with a butt joint above a historic wooden post, which was the original back wall of the cottage. Its approximate location is marked with a red X to the right. Most of the original round posts were replaced by the CMU cinder wall that runs along the east, west, and north elevations of the cottage.

Bay 1



Left: view of the framing and foundation below bay 1 (original cottage) looking toward bay 2; right: porch framing for bay 8.

Bay 8

Bay 8 is the front porch, which has been enclosed in two phases.



The enclosed front porch, facing west.

Interior:

The current interior plan required the removal of original walls inside the house. Upon entering via the enclosed front porch, an entry door opens into a long, open floor plan living room that is divided into two bays with a partition wall with no doors. The room has pine flooring that shows no break or thresholds between the bays, indicating that this is not original/historic flooring. There are thresholds between the living room and the bedrooms and kitchen, all of which has pine flooring but of different vintages and finishes. The flooring in the front porch room (part of bay 8) and bedrooms (in bays 2 and 1) appears to be the oldest. Along the west side of the house are a sitting room with three windows (formerly part of the front porch); two bedrooms, the larger of which has an adjoining closet/walkthrough that leads to a bathroom, likely the earliest in the house, given the clawfoot tub, beyond which is an additional closet (located in the circa 1971 rear bay). Along the east side of the house is a larger bedroom with an ensuite bathroom. To the rear/north is a small kitchen. From the double living room, a division wall with openings for light continues into a wide rear room that spans most of the house; it has cabinetry and connects to the kitchen. It

has modern laminate flooring. Past that is the enclosed back porch, which has posts for support, is clad in laminate faux wood paneling, and has carpet and skylights.



Left: the double living room. The side walls with the large opening indicate the original back wall of the cottage, beyond which is an addition with a shed roof (bay 4) that unites the two earlier gable-roofed additions discussed below. Left: a modernized fireplace on the living room wall, behind which is a bedroom and bathroom in bay 2.



The enclosed front sitting room in part of the enclosed former front porch (bay 8). The threshold marks the original front wall of the house. The flooring is historic.



Looking into the front bedroom, and a historic five panel door in the bedroom that is blocked from the other side. The bedroom is in the original rectangular mass of the cottage (bay 1). The five-panel door leads into bay 2, which holds two bedrooms and a bathroom. Five panel doors were popular in Craftsman style houses for the 1910s to late 1930s.⁸ The bedroom has historic pine flooring, probably original.



Front bedroom in bay 1, facing the living room. The four panel wood door is historic and retains it ceramic doorknob. The projection pumping into the room is the drywalled chimney box.

⁸ Mission and Craftsman style houses feature geometric lines and horizontal door panel emphasis. Mayhew, *A Documentary History of American Interiors*, pg. 322-325.



The added door off the living room leading into the bedroom in addition bay 2; the closet and sliding door leading a passageway with shelving into the bathroom in addition bay 2.



Standing the bathroom facing into the passageway; view of the bathroom from the shelved/back section of the living room, with a historic clawfoot tub.



A large walk-in closet located in addition bay 5, off the bedroom in bay 2. Bay 5 dates circa 1971.



A third bedroom is located off of the living room, to the right. The bedroom is located in bay 1 of the original house. The closet and bathroom are in addition bay 3. Note the historic flooring in the bathroom, and the large threshold to the bathroom where the original back wall of the cottage was located.



Back half of the living room, located in addition bay 4 with a shed roof.



The kitchen (addition bay 3) viewed from the living room. There is no historic material in bay 3, which holds a modern kitchen and bathroom. The former exterior wall was altered with an unglazed opening sometime after the central shed-roofed bay 4 was added.



The kitchen/mudroom/office extension to the rear of the house, in addition bay 6, present by 1994, and probably added during the 1988 renovation.⁹

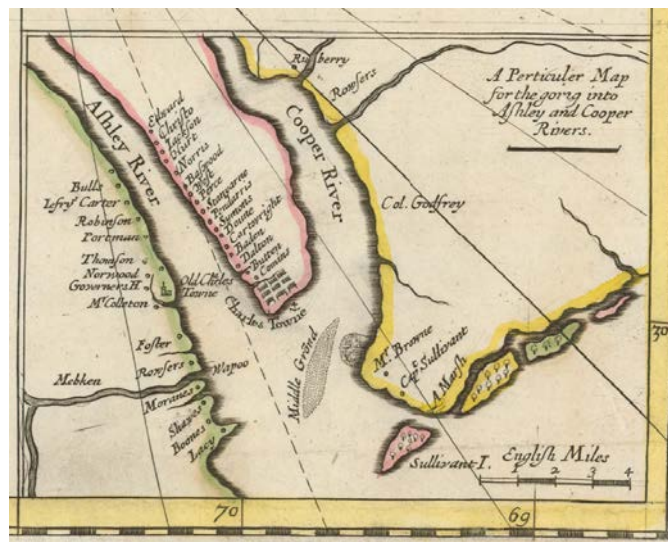
⁹ James “Jim” Carroll bought the house in 1988, had it “under renovation” for unspecified work, and sold it the following year.



Addition bay 7, the enclosed back porch, present by 1994.

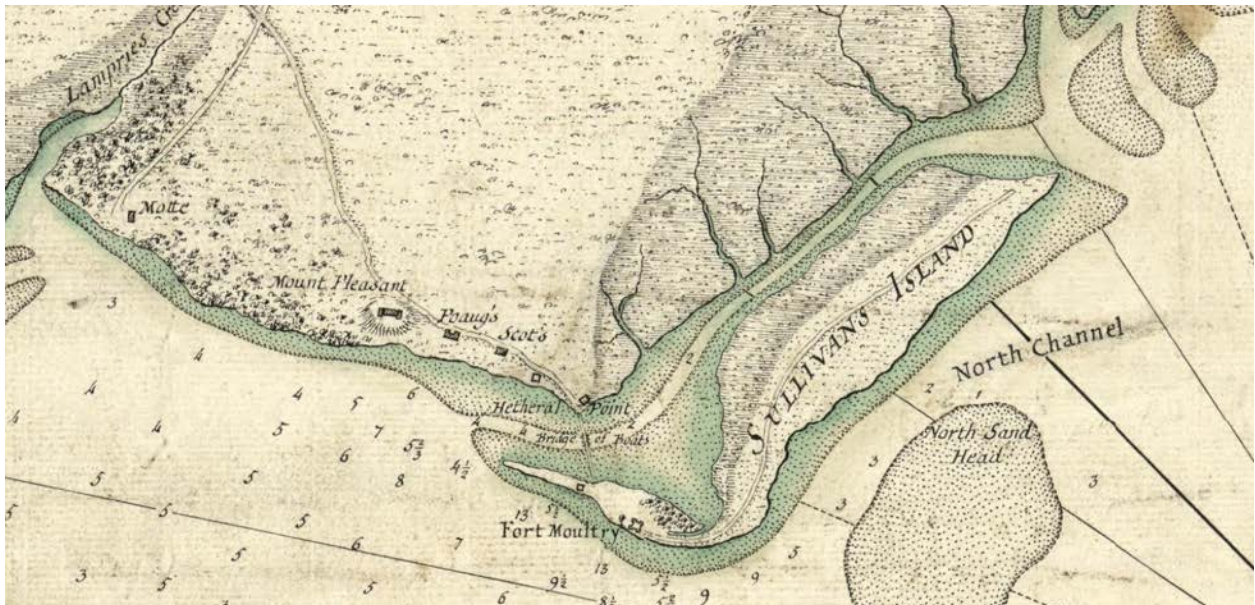
Area Context: General History of the Island

Sullivan's Island is named for Florence O'Sullivan, who arrived in South Carolina as one of the earliest settlers in the late seventeenth century. O'Sullivan was a ship captain but little else is known about his early life, including how the island passed from him to the colonial government of South Carolina. Nevertheless, following his death, the provincial government designated the island as the place of quarantine for ships suspected of carrying disease when arriving in Charleston. A series of short lived "pest houses" or lazarettos were erected, and Sullivan's Island became the first land contact for many enslaved Africans who arrived in South Carolina and were quarantined before being brought to Charleston for sale. A memorial "bench by the road" was dedicated by acclaimed author Toni Morrison in 2008, to commemorate the island's significance in the North American slave trade.



A 1685 map, one of the earliest depictions showing Sullivan's Island.

Traditionally, most of the houses on the island were seasonal residences for Charlestonians, although with the ease of modern transportation to and from the island by bridge, it has become more densely built and has many year-round residents today. As late as the 1960s, the Army Corps of Engineers noted that, “Sullivan’s Island and Isle of Palms are summer beach resorts, and all beach frontage is privately owned. Neither has any industry, and the majority of the working population of these communities commute to jobs in Charleston.” At that time, the population was just 1,358 residents.



A circa 1780 map showing “Fort Moultrie on Sullivan’s Island”, before Moultrieville was established and residents began to construct homes there. Library of Congress.

The island also has a longstanding role not only in coastal defenses but in maritime lifesaving, which is most visible today in the names of the Station streets across Sullivan’s. The United States Lifesaving Service, forerunner to the Coast Guard, was established on Sullivan’s Island in 1894 to protect beachgoers and residents from drowning, and boats and ships from other maritime disasters such as storms or getting caught by sandbars.

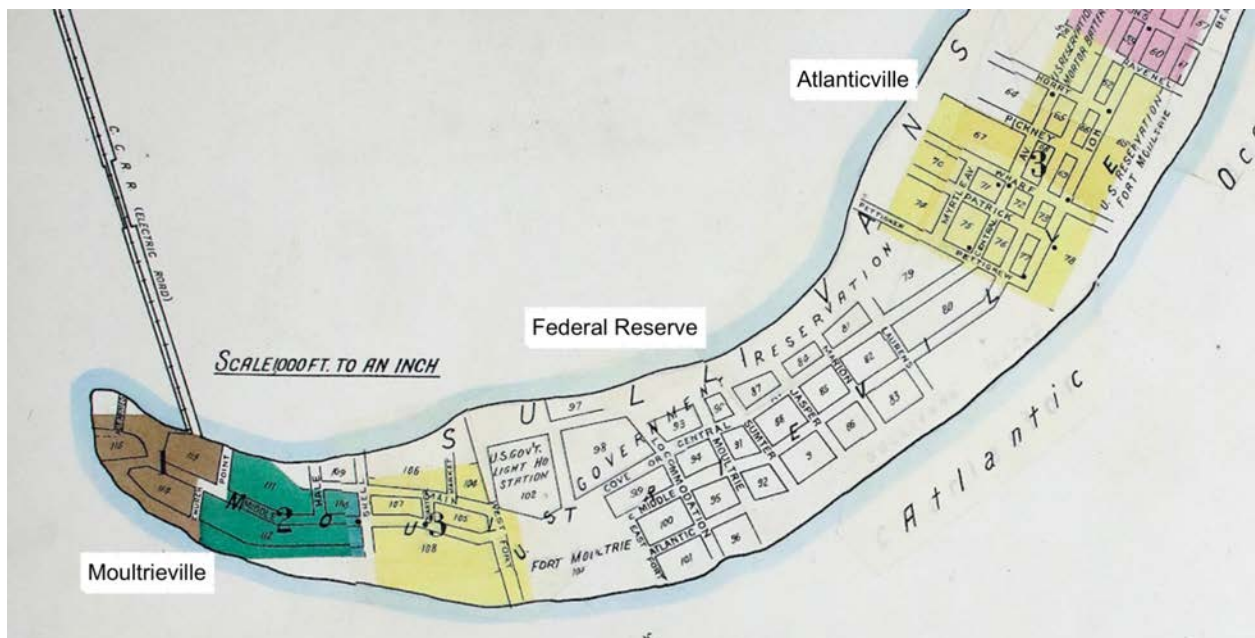
Resort Towns: Moultrieville and Atlanticville

After the American Revolution, residential development began on the island near the Fort Moultrie, on the western end of the island. The small village of Moultrieville was established on the island for summer residences. In 1802, John Drayton wrote that, “in 1791, the legislature passed a resolution permitting people to build there, on half acre lots; subject, however to the condition of their being removed whenever demanded. . . it contains at present near two hundred dwelling houses, besides kitchens and out officers. This place is little resorted to in during the winter and spring; but in the summer, and autumn, numbers of people reside there, for pleasure or health, and packet boats are playing at all hours, between it and Charleston. Though most of the buildings were destroyed during the Civil War because of their proximity to Fort Moultrie and the fighting, Moultrieville had a building boom in the 1870s and still holds some of the earliest architecture on the island.



A stereograph of a beach house in Moultrieville, 1870. Library of Congress.

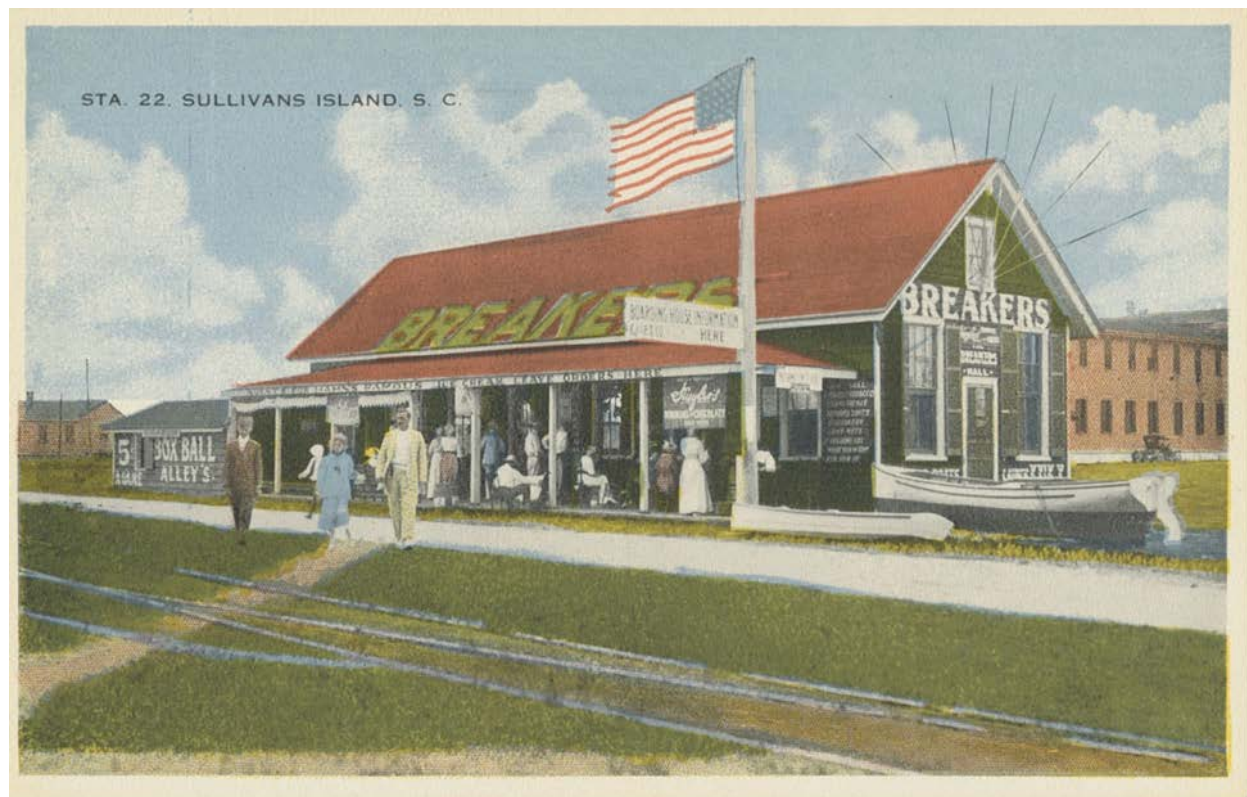
Atlanticville, another small resort development replete with residential lots surrounding the Victorian era Atlantic Hotel (previously called the New Brighton and relaunched in 1896 and which burned in 1925) was created in 1910 by investor James O'Hear. Atlanticville is located just east of present-day Ben Sawyer Boulevard and like Moultrieville, is a National Register historic district. The area was popular for surf bathing and beach visits.



Moultrieville, Atlanticville, and the Federal Reserve (including Fort Moultrie) on the 1938 Sanborn Map.

Another defining characteristic of the island are the station numbers for streets, which harkens back to Coast Guard designations. Christina Butler notes, "The island played a longstanding role not only in coastal defenses but in maritime lifesaving, which is most visible today in the names

of the Station streets across Sullivan's. The United States Lifesaving Service, forerunner to the Coast Guard, was established on Sullivan's Island in 1894 to protect beachgoers and residents from drowning, and boats and ships from other maritime disasters such as storms or getting caught by sandbars."



The Breakers beach-side restaurant at Station 22.

Atlanticville

The Atlanticville National Register nomination (2007) describes the area as “a concentration of residential buildings at the center-east end of Sullivan’s Island. The district includes fifty-eight contributing resources and twenty-eight noncontributing resources. All but two of the district’s contributing resources are representative of the property type “Island Houses.” The other contributing resources are the Chapel of the Holy Cross and the Sullivan’s Island Graded School. Resources in Atlanticville typically date from between circa 1880 to 1950. Most are relatively modest one-story cottages, many of which retain historic rear pavilions or keeping houses. The “Island Houses” within Atlanticville are generally somewhat newer than the houses in Moultrieville, the island’s other historic district comprised mainly of island houses. The architectural character of the traditional residential architecture of Sullivan’s Island is directly related to the island’s historic role as a resort community primarily serving nearby Charleston. Most of the island’s houses were originally constructed as seasonal summertime dwellings. The fact that they were most often not their owner’s primary residences affected the design and construction of the houses and often resulted in evolutionary construction. The climate on the island is also a harsh one for the predominantly frame construction of the houses, as they are subjected to extreme sun, high humidity, prevailing coastal breezes, and occasional hurricanes.

Ranging from simple transient vernacular cottages to more elaborate permanent dwellings, each house reflects not only the personality of its original owners but also the changing tastes of subsequent owners and adaptations that were made in response to deterioration and damages brought on by climatic conditions. All of these factors have resulted in an eclectic mix of housing types that somehow manages to blend together with their landscape to form the island's unique built environment."

The area known as Back Bay, which is part of Atlanticville community, was owned by the Truesdale family in the 1880s. They operated an oyster farm there along the shoreline.¹⁰

The Twentieth Century

Before the modern bridges were constructed, residents reached Sullivans via boats, ferries from Mount Pleasant, and by trolley cars that once brought people from downtown Charleston all the way to the beach. Sullivan's experience a building boom in the 1930s as the Federal Reserve area expanded, and after World War Two, when Fort Moultrie was decommissioned and the surrounding lands were conveyed to Sullivan's Island Township Commission for sale and development. After nearly two centuries of public ownership, residents could hold title to their own properties in 1953, and many families who used their leased properties only seasonally prior to that time, decided to stay and build during the baby boom era.

The civic center on Middle Street has a state-of-the-art fire station and EMS, town hall, and Stith Park with tennis courts, playgrounds, and a soccer field. The island's sought-after housing stock includes historic beach cottages that are protected by a dedicated Design Review Board and sprawling, beautiful new beach houses and cottages that incorporate the island's traditional architectural character such as light colors, beadboard and shiplap interiors, houses sited for optimum breeze and views, and wide porches.

African American Cemetery

2250 Myrtle Avenue is bounded to the north by a historic African American cemetery. Its historic marker states:

"In this cemetery are the remains of some of Sullivan's Island's original Islanders, people of predominantly African American descent whose history parallels that of the Island.

Buried here are Carpenters, Cooks, Oystermen, Laundresses, Nursemaids, House Keepers, Midwives, Soldiers, and Seamen. People who rested on Sunday and went to church.

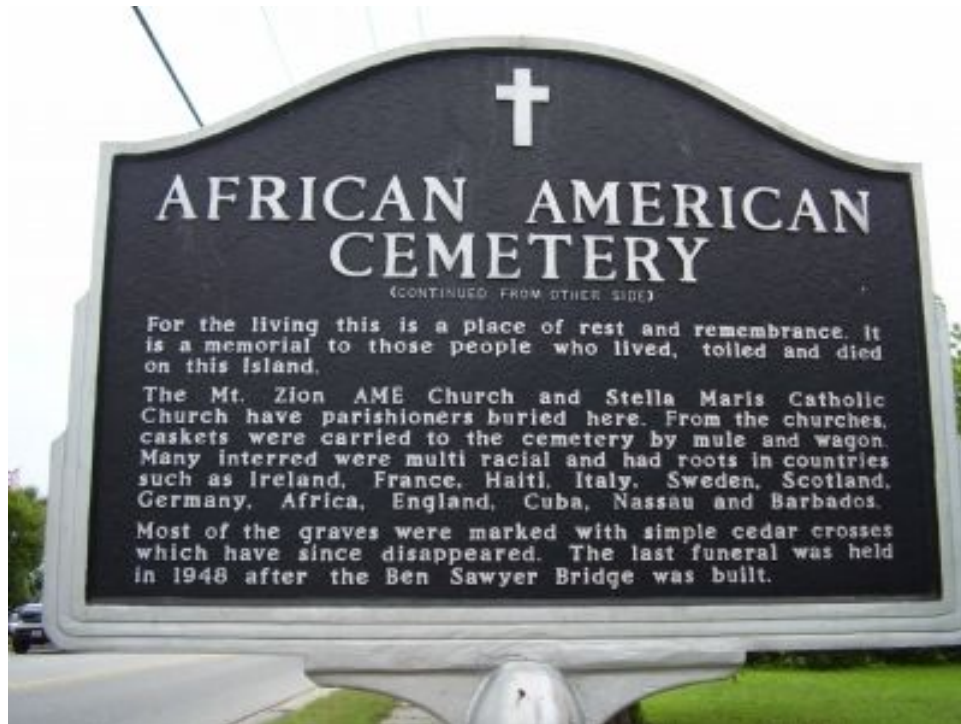
Many helped build the historic structures that have enhanced the fabric of the Island. They helped construct the palmetto log fort during the Revolutionary War, which later became Fort Moultrie.

For the living this is a place of rest and remembrance. It is a memorial to those people who lived, toiled and died on this Island.

¹⁰ New South Associates, *Sullivan's Island Historic Resources Survey, Resources Survey*, pg. 37.

The Mt. Zion AME Church and Stella Maris Catholic Church have parishioners buried here. From the churches, caskets were carried to the cemetery by mule and wagon. Many interred were multi racial and had roots in countries such as Ireland, France, Haiti, Italy, Sweden, Scotland, Germany, Africa, England, Cuba, Nassau and Barbados.

Most of the graves were marked with simple cedar crosses which have since disappeared. The last funeral was held in 1948 after the Ben Sawyer Bridge was built.”¹¹



According to the Sullivan’s Island Cultural Resource Survey, “few grave markers remain on this site that was used until the mid-1900s primarily for those of African American descent. Many of those interred were from nearby Mount Zion A.M.E. or the Stella Maris Catholic Church. The cemetery was significantly damaged during Hurricane Hugo, but recent efforts have been made to update records and maintain the site. A historic marker was erected in 2004 to commemorate the site and the contributions of those buried there.”¹²

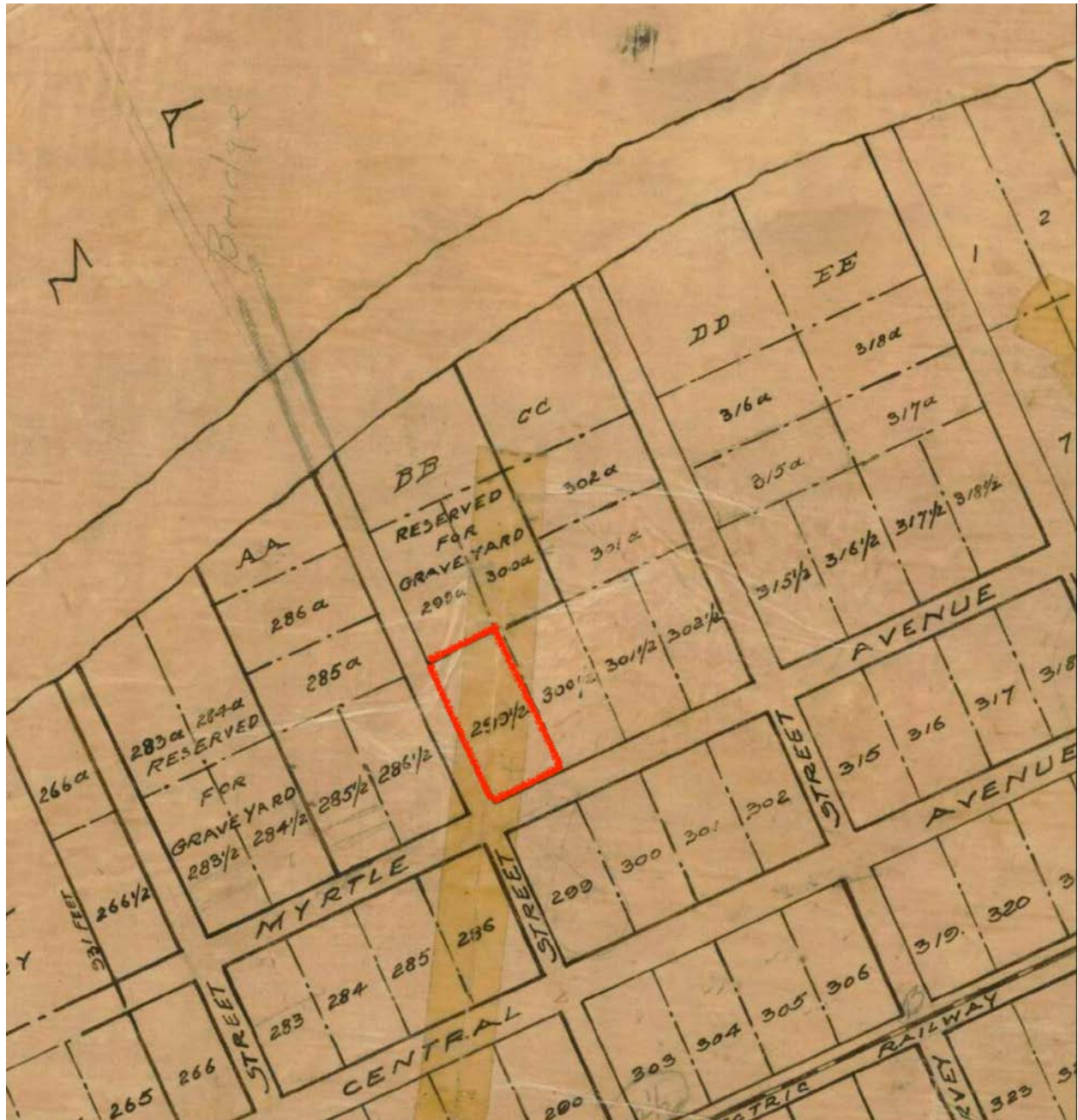
¹¹ Historic marker text. <https://www.hmdb.org/m.asp?m=19117> (accessed 6 June 2026).

¹² Sullivan’s Island Cultural Resources Survey.

<https://sullivanisland.sc.gov/sites/sullivanisland/files/Documents/comprehensive%20plans/Comp%20Plan%20Chapter%20PDFs/Chapter%205%20-%20Cultural%20Resources%20Element.pdf>

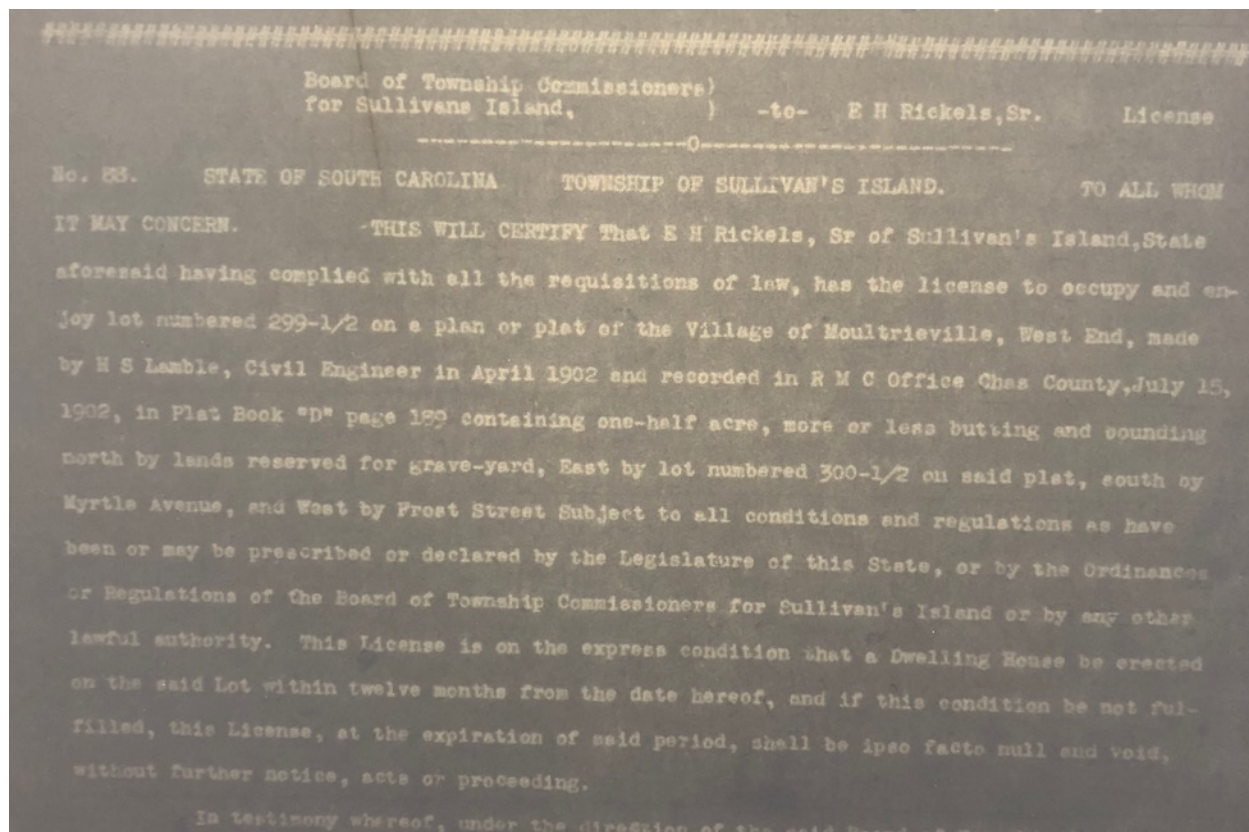
History of 2250 Myrtle

Moultrieville's boundaries were extended westward toward Atlanticville in 1902. Surveyor H.S. Lamble created a survey in April of that year entitled, "A Plat of the Village of Moultrieville, west end", allowing the area near the center of the island to develop. 2250 Myrtle Avenue is located on lot 299 ½ on the subdivision plat.

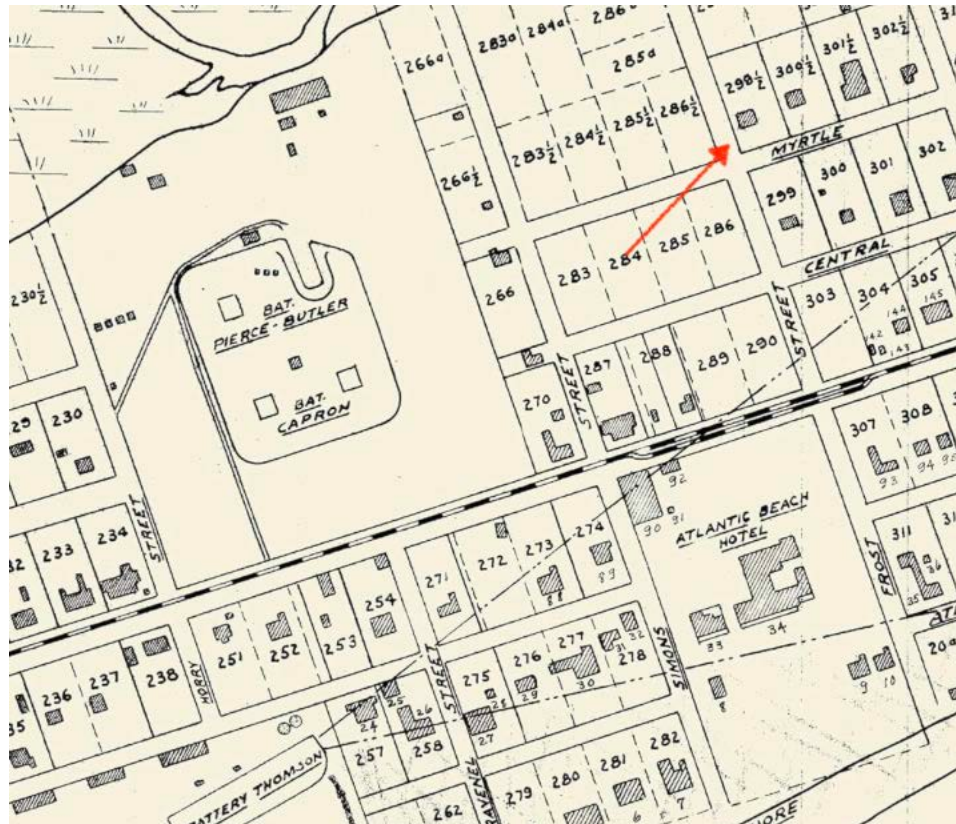


Charleston County Plat Book D, pg. 189. "Plat of the Village of Moultrieville, west end, made by H.S. Lamble, surveyor, April 1902."

The Board of Township Commissioners for the Town of Sullivan's Island issued a license for use of the lot to E.H. Rickels Sr. in March 1910. The agreement stipulated that Rickels "has the license to occupy and enjoy lot 299 ½ on a plan or plat of the Village of Moultrieville, west end. The license is on the express condition that a dwelling house be erected on the said lot within 12 months from that date thereof." Rickels complied and had completed the dwelling by February of the following year.



Charleston County Deed Book Y25, pg. 54. License issued 14 March 1910.



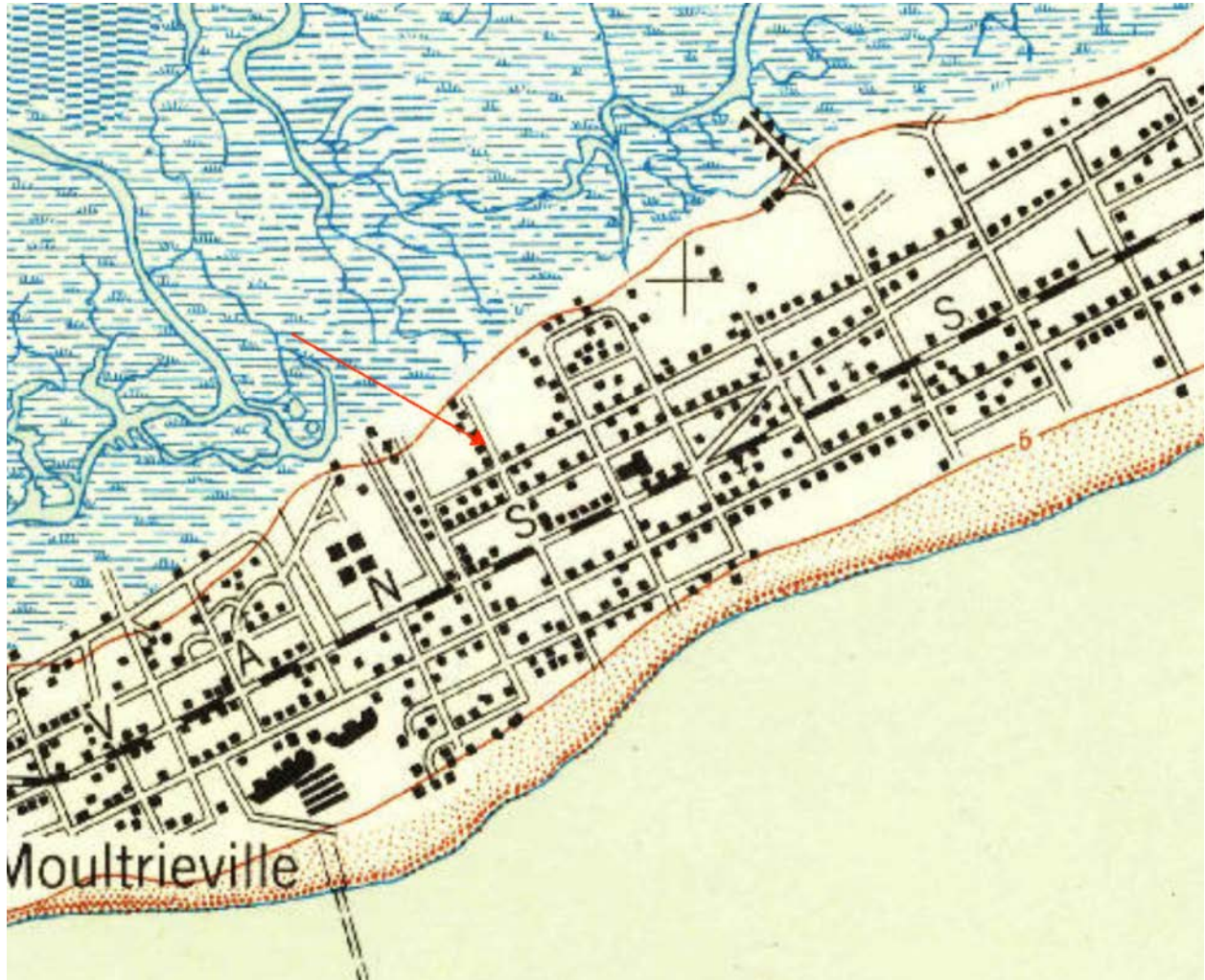
Earliest depiction of the house with no side ell, on *Map of Sullivan's Island prepared under the direction of Lt. Col. L.C. Waldron, 1917*. Note that the map does not depict porches or piazzas on the residences (only on Atlantic Beach hotel), so the square plan of 2250 Myrtle is actually a rectangular footprint with front porch, yielding the square footprint seen here.

E.H. Rickels (1838-1912) was a German immigrant who resided in Charleston. He is buried at Bethany German Lutheran Cemetery in the city. He was responsible for building 2250 Myrtle, but owned the property just a short time, apparently as an investment endeavor. He sold it a year prior to his death in 1912, less than a year after he received his lot license from the Town Commissioners.



Rickels sold the house on 10 February 1911 to Otto Von Dohlen for “five dollars and other valuable consideration”, a cheap price indicating a family or business connection between the two men. **Otto Von Dohlen** (1869-1915) lived on Sullivan’s Island as early as 1899 and incorporated the Sullivan’s Island Social Club there in 1905.¹³ He was a German-born contractor and was buried at Bethany Cemetery when he died young of a cerebral hemorrhage. The Myrtle Avenue cottage passed to his son Herman Von Dohlen, who sold the lot to Margaret M. McGuire in July 1925, “together with all the buildings and improvements thereon and all furniture and household effects in said buildings contained.

¹³ *Charleston News and Courier*, 19 October 1899; 18 March 1905. The 1910 census lists Otto living on Railroad Avenue in Moultrieville with his wife and sons.



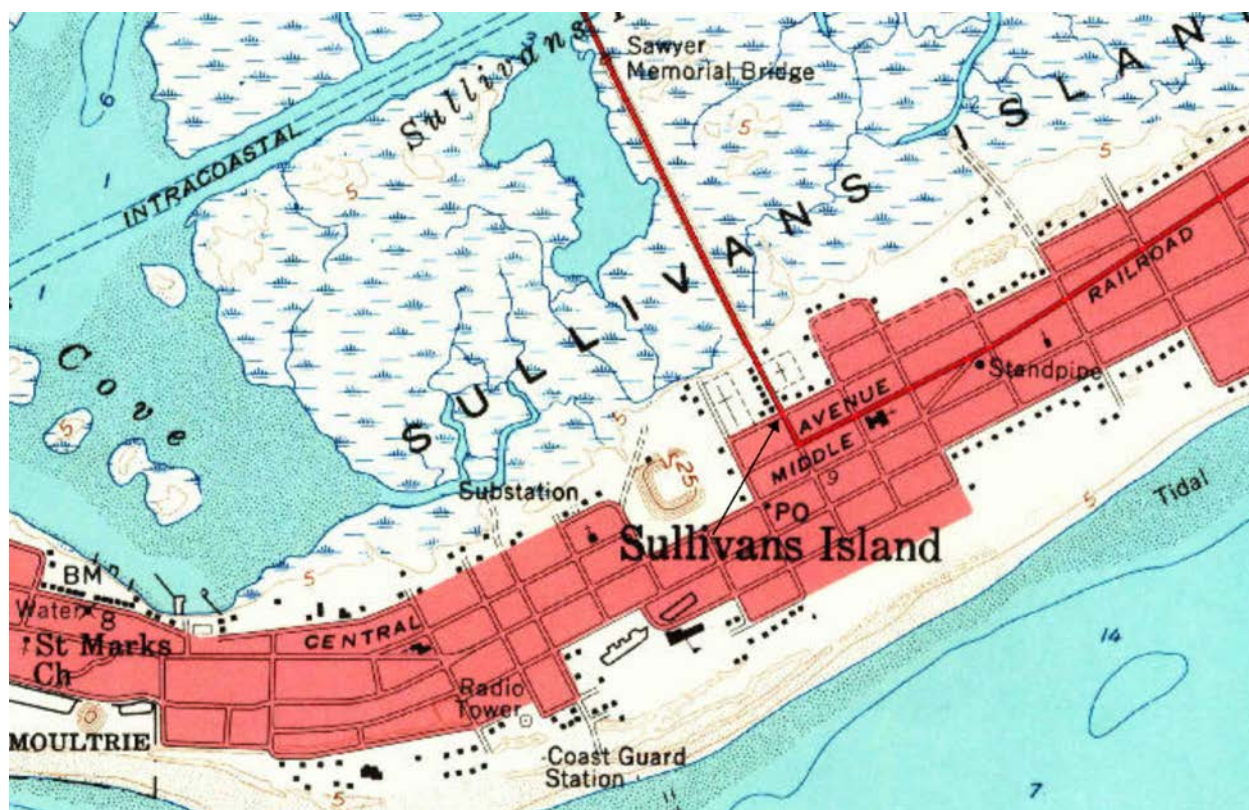
1943 Topographic Map.

Margaret died intestate in May 1937, leaving as her heirs her husband John McGuire and their daughters Catherine Easterling, Margaret Walker, and Helen Assey.¹⁵ The property passed through probate to John McGuire in February 1940. John Maurice McGuire, superintendent at the People's Bank on Broad Street, died intestate in 1959. His death certificate listed his residence as Northbridge Terrace, indicating that he either did not live on Sullivan's Island or did so only seasonally.¹⁶ His daughters inherited the house. It was described in a for sale ad as "3-bedroom frame bungalow, painted yellow. Corner lot approximately 105 by 300 feet. Bargain."¹⁷

¹⁵ Deed book V40. Pg. 542.

¹⁶ South Carolina state death certificate.

¹⁷ *News and Courier* 15 March 1960. The dimensions given in the ad are erroneous.



1959 Topographic Map.

The McGuire heirs sold the house to Cecile Taylor Runey in 1960. Cecile Runey (1909-1999) married George Runey in 1935.¹⁸ The Runey family resided on Pitt Street in downtown Charleston primarily, according to George Runey's obituary in 1965. He was magistrate for the city of Charleston and a former city alderman.¹⁹ After his passing, members of the Runey family lived in the house at least seasonally, as a family member, Gertrude Runey (George's sister), died while a resident in 1973. The obituary stated:

Miss G.A.M. Runey of 2250 Myrtle Ave., Sullivan's Island, died Thursday in the Orangeburg Regional hospital. Funeral will be at Stella Maris and burial will be in St. Lawrence Cemetery/. Miss Runey was born in 1898, a daughter of John Francis Runey and Mrs. Henrietta Johanna Zwingmann Runey. She attended schools in Charleston and the Academy of Our Lady of Mercy. She was a member of Stella Maris Roman Catholic church, Alter Society, Catholic Women's Club, Women's Sodality, Our Lady of Fatima Society and the Order of Mount Carmel. She was retired from the communications office at the Naval Shipyard. Surviving are two brothers, William M. Runey and LaTorre L. Runey, both of Charleston.

Runey sold the house to Elizabeth MacLennan in 1979, who conveyed it to Michael George Kinsella in 1981. The house was priced "low. \$74,900. Beautiful half acre lot." Kinsella sold it

¹⁸ Charleston County Marriage License Index.

¹⁹ *Charleston News and Courier*; 24 April 1965.

later that year to Lynn Marie Bliss and William Arthur Bolick. A real estate ad for the house in March 1988 called it a “Great beach cottage in good condition. Super above ground pool and deck on back of house. \$112,000!”

9*	vestment. 3 BRS, 2 BA, LR, custom kit., den w/wet bar and tile floors, CH&A, porch, deck and more. Jim Carroll 886-5700. *****	Cozi lina Scre
	2250 Myrtle Reduced \$102,000. Most affordable house on Sullivan's Isl. with above ground pool. This great beach cottage is in good cond and has 3 BRS, 2 BA, sun-room and more. For more info call Bob Gilmore 883-3877.	Dup ocea Call
HISTORIC HOME		1

News and Courier, 10 July 1988

Bliss and Bolick sold the house to James E. Carroll Jr. in 1988, who bought it apparently as an investment, listing is for sale almost immediately as “a charming old style island cottage with 3 BRs, 2 BA, above ground pool. Owner says sell. Jim Carroll.” Another advertisement from March 1989 noted that the 3 bed, 2 bath house was 1400 square feet and was “under renovation.” He sold it a few months later to Don R. Loftin in May 1989.

Hurricane Hugo, which struck the South Carolina coast September 21-22, 1989, caused considerable wind and flooding damage on Sullivan’s Island, leading to a loss of many historic town records and building permits on the island. 2250 Myrtle Street has new plumbing, wiring, foundation piers (interspersed with historic and mid-century sections), drywalled interior surfaces, and modern vinyl windows; several of these updates are likely a result of storm damage.

Don Loftin conveyed the house to Ann L. Loftin in 2001. It was described as,

All that lot piece or parcel of land with the buildings and improvements thereon, lying and being in the county of Charleston, on Sullivan’s Island, numbered lot 299 ½ on a plat of plat of the Village of Moultrieville, west end, made by H.S. Lamble, surveyor, April 1902 and recorded in plat book D, pg. 189. The said lot measuring one-half acre and bounded north on lots reserved for graveyard, east by lot 300 ½, south by Myrtle Avenue and west for Frost Street.

Ann retained the house through a living trust until December 2025, when she conveyed it to Myrtle Adventures LLC.

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Appendix: Chain of Title

Y25, pg. 54

Board of Township Commissioners, Town of Sullivan's Island, to E.H. Rickels Sr.

14 March 1910

- License
- This will certify that EH Rickels Sr. of Sullivan's Island, having complied with all the requisitions of law, has the license to occupy and enjoy lot 299 ½ on a plan or plat of the Village of Moultrieville, west end. The license is on the express condition that a dwelling house be erected on the said lot within 12 months from that date thereof.

W25, pg. 226

10 February 1911

E.H. Rickels to Von Dohlen

- five dollars and other valuable consideration
- lot 299 ½ “and also all the buildings and improvements of whatever kind”

U32, pg. 739

Herman Von Dohlen, administrator to the estate of Otto Von Dohlen, to Margaret M. McGuire
16 July 1925

- Property was left by Otto Von Dohlen to his son Herman Von Dohlen
- “together with all the buildings and improvements thereon and all furniture and household effects in said buildings contained.

V40, pg. 542

Estate of Margaret McGuire to John M. McGuire
223 February 1940

- Margaret died intestate in May 1937, leaving as her heirs her husband John McGuire and their daughters Catherine Easterling, Margaret Walker, and Helen Assey.
- Bounded on the north by lots reserved for a graveyard, east by lot 300 ½, south by Myrtle Avenue, and west by Frost Street.

X70, pg. 425

Catherine Easterling, Margaret Walker, and Helen Assey, daughters of John McGuire to Runey
1960

- John M. McGuire died intestate in 1959

F120, pg. 55

Cecile Tayler Runey to Elizabeth MacLennan
1979

D127, pg. 111

Elizabeth MacLennan to Michael George Kinsella
11 November 1981

KNOW ALL MEN BY THESE PRESENTS, THAT

I, MICHAEL GEORGE KINSELLA

in the State aforesaid _____ for and _____ in consideration of the sum of
Fourteen Thousand Seven Hundred Seventy Three and 92/100 (\$14,773.92) DOLLARS,
and assumption of the mortgage hereinafter described
to _____ in hand paid at and before the sealing of these presents by LYNN MARIE BLISS and
WILLIAM ARTHUR BOLICK

in the State aforesaid _____ county aforesaid _____ the receipt whereof is hereby
acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and
release unto the said LYNN MARIE BLISS and WILLIAM ARTHUR BOLICK, their heirs and assigns
forever, the following described real property, to wit:

ALL that lot, piece or parcel of land, with the buildings and improvements thereon, situate, lying
and being in the County of Charleston, State aforesaid, on Sullivan's Island, numbered Lot No. 299½
on a plan or plat of the Village of Moultrieville, West End, made by H. S. Lamble, Surveyor, April
1902, and recorded in the R.M.C. Office for Charleston County, July 15, 1902 in Plat Book D, Page
189.

The said lot measuring one-half acre and bounded North by lots reserved for Graveyard, East by Lot
No. 300½; South by Myrtle Avenue and West by Frost Street.

Being the same premises conveyed to Grantor and Elizabeth MacIennan by deed of Cecile Taylor
Runey dated August 25, 1979, recorded in the R.M.C. Office for Charleston County in Book F 120,
page 55, on August 30, 1979.

D127, pg. 110

Michael George Kinsella to Bliss and Bolick

12 November 1981

A180, pg. 404

Lynn Marie Bliss and William Arthur Bolick to James E Carroll Jr.

18 November 1988

E184, pg. 69

James Carroll to James Carrolll

3 December 1988

D184, pg. 883

James E Carroll Jr. to Don R Loftin

5 May 1989

F380, pg. 151

Don R Loftin to Ann L Loftin

2 August 2001

- All that lot piece or parcel of land with the buildings and improvements thereon, lying and being in the county of Charleston, on Sullivan's Island, numbered lot 299 ½ on a plat of plat of the Village of Moultrieville, west end, made by H.S. Lamble, surveyor, April 1902 and recorded in plat book D, pg. 189. The said lot measuring one-half acre and bounded north on lots reserved for graveyard, east by lot 300 ½, south by Myrtle Avenue and west for Frost Street.

U468, pg. 511

Ann Loftin to Ann Loftin

5 September 2003

(living trust)

1357, pg. 30

Ann L. Loftin to Myrtle Adventures LLC

15 December 2025

Appendix 2: Selected Newspaper References

NC 5 March 1989.

2250 Myrtle. Old style beach home under renovation, 1400 square st, 3 NRs, 2BA, FP, above ground pool, assumable mortgage. \$117,500

NC 16 October 1988

Reduced. \$89,500. Charming old style island cottage with 3 BRs, 2 BA, above ground pool. Owner says sell. Jim Carroll

NC 20 March 1988

2250 myrtle. Great beach cottage in good condition. Super above ground pool and deck on back of house. \$112,000!

NC 26 July 1981

Sullivan's Island House. Priced low. \$74,900. Beautiful half acre lot.

NC 22 September 1973

Miss G.A.M. Runey of 2250 Myrtle Ave., Sullivan's Island, died Thursday in the Orangeburg Regional hospital. Funeral will be at Stella Maris and burial will be in St. Lawrence Cemetery/. Miss Runey was born in 1898, a daughter of John Francis Runey and Mrs. Henrietta Johanna Zwingmann Runey. She attended schools in Charleston and the Academy of Our Lady of Mercy. She was a member of Stella Maris Roman Catholic church, Alter Society, Catholic Womens Club, Womens Sodality, Our Lady of Fatima Society and the Order of Mount Carmel. She was retired from the communications office at the Naval Shipyard. Surviving are two brothers, William M. Runey and LaTorre L. Runey, both of Charleston.

CEP 21 September 1973

Miss Gertrude Runey, death notice

NC 15 March 1960

\$6000. 2250 Myrtle Avenue. 3 bedroom frame bungalow, painted yellow. Corner lot approximately 105 by 300. Bargain