

# SULLIVAN'S ISLAND DESIGN REVIEW BOARD

## SUBMITTAL APPLICATION (PAGE 1)

PROPERTY ADDRESS: 2608 Myrtle Ave PARCEL ID (TMS #): 5290600051

SUBMITTAL DATE: 3/21/2025 MEETING DATE: 4/16/2025

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

DESCRIPTION OF SCOPE OF WORK: Benton Grismer is working with Butler Preservation to design a new one and a half story typology with dormer windows, which will allow for maximum square footage while utilizing historic island precedents and reducing the visual impact of the building's height and mass. The cottage will remain in situ as a standalone residence and will continue to be accessed from Myrtle Avenue, in keeping with the adjacent properties on that street. The new residence is to be placed near Goldbug Ave to mitigate its impact on the historic cottage, following the placement of other residences on the street.

     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: Adam Loyd PHONE NUMBER: 303 - 589 - 1485

ADDRESS: 2608 Myrtle Ave, Sullivans Island, SC 29482 EMAIL: adam@loydmail.me

ARCHITECT/DESIGNER: Benton Grismer PHONE NUMBER: 303 - 880 - 0806

ADDRESS: 1691 W 66th Ave, Denver, CO 80221 EMAIL: benton.grismer@gmail.com

CONTRACTOR: TBD PHONE NUMBER:                     

ADDRESS:                      EMAIL:                     

AL (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.

Adam Loyd

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%	Existing Historic		
	B	21-22 ADDITIONAL FRONTYARD SETBACK	45 above 20'	✓	15%			
	C	21-22 SIDE SETBACK	per lot: Enter result: <u>10</u> min: <u>40</u> comb:	✓	25%			
	D	21-22 2ND STORY SIDE FAÇADE SETBACK	10 feet (wall length) 2' setback from wall	✓	100%			
	E	21-22 REAR SETBACK	25 feet	✓	N/A	X	X	X
LOT COVERAGE	F	21-25 PRINCIPAL BUILDING COVERAGE	as per formula: enter result <u>3,304</u> sf		20%	288 sf	8.7 %	3,592 sf
	G	21-26 IMPERVIOUS COVERAGE	as per formula: enter result 30% sf maximum	✓ 6,608 SF	N/A	X	X	X
	H	21-27 PRINCIPAL BUILDING SQUARE FOOTAGE	as per formula: enter A, B, or C (circle one) result <u>4,102</u> sf		A: 15% _____sf not to exceed 500 sf (21-27B) B: 20% _____sf (21-94) C: 25% <input checked="" type="checkbox"/> _____sf (21-20C)	1,021 sf	24.9 %	5,123 sf
	I	21-28 THIRD STORY	as per formula: enter result _____sf	N/A	15% _____sf			
DESIGN STANDARDS	J	21-29 PRINCIPAL BUILDING FRONT FAÇADE	50' feet or, 2/3 lot width (whichever is less)	✓	100%			
	K	21-29 PRINCIPAL BUILDING SIDE FAÇADE	30 feet (wall length)	✓	100%			
	L	21-30 BUILDING ORIENTATION	towards ocean, excluding marsh and ocean lots	✓	Adjust for Neighborhood Compatibility			
	M	21-30 BLDG. FOUNDATION HEIGHT	8' to LSM & 9'4" to FFE	✓	1 foot			
	N	21-32 FOUNDATION ENCLOSURE	1/2" space	✓	Adjust for Neighborhood Compatibility			
	O	21-138 ACCESSORY STRUCTURE	Height (15) Setback (20) Area 625' footprint and 750' total	✓	40%(4') 20% Area 750'-900'			

### 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: 22,026sf Highland lot area:       sf (if applicable)

**Principal Building Square Footage (21-27):** Existing SF: 1,952 Standard SF: 4,102 Proposed SF: 5,123

Applicant is requesting an increased PBSF relief per the boards request to finish and count above flood storage area as finished space to remove any misunderstanding for future occupants. The relief will allow the applicant to construct a home for their growing family, while keeping with the size and character of recent new builds on Sullivan's Island, while also giving up allowable accessory buildings. The applicant is taking on the challenge of restoring the lost character of a Traditional Island Resource in its original footprint, and is only partially utilizing the specific ordinance (21-20C, 21-27C) that specifically allows up to 25% for these situations, despite the existing handicaps and obstacles. The applicants have enjoyed this challenge of designing a timeless new home that compliments the preservation plan for the historic cottage.

**Principal Building Coverage (21-25):** Existing SF: 1,952 Standard SF: 3,304 Proposed SF: 3,592

Per the above PBSF relief, PBC relief falls in line with this requested relief and kept to a reasonable level by utilizing a good portion of square footage on the second level with dormers. Please note that impervious surfaces requested are well within the town's standards and the applicant is not asking for setback relief.

**Front Side Building Setbacks (21-22):** Standard, combined        Proposed, combined       , min         
N/A

**Second Story Side Façade Setback (21-22):** Requested relief:         
N/A

**Principal Building Front/Side Façade Setback (21-29):** Requested Relief:         
N/A

**Other (circle any that apply):**

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

Steps taken with the proposed design to mitigate the impact of the new dwelling include: (1) Reducing additional non-historic square footage and massing from the cottage (2) Utilizing dormer windows and one and a half story cottage typology to make the new build smaller (sf, height, and mass-wise) in relation to many surrounding homes on Myrtle/Goldbug/Raven (3) The new build "breaks the mass" of the floor plan through the use of projecting bays, dormers, and varied cladding materials to create a less boxy plan that reduces the visual mass of buildings. The dwelling's ornamentation draws on Sullivan's Island typologies, precedents, and architecture features (such as X balustrades, dormer windows, and simple classical or Arts and Crafts ornament) (6) A landscaping buffer will be created between the two dwellings.

## 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 applicant's family currently resides in the historic cottage and plans to continue to utilize the structure as a small family cottage home, matching its original intended use. Following DRB recommendations from previous submissions, the roofline over this addition will be modified and replaced with a lower roof to allow this bay to more clearly read as an addition. Additionally, the DRB requested two over two wood sash windows on the front façade, in keeping with what have likely been the original light configuration for a cottage constructed in 1908. The fenestration will be amended on the east and west (side elevations) to replace the existing vinyl and metal windows with one over one wood sash windows as necessary. The back screened in porch mass will be removed to leave a smaller porch and amend the roofline to its historic simplicity. The front porch will be restored to its original appearance via removal of the infill walls and replacing lost historic features such as the balustrades. The original front door frame, surrounding glass panels, and ceiling bead board are still intact within the non-historic porch enclosure, and will be preserved and used again as the entry door into house. The proposed restoration reduces the cottage's mass closer to its original iteration through the removal of additions that are not crucial to the use and function of the cottage. The cottage will remain in situ with no height or placement alterations.

(Please use extra sheet as needed)