

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

PROPERTY ADDRESS: 1454 Middle Street PARCEL ID (TMS #): 5230700043

SUBMITTAL DATE: 05/22/2026 MEETING DATE: 06/17/2026

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

DESCRIPTION OF SCOPE OF WORK: Modification of previously approved rear screened porch design and replacement of deteriorating historic windows. Existing wood windows are inundated with termite and water damage, and will be replaced with visually similar new composite clad windows.

     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

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

X designated as Historic Resource X 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: David Guaglianone, Novella Homes PHONE NUMBER: (843) 709-2505

ADDRESS: 115 Central Island St Suite 101, Charleston, SC 29492 EMAIL: DavidG@novellahomes.com

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

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

CONTRACTOR: Bryan Ferris, Middle Street Construction PHONE NUMBER: (912) 332-6209

ADDRESS: 741 Meeting St Suite 301, Charleston, SC 29403 EMAIL: bferris@middlestreet.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)

*Anthony J. Cissell*

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

*[Signature]*

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	<b>X</b>	<b>X</b>
	F	21-25 PRINCIPAL BUILDING COVERAGE	as per formula:enter result NA sf	✓ EXISTING HISTORIC BUILDING	20%		5381 SF
	G	21-26 IMPERVIOUS COVERAGE	as per formula:enter result 30% sf maximum	✓ EXISTING HISTORIC BUILDING	EXISTING IMPERVIOUS AREA 7898 SF		7565 SF
	H	21-27 PRINCIPAL BUILDING SQUARE FOOTAGE	as per formula:enter result NA sf SEC. 21-27B.(4)	✓ EXISTING HISTORIC BUILDING	<b>A: New Construction / Non-historic additions:</b> 15% _____sf (not to exceed <b>500 sf</b> ) <b>B: Historic additions:</b> 20% _____sf <b>C: Historic ADU Special Exceptions:</b>		8765 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 Compatability		
	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 Compatability		
P	21-138 ACCESSORY STRUCTURE	Height (15 to 18) Setback (20)		20% Height (3 ft 6 in) 40%(4')	✓	40% (WEST SETBACK) 40% (EAST SETBACK)	4' 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: 16270 sf Highland lot area: 16270 sf (if applicable)

**Principal Building Square Footage (21-27):** Existing SF: 6610 sf Standard SF: 5600 sf Proposed SF: 8765 sf  
The building under review is an existing historic landmark that has a footprint of approximately 5365 sf and a two story interior volume. All of the proposed square footage will be internal to the existing structure with no conditioned additions, therefore the massing and compatibility relationship with surrounding development will be unchanged by providing relief or exemption from this standard due to the historic nature of the structure. The zoning administrator has ruled, and the DRB agreed at Conceptual Design Review, that this standard expressly applies to new construction, not historic structures.

**Principal Building Coverage (21-25):** Existing SF: 5381 sf Standard SF: 2440 sf Proposed SF: 5381 sf  
The Principal Building is an existing historic landmark building that is proposed to remain unchanged in its coverage area.

**Front/Side/2<sup>nd</sup>-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 meets the setback requirements of the ordinance.

**Second Story Side Façade Setback (21-22):** Requested relief: \_\_\_\_\_  
The Principal Building is an existing historic landmark building that is proposed to remain unchanged with regard to its second story massing and position.

**Principal Building Side Façade Setback (21-22):** Requested Relief: \_\_\_\_\_  
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:** Garage and Pool Outbuilding  
The Principal Building is an historic landmark building that is not raised in a manner to accommodate parking under it, so the applicant is requesting to construct a garage that would not penalize the impervious area of the site. The applicant is requesting relief on the side setbacks to reduce the 10’ setbacks to 6’ in order to accommodate a canopy projection on the side of the garage, and a larger footprint for the pool bathroom and equipment structure. Since the Conceptual review, the applicant has reduced the size of the garage by 33%, but added the Pool structure, producing the same massing at the rear of the building that several DRB members felt was appropriate to the scale of the historic structure as the original design of the three bay garage.

**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 development team is seeking approval of amendments to the Final Design in order to address several concerns related to the degradation of and instability of certain building components that were discovered during the demolition and remediation phase of the renovation construction, as well as minor programmatic changes to elements of the rear of the residence, including the boiler room and screened porch areas. See attached sheet for continued narrative.

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(Please use extra sheet as needed)

*Historic Design Review narrative continued.*

After the Final Design DRB approval, the development team obtained demolition permitting that allowed the construction team to begin further detailed investigation of the historic structure and its components, as well as remediation of hazardous materials such as asbestos insulation in the attic space. This process has led to several discoveries that have necessitated re-consideration of certain aspects of the building, including extensive corrosion of all of the metal components of the building, including the thin metal lath that supports most of the plaster throughout the building, extensive termite and water damage to most of the wood components, and additional concerns about the structural stability of much of the unreinforced masonry, particularly of the boiler room on the north elevation. Concurrent with this additional information on the state of the building, the owner has developed some minor changes to the program and exterior of the rear of the house that they would like to consider amending in the Final Design approval.

The findings of the additional building investigation relevant to this amendment are:

1. Significant rot and termite damage to all of the existing wood windows
2. A significant number of missing or otherwise damaged wood window components
3. Structural instability and settlement cracking of the rear boiler room, causing the contractor to deem it unsafe

The damage and missing components of the wood windows is so extensive that the development team would like approval to replace the wood windows with a modern storm-rated window with visually compatible details to match the historic look and profile of the wood windows. An extensive inventory and documentation has been created for each window and included in this submission.

The rear boiler room (previously approved to be the unconditioned grill room) is uninhabitable, and in the estimation of the contractor cannot be safely repaired. The development team is proposing to carefully remove and rebuild the brick portions of the structure, leaving in place the existing concrete footing and water table after repairing settlement cracking. The existing brick will be salvaged, cleaned, and re-used in the construction. The rebuilt structure is proposed to be a conditioned space, serving as the mud room for the house's rear entrance. In order to accommodate this space being above the flood plain, an exterior stair has been added and the arbor adjusted for the additional height by aligning it with the entablature of the porch. The painted wood arbor will adopt design details that compliment the detailing of the rear porch, with the intention to create a more intentional transition from the garage to the primary residence. The team is also proposing that the grill formerly in the boiler room be installed in an exterior location adjacent to the garage and pool.

This amendment also proposes minor design changes to the screened porch in order to connect it better visually and functionally to the pool area. The updated design eliminates the person screen door in favor of opening up the arched colonnade completely, retaining the approved arch panel design but eliminating the lower knee panels in the arches, and extending the previously approved stair across the entire porch. The arched openings would be equipped with operable insect screens that would roll down from the head of the openings. The change would allow free movement of residents between the porch and pool area along the length of the porch.