GYMNASIUM VEHICLE ACCESS OPENING

1714 Middle Street - Fort Moultrie Post Exchange / Broome House, 1906
Sullivan's Island Landmark, contributing to the listed National Register district

THE PROBLEM

The lower level of this building is a single open hall with a 23-foot ceiling, originally the recreation hall and post exchange for the Fort Moultrie garrison. It is the largest and most distinctive space in the house. It is served today by one pedestrian door, and nothing larger than what fits through that door can be brought in or taken out. The room has been functionally stranded for its entire modern life.

WHAT THE OPENING MAKES POSSIBLE

A single 8'-0" x 8'-0" opening in the side wall makes the hall usable for the things a space of this size is actually for:

- Vehicles. A collection displayed in a 23-foot-tall room; a showroom, not a garage.
- Large single-piece furniture. A mahogany bar, a billiard table, a piano, casework that cannot be broken down.
- Safes and vaults, gun safes, wine storage, equipment that has to be rolled in whole.
- Sports equipment. Full-size goals, sprung flooring, golf and court simulators, gym equipment that cannot be carried.
- Staging for any future work on the house itself, without carrying material through finished rooms.

The practical effect is to make the most remarkable room in the building usable by whoever owns it next, on their own terms. That is the clearest argument for long-term preservation of this property: a landmark that is fully usable is a landmark that is maintained.

CLOSED, NOTHING CHANGES - INSIDE OR OUT

With the door closed, the building is exactly what it is today, in both directions:

Outside. The panel face is built as a continuation of the wall itself - painted concrete base, painted brick in matching bond and coursing, the water-table trim board, and painted lap siding above. Every horizontal line is set out from the existing wall and runs across the panel unbroken. The only evidence of the opening is a 3/8" vertical reveal at each jamb, raked and detailed as a masonry control joint, with hairline joints at head and threshold.

Inside. The change in level between the threshold and the gymnasium floor is taken up entirely inside the building. The method is to be determined by engineering review and by the future owner and is not part of this application. Its covering is permanently finished in hardwood flooring matching the existing gymnasium floor and flush with it, so that when it is not in use the entire current gymnasium space is continuous hardwood floor in its present use.

KEY DIMENSIONS

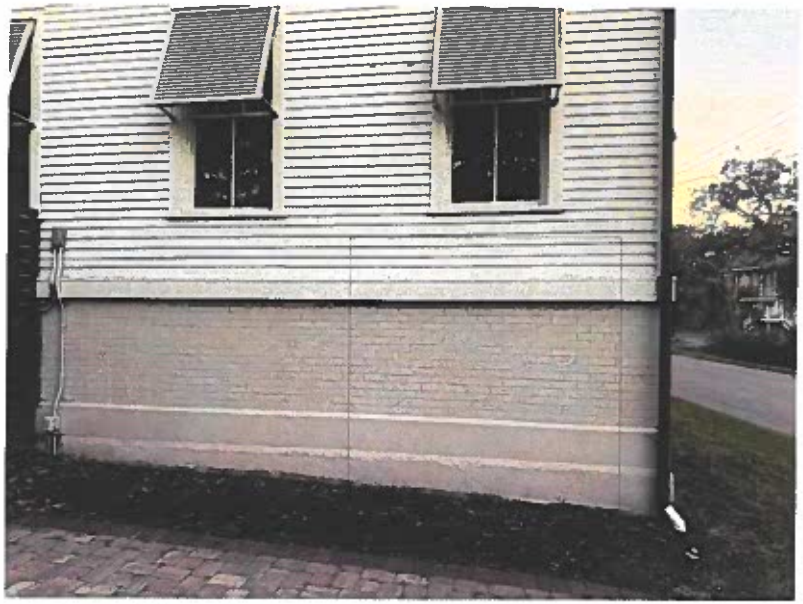
Clear opening	8'-0" wide x 8'-0" high
Threshold	level, at existing grade at the corner
Position	right jamb 1'-0" from the corner, centred beneath the window above
Gymnasium floor	1" above the top of the concrete base
Rise, threshold to floor	33"
Interior access	by others; not part of this application
Header zone	14" between door head and window sill

WHAT IS NOT AFFECTED

No change to building footprint, height, lot coverage or impervious surface.
No change to the driveway, the pavers or the landscape bed beyond the opening.
No change to the Middle Street facade, the portico, the roof or the massing.
No window altered. No interior historic fabric removed.
All existing level lines of the building are preserved and continued across the panel.
Entirely reversible: the opening can be infilled in the same materials and the essential form and integrity of the building would be unimpaired.

REQUEST

The owner requests FINAL APPROVAL and a Certificate of Appropriateness for the work shown. Structural design, the header, the interior access work and all work below grade are by others and remain subject to separate building permit and floodplain review by the Town Building Official. A full-size mock-up of the panel face will be built on site and submitted to Staff for approval before fabrication.



PROPOSED - DOOR CLOSED
Side (driveway) elevation at the rear of the building. Not visible from Middle Street.

Sheets: A0 cover · A1 photographic simulation · A2 partial elevation · A3 sections · A4 plan · A5 facade continuity detail

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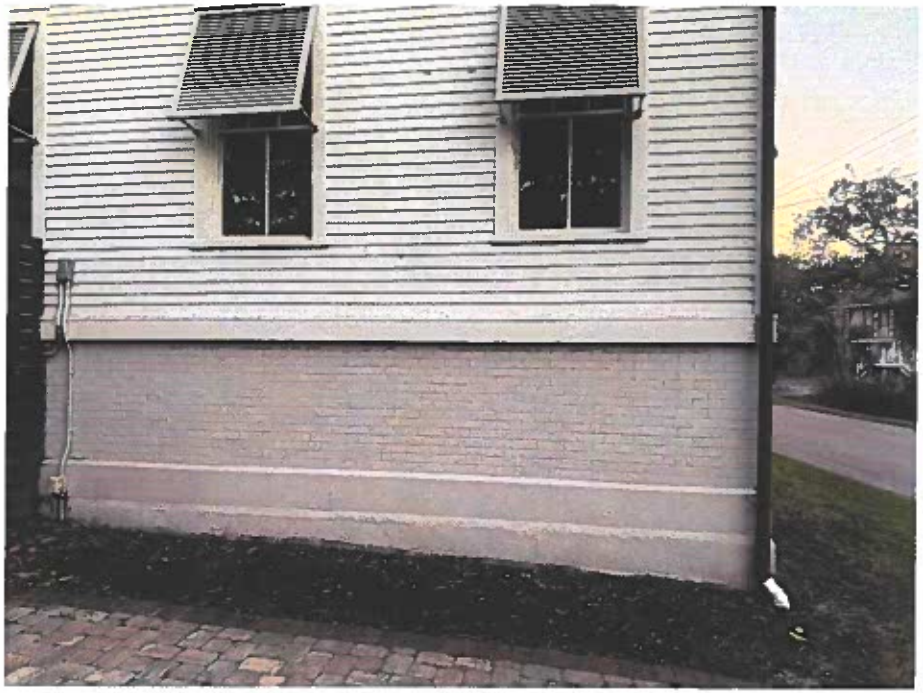
Gymnasium Vehicle Access Opening - Design Review Board, FINAL APPROVAL - Meeting of November 18, 2026 - Owner: William J. Sandvig
November 2026 - Dimensions from field measurement. Structural, mechanical and interior access design by others.

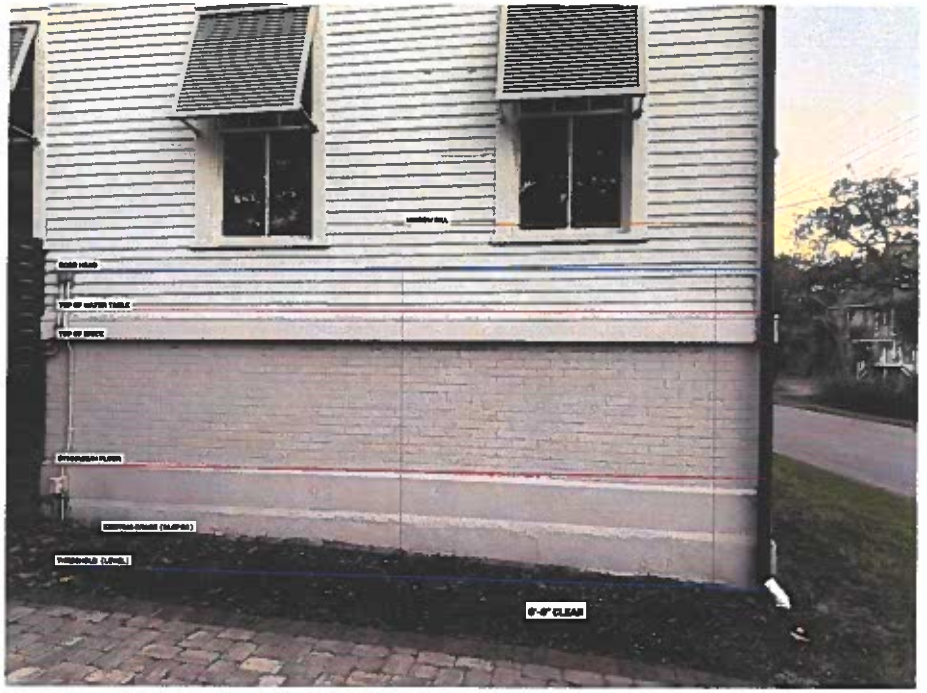
COVER AND DESIGN SUMMARY
Gymnasium vehicle access opening

A0

EXISTING - SIDE (DRIVEWAY) ELEVATION



PROPOSED - DOOR CLOSED



- The proposed opening is 6'-0" wide x 8'-0" high, right jamb 1'-0" from the building corner, centred beneath the existing window above.
- All lines of the opening are set out from the building, not from the ground. The head and the threshold are level and parallel to the water table, the brick coursing and the gymnasium floor. The existing grade falls away toward the corner; a level pad is excavated across the opening to meet the threshold.
- The door is a single rigid panel hinged at its head, which lifts outward and up. Its outer face is built as a continuation of the wall itself: painted concrete base, painted brick in matching coursing, the water-table trim board, and painted lap siding above - every horizontal line continued across the panel.
- Closed, the only evidence of the opening is a narrow vertical reveal at each jamb, raked as a masonry control joint, with hairline head and threshold joints.
- The change in level between the threshold and the gymnasium floor is taken up entirely inside the building. The method is by others and is not part of this application.
- Its covering is permanently finished in hardwood flooring matching the existing gymnasium floor, so the full gymnasium space is retained in its present use.

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November 2026 - Dimensions from field measurement. Structural, mechanical and interior access design by others.

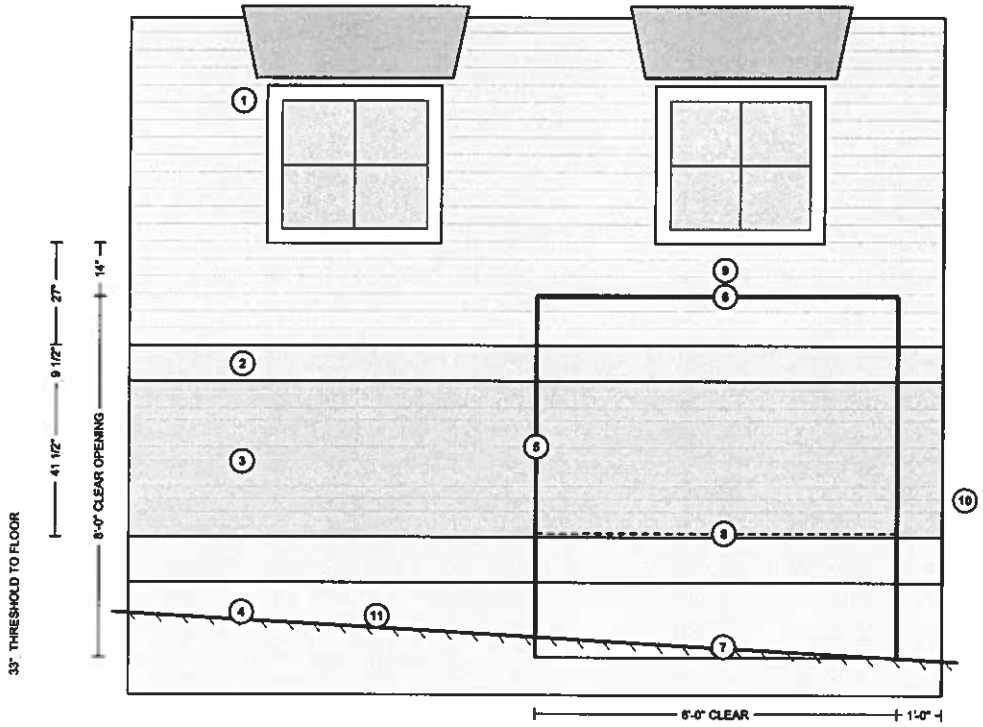
PHOTOGRAPHIC SIMULATION

Existing conditions and proposed, door closed

A1

PROPOSED PARTIAL SIDE (DRIVEWAY) ELEVATION - DOOR CLOSED

Scale 3/8" = 1'-0". Corner at right. All lines of the opening are level and set out from the building, not from the sloping grade.



KEYNOTES

1. Existing painted lap siding - no change
2. Existing water-table trim board - profile continued across the panel
3. Existing painted brick, 12 courses - coursing continued across the panel
4. Existing painted concrete base, two steps - continued across the panel
5. Vertical reveal at jamb, raked and detailed as a masonry control joint
6. Door head - level, parallel to the water table and the brick coursing
7. Threshold - level. Pad excavated across the opening to meet it
8. Gymnasium floor behind, 1" above the top of the concrete base
9. Structural header zone, 14" between the door head and the window sill
10. Existing downspout to be relocated clear of the opening
11. Existing grade, falling toward the corner - shown for reference only

NOTES:

1. Every line of the opening is level and set out from the building's own datums. Nothing follows the slope of the ground.
2. The door panel is a single rigid assembly. Its outer face is built up in the same materials, coursing and paint as the wall it replaces.
3. A level pad is excavated across the opening to meet the threshold; the cut is about 5" deep at the outer jamb and nil at the corner.
4. Masonry and trim removed to form the opening are salvaged and reused on the panel face wherever possible.
5. Structural header, foundation modification and the new jamb at the corner by licensed structural engineer.
6. Brick course height to be confirmed on site. Dimensions shown are from field measurement and photographic survey.

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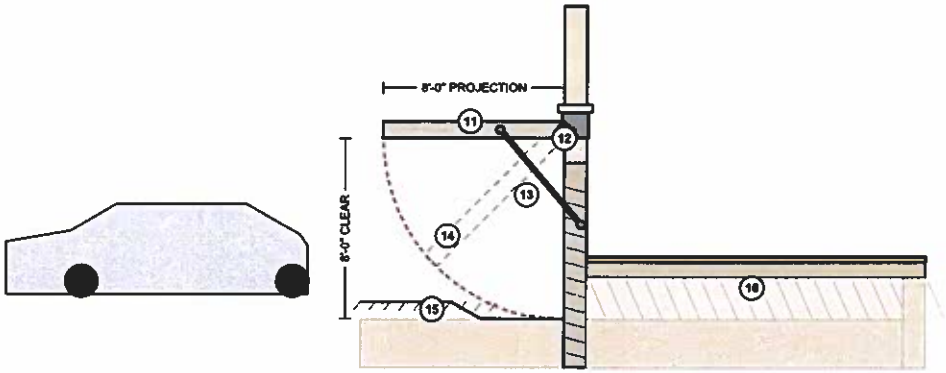
PARTIAL ELEVATION

Proposed, door closed - 3/8" = 1'-0"

A2

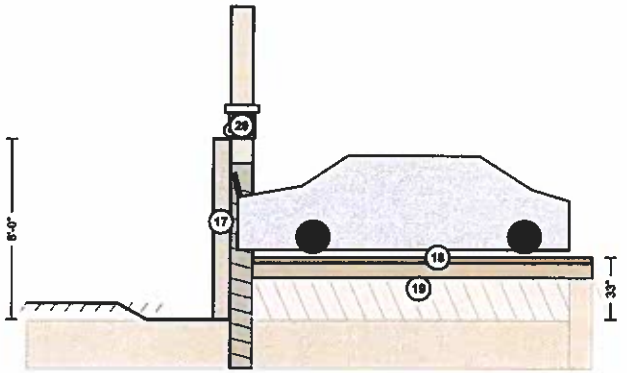
SECTION 1 - DOOR OPEN

Panel rotates about the hinge bar at its head and parks clear of the opening.



SECTION 2 - DOOR CLOSED

Gymnasium floor continuous; the room is retained in its present use.



KEYNOTES

(11) Door panel raised. Single rigid panel hinged at its head.
(12) Continuous hinge bar at the head, running the full width of the opening, concealed behind the water-table trim board.
(13) Hydraulic cylinder, one at each jamb. The cylinders do the lifting; the panel simply rotates about the hinge bar.
(14) Panel shown dashed at an intermediate position. The free (lower) edge swings out and up along the arc shown.
(15) Level pad across the opening; existing grade falls away beyond it.
(16) Zone of interior access work, by others. Not part of this application.
(17) Door panel closed. Outer face continuous with the wall - see Sheets A2 and A5.
(18) Gymnasium floor, continuous hardwood, retained in its present use.
(19) Zone of interior access work, by others. Its covering is permanently finished in hardwood flooring matching the existing gymnasium floor and flush with it.
(20) Structural header between the door head and the window sill, by licensed structural engineer.

NOTES:

1. Sections are diagrammatic and show how the door operates. The change in level between the threshold and the gymnasium floor is taken up inside the building.
2. The threshold and the door head are level. The gymnasium floor, the brick coursing and the water table are all parallel to them.
3. There is no exterior ramp and no exterior structure of any kind.
4. Interior work is by others, is subject to separate building permit review by the Town Building Official, and is not part of this application.

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SECTIONS THROUGH OPENING

Door operation - 3/16" = 1'-0"

A3

PLAN AT GYMNASIUM - FLOOR CONTINUOUS

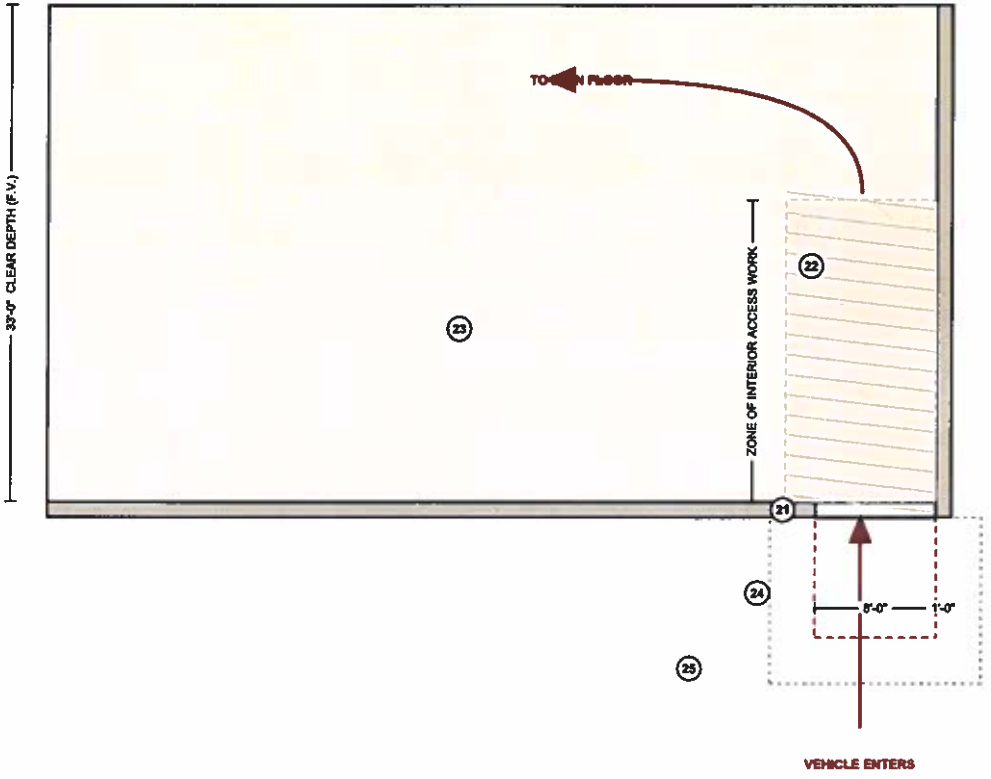
Scale 1/8" = 1'-0". Building corner at right. Gymnasium continues beyond the break line at left.

KEYNOTES

(21) New opening, 8'-0" wide, in the driveway (side) wall.
(22) Zone of interior access work, by others. Not part of this application. Covering finished in hardwood flooring matching the existing gymnasium floor, flush with it.
(23) Gymnasium floor, unaltered. The full current gymnasium space is retained in its present use.
(24) Door panel shown dashed in the open position.
(25) Level pad at the threshold, excavated across the opening.

NOTES:

1. The vehicle enters square to the wall, is brought up to floor level inside the building, and turns onto the main floor.
2. Clear depth to be confirmed by field measurement.
3. No interior historic fabric is removed; the hall's volume is untouched. Interior work is by others under building permit.



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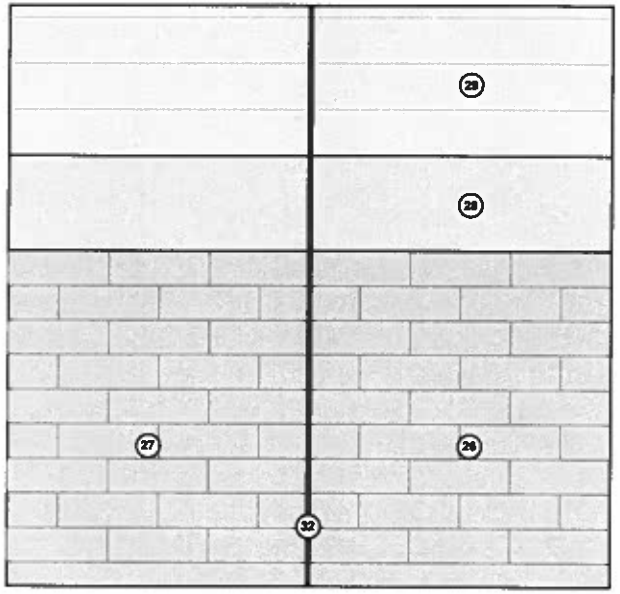
PLAN AT GYMNASIUM
Opening and vehicle path - 1/8" = 1'-0"

A4

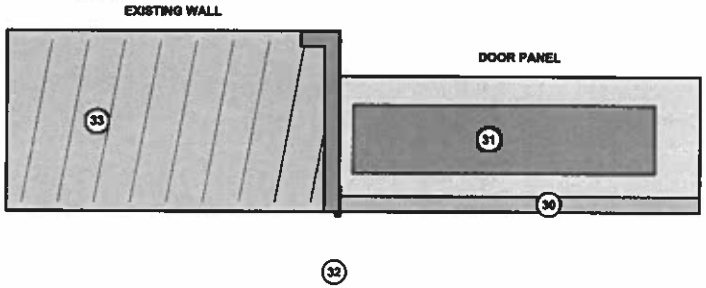
PARTIAL ELEVATION AT JAMB

Scale 1" = 1'-0". Existing wall at left, door panel at right of the reveal.



PLAN DETAIL AT JAMB

Scale 1 1/2" = 1'-0".



KEYNOTES

(26) Panel face: brick slips in the same bond, coursing and joint width as the existing wall, set out so every bed joint runs through the reveal unbroken.
(27) Existing painted brick, undisturbed.
(28) Water-table trim board profile reproduced on the panel and aligned with the existing board.
(29) Painted lap siding on the panel, courses aligned with the existing siding.
(30) Brick slips on a setting bed and lath, carried on the panel frame.
(31) Welded steel tube frame. Member sizes and panel weight by others.
(32) 3/8" reveal at jamb, raked and painted dark so that the joint reads as a masonry control joint.
(33) Existing masonry wall; new jamb formed with a steel angle and finished to match.

NOTES:

1. The whole panel is set out from the existing wall. Brick courses, the water-table board and the siding courses are level and continuous across the opening.
2. Paint colours on the panel match the adjacent wall exactly. Materials and finishes to be sampled on site and approved before fabrication.

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FACADE CONTINUITY DETAIL

How the panel face matches the existing wall

A5

ATTACHMENT A

Scope of Work Narrative and Request for Historic Design Review
1714 Middle Street, Sullivan's Island, SC 29482 | TMS 523-08-00-049
Owner/Applicant: William J. Sandvig | Meeting: November 18, 2026 | **Request: FINAL APPROVAL**

1. The Property

1714 Middle Street is the former Fort Moultrie Post Exchange / Broome House, built in 1906. It is a designated Sullivan's Island Landmark and contributes to the listed National Register historic district (SHPO site 1005). A full assessment of the property, its significance and its character-defining features is provided in Attachment B.

The lower level of the building is a single open hall with a twenty-three foot ceiling, originally the recreation hall and post exchange for the garrison and now used as a gymnasium. It is the largest and most distinctive interior space in the building. It is served today by one pedestrian door. Nothing larger than what passes through that door can be brought into or taken out of the room, and the space has therefore never been fully usable.

2. The Proposal in Brief

One new vehicle access opening, 8'-0" wide by 8'-0" high, in the side (driveway) elevation at the rear of the building, fitted with a single rigid panel hinged at its head. The change in level is taken up inside the building. There is no exterior ramp and no exterior structure of any kind.

Two commitments define this proposal, and the owner asks the Board to weigh the application on them:

First, the exterior face of the panel is not a door applied to the wall. It is a section of the wall that opens. It is built up in the same materials, in the same planes, with the same coursing and the same paint as the wall it replaces, and it is set out from the existing wall so that every horizontal line - the concrete steps, the brick bed joints, the water-table trim board and the lap siding courses - runs across it without a break. Closed, the opening is very nearly invisible: two narrow vertical reveals, detailed and raked as masonry control joints, and no new horizontal line on the wall at all. The specification that delivers this is set out in full in Attachment C.

Second, the gymnasium remains the identical full room. The change in level between the threshold and the gymnasium floor is taken up entirely inside the building. The method is a matter for engineering review and for the future owner and is not part of this application. Whatever method is built, the commitment is the same and is offered as a condition of approval: the covering over that area is permanently finished in hardwood flooring matching the existing gymnasium floor, so that when it is not in use **the entire current gymnasium space is continuous hardwood floor and the room keeps its current use in full**. No floor area is permanently given up and no interior historic fabric is removed. The interior work itself is a building permit matter and is not before the Board.

3. Response to the Board's Comments of October 21, 2026

A conceptual review of an earlier version of this work was presented to the Board on October 21, 2026. That version proposed a carriage-style wood door, visually distinct from the wall, with a fold-out ramp. The Board's comments on the appearance of the door have been taken as direction, and the design has been reconsidered from the beginning rather than adjusted.

The present proposal reverses the earlier design premise. Rather than introducing a new architectural element onto a historic elevation, it continues the existing elevation across the opening. The carriage door is gone. The fold-out ramp is gone. What remains is a section of wall that opens, and a lift that operates entirely inside the building. The owner believes this is a materially better answer under the preservation standards than the design the Board saw in October, and submits it for a decision.

4. Scope of Work

Location. One opening in the side (driveway) elevation at the rear of the building. The right jamb is 1'-0" from the building corner, at the inside face of the end wall; the opening sits beneath the existing window above. The elevation faces the private driveway and the lightly travelled rear lane. **The opening is not visible from Middle Street.**

Dimensions. 8'-0" wide by 8'-0" high, clear. The head is 14" below the existing window sill. The head and the threshold are level and are set out from the building's own datums - they are parallel to the water-table trim board, to the brick coursing and to the gymnasium floor. No line of the opening follows the slope of the ground.

Extent of removal. The opening passes through the painted concrete base, the painted brick, the water-table trim board and approximately 13" of painted lap siding. Total area of wall affected is approximately 64 square feet on one secondary elevation.

The panel. A single rigid panel, hinged on a continuous bar at its head and lifted by hydraulic cylinders housed in the jambs. It rotates about that one axis and parks horizontally above the opening. There is no track, no centre seam, no rolling or sectional door, and nothing visible on the face of the wall when closed.

Threshold and exterior. The threshold is level. Because existing grade falls toward the corner, a level pad is excavated across the opening - nil at the corner and approximately 5" deep at the outer jamb - and drained. Beyond the width of the opening there is no change to grade, to the driveway, to the pavers or to the landscape bed.

Interior. For completeness: the change in level between the threshold and the gymnasium floor is taken up *inside* the building, by means to be determined by engineering review and by the future owner; that work is not part of this application. Whichever is built, the covering over that area is permanently finished in hardwood flooring matching the existing gymnasium floor and sits flush with it, so that when it is not in use the entire current gymnasium space reads and functions as the continuous hardwood floor it is today. No interior historic fabric is removed and the hall's volume - its defining characteristic - is untouched. What matters for this application is that the level change is taken up inside the building: there is no exterior ramp, no exterior structure and no change to exterior grade beyond the width of the opening. The interior work is subject to building permit review by the Town Building Official and is not otherwise before the Board.

Not proposed. No change to building footprint, height, roof, massing, principal building coverage, impervious coverage or principal building square footage. No change to the Middle Street facade or portico. No window altered. No interior historic fabric removed. **No DRB relief is requested.**

5. Materials and Finishes

Panel structure	Welded steel tube frame; member sizes and panel weight by licensed structural engineer
Panel face, lower	Brick slips cut from salvaged or matched brick, laid in the same bond, coursing and joint width as the existing wall
Panel face, base	Cementitious finish matching the painted concrete base, with the two existing steps reproduced
Water table	Wood trim board, profile taken from the existing board and aligned with it
Panel face, upper	Painted wood lap siding, same profile and exposure as existing, courses aligned with existing
Paint	Body and trim colours matched to the existing wall; colours to be confirmed by on-site sampling
Jamb reveal	3/8" reveal, raked and painted dark, detailed as a masonry control joint

Hardware	Continuous hinge bar at head; hydraulic cylinders concealed within the jambs; no exterior hardware visible
Lintel and header	Steel, by licensed structural engineer; concealed
Interior floor covering	Hardwood gymnasium flooring matching the existing floor exactly, permanently fixed, flush with the surrounding floor

6. Sequence of Work

1. Record existing conditions of the affected wall with measured drawings, photographs and a material survey before any work begins.
2. Set out the opening from the existing wall and mark the brick coursing, the water-table line and the siding courses to be continued across the panel.
3. Protect the adjacent siding, trim, masonry, windows and shutters for the duration of the work.
4. Remove the lap siding and the section of water-table trim within the opening by hand. Salvage all sound material for reuse on the panel face and for repairs.
5. Remove the brick within the opening by hand where practicable, salvaging whole units for the panel face. Saw-cut only where hand removal is not possible.
6. Saw-cut the concrete base to the minimum dimension required, per the structural engineer.
7. Install the steel lintel, the structural header and any foundation or jamb reinforcement, with temporary shoring as required.
8. Excavate and drain the level pad across the width of the opening.
9. Build a full-size mock-up of the panel face and submit it to Staff for approval before fabrication proceeds.
10. Fabricate and install the panel, the hinge bar and the cylinders.
11. Build up the panel face in the approved materials, set out from the existing wall.
12. Patch the surrounding masonry, trim and siding in kind; prime and paint the panel and all patching to match.
13. Carry out the interior access work (by others) and finish its covering in hardwood flooring matching the existing gymnasium floor.

7. Consistency with Section 21-97(C) Historic Preservation Standards

The following responses address each of the ten preservation standards set out in Section 21-97(C) and the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Standard	Response
(a) Use	The building remains in residential use. The lower hall continues in use as a gymnasium and recreation space, which is the use for which it was built. The proposal adds access to that existing use; it does not change it. It requires minimal change to the building's distinctive materials, features, spaces and spatial relationships, and the hall's volume and character are untouched.
(b) Historic character	The opening is on a secondary side elevation at the rear of the building, facing the private driveway, and is not visible from Middle Street. The historic character of the property is retained and preserved. Because the panel face continues the wall's materials and every one of its horizontal lines, the elevation reads, when the door is closed, as it reads today. The massing, roofline, window rhythm, shutters, water-table line and primary facade are unaltered.

Standard	Response
(c) No false history	Nothing is added that suggests a history the building does not have. No conjectural features, no ornament, and no elements borrowed from other buildings are introduced. The panel reproduces only what is already on this wall, in this place, and the two vertical reveals are a plain, honest indication that an opening exists.
(d) Significant changes	No alteration that has acquired significance in its own right is affected. The affected area of wall carries no such alteration.
(e) Distinctive materials	The distinctive materials of this elevation - painted lap siding, the water-table trim board, painted brick and the painted concrete base - are preserved. They are retained in place around the opening and reproduced on the panel face in the same materials and the same coursing. Material removed to form the opening is salvaged by hand and reused on the panel face wherever possible, so that historic fabric remains on the building rather than leaving it.
(f) Repair over replace	No historic feature is replaced. Material disturbed at the perimeter of the opening is repaired in kind, matching design, colour, texture and, wherever possible, the original material itself.
(g) Gentlest treatment	Removal is by hand. No chemical or abrasive treatment is used. Saw-cutting is confined to the concrete base and to brick that cannot be removed whole, and is kept to the minimum dimension the structure requires.
(h) Archeological resources	Work is confined to the existing wall and to the interior, with the exception of the shallow level pad at the threshold, which is approximately 5" at its deepest. If archeological material is encountered, work will stop and the Town will be notified immediately.
(i) Compatible but distinguishable	The new work is compatible with the historic materials, features, size, scale, proportion and massing of the property, and it is differentiated from the old. The panel is plainly a modern insertion: it is a steel-framed mechanical assembly, it is identified by two vertical reveals on the elevation, and it is recorded as new work in the drawings and in this application. The owner's intention is not to disguise the fact of the opening but to prevent it from disrupting the historic elevation, which is the result the standard seeks.
(j) Reversibility	The work is reversible in the fullest sense. The opening can be infilled with framing, brick, water-table trim, siding and concrete matching the surrounding wall, and the elevation would be restored without trace. Inside, the lift well can be filled and the floor made continuous. The essential form and integrity of the historic property and its environment would be unimpaired.

8. Request

The owner requests **final approval and a Certificate of Appropriateness** for the work described in this application and shown on Sheets A0 through A5. The owner further commits to building a full-size mock-up of the panel face on site and submitting it to Staff for approval before fabrication proceeds, and will accept that commitment as a condition of approval.

Structural design, the header and lintel, the interior access work and all work below grade are by others and remain subject to separate building permit review and floodplain review by the Town Building Official. Approval sought here is of the design and its effect on the historic resource.

ATTACHMENT B

Historic Property Assessment
1714 Middle Street, Sullivan's Island, SC 29482 | TMS 523-08-00-049
Owner/Applicant: William J. Sandvig | Meeting: November 18, 2026 | **Request: FINAL APPROVAL**

1. Identification and Designation

Historic name	Fort Moultrie Post Exchange / Broome House
SHPO site number	1005
Tax map number	523-08-00-049
Date of construction	1906
National Register status	Contributes to the listed National Register historic district
Local designation	Sullivan's Island Landmark
Source	Town of Sullivan's Island 2023 Architectural Survey Update, Appendix B (NewSouth Associates)

2. Historical Significance

The building was constructed in 1906 as part of the Fort Moultrie military reservation and served the garrison as its post exchange, including a large hall used for the soldiers' recreation and gatherings. It is one of the surviving support buildings of the early twentieth-century fort and shares its setting with the Junior Officers' Quarters, the Administration Building and the other Fort Moultrie resources along Middle Street. Its significance lies in that military history and in its association with the Fort Moultrie group. The primary expression of that significance is the Middle Street facade: the pedimented temple front with its colonnaded portico, oculus, arched fanlight entry and symmetrical fenestration.

It is worth noting what the building was. It was a working support structure of a military post - a store and a recreation hall, built for use rather than for display. Its side and rear elevations were always secondary and utilitarian. The proposal is consistent with that history.

3. Character-Defining Features

The character-defining features of the property are: the Middle Street temple-front facade and portico; the overall rectangular massing and roof form; the regular rhythm of tall window openings along the side elevations; the painted wood lap siding and the water-table board separating it from the painted masonry base; and the tall interior volume of the former hall.

The proposed work affects none of them. The facade, portico, massing, roof and window rhythm are untouched. The siding, water table and masonry base are preserved in place around the opening and reproduced across the panel, so the materials and the horizontal lines they create survive unbroken on the elevation. The interior volume of the hall is retained in full.

4. Existing Condition and Prior Rehabilitation

The property underwent a comprehensive rehabilitation completed approximately two years ago, which restored the building's exterior and adapted its interior, including the lower hall, to residential use. The building is in excellent condition.

Exterior materials on the affected elevation were repaired or replaced in kind during that work. Whether individual elements at the location of the opening are original 1906 fabric or in-kind replacement will be

confirmed from the rehabilitation records and by the material survey called for in the sequence of work. All removed material is salvaged in either case.

5. Assessment of Effect

Scale. One opening of approximately 64 square feet in one secondary elevation. Measured against the whole of the historic fabric, and against the comprehensive rehabilitation already carried out on this property, the intervention is very small.

Visibility. The opening is at the rear of the side elevation and **is not visible from Middle Street**, the public way from which this building is seen and from which its significance is read. The rear of the lot fronts a lightly travelled lane.

Effect on materials. Historic material is removed from one opening, and the great majority of it is salvaged and returned to the same elevation on the face of the panel. The net loss of historic fabric from the building is therefore smaller than the area of the opening suggests.

Effect on the elevation as composition. Essentially none. Because the panel continues the concrete base, the brick coursing, the water table and the siding across the opening, the horizontal order of the elevation survives intact. The only new element in the composition is a pair of narrow vertical reveals.

Effect on the interior. None that persists. Whatever interior access method is ultimately built, its covering is permanently finished in hardwood flooring matching the existing gymnasium floor and flush with it, so that in normal use the room is the identical full gymnasium it is today.

Reversibility. Complete. The opening can be infilled in matching materials and the elevation restored without trace; the lift well can be filled and the floor made continuous.

6. Preservation Rationale

The first of the Secretary of the Interior's Standards holds that a historic property is best preserved by being used. This building's lower hall - its largest and most distinctive space - has never been fully usable, because nothing larger than a pedestrian door can reach it. The proposal makes that space usable, by the least invasive means available, on the least sensitive elevation, and reversibly. A landmark that is fully usable is a landmark that is maintained.

7. Conclusion

The proposed work has a minimal, localized and fully reversible effect on a secondary elevation that is not visible from Middle Street. It does not diminish any of the features that convey the significance of the Fort Moultrie Post Exchange. It is consistent with the Section 21-97(C) standards addressed in Attachment A and with the Secretary of the Interior's Standards for Rehabilitation.

ATTACHMENT C

Facade Continuity Specification
How the panel face matches the existing wall
1714 Middle Street, Sullivan's Island, SC 29482 | TMS 523-08-00-049
Owner/Applicant: William J. Sandvig | Meeting: November 18, 2026 | **Request: FINAL APPROVAL**

Purpose

This attachment sets out, in binding terms, how the exterior face of the door panel will match the existing wall. The owner offers it as a specification rather than as a description, and will accept it as a condition of approval.

The governing principle

The panel is not a door placed in the wall. It is a section of the wall that opens. Every decision below follows from that. The objective is that a person standing in the driveway sees the elevation that is there today, and that the fact of the opening is communicated by two quiet vertical joints rather than by the appearance of a door.

1. Setting out

Before any material is removed, the existing wall is surveyed and the following are recorded and marked: the bed-joint lines of the brick coursing; the top and bottom lines of the water-table trim board; the butt lines of the lap siding courses; and the lines of the two steps in the concrete base. The panel face is then built to those lines. Nothing on the panel is set out to the panel's own dimensions.

The practical consequence: every horizontal line on this elevation runs across the opening and continues on the other side, at the same height, in the same plane, with the same joint.

2. Materials, course by course

Concrete base	Cementitious finish matching the texture and colour of the existing painted base. Both existing steps reproduced at their existing heights.
Brick	Brick slips cut from brick salvaged from the opening, supplemented where necessary by matched units. Same bond, same course height, same joint width, same mortar colour and same joint tooling as the existing wall. Bed joints aligned with the existing courses so that each one runs through.
Water table	Wood trim board with the profile taken directly from the existing board. Top and bottom edges aligned with the existing board. Returned cleanly into the jamb reveals.
Lap siding	Painted wood lap siding, same profile and same exposure as the existing siding, with the butt line of each course aligned with the existing course it continues.
Paint	Body and trim colours matched to the existing wall by on-site sampling, not by specification from a chart. Same sheen.

3. The joints - what is actually visible

Jambs. A 3/8" vertical reveal at each jamb, raked and painted dark. It is detailed as a masonry control joint, which is an ordinary and expected feature of a brick wall. These two lines are the only new elements on the elevation.

Head. There is no new horizontal line. The top edge of the panel is set behind an overhanging siding course, so the head joint falls within the shadow line that already exists under that lap. This is not a cosmetic choice: because the panel rotates about a hinge at its head, the upper part of the panel must swing inward as the lower edge swings out, so the head requires clearance and the siding above must overhang the panel in any case. The mechanical requirement and the preservation objective give the same detail.

Threshold. The bottom joint falls at the base of the wall, within the shadow of the concrete base, below the level of the adjacent landscape bed.

4. What is not on the panel

- No applied casing or trim standing proud of the wall.
- No panel pattern, no stiles or rails, no decorative elements.
- No windows or lights.
- No visible hardware of any kind. The hinge bar is concealed behind the water-table trim; the hydraulic cylinders are housed within the jambs.
- No contrasting colour, stain or finish.
- No handle, lock, track, roller or weatherstrip visible from outside.

5. Verification before fabrication

The owner commits to the following, and asks that they be made conditions of approval:

1. A full-size mock-up of a representative portion of the panel face - concrete base, brick coursing, water table and siding - will be built on site and set against the existing wall.
2. The mock-up will be submitted to Planning Staff for approval before any panel fabrication proceeds.
3. Paint colours and mortar colour will be sampled on site and approved as part of that mock-up.
4. Any departure from this specification will be brought back to Staff, and to the Board if Staff so direct.

6. Effect

Closed - which is its condition at all times except when a vehicle is being moved - the opening is very nearly invisible. The materials are the same materials. The lines are the same lines. The colours are the same colours. What a viewer sees is the wall that is there now, with two fine vertical joints in it, on an elevation that cannot be seen from Middle Street.