

SULLIVAN'S ISLAND DESIGN REVIEW BOARD

SUBMITTAL APPLICATION (PAGE 1)

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

SUBMITTAL DATE: 08/22/2025 MEETING DATE: 09/17/2025

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

DESCRIPTION OF SCOPE OF WORK: Conversion of the historic Fort Moultrie Post Theater to a single-family residence. The exterior will be restored with additional fenestration added to the sides and rear to daylight the interior, which will be raised to the current flood plain level and have two interior stories built. A new screened porch, garage, and pool outbuilding are proposed for the rear of the property.

 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)

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 NA sf	✓ EXISTING HISTORIC BUILDING	20%			5211 SF
	G	21-26 IMPERVIOUS COVERAGE	as per formula:enter result 30% sf maximum	✓ EXISTING HISTORIC BUILDING	EXISTING IMPERVIOUS AREA 7898 SF			7401 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:			8595 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 Compatiblity			
	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 Compatiblity			
	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: 8595 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: 5211 sf Standard SF: 2440 sf Proposed SF: 5211 sf

The Principal Building is an existing historic landmark building that is proposed to remain unchanged in its coverage area. This coverage number has been reduced slightly from the amount described at Conceptual Design Review after closer review by the applicant with the zoning administrator determined that a portion of the previous calculation qualified as accessory structures and should not be included in the Principal Building Coverage calculation.

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 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 design approach to the renovation and conversion of the historic Fort Moultrie Post Theater is being undertaken with a strong preservation ethos. The project team is pursuing historic tax credits for the project and will be participating in design reviews by both the SC SHPO and the National Park Service. The conversion of the use of the building from a theater to a single-family residence will leave the massing of the theater unchanged, with the exception of adding a screened porch to the rear of the building. Distinctive features of the building will be preserved, including the primary architectural facade on Middle Street, where existing windows will be restored and non-historic aluminum panel doors will be replaced with historically compatible fixed wood doors based on historic photographs. Non-historic wall infill will be removed to accommodate a new porch area in the facade where the historic recessed ticket plaza once was. New windows will be added to the side and rear facades, using existing vent openings where possible, and a regular pattern of punched openings where none currently exist. New windows will be set deeper, be casement instead of double hung, and have a steel jamb detail to be readily distinguishable from the historic wood windows. Where windows on the side elevations exist below the flood plain, they will be removed and re-installed in the same horizontal locations above the flood plain. Overall, the brick will be restored, non-historic cement mortar removed, and repairs made with appropriate materials.

See attached sheet for continued narrative.

(Please use extra sheet as needed)

Historic Design Review narrative continued.

Further investigation of the building after Conceptual DRB review has brought to light a number of issues with the steel beams imbedded in the brick construction. Extensive corrosion of these beams will necessitate removal and in some cases replacement. The construction team has brought a highly qualified historic masonry specialist onto the team to manage that process and carefully repair the brick areas that will be affected by the remediation of the steel structure.

On the interior, the character defining features of the building will be maintained in the new design. Due to the fact that the building currently sits below the flood plain, much of the interior will have to be demolished in order to raise the interior floor elevation to the flood plain level. However the design intent is to recreate key spaces in the new design. In particular, the spatial relationship of the theater vestibule with its two coat hanging areas and flanking rooms will be re-established at the flood plain level, and historic woodwork, trim, and any other materials deemed to be historically significant will be carefully removed and reused for the same spaces above the flood plain level. The original theater doors will remain in the same horizontal position within the building and be lifted to the flood plain level.

Occupants will pass through the theater doors into the main spaces of the residence, following a corridor that aligns with the historic central aisle of the theater. The historic proscenium will be preserved in place, becoming a central feature of the living space, which will preserve a large portion of the full height theater area. The elliptical arched plaster ceiling will be repaired or replaced as needed and maintained in the main living spaces. Existing historic belt banding and frieze profiles will be expressed in the new living space.

Additions being made to the property, including the new screened porch and the garage structure, will be designed to be wholly removable without affecting the historic structure, and composed of materials that are compatible, but distinguishable from the historic construction. The screened porch will be a painted metal and wood structure, similar to a garden conservatory, a language that will be repeated in the garden arbor and the new canopy on the front of the building. The historic building being brick, concrete, and wood construction, the new metal structures will be a clear contrasting element, while being compatible with the building exterior's historic industrial character. The garage structure will utilize brick and concrete like the historic building, but will also incorporate fixed casement windows and metal bracket and panel details similar to the screened porch.

The site itself does not have many distinguishing features, with the exception of the area in front of the main facade. A solitary palmetto tree is placed on the centerline of the building near the sidewalk. This was a significant feature in the original design of the building, as seen in photos from the 1930s, due to the prominent role the palmetto tree played in South Carolina's military history and of this fort in particular. While the current tree is not the original, as seen in later photos, the design team is committed to maintaining its position in the new landscape plan. Another feature of the original design was a half-moon walkway that defined a lawn space in front of the theater. The area has been paved over with concrete, but the new landscape and entrance plan will remove the concrete and recall the memory of that configuration with the geometric design of the forecourt.

The design team will continue to look for ways to preserve and accentuate the building's history throughout the design process, working with Township staff, the SC SHPO, and NPS to devise creative preservation solutions along the way, utilizing the latest best practices in the preservation and restoration of historic materials and maintaining the ability for a new generation of islanders to experience the story of this landmark building.