



August 23, 2024

Charles H. Drayton
Director of Planning and Zoning
Town of Sullivan's Island
2056 Middle Street
Sullivan's Island, SC 29482
843-883-5731

RE: Sullivan's Island Historic Architectural Resources Survey Update Executive Summary

Dear Mr. Drayton:

New South Associates was awarded the contract to complete the Town of Sullivan's Island (TOSI) Historic Architectural Resources survey update. In 2022, the TOSI was awarded a grant from the National Park Service (NPS), administered by the South Carolina Department of Archives and History (SCDAH), to conduct a historic resources survey update. The survey update is intended to help guide both current and future land-use and preservation planning initiatives set forth by the Sullivan's Island Design Review Board (SIDRB) and to assist in identifying individual properties or districts eligible for local designation or listing in the National Register of Historic Places (NRHP). The historic context and subsequent survey also identify potential historic themes to pursue in future studies and to provide the TOSI and SCDAH with information that can be used for planning and preservation initiatives. The project's primary purpose is to update the TOSI's historic resources inventory. The town's comprehensive plan stipulates a periodic update to its historic resources inventory, and the last survey of the island's historic architectural resources was conducted approximately 20 years ago, in 2002–2003 (revised in 2006).

The project kicked off in March 2023 and background research was conducted during April and May 2023; a comprehensive historic context of Sullivan's Island was completed at this time. Background research also identified previously recorded historic architectural resources, including locally designated properties or districts and NRHP-listed properties and districts. Three properties located on Sullivan's Island are individually listed on the NRHP and six NRHP-listed historic districts have been established. The island's three local historic districts closely align with the three residential NRHP-listed historic districts: Sullivan's Island National Register Historic District (NRHD), Atlanticville NRHD, and Moultrieville NRHD. Fort Sumter National Monument is a National Historic Landmark (NHL) that is also listed in the NRHP, and its Sullivan's Island components include Fort Moultrie National Historical Park and the U.S. Coast Guard NRHD (see Table 1).

GEORGIA

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Table 1. NRHP-Listed Properties and Districts on Sullivan’s Island

NRHP Info. Sys./ SHPO Site Number	Property	Address/Location	Period of Significance/ Resource Date	Year Listed
07000927	Atlanticville Historic District	Middle St., Jasper Blvd., Myrtle Ave. bet. Stations 22-½ and 26	1880–1950 ca.	2007
74001842/ 0934 (0011)	Battery Gadsden	1921 I’On Ave.	1904–1906	1974
74001843/ 0933 (0012)	Battery Thomson	2017 I’On Ave.	1901–1906	1974
07000925	Fort Moultrie Quartermaster and Support Facilities Historic District	Middle St. and Thompson Ave., bet. Stations 14 and 16.5	1900–1930 ca.	2007
16000190/ 0052	Fort Sumter National Monument (Boundary Increase and Additional Documentation)	1214 Middle St. (FOSU)	1807–1948	1966/ 1976 (2016)
07000928	Moultrieville Historic District	Middle St. and Osceola Ave., bet. Stations 11 and 12	1830–1950 ca.	2007
07000929	Sullivan’s Island Historic District	Middle St., I’On Ave., and Central Ave. bet. Stations 17 and 18-½	1870–1950 ca.	2007
0981 and 0980 (0217-0217.01)	Dr. John B. Patrick House and Commercial Dependency	1820 Middle St.	1870 ca. and	1995
81000563/ 0134	U.S. Coast Guard Historic District (Added to FSNM in 2016)	I’On Ave. bet. Stations 18 and 18-½	1891–1898/ 1919/1962	1973 (2016)

The historic architectural resources survey was completed in June 2023 and included the entirety of Sullivan’s Island, documenting those resources that were built by 1983. The survey recorded a total of 518 resources and 78 sub-resources. Of these resources:

- 269 were previously recorded and 249 are newly recorded;
- 108 previously recorded resources (in 1987) were found to be no longer extant;
- 2 resources surveyed in 2023 were found to have been demolished in 2024;
- 114 surveyed resources were classified as Altered;
- 159 surveyed resources were recommended as Sullivan’s Island Landmarks;
- 135 surveyed resources were recommended as Traditional Island Resources;
- 111 surveyed resources were recommended as Post-World War II Island Resources;
- 15 surveyed resources were recommended as Protected Modified Resources; and
- 68 surveyed resources (primarily outbuildings) were not given a local historic designation, and all were recommended as not NRHP eligible.

The local historic designation of approximately 40 previously recorded resources changed as a result of the historic architectural resources survey update. While the majority had undergone alterations extensive enough

to be reclassified as Altered, 23 resources were found to be no longer extant, most replaced by new construction.

Twenty-one (21) individual historic architectural resources are recommended as eligible for the NRHP, including the Paturzo House at 2830 Middle Street, Sullivan’s Island Historic Cemetery at 2200 Myrtle Avenue, and Stella Maris Roman Catholic Church at 1204 Middle Street (see Table 2). Of the 21 individual NRHP-eligible resources, fourteen are recommended as Sullivan’s Island Landmarks, five as Traditional Island Resources, and two as Post-World War II Island Resources – including the circa 1991 Paul Beach House that is eligible for the NRHP under Criterion C and Criteria Consideration G as an eligible property that is fewer than 50 years old.

The Sullivan’s Island NRHD and the Atlanticville NRHD are recommended for boundary expansions that would align more directly with the current local district boundaries. It is also recommended to slightly expand the boundary of the Atlanticville local historic district to include The Anchorage at 2614 Middle Street and the Judge Waring House at 2602 Atlantic Avenue. One new NRHD was proposed as a result of the survey.

Table 2. Individually Eligible Resources

SHPO Site No.	Resource Name/Address	Resource Type	Date Built	NRHP Recommendation	Local Historic Designation Recommendation
0761	C. Bissell Jenkins House, aka Rosalie/2672 Atlantic Ave.	Domestic	ca. 1889	Eligible under C	Sullivan’s Island Landmark
0775	Paturzo House/2830 Middle St.	Domestic	ca. 1910	Eligible under C	Sullivan’s Island Landmark
0806	Allen P. Jones House/419 Station 23 St.	Domestic	ca. 1902	Contributing; Individually Eligible under A and/or B	Sullivan’s Island Landmark
0806.01	Allen P. Jones House – Outbuilding/419 Station 23 St.	Domestic	ca. 1910	Contributing; Individually Eligible under A and/or B	Traditional Island Resource
0873	Moore House/2402A I’On Ave.	Domestic	ca. 1880	Eligible under C	Traditional Island Resource
0889	Myrna Brown’s Boarding House/ 2262 Atlantic Ave.	Domestic	ca. 1915	Eligible under A and/or C	Sullivan’s Island Landmark
0960	Sullivan’s Island Historic Cemetery/2200 Myrtle Ave.	Funerary/ Recreation	ca. 1820	Eligible under A	Sullivan’s Island Landmark
0966	Battery Pierce Butler, aka Battery Capron/2058 Middle St.	Military/ Recreation	1896– 1897	Eligible under A and/or C	Sullivan’s Island Landmark
0968	Blanchard House/2002 Central Ave.	Domestic	ca. 1900	Eligible under C	Sullivan’s Island Landmark
0972	McGoldrick House/2002 Middle St.	Domestic	ca. 1880	Eligible under C	Sullivan’s Island Landmark

SHPO Site No.	Resource Name/Address	Resource Type	Date Built	NRHP Recommendation	Local Historic Designation Recommendation
0973	Devereaux Mansion Gatehouse/ 1914 Middle St.	Domestic	ca. 1875	Eligible under C	Sullivan's Island Landmark
0977	Walker Cottage/1856 Central Ave.	Domestic	ca. 1924	Eligible under C	Traditional Island Resource
1034	Battery Logan/1501 Poe Ave.	Military/ Recreation	1898	Eligible under A and/or C	Sullivan's Island Landmark
1076	Walker House, aka Porpoise Point/ 853 Middle St.	Domestic	ca. 1880	Eligible under C	Sullivan's Island Landmark
1083	Chapel of the Holy Cross, aka Old Post Chapel/1401 Middle St.	Religious	1891– 1892	Eligible under C	Sullivan's Island Landmark
1088	Kay Cottage/1002 Middle St.	Domestic	ca. 1940	Eligible under C	Traditional Island Resource
1102	Stella Maris Roman Catholic Church/ 1204 Middle St.	Religious/ Domestic	1873	Contributing; Individually Eligible under C	Sullivan's Island Landmark
1104	Fort Moultrie Officer's Club, aka Jasper Hall/1735 Atlantic Ave.	Social Hall	ca. 1934	Eligible under A (No Longer Eligible under C)	Sullivan's Island Landmark
8606	Paul Beach House/2851 Marshall Boulevard	Domestic	1991	Eligible under C and Criterion Consideration G (less than 50 years old)	Post-WWII Island Resource
8620	Rephan House/2810 Marshall Blvd.	Domestic	ca. 1930	Eligible under C	Traditional Island Resource
8722	United States Post Office/2061 Middle St.	Government Building	ca. 1968	Eligible under C	Post-WWII Island Resource

The proposed Fort Moultrie Military Reservation (FMMR) Noncommissioned Officers' (NCO) Quarters NRHD is a cluster of seven of the remaining NCO Quarters built between 1918 and 1920 that are located on the south side of Middle Street between Palmetto Street to the west and Hennessy Street to the east. As a group, these modest residences are architecturally distinctive and cohesive, representing the growth and development of the FMMR during World War I. The FMMR NCO Quarters NRHD is recommended eligible under Criteria A and C with a period of significance of 1918–1920, the period during which they were constructed.

Nine Category I military-era batteries and earthen structures were visually inspected as part of the historic architectural resources survey update. The decommissioned military fortifications that are not vacant or abandoned, such as Battery Logan, are used for a variety of purposes including historic sites (Battery Jasper), civic/public spaces (the Edgar Allan Poe Library at Battery Gadsden), residences (Battery 520/Fort Marshall Gun Batteries and Panama Mounts), and public beach parking (Battery Thomson). Fort Moultrie National Historical Park contains Battery Bingham, Battery McCorkle, and Battery Lord, as well as the HECF/Harbor

Defense Command Post station. While NPS applies its own guidelines to the management of the resources under its stewardship (Fort Sumter National Monument), additional work by a qualified geotechnical and engineering consultant is recommended to fully assess the existing conditions of the island's military earthworks and batteries and to develop appropriate treatment plans.

In addition to these recommendations, the survey also consolidated previous and current survey findings to create an organized inventory of the island's historic architectural resources, and it defined two additional local historic designations: Post-World War II Island Resource and Protected Modified Resources. The Post-World War II Island Resource classification includes architectural resources built primarily between 1945 and 1975, and it better represents the historic resources that were constructed during the island's post-World War II period of growth but that are still considered significant to the island's continued development during this period. The Protected Modified Resources classification includes resources with SIDRB-approved modifications that were previously considered either Sullivan's Island Landmarks or Traditional Island Resources. The project also assigned South Carolina State Historic Preservation Office (SHPO) Site Numbers for all the newly recorded historic architectural resources on the island, as well as generated GIS data for the resources that will be entered into the SHPO's database.

The report and its findings have been submitted to TOSI and SCDAH for review and comments and questions have been addressed. Once the town council approves the recommendations, the zoning ordinance will need to be updated to reflect the adoption of this latest survey. Public notice of the changes to the ordinance must be announced to notify property owners and to provide them a chance to review and comment on the changes. The SIDRB will also consider the recommendations and changes to individual properties' designations and adjustments to historic districts' boundaries. Additionally, a public meeting will be held to present the findings of the survey update to the residents of TOSI and other interested members of the community.

If you have any questions regarding the survey, or require additional information, please feel free to call me at 770-498-4155 extension 125 or contact me via email at sciomek@newsouthassoc.com.

Sincerely,

NEW SOUTH ASSOCIATES, INC.

A handwritten signature in cursive script that reads "Summer Ciomek".

Summer Ciomek, MHP
History Survey Director/Principal Investigator