

SULLIVAN'S ISLAND DESIGN REVIEW BOARD

SUBMITTAL APPLICATION (PAGE 1)

PROPERTY ADDRESS: 2730 Brooks Street PARCEL ID (TMS #): 529-07-00-49

SUBMITTAL DATE: 12/19/2025 MEETING DATE: 01/21/2025

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

DESCRIPTION OF SCOPE OF WORK: Demolish non-historic addition, relocate historic structure closer to Brooks Street, and restore to original historic footprint. Construct new structure at rear of lot.

Submittal **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

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

designated as Historic Resource DRB relief requests 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: Marsh and Amy Spencer PHONE NUMBER:

ADDRESS: 2730 Brooks Street, Sullivan's Island , SC 29482 EMAIL: mspencer@steelfab-inc.com, spencaa1@gmail.com

ARCHITECT/DESIGNER: Daniel Beck Architecture llc PHONE NUMBER: 843 575-7961

ADDRESS: 131 Chadwick Drive, Charleston, SC 29407 EMAIL: daniel@danielbeckarchitecture.com

CONTRACTOR: PHONE NUMBER:

ADDRESS: EMAIL:

 (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.

Daniel Beck

Applicant name (print)

Daniel Beck

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

Marsh Spencer

Owner's signature

Amy Spencer

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 FRONTYARD SETBACK	45 above 20'	✓	15%	Although not required, the rear facade of the principal structure is designed to comply with this ordinance with 15% relief, 45 degree line above 23'		
	C	21-22 SIDE SETBACK	per lot: Enter result: <u>15</u> min: <u>40</u> comb:	✓	25%			
	D	21-22 SECOND STORY SIDE SETBACK	per lot: Enter result: <u> </u> min: <u> </u> comb:	n/a due to <6' knee walls	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 <u>2827.2</u> sf		20%	✓	9.15 %	2,827.2 sf standard 3,086 sf requested (addtl 258.8 sf)
	G	21-26 IMPERVIOUS COVERAGE	as per formula: enter result 30% sf maximum	✓ 27.18% proposed	N/A	X	X	X
	H	21-27 PRINCIPAL BUILDING SQUARE FOOTAGE	as per formula: enter result <u>3,784.8 sf</u> sf		A: New Construction / Non-historic additions: 15% _____ sf (not to exceed 500 sf) B: Historic additions: 20% _____ sf C: Historic ADU Special Exceptions: 25%	✓	21.9%	3,784.8 sf standard 4,615 sf requested (addtl. 830.2 sf)
DESIGN STANDARDS	I	21-28 THIRD STORY	as per formula: enter result <u> </u> sf	n/a	15% _____ sf	Third story not proposed		
	J	21-22 PRINCIPAL BUILDING FRONT FAÇADE	50' feet or, 2/3 lot width (whichever is less)	✓	15%	Front Elevation Meets 40% porch exemption per 21-22.5.c.b Rear Elevation designed to comply with 21-22 though not required		
	K	21-22 PRINCIPAL BUILDING SIDE FAÇADE	38 feet (wall length) 16 feet within 15 ft x 2 16-in articulations	✓	25%			
	L	21-22 2ND STORY SIDE FAÇADE SETBACK	32 feet (wall length) 6-foot (knee wall) 16-in articulations	✓	25%	Meets 6-foot knee wall requirement		
	M	21-30 BUILDING ORIENTATION	towards ocean, excluding marsh and ocean lots	✓	Adjust for Neighborhood Compatability			
	N	21-30 BLDG. FOUNDATION HEIGHT	8' to LSM & 9'4" to FFE	✓	1 foot			
	O	21-32 FOUNDATION ENCLOSURE	1/2" space	✓	Adjust for Neighborhood Compatability			
	P	21-138 ACCESSORY STRUCTURE	Height (15 to 18) Setback(20)		20% Height (3ft 6in) 40%(4')	Requesting Historic ADU Special Exception Existing Height to be maintained.		

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: 18,848 sf Highland lot area: n/a sf (if applicable)

Principal Building Square Footage (21-27): Existing SF: 2584 sf Standard SF: 3784.8 sf Proposed SF: 4,609 sf

This application requests special exception for use of an historic structure as an accessory dwelling unit, which allows up to 25% relief per

21-27.C.1.i. This Application requests 21.8% relief. The massing and lot coverage of the proposed new structure has been carefully designed to be compatible with both the historic structure and larger adjacent properties.

Principal Building Coverage (21-25): Existing SF: 1981.92 sf Standard SF: 2827.2 sf Proposed SF: 3,086 sf

This application requests 9.15% relief for Principal Building coverage. The massing and lot coverage of the proposed new structure have been carefully designed to be compatible with both the historic structure and larger adjacent properties.

Front/Side/2nd-Story Building Setbacks (21-22): Standard, combined 40' Proposed, combined 40', min 15'

The proposed side setbacks meet the zoning standards.

The proposed front and rear setbacks meet the zoning standard

Second story has knee walls that are less than 6' in height and therefore meet the zoning standard per 21-22.C.3.f

The rear setback complies with the zoning standard. The rear facade has been designed to comply with the additional front setback requirements (21-22.B.4.a) for neighborhood compatibility.

Since the rear facade is set back so far from Jasper Boulevard, the facade height is 15% taller than the additional front setback zoning standard (21-22.B.4.a) to allow better alignment with plate heights of main roof for simplified massing and proportions.

Second Story Side Façade Setback (21-22): Requested relief:

Second story has knee walls that are less than 6' in height and therefore meet the zoning standard per 21-22.C.3.f

Principal Building Side Façade Setback (21-22): Requested Relief:

Complies with zoning standard.

Other (circle any that apply):

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

This application requests special exception for historic structure to be used as accessory dwelling unit. Historic Structure is less than 1200 sf of heated space and is listed as a traditional island resource. The portions proposed to be removed from the historic property were added less than 50 years ago and obscured an earlier feature of the historic house. The house has been carefully located to be compatible with neighboring properties.

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.

2730 Brooks Street was constructed in 1902, and historical records reference it as "The Walker House".

It has been modified over the years, but what we know for certain is that the structure received an addition in 2006. In 2016, a portion of one of the addition's porches was enclosed adjacent to the historic structure.

After looking at historic photographs as well as the foundation and attic framing, we believe that the original footprint had a rear gable. A remaining timber post below the house supports this theory, as we believe it once supported one side of the rear center gable.

This project proposes rehabilitation of the historic structure in alignment with the Secretary of the Interior's Standards. The historic envelope of the structure will be preserved, and the original footprint of the structure will be restored by removal of the structure's non-historic additions and reconstruction of what is believed to be its original rear center gable, based on historic research and analysis of the structure. The structure is proposed to be relocated closer to Brooks Street, where it can have greater alignment with the historic structure across Station 28 Street.

The property will maintain its historic residential use, which requires minimal change to its exterior distinctive materials, features, spaces, and spatial relationships. No removal of distinctive materials or alteration of exterior features that characterize the historic property are proposed. No changes are proposed that create a false sense of historical development - the addition of the rear gable is based on site findings and historical research. The existing materials, features, finishes, and construction techniques and craftsmanship that characterize the property are proposed to be protected, preserved, and restored.

When the structure is relocated, all care is to be taken to protect and salvage all historic materials. Where exterior repairs are needed, all historic materials are to be repaired and not replaced, unless replacement is deemed absolutely necessary. In that case, the new will match the old in design, color, texture, and, where possible, materials. Where applicable, the gentlest means of chemical or physical treatment shall be utilized.