

1454 MIDDLE STREET RESIDENCE

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



CONCEPTUAL DESIGN REVIEW
SPRING 2025



CISELL DESIGN STUDIO
EM STRUCTURAL ENGINEERS
MIDDLE STREET CONSTRUCTION
NK PARTNERS PROJECT MANAGEMENT
HENSLEY & GOERLING CONSULTING ENGINEERS

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The design concept for 1454 Middle Street represents an effort to bring life back to a nearly century old Sullivan’s Island Landmark Building that has sat abandoned for decades, the Fort Moultrie Post Theater. While the days of service members filing into the theater to take in entertainment or receive updates on the progress of WWII may be long gone, a thoughtful revitalization with a preservation mindset will provide a new use, a landmark residence, while preserving the structure and its story for a new generation of islanders for another century.

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THOMPSON AVENUE CONCEPTUAL RENDERING

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1

URBAN CONTEXT

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A LANDMARK BUILDING

The historic Fort Moultrie Post Theater sits on the north side of Middle Street, near the southern tip of Sullivan's Island. Primarily surrounded by single-family residences, the building stands out along the street due to its larger size and decidedly commercial architecture. Built to house a theater for entertaining service members, as well as providing a space for presentations and WWII updates, the building was designed in the style of other Fort Moultrie buildings, with a simple gabled roof and nondescript brick shell. A large open forecourt on Middle Street, once a half-moon lawn, now a concrete apron, also distinguishes it from the surrounding residences. Unfortunately there is no building signage remaining, or any historical marker that indicates it was once the Theater, so passersby are presented with a less noble time in the building's history, the conversion to a warehouse in the 1970s. With windows boarded up and the main aperture of the facade, once the ticketing and entrances, filled in, it reminds one more of an abandoned car service center than a grand military theater.



SULLIVAN'S ISLAND CONTEXT

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

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SITE AND STREET VIEWS

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

Novella
HOMES



Soldiers in formation on the half-moon lawn in front of the theater, preparing to enter the theater for an event or show.



By the late 20th Century the building was boarded up and abandoned, with its canopy gone and the exterior ticket plaza walled up.



This image of the theater at Christmas shortly after its construction shows the original configuration of the facade. A recessed ticket plaza under the canopy contained a projecting ticket booth flanked by theater entrances with what appear to be signs above. The signature palmetto tree, a symbol of the fort and the island, centers a half-moon lawn in front of the theater.

The Fort Moultrie Post Theater served as the primary entertainment venue for the fort's service members from 1930 to 1947. It was sold by the government to in the 1950s and converted to a warehouse around 1975. The red brick building is largely utilitarian on the exterior, with the exception of the Middle Street facade, which has a regular order of door and window openings, with three roman arched windows on the upper level centering the facade. Over its lifespan the building has had various windows on the sides moved or altered, and the entrance facade has been altered to close off the original recessed ticket plaza. The original canopy has been mostly lost, and the projecting ticket booth and original theater entrances were removed.

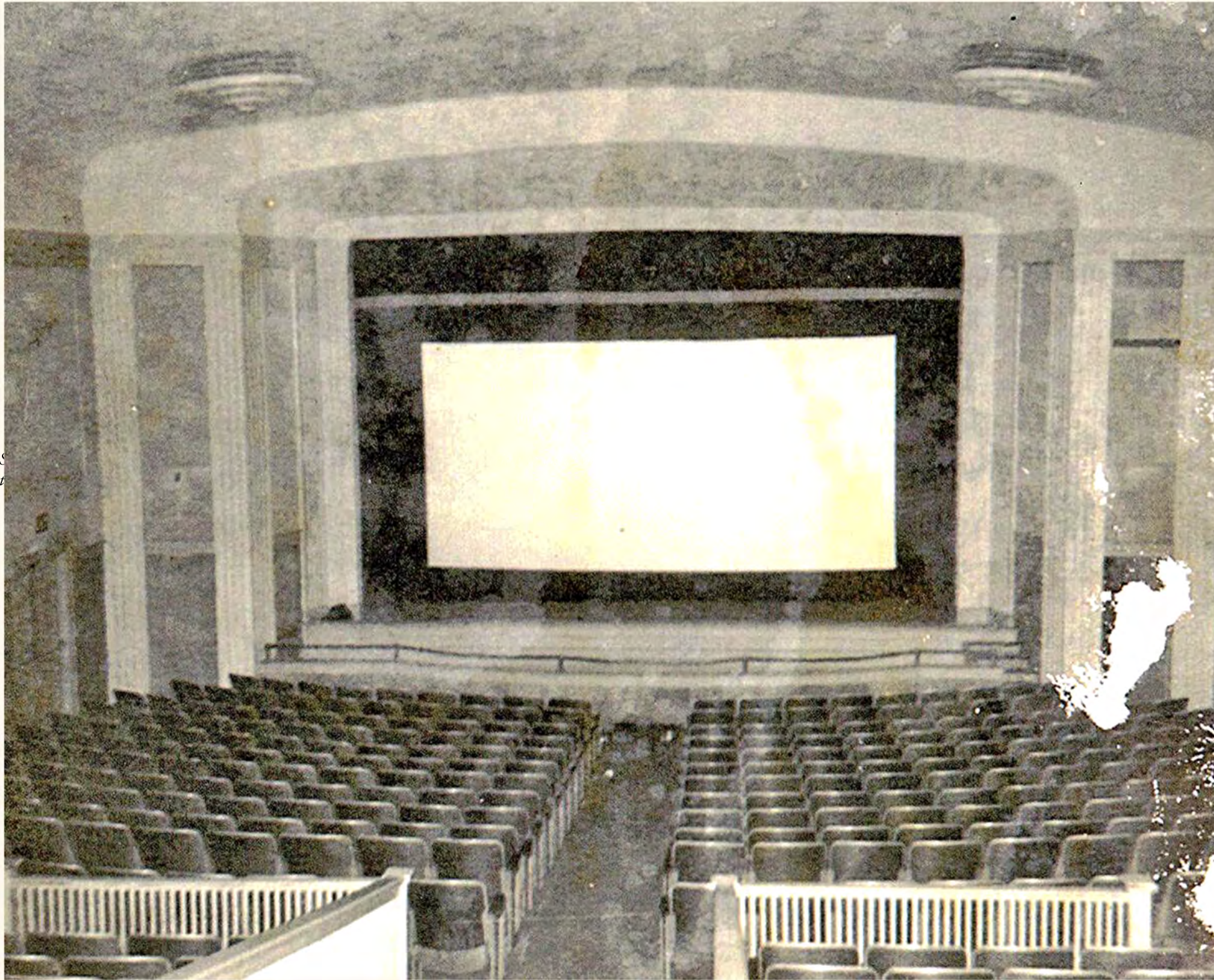
HISTORIC CONTEXT

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HISTORIC FORT MOULTRIE POST THEATER

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The interior of the theater was much less utilitarian than the exterior. A large theater space with a formal proscenium and an elliptical arched ceiling housed sloped seating on the lower level and a tiered gallery on the upper level. A central aisle divided the seating, and side aisles led to the gallery and to exit doors on the sides of the building. When the building was converted to a warehouse in the 1970s the theater seats were removed and the floor was raised level with the stage.



The theater interior as it exists today, with the screen removed and the seating area filled in. The lower exit doors have been bricked in and there is a general level of degradation of the plaster and wood finishes.

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HISTORIC PROSCENIUM

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



2 EXISTING CONDITIONS

SITE SURVEY

THEATER LEVEL ONE

THEATER LEVEL TWO

STREET ELEVATIONS

SIDE ELEVATIONS

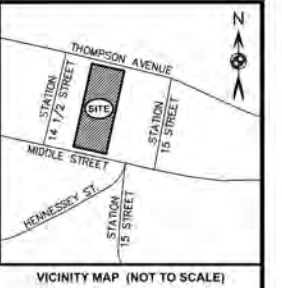
EXTERIOR BUILDING PHOTOS

INTERIOR BUILDING PHOTOS

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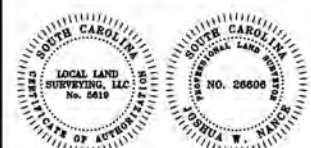
- LEGEND**
- PROPERTY CORNER FOUND (AS DESCRIBED)
 - CALCULATED POINT (NO MARKER SET/FOUND)
 - STORM DRAINAGE JUNCTION BOX MANHOLE
 - STORM DRAINAGE GRATE INLET
 - UNDERGROUND STORM DRAINAGE LINE
 - WATER METER
 - POWER POLE
 - OVERHEAD POWER LINE
 - SPOT ELEVATION
 - CONTOUR LINE
 - FENCE LINE
 - FEMA FLOOD LINE
 - PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - RIGHT-OF-WAY
 - CONCRETE

EXISTING LOT COVERAGE
LOT SQ FT = 16,270 SQ. FT.
IMPERVIOUS AREA = 7,848 SQ. FT.
MAIN BUILDING AREA = 5,212 SQ. FT.
BOILER ROOMS AREA = 283 SQ. FT.
CONCRETE AREA = 2,328 SQ. FT.
STEPS AREA = 25 SQ. FT.
TOTAL LOT COVERAGE = 48.20%

BENCHMARK: MAG NAIL SET IN CURB
ELEVATION = 5.82' (NAVD 1988)

LOCAL LAND SURVEYING, LLC

1075 WINSLOW DRIVE
CHARLESTON, SC 29412
PHONE: (843) 990-6328
EMAIL: jnances@localandsurveying.com



I HEREBY STATE THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE STANDARDS OF PRACTICE MANUAL FOR SURVEYING IN SOUTH CAROLINA, MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS "A" SURVEY AS SPECIFIED THEREIN.

Joshua W. Nance, PLS
JOSHUA W. NANCE, PLS
S.C.P.L.S. No. 26606
DATE: 4-26-2021
THIS PLAN OR SURVEY IS INVALID UNLESS IT CONTAINS THE ORIGINAL SIGNATURE AND CRIMPED SEAL OF THE ABOVE STATED SURVEYOR.

LOT 20, BLOCK K
FORT MOULTRIE SUBDIVISION
1450 MIDDLE STREET
ROBERTA SCOTT
TMS No. 523-07-00-044

LOT 19, BLOCK K
FORT MOULTRIE SUBDIVISION
1454 MIDDLE STREET
FERGUSON ASSOCIATES, LLC
TMS No. 523-07-00-043
16,270 Sq.Ft.
0.374 Ac.

LOT 18, BLOCK K
FORT MOULTRIE SUBDIVISION
TOWNSHIP OF SULLIVANS ISLAND
TMS No. 523-07-00-042

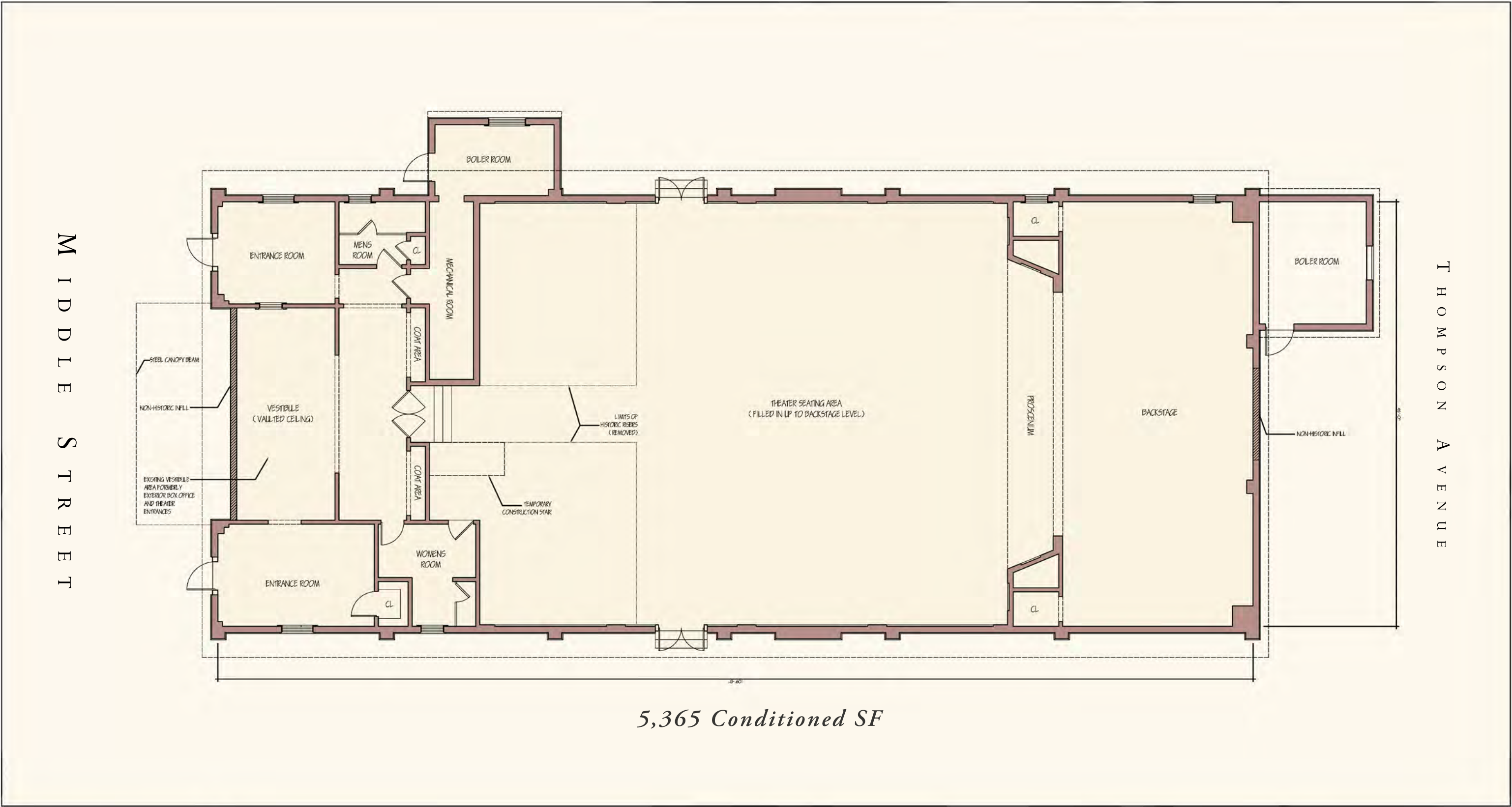
LOT 16, BLOCK K
FORT MOULTRIE SUBDIVISION
TOWNSHIP OF SULLIVANS ISLAND
TMS No. 523-07-00-040

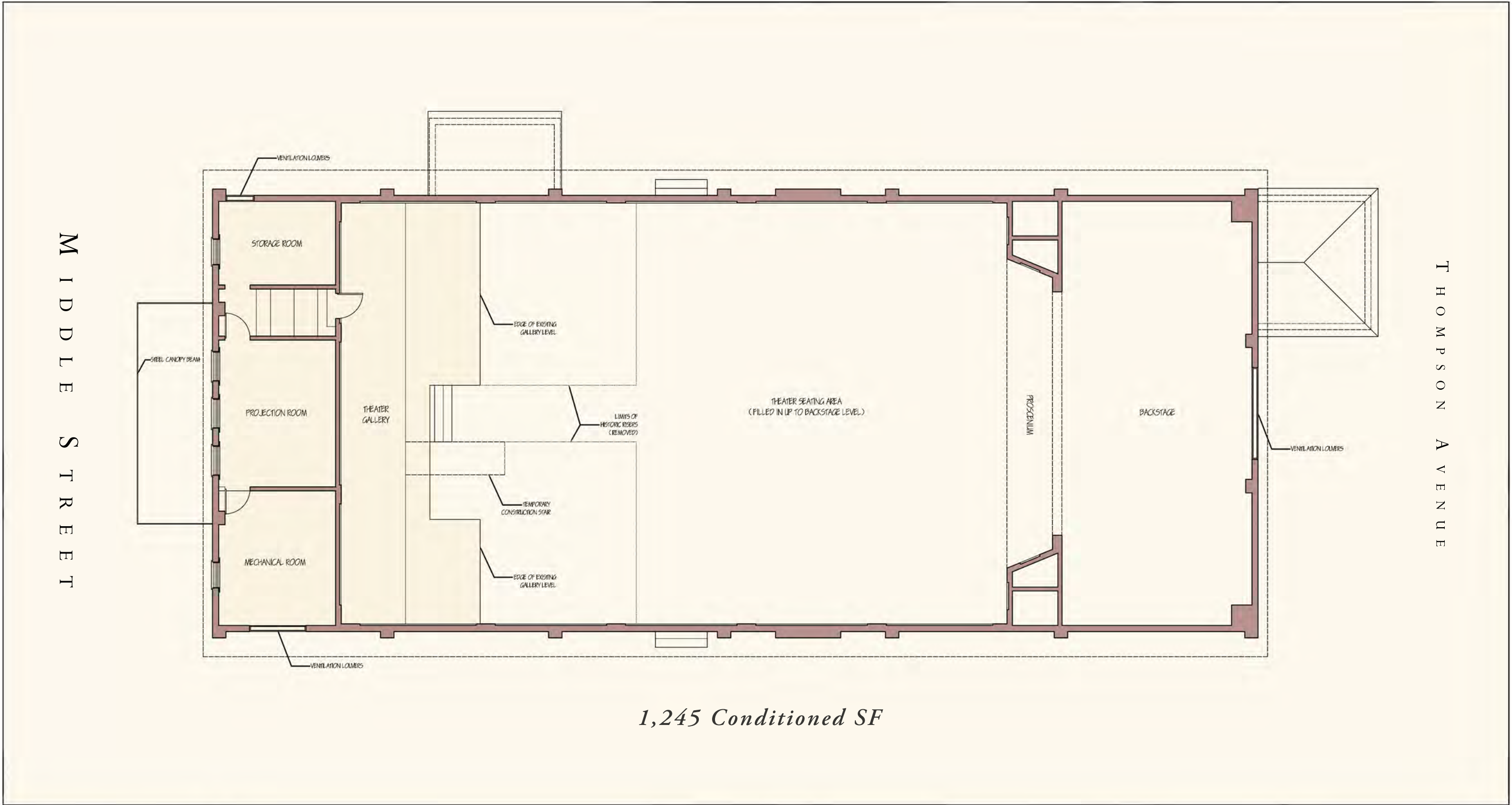
FLOOD NOTE
THIS PROPERTY IS LOCATED IN FLOOD ZONE AE (EL. 10) & VE (EL. 11), PER FEMA FLOOD MAP PANEL No. 4501000202K, COMMUNITY No. 455418 (TOWN OF SULLIVANS ISLAND). MAP REVISED DATE: 01-29-2021.

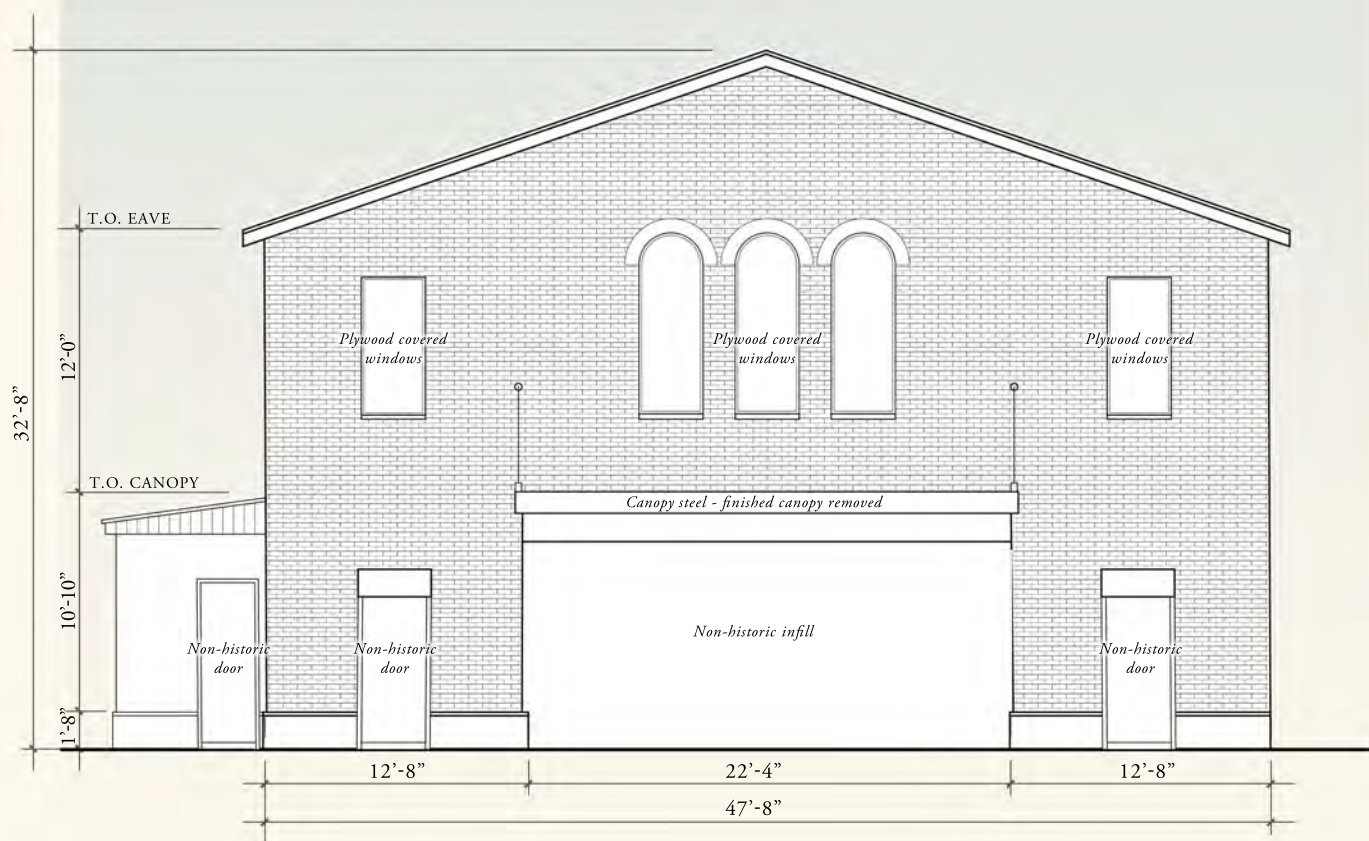
- NOTES**
- 1) CONTOURS ARE IN ONE FOOT INTERVALS.
 - 2) ELEVATIONS ARE BASED ON NAVD 29 DATUM.
 - 3) COORDINATES ARE BASED ON SOUTH CAROLINA STATE PLANE GRID NAD 83 (2011).
 - 4) ALL 8" & LARGER TREES OF ALL SPECIES ARE SHOWN HEREON. TREE SIZES SHOWN HEREON ARE IN INCHES OF DIAMETER. TREE IDENTIFICATIONS ARE NOT MADE BY A CERTIFIED ARBORIST.
 - 5) DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES.
 - 6) ANYTHING SHOWN OUTSIDE THE DEFINED BOUNDARY IS FOR DESCRIPTIVE PURPOSES ONLY.
 - 7) THIS PLAN OR SURVEY SHOWS ALL UTILITIES EVIDENT AT THE TIME OF THE SURVEY. NO UNDERGROUND UTILITY INVESTIGATION WAS MADE AT THIS TIME.
 - 8) NO SUBSURFACE OR ENVIRONMENTAL INVESTIGATION WAS PERFORMED FOR THIS PLAN OR SURVEY. THEREFORE, THIS PLAN OR SURVEY DOES NOT REFLECT THE EXISTENCE OR NONEXISTENCE OF WETLANDS, CONTAMINATION, OR OTHER CONDITIONS WHICH MAY AFFECT THIS PROPERTY.
 - 9) THE PUBLIC RECORDS REFERENCED ON THIS PLAN OR SURVEY ARE ONLY USED AND/OR NECESSARY TO THE ESTABLISHMENT OF THE BOUNDARY OF THIS PROPERTY. THEY ARE NOT AND DO NOT CONSTITUTE A TITLE SEARCH.
 - 10) THIS PROPERTY IS LOCATED IN THE TOWN OF SULLIVANS ISLAND ZONING DISTRICT RS (RESIDENTIAL DISTRICT).
 - 11) **ZONING AND SETBACK NOTE:** ALL PARTIES NEED TO VERIFY ZONING AND SETBACKS WITH THE TOWN OF SULLIVANS ISLAND.

- REFERENCES**
- 1) PROPERTY DEED FOR TMS No. 523-07-00-043, RECORDED AT CHARLESTON COUNTY ROD, DEED BOOK P.317, PAGE 337.
 - 2) PLAT ENTITLED "REVISED SUBDIVISION OF FORT MOULTRIE, SULLIVANS ISLAND, CHARLESTON COUNTY, SOUTH CAROLINA", DATED: DECEMBER, 1991 BY: JOMEAR SANDERS, JR., SURVEYOR RECORDED AT CHARLESTON COUNTY ROD, PLAT BOOK H, PAGE 112.

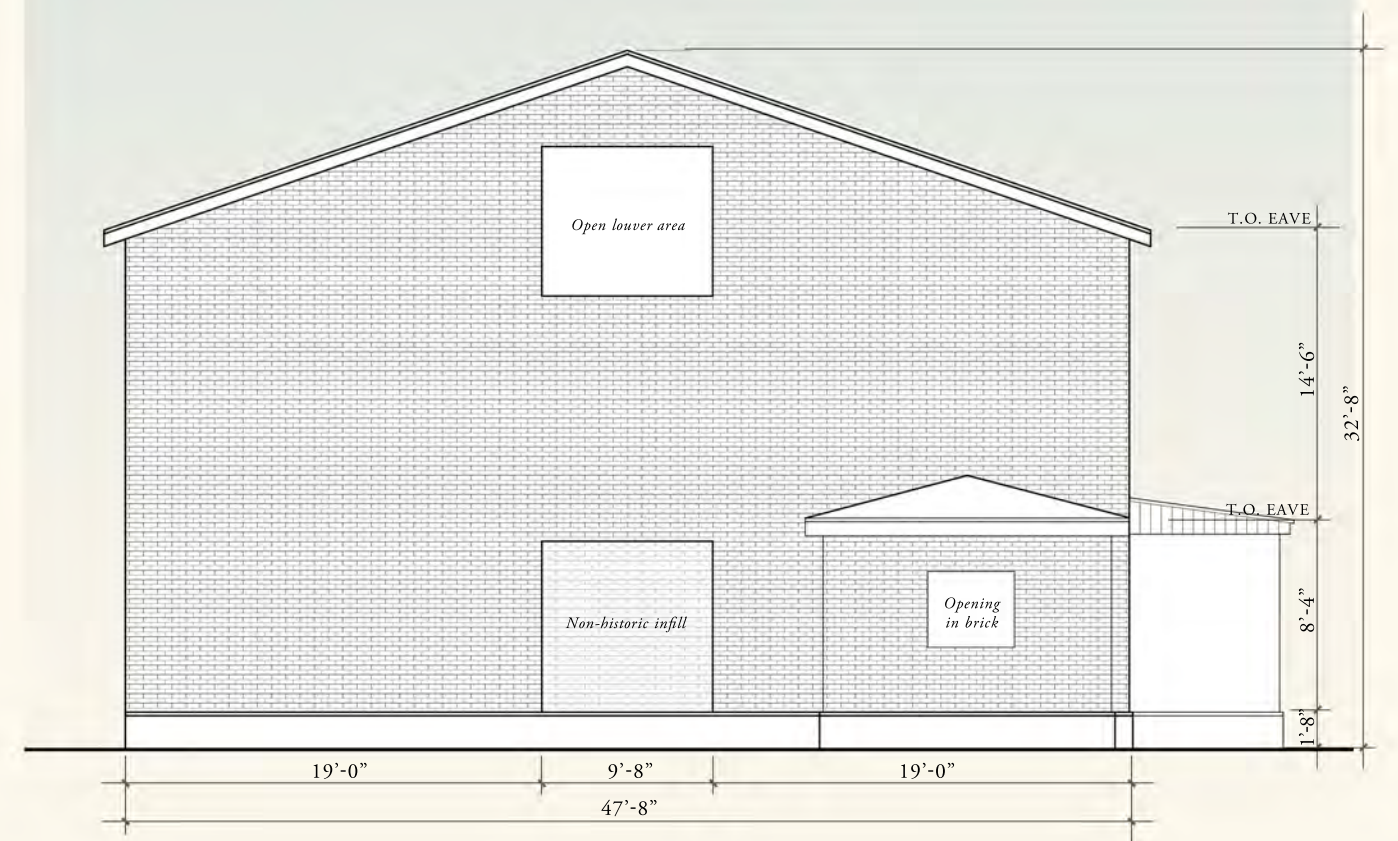
BOUNDARY, TREE, TOPOGRAPHIC & AS-BUILT SURVEY
SHOWING LOT 19, BLOCK K
FORT MOULTRIE SUBDIVISION
1454 MIDDLE STREET
TMS No. 523-07-00-043
OWNED BY: FERGUSON ASSOCIATES, LLC
LOCATED IN THE
TOWN OF SULLIVANS ISLAND
CHARLESTON COUNTY, SOUTH CAROLINA
DATE: APRIL 26, 2021 SCALE: 1"=10' PROJECT No. 21014







MIDDLE STREET (SOUTH) ELEVATION



THOMPSON AVENUE (NORTH) ELEVATION

NOT TO SCALE

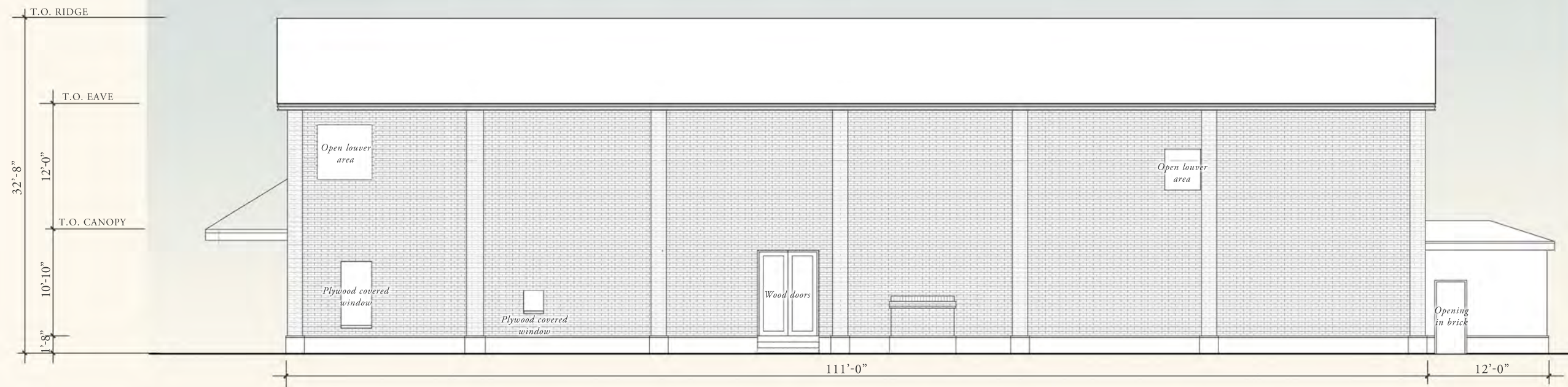
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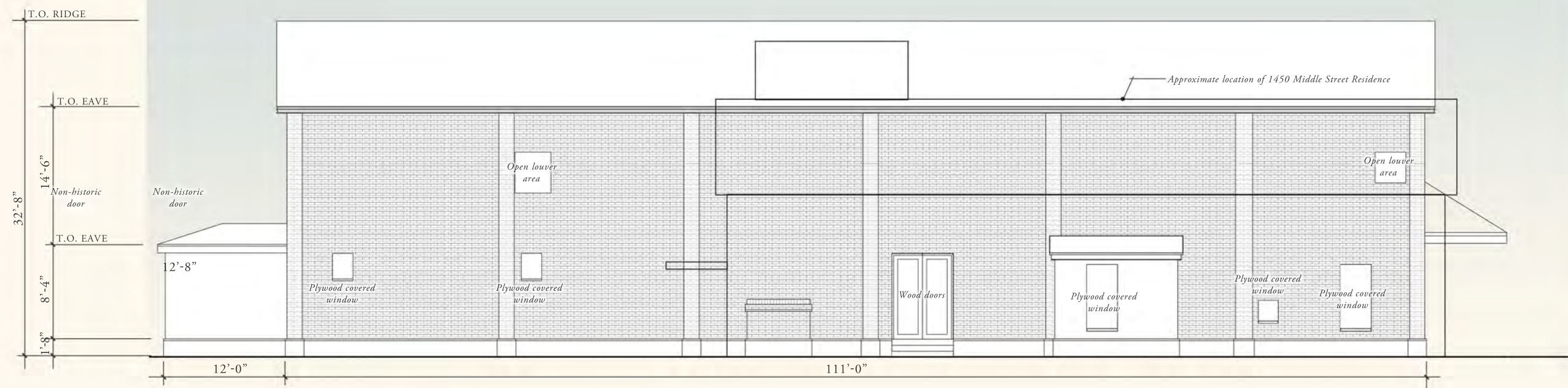
EXISTING STREET ELEVATIONS

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





EAST ELEVATION



WEST ELEVATION

NOT TO SCALE

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EXISTING SIDE ELEVATIONS

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HISTORIC FORT MOULTRIE POST THEATER





The side elevations are defined by a series of brick pilasters, with minimal windows and louvered ventilation openings.



The Thompson Avenue facade with its louvered vent, the boiler room, and evidence of a rear opening that has been filled in.



The Middle Street facade is the only formal facade, with an ordered series of doors and windows centered by three Roman-arched upper windows. The former recessed ticket and entry plaza has been covered with an infill wall.



Boarded up windows on the side sit below the modern flood plain.



Evidence of filled historic openings on the side facade.



View of the smaller side boiler room.



View of the side theater entrance.



Ventilation openings in the side facade vary in size from this large opening to much smaller vents.



Incompatible brick repairs will need to be remediated to prevent further degradation of the brickwork..

BUILDING EXTERIOR

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

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Interior of the arched windows on the Middle Street facade.



Exposed brick and roof structure in the backstage area.



The original theater vestibule doors with porthole windows.



View of the formal proscenium and elliptical arched ceiling. The theater seating area has been filled in up to the level of the former stage.



View towards the front door in the room flanking the vestibule.



The former ticket window area with arched ceiling.



The vestibule and coat hanging area.



View to the back of the theater and the upper gallery area. Seating and the lower tiers have been removed.

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BUILDING INTERIOR

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

Novella
HOMES

— 3 —

CONCEPTUAL DESIGN

CONCEPTUAL MASTER PLAN

MASTER PLAN DETAIL

SITE ZONING OVERLAY

LEVEL ONE FLOOR PLAN

LEVEL TWO FLOOR PLAN

MIDDLE STREET DESIGN ELEVATION
Existing Middle Street Elevation Changes

EAST DESIGN ELEVATION
Existing East Elevation Changes

THOMPSON AVENUE DESIGN ELEVATION
Existing Thompson Avenue Elevation Changes

WEST ELEVATION
Existing West Elevation Changes

GARAGE ELEVATIONS

STREETSCAPE ELEVATIONS

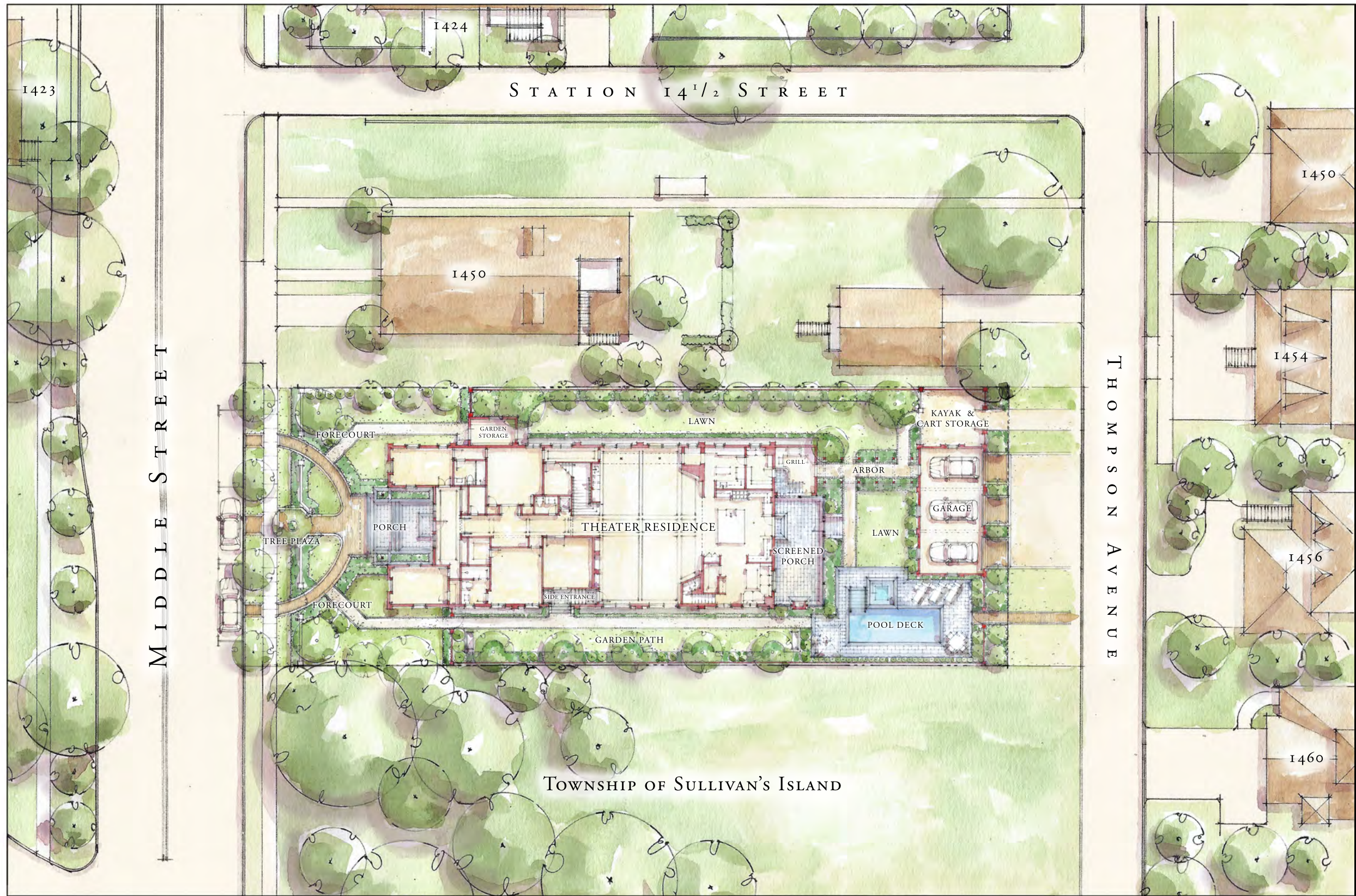
MIDDLE STREET CONCEPTUAL VIEW

THOMPSON AVENUE CONCEPTUAL VIEW

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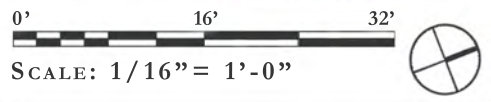
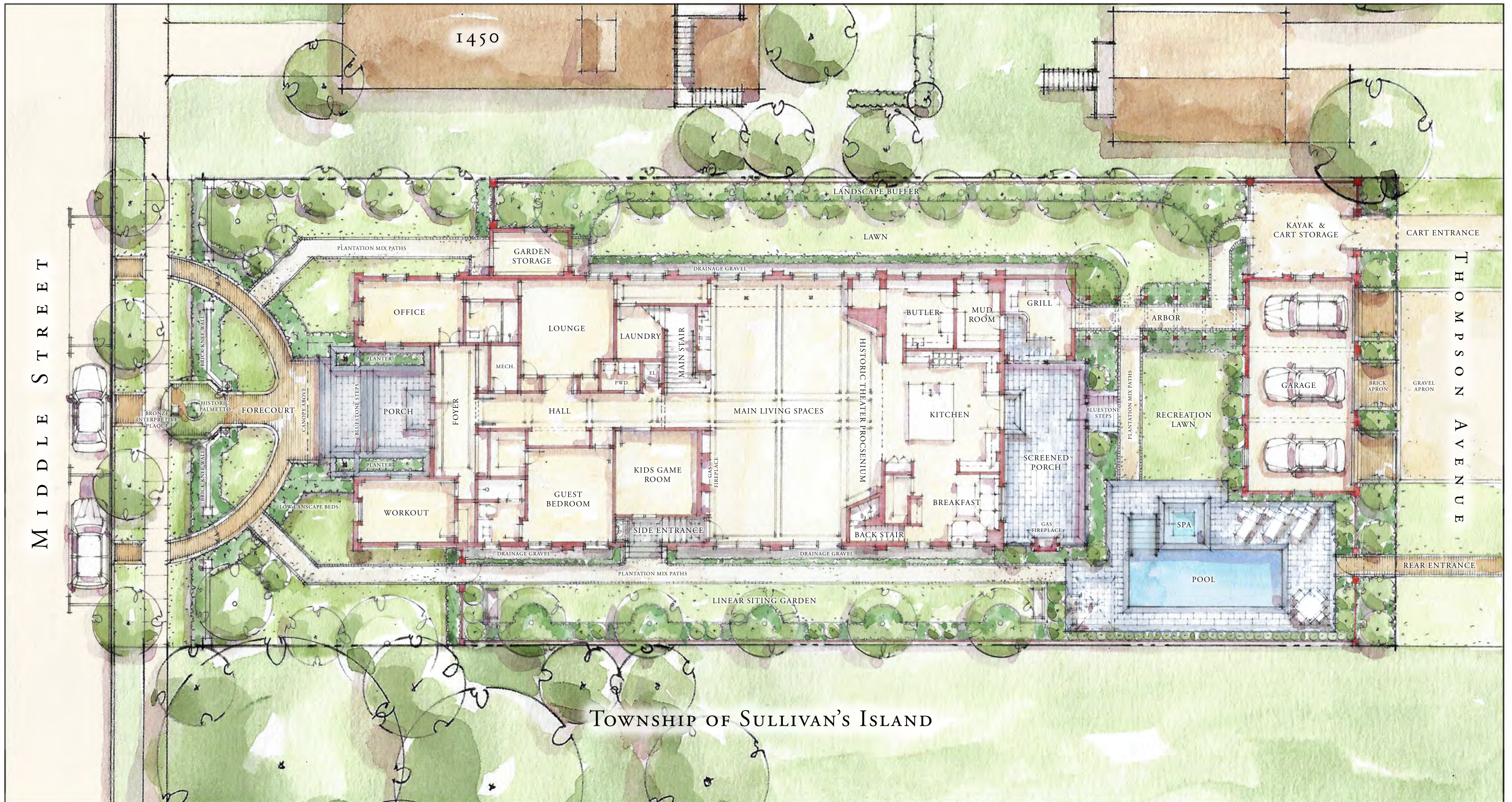


RENOVATION MASTER PLAN

The renovation and re-use of the Fort Moultrie Post Theater into a single-family residence will breathe new life into a landmark site and building on Sullivan's Island that has sat abandoned since the late 20th century. The goal of the conversion is to preserve the character and distinctive features of the existing theater building, and where elements and materials cannot be retained in place, preserve them and re-use them in the building as close to their original location as possible. The conceptual site design envisions a forecourt on Middle Street that keeps taller landscape to the sides, allowing the current view of the historic facade to remain unobstructed. Brick walks recall the half-moon plaza that soldiers would form up in prior to entering the theater for entertainment.

Low landscape and a brick knee wall defines the private yard from the sidewalk, and a small entry plaza is created around the historic palmetto tree, a symbol of the fort and the island. A bronze plaque in this location educates visitors and passersby on the history of the building and the significance of the tree. A series of slow steps transition visitors under the porch canopy and up to the front door which is set at the modern flood plain elevation.

The private yard is enclosed by a privacy fence that is set well back from the historic street facade, and contains a series of open lawns separated by gravel paths, with landscape focused on the perimeter edges. A small pool deck and recreation lawn are contained by a new screened porch and a garage that is accessed from Thompson Avenue.



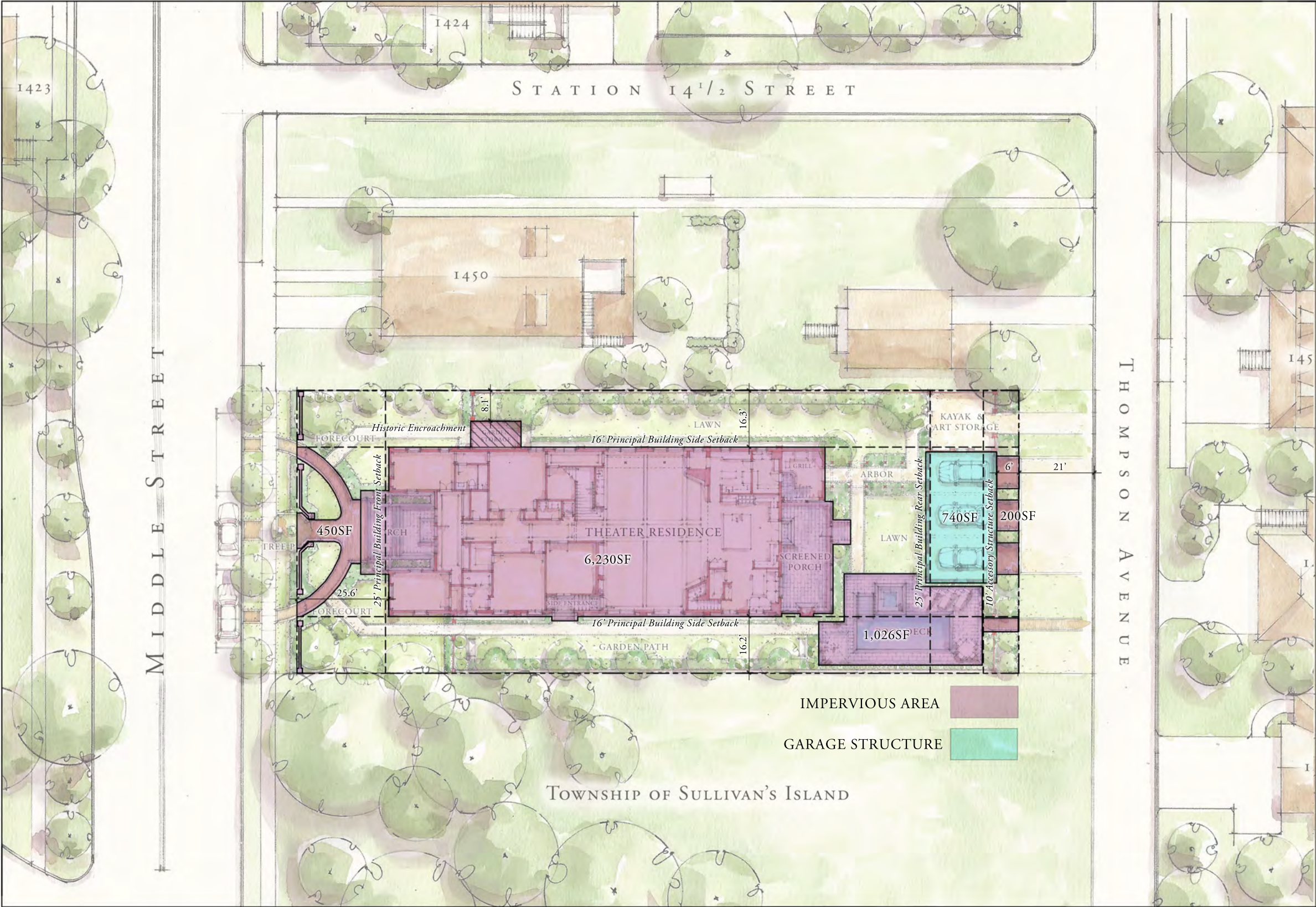
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CONCEPT SITE PLAN DETAIL

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





ZONING STANDARDS

SETBACKS	
Principal Front	25'
Principal Side	16'
Principal Rear	25'
Accessory Structure	10'
Proposed Accessory Structure	6'

PRINCIPAL BUILDING COVERAGE AREA	
Existing Historic Building	5,534 sf (34%)

IMPERVIOUS COVERAGE AREA	
Lot Area	16,270 sf
30% Allowed Impervious Area	4,881 sf
50% of Historic Impervious Area	4,049 sf

HISTORIC EXEMPTION ALLOWED AREA	8,930 sf
--	----------

Building Area	5,534sf
Porches, Stairs, and Canopy	696sf
Pool and Pool Deck	1,026sf
Brick Walks and Knee Walls	650sf
TOTAL PROPOSED	7,906sf

PRINCIPAL BUILDING SF	
Historic Level One	5,365sf
Historic Level Two	1,245sf
HISTORIC TOTAL	6,610sf

Proposed Level One	4,725sf
Proposed Level Two	3,870sf
TOTAL PROPOSED	8,595sf

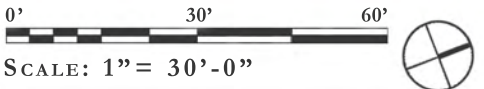
RELIEF REQUESTED
Encroachments into Principal Front Setback and Principal Side Setback for Knee Walls, Privacy Fence, Canopy, and Front Steps.

40% Reduction in Accessory Structure Setback. Lot Line is 21' from edge of Thompson Avenue pavement.

Historic Building exemption to 15% Principal Building Coverage limit.

Historic Building exemption to use all of the existing square footage in the building above 5600sf.

Requesting a recommendation of a variance to the BZA to allow the applicant to exceed the building square footage standard in order to use the existing volume within the historic building in an appropriate manner for the proposed use and in keeping with the stated purpose of the ordinance, which specifically describes the square footage limitation as being intended for keeping the massing of new construction compatible with existing development on the island. All of the proposed square footage occurs inside the shell of the existing historic building, with no new conditioned massing being added to the building. The building's massing relationship with surrounding development would be unchanged with the proposed square footage.



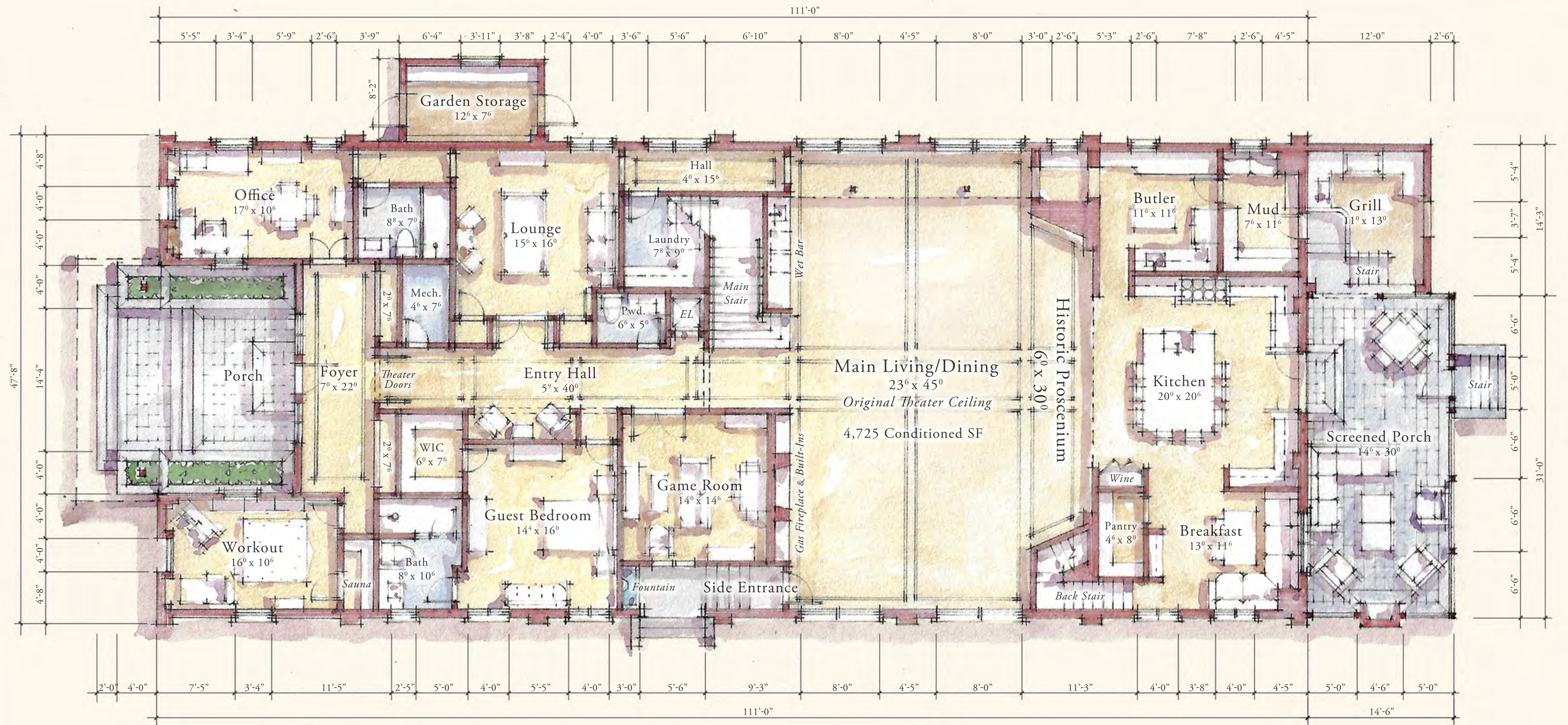
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SITE ZONING OVERLAY

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





The design of the lower level of the residence preserves the character defining features of the historic theater. The non-historic wall enclosing the former ticket plaza is removed and a new porch created with a centered entrance. The vestibule and its coat areas and flanking rooms are preserved in the plan, and occupants move through the original theater doors into the main area of the house. A central corridor follows the former aisle of the theater leading to the historic proscenium, where a full height living space preserves the original volume of the theater and it's plaster ceiling.

0' 10' 20'
SCALE: 1" = 10'-0"

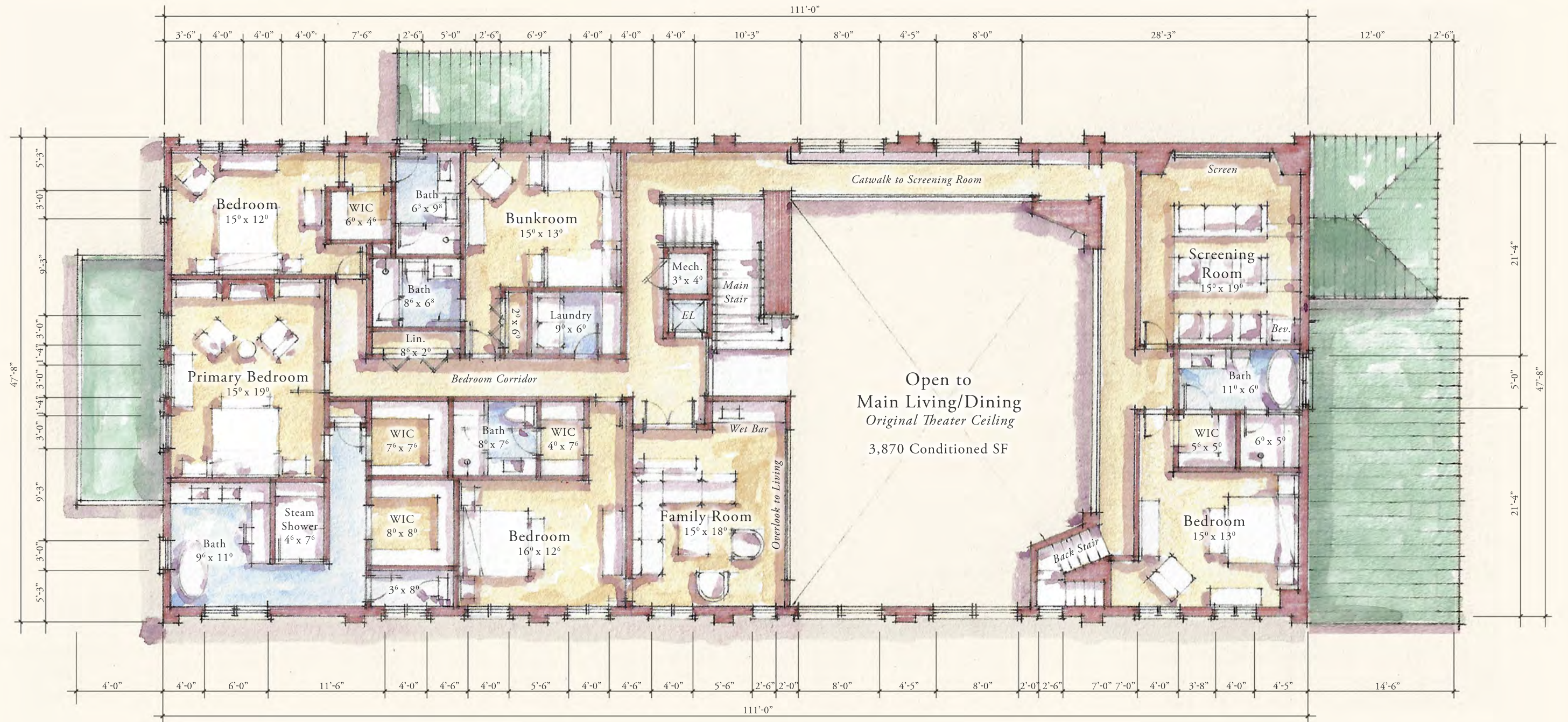
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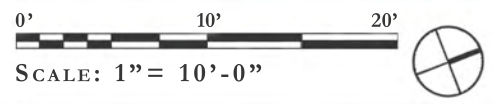
LEVEL ONE FLOOR PLAN

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

Novella
HOMES



The upper level of the house activates the large interior volume while preserving character defining features, such as the full-height space in front of the historic proscenium and the single room behind the three arched windows in the Middle Street facade. From the main stair a catwalk visually floats through the theater space to access space in the backstage area, with a back stair enclosed within the proscenium itself. The upper level overlooks the living area, extending the sense of the theater volume deeper into the upper level. The original theater ceiling is preserved and expressed in the living space and, where possible, in the bedrooms .



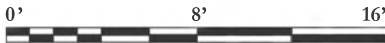
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LEVEL TWO FLOOR PLAN

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





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

CISSELL DESIGN STUDIO

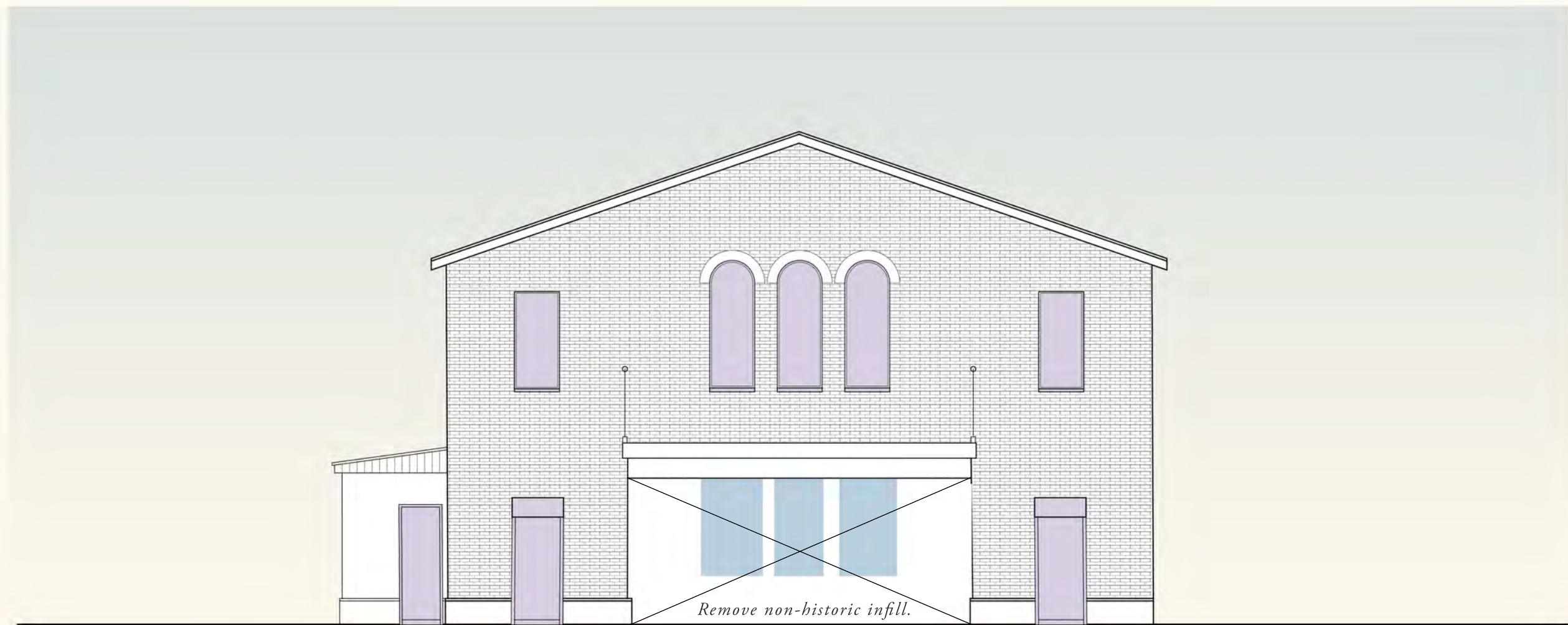
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MIDDLE STREET ELEVATION

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



- INFILL OF EXISTING OPENINGS
- NEW WINDOW & DOOR OPENINGS
- RESTORED AND RELOCATED EXISTING WINDOWS



Existing Elevation

0' 11' 22'

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

CISSELL DESIGN STUDIO

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Changes to Existing Middle Street Elevation

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





Proposed Design



SCALE: 3/32" = 1'-0"

CISSELL DESIGN STUDIO

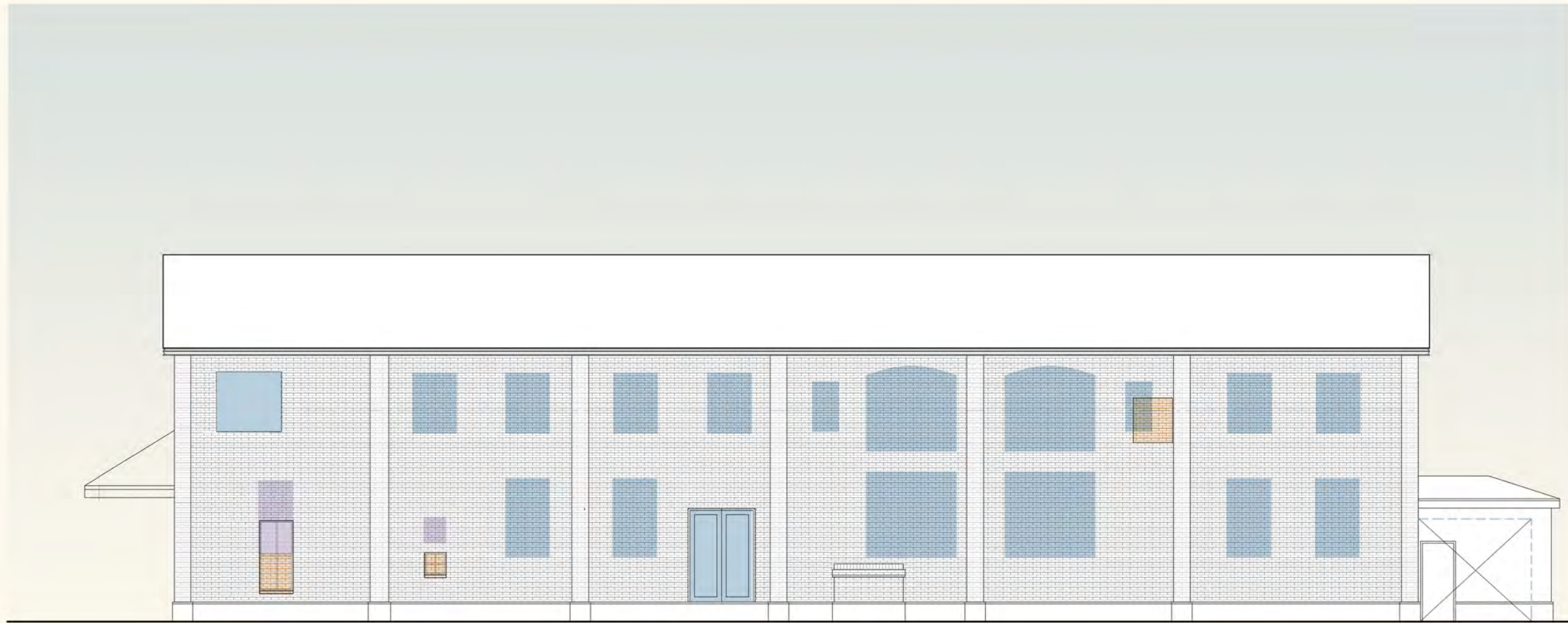
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EAST ELEVATION

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



- INFILL OF EXISTING OPENINGS
- NEW WINDOW & DOOR OPENINGS
- RESTORED AND RELOCATED EXISTING WINDOWS



Expand opening to
boiler room.

Existing Elevation

0' 11' 22'

SCALE: 3/32" = 1'-0"

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Changes to Existing East Elevation

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HISTORIC FORT MOULTRIE POST THEATER





0' 8' 16'

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

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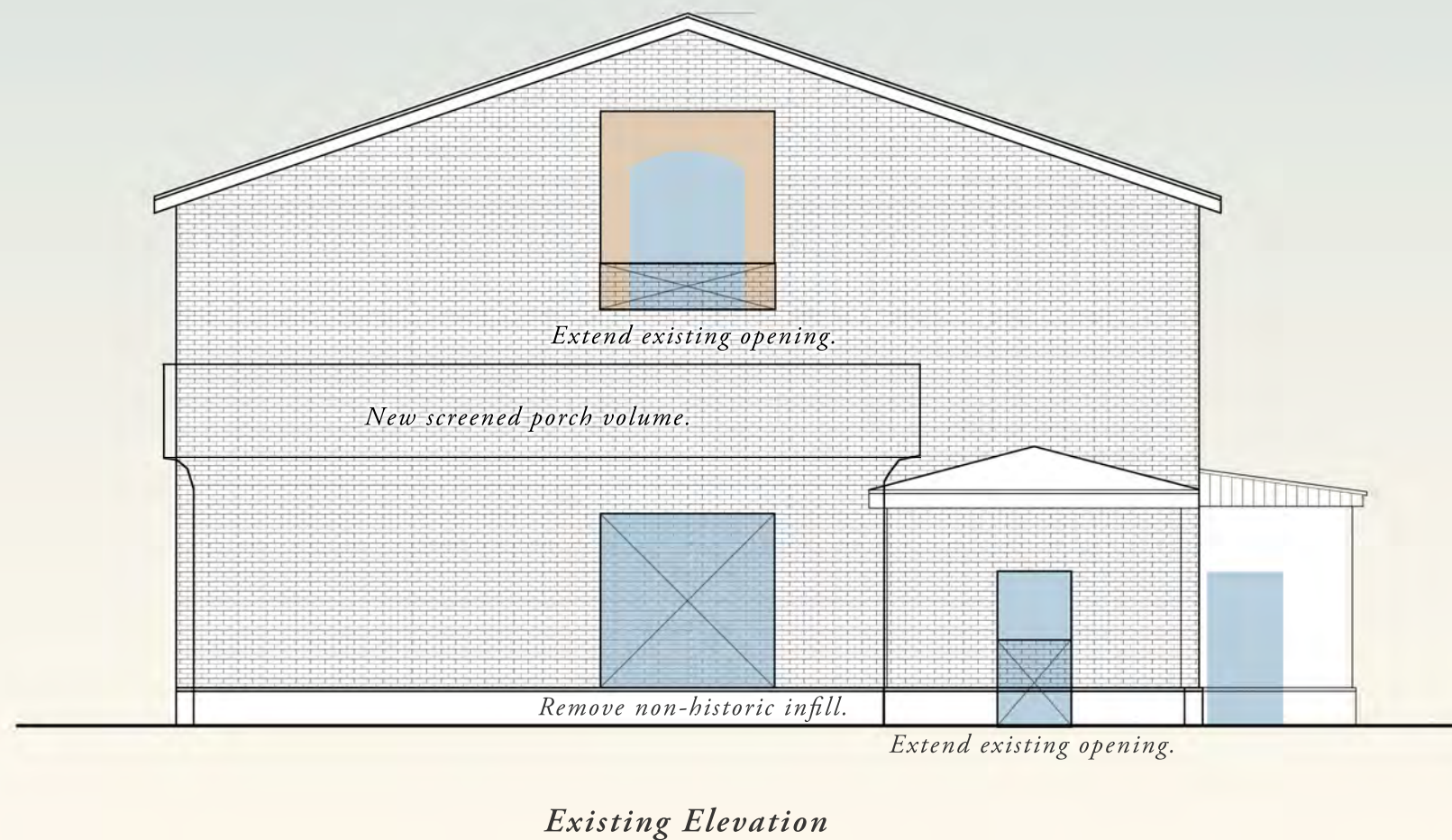
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THOMPSON AVENUE ELEVATION

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



- INFILL OF EXISTING OPENINGS
- NEW WINDOW & DOOR OPENINGS
- RESTORED AND RELOCATED EXISTING WINDOWS



0' 11' 22'

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

CISSELL DESIGN STUDIO

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Changes to Existing Thompson Avenue Elevation

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





Proposed Design

0' 11' 22'

SCALE: 3/32" = 1'-0"

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



- INFILL OF EXISTING OPENINGS
- NEW WINDOW & DOOR OPENINGS
- RESTORED AND RELOCATED EXISTING WINDOWS



Existing Elevation

0' 11' 22'

SCALE: 3/32" = 1'-0"

CISSELL DESIGN STUDIO

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Changes to Existing West Elevation

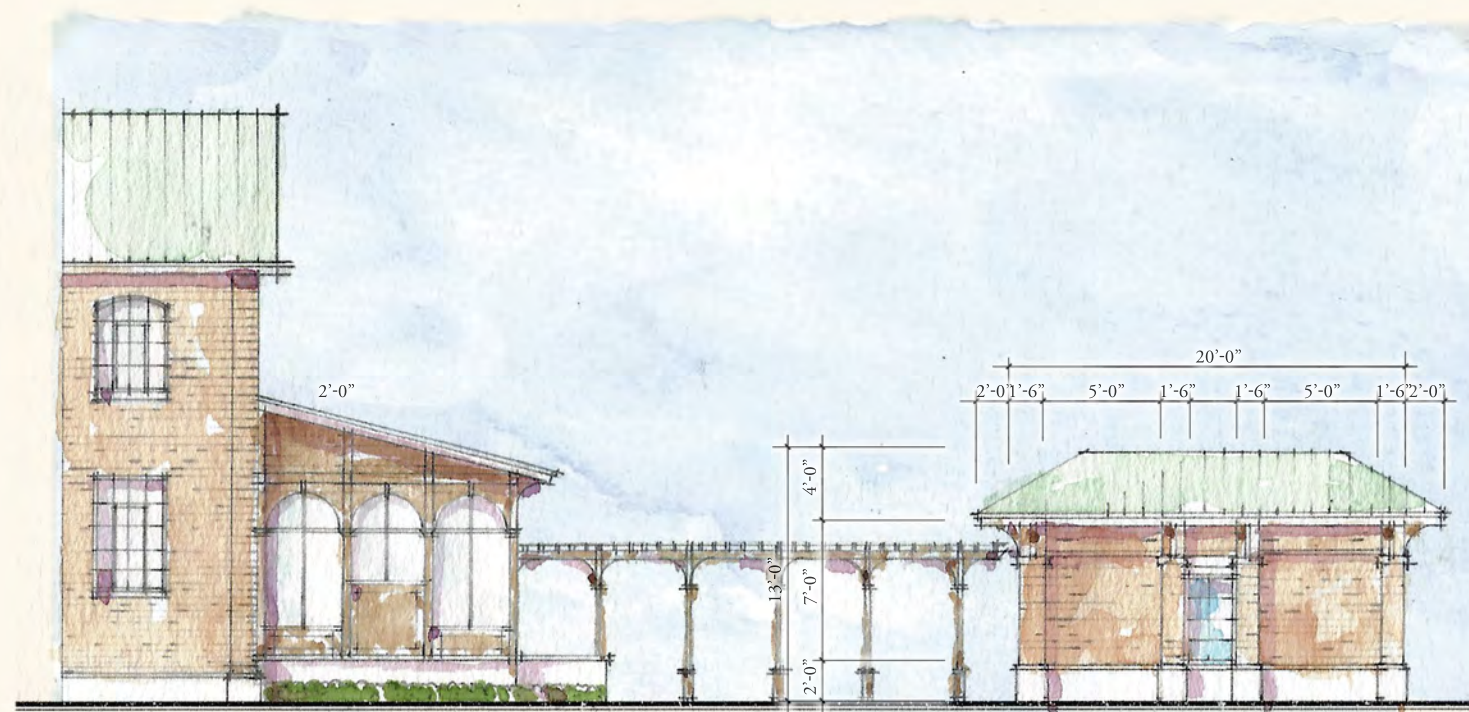
1454 MIDDLE STREET | SULLIVAN'S ISLAND | SOUTH CAROLINA
HISTORIC FORT MOULTRIE POST THEATER



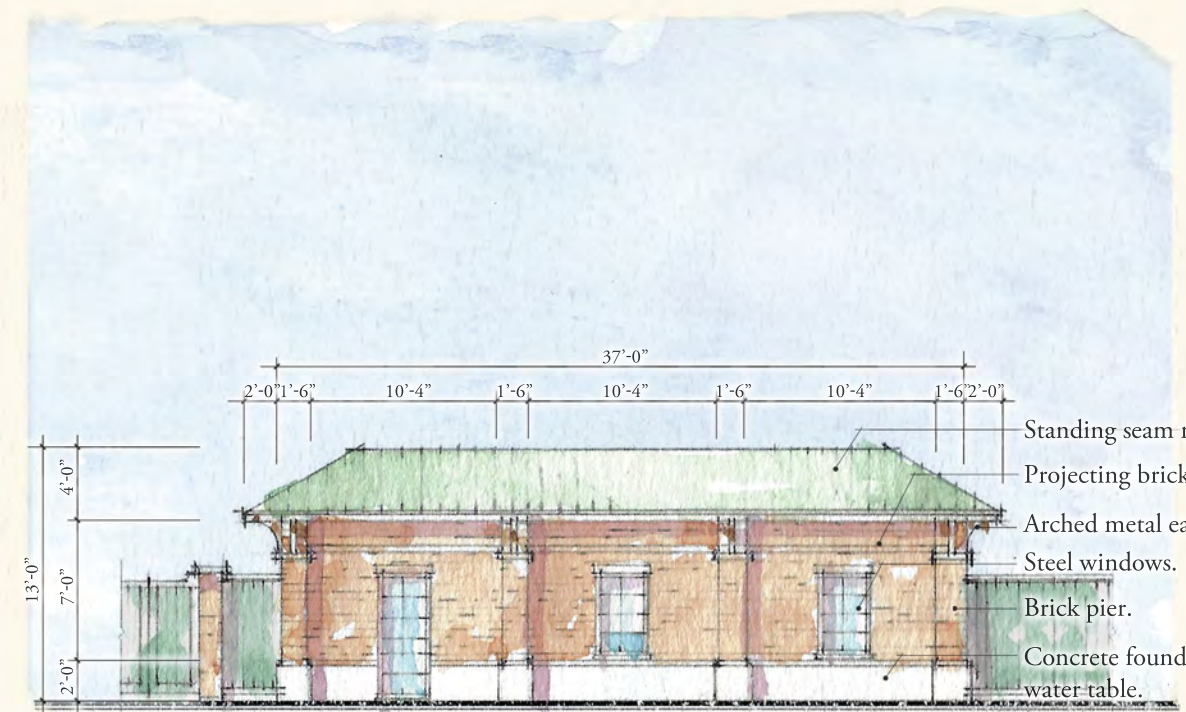


- Standing seam metal hipped roof.
- Painted metal infill around door.
- Arched metal eave bracket.
- Wood garage door.
- Brick pier.
- Concrete foundation and water table.

Thompson Avenue Elevation

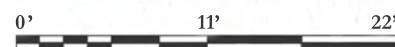


Side Elevation



- Standing seam metal hipped roof.
- Projecting brick band.
- Arched metal eave bracket.
- Steel windows.
- Brick pier.
- Concrete foundation and water table.

Rear Elevation



SCALE: 3/32" = 1'-0"

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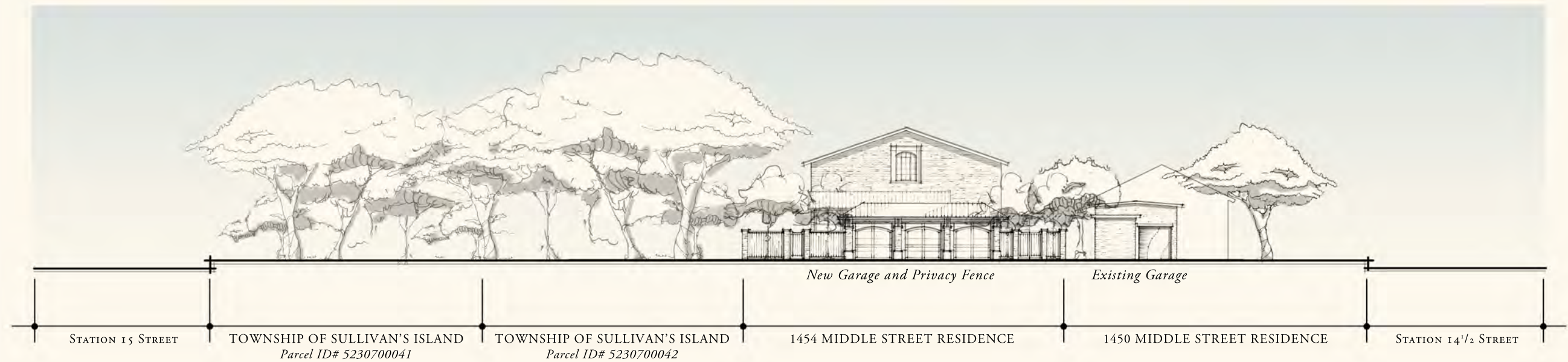
GARAGE ELEVATIONS

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

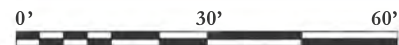




MIDDLE STREET CONTEXT



THOMPSON AVENUE CONTEXT



SCALE: 1" = 30'-0"

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STREETSCAPE CONTEXT

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





Architectural Concept

The revitalization and conversion of the abandoned Fort Moultrie Post Theater to a single-family residence envisions a design that is highly respectful of the historic landmark building status of the property. Architectural interventions on the main facade are minimal, and include restoring windows, repairing brickwork, re-building the canopy, removing the non-historic infill, creating a residential entry, and bringing a lush structured landscape to the street that allows the public to appreciate the building with a new historical marker, while maintaining a separation between the public sidewalk and the private forecourt.

MIDDLE STREET CONCEPTUAL VIEW

CISSELL DESIGN STUDIO

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





Architectural Concept

The Thompson Avenue side is anchored by a new garage structure that is designed to be compatible with the historic architecture of the theater. A concrete water table and brick piers define the structure, and a deep landscape buffer softens the street. A new privacy fence screens the back yard of the property. In side the courtyard, a new screened porch coposed of a delicate steem frame overlooks recreation lawns and a small pool deck. A formal tree-lined walk leads to the side entrance and the front forecourt.

THOMPSON AVENUE CONCEPTUAL VIEW

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

CISSELL DESIGN STUDIO

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