

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

PROPERTY ADDRESS: 1714 Middle Street

PARCEL ID (TMS #): 523-08-00-049

SUBMITTAL DATE: 10/26/2026

MEETING DATE: 11/18/2026

REQUEST: CONCEPTUAL REVIEW ☐ PRELIMINARY APPROVAL ☐ FINAL APPROVAL ☒

DESCRIPTION OF SCOPE OF WORK: New vehicle access opening, 8'-0" W x 8'-0" H, in the side (driveway) elevation at the rear of the lower-level gymnasium; right jamb 1'-0" from the building corner, beneath the existing window. Single rigid panel hinged at its head; exterior face built as a continuation of the existing wall (concrete base, brick coursing, water-table trim and lap siding, all set out from the existing wall and continuous across the panel). The change in level is taken up inside the building by matching gymnasium flooring and flush with the floor when raised. No exterior ramp. No change to footprint, height, coverage, impervious surface, driveway or landscape bed. No DRB relief requested. See Attachments A-C and Sheets A0-A5.

☐ 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

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

☐ Zoning Standards Compliance Worksheet (Page 2). (All submissions with relief requests) - N/A, no relief requested

☐ Neighborhood Compatibility Worksheet (Page 3). (All submissions with relief requests) - N/A, no relief requested

☒ 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.

☒ Drawings, no bigger than 11X17"

- As-built survey - N/A: no expansion of, or work outside, the existing building footprint
- Sheet A0 - Cover and design summary
- Sheet A1 - Photographic simulation, existing and proposed; photographs
- Sheet A2 - Partial exterior elevation, proposed (3/8" = 1'-0")
- Sheet A3 - Sections through the opening; door and lift operation
- Sheet A4 - Plan at gymnasium; opening, platform and vehicle path
- Sheet A5 - Facade continuity detail; elevation and plan at jamb
- Attachment A - Scope of Work narrative and Sec. 21-97(C) standards responses
- Attachment B - Historic Property Assessment
- Attachment C - Facade Continuity Specification

OWNER NAME: William J. Sandvig

ADDRESS: _____

(PROVIDE OWNER'S CONTACT INFORMATION WITH ONLINE SUBMITTAL)

ARCHITECT/DESIGNER: _____

PHONE NUMBER: _____

ADDRESS: _____

EMAIL: _____

CONTRACTOR: TBD

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.

William J. Sandvig

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).

Owner's signature

Owner's signature

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:

One new vehicle access opening, 8'-0" W x 8'-0" H, in the side (driveway) elevation at the rear of the lower-level gymnasium of the former Fort Moultrie Post Exchange / Broome House (1906). Right jamb 1'-0" from the building corner, beneath the existing window. The head and threshold are level and set out from the building's own datums, parallel to the water table, the brick coursing and the gymnasium floor. The opening passes through the painted concrete base, painted brick, the water-table trim board and approximately 13" of lap siding. The closure is a single rigid panel hinged on a continuous bar at its head and lifted by hydraulic cylinders concealed in the jambs. The exterior face of the panel is built as a continuation of the wall itself, in the same materials and the same coursing, set out from the existing wall so that the concrete steps, every brick bed joint, the water-table board and every siding course run across the panel unbroken. The only visible evidence of the opening is a 3/8" raked vertical reveal at each jamb; the head joint is concealed within an existing siding lap shadow. Inside, the change in level is taken up by means that raise vehicles from the threshold to the gymnasium floor, so there is no exterior ramp and no change to exterior grade beyond the width of the opening. That work is by others, is to be determined by engineering review and by the future owner and is not part of this application; in every case its covering is permanently finished in hardwood flooring matching the existing gymnasium floor and flush with it, so that when not in use the entire current gymnasium space remains continuous hardwood floor in its present use.

SEQUENCE OF WORK: (1) record existing conditions and survey materials; (2) set out the opening from the existing wall and mark all coursing lines to be continued; (3) protect adjacent fabric; (4) hand-remove siding and water-table trim, salvaging all sound material; (5) hand-remove brick where practicable, salvaging whole units; (6) saw-cut concrete to the minimum dimension per the structural engineer; (7) install lintel, header and jamb reinforcement with shoring; (8) excavate and drain the level pad; (9) build a full-size mock-up of the panel face and obtain Staff approval before fabrication; (10) fabricate and install panel, hinge bar and cylinders; (11) build up the panel face to the marked lines; (12) patch surrounding fabric in kind, prime and paint to match; (13) install lift, pit drainage and matching platform deck finish. Full narrative at ATTACHMENT A.

Section 21-97.C Historic Preservation Standards:

Submit in writing and be prepared to describe how your project is consistent with the ten preservation standards and the most recent version of the Secretary of the 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.

Written responses to Standards (a) through (j): see ATTACHMENT A, Section 7.

Historic Property Assessment: see ATTACHMENT B.

Treatment of existing materials and facade continuity: see ATTACHMENT C and Sheet A5.

Existing conditions and proposed changes shown on Sheets A1, A2, A3 and A5.