



PROJECT LOCATION
1914 CENTRAL AVE



PRIVATE RESIDENCE

1914 CENTRAL AVE, SULLIVANS ISLAND, SC 29482
TMS: 529-05-00-059
DRB CONCEPTUAL - SUBMITTED 06.20.25; MEETING: 07.16.25

SCOPE OF WORK:

DRB - CONCEPTUAL REVIEW FOR RESTORED HISTORIC COTTAGE WITH
NEW SINGLE-FAMILY DWELLING BEHIND

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

INDEX:

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C2	HISTORIC DOCUMENTATION
C3	SITE PHOTOS
C4	NEIGHBORHOOD CONTEXT
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S2	DEMO SITE PLAN
S3	PROPOSED SITE PLAN & ZONING CALCULATIONS

HISTORIC ADU

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X1.2	EXISTING ROOF PLAN
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A1.2	PROPOSED ROOF PLAN
A2.1	EXISTING + PROPOSED ELEVATION A
A2.2	EXISTING + PROPOSED ELEVATION B
A2.3	EXISTING + PROPOSED ELEVATION C
A2.4	EXISTING + PROPOSED ELEVATION D

NEW DWELLING

A1.1	PROPOSED FIRST FLOOR PLAN
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A2.4	PROPOSED ELEVATION D
3D	PERSPECTIVE VIEWS
3D 2	PERSPECTIVE VIEWS

NEIGHBORHOOD CONTEXT:



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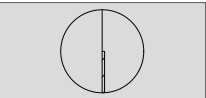
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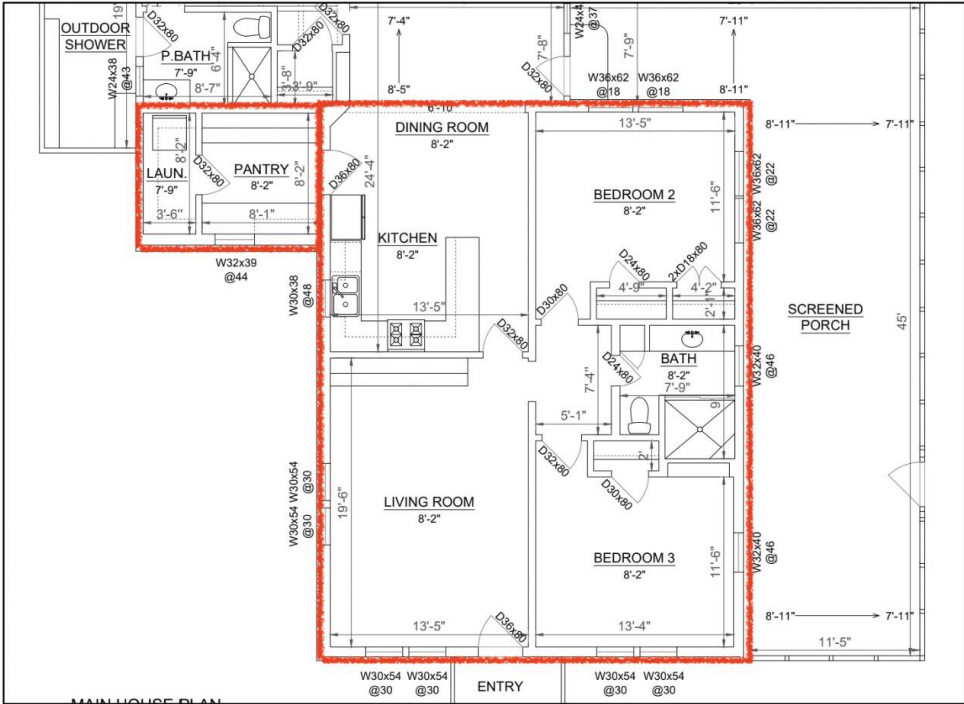
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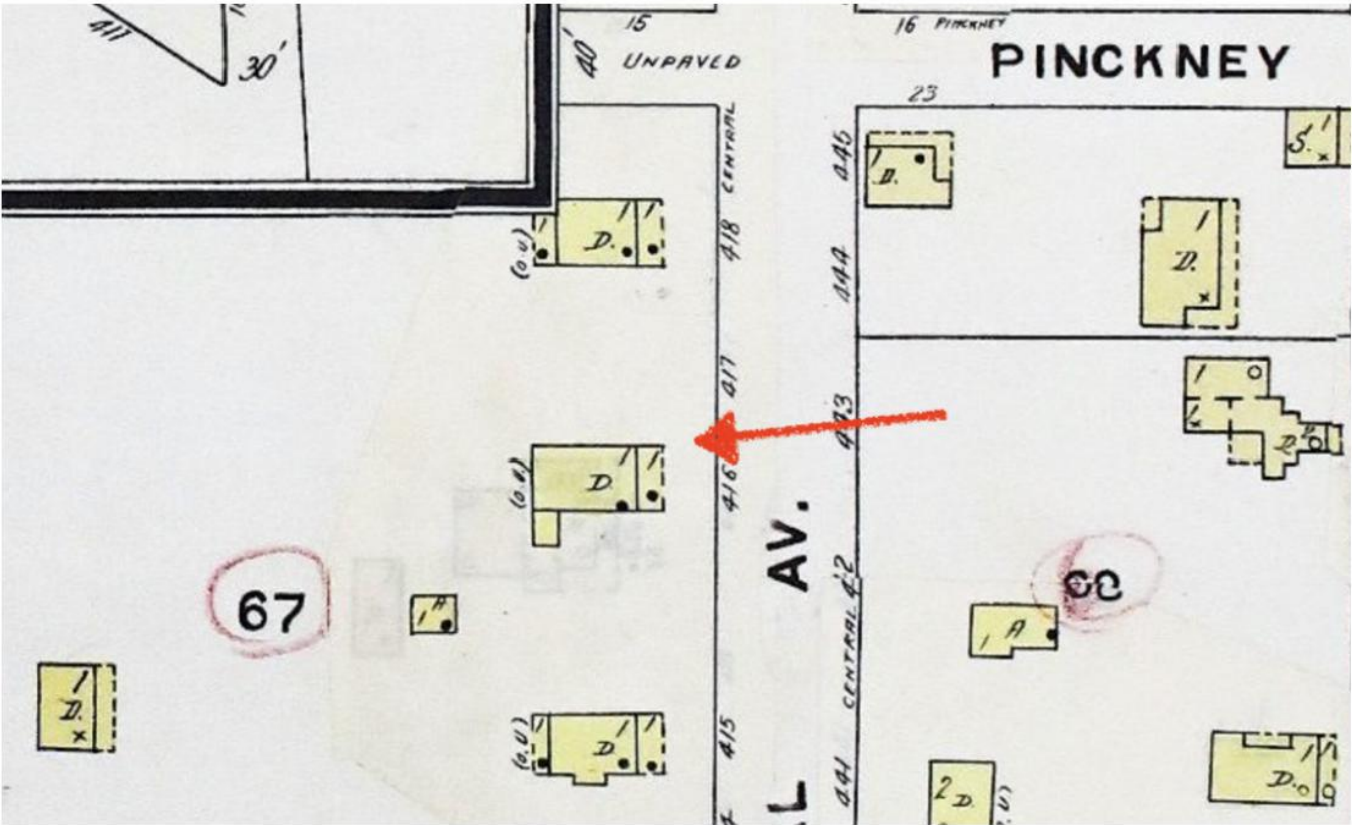
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HISTORIC DOCUMENTS:



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.

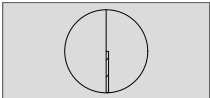
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CURRENT IMAGES OF SITE:



Perspective view of the façade.



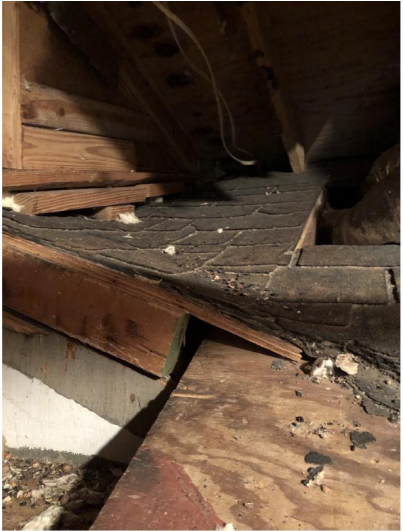
Close up of the painted cinderblock foundation skirting that runs continuously around the portions of the house that predate 1992.



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.

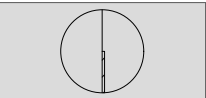
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STREET CONTEXT:



1902 CENTRAL



1904 CENTRAL



1914 CENTRAL



1918 CENTRAL



305 STATION 20



1914 MIDDLE



1907 CENTRAL



306 STATION 19

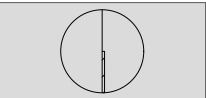
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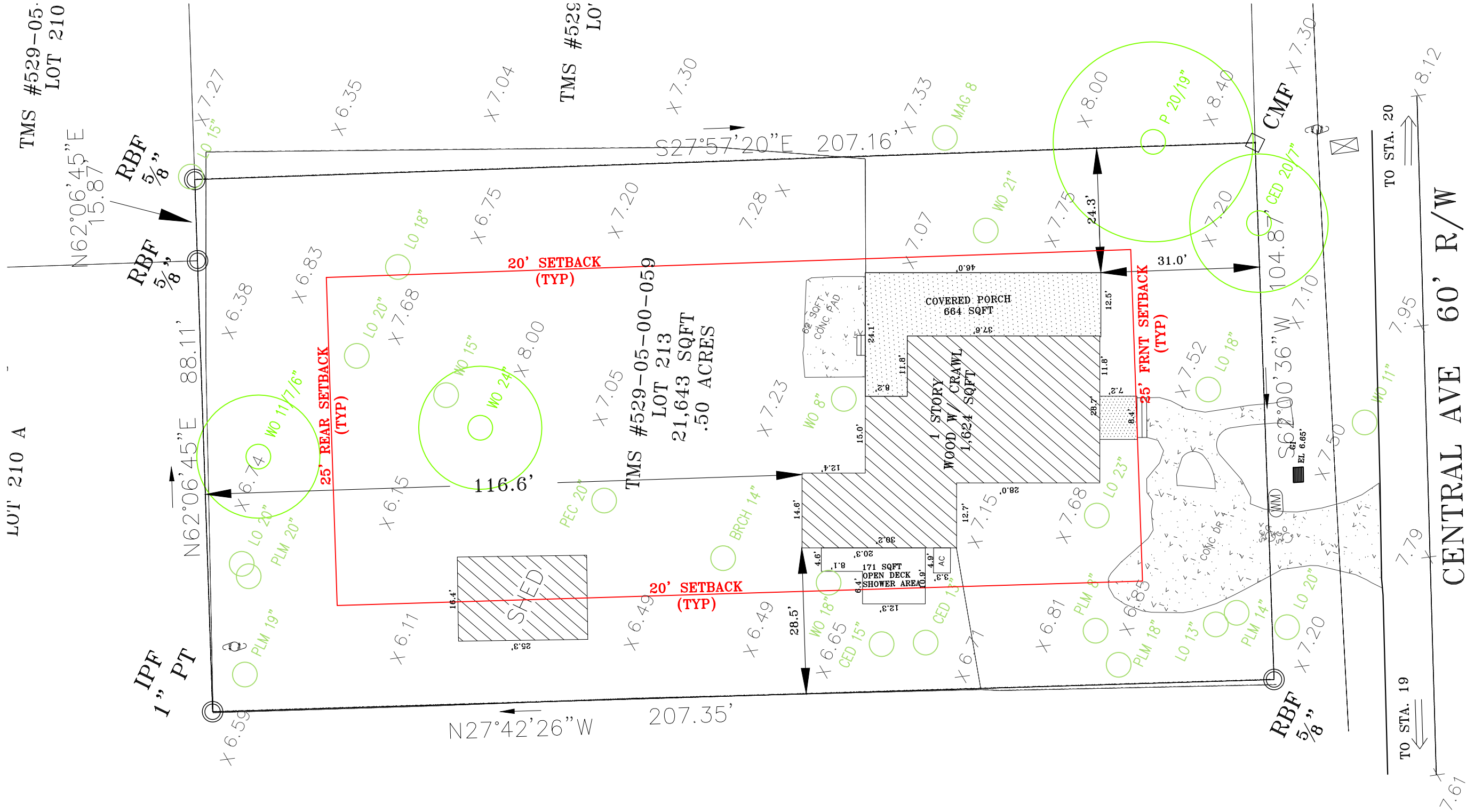
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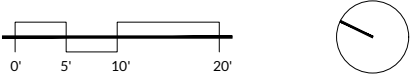
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5-00-058
212

1 SURVEY
scale 1"=20'-0"



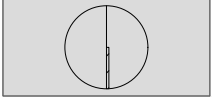
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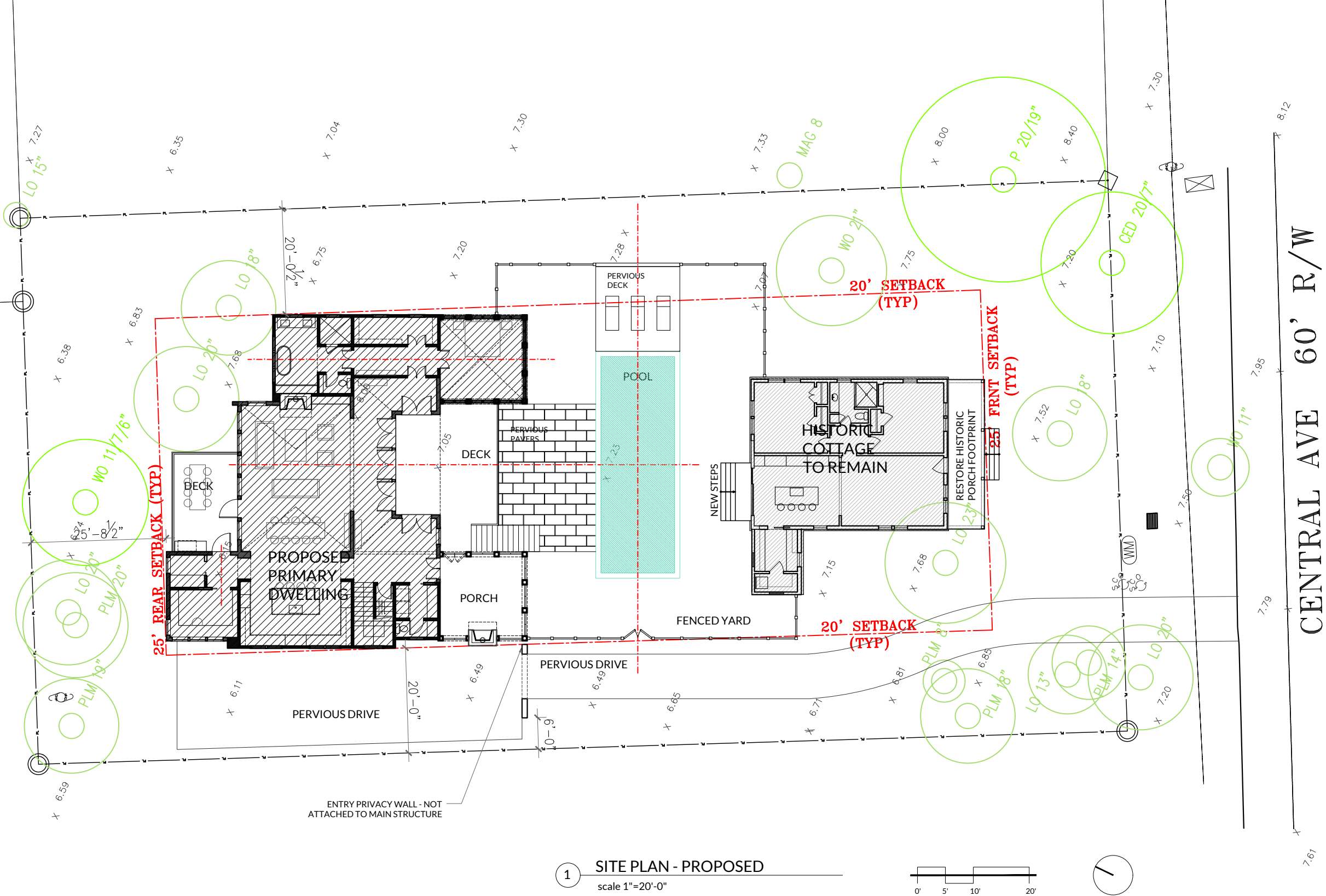
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1914 CENTRAL AVENUE	
<div>LOT INFORMATION</div> <div>TMS#: 529-05-00-059</div> <div>LOT SIZE: 21,643 SF</div> <div>LOT WIDTH: 105'-0"</div> <div>LOT DEPTH: 207'-0"</div> <div>FLOOD ZONE: AE-10</div>	
<div>PRINCIPAL BUILDING AREA</div> <div><div>MAX PERMITTED :4,064 SF</div><div>(21,991 - 5000 sf) / 100 sf] x (10) + 2400 = 4,099 SF</div><div>EXISTING :1,479 SF</div><div>HISTORIC COTTAGE HEATED (INCL. NON-HISTORIC ADDITIONS): 1,479 SF</div><div>PROPOSED :4,328 SF</div><div>**264 RELIEF REQUESTED (6.5% RELIEF)**</div><div>HISTORIC COTTAGE : 1,183 SF</div><div>PRINCIPAL DWELLING - FIRST FLOOR : 2,668 SF</div><div>PRINCIPAL DWELLING - SECOND FLOOR : 477 SF</div></div>	
<div>PRINCIPAL BUILDING COVERAGE</div> <div><div>MAX PERMITTED (15%):3,246 SF</div><div>15% x 21,643 sf = 3,246 SF</div><div>EXISTING (6.8%):1,479 SF</div><div>HISTORIC COTTAGE HEATED (INCL. NON-HISTORIC ADDITIONS): 1,479 SF</div><div>PROPOSED (17.8%):3,851 SF</div><div>**605 SF RELIEF REQUESTED (18.6% RELIEF)**</div><div>HISTORIC COTTAGE : 1,183 SF</div><div>PRINCIPAL DWELLING - FIRST FLOOR : 2,668 SF</div></div>	
<div>IMPERVIOUS COVERAGE</div> <div><div>MAX PERMITTED (30%):6,493 SF</div><div>30% x 21,643 sf = 6,493 SF</div><div>EXISTING (18.6%):4,034 SF</div><div>HISTORIC COTTAGE HEATED (INCL. NON-HISTORIC ADDITIONS): 1,479 SF</div><div>HISTORIC COTTAGE PORCH (INCL. NON-HISTORIC ADDITIONS): 928 SF</div><div>SHED : 415 SF</div><div>CONCRETE PAD: 62 SF</div><div>CONCRETE DRIVEWAY: 1,110 SF</div><div>AC: 16 SF</div><div>STEPS: 24 SF</div><div>PROPOSED (27.3%):5,913 SF</div><div>HISTORIC COTTAGE - HEATED : 1,183 SF</div><div>HISTORIC COTTAGE - PORCHES: 198 SF</div><div>HISTORIC COTTAGE - DECK + STEPS: 90 SF</div><div>PRINCIPAL DWELLING - FIRST FLOOR HEATED : 2,668 SF</div><div>PRINCIPAL DWELLING - PORCHES: 435 SF</div><div>PRINCIPAL DWELLING - DECKS + STEPS: 587 SF</div><div>AC: 32 SF</div><div>POOL: 695 SF</div><div>LANDSCAPE WALLS: 25 SF</div></div>	
<div>MAX HEIGHT (FROM AVERAGE NATURAL GRADE)</div> <div><div>MAX PERMITTED :38'-0"</div><div>HISTORIC PROPOSED :16'-1.5"</div><div>PRIMARY DWELLING PROPOSED :35'-1.5"</div></div>	

FOR THE HISTORIC COTTAGE:

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;
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- 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;
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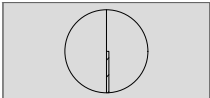
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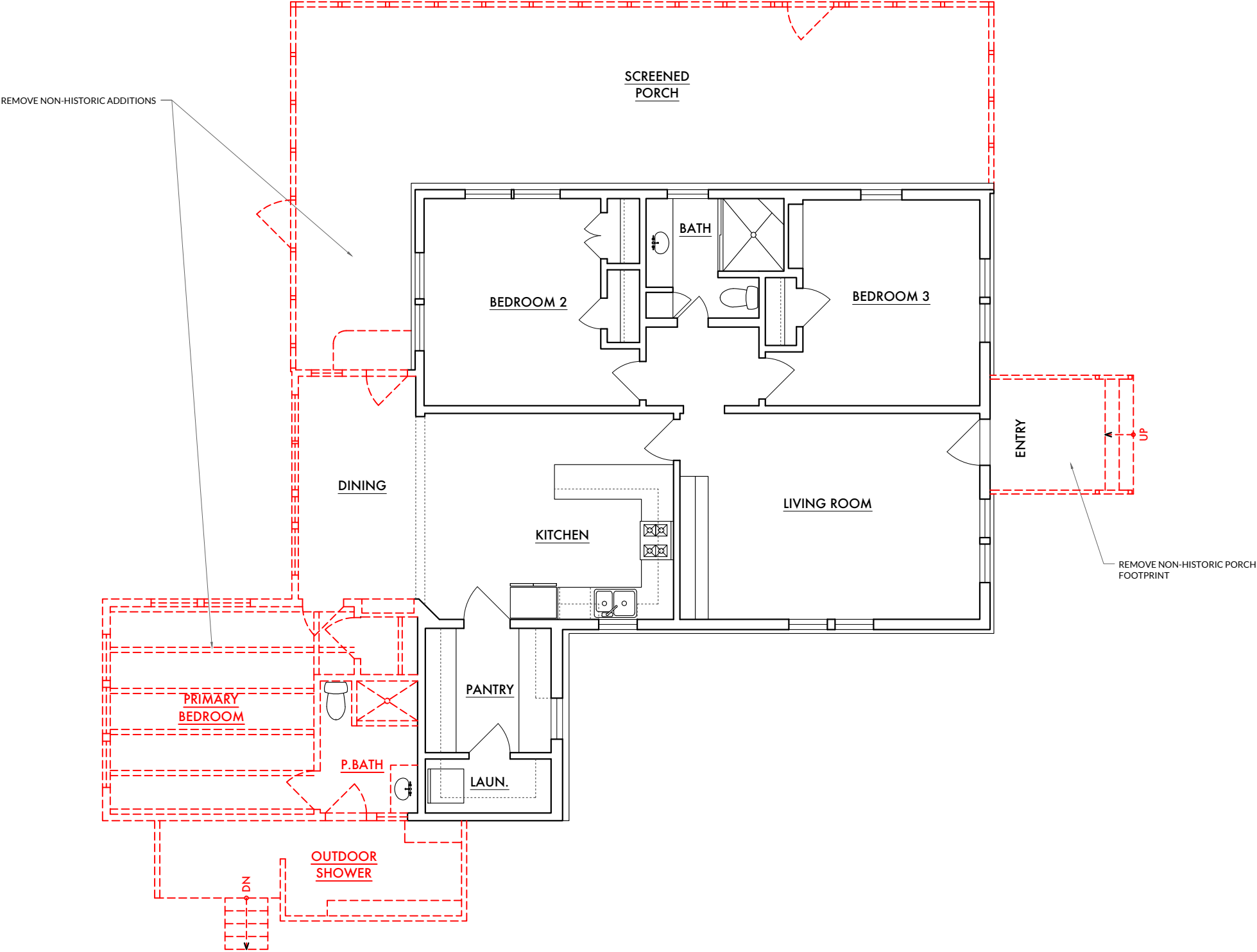
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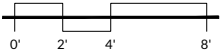
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1 FIRST FLOOR PLAN - EXISTING

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



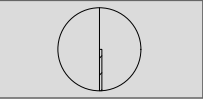
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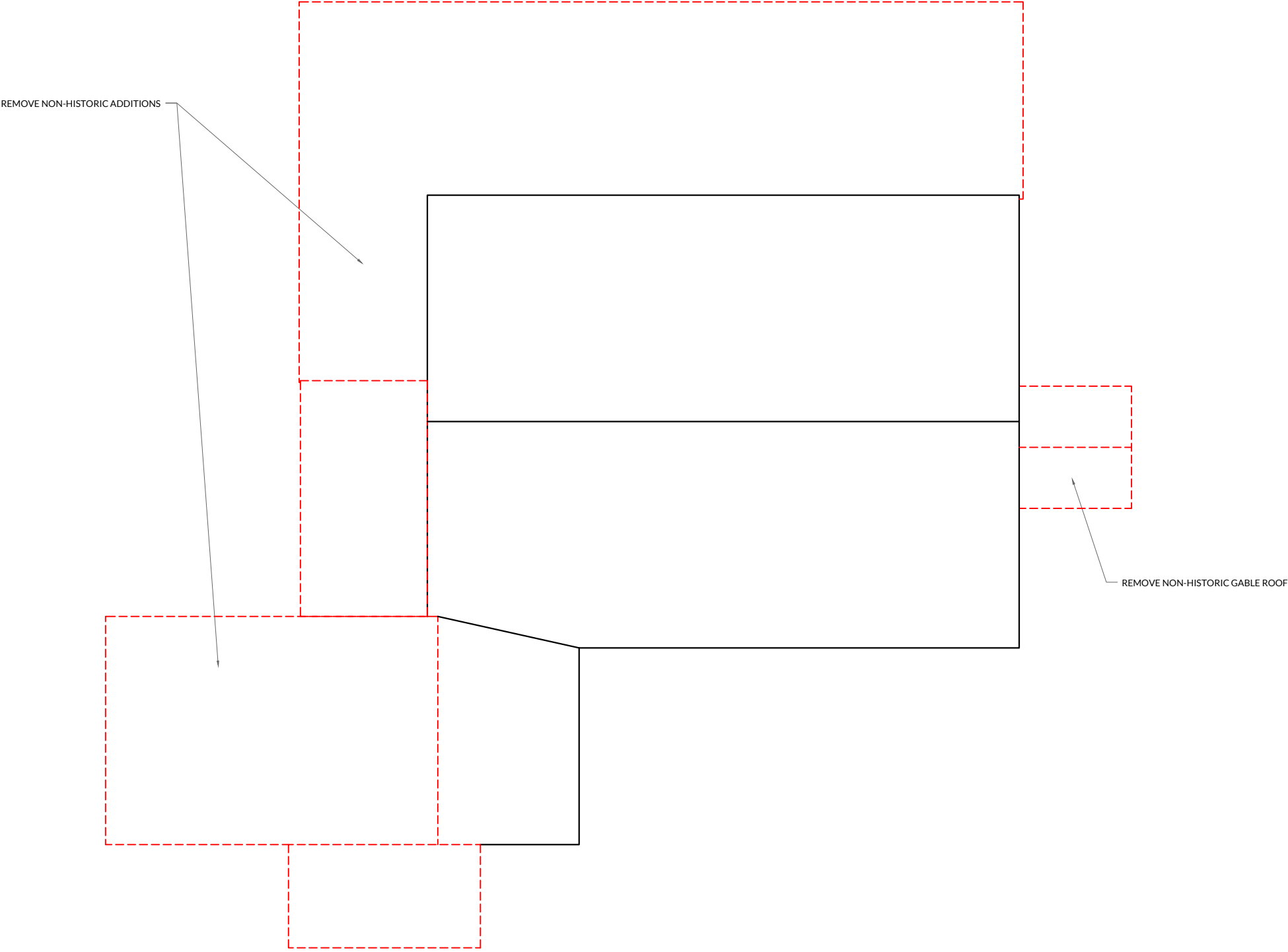
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scale 1/8"=1'-0"

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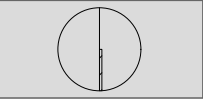
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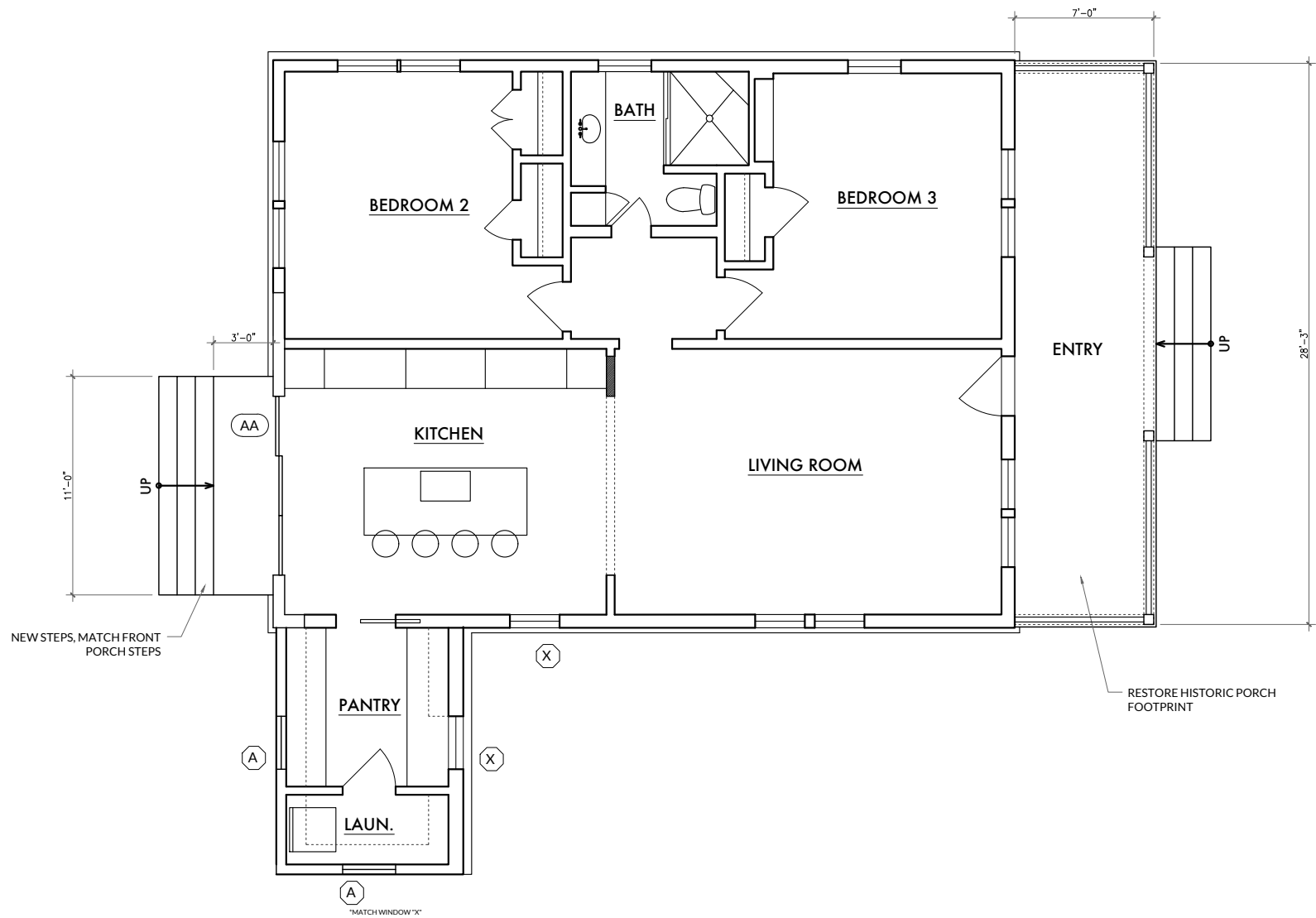
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1 FIRST FLOOR PLAN - PROPOSED

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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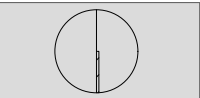
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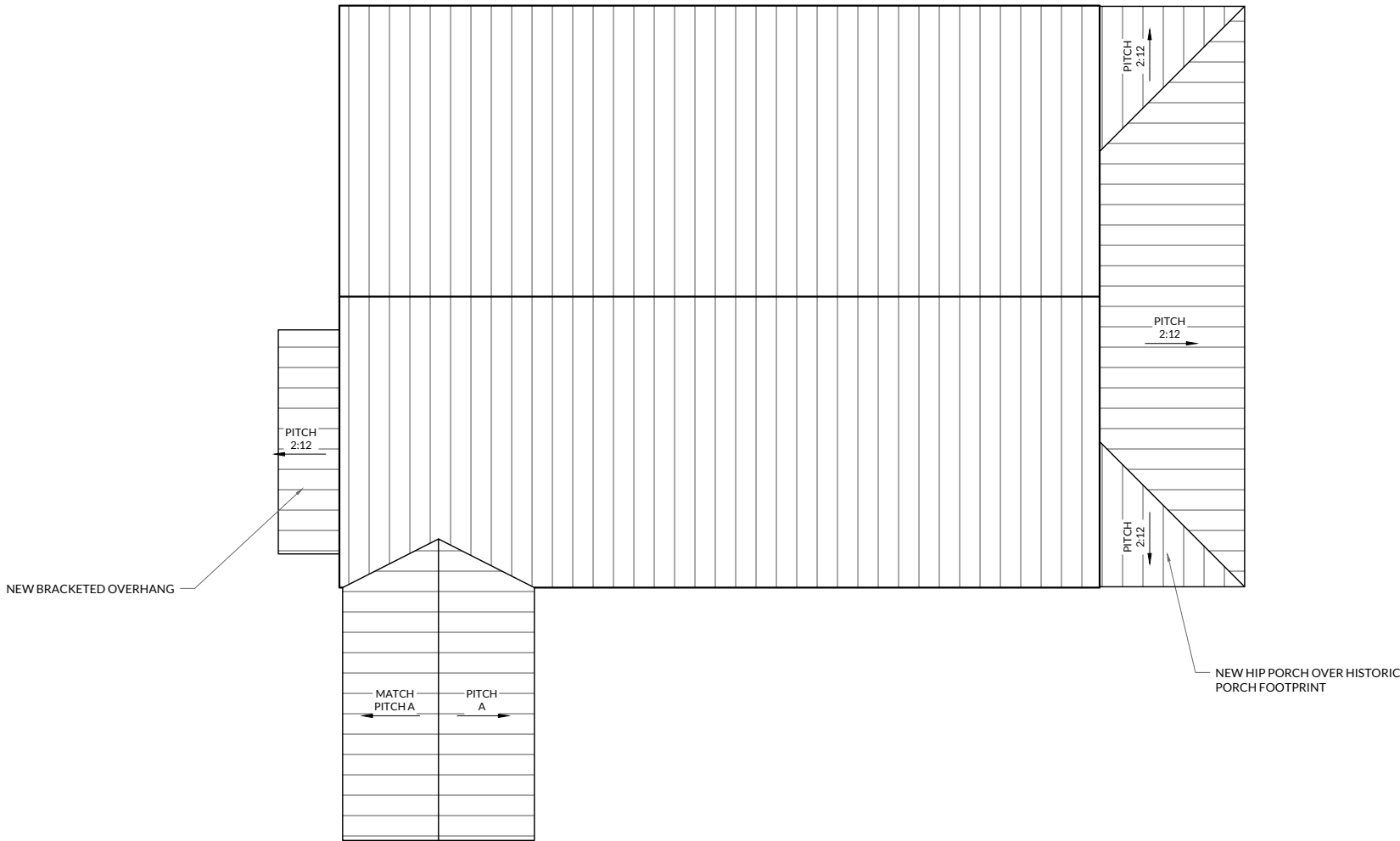
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scale 1/8"=1'-0"



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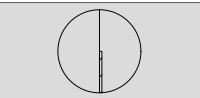
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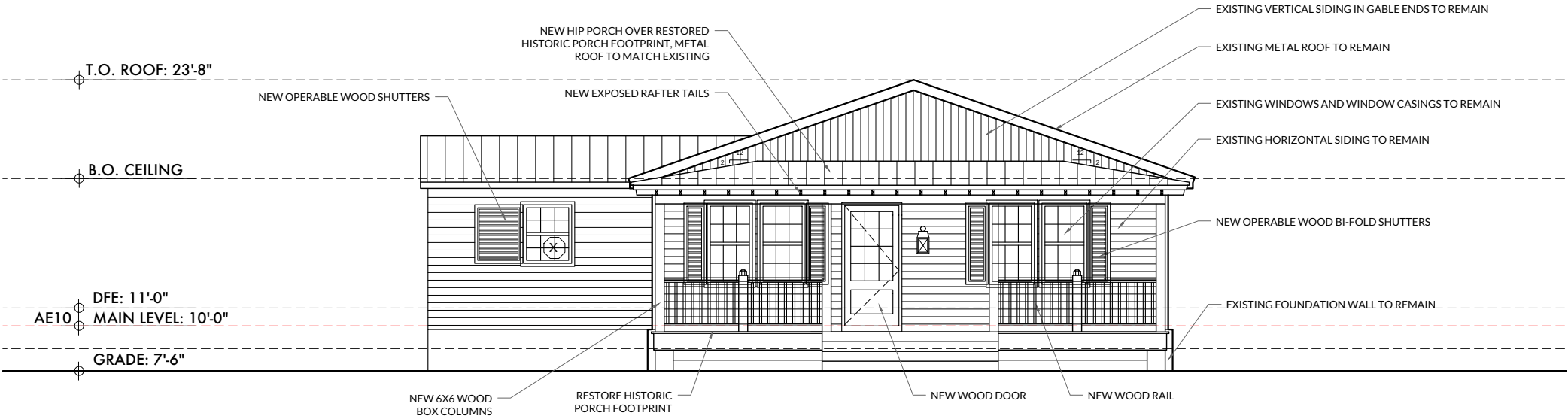
1 cool blow street. # 136
charleston, south carolina 29403
T.843.822.0426



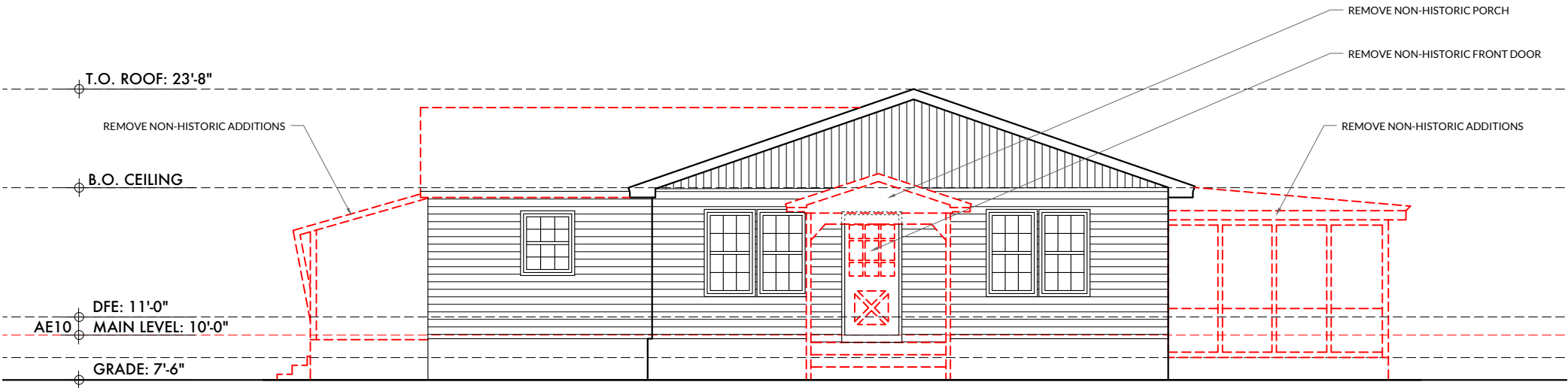
THIS PROJECT FALLS UNDER THE CATEGORY OF: **RESTORATION - DEPICTS A PROPERTY AT A PARTICULAR PERIOD OF TIME IN ITS HISTORY, WHILE REMOVING EVIDENCE OF OTHER PERIODS.**

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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- PRESERVING DISTINCTIVE MATERIALS, FEATURES, FINISHES, AND CONSTRUCTION TECHNIQUES OR EXAMPLES OF CRAFTSMANSHIP 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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1 SOUTHEAST ELEVATION - PROPOSED
scale 1/8"=1'-0"



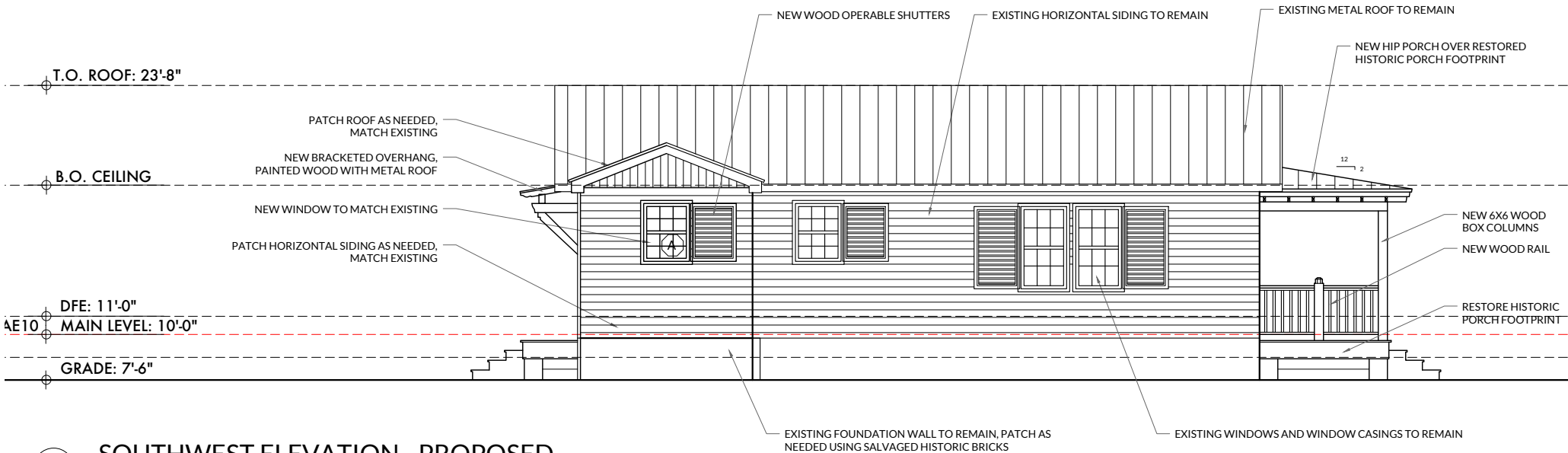
1 SOUTHEAST ELEVATION - EXISTING
scale 1/8"=1'-0"



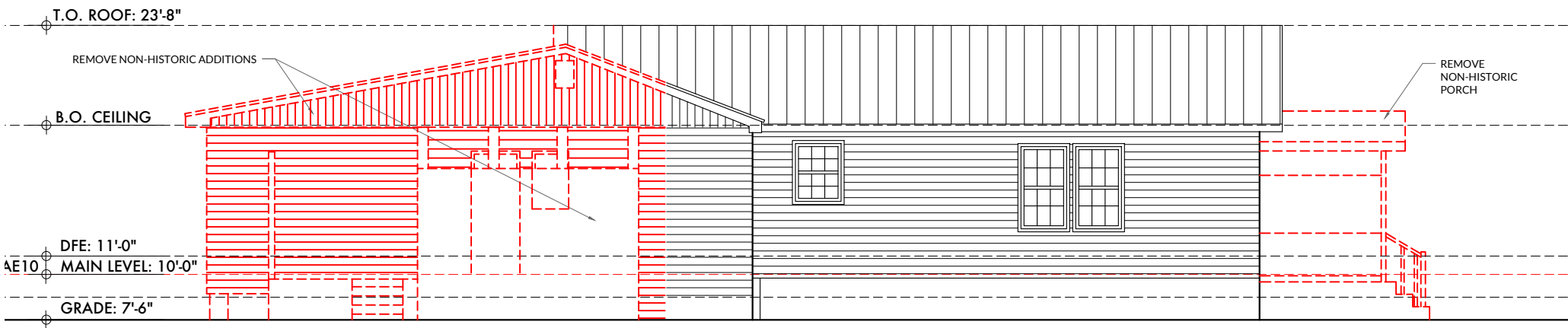
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ALL WORK ON PROJECT TO ENSURE HISTORIC PRESERVATION STANDARDS ARE MET:

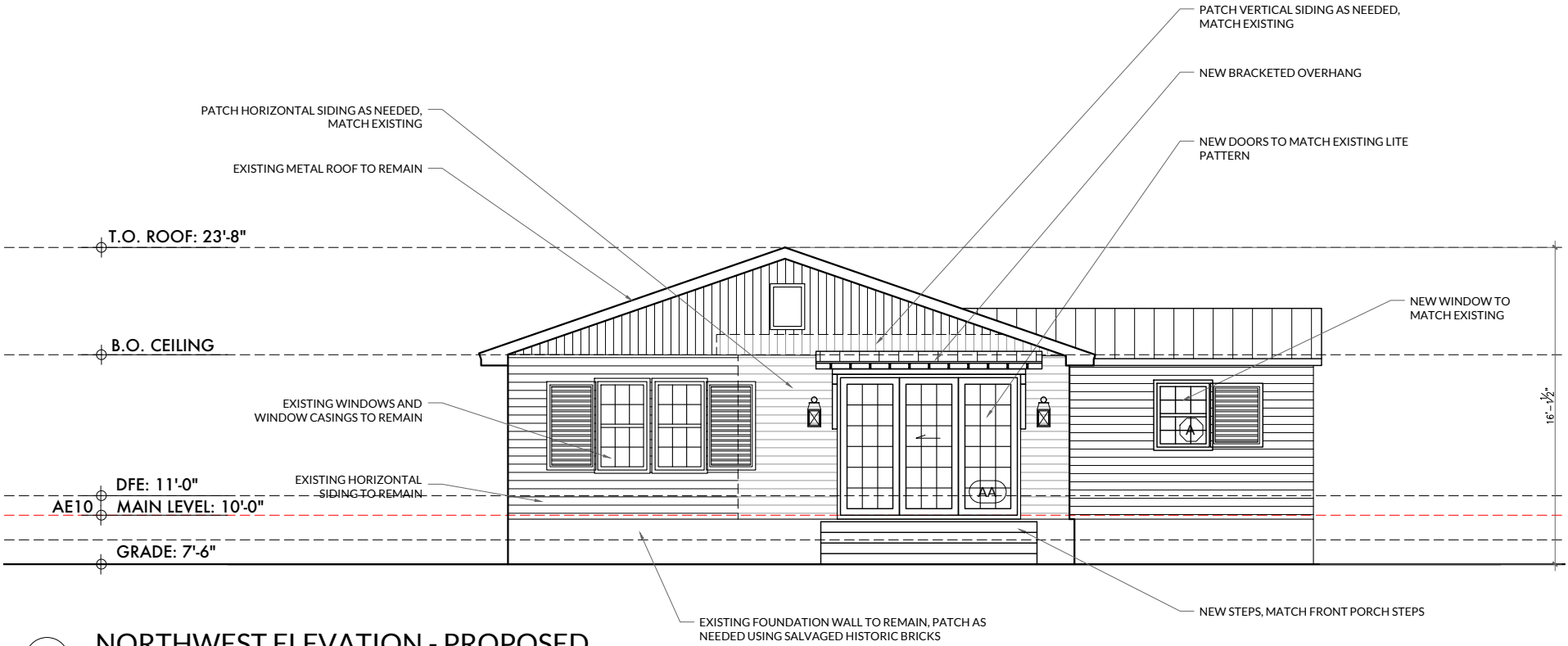
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1 **SOUTHWEST ELEVATION - PROPOSED**
scale 1/8"=1'-0"

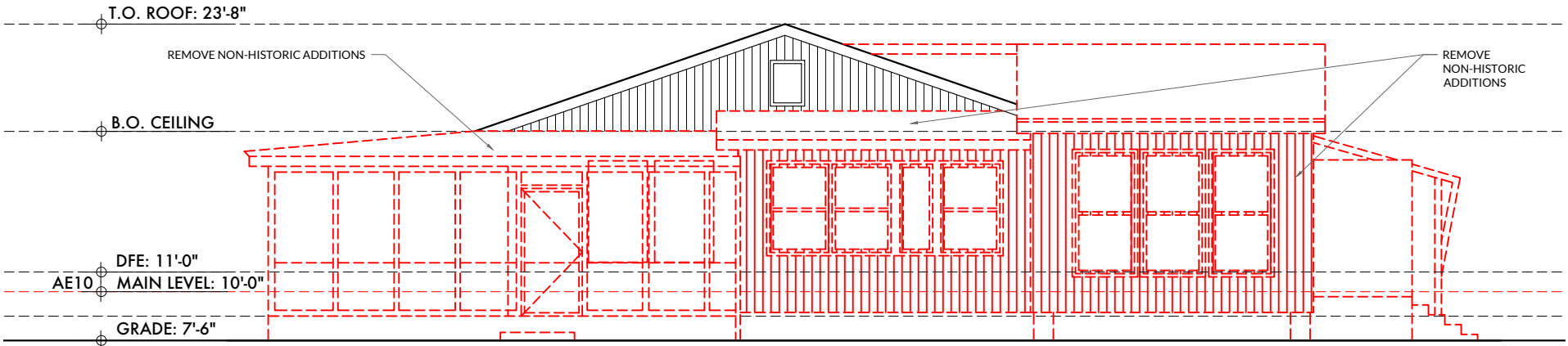


1 **SOUTHWEST ELEVATION - EXISTING**
scale 1/8"=1'-0"



1 NORTHWEST ELEVATION - PROPOSED

scale 1/8"=1'-0"



1 NORTHWEST ELEVATION - EXISTING

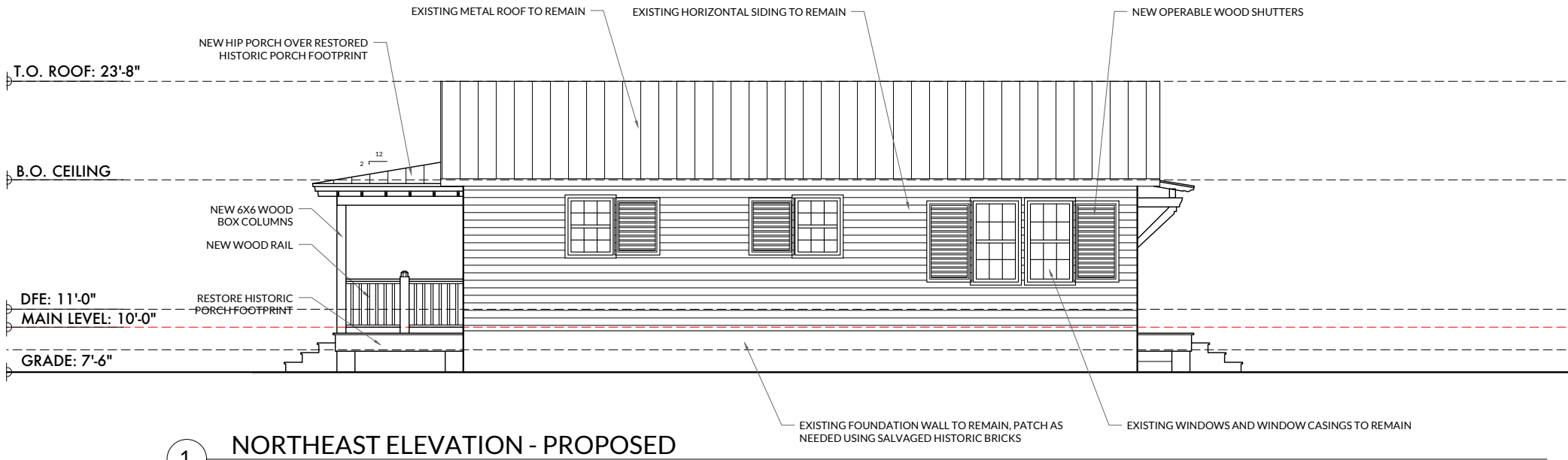
scale 1/8"=1'-0"



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NORTHEAST ELEVATION - PROPOSED

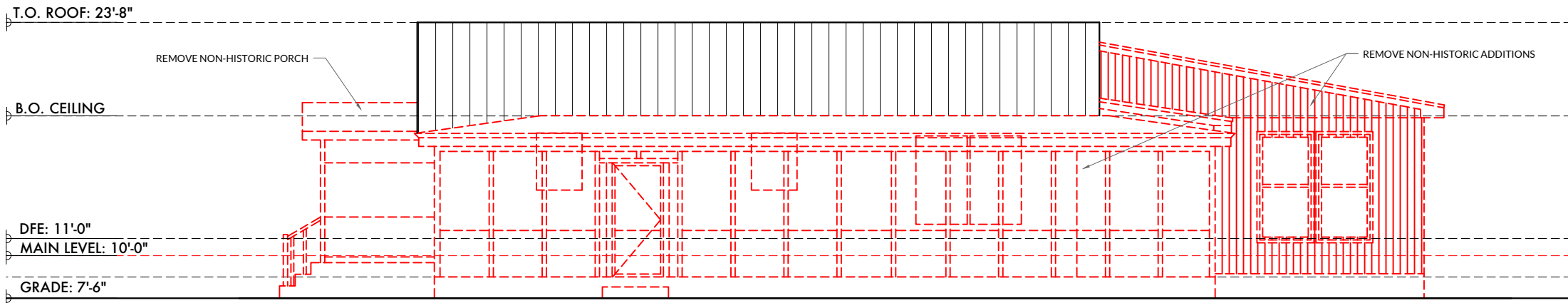
scale 1/8"=1'-0"



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.**

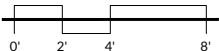
ALL WORK ON PROJECT TO ENSURE HISTORIC PRESERVATION STANDARDS ARE MET:

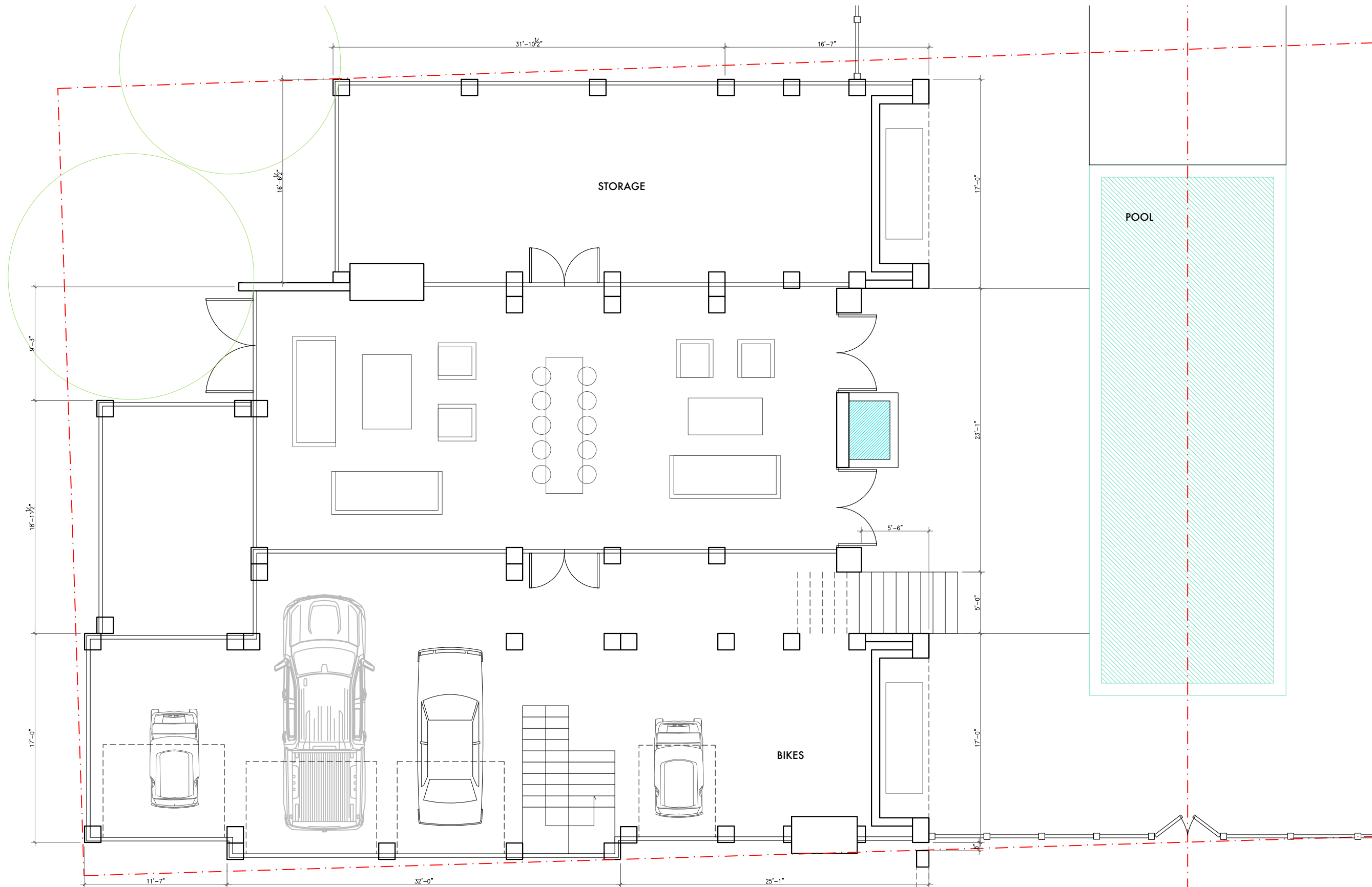
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NORTHEAST ELEVATION - EXISTING

scale 1/8"=1'-0"





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

ADDRESS: 1914 CENTRAL AVE, SULLIVANS ISLAND, SC 29482

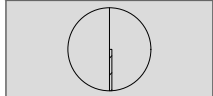
DATE: DRB CONCEPTUAL - SUBMITTED 06.20.25; MEETING: 07.16.25

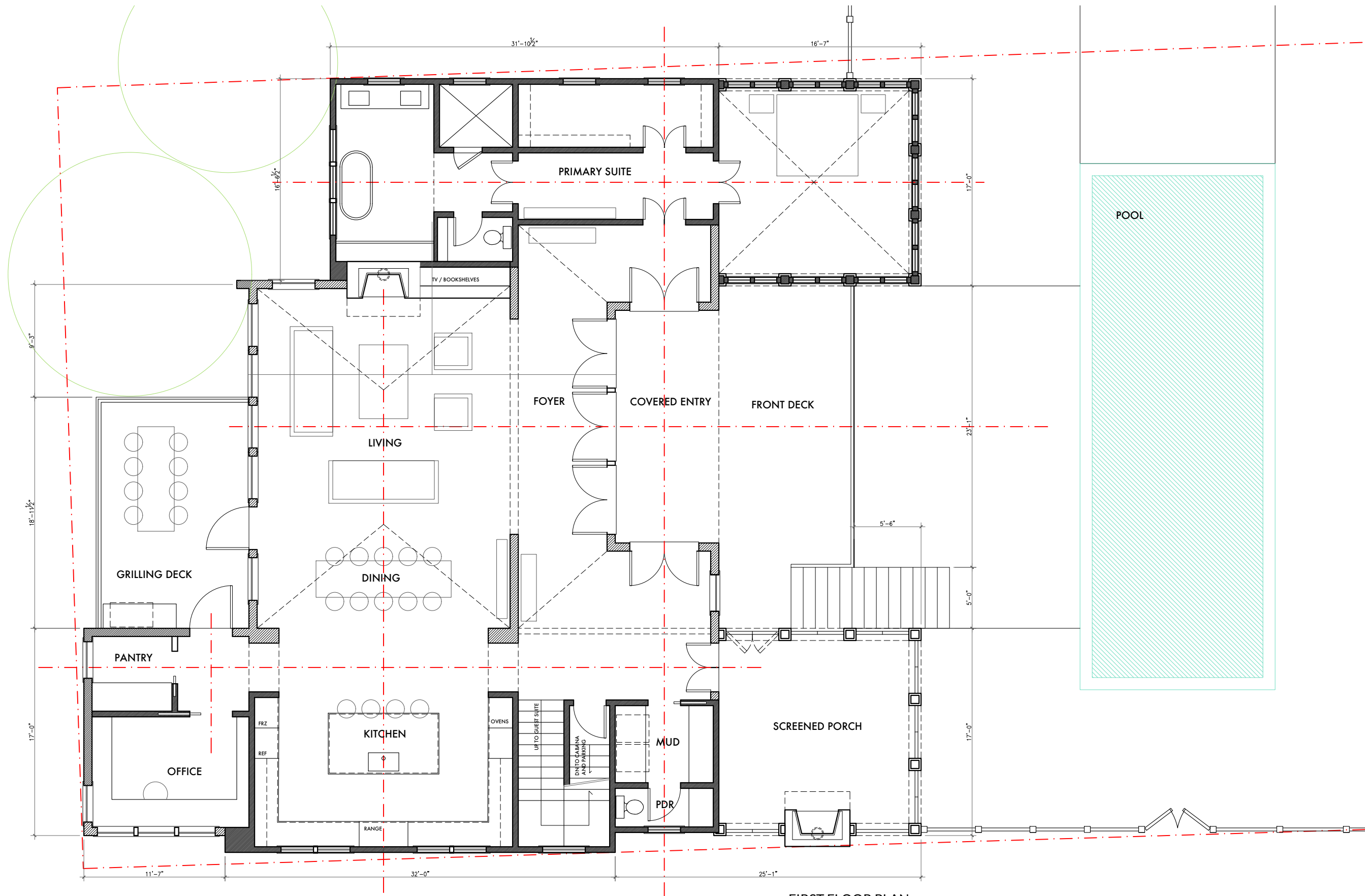
SHEET:

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

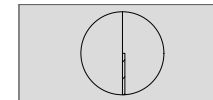
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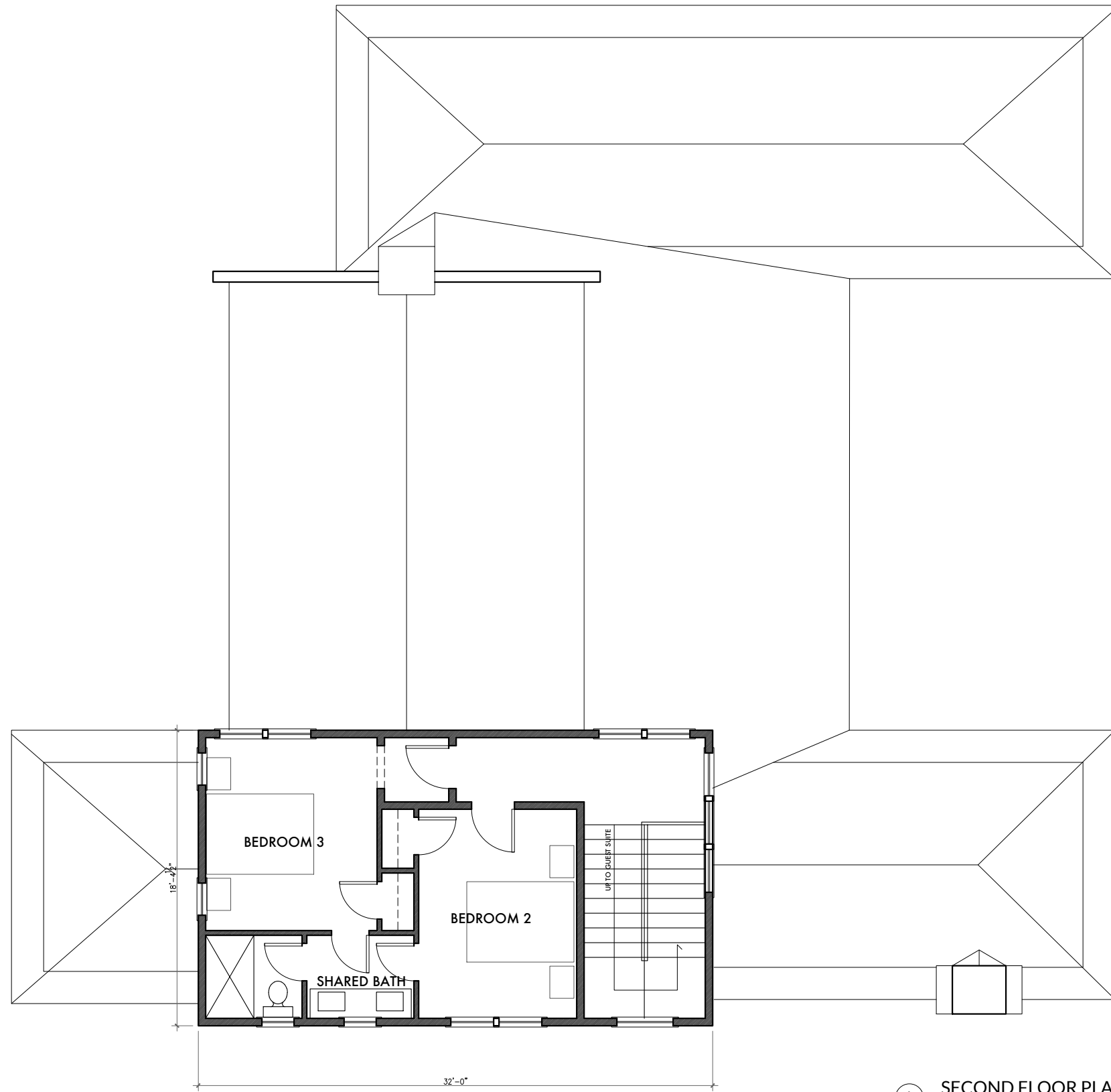
SHEET:

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

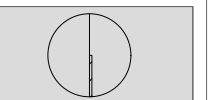
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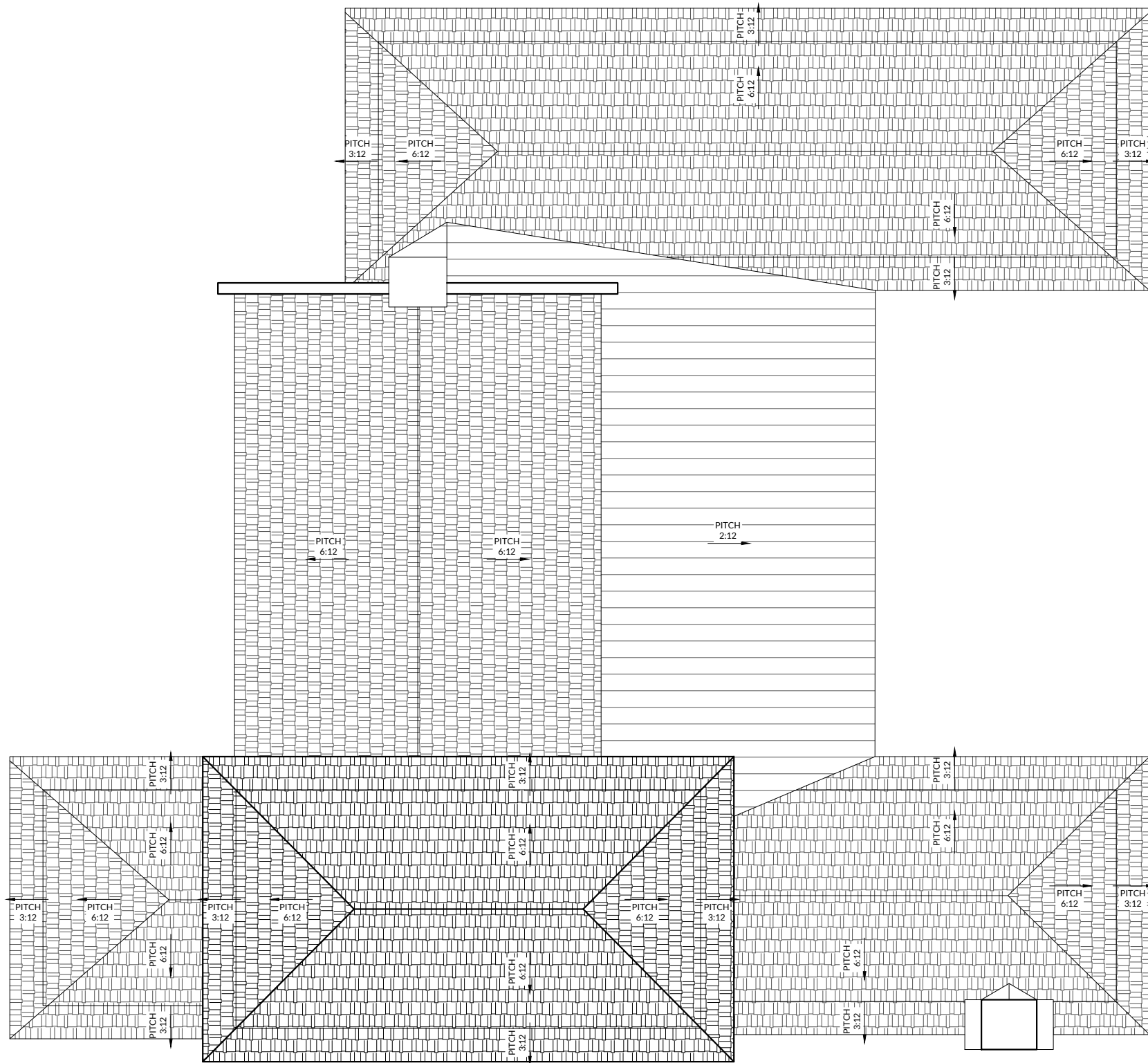
SHEET:

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

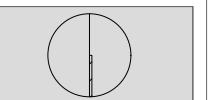
DATE: DRB CONCEPTUAL - SUBMITTED 06.20.25; MEETING: 07.16.25

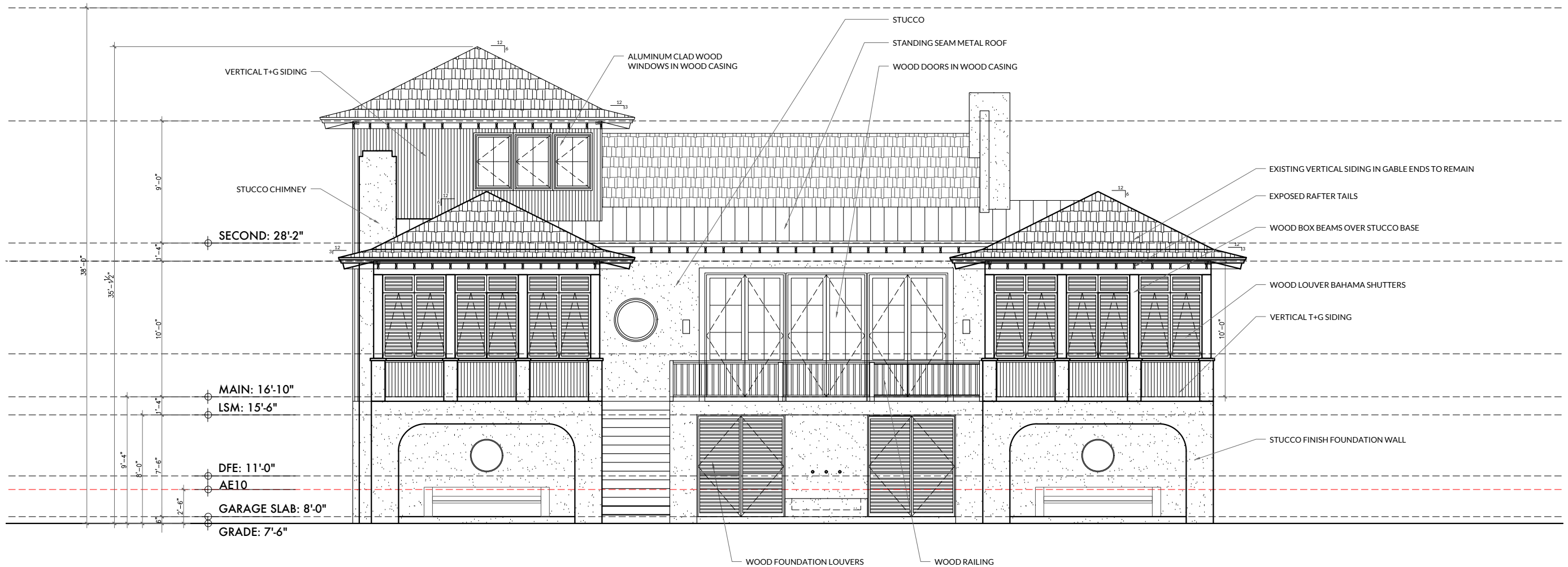
SHEET:

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"



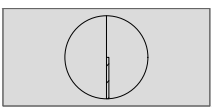
ADDRESS: 1914 CENTRAL AVE, SULLIVANS ISLAND, SC 29482

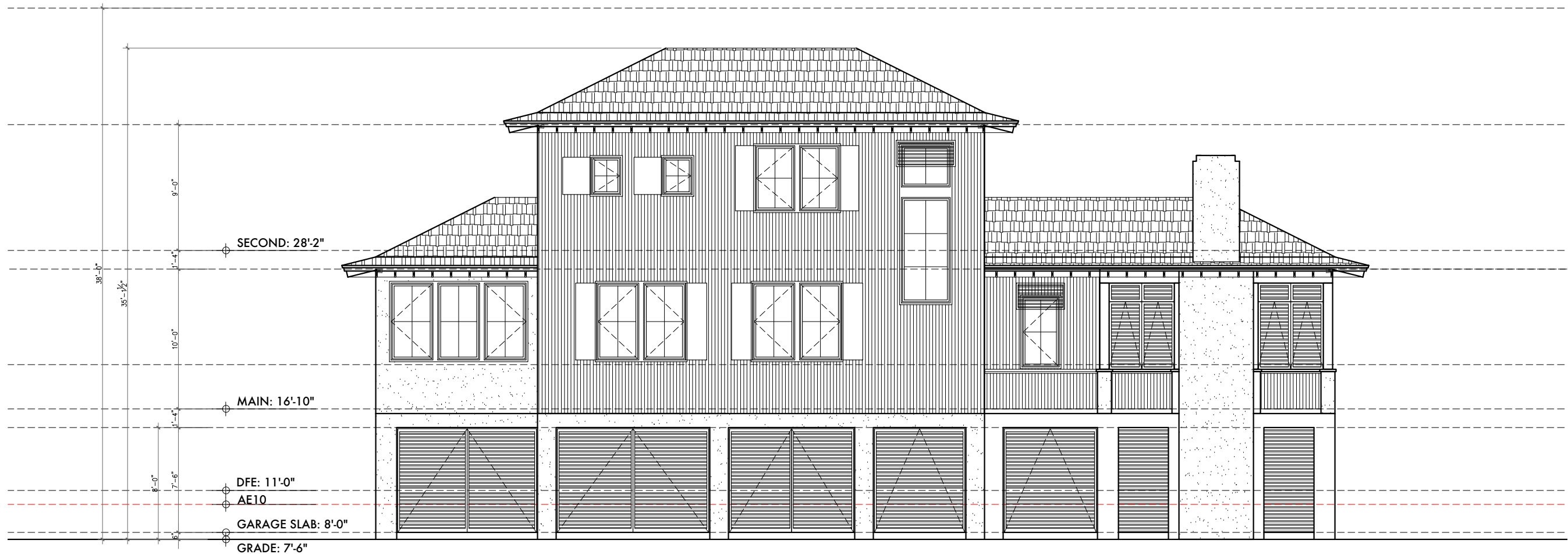
DATE: DRB CONCEPTUAL - SUBMITTED 06.20.25; MEETING: 07.16.25

SHEET: **A2.1**

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"



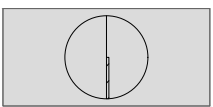
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DATE: DRB CONCEPTUAL - SUBMITTED 06.20.25; MEETING: 07.16.25

SHEET: **A2.2**

AUMENT DESIGN STUDIO

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





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



ADDRESS: 1914 CENTRAL AVE, SULLIVANS ISLAND, SC 29482

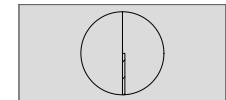
DATE: DRB CONCEPTUAL - SUBMITTED 06.20.25; MEETING: 07.16.25

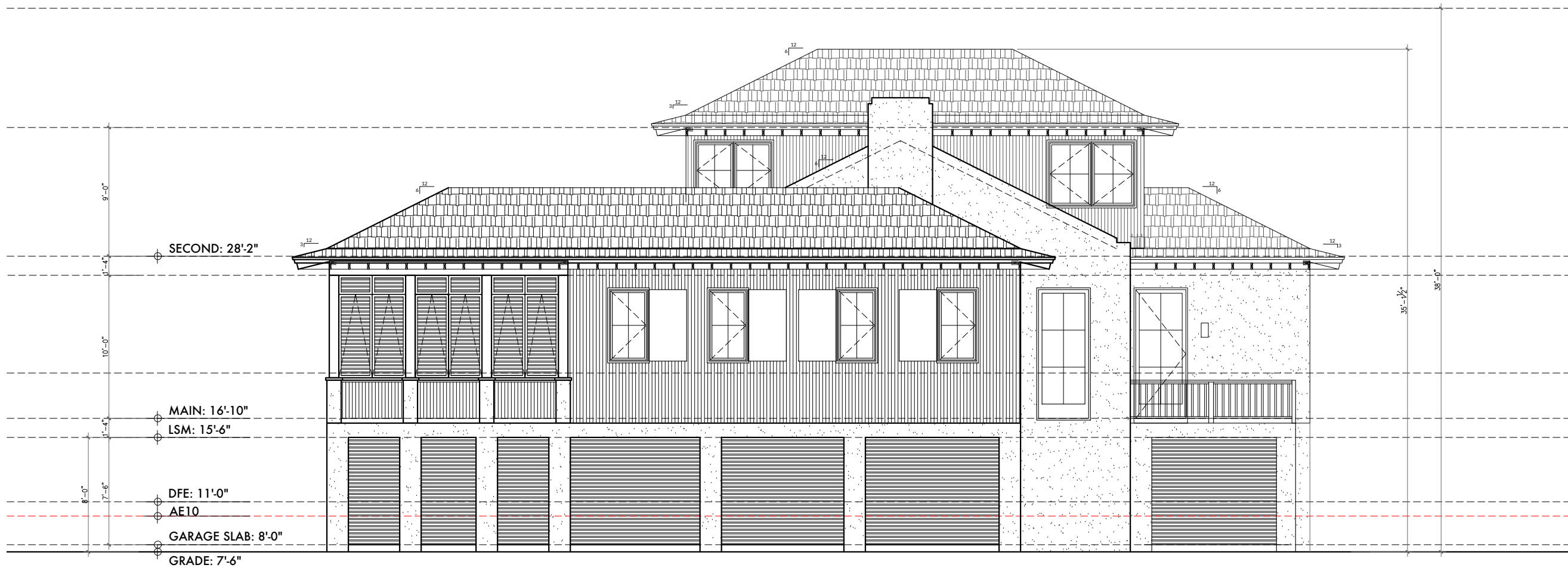
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A2.3

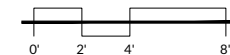
AUMENT DESIGN STUDIO

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

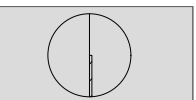
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SHEET:

A2.4

AUMENT DESIGN STUDIO

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





ADDRESS: 1914 CENTRAL AVE, SULLIVANS ISLAND, SC 29482

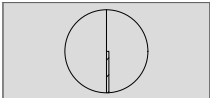
DATE: DRB CONCEPTUAL - SUBMITTED 06.20.25; MEETING: 07.16.25

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: DRB CONCEPTUAL - SUBMITTED 06.20.25; MEETING: 07.16.25

SHEET:

3D2

AUMENT DESIGN STUDIO

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

