

# 1454 MIDDLE STREET RESIDENCE

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*Re-imagining the*  
HISTORIC FORT MOULTRIE POST THEATER  
TOWNSHIP OF SULLIVAN'S ISLAND | SOUTH CAROLINA



DESIGN REVIEW BOARD  
*Updates to Approved Final Design*  
JULY 2026



CISSELL ROSEN ARCHITECTS  
EM STRUCTURAL ENGINEERS  
MIDDLE STREET CONSTRUCTION  
NK PARTNERS PROJECT MANAGEMENT  
HENSLEY & GOERLING CONSULTING ENGINEERS

# CONTENTS

*The applicant is requesting to update the approved Final Design of the rear screened porch at 1454 Middle Street to include an expanded stair and more open relationship between the porch and the rear yard. This will include removing the approved knee panels in the arched openings as well as the screened door, and regularizing the pattern of columns and arches to to be five equal bays with no screened door. The proposal also expands the approved stone stair to span the entire width of the porch.*

*Secondly the applicant is requesting to rebuild the brick portions of the existing boiler room due to significant structural damage sustained from differential settlement of the structures and the unreinforced nature of the original brick construction. The applicant is requesting to use a modern replacement brick that would allow for salvaged historic brick to used for repairs to the main building, and reconstruct the walls with modern masonry reinforcing techniques that would meet current hurricane and seismic design standards. The original concrete water table foundation would be retained and repaired in place.*

## 1

### SCREENED PORCH UPDATES

NORTH ELEVATION | APPROVED AND PROPOSED

EAST ELEVATION | APPROVED AND PROPOSED

ELEVATION DETAILS | APPROVED AND PROPOSED

PORCH PLAN | APPROVED AND PROPOSED

## 2

### REAR BOILER ROOM

PHOTO DOCUMENTATION

EXISTING AND REPLACEMENT BRICK | BRICK CALCULATIONS

CISSELL DESIGN STUDIO

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# 1 SCREENED PORCH UPDATES

NORTH ELEVATION | APPROVED AND PROPOSED

EAST ELEVATION | APPROVED AND PROPOSED

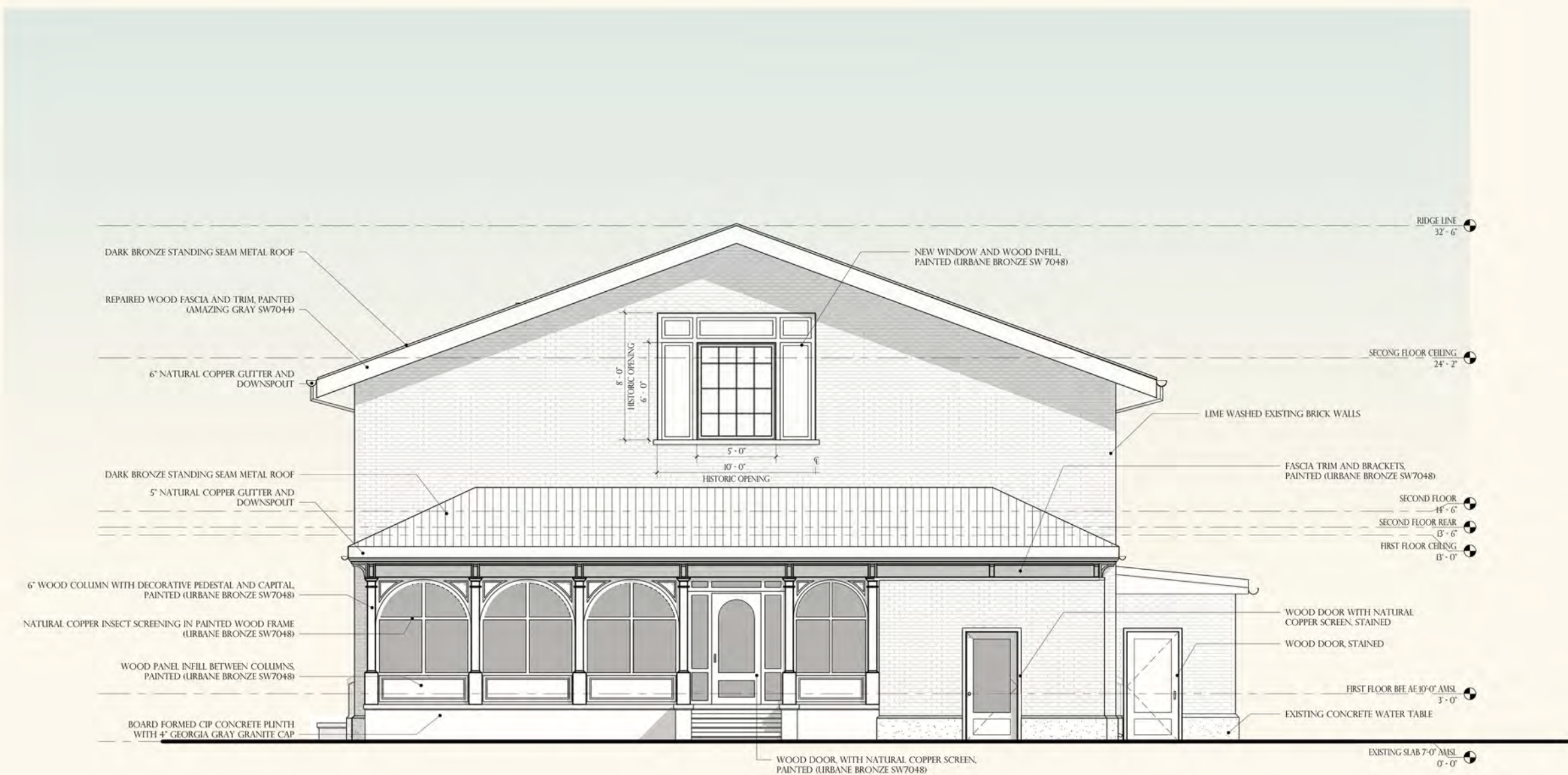
ELEVATION DETAILS | APPROVED AND PROPOSED

PORCH PLAN | APPROVED AND PROPOSED

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SCALE: 1/4" = 1'-0" @ 22x34

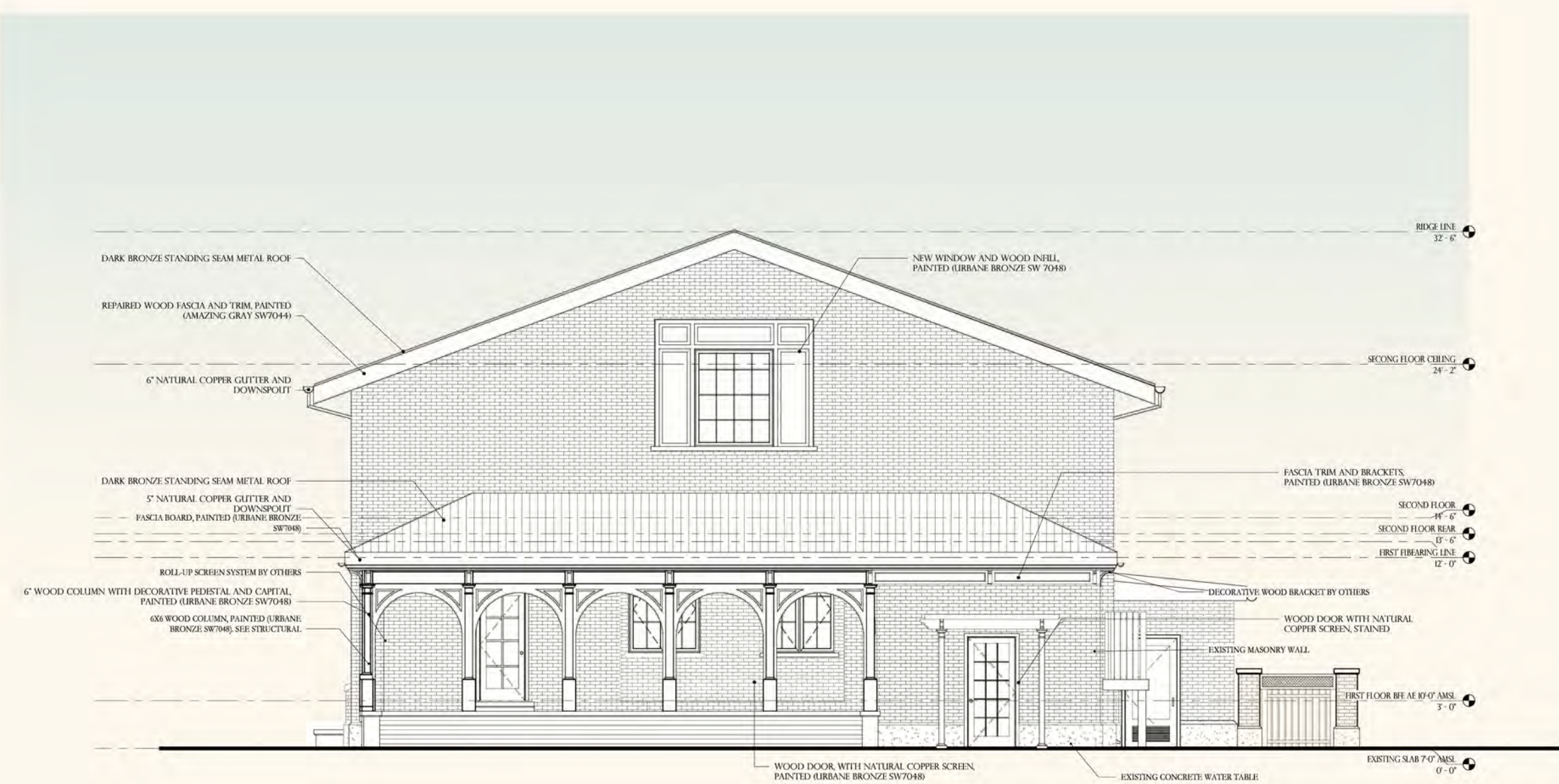
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# THOMPSON AVENUE ELEVATION FINAL

1454 MIDDLE STREET | SULLIVAN'S ISLAND | SOUTH CAROLINA  
HISTORIC FORT MOULTRIE POST THEATER





*Revised Design*

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# THOMPSON AVENUE ELEVATION REVISED

1454 MIDDLE STREET | SULLIVAN'S ISLAND | SOUTH CAROLINA  
HISTORIC FORT MOULTRIE POST THEATER





SCALE: 3/16" = 1'-0" @ 22x34

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EAST ELEVATION REVISED

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*Proposed Revision*

SCALE: 3/16" = 1'-0" @ 22x34

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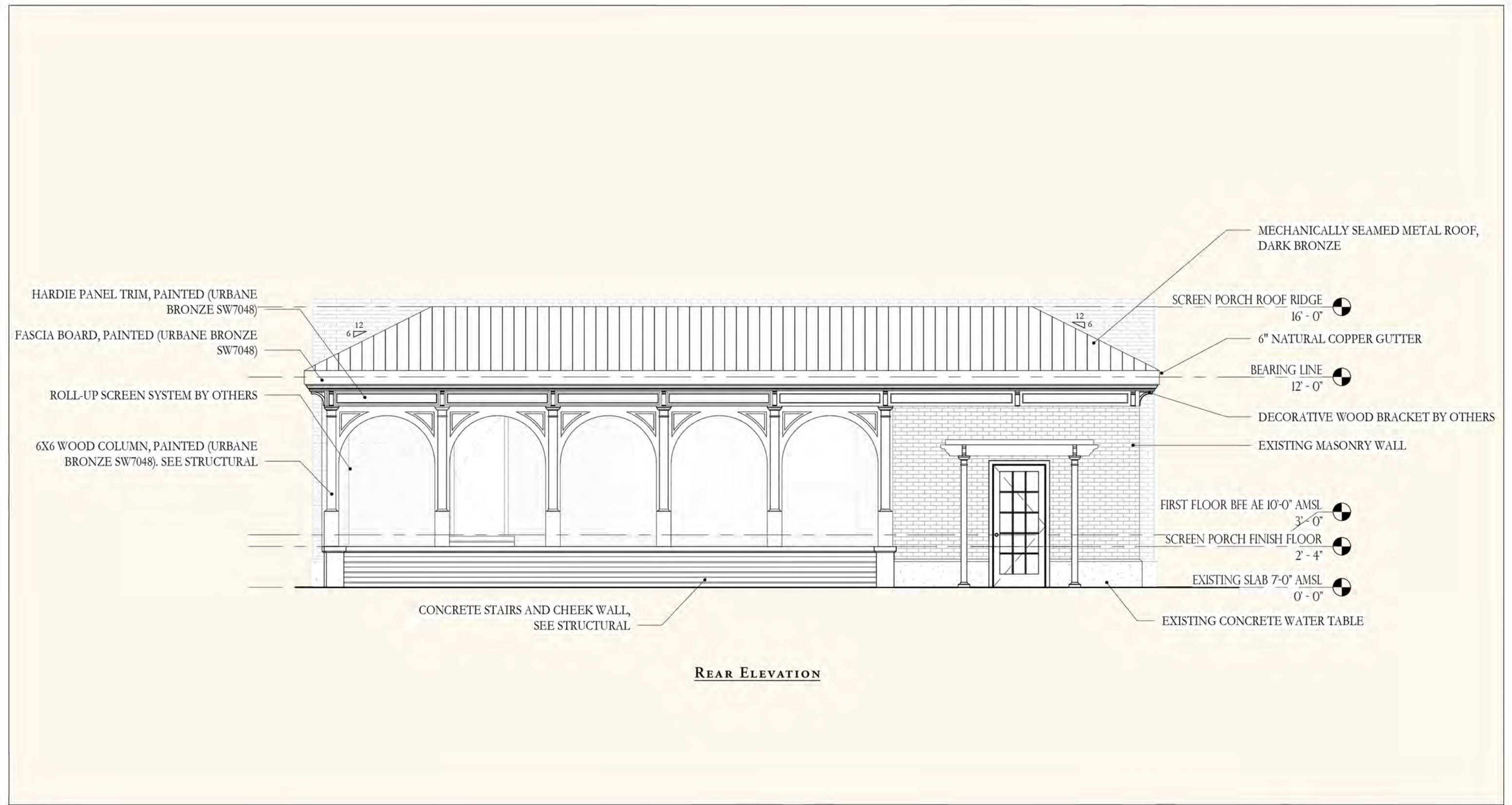
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## APPROVED PORCH DETAIL

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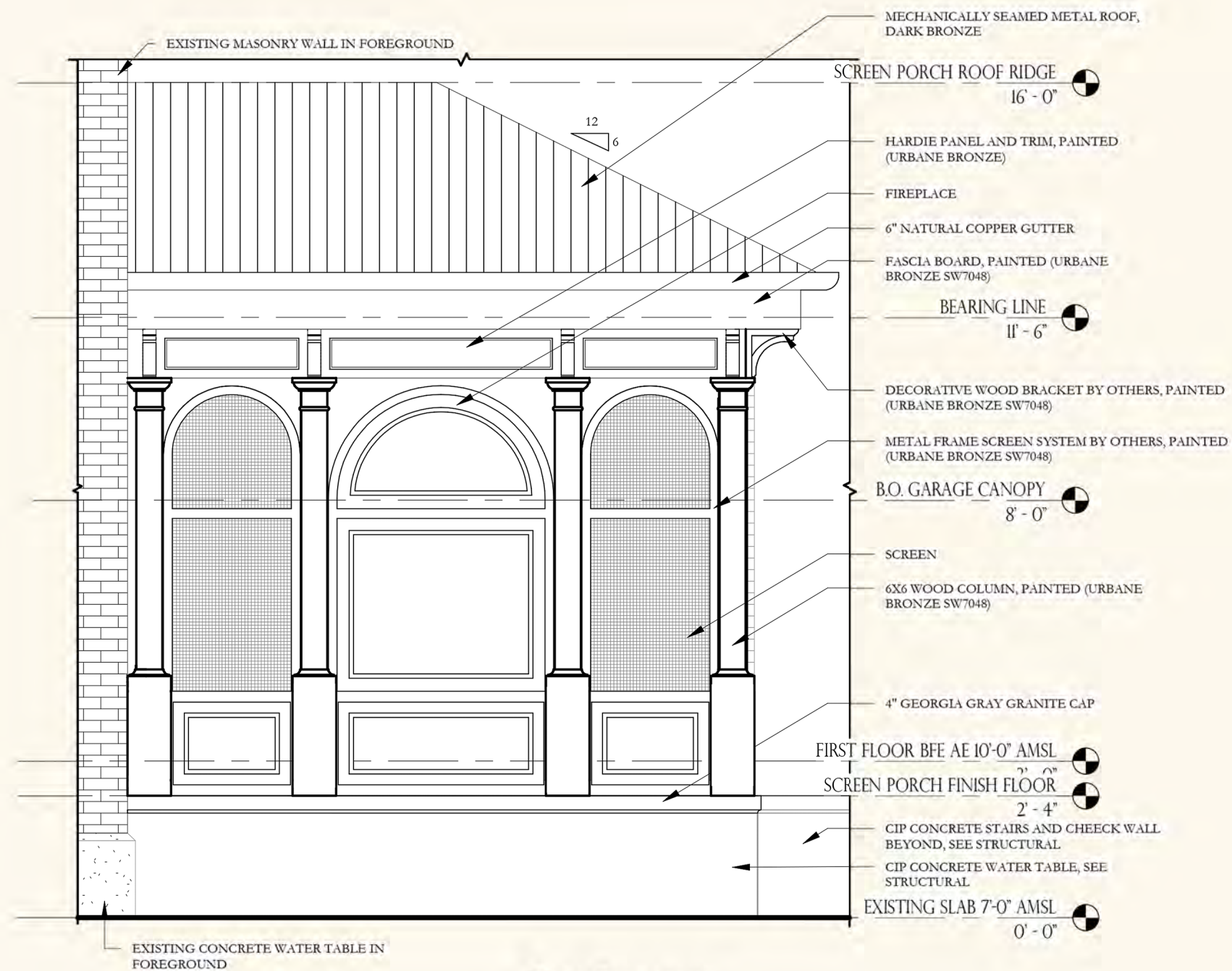
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EAST ELEVATION

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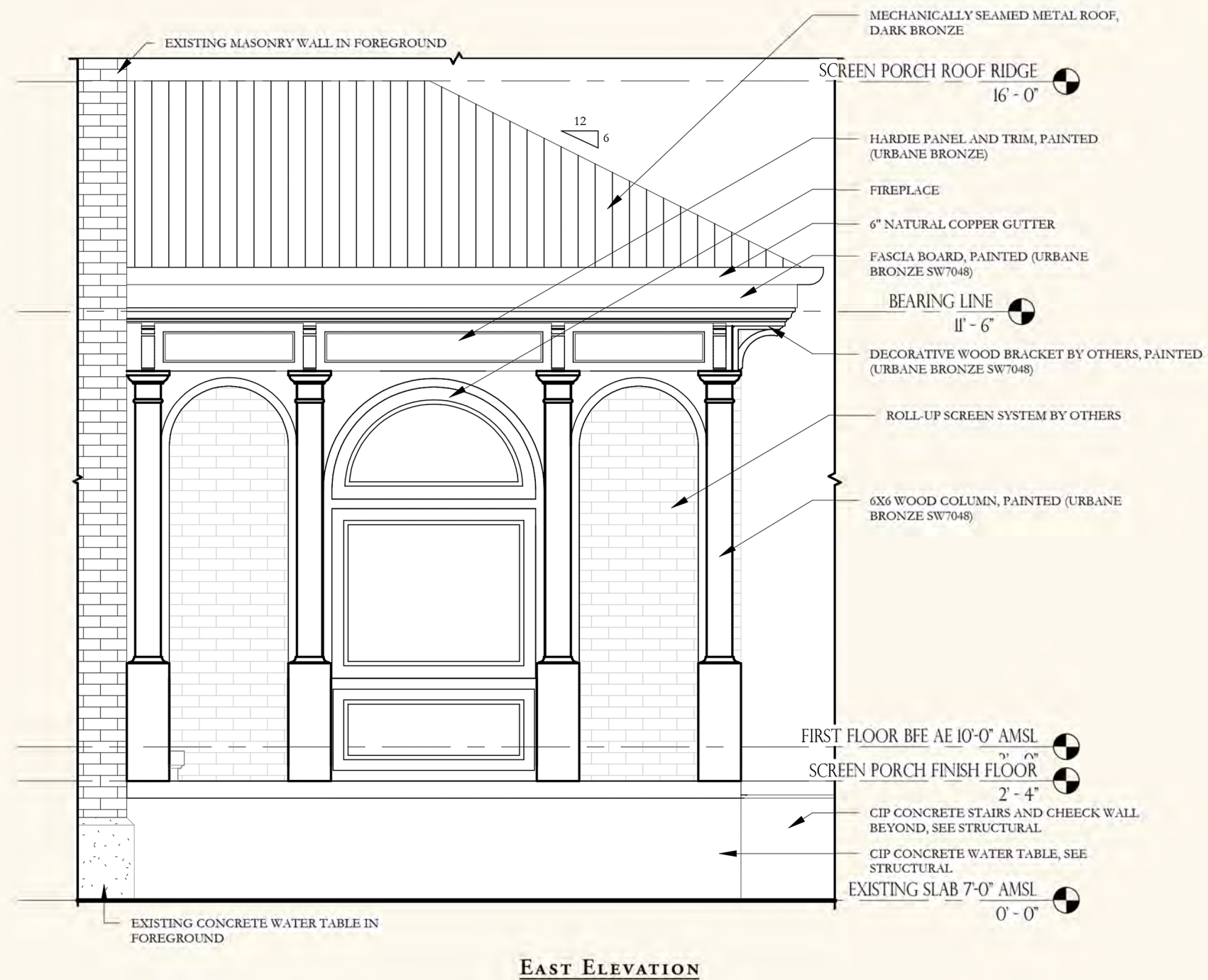
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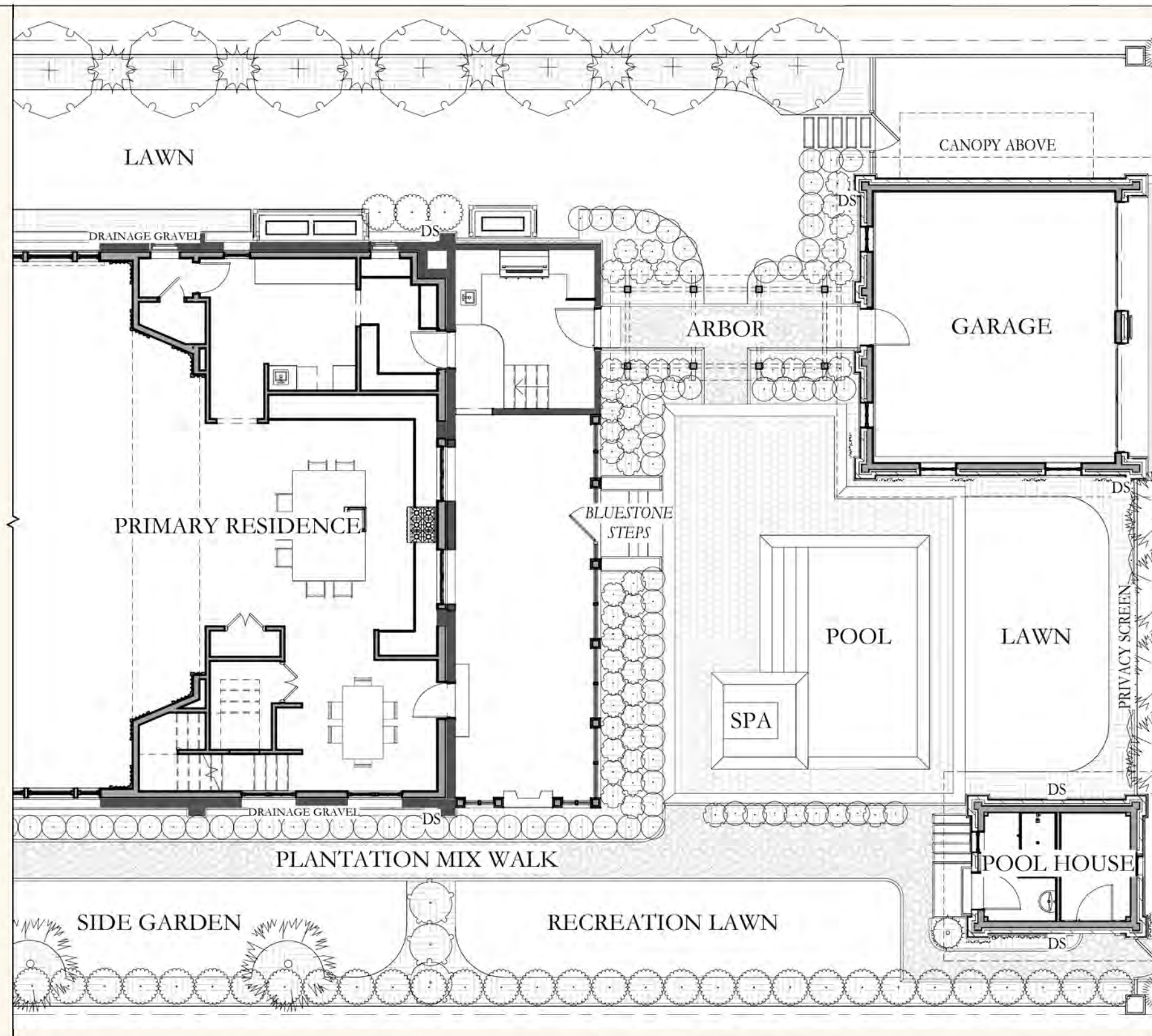
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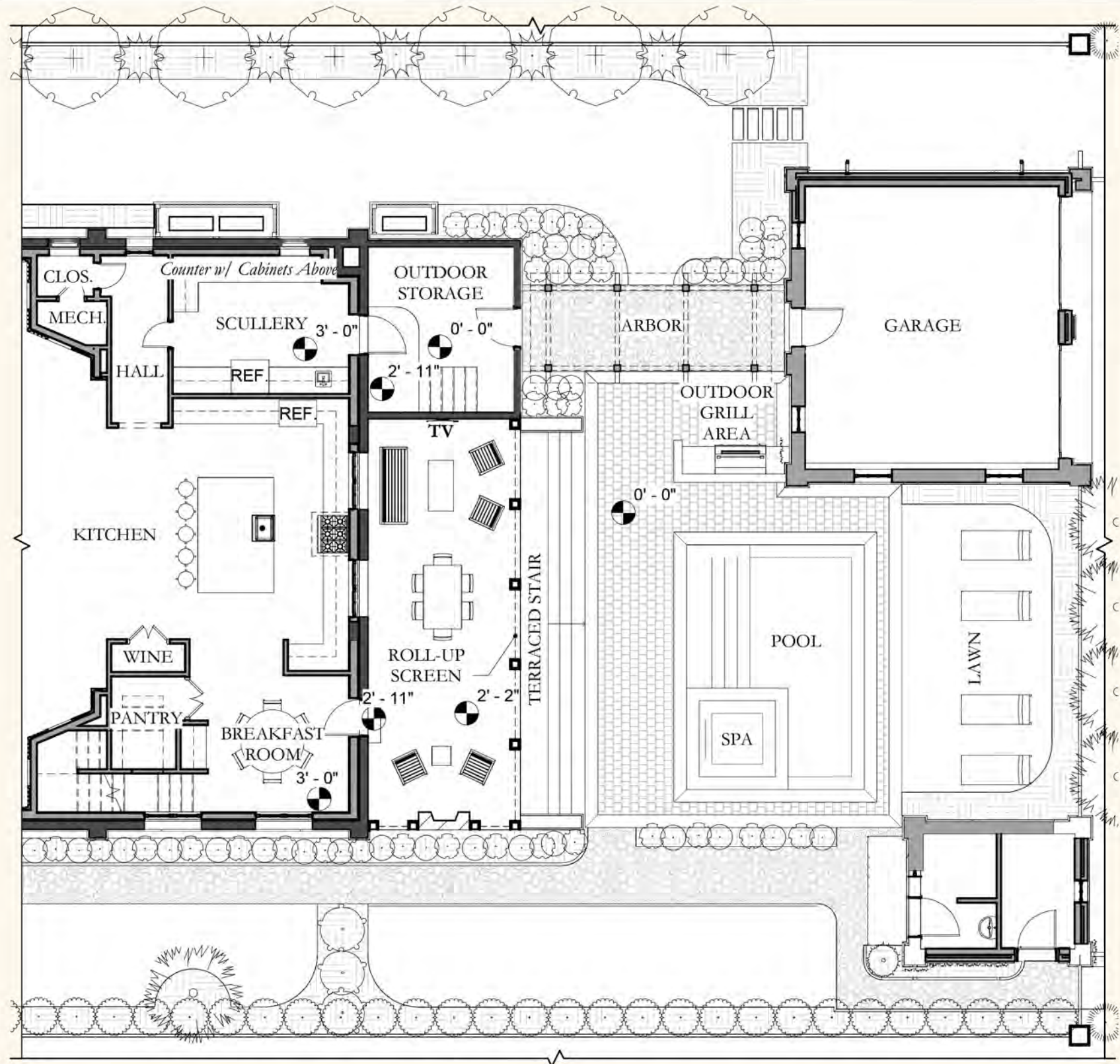
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## APPROVED PORCH PLAN

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SCALE: 1/8" = 1'-0"

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## PROPOSED PORCH PLAN

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HISTORIC FORT MOULTRIE POST THEATER



————— 2 —————  
REAR BOILER ROOM

PHOTO DOCUMENTATION

EXISTING AND REPLACEMENT BRICK | BRICK CALCULATIONS

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*The boiler room has sustained significant damage due to construction defects as well as differential settlement of the main building and the boiler room foundations.*



*Every facade exhibits multiple stair-step cracks and foundation cracking. Openings were not properly supported, causing additional damage, and there is evidence of multiple attempts to repair the facades over the years.*

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## REAR BOILER ROOM

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*Interior boiler roof, rear wall of main structure. Foundation cracking and separation of walls.*



*West boiler room exterior. Foundation cracking, and stair-step cracking of brick in multiple places. Previous attempts to patch and re-point.*



*Separation of the boiler room brick from the the main structure and partial collapse.*



*Foundation cracking in boiler room interior.*



*Cracking due to separation continues up the corner of the main structure.*



*West boiler room wall interior. Foundation cracking, and stair-step cracking of brick in multiple places.*



*Minimally supported brick at openings and no structural attachment to main structure.*

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## REAR BOILER ROOM

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EXISTING BRICK UNIT



PROPOSED BRICK  
*Palmetto Brick  
Laurel Bay  
Queen Size*

MASONRY CALCULATIONS

**NON-HISTORIC BRICK LOCATIONS**

- Interior Repairs
- Pool House & Garage Building
- Exterior Pilasters (If Approved)
- Boiler Room Reconstruction (If Approved)

**SALVAGED HISTORIC BRICK**

- Projection Room: 724 Bricks | 162 SF
- New Window Openings: 3,590 Bricks | 790 SF\*

*\*Assuming we will salvage 70% of brick from new window openings based on experience to date.*

**ESTIMATE BRICK NEEDED FOR REPAIRS**

- Steel Beam Infill: 3,660 Bricks | 805 SF
- Window Infill: 380 Bricks | 80 SF
- Rear Opening Infill: 854 Bricks | 188 SF
- Existing Opening Repairs: 227 Bricks | 50 SF
- Misc Repairs: 909 Bricks | 200 SF
- **Total: 8,469 Bricks | 1,323 SF**

**BOILER ROOM BRICK**

- Demoed to Date: 287 Bricks | 63 SF
- Additional Available to Salvage: 663 Bricks | 146 SF\*
- **Total: 950 Bricks | 209 SF**

*\*Assuming we will salvage 70% of brick from new window openings based on experience to date.*

MASONRY CALCULATIONS

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