

SULLIVAN'S ISLAND DESIGN REVIEW BOARD
SUBMITTAL APPLICATION (PAGE 1)

PROPERTY ADDRESS: 1735 Atlantic Avenue PARCEL ID (TMS #): 5231200020

SUBMITTAL DATE: 03/20/2026 MEETING DATE: 04/15/2026

REQUEST: CONCEPTUAL REVIEW: PRELIMINARY APPROVAL: X FINAL APPROVAL:

DESCRIPTION OF SCOPE OF WORK: Conversion of the historic Jasper Hall to a single-family residence. The exterior facades will be restored with appropriate architectural details and historic fenestration openings. The front and rear porches will be re-designed to include more historically appropriate details and additional height on the rear porch. A garage, and pool outbuilding are proposed to be added.

 Submittal is **outside** of the Historic District, not classified historic, and requests DRB relief.

 Submittal is **outside** of the Historic District and designated as a historic resource.

 DRB relief requests No DRB requests

X Submittal is **within** the Historic District and is:

X designated as Historic Resource DRB relief requests X No DRB requests

 Not designated as a Historic Resource: DRB relief requests No DRB requests

DRB SUBMITTAL CHECKLIST: The following items must be included in the submittal for placement on the DRB agenda.

☒ Application fee (Historic properties: \$116.00; New constructions: \$1,280; Addition/renovations: \$426.60)

☒ Completes and signed submittal application (Page 1). (All submissions)

☒ Zoning Standards Compliance Worksheet (Page 2). (All submissions with relief requests)

☒ Neighborhood Compatibility Worksheet (Page 3). (All submissions with relief requests)

☒ Historic Design Review Worksheet (Page 4). (All submissions involving a designated Historic Resource)

☒ Online submittal through BSA; Town of Sullivan's Island online submittal portal.

☒ Two (2) sets of drawings, no bigger than 11X17"; Drawings to include:

☒ A current as-built survey, Certified by a S.C. Registered Land Surveyor [1/16"= 1'-0" OR 1"= 20'-0"

Required for all new construction and for work which expands or is outside of an existing building footprint; illustrating the following:

- All applicable Flood Zone information
- Setbacks, property lines and easements
- Spot elevations required to comply with § 21-24
- OCRM Critical Lines, or Baseline and Setback if applicable
- Existing Structures, if applicable

☒ Site Plan [1/16" = 1'-0" OR 1" = 20'-0" scale], illustrating the following:

- Existing structures, if applicable
- Proposed new structures
- All applicable survey information
- Narrative for Scope of Work (all Historic projects)

☒ Floor Plans [1/8" = 1'-0" scale], with the following requirements:

- Exterior dimensions
- Graphically depict the outlines of heated space, covered porches and open decks.
- In the case of renovations and/or additions, the outlines of existing and new construction must also be shown.

☒ Exterior Elevations [1/8" = 1'-0" scale], with the following requirements:

- All exterior materials such as wood, stucco, roofing and / or masonry shall be graphically represented for intent.
- Must be rendered with shadows depicting roof and / or deck overhangs, changes in wall plane, or massing.
- Roof ridge heights to natural grade. Finished Floor Elevation (FFE), Lowest Structural Member (LSM), Base Flood Elevation (BFE) to finish grade.
- Detailed descriptions of treatment of all historic materials. (all Historic projects)

☒ Conditional/Optional:

- 3-D perspective sketches and / or models, as well as streetscape renderings that include adjacent properties are always encouraged and are **required for submissions with requests for relief, additional coverage, or additional square footage.**

- Any relevant photographs or documentation that might be descriptive (of adjacent properties).

OWNER NAME: Atlantic Avenue Holdings, LLC PHONE NUMBER: (843) 847-0200

ADDRESS: 450 Meeting Street, Charleston, SC 29403 EMAIL: dderbyshire@jolinent.com

ARCHITECT/DESIGNER: Anthony J. Cissell PHONE NUMBER: (912) 332-6209

ADDRESS: 49 Immigration Street, Charleston, SC 29403 EMAIL: anthony.cissell@cisselldesignstudio.com

CONTRACTOR: Rhodes Residential Construction PHONE NUMBER: (843) 442-1162

ADDRESS: 2019 Middle Street, Sullivan's Island, SC 29482 EMAIL: 2018samrhodes@gmail.com

(Initials): I understand that incomplete applications will be rejected.

I (we) submit that the above information is true to the best of my (our) knowledge.

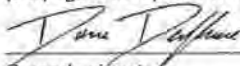
Anthony J. Cissell

Applicant name (print)

Applicant's signature

If Owner is not the Applicant:

I (we) hereby appoint the person named as applicant as my (our) agent to represent me (us) in this application.


Owner's signature

Owner's signature

ZONING STANDARDS COMPLIANCE WORKSHEET (PAGE 2)

		Zoning ordinance reference section	Zoning Standard	✓ If meets standard	DRB's Max. authority for relief	applicant request for relief	Percent (%) relief requested	Total allowed + requested relief (SF)
SETBACKS	A	21-22 FRONT SETBACK	25 Feet	✓	15%			
	B	21-22 ADDITIONAL FRONT YARD SETBACK	45 above 20'	NA	15%			
	C	21-22 SIDE SETBACK	per lot: Enter result: 10' min: 32' comb:	✓ EXISTING HISTORIC BUILDING	25%			
	D	21-22 SECOND STORY SIDE SETBACK	per lot: Enter result: min: comb:	✓ EXISTING HISTORIC BUILDING	25%			
LOT COVERAGE	E	21-22 REAR SETBACK	25 feet	✓	N/A	X	X	X
	F	21-25 PRINCIPAL BUILDING COVERAGE	as per formula: enter result 13,104 sf	✓ EXISTING HISTORIC BUILDING	20%			ALLOWED 13,104 SF PROPOSED 10,550 SF
	G	21-26 IMPERVIOUS COVERAGE	as per formula: enter result 30% sf maximum	✓ EXISTING HISTORIC BUILDING	EXISTING IMPERVIOUS AREA 48,715 SF (56%)			ALLOWED 26,210 SF PROPOSED 26,125 SF
	H	21-27 PRINCIPAL BUILDING SQUARE FOOTAGE	as per formula: enter result NA sf SEC. 21-27B.(4)	✓ EXISTING HISTORIC BUILDING	A: New Construction / Non-historic additions: 15% sf (not to exceed 500 sf) B: Historic additions: 20% sf C: Historic ADU Special Exceptions:			ALLOWED PER AGREEMENT 11,549 SF PROPOSED 11,500 SF
DESIGN STANDARDS	I	21-28 THIRD STORY	as per formula: enter result sf	NA	15% sf			
	J	21-22 PRINCIPAL BUILDING FRONT FAÇADE	50' feet or, 2/3 lot width (whichever is less)	✓ EXISTING HISTORIC BUILDING	15%			
	K	21-22 PRINCIPAL BUILDING SIDE FAÇADE	38 feet (wall length) 16 feet within 15 ft x 2 16-in articulations	✓ EXISTING HISTORIC BUILDING	25%			
	L	21-22 2ND STORY SIDE FAÇADE SETBACK	32 feet (wall length) 6-foot (knee wall) 16-in articulations	✓ EXISTING HISTORIC BUILDING	25%			
	M	21-30 BUILDING ORIENTATION	towards ocean, excluding marsh and ocean lots	✓	Adjust for Neighborhood Compatibility			
	N	21-30 BLDG. FOUNDATION HEIGHT	8' to LSM & 9'4" to FFE	✓	1 foot			
	O	21-32 FOUNDATION ENCLOSURE	1/2" space	EXISTING BUILDING	Adjust for Neighborhood Compatibility			
	P	21-138 ACCESSORY STRUCTURE	Height (15 to 18) Setback (20)	✓	20% Height (3 ft 6 in) 40%(4')			

NEIGHBORHOOD COMPATIBILITY WORKSHEET (PAGE 3)

Have you reached out to the neighbors to get their feedback on the proposed plans? Yes: ☒ No: ☐

In accordance with the Sullivan's Island Zoning Ordinance, Section 21-111, the DRB shall only grant modifications of the Zoning Ordinance standards if the design is compatible with the surrounding neighborhood. **See the DRB application submittal guidance document for additional information for filling in this form.** Lot area: 87,365 sf Highland lot area: 87,365 sf (if applicable)

Principal Building Square Footage (21-27): Existing SF: 11,549 sf Standard SF: 5600 sf Proposed SF: 11,535 sf

The building under review is an existing historic landmark that has a footprint of approximately 11,045 sf and a two story open interior volume in the main mass of the building. All of the proposed square footage will be internal to existing structure or in the form of dormer construction in the main roof mass that houses the two-story volume. Additionally, any new dormer construction will occur on the dune side of the building, and below the ridge of the primary roof, which will be out sight of the street, therefore the massing and compatibility relationship with surrounding development will be unchanged. The zoning administrator has ruled in the past, and the DRB has agreed, that this standard expressly applies to new construction, not historic structures. Additionally, prior agreement with the town expressly allows the owner to re-distribute historic square footage that existed in the basement below the Base Flood Elevation to other use above the Design Flood Elevation.

Principal Building Coverage (21-25): Existing SF: 11,045 sf Standard SF: 13,104 sf Proposed SF: 10,723 sf

The Principal Building is an existing historic landmark building that is proposed to be reduced slightly in its coverage area, remaining below the 15% coverage area standard for the lot. The existing historic massing adjacent to the pool will be rebuilt and reduced in footprint in the process. The rest of the building footprint will remain as-is.

Front/Side/2nd-Story Building Setbacks (21-22): Standard, combined: _____ Proposed, combined: _____, min: _____

The Principal Building is an existing historic landmark building that is proposed to remain unchanged with regard to its setbacks. The building currently has one area that encroaches into the side setback on the east side, but it is an existing historic condition.

Second Story Side Façade Setback (21-22): Requested relief: None

The Principal Building is an existing historic landmark building that will have small amount of second level square footage added within the roof form of the main mass of the building, however, the area that is being dormered for the second story sits well within an interior part of the site, approximately 160' away from both the front and rear property lines, and an average of 92' away from the side lot lines.

Principal Building Side Façade Setback (21-22): Requested Relief: None

The Principal Building is an existing historic landmark building that is proposed to remain unchanged with regard to its side facades massing and position.

Other (circle any that apply):

Third Story, Principal Building Front Façade, Building Orientation, Building Foundation Height, Foundation Enclosure, or Accessory Structure: _____

REQUEST FOR HISTORIC DESIGN REVIEW (PAGE 4)

Do you propose any exterior changes to the historic structure? Yes: ✓ No: _____
If you answered "yes", please provide a detailed explanation and sequence of the work below:

Section 21-97. C Historic Preservation Standards:

Submit in writing and be prepared to describe how your project is consistent with the following ten preservation standards, and the most recent version of the Secretary of Interior's Guidelines for the Treatment of Historic Properties. ****On your elevation drawings show all existing conditions and proposed changes. Detail existing materials and highlight all new and preserved architectural and structural elements.**

<https://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf>

- (a) Using a property as it was used historically or giving a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships;
- (b) Retaining and preserving the historic character of a property; avoidance of the removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property;
- (c) Avoiding changes that create a false sense of historical development, such as adding conjectural features or elements from other buildings;
- (d) Retaining and preserving changes to a property that have acquired historic significance in their own right;
- (e) Preserving distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property;
- (f) Repairing rather than replacing deteriorated historic features; or where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials;
- (g) Utilizing the gentlest means of chemical or physical treatments;
- (h) Protecting and preserving the archeological resources in place, and if disturbing, mitigation measures will be undertaken;
- (i) Not destroying historic materials, features, and spatial relationships that characterize the property; differentiating the new work from the old and making it compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment; and,
- (j) Undertaking new construction in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The design approach to the renovation and conversion of the historic Fort Moultrie Officer's Club / Jasper Hall is being undertaken with an adaptive restoration ethos. The original design of the facility was in a formal classical mode, that complimented the Island Beach Cottage style of the Senior Officers Residences, to which it was related by proximity. It was special design, that did not follow a typical Army Quartermaster plan, and had an elevated level of detail and architectural character at the direction of the base leadership. However, in the early 1960s, after the decommissioning of the fort and sale of the property to a private entity, SCE&G, the building underwent a massive exterior renovation that stripped it of much of its historic character. The facades were stripped and reclad with flush windows and synthetic siding, many windows were closed in altogether, porches were re-roofed with slopes that integrated into the main roof that covered or obscured many of the details of the main building mass, incompatible mid-century colonial columns were added to the beach porches, an external dual stair and sparsely detailed portico was added to the main facade, covering the original Palladian motif of the building, decorative screen grilles were replaced with louvers, and a poorly detailed brick water table was added. While these modifications were made in a legitimate effort to solve some functional issues with the building, it was unfortunately carried out in a way that is incompatible with the original design intent, or the design of the contextual historic Fort Moultrie buildings.

See attached sheet for continued narrative.

(Please use extra sheet as needed)

Historic Design Review narrative continued.

The design team has done a considerable amount of investigation to uncover the full architectural history of the building and the intentions for the architecture of the military personnel involved in the project at the time, primarily the senior leadership, and it is clear that the building as it sits today bears resemblance to the original construction in its general massing, but little else. The opportunity that the design team sees at hand with the massive effort it will take to convert the building to single-family residence is to restore a measure of the original architectural intent and detail to the building during the renovation process. Removing incompatible details from the mid-century and restoring details and windows that were lost or covered up on the building is a priority. However, as mentioned previously, the renovations undertaken by SCE&G were an attempt to solve certain building issues, like the original entrance flooding regularly or the need for shade on the south-facing porches. The design team's goal is to redesign/rebuild those areas that made sense functionally, but using architectural styles and details that are compatible with the history of the building and context from the early 20th century. Restoring the Palladian motif to the entrance facade is also of paramount importance. This was the historic view of the building that the base senior leadership had from their homes on the officer's row on Ion Street, and deserves to be restored. The design calls for achieving that with a Palladian portico that will showcase the history while meeting the functional goal of an exterior entrance out of the flood plain.

The corner pilasters on the building appear to be the only original cladding materials left on the structure. The team will preserve and restore those, and replace the synthetic siding and flush windows with a siding that is historically compatible in its depth and profile, and traditional windows that achieve the depth of facade that would have been present on the original construction. The roof will be restored to a standing seam metal roof, and decorative trim and facade elements that were lost will be recreated or incorporated in way that are compatible with the original design. The existing water table, possibly installed to assist with water intrusion into the basement was poorly detailed and is doing little to help with water protection. The design team is proposing to remove it and re-install a properly detailed foundation wall and water table to create a functional and visually solid base for the building.

Given that the building is changing use from an institutional use to a private residential use, and the fact that the original facades of the building have been lost, there is a desire to elevate the architectural detail in places to a level that would be appropriate for what will be one of the grandest residences on Sullivan's Island. The primary ways that is proposed to be done is by redesigning porches, incorporating a slightly more elaborate window casing on all of the restored window openings, and distinguishing the windows on the original 1933 massing with a cornice incorporated into the casings that will highlight this core era of construction from the rest of the residence. The design team believes this would be an appropriate evolution of the history of the building. This approach is supported by the Sullivan's Island Historic Resources Survey, published in June 2024. The report states: "While the former officer's club still retains sufficient integrity for eligibility [for NRHP designation] under Criterion A [Associated with events that have made a significant contribution to the broad patterns of history], it is no longer recommended eligible under Criterion C [Embodies distinctive characteristics of a type, period, or method of construction; represents the work of a master; possesses high artistic values; or represents a significant, distinguishable entity]." Essentially the report identifies that while Jasper Hall is significant historically, it has lost too much of its architectural integrity over the years to be eligible for listing. In the view of the design team, this opens the door to additional architectural intervention that would not be compromising, if done in a sensitive manner.

Overall, the preservation approach to Jasper Hall will be to restore and recreate original openings and character where possible, and incorporate new design with historically, contextually appropriate details and character where appropriate. The result will be a building that combines the artistry and character of the 1933 Quartermasters design with the practicality and modern thinking of the SCE&G's 1960 renovation, to craft a third life as a grand residence for this nearly 100-years old landmark building.