



PROJECT LOCATION  
1914 CENTRAL AVE



# PRIVATE RESIDENCE

1914 CENTRAL AVE, SULLIVANS ISLAND, SC 29482  
TMS: 529-05-00-059  
BZA - SUBMITTED 05.07.25; MEETING: 06.12.25

SCOPE OF WORK:

BZA - SEEKING SPECIAL RS EXCEPTION TO USE HISTORIC STRUCTURE AS A DWELLING UNIT & CONSTRUCT A SECOND DWELLING ON THE SAME LOT.

THE EXISTING HISTORIC STRUCTURE ON LOT HAS A PRIOR USE OF BEING A DWELLING, AND THE SIZE OF THE HISTORIC STRUCTURE IS LESS THAN 1200 SF.

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- S2 DEMO SITE PLAN
- S3 PROPOSED SITE PLAN & ZONING CALCULATIONS

HISTORIC ADU

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- A1.2 PROPOSED ROOF PLAN
- A2.1 EXISTING + PROPOSED ELEVATION A
- A2.2 EXISTING + PROPOSED ELEVATION B
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NEW DWELLING

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- A1.2 PROPOSED SECOND PLAN
- A2.1 PROPOSED ELEVATION A
- A2.2 PROPOSED ELEVATION B
- A2.3 PROPOSED ELEVATION C
- A2.4 PROPOSED ELEVATION D
- 3D PERSPECTIVE VIEWS
- 3D 2 PERSPECTIVE VIEWS

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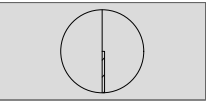
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NEIGHBORHOOD CONTEXT:



PROJECT LOCATION  
1914 CENTRAL AVE



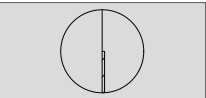
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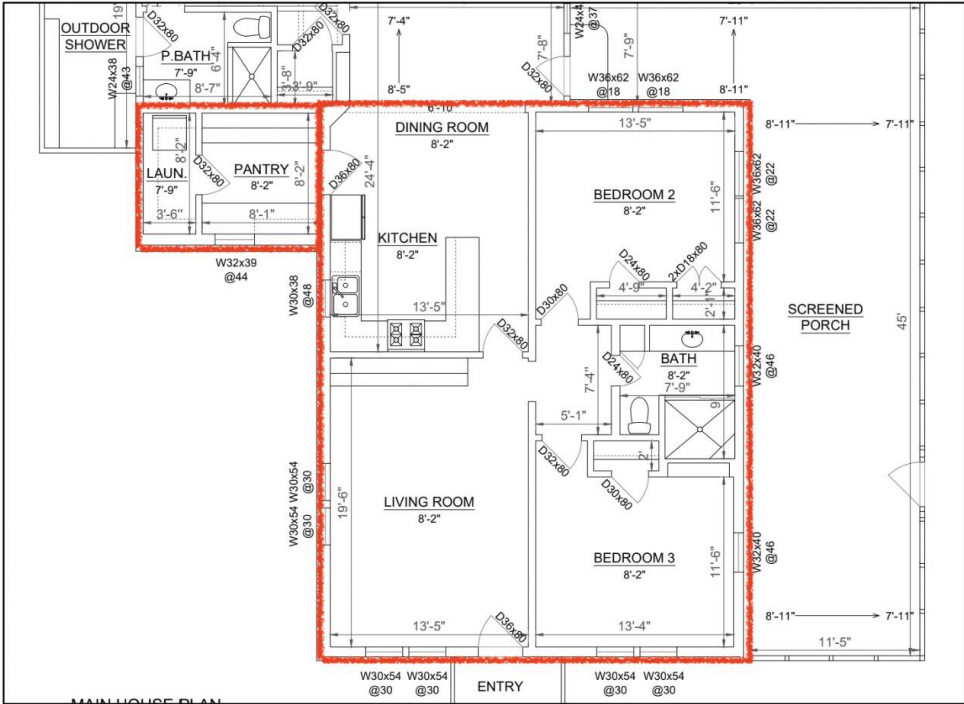
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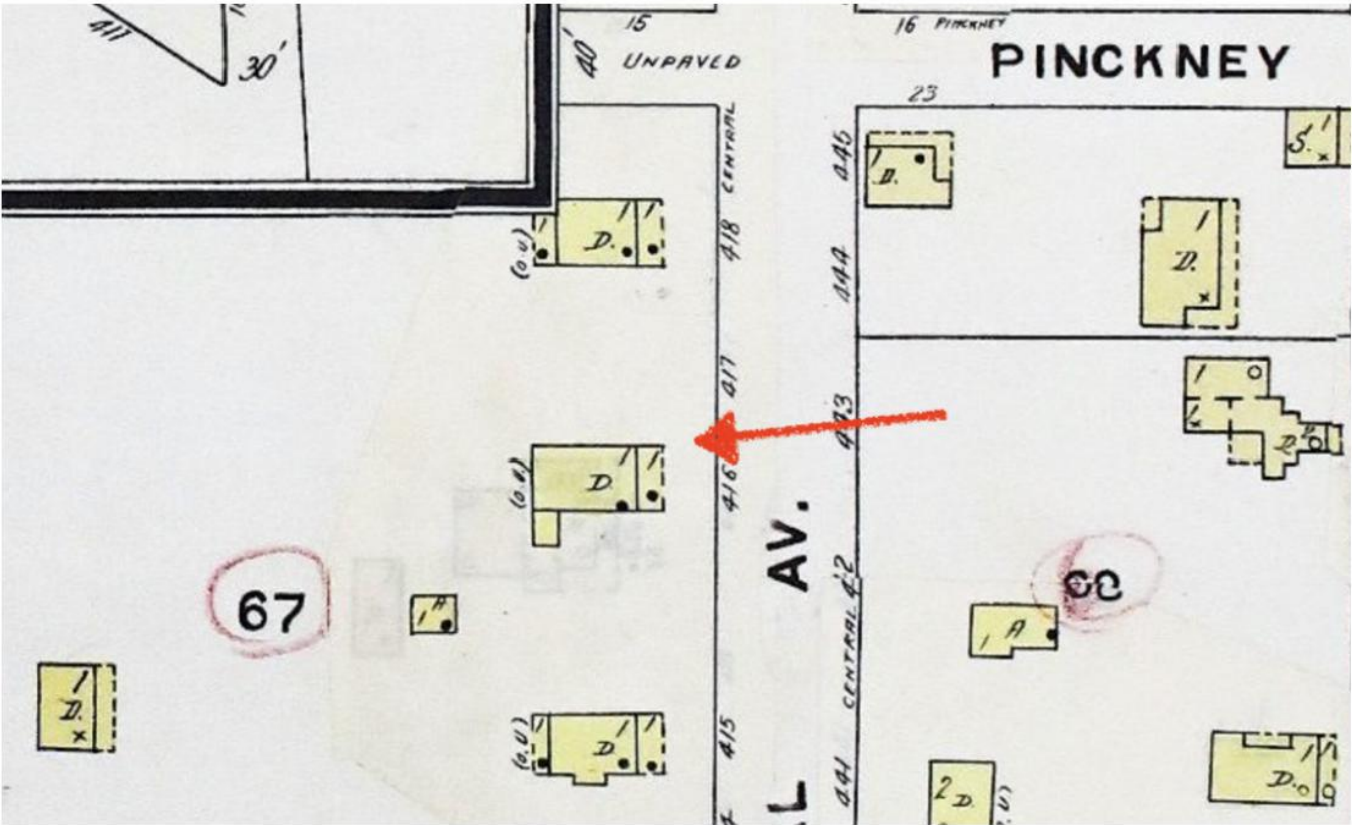




HISTORIC DOCUMENTS:



The red outline shows the floor plan of the house in 1938, depicted on a 2025 as-built drawing.



1938 *Sanborn Fire Insurance Map* showing the house. A one story front porch that ran along the entire façade was later replaced with a smaller porch or stoop with a gable roof (constructed after Hurricane Hugo).



Drawings with original floorplan denoted.

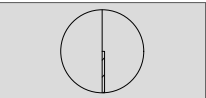
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CURRENT IMAGES OF SITE:



Perspective view of the façade.



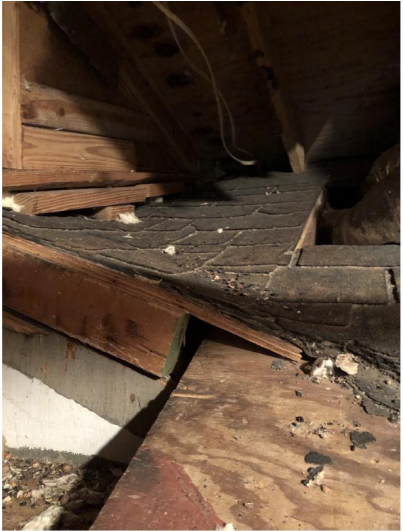
Close up of the painted cinderblock foundation skirting that runs continuously around the portions of the house that predate 1992.



Perspective view of the ell bay, which has vinyl windows and horizontal wood siding.



Rear wall of the bedroom addition.



Images the end wall of the house, which has evidence of later repairs. The original back exterior wall of the house can be seen (painted grey and white) and the gable roof over the earlier iteration of the side ell.



Perspective views of the wrap around side screened porch, which is framed with treated dimensional lumber.

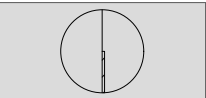
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STREET CONTEXT:



1902 CENTRAL



1904 CENTRAL



1914 CENTRAL



1918 CENTRAL



305 STATION 20



1914 MIDDLE



1907 CENTRAL



306 STATION 19

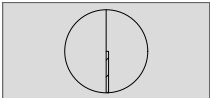
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TMS #529-05.  
LOT 210

162°06'45"E

RBF  
5/5

20' SETBACK  
(TYP)

PEC 2011

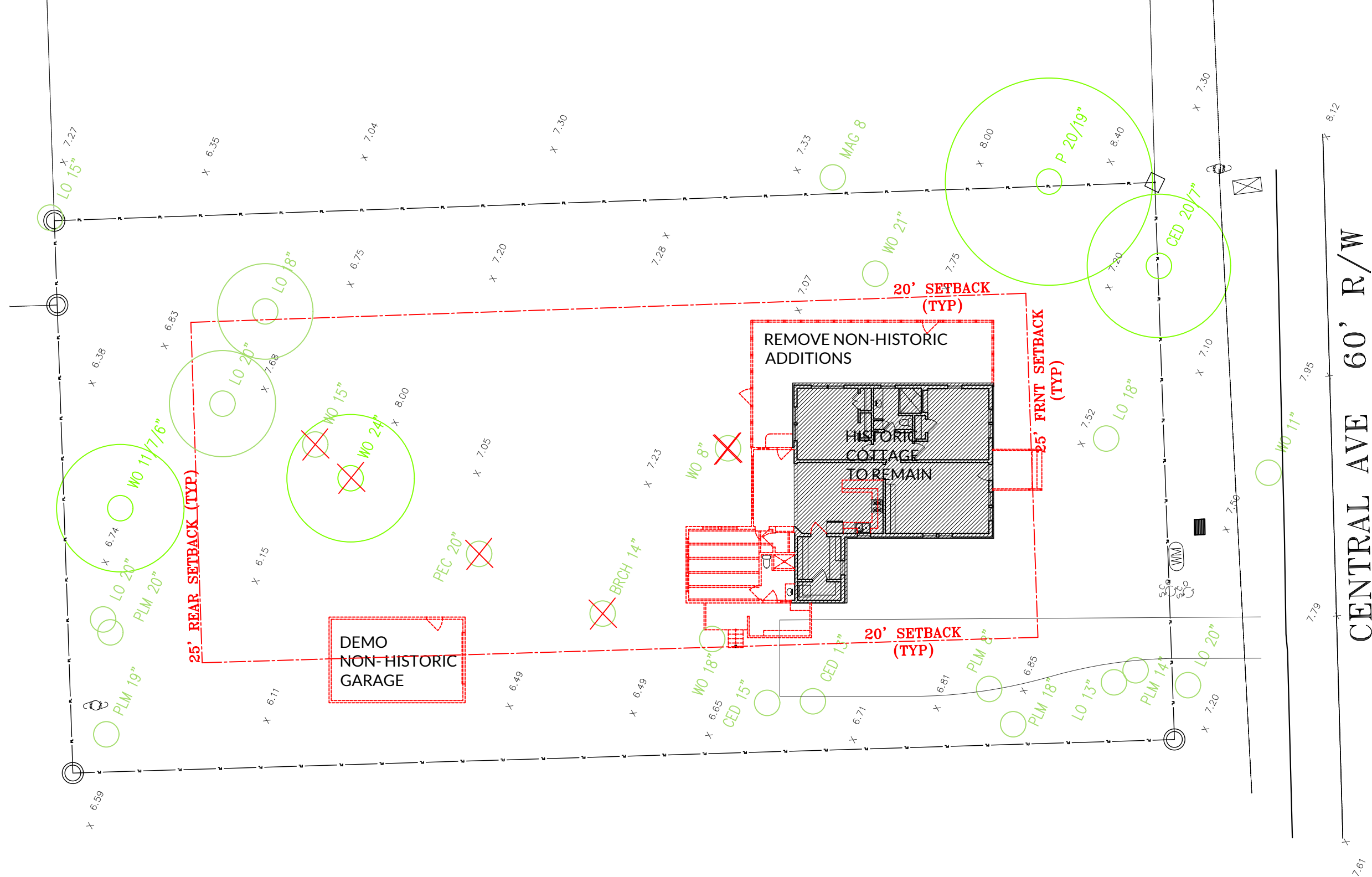
TMS #529-05-00-059  
LOT 213  
21,643 SQFT  
.50 ACRES

7.30x

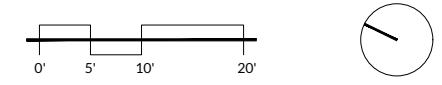
scale 1"=20'-0"



SHEET: **S1**



1 SITE PLAN - DEMO  
scale 1"=20'-0"



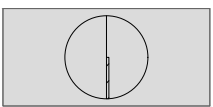
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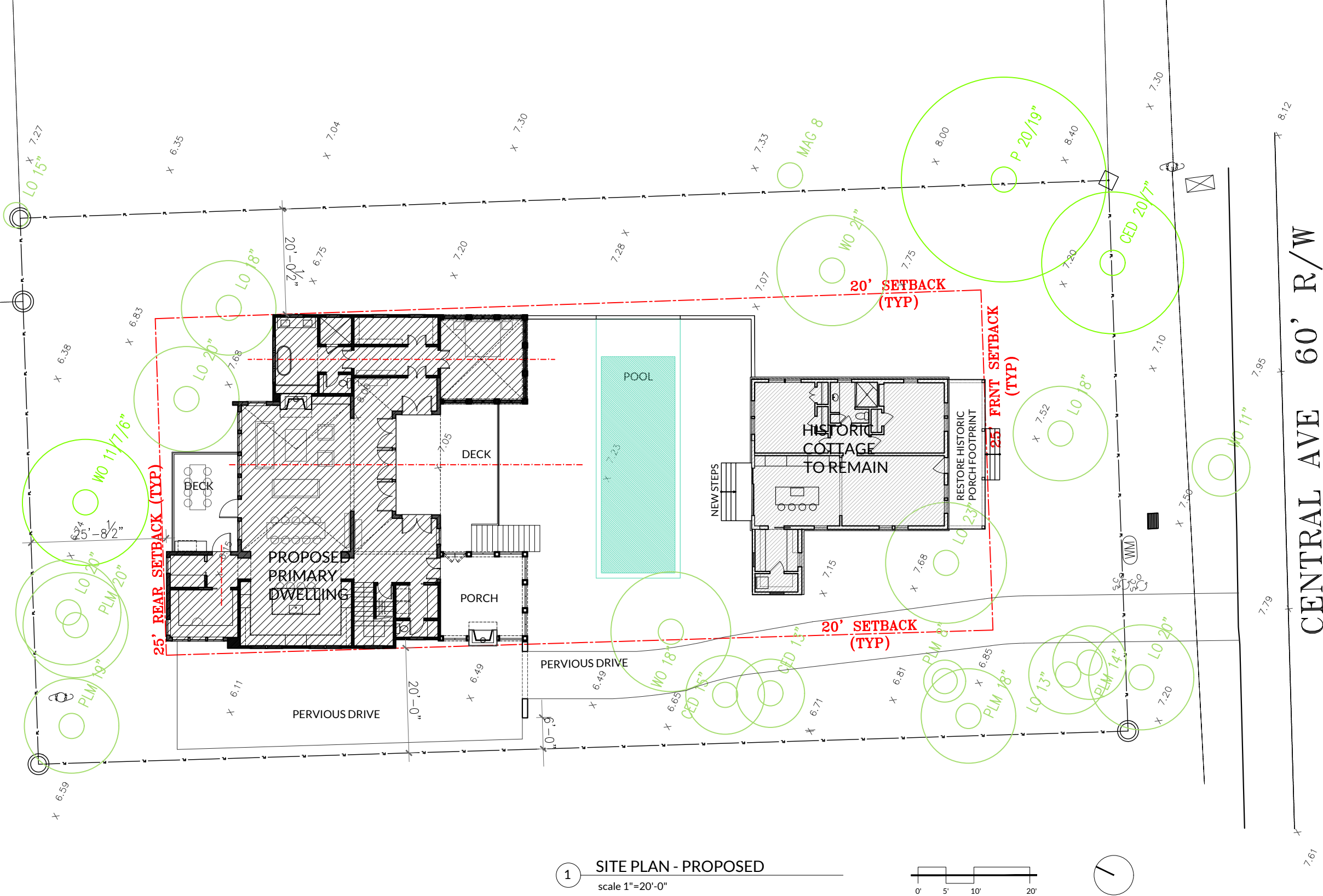
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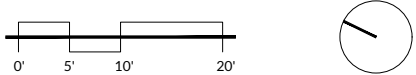
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1 SITE PLAN - PROPOSED  
scale 1"=20'-0"



CENTRAL AVE 60' R/W

1914 CENTRAL AVENUE

LOT INFORMATION

TMS#: 529-05-00-059  
LOT SIZE: 21,643 SF  
LOT WIDTH: 105'-0"  
LOT DEPTH: 207'-0"  
FLOOD ZONE: AE-10

PRINCIPAL BUILDING AREA

MAX PERMITTED : 4,064 SF  
(21,991 - 5000 sf) / 100 sf] x (10) + 2400 = 4,099 SF

EXISTING : 1,479 SF  
HISTORIC COTTAGE HEATED (INCL. NON-HISTORIC ADDITIONS) : 1,479 SF

PROPOSED : 4,328 SF  
\*\*264 RELIEF REQUESTED (6.5% RELIEF)\*\*  
HISTORIC COTTAGE : 1,183 SF  
PRINCIPAL DWELLING - FIRST FLOOR : 2,668 SF  
PRINCIPAL DWELLING - SECOND FLOOR : 477 SF

PRINCIPAL BUILDING COVERAGE

MAX PERMITTED (15%): 3,246 SF  
15% x 21,643 sf = 3,246 SF

EXISTING (6.8%): 1,479 SF  
HISTORIC COTTAGE HEATED (INCL. NON-HISTORIC ADDITIONS) : 1,479 SF

PROPOSED (17.8%): 3,851 SF  
\*\*605 SF RELIEF REQUESTED (18.6% RELIEF)\*\*  
HISTORIC COTTAGE : 1,183 SF  
PRINCIPAL DWELLING - FIRST FLOOR : 2,668 SF

IMPERVIOUS COVERAGE

MAX PERMITTED (30%): 6,493 SF  
30% x 21,643 sf = 6,493 SF

EXISTING (18.6%): 4,034 SF  
HISTORIC COTTAGE HEATED (INCL. NON-HISTORIC ADDITIONS) : 1,479 SF  
HISTORIC COTTAGE PORCH (INCL. NON-HISTORIC ADDITIONS) : 928 SF  
SHED : 415 SF  
CONCRETE PAD: 62 SF  
CONCRETE DRIVEWAY: 1,110 SF  
AC: 16 SF  
STEPS: 24 SF

PROPOSED (27.2%): 5,888 SF  
HISTORIC COTTAGE - HEATED : 1,183 SF  
HISTORIC COTTAGE - PORCHES : 198 SF  
HISTORIC COTTAGE - DECK + STEPS : 90 SF  
PRINCIPAL DWELLING - FIRST FLOOR HEATED : 2,668 SF  
PRINCIPAL DWELLING - PORCHES : 435 SF  
PRINCIPAL DWELLING - DECKS + STEPS : 587 SF  
AC : 32 SF  
POOL : 695 SF

MAX HEIGHT (FROM AVERAGE NATURAL GRADE)

MAX PERMITTED : 38'-0"

HISTORIC PROPOSED : 16'-1.5"

PRIMARY DWELLING PROPOSED : 35'-1.5"

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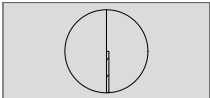
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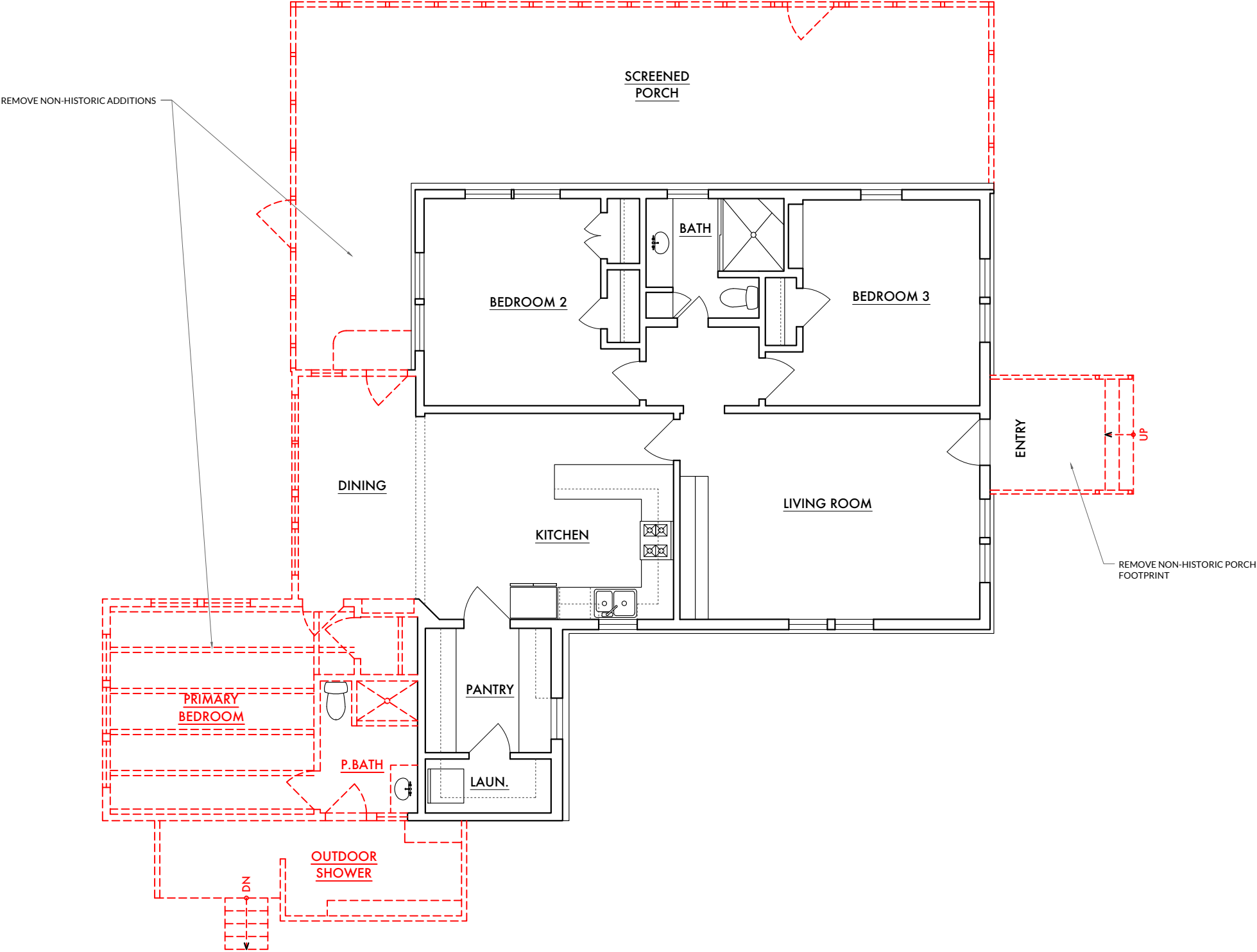
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ALL WORK ON PROJECT TO ENSURE HISTORIC PRESERVATION STANDARDS ARE MET:

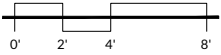
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1 FIRST FLOOR PLAN - EXISTING

scale 1/8"=1'-0"

1,597 SF - HEATED FIRST FLOOR  
55 SF - ENTRY PORCH  
652 SF - SCREENED PORCH  
120 SF - OUTDOOR SHOWER DECK  
30 SF - STEPS

 TO BE REMOVED



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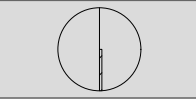
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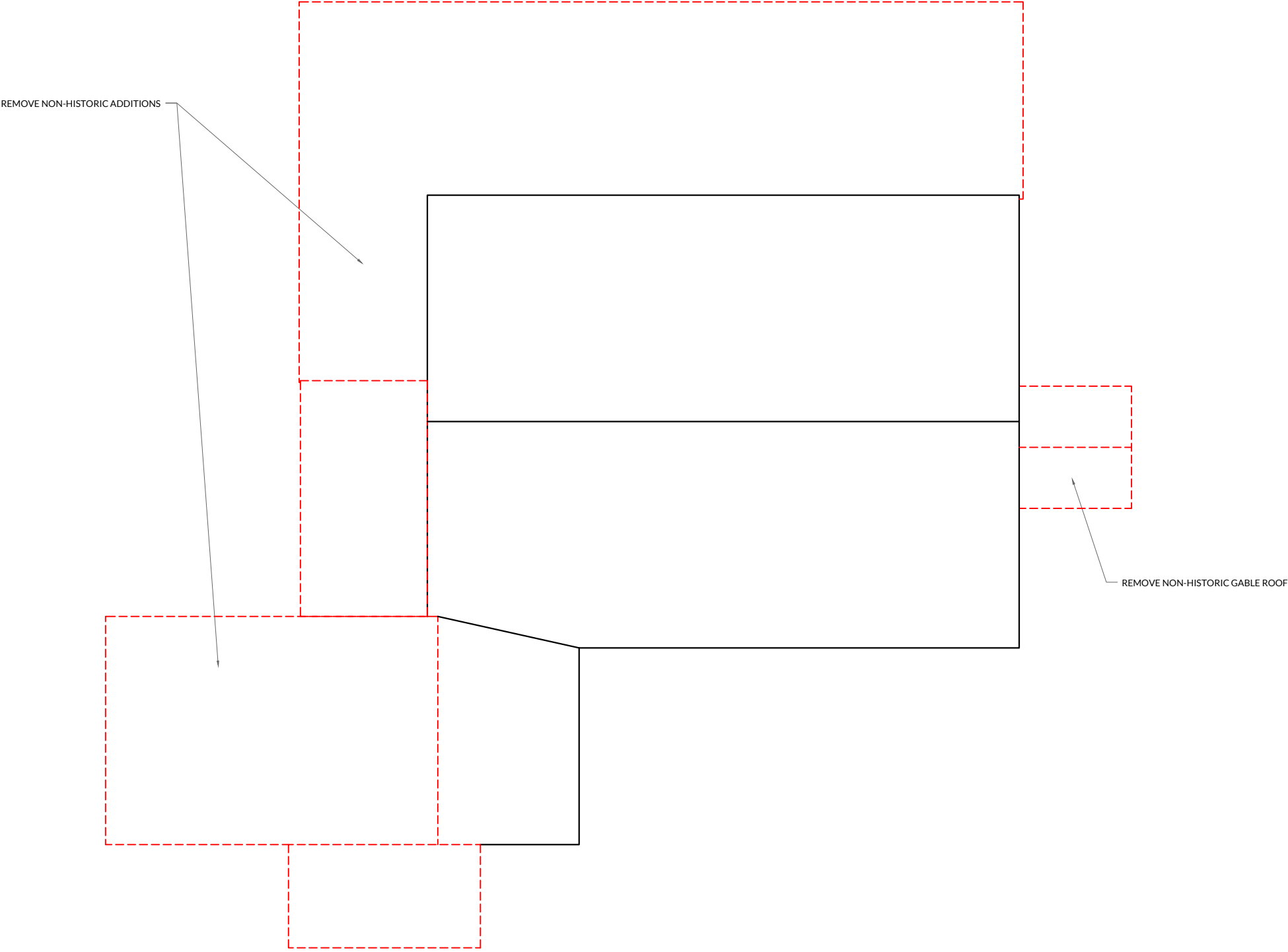
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1 ROOF PLAN - EXISTING

scale 1/8"=1'-0"

 TO BE REMOVED



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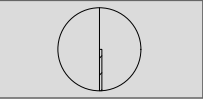
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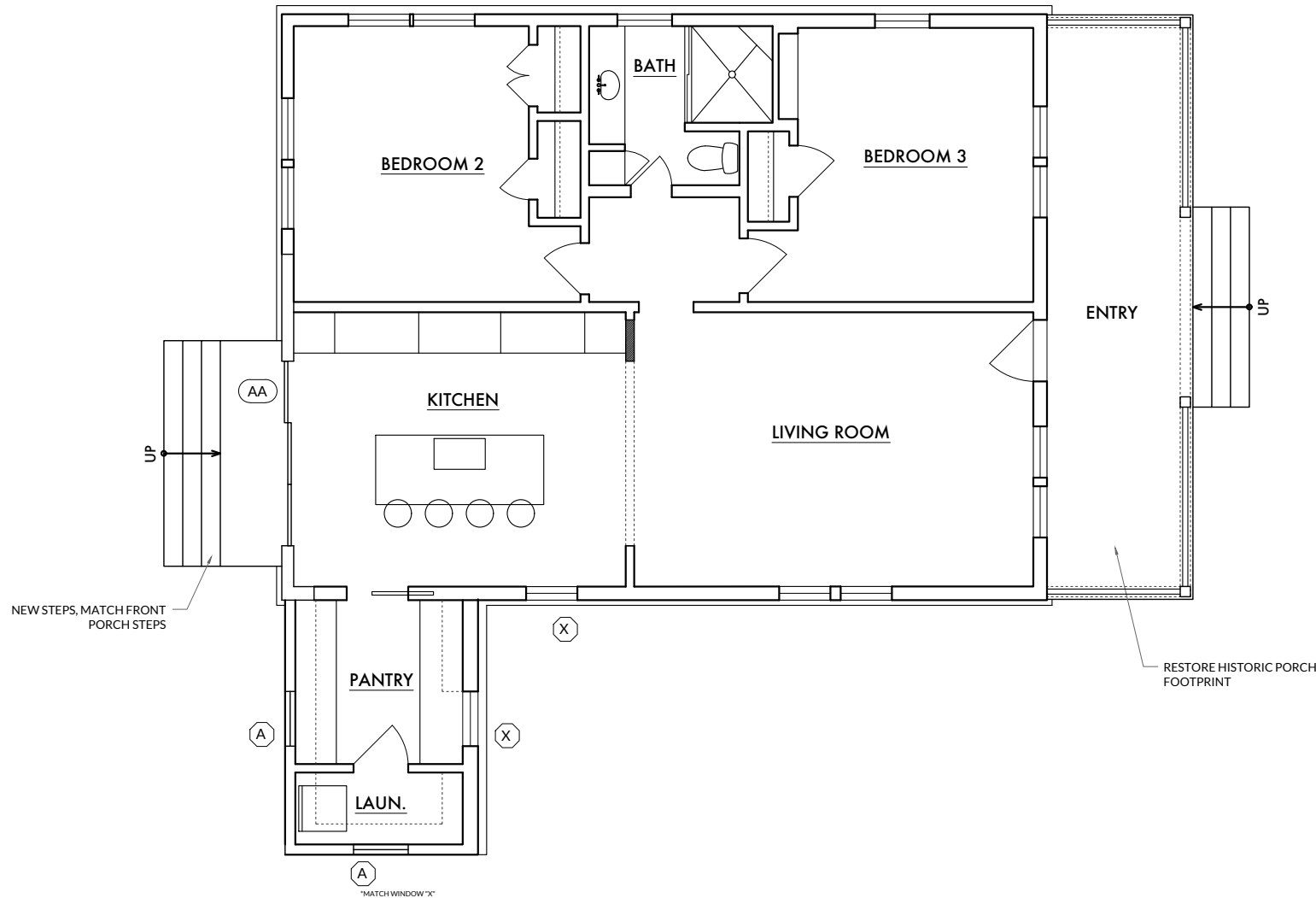




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# 1 FIRST FLOOR PLAN - PROPOSED

scale 1/8"=1'-0"

1,183 SF - HEATED FIRST FLOOR  
200 SF - ENTRY PORCH  
27 SF - ENTRY STEPS  
64 SF - REAR STEPS



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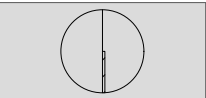
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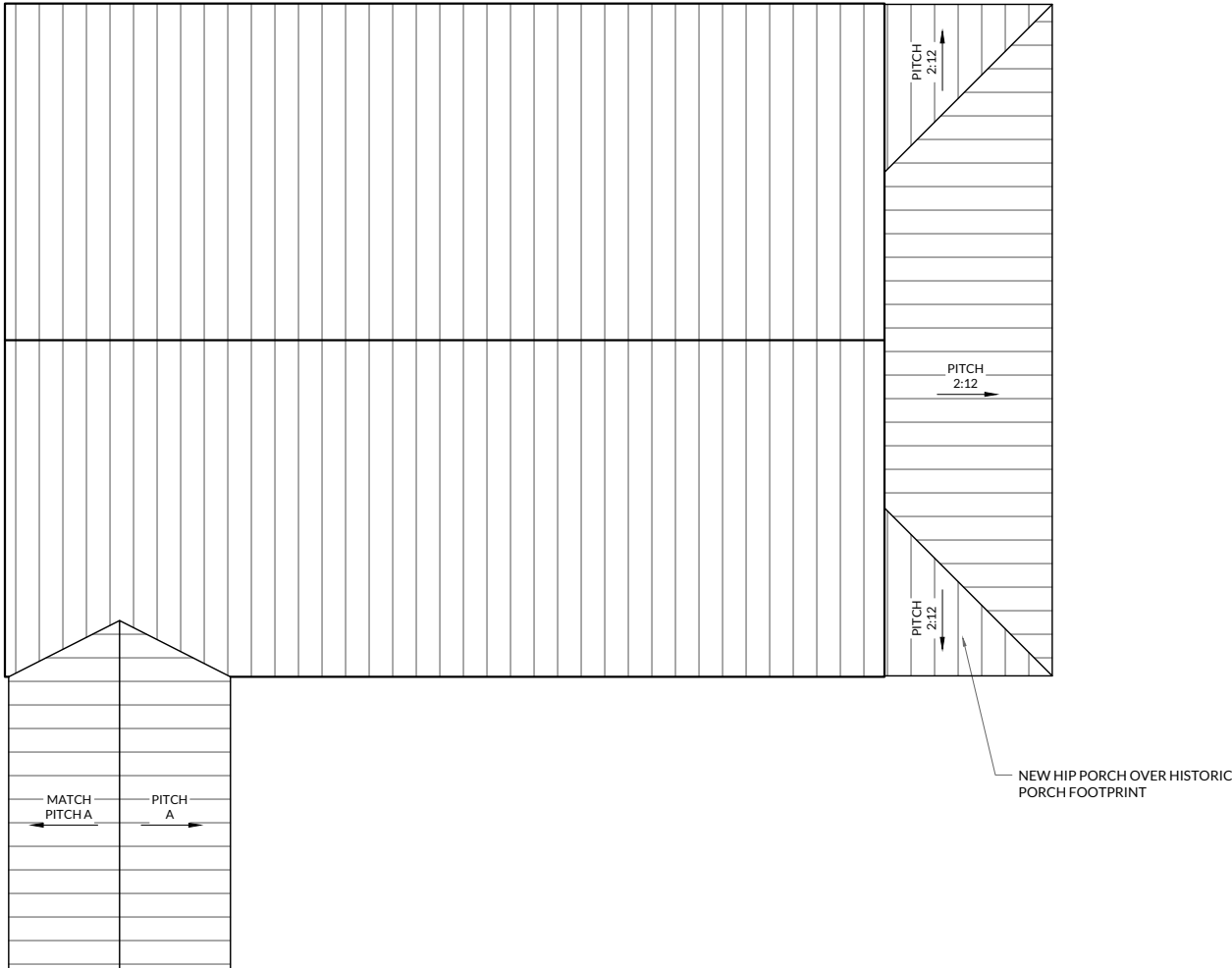




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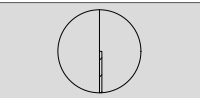
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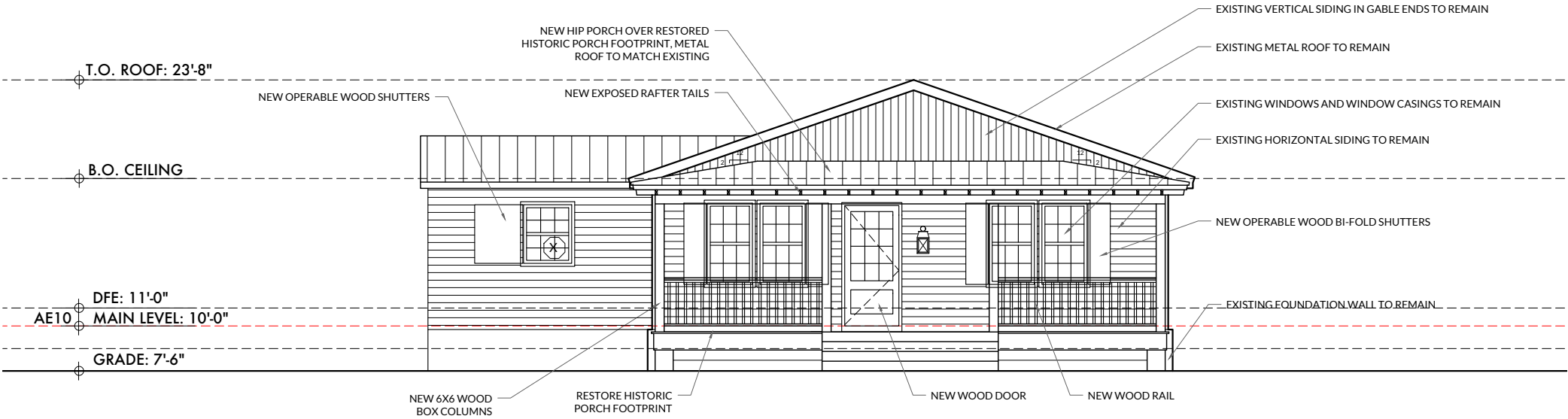




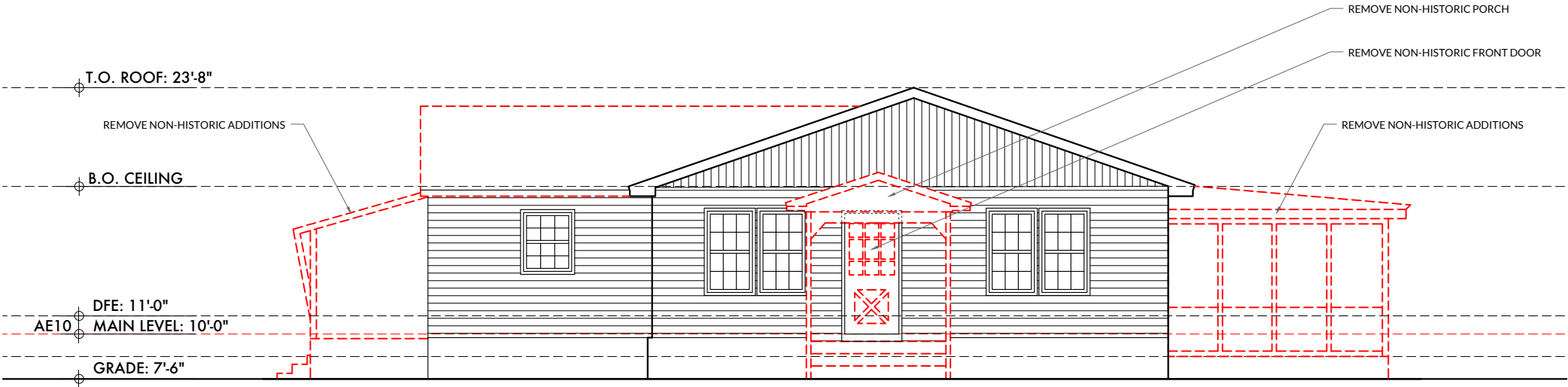
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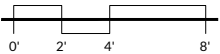
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- RETAINING AND PRESERVING CHANGES TO A PROPERTY THAT HAVE ACQUIRED HISTORIC SIGNIFICANCE IN THEIR OWN RIGHT;
- PRESERVING DISTINCTIVE MATERIALS, FEATURES, FINISHES, AND CONSTRUCTION TECHNIQUES OR EXAMPLES OF CRAFTSMANSHIP THAT CHARACTERIZE A PROPERTY;
- 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;
- UTILIZING THE GENTLEST MEANS OF CHEMICAL OR PHYSICAL TREATMENTS;
- PROTECTING AND PRESERVING THE ARCHEOLOGICAL RESOURCES IN PLACE, AND IF DISTURBING, MITIGATION MEASURES WILL BE UNDERTAKEN;
- 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,
- 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.



1 **SOUTHEAST ELEVATION - PROPOSED**  
scale 1/8"=1'-0"



1 **SOUTHEAST ELEVATION - EXISTING**  
scale 1/8"=1'-0"

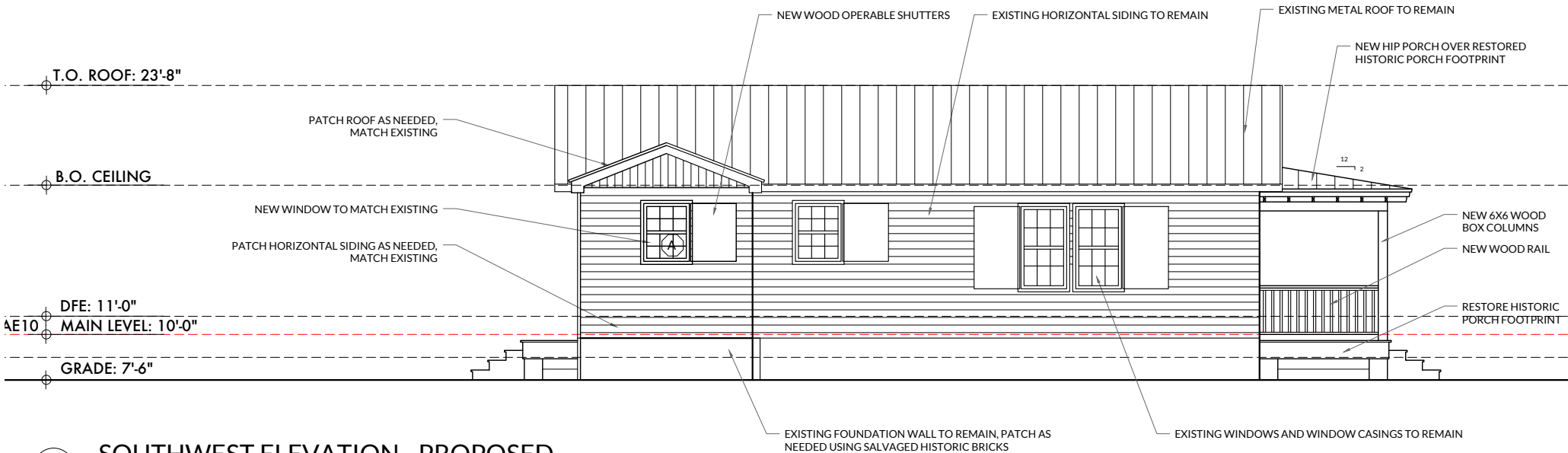




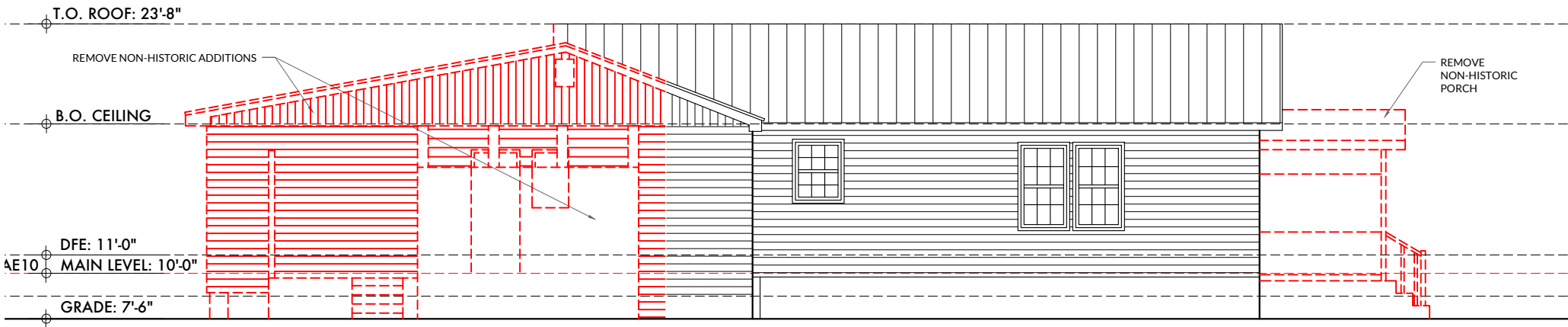
THIS PROJECT FALLS UNDER THE CATEGORY OF: **RESTORATION - DEPICTS A PROPERTY AT A PARTICULAR PERIOD OF TIME IN ITS HISTORY, WHILE REMOVING EVIDENCE OF OTHER PERIODS.**

ALL WORK ON PROJECT TO ENSURE HISTORIC PRESERVATION STANDARDS ARE MET:

- 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;
- 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;
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- UTILIZING THE GENTLEST MEANS OF CHEMICAL OR PHYSICAL TREATMENTS;
- PROTECTING AND PRESERVING THE ARCHEOLOGICAL RESOURCES IN PLACE, AND IF DISTURBING, MITIGATION MEASURES WILL BE UNDERTAKEN;
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- 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.

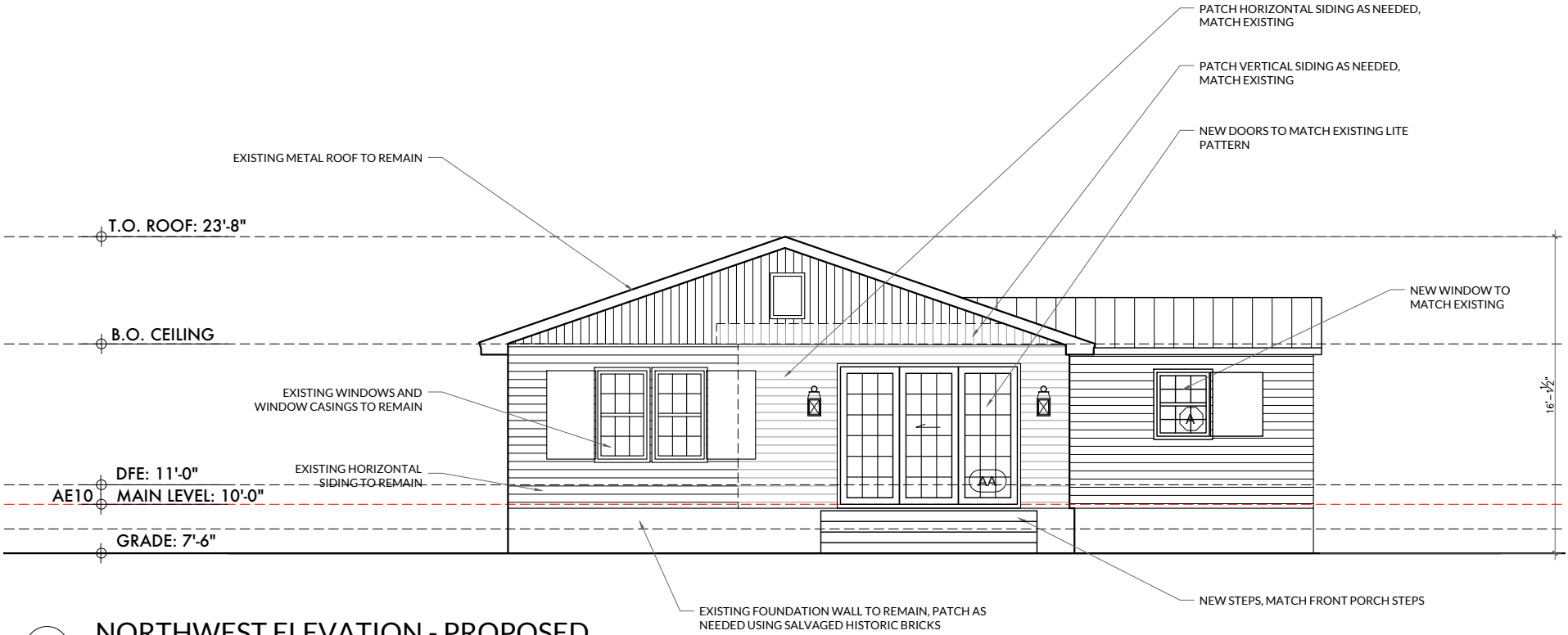


1 **SOUTHWEST ELEVATION - PROPOSED**  
scale 1/8"=1'-0"

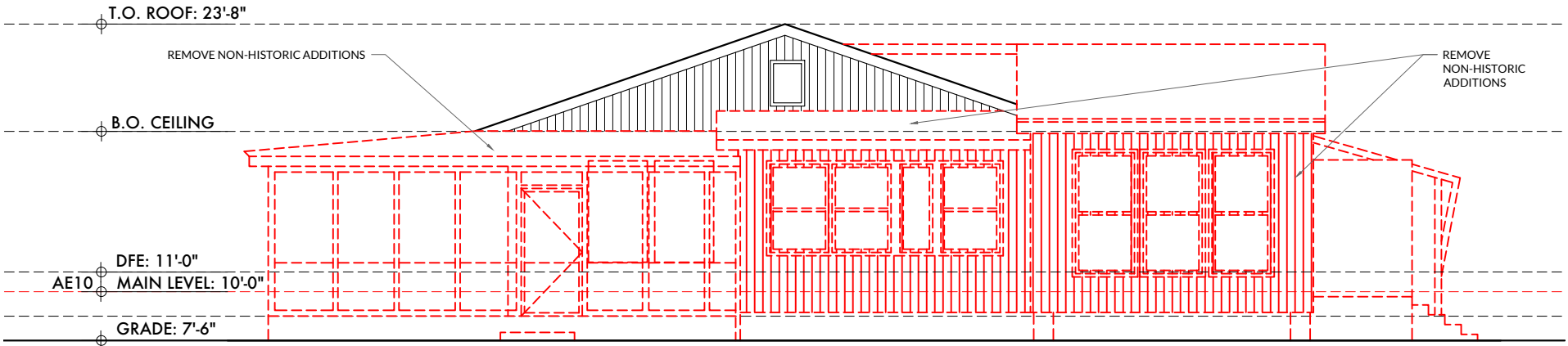


1 **SOUTHWEST ELEVATION - EXISTING**  
scale 1/8"=1'-0"





1 NORTHWEST ELEVATION - PROPOSED  
scale 1/8"=1'-0"



1 NORTHWEST ELEVATION - EXISTING  
scale 1/8"=1'-0"

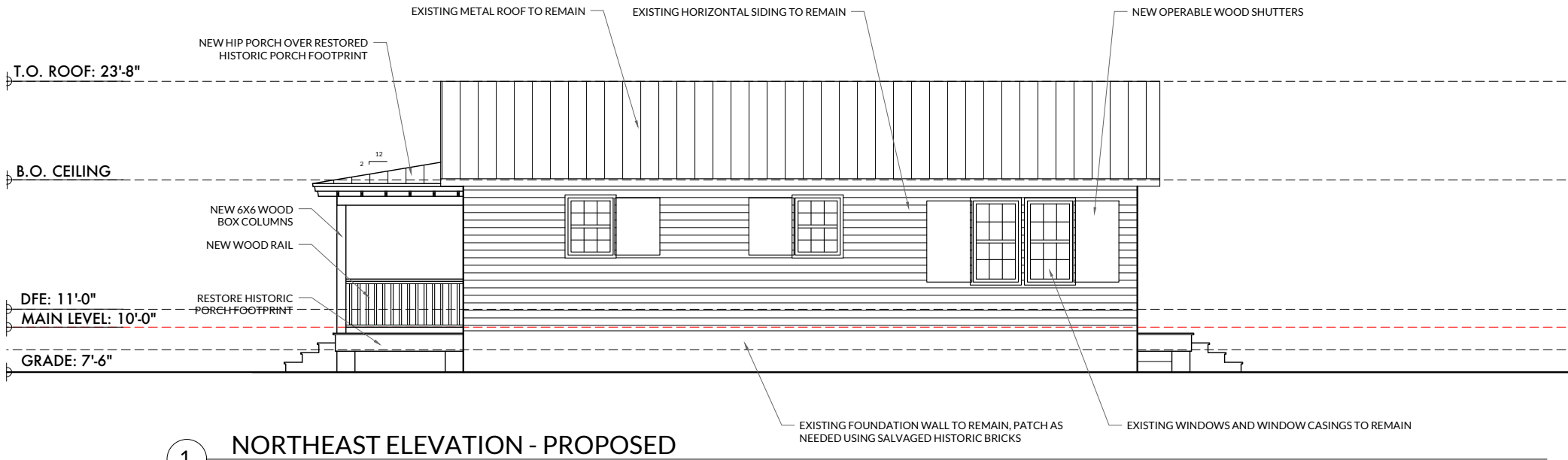


THIS PROJECT FALLS UNDER THE CATEGORY OF: **RESTORATION - DEPICTS A PROPERTY AT A PARTICULAR PERIOD OF TIME IN ITS HISTORY, WHILE REMOVING EVIDENCE OF OTHER PERIODS.**

ALL WORK ON PROJECT TO ENSURE HISTORIC PRESERVATION STANDARDS ARE MET:

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- 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.





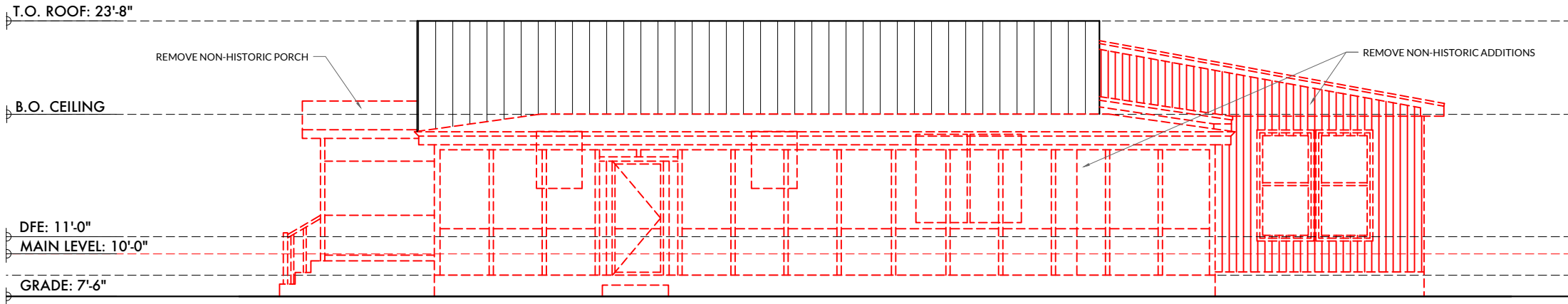
**NORTHEAST ELEVATION - PROPOSED**

scale 1/8"=1'-0"

THIS PROJECT FALLS UNDER THE CATEGORY OF: **RESTORATION - DEPICTS A PROPERTY AT A PARTICULAR PERIOD OF TIME IN ITS HISTORY, WHILE REMOVING EVIDENCE OF OTHER PERIODS.**

ALL WORK ON PROJECT TO ENSURE HISTORIC PRESERVATION STANDARDS ARE MET:

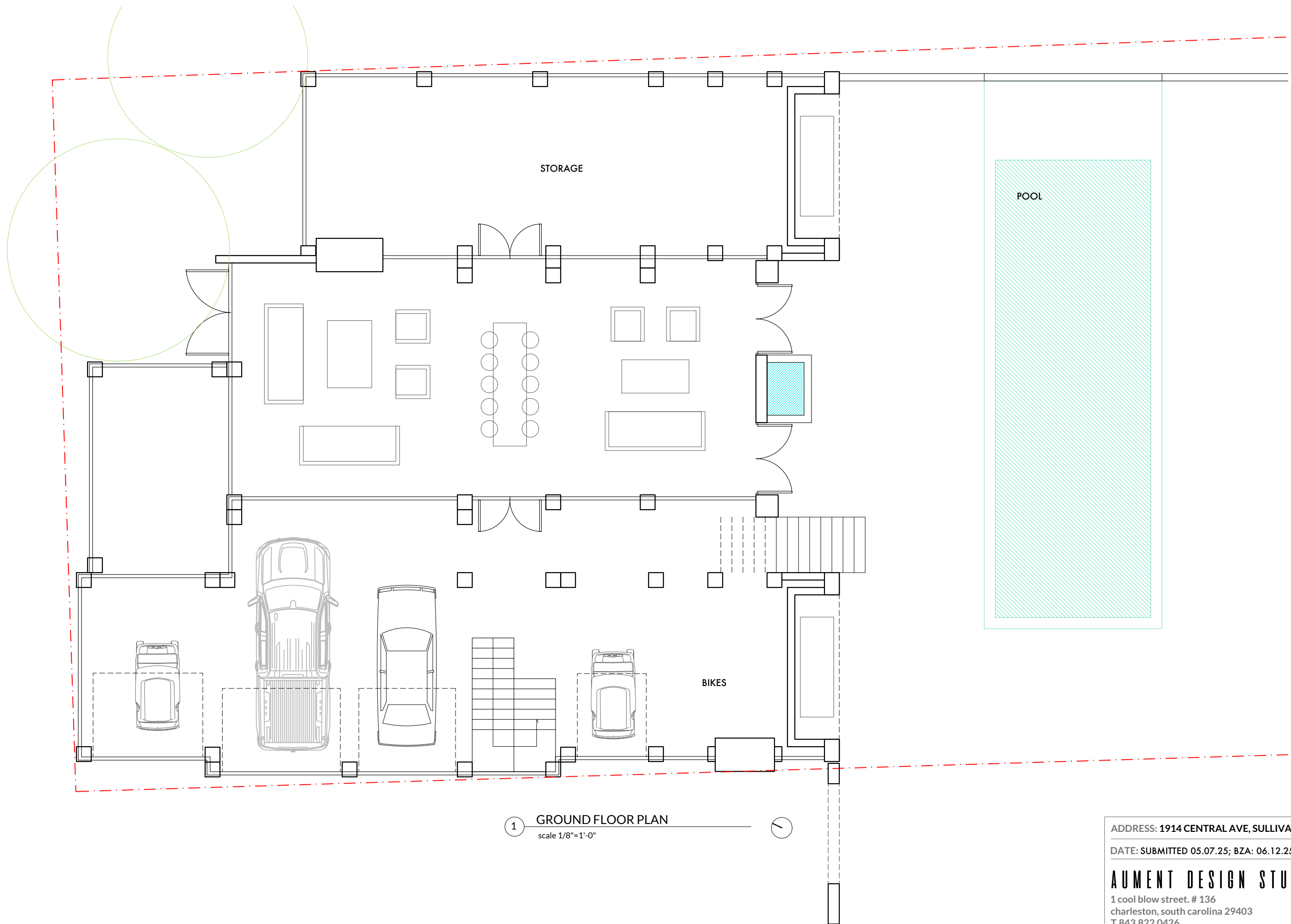
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**NORTHEAST ELEVATION - EXISTING**

scale 1/8"=1'-0"





1 GROUND FLOOR PLAN  
scale 1/8"=1'-0"

ADDRESS: 1914 CENTRAL AVE, SULLIVANS ISLAND, SC 29482

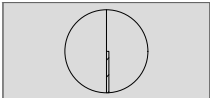
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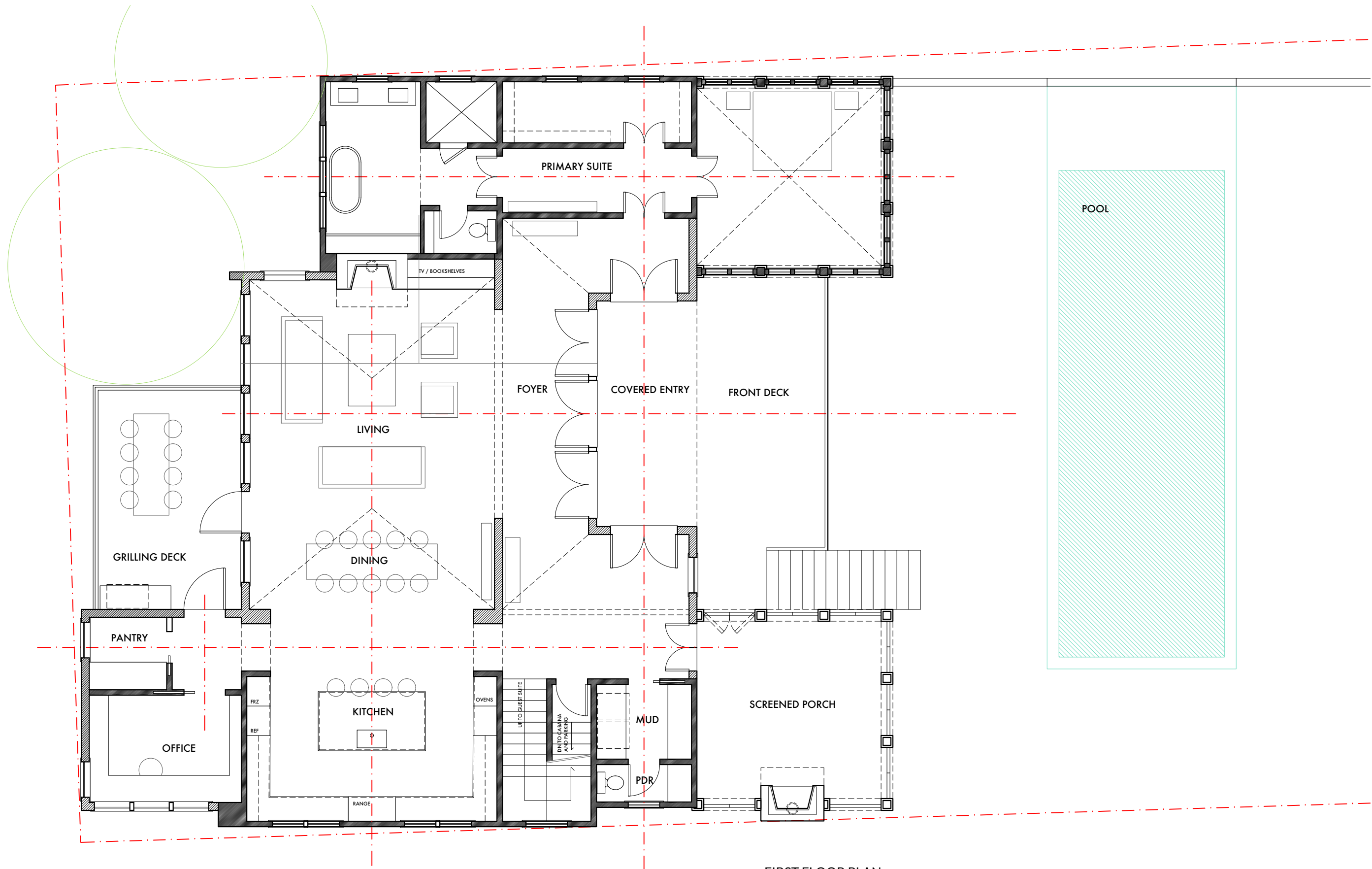
SHEET:

A1.0

AUMENT DESIGN STUDIO

1 cool blow street. # 136  
charleston, south carolina 29403  
T.843.822.0426





1

## FIRST FLOOR PLAN

scale 1/8"=1'-0"  
HEATED FIRST FLOOR: 2,668 SF  
FRONT DECK: 285 SF  
SCREENED PORCH: 273 SF  
COVERED ENTRY: 162 SF  
REAR DECK: 238 SF



ADDRESS: 1914 CENTRAL AVE, SULLIVANS ISLAND, SC 29482

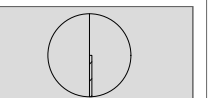
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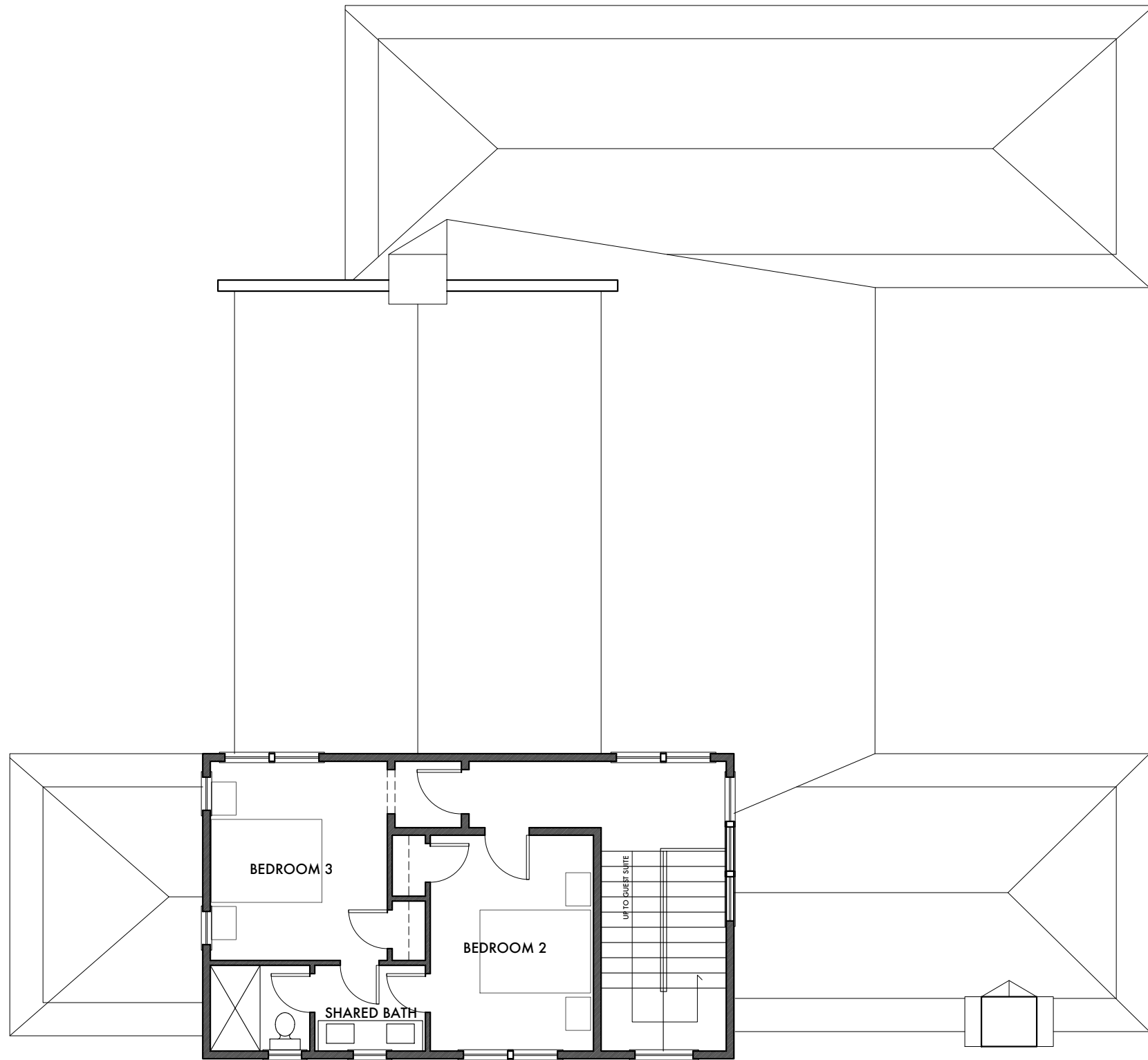
**A1.1**

**AUMENT DESIGN STUDIO**

1 cool blow street. # 136  
charleston, south carolina 29403  
T.843.822.0426







1

SECOND FLOOR PLAN

scale 1/8"=1'-0"  
HEATED SECOND FLOOR: 477 SF



ADDRESS: 1914 CENTRAL AVE, SULLIVANS ISLAND, SC 29482

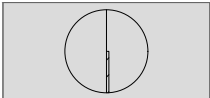
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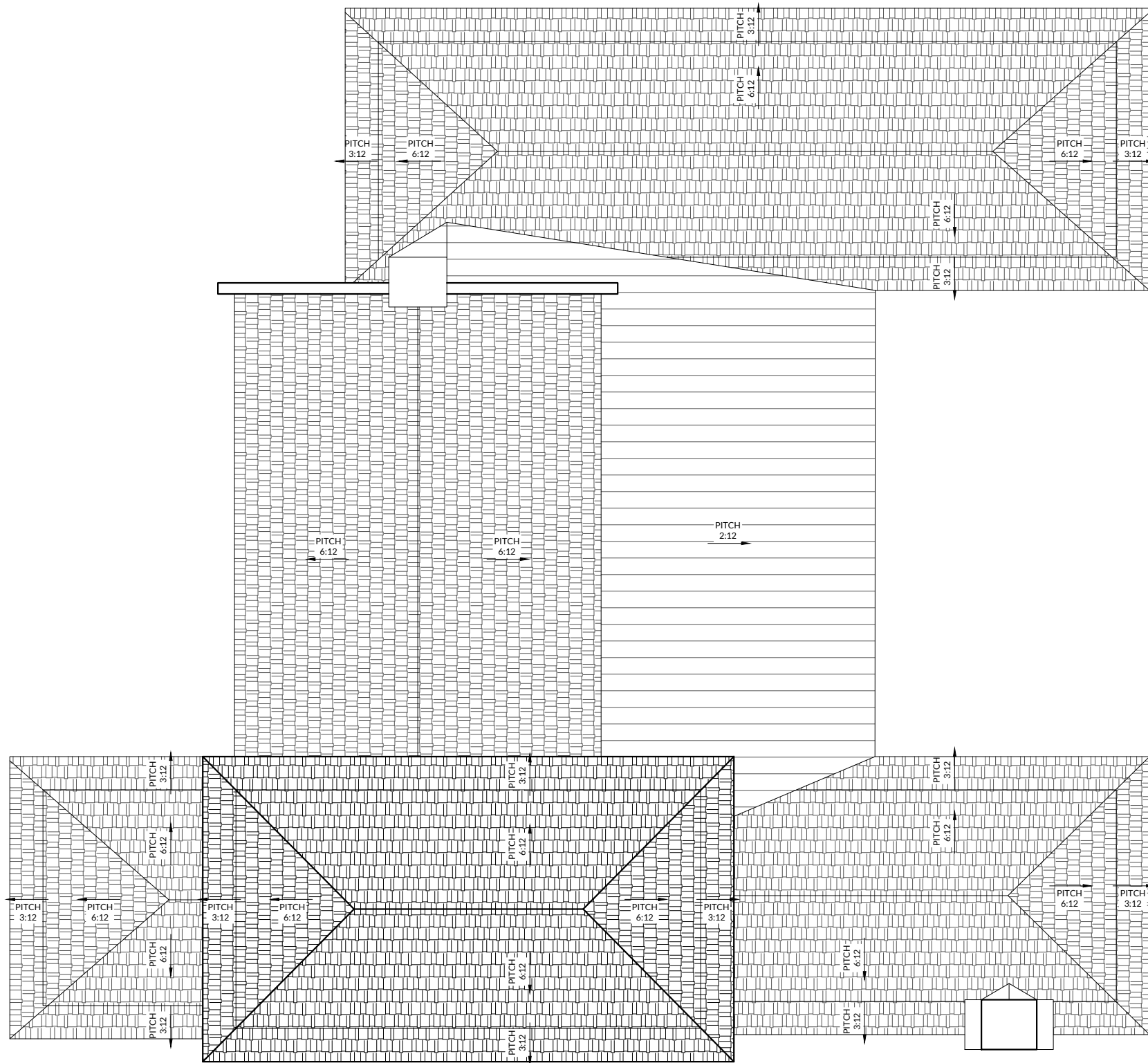
SHEET:

A1.2

AUMENT DESIGN STUDIO

1 cool blow street. # 136  
charleston, south carolina 29403  
T.843.822.0426





1 ROOF PLAN  
scale 1/8"=1'-0"



ADDRESS: 1914 CENTRAL AVE, SULLIVANS ISLAND, SC 29482

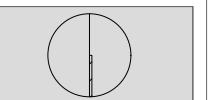
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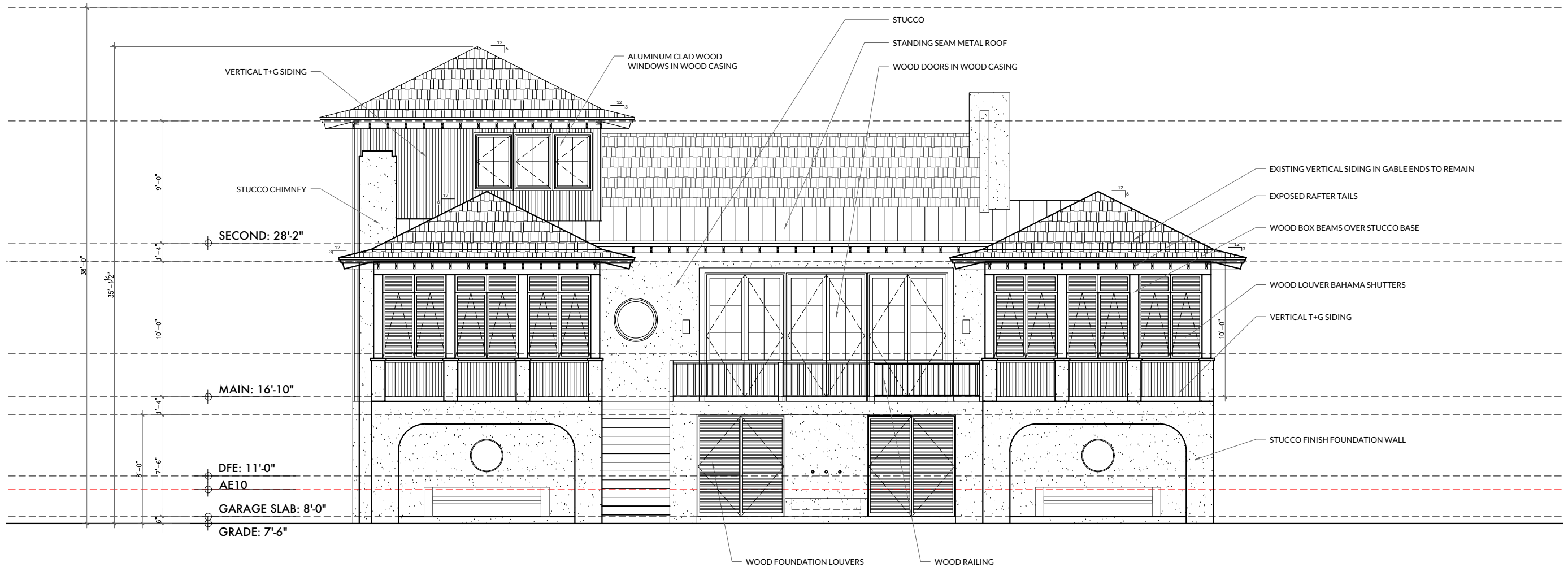
A1.3

AUMENT DESIGN STUDIO

1 cool blow street. # 136  
charleston, south carolina 29403  
T.843.822.0426







1 SOUTHEAST ELEVATION - PROPOSED  
scale 1/8"=1'-0"



ADDRESS: 1914 CENTRAL AVE, SULLIVANS ISLAND, SC 29482

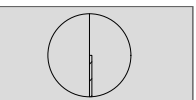
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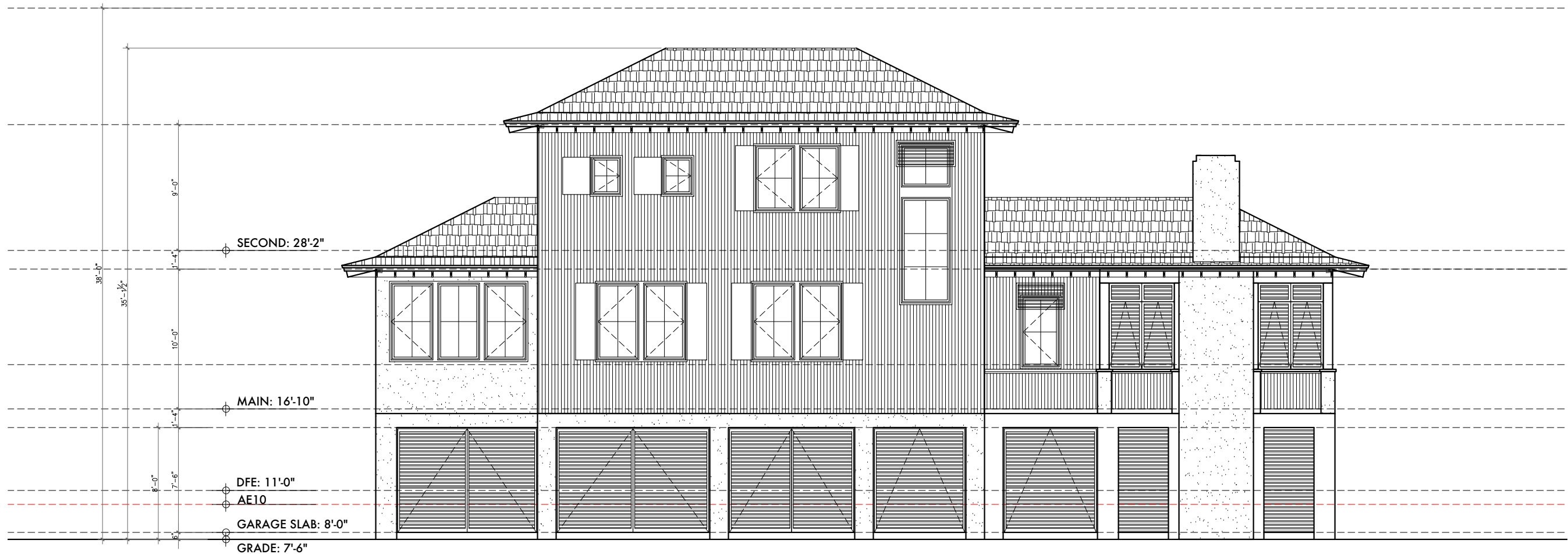
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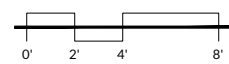
AUMENT DESIGN STUDIO

1 cool blow street. # 136  
charleston, south carolina 29403  
T.843.822.0426





1 **SOUTHWEST ELEVATION - PROPOSED**  
scale 1/8"=1'-0"







1 NORTHWEST ELEVATION - PROPOSED  
scale 1/8"=1'-0"



ADDRESS: 1914 CENTRAL AVE, SULLIVANS ISLAND, SC 29482

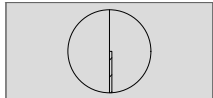
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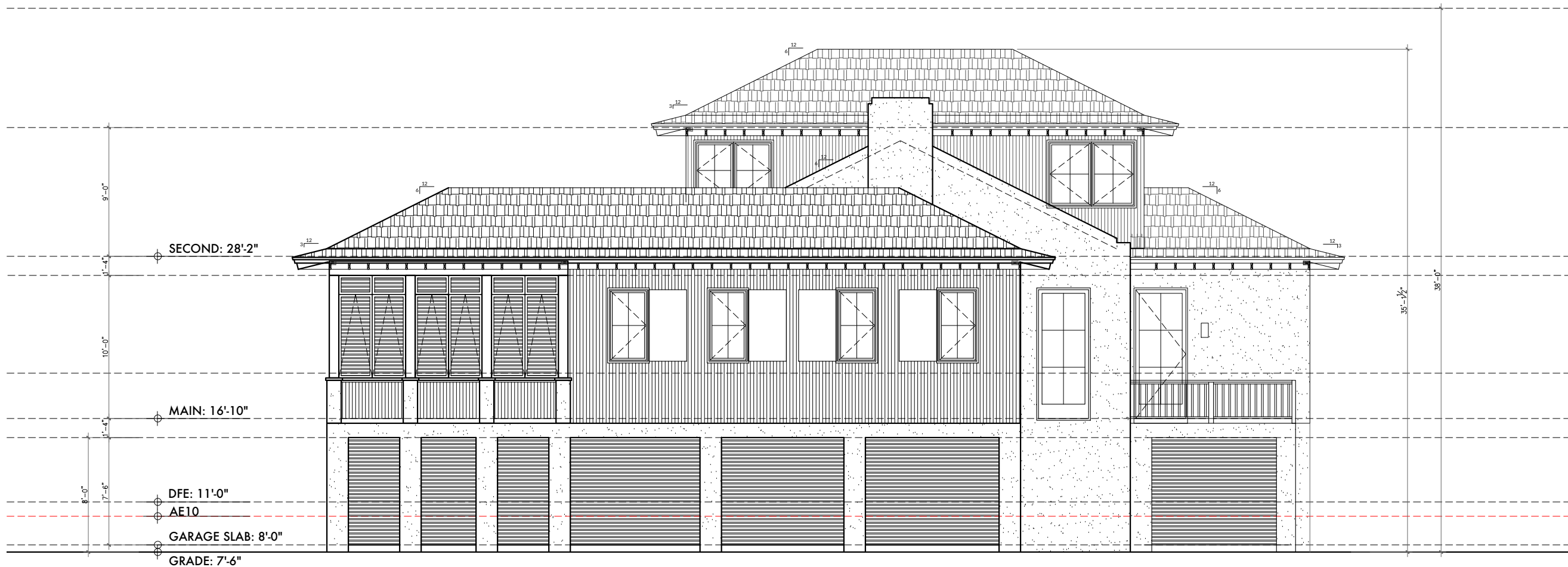
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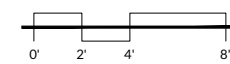
AUMENT DESIGN STUDIO

1 cool blow street. # 136  
charleston, south carolina 29403  
T.843.822.0426





1 NORTHEAST ELEVATION - PROPOSED  
scale 1/8"=1'-0"



ADDRESS: 1914 CENTRAL AVE, SULLIVANS ISLAND, SC 29482

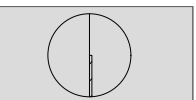
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AUMENT DESIGN STUDIO

1 cool blow street. # 136  
charleston, south carolina 29403  
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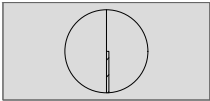
ADDRESS: 1914 CENTRAL AVE, SULLIVANS ISLAND, SC 29482

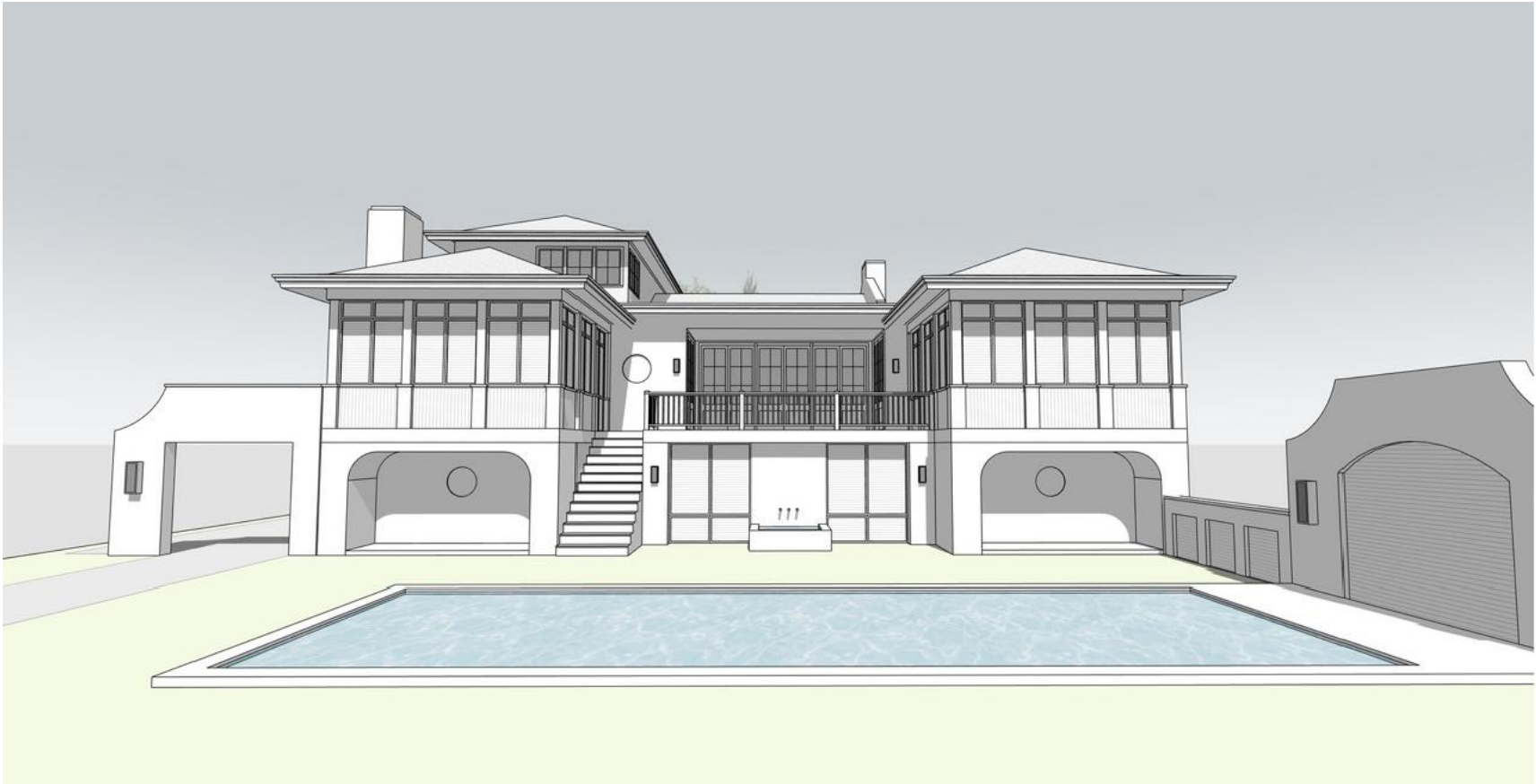
DATE: SUBMITTED 05.07.25; BZA: 06.12.25

SHEET: **3D**

**AUMENT DESIGN STUDIO**

1 cool blow street. # 136  
charleston, south carolina 29403  
T.843.822.0426





ADDRESS: 1914 CENTRAL AVE, SULLIVANS ISLAND, SC 29482

DATE: SUBMITTED 05.07.25; BZA: 06.12.25

SHEET: **3D2**

**AUMENT DESIGN STUDIO**

1 cool blow street. # 136  
charleston, south carolina 29403  
T.843.822.0426

