



MEETING AGENDA
The City of Beaufort
HISTORIC DISTRICT REVIEW BOARD

Wednesday, April 8, 2026, 2:00 P.M.
City Hall, Council Chambers, 2nd Floor – 1911 Boundary Street, Beaufort, SC

Please click the link below to access the webinar:

<https://us02web.zoom.us/j/83762652351?pwd=gfPpakGWTaKm8Y38O12PGipRYkeyxx.1>

Password: 038853 Meeting ID: 837 6265 2351 Call in Phone #: +1 929 205 6099

STATEMENT OF MEDIA NOTIFICATION: “In accordance with South Carolina Code of Laws, 1976, Section 30-4-80(d), as amended, all local media were duly notified of the time, date, place, and agenda of this meeting.”

Please note, this meeting will be broadcast via zoom and live-streamed on YouTube. You can view the meeting on the City's page: “City Beaufort SC”.

Note: A project will not be reviewed if the applicant or representative is not present at the meeting.

I. Call to Order:

II. Review of Minutes:

A. January 14, 2026 - Meeting Minutes

B. March 11, 2026 - Meeting Minutes

III. Applications:

A. 1411 North Street, PIN: R120 004 000 0663 0000, new accessory structures, hardscaping and landscaping upfits

Applicant: Steve Goggins, Architect/Owner

The applicant is requesting conceptual approval for placement of accessory structures, including a 2-car garage, a pool with decking as well as a pool house/guesthouse together with improvements to hard- and landscaping.

- B. 1511 King Street, PIN: R120 004 000 0595 0000, addition of new carriage house**
Applicant: Richard Drake, Owner/Architect

The applicant is requesting approval to construct a detached carriage house to be located to the rear of the existing residence.

- C. 710 Newcastle Street, PIN: R120 004 000 499A 0000, additions to existing dwelling**
Applicant: Jeremiah Smith, Architect, Allison Ramsey Architects

The applicant is requesting approval for adding more habitable space on the inside of the existing dwelling, including a screened porch at the rear and a covered porch & sunroom across the front of the non-contributing structure.

- D. 1108 Washington Street, PIN: R120 004 000 0372 0000, renovations and partial demolition**
Applicant: Jeremiah Smith, Architect, Allison Ramsey Architects

The applicant is requesting approval to renovate/restore the front section of the contributing structure and to demolish the back section, being more recent additions that are in disrepair.

IV. Adjournment

REVIEW OF MINUTES

January 14, 2026

March 11, 2026



Historic District Review Board Meeting Minutes – January 14, 2026

CALL TO ORDER

2:12

A meeting of the Historic District Review Board was held in-person on Wednesday, January 14, 2026 at 2:00 pm.

ATTENDEES

Members in attendance: Mike Sutton (Chair), Eric Berman, (Vice-Chair), Kim Petrella, and Rita Wilson.

Members absent: Grady Woods.

Staff in attendance: Curt Freese, Community Development Director, Christopher Klement, Community Development Planner III, Nick Navia, Community Development Planner I, and Meadors Architects.

REVIEW OF MINUTES

2:46

Ms. Petrella made a motion to approve the November 12, 2025 meeting minutes. Mr. Berman abstained from voting since he was not present at the meeting. Ms. Wilson seconded the motion. The motion passed unanimously.

Mr. Berman noted the following corrections to the December 10, 2025 meeting minutes:

Page 1, under Application (A) delete the word *approval* before the word *final*. Page 1, first paragraph, the second line from the bottom, delete the word *more*. Page 2, first paragraph, last sentence, remove word *to* before the word *grant*. Page 2nd, near bottom under Board Meeting Schedule for 2026, 2nd line, change the wording *according deadline date* to *associated deadline date*.

Ms. Petrella also noted the on the first page of the minutes, it was stated that Ms. Wilson had been late to the December 10, 2025 meeting, but she wasn't.

Mr. Berman made a motion to approve the December 10, 2025 meeting minutes with the noted changes. Ms. Wilson seconded the motion. The motion passed unanimously.

All Historic District Review Board Meeting minutes are recorded and can be found on the City's website at <http://www.cityofbeaufort.org/AgendaCenter>.

A. 1705 Duke Street, PIN R120 003 000 0788 0000, new construction

Applicant: Jeremiah Smith, Allison Ramsey Architects

The applicant is requesting final approval for a new 2-story single-family residence with guest house.

Christopher Klement presented his staff report.

Public Comment:

Lise Sundrla, Historic Beaufort Foundation (HBF) Director, stated the HBF Preservation Committee is very pleased with the changes especially with the removal of the previously included widow’s walk. Ms. Sundrla presented two recommendations regarding the west elevation, one regarding a more symmetrical window placement towards the rear on the west elevation, and the other, regarding the first and second floor plate heights. In case of latter, if applicant and the Board felt the overall height and roof slopes to be too high/steep, the Preservation Committee had recommended in their meeting that the individual plate heights could be lowered to hold the ridgeline and raise the eave so that you could eventually get a lesser roof slope than the current 12/12 pitch.

Public comment closed.

Motion: Mr. Berman made a motion to grant final approval as is and to nix staff recommendations #1 and #2 and that recommendations #3-#6 already had been fulfilled. Ms. Petrella seconded the motion. The motion passed unanimously.

B. 723 Bay Street, PIN R120 004 000 0941 0000, installed exterior air condition without a permit. Applicant: John Scott Lee, owner

42:27

The applicant is requesting approval for post-installation of HVAC unit(s) on the side of the building.

Curt Freese presented his staff report.

Public Comment:

Lise Sundrla, Historic Beaufort Foundation (HBF) Director, stated it would be important for the applicant to hear this discussion. Ms. Sundrla referred to their discussion back in November. The screening is a good idea if it’s in a residential neighborhood that maybe an owner has an issue with their neighbor. But this is a very visible location. Ms. Sundrla said the Board needs to look at this issues as if they are seeing it for the first time as a recommendation to you. The Board needs to look at this specifically from the City ordinance and the Preservation Guidelines.

Public comment closed.

Motion: Mr. Berman made a motion to approve the application with the condition that it’s white as presented. Ms. Wilson seconded the motion. The motion passed with a vote of 3:1 (Ms. Petrella voted no).

ELECTION OF HISTORIC TASK FORCE REPRESENTATIVE 1:10:24

Mr. Freese stated that on January 27, 2026, City Council will be doing interviews for the thirteen (13) Historic Task Force Representative. The majority of the applicants are citizens. There will be five of those applicants are citizens, one from the Planning Commission, one from the Freedom's Arts District, one from Historic Review Board, and one from Historic Beaufort Foundation. The Task Force will help guide City Council on some changes/improvements to the Historic District. The committee will meet monthly.

Mr. Berman nominated Ms. Wilson. Ms. Petrella seconded the motion. The motion passed unanimously.

HDRB TRAINING SESSION DISCUSSION 1:18:32

Mr. Freese stated at the December HDRB meeting, staff discussed potential training session times, to include a session on Easements presented by HBF, and a session on new infill development related to mass, size, and scale. This was postponed until today since there were only three HDRB members in attendance at the last meeting. The Board, staff, and Ms. Sundrla agreed to have the training on **Friday, March 6, 2026, from 9 am to noon.**

ADJOURNMENT 1:25:52

Mr. Berman made a motion to adjourn seconded by Ms. Wilson. The meeting ended at 3:25 pm.



Historic District Review Board

Meeting Minutes – March 11, 2026

CALL TO ORDER

3:14

A meeting of the Historic District Review Board was called to order by Chairman Mike Sutton and was held in-person in Council Chambers on Wednesday, March 11, 2026 at 2:05 PM. The meeting was recorded and streamed on Facebook in accordance with City Policy.

ATTENDEES

Members in attendance: Mike Sutton (Chair), Eric Berman, (Vice-Chair), Kim Petrella, and Rita Wilson.

Members absent: Grady Woods.

Staff in attendance: Curt Freese, Community Development Director, Christopher Klement, Community Development Planner III, Nick Navia, Community Development Planner I, and Meadors Architects.

REVIEW OF MINUTES

5:01

The Board agreed to defer review and approval of the January 14, 2026 minutes to the next Historic Review Board (HRB) Meeting.

All Historic District Review Board Meeting minutes are recorded and can be found on the City's website at <http://www.cityofbeaufort.org/AgendaCenter>.

APPLICATIONS

5:36

Mr. Sutton stated that the agenda item, 1411 North Street, is being removed from the agenda since there will not be a quorum for this agenda item*.

A. 902 Boundary Street, PIN R120 004 000 0086 0000, renovation/reuse

Applicant: Mark Sutton, Architect

Chairman, Mike Sutton, recused himself from this project. Mr. Berman took over as acting Chair.

The applicant is requesting conceptual approval for interior and exterior changes for reuse of a former gas station.

Nick Navia presented his staff report.

Public Comment:

Lise Sundrla, Historic Beaufort Foundation (HBF) Director, said HBF has no concerns and agree with conceptual approval. Elevations will be a good idea to see.

Jeremah Smith, 1107 West Street, lives around the corner and is excited to see this project and would like to see it approved.

Public comment closed.

Motion: Ms. Wilson made a motion to grant conceptual approval based on staff recommendations with the exception of item #1 because it is not the HRB's purview (ADA Parking) and that the applicant coming back to the Board with the elevations of the fencing screening of the outdoor freezer. Ms. Petrella seconded the motion. The motion passed unanimously.

Mr. Sutton returned to the meeting at this time. Mr. Berman relinquished being Chair.

B. 1411 North Street, PIN R120 004 000 0063 0000, new accessory structures, hardscaping and landscaping upfits. Applicant: Steve Goggins, Architect/Owner **36:34**

The applicant is requesting conceptual approval for placement of accessory structures, including a 2-car garage, a pool, and a pool house/guesthouse together with improvements to hard-/and landscaping.

*Due to a lack of quorum, this agenda item is being deferred to the next Board meeting.

C. 1106 Craven Street, PIN: R120 004 000 1037 0000/R120 004 000 1036 0000 **36:40
COA Extension. Applicant: Hank Hofford, Developer**

The applicant is requesting a Decision/COA letter extension for previously approved development. Mr. Freese presented the background of the project.

Public Comment:

None.

Public comment closed.

Motion: Mr. Berman made a motion to approve the extension letter request. Ms. Petrella seconded the motion. The motion passed unanimously.

Mr. Sutton reminded the members to sign up for the Preservation Conference that is being paid by the City.

Mr. Freese reminded the members about the Historic District Task Force is having their first meeting on Monday, March 16 at 10:00 am. Rita Wilson is HRB's representative.

ADJOURNMENT

49:37

Mr. Berman made a motion to adjourn seconded by Mr. Wilson. The meeting ended at 2:46 pm.

1411 NORTH STREET – THE BLUFF
(c.1907; The Emil E. Lengnick House)

Addition of two (2) accessory buildings, including a 2-car garage, a guest house / pool house and an inground pool as well as upfits to hard- and landscaping



STAFF REPORT: Historic District Review Board (HDRB)

1411 NORTH STREET

DATE: April 8, 2026

GENERAL INFORMATION		
Applicant:	Steve Goggans (Architect)	
Site Address / Tax PIN:	1411 North Street / PIN: R120 004 000 0663 0000	
Applicant's Request:	Applicant requesting conceptual approval for the construction of two (2) accessory buildings, including a 2-car garage and a guest/pool house. An inground pool is also proposed on the east side of the property.	
Current Zoning:	T4-HISTORIC NEIGHBORHOOD DISTRICT (T4-HN)	
Contributing/Neighborhood	Contributing (c. 1907) - The Bluff; "Emil E. Lengnick House"	
Flood Zone/Base Flood	Flood Zone: X, Elevation: 24 ft - 25 ft	
Existing Trees	42-inch caliber (DBH) Live Oak in back yard - to remain	
ZONING DISTRICT INFORMATION		
T4-HISTORIC NEIGHBORHOOD DISTRICT (T4-HN)		
Lot Width at Setback:	40 ft min	
Minimum Lot Size:	4,000 sq. ft min	
Max Lot Coverage:	55% of lot area (This percentage indicates maximum lot coverage by roofs; total impervious coverage may be an additional 10%. Parcels may also be subject to Section 8.3 - Stormwater)	
Frontage Build Out	75% max	
Front Setback	Average Prevailing Setback on Block	
Side Setback	Corner/Alley: 5 ft min Interior: 6 ft min	
Rear Setback	15 ft min; from alley: 0 ft.	
Building Height:	Primary Structures: 3 stories max Accessory Structures: 2 stories or 30 ft max	
SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS		
Adjacent Zoning	Adjacent Land Uses	Setbacks for Adjacent Zoning /Buffer required if rezoned
North: T4-N	507 Monson St. (c. 1940; Contributing) - residential	N/A
South: T4-HN	1411 Bay St. (c. 1895; Contributing) - residential	N/A
East: T4-HN	1407 North St. (c. 1890; Contributing) - residential	N/A
West: T4-N	1501 North St. (c. 1879; altered) - residential	N/A

Background: The applicant is requesting conceptual approval for the addition of a 2-car garage, a pool house/guesthouse and an inground pool to the east of the primary residence. The guesthouse will be 1-bedroom, 2-baths with a kitchen. These structures are part of a second phase for the overall property, with the first phase including site work such as new brick front piers, brick pathways, fencing and landscaping. A new brick walkway

behind the main house and one leading to the front door from the street corner was approved at staff level. **The applicant has been to three (3) HTRC Meetings.**

Project timeline

Jan. 2025	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.
				5/14: 1st HTRC Meeting				9/3: 2nd HTRC Meeting			

Jan. 2026	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.
	2/25: 3rd HTRC Meeting	3/11: 1st HDRB Meeting (deferred due to lack of quorum)	4/08: 2nd HDRB Meeting								

Summary of the 09/03/2025 & 2/25/2026 - HTRC Meeting Comments:

1. Planning and Zoning:

- Zoned T4-HN
- Residential Structure, ca. 1907. Contributing Structure (Emil E. Lengnick House)
- COA is valid for 2 years after the date of formal approval. Can be renewed every year to extend but requires the HRB to renew. Need to tell prospective buyer that that is a condition of the COA. Total number of renewals permitted is 5 times.
- Walkway in between the existing house and the proposed garage can be administratively approved, just provide the pictures and details of new walkway

2. Building Codes:

- Pool: Required to have a pool barrier. Fence 4' if completely encloses the pool area then that should take care of that requirement.
- Guest house: Comply with IRC

-
- Garage: No living space above, typical 2 car garage, no issues so long as codes and setbacks are being met.
 - X flood zone

3. *Architecture:*

- **Previous HTRC comments from 02/25/2026:**
 - The guest house has increased by 58 SF and has increased to have two full bathrooms. Applicant to clarify why there is a second full bathroom. Demonstrate compliance with the 50% max. footprint rule as stated in Section 3.11.2 of the Beaufort Code (existing footprint is listed twice as 2,034 SF and 2,099 SF on sheet 5). Staff is more supportive of the smaller footprint.
 - In general, the drawings are still hard to read, and details are difficult to determine. Please provide digital copies, not scanned PDFs.
 - Provide information on exterior details, cutsheets (windows, doors, roofing, brick, paint colors, lighting), etc. for the guest house and the garage if submitting for final approval.
 - Provide drawings for the fence.
- **Previous HTRC comments from 09/03/2025:**
 - Staff believes the garage should be moved further away from Monson Street so that is behind the house (not the porch). **(UPDATE post-meeting: Garage placement can stay as is).**
 - Per Section 3.11.2.E, garages can be max. 50% of the primary unit or 1500 SF, whichever is smaller.
 - Per Section 2.4.1.C.6, detached garages are to be set back a minimum of 20 feet from the front setback, which in this case would be both the Monson Street side and the North Street side since this property is on a corner. Demonstrate compliance and note recommendation in item 1.c above. **(UPDATE post-meeting: Front façade is considered North Street since that is where it derives its street address).**
 - Per Section 3.11.2.H, the size of a pool house can be max. 50% of the footprint of the primary unit, or 640 SF, whichever is smaller. Based on this code requirement, the 924 SF guest house appears too large to comply with the code. For a detached carriage house, the maximum size shall not exceed 50% of the footprint of the primary building, or 1500 SF, whichever is smaller. Clarify whether this is considered a pool house or a detached carriage house. **(UPDATE post-meeting: ADU is considered a carriage house. Area is within 50% max.).**
 - Provide clearer floor plans and elevations – include elevations of all four sides of each proposed building.
 - Provide information on exterior details, cutsheets (windows, doors, roofing, brick, paint colors, lighting), etc. for the guest house and the garage.
 - Provide drawings for the fence.
 - Provide drawings for the service yard.
 - **UPDATED NOTE POST-MEETING:** Staff is supportive of the applicant’s request to move the brick walkway in the backyard and redo it. Please provide pictures of the front walkway that was recently completed for reference.
 - Staff recommends reducing the size of the front piers that were constructed.

4. *Historic Beaufort Foundation (HBF):*

- Suggest re-studying the size of the vent for the garage. It appears too large.

Landmark/Specimen tree preservation:

- 42-inch Live Oak (Landmark tree) species to be preserved and protected.

Surrounding Area:

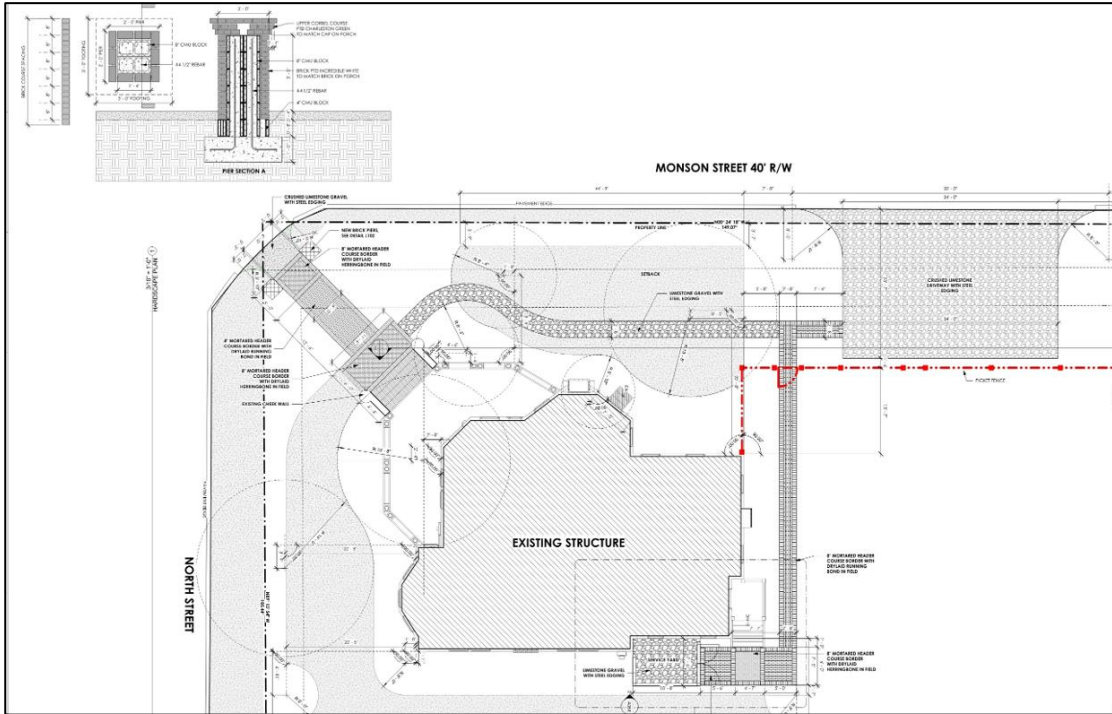
- Located in the Bluff neighborhood, this subject property and primary dwelling (Emil E. Lengnick House) resemble one of the last Queen Anne structures in the Beaufort Historic District and thus is an important contributing resource which of late has undergone comprehensive historic preservation/renovation work. The former bed and breakfast, which used to be painted pink, sits prominently at the corner of North & Monson Streets and together with surrounding contributing structures from different architectural and historical eras, marks an important cornerstone of the Bluff neighborhood.

Determination of adequate historic integrity for New Construction, Infill, Additions and Demolition:

- As per the Beaufort Preservation Manual (Chapter 5) and the Beaufort Development Code (Section 4.7), the compatibility of new infill construction as well as major renovations within the Beaufort Historic District is determined in consideration with the following principles: **1. Location, 2. Design, 3. Setting, 4. Materials, 5. Workmanship, 6. Feeling and 7. Association.** See detailed staff analysis and recommendations below.

1411 North Street – Analysis of requested placement for additional structures & new/upfitted hardscaping (HDRB)

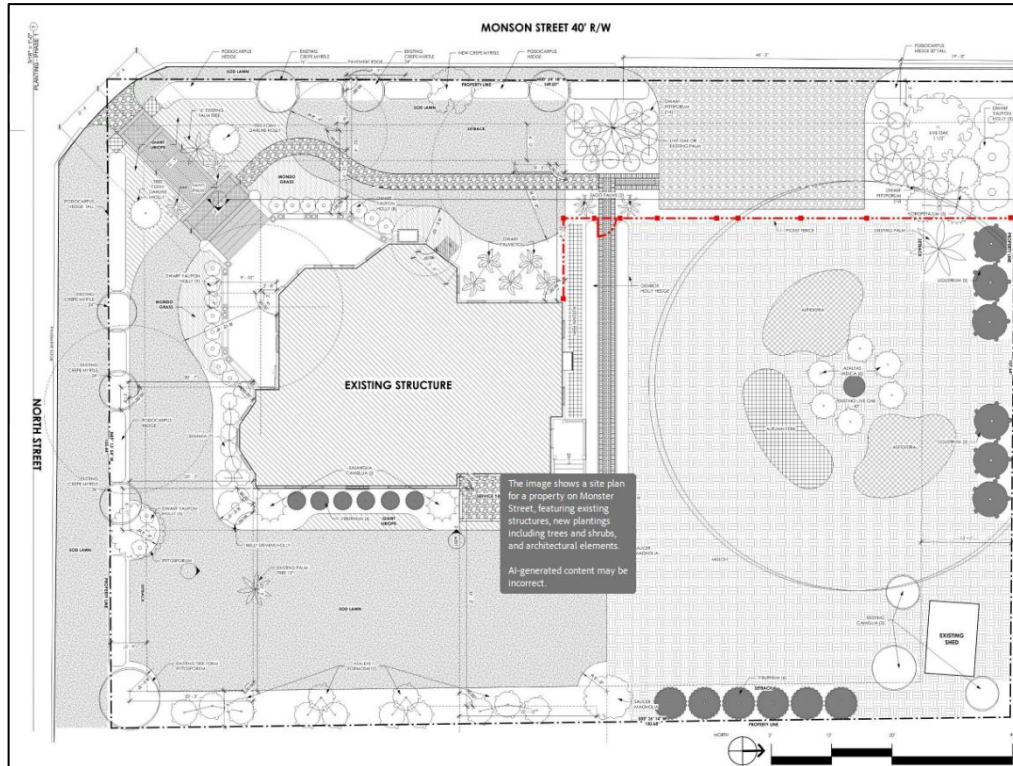
1. Front (South) elevation: Addition of brick piers and brick walkway (latter already administratively approved) – Phase 1



Staff analysis:

- Brick work at front steps and front pathway has been administratively approved through issuance of a CoA letter in Nov. 2025 with the request of utilizing “Full Range Paver brick” in a herringbone-style & straight pattern
- Front brick piers were not covered by staff-issued CoA letter
- There’s no historic example of there having been front entrance piers before
- Slight shifting and upfits to existing brick pathways in the rear have also been administratively approved (see CoA letter from 2/26/2026)

2. Landscaping Plan - Complementing the existing green envelope of the property - Phase 1



Staff analysis:

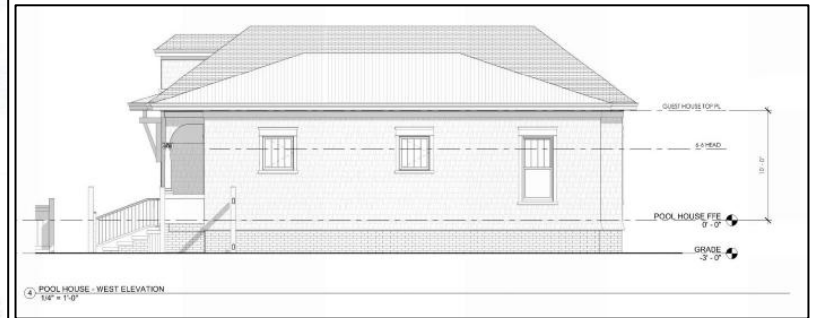
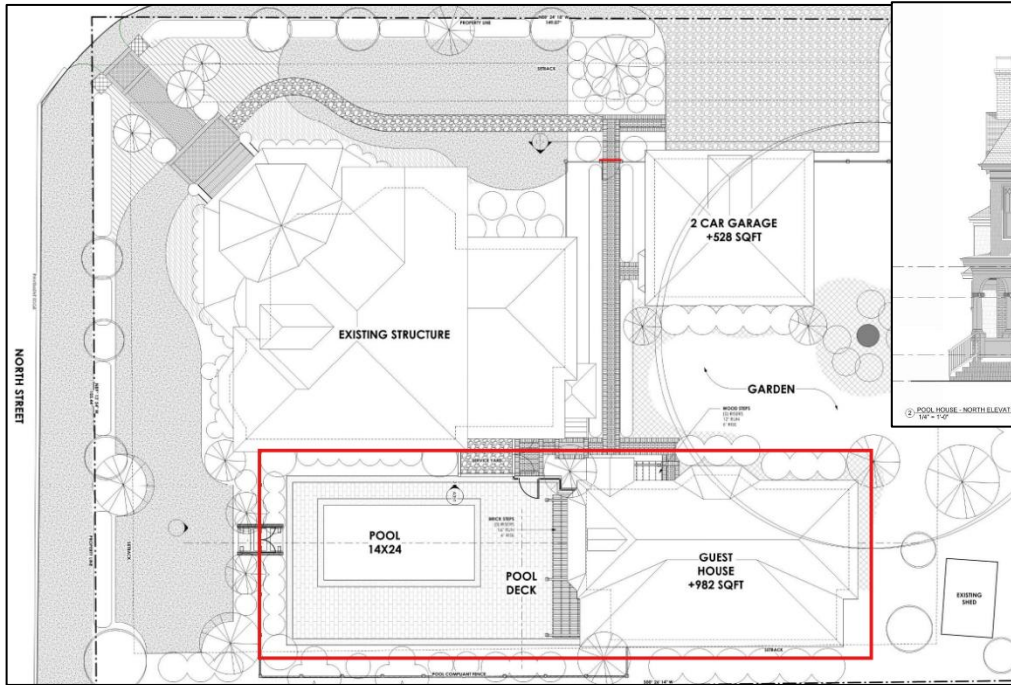
- The landscaping plan incorporates elaborate placement of typical Lowcountry flora, including preservation of existing Palmetto trees along the front and side as well as the 43" Live Oak tree in the back yard
- The proposed landscaping around the front and sides of the property are intended to create screening to both the proposed pool and pool house / guesthouse and blend in with the hardscaping features (i.e. brick pathways, brick front piers – painted in white)
- Podocarpus box hedges with intermittent placement of Crepe Myrtles will create an attractive hedge along both North & Monson Streets

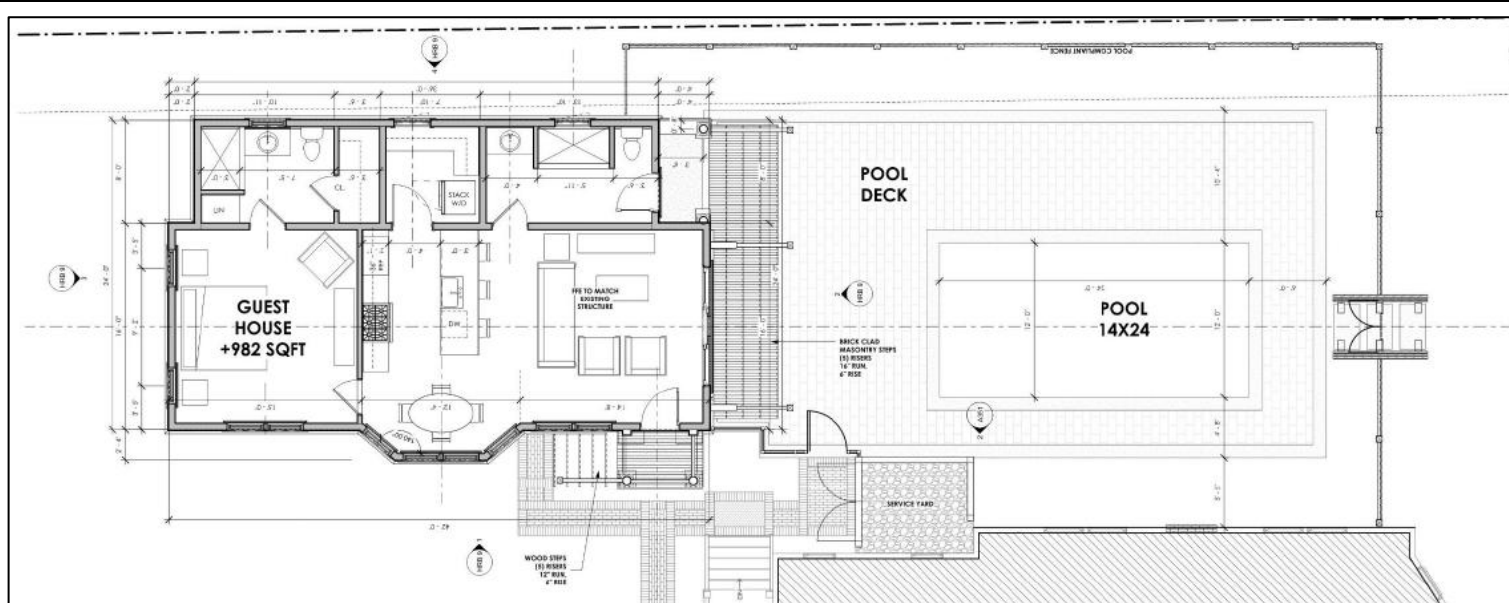


Staff analysis – Carriage House/2-car garage:

- Meets requirements for placement of accessory structures, i.e., detached garages: **20 ft. min from front façade** (Sec. 2.4.1) for T4-HN district
- Meets requirements for placement of Carriage House in accordance with Sec. 4.5.3: **“Accessory structures shall be located behind the front façade of the primary structure (...)”**.
- Meets size requirement in accordance with Sec. 3.11.2, whereas the min. size is 240 sq. ft. and the **maximum is no more than 50% of the footprint of the primary dwelling unit** (~2,034sq. ft.); New 2-car garage is 528 sq. ft. in size (under roof).
- Building Design positively incorporate design features from primary dwelling, such as ***front porch arches for garage doors, 4-over-one windows over garage doors, roof slope and roof form (hipped) and dormer reflecting triangular gable on side roof***; this meets the design requirement in Sec. 4.5.3, which states: **“8. Compatibility with Primary Structure: Architectural details, including color, siding, roof pitch, window detailing, roofing materials, height, and foundation, shall be compatible with the primary dwelling unit.”**

4. Placement of accessory structures: b) Pool House/Guesthouse (+982 sq. ft.) & c) Pool (+336 sq. ft.) with Pool Deck (+1,276 sq. ft.) - Phase 2





Staff analysis – Pool House/Guesthouse & Pool:

- Pool House / Guesthouse meets requirements for placement of accessory structures, i.e., detached garages: **20 ft. min from front façade** (Sec. 2.4.1) for T4-HN district
- Meets requirements for placement of Carriage House in accordance with Sec. 4.5.3: **“Accessory structures shall be located behind the front façade of the primary structure (...).”**
- Meets size requirement in accordance with Sec. 3.11.2, whereas the min. size is 240 sq. ft. and the **maximum is no more than 50% of the footprint of the primary dwelling unit** (~2,034sq. ft.). New pool house/guesthouse is 982 sq. ft. in size (under roof).
- **Lot coverage of max. 55% for roofed & 65% for all impervious coverage in T4-HN district is met**; total lot area: 15,965 sq. ft. / total roofed area: 3,544 sq. ft = 22.2%; Total impervious surface coverage: 5,286 sq. ft. (pool deck: 1,276 sq. ft., walkways: 276 sq. ft., shed: 100 sq. ft.) = 33%
- Building Design positively incorporate design features from primary dwelling, such as ***4-over-one windows, roof slope /roof form (hipped) and dormer reflecting existing dormers on main house***; this meets the design requirement in Sec. 4.5.3, which states: **“8. Compatibility with Primary Structure: Architectural details, including color, siding, roof pitch, window detailing, roofing materials, height, and foundation, shall be compatible with the primary dwelling unit.”**

4.7.2 Integrity Guidelines (as per Beaufort Development Code)	<u>Rationale Present</u>	<u>Staff Analysis of Rationale</u>
1. Location: This is the relationship between the property and its historical context.	YES	✓ The additional (accessory) structures complement the primary “Queen Anne” style dwelling as many design features have been replicated. Together with extensive landscaping/hardscaping improvement and protection of a prominent Landmark tree the historical context is well maintained and preserved.
2. Design: This is the combination of elements that create the feeling of a district or structure. These elements include building patterns, streetscapes, site elements, building size, mass and scale, spatial relationships, and specific architectural elements and details.	YES	✓ Individual architectural design features have been included as well as careful hardscape & landscaping features that will preserve & improve the streetscape, spatial relationships and the feeling at this prominent location.
3. Setting: This is the physical environment of a property and should be evaluated on its context as well as on the historical role the property has played and continues to play. Important features include topography, vegetation, man-made features, and relationships between existing structures and their surroundings.	YES	✓ The prominent setting of the property and primary contributing dwelling at the corner of North & Monson Streets by the proposed improvements and accessory structures is not being negatively compromised, but positively underlined.
4. Materials: These are the physical elements that make up a property or district.	TBD	✓ A full detailed materials list (specification sheets/”cutsheets”) has not yet been provided. However, details on proposed materials, such as siding, roofing, window, stairs, etc. will be submitted at a later date (prior to Final Approval).
5. Workmanship: This is the physical evidence of the crafts of a particular culture or time period. This particularly applies to rehabilitation projects, but for new infill projects, workmanship of surrounding structures should be considered and respected.	YES	✓ Staff believes that the workmanship for the new accessory structures as well as the improved hardscape and landscaping positively contribute to the Bluff neighborhood and the entire Beaufort Historic District.
6. Feeling: This is the property's expression of the aesthetic or historic sense of a particular period of time. This particularly applies to rehabilitation projects, but for new infill projects,	YES	✓ Staff believes the feeling of the surrounding structures will not be negatively impacted by this proposal.

the feeling of surrounding structures should be considered and respected.		
7. Association: This is the direct link between an important historic event or person and a property.	YES	✓ The former Emil E. Lengnick House in its unique style and location (positioning) will be well preserved.

FINDINGS AND RECOMMENDATIONS

Staff Recommendation: Staff recommends **CONCEPTUAL APPROVAL** in that it satisfies the intent of the Beaufort Preservation Manual and requirements of the Beaufort Code, with the following recommendations:

1. Staff recommends scaling back the masonry piers that were recently added, as they appear out of context and scale with the main, contributing structure and recommends the applicant provide drawings for piers of a reduced size for staff level approval.
2. Applicant to provide cutsheets including windows, doors, roofing, brick, paint colors, lighting, etc. for the guest house and the garage.
3. Applicant to provide building sections and details including typical window head/sill/jambs, door details, etc.
4. Applicant to provide drawings for the fence.
5. Applicant to provide drawings for the service yard.



1411 NORTH ST

Search Zoning

R120 004 000 0663 0000: T4-HN

Zoning Information

T4-HN: HISTORIC NEIGHBORHOOD DISTRICT
Flood Zone: X
Elevation: > 13 ft

Parcel Information

PIN: [R120 004 000 0663 0000](#)
AIN: 219061
Status: A
TAG: 120
Legres: LegRes
Area Code: 196

Retail Frontage Overlay ...

City of Beaufort Road Classifications Layer ...

Address Points ...

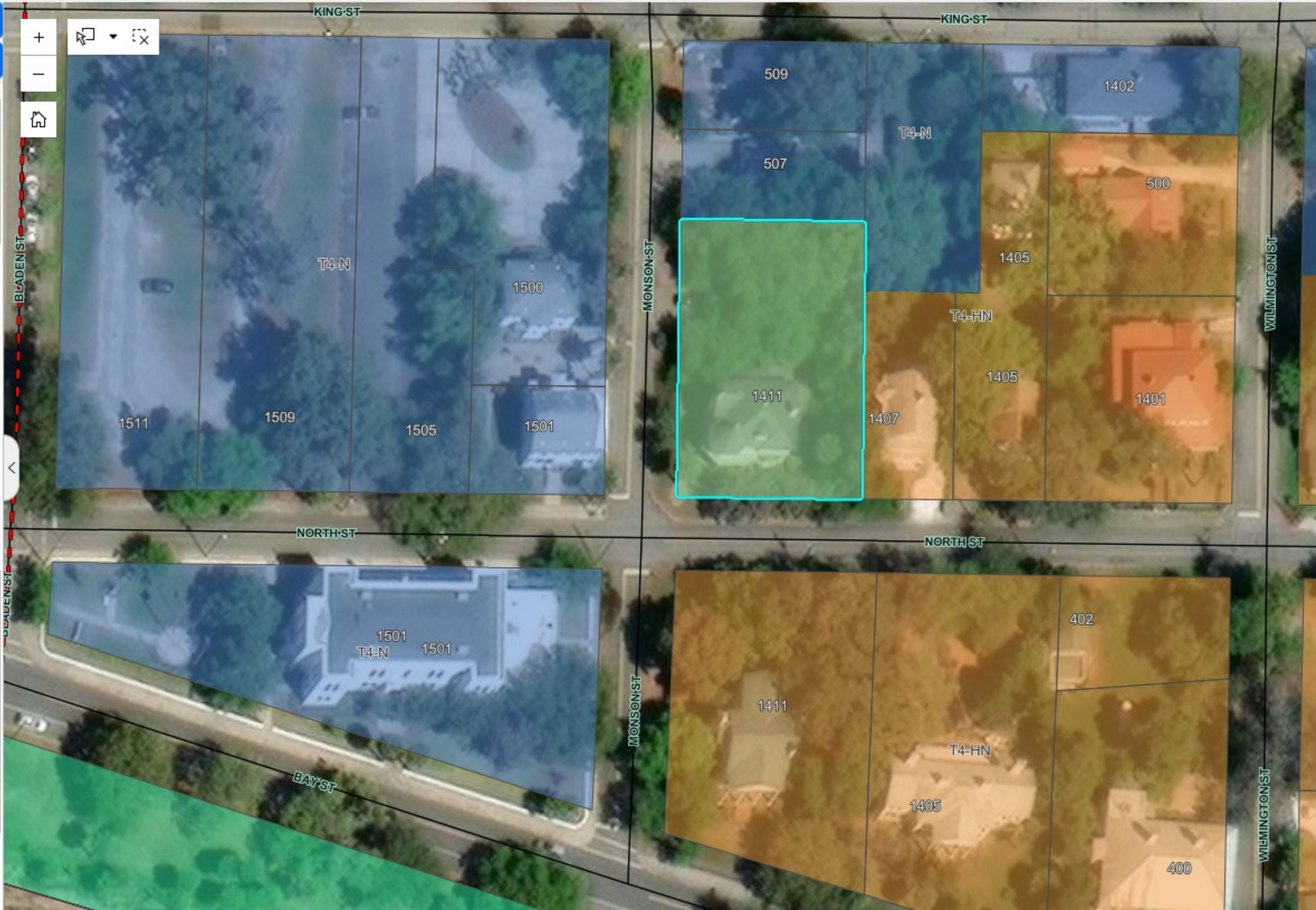
CityOfBeaufort_Parcels ...

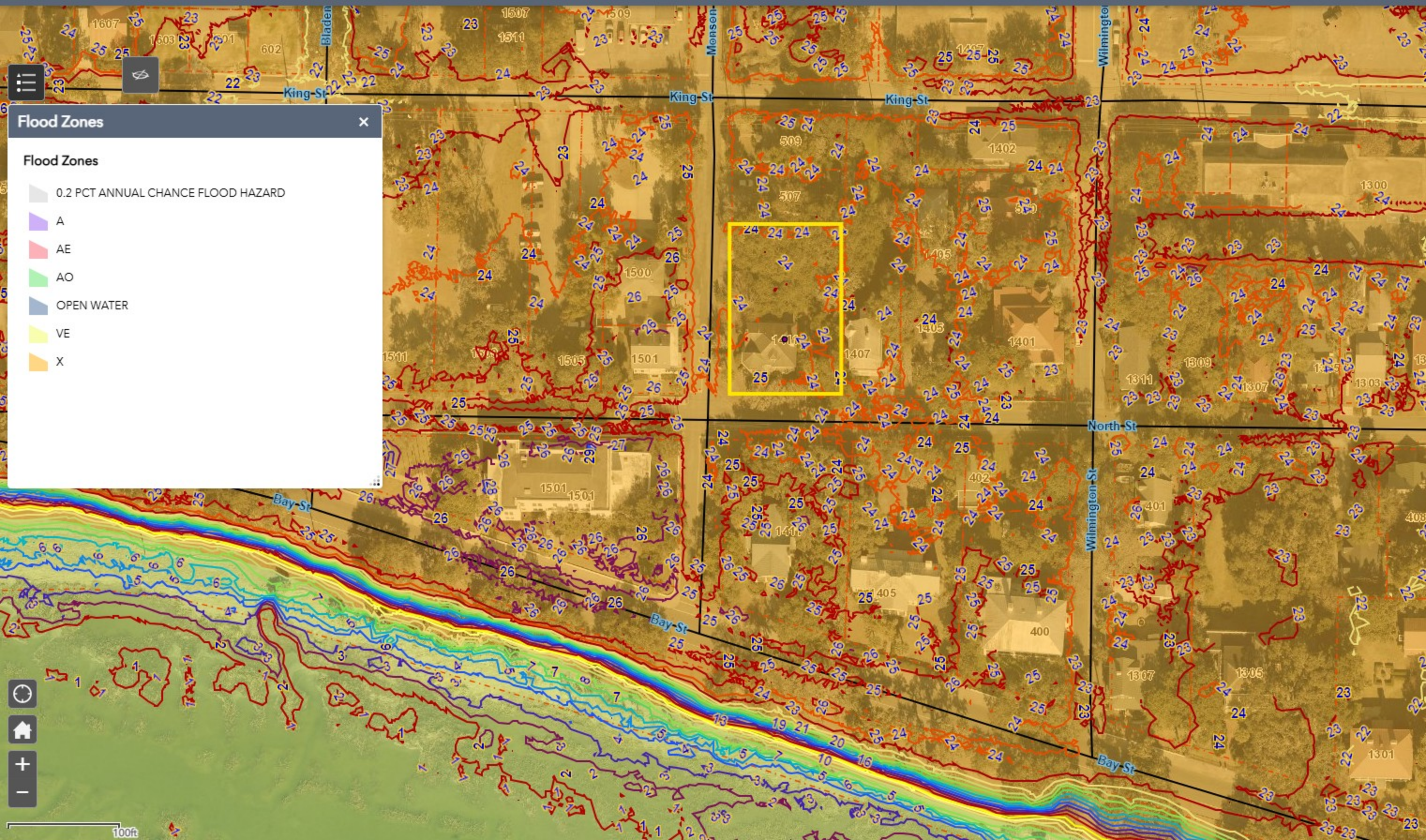
City Limits Public ...

Beaufort County Wetlands ...

City of Beaufort Zoning ...

CoB Building Elevation ...





Flood Zones [Close]

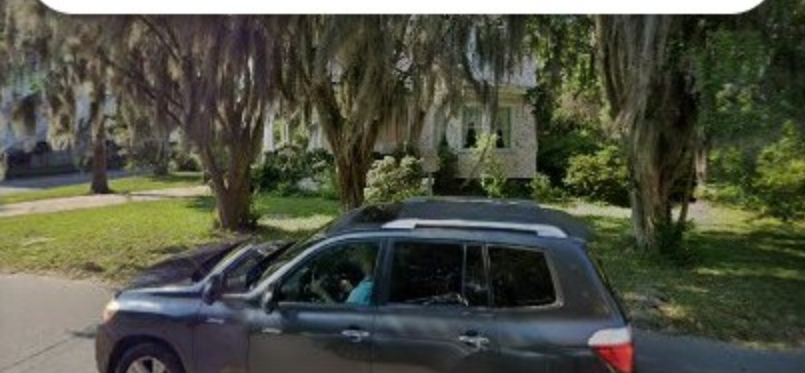
Flood Zones

- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- A
- AE
- AO
- OPEN WATER
- VE
- X

[Home] [Zoom In] [Zoom Out]

100ft

1411 North St



1411 North St

Building



Directions



Save



Nearby



Send to phone



Share

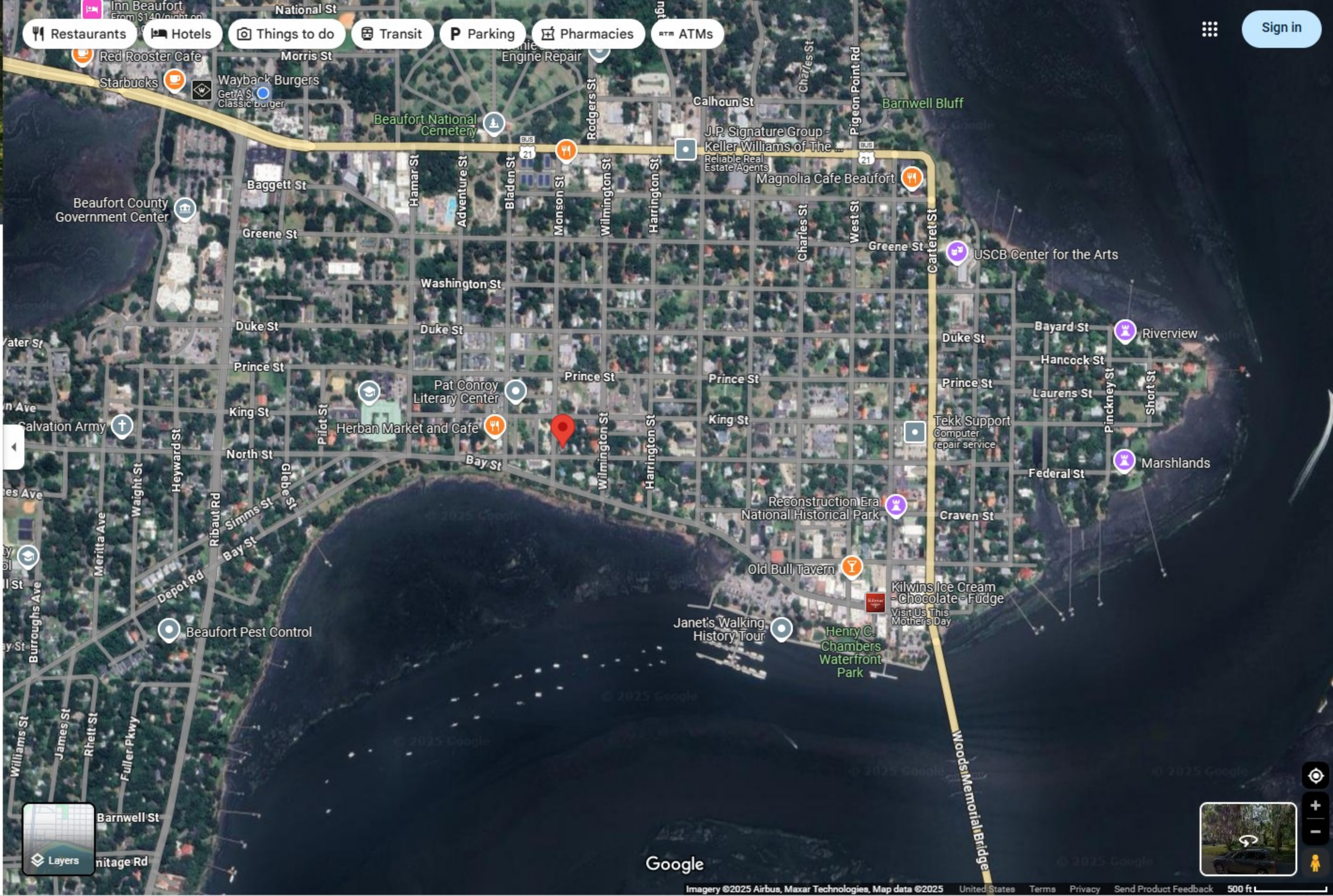
1411 North St, Beaufort, SC 29902

Suggest an edit on 1411 North St

Add a missing place

Add your business

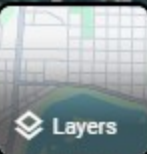
Photos



- Restaurants
- Hotels
- Things to do
- Transit
- Parking
- Pharmacies
- ATMs



Sign in



Google

5. DESCRIPTION (CONT'D.)

Notable Features: Original imbricated shingles, glazing; paired Doric colonettes on porch; fireplace chimney well integrated into house form.

Condition: EXTERIOR Excellent Good Fair Deteriorated Ruins
 INTERIOR Excellent Good Fair Deteriorated Ruins

Integrity: a. Original Site b. Moved If so, when and from where _____

Major Alterations or Additions: No major work has hurt house; shingles may have originally been cypress.

Date(s) (if known) _____

Related Outbuildings and Property:

barn carriage house garage(x)* shop shed wash house smoke house
 kitchen slaves' quarters gardens orchards fencing (type) _____
 walling (type) _____ other (_____)

Threats and/or intrusions to Building:

none known zoning roads development deterioration other (_____)

6. INTERRELATIONSHIPS OF BUILDING AND SURROUNDINGS

a. Relationship to Street: Pivotal Positive Neutral Negative

b. Relationship to District: Pivotal Positive Neutral Negative

Basis for relationship: a. corner location
 b. integrity - condition - style is unique in district

7. SIGNIFICANCE

Date of Initial Construction: pre-1800 c.1800 c.1810 c.1820 c.1830
 c.1840 c.1850 c.1860 c.1870 c.1880 c.1890 c.1900
 c.1910 after 1910 Specific Date (if known) 1910**

Style Georgian Second Empire Georgian Revival Art Deco
 Federal Italianate Neo-Classical Revival Ranch Style
 or Classic Revival Romanesque Revival Federal Revival Split-Level
 Influence: Gothic Revival Queen Anne Bungalow Other
 Tuscan Villa Eastlake Cottage (_____)

Historical Association: Early Settlement Community Development
 Civil War: Hospital Headquarters Office

8. SOURCES

**Auditors card, cited in Feiss-Wright inventory.

9. COMMENTS: *Shed and garage, c.1910? - tarpaper roof; 9" weatherboards.

Recorder: Schooler Date of Inventory: 2/12/79
 Photographer: Hollenberg Date of Exposure: 1/79

1411 NORTH STREET
SOUTHWEST ELEVATION



● 1411 NORTH STREET
SOUTHWEST ELEVATION

RECOMMENDED REPAIRS:

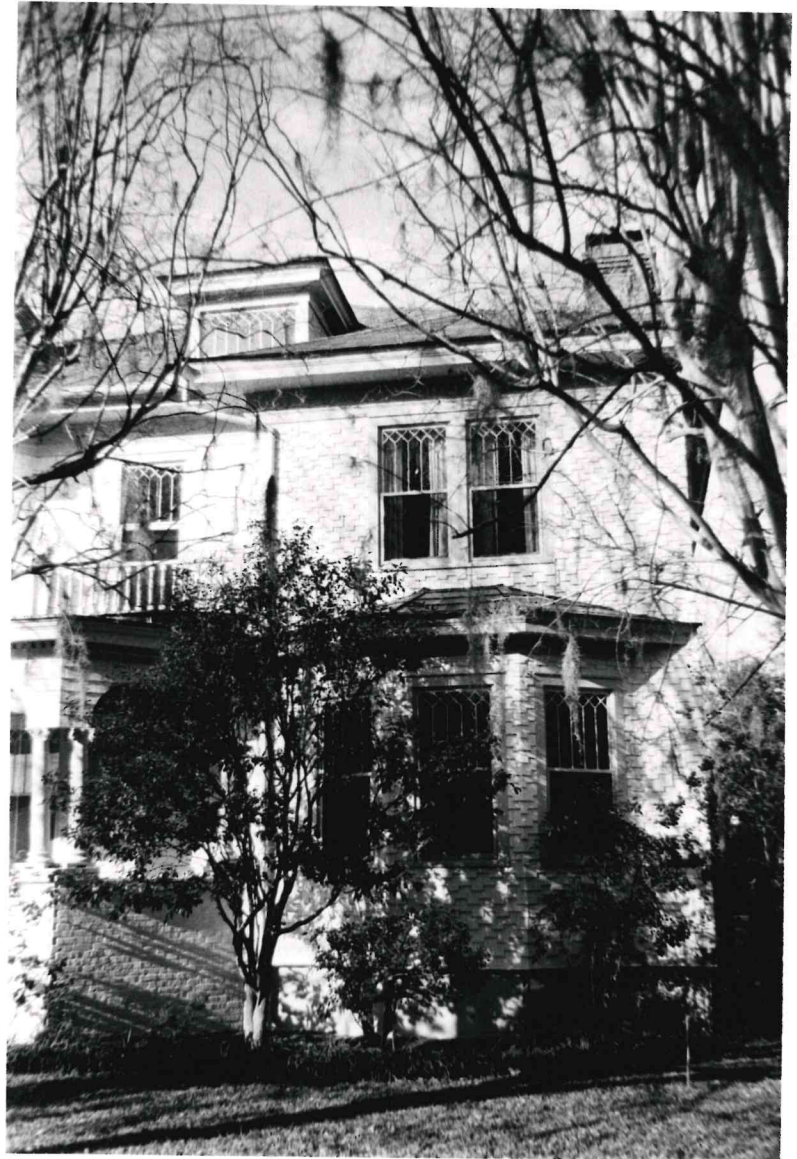
• Replace metal chimney cap

• Investigate painted areas for clues to earlier color schemes more appropriate to the period of the house

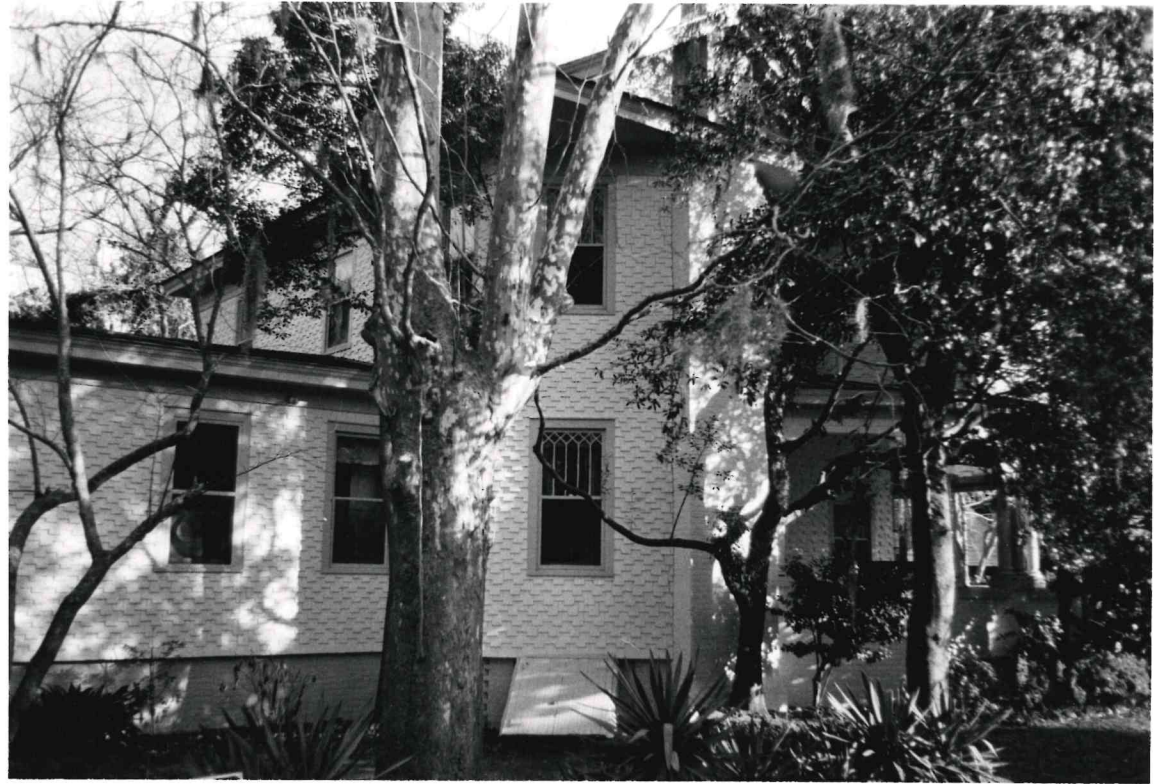
• Consider replacing porch hardware -- bell, knocker, etc.



1411 NORTH STREET
SOUTH ELEVATION



1411 NORTH STREET
WEST ELEVATION



1411 NORTH STREET
NORTH ELEVATION



1411 NORTH STREET
EAST ELEVATION





1411 NORTH STREET

NEW ACCESSORY STRUCTURES

ZONING SUMMARY

PIN: R120 004 000 0663 0000

AIN: 219061

Status: A

TAG: 120

Legres: LegRes

Area Code: 196

Area Name: THE BLUFF HISTORIC COMM & RES

Class Code (Not Zoning): ResImp SglFam

HistoricDistr

Book: 4423

Page: 1311

ZONING: T4-HN

OVERLAY: HISTORIC DISTRICT – PRESERVATION

NEIGHBORHOOD

***NOTE PRINCIPLE STRUCTURE NOW UNDEGOING RENOVATION**

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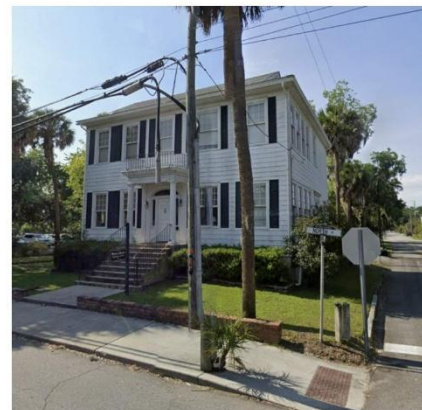
1411 NORTH STREET

1411 NORTH ST., BEAUFORT, SC 29902



ABOVE: GIS MAP INDICATING SURROUNDING STRUCTURES
LEFT: SANBORN MAP CIRCA 1910

NEIGHBORING PROPERTIES



1500 NORTH STREET



1407 NORTH STREET



VIEW FROM CORNER OF NORTH STREET AND MONSON STREET

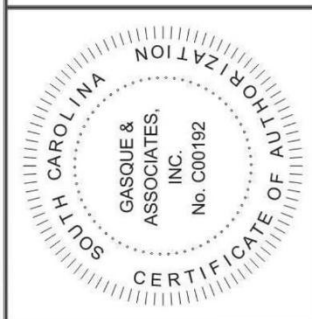
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#	DESCRIPTION	DATE

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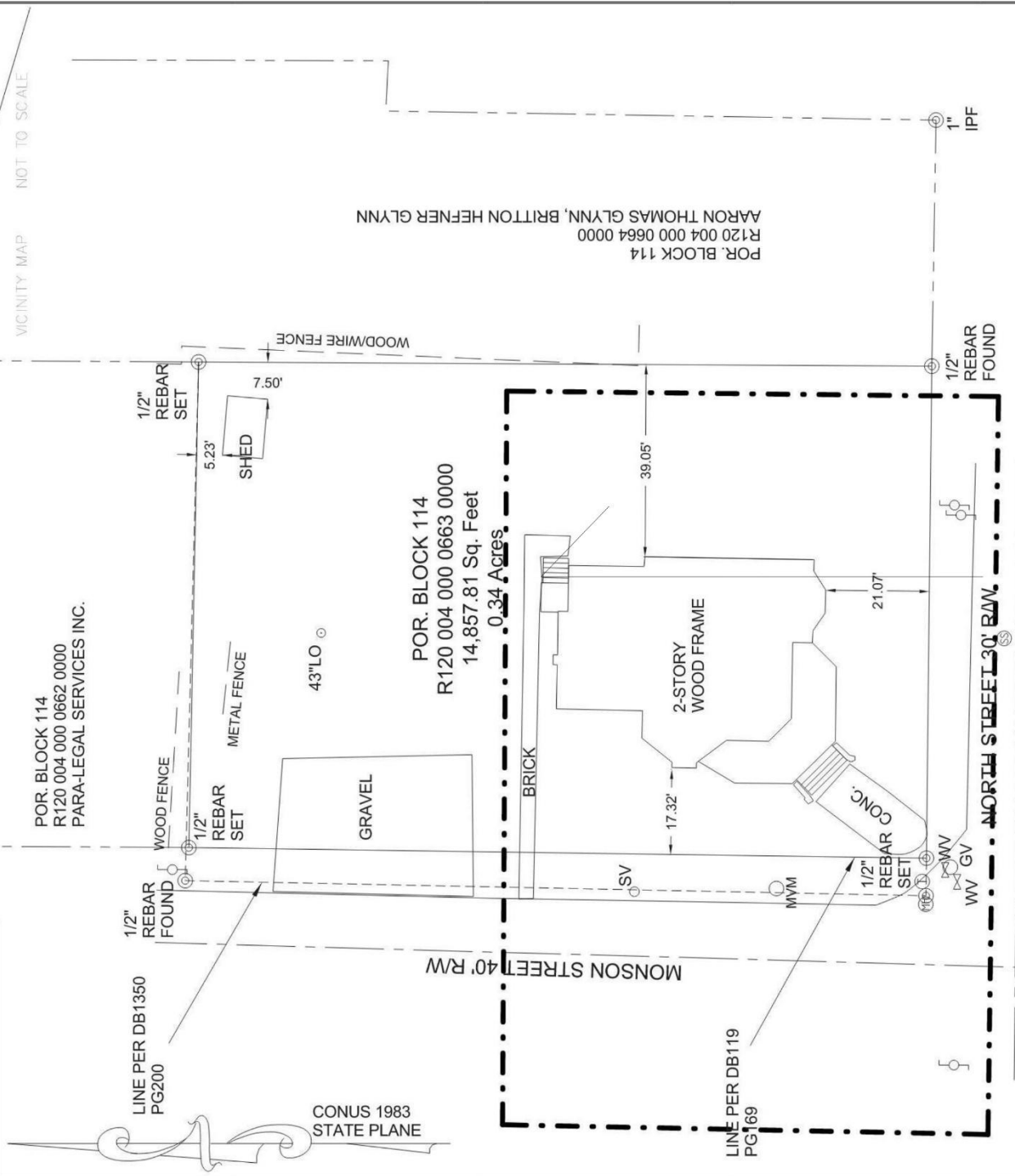
ISSUE DATE:
2/4/2026

EXISTING CONTEXT

HRB 1



GASQUE & ASSOCIATES INC.
 LAND SURVEYORS & PLANNERS
 28 PROFESSIONAL VILLAGE CIRCLE, BEAUFORT,
 P.O. BOX 1363, BEAUFORT,
 PHONE: (843) 522-1798



AS BUILT SURVEY PREPARED FOR

STEVE GOGGANS

BEING A PORTION OF BLOCK 14 CITY OF BEAUFORT, BEAUFORT COUNTY, SOUTH CAROLINA, AS DESCRIBED IN DEED BOOK 119 PAGE 169 IN THE OFFICE OF THE REGISTER OF DEEDS FOR BEAUFORT COUNTY, SOUTH CAROLINA, FURTHER DESCRIBED ON A PLAT BY DAVID E. GASQUE, DATED 10/12/2000 IN DEED BOOK 1350 AT PAGE 200 IN THE OFFICE OF THE REGISTER OF DEEDS FOR BEAUFORT COUNTY, SOUTH CAROLINA.

~~THE MAP NUMBER R120 004 000 0663 0000 OR BEEN INSTRUCTED TO INVESTIGATE THE EXISTENCE OR NON-EXISTENCE OF ANY OVERLAY DISTRICTS, SUCH AS: AIRPORT, MILITARY, NOISE, CRASH POTENTIAL OR ENVIRONMENTAL ISSUES.~~

CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. THIS PLAT IS COPYRIGHTED AND IS INTENDED ONLY FOR THE ENTITY OR PERSON(S) SHOWN HERE ON. THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE SEARCH.

SETBACKS SHOWN AS PER PLAT OF RECORD AND MUST BE VERIFIED WITH OFFICIAL AGENCY BEFORE PURCHASE AND OR CONSTRUCTION ON SUBJECT PROPERTY.

BEFORE ANY DESIGN WORK OR CONSTRUCTION ON THIS SITE IS STARTED FLOOD ZONE INFORMATION MUST BE VERIFIED BY PROPER BUILDING CODES OFFICIAL.

THIS PROPERTY APPEARS TO LIE IN FLOOD ZONE "X" UNSHADED AS DETERMINED BY F.E.M.A. FIRM COMM-PANEL NUMBER 45013C0166G DATED MARCH 23, 2021. (1988 NAVD)

THE UNDERSIGNED DOES NOT CERTIFY THAT THE PROPERTY SHOWN HEREON COMPLIES WITH ANY RESTRICTIVE COVENANTS OR ANY CITY AND/OR COUNTY ORDINANCES.

DAVID E. GASQUE, HEREBY CERTIFY TO STEVE GOGGANS THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN. THIS SURVEY IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE AND HAS AN EMBOSSED SEAL. AREA DETERMINED BY COORDINATE METHOD.



DAVID E. GASQUE, R.L.S. JOB # 61160
 S.C. REGISTRATION NUMBER 10506 FB#/CCG DSGN#6
 THIS PLAT IS NOT BINDING UNLESS ACCOMPANIED BY
 AN ORIGINAL SIGNATURE AND AN EMBOSSED SEAL.

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PLAT

HRB 2

1411 NORTH STREET

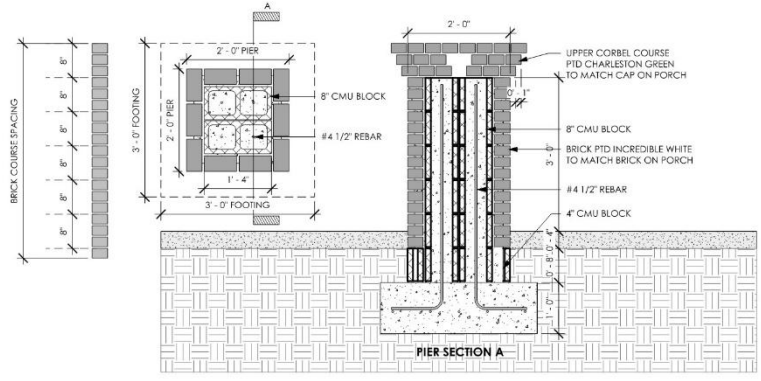
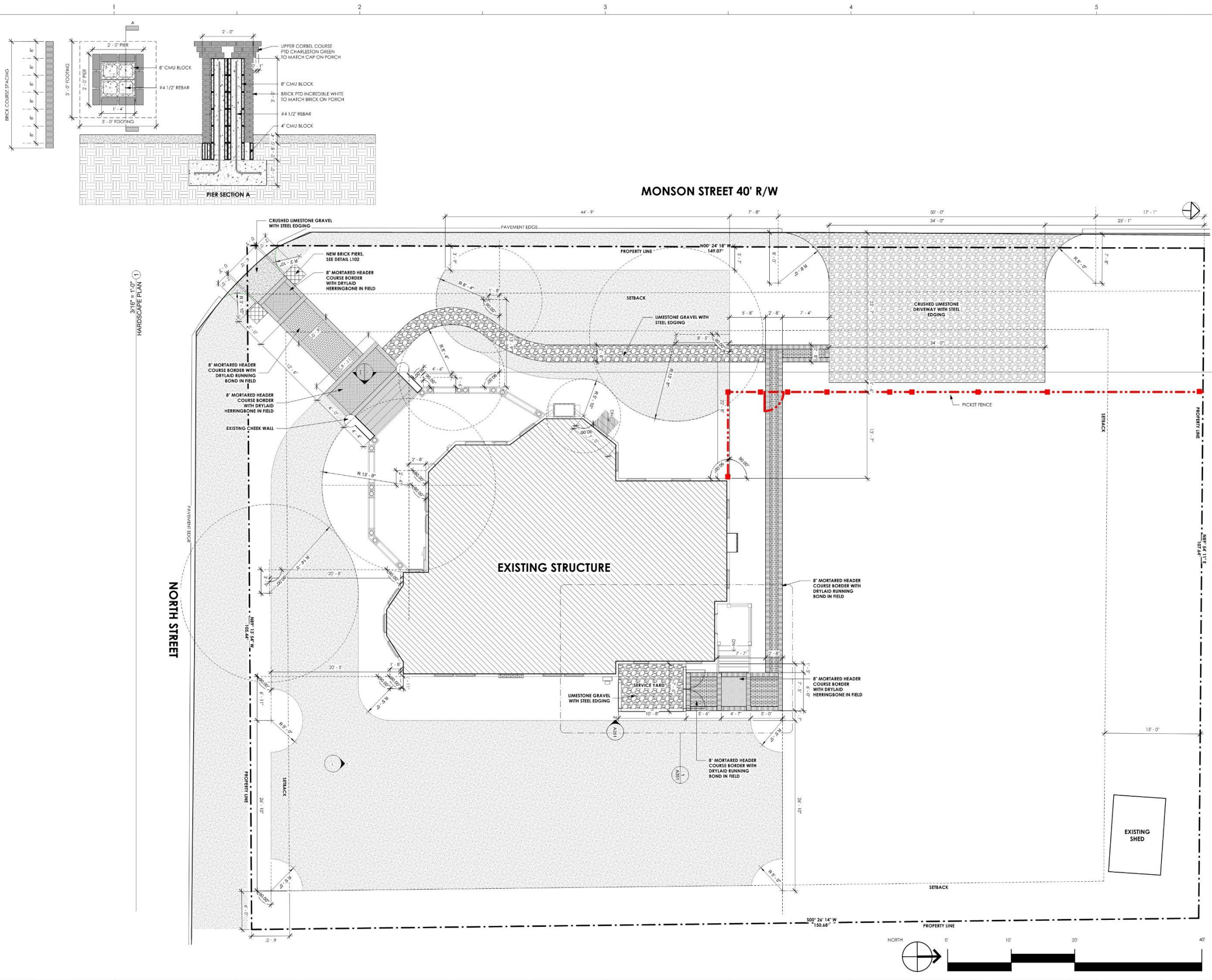
1411 NORTH ST, BEAUFORT,
 SC 29902



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 ARCHITECTURE | INTERIORS

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SC 29902

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PROPOSED
HARDSCAPE - PHASE
ONE

HRB 3

NEW PLANTINGS - TREES

TREES	BOTANICAL NAME	QTY	SIZE
	EXISTING	12	
	LIVE OAKS	1	
	NELLIE STEVENS HOLLY	1	
	SAUCER MAGNOLIA	2	
	TREE FORM DAHURINE HOLLY	2	
	DWARF PITIOSPORUM	2	
	CREPE MYRTLE - NEW	1	
	EXISTING PALM	4	

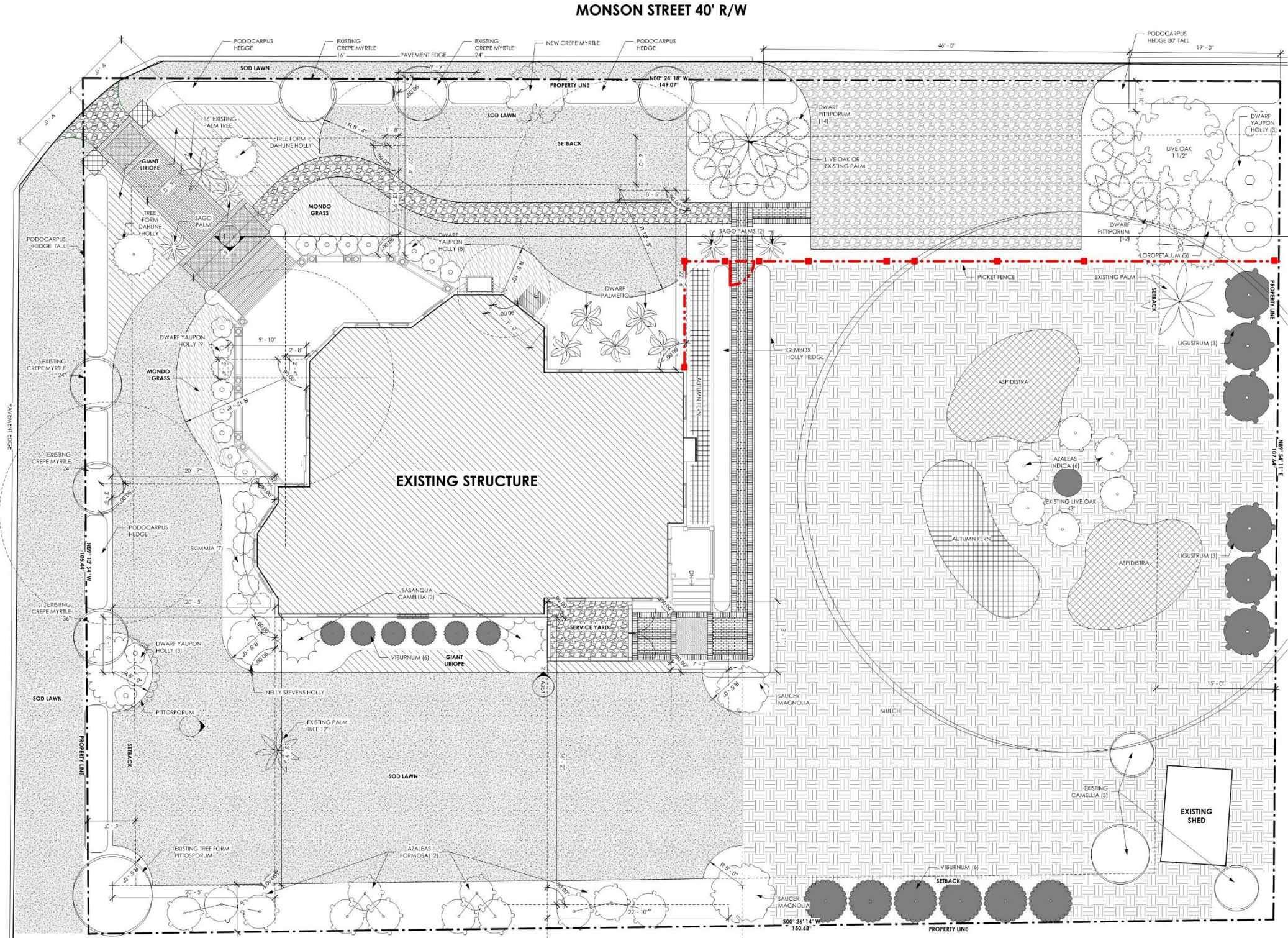
NEW PLANTINGS - SHRUBS

SHRUBS	BOTANICAL NAME	QTY	SIZE
	AZALEAS - REFER TO PLAN	18	
	PODOCARPUS BOX HEDGE	12	
	DWARF PITIOSPORUM	26	
	SAGO PALM	4	
	CAMELIA	2	
	VIBURNUM SUSPENSUM	12	
	DWARF YAUPON HOLLY	23	
	LIGUSTRUM	6	
	DWARF PALMETTO	5	
	LOROPETALUM	6	
	SKIMMIA	7	

NEW PLANTINGS - GROUND COVER

	GIANT IRIOPE 1 GALLON / 3' O.C.
	AUTUMN FERNS
	SOD
	MONDO GRASS 1 GALLON / 8' O.C.
	ASPIDISTRA
	MULCH

30' x 6" x 10' PLANTING PHASE 1
 NORTH STREET



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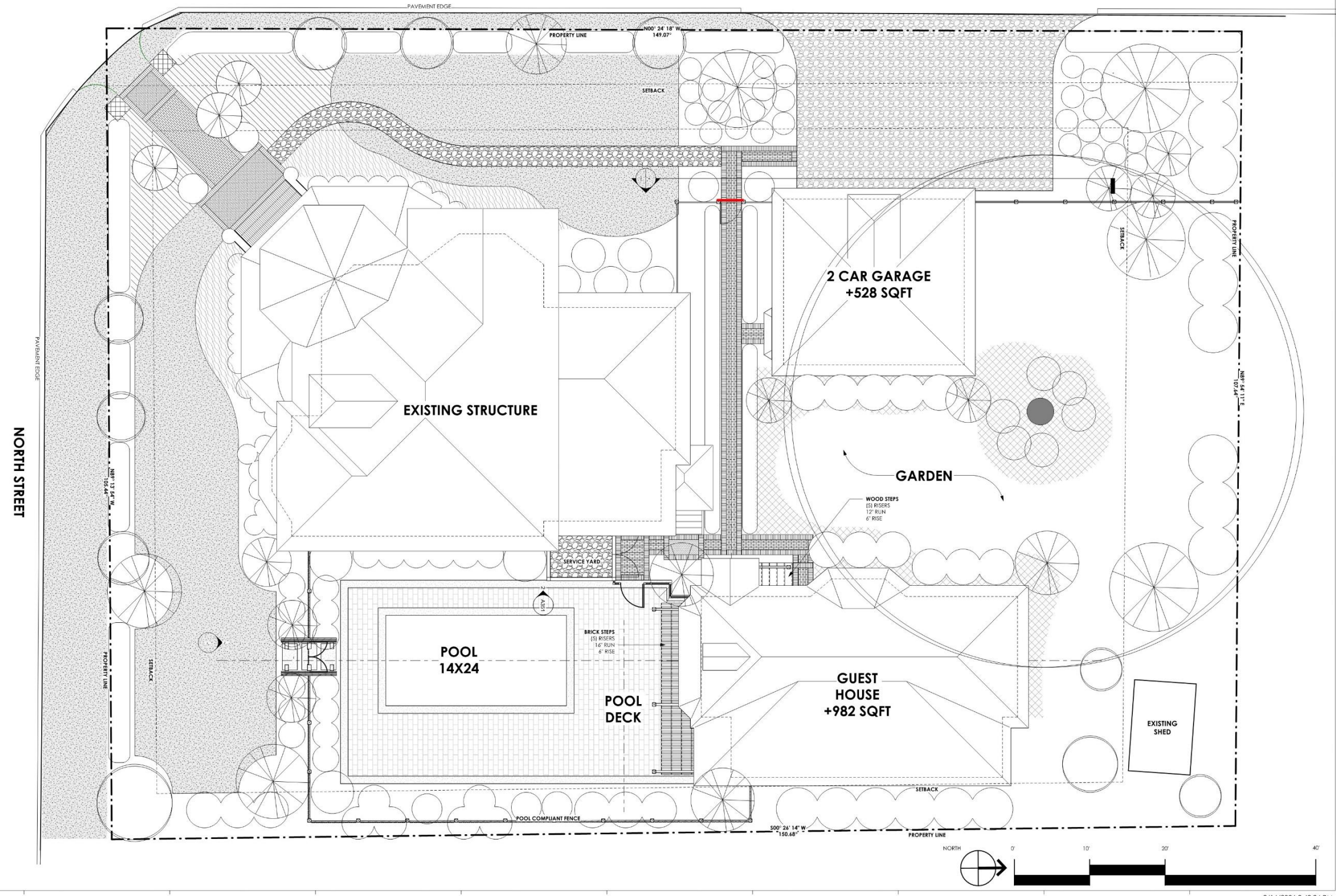
PROPOSED PLANTING PLAN PHASE ONE

HRB 4

1411 NORTH STREET - ZONING SUMMARY	REQUIREMENTS:	ACCESSORY BUILDING PLACEMENT:
PIN: R120-004-000-0663-0000 AIN: 21906 STATUS: A TAG: 120 LEGRES: LEGRES AREA CODE: 194 AREA NAME: THE BLUFF HISTORIC COMM & RES CLASS CODE (NOT ZONING): RESIMP SGLFAM HISTORICDISTR BOOK: 4423 / PAGE: 1311 ZONING: T4-HN OVERLAY: HISTORIC DISTRICT - PRESERVATION NEIGHBORHOOD FRONT SETBACK: AVERAGE PREVAILING SETBACK ON BLOCK SIDE SETBACK - CORNER : 5' SIDE SETBACK INTERIOR 6 FT MIN REAR SETBACK 15 FT MIN.	MAX LOT COVERAGE (ROOFS) 55% UNDER ROOF: PRINCIPLE STRUCTURE (EXISTING) - 2,034 SQFT NEW GARAGE - 528 SQFT NEW CARRIAGE HOUSE - 982 SQFT TOTAL UNDER ROOF - 3,544 TOTAL LOT AREA - 15,965 SQFT PROPOSED PERCENTAGE UNDER ROOF = 22.2% ADDITIONAL IMPERVIOUS AREA POOL DECK - 1,276 SQFT WALKWAY - 276 SQFT EXISTING SHED - 100 SQFT TOTAL IMPERVIOUS AREA = 5,286 SQFT TOTAL IMPERVIOUS PERCENTAGE = 33%	SIDE SETBACKS AND REAR SETBACKS - 5 FT GARAGE DOORS/ CARPORTS WHICH FACE A PUBLIC ROW, SHALL ME MINIMUM 20 FT FOR THAT ROW. BUILDING HEIGHT 2 STORIES 20 FT MAX 2 ALLOWED PER LOT MAX NO OF BEDROOMS 2 MINIMUM SIZE: 240 SQFT IN TOTAL AREA MAX SIZE FOOTPRINT SHALL NOT EXCEED 50% OF THE FOOTPRINT OF THE PRIMARY BUILDING, OR 1500 SQFT, WHICHEVER IS SMALLER. 1 PARKING SPACE PER CARRIAGE HOUSE IS REQUIRED EXISTING FOOTPRINT - 2099 SQFT

MONSON STREET 40' R/W

3/16" = 1'-0"
SITE PLAN - PHASE 2



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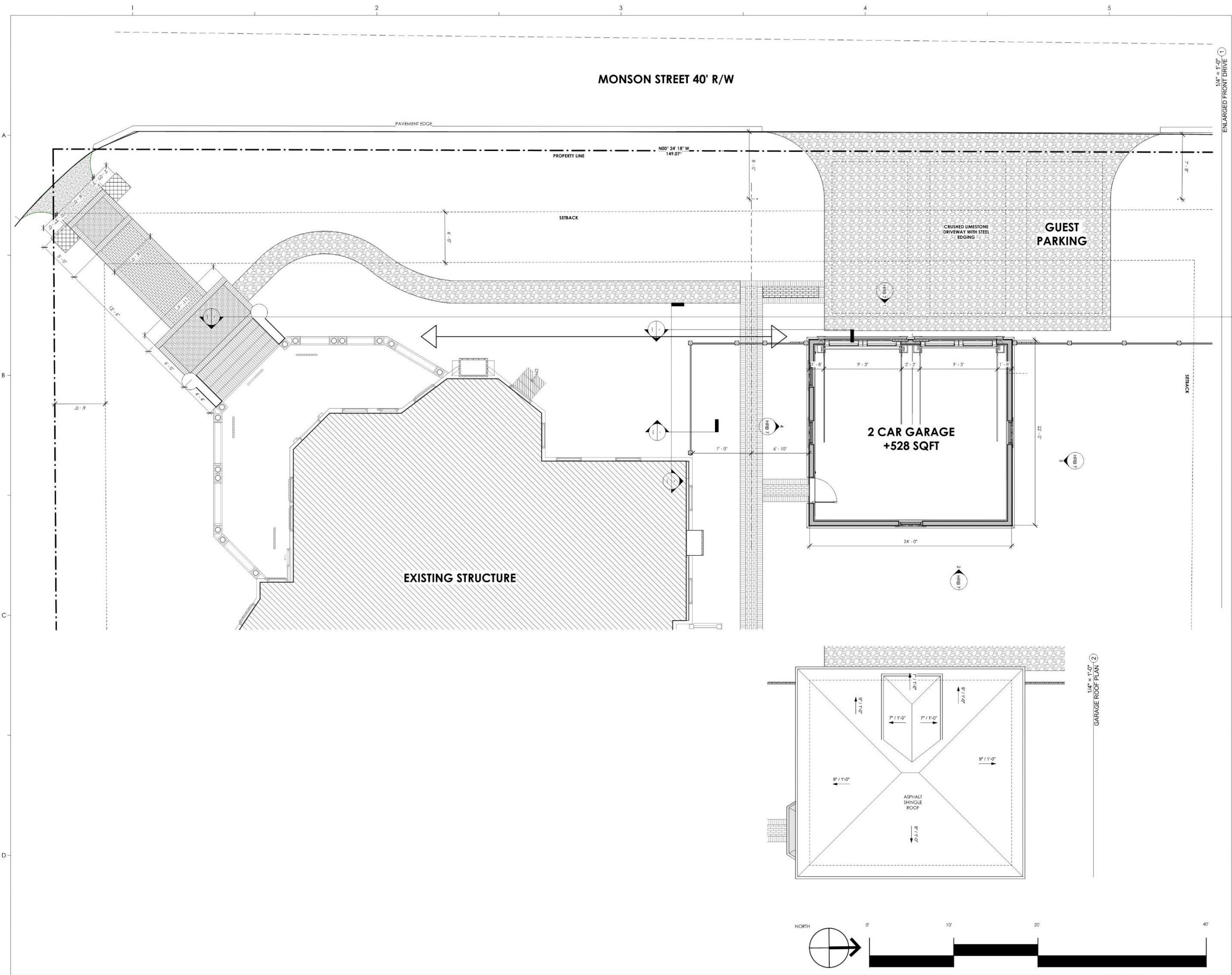
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PROPOSED SITE PLAN
PHASE TWO

HRB 5



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NEW GARAGE PLANS

HRB 6

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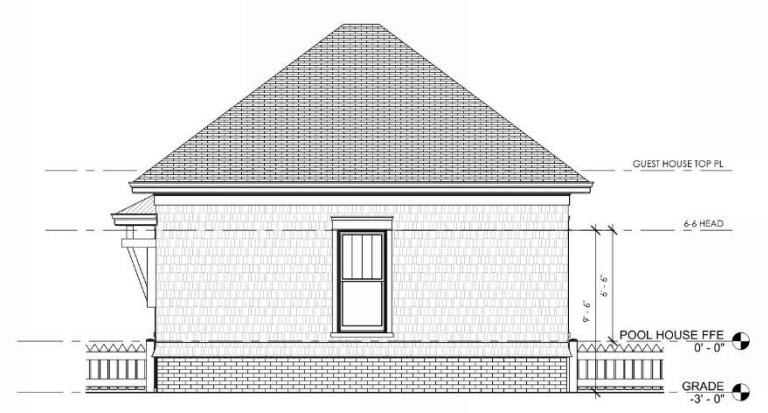
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NEW GARAGE ELEVATIONS

HRB 7



1 MONSON STREET ELEVATION
1/4" = 1'-0"



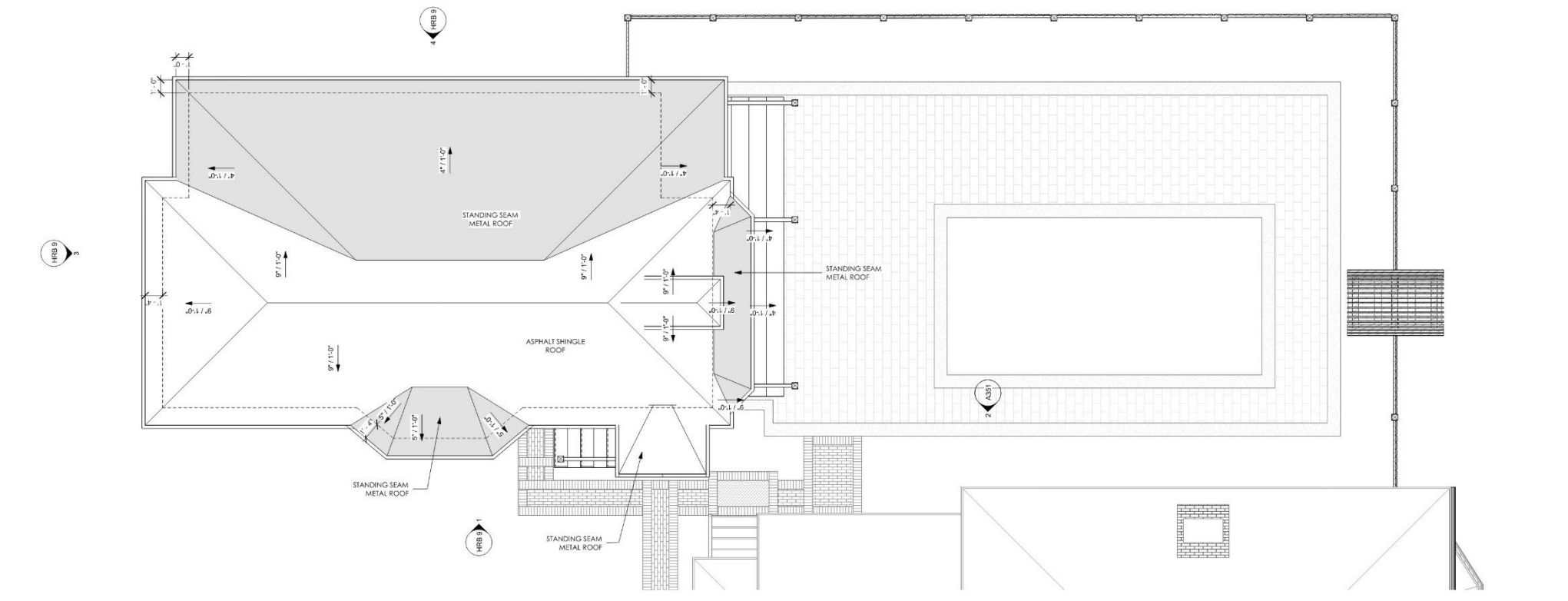
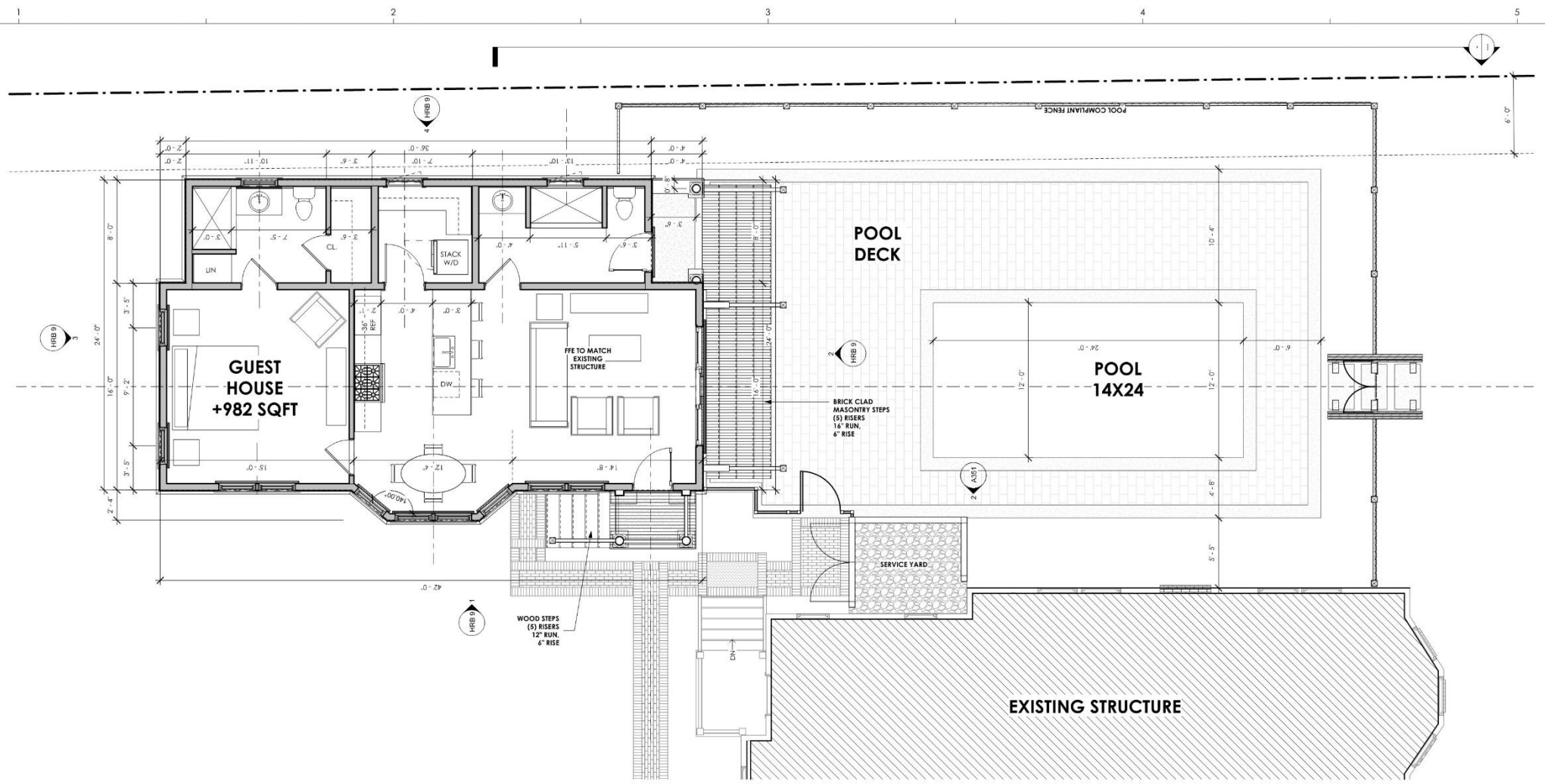
2 SCHEMATIC GARAGE REAR ELEVATION
1/4" = 1'-0"



3 SIDE ELEVATION
1/4" = 1'-0"



4 SIDE ELEVATION 2
1/4" = 1'-0"



1 ENLARGED POOL HOUSE
1/4" = 1'-0"

2 ENLARGED POOL HOUSE ROOF PLAN
1/4" = 1'-0"

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NEW POOL HOUSE
PLANS

HRB 8



2 POOL HOUSE - NORTH ELEVATION
1/4" = 1'-0"

1 POOL HOUSE - EAST ELEVATION
1/4" = 1'-0"

3 POOL HOUSE - SOUTH ELEVATION
1/4" = 1'-0"

4 POOL HOUSE - WEST ELEVATION
1/4" = 1'-0"

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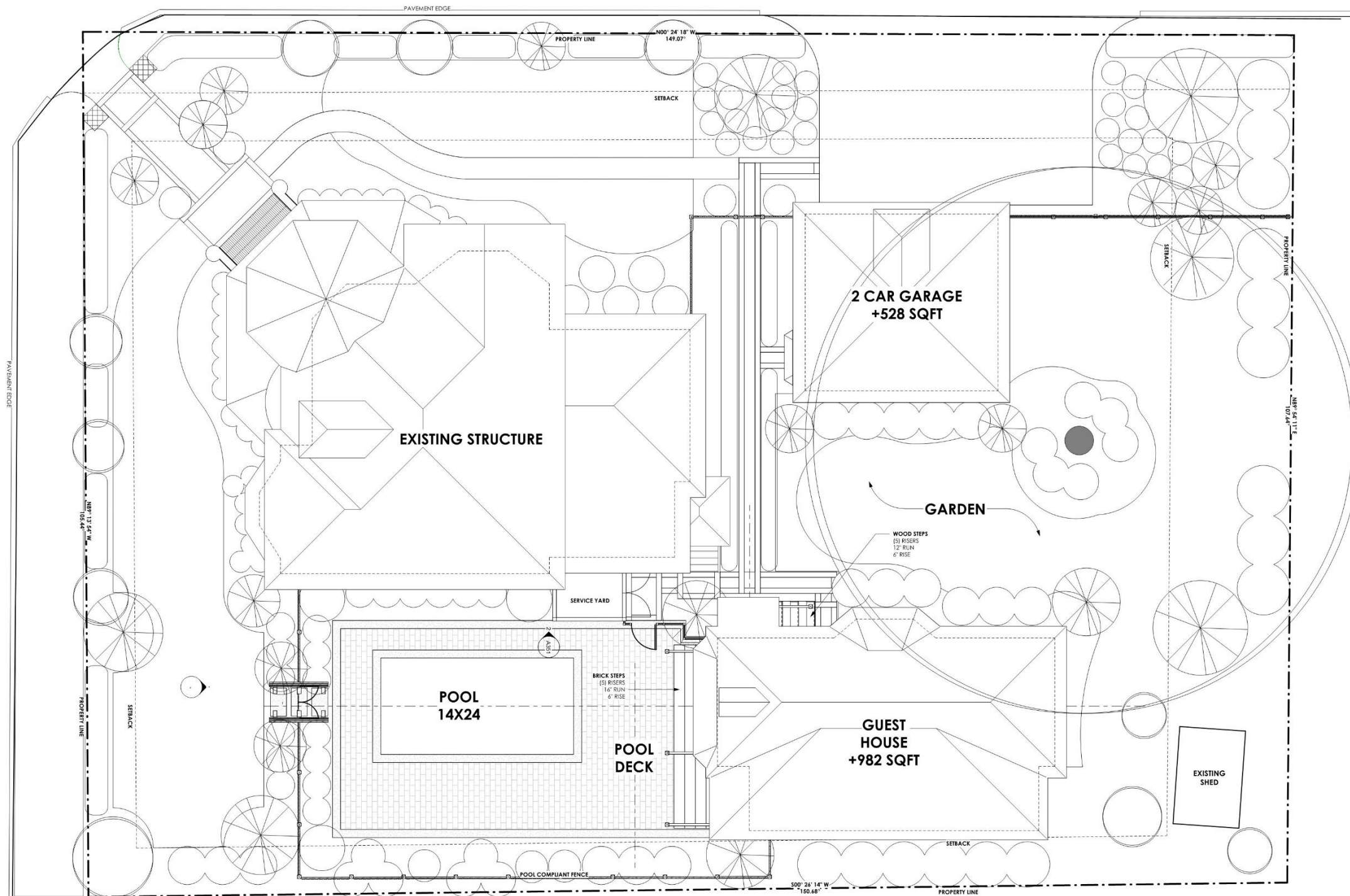
NEW POOL HOUSE
ELEVATIONS

HRB 9

1411 NORTH STREET - ZONING SUMMARY	REQUIREMENTS:	ACCESSORY BUILDING PLACEMENT:
PIN: R120-004-000-0663-0000 AN: 219045 STATUS: A TAG: 120 LEGRES: LEGRES AREA CODE: 196 AREA NAME: THE BLUFF HISTORIC COMM & RES CLASS CODE (NOT ZONING): RESIMP SGLFAM HISTORICDISTR BOOK: 4423 / PAGE: 1311 ZONING: T4-HN OVERLAY: HISTORIC DISTRICT - PRESERVATION NEIGHBORHOOD FRONT SETBACK: AVERAGE PREVAILING SETBACK ON BLOCK SIDE SETBACK - CORNER : 5' SIDE SETBACK INTERIOR 4 FT MIN REAR SETBACK 15 FT MIN.	MAX LOT COVERAGE (ROOFS) 55% UNDER ROOF: PRINCIPLE STRUCTURE (EXISTING) - 2,034 SQFT NEW GARAGE - 528 SQFT NEW CARRIAGE HOUSE - 982 SQFT TOTAL UNDER ROOF - 3,544 TOTAL LOT AREA - 15,965 SQFT PROPOSED PERCENTAGE UNDER ROOF = 22.2% ADDITIONAL IMPERVIOUS AREA POOL DECK - 1,276 SQFT WALKWAY - 276 SQFT EXISTING SHED - 100 SQFT TOTAL IMPERVIOUS AREA = 5,286 SQFT TOTAL IMPERVIOUS PERCENTAGE = 33%	SIDE SETBACKS AND REAR SETBACKS - 5 FT GARAGE DOORS/ CARPORTS WHICH FACE A PUBLIC ROW, SHALL ME MINIMUM 20 FT FOR THAT ROW. BUILDING HEIGHT 2 STORIES OF 30 FT MAX 2 ALLOWED PER LOT MAX NO OF BEDROOMS 2 MINIMUM SIZE: 240 SQFT IN TOTAL AREA MAX SIZE FOOTPRINT SHALL NOT EXCEED 50% OF THE FOOTPRINT OF THE PRIMARY BUILDING, OR 1500 SQFT, WHICHEVER IS SMALLER. 1 PARKING SPACE PER CARRIAGE HOUSE IS REQUIRED

MONSON STREET 40' R/W

3/16" = 1'-0"
PROPOSED PLAN FOR COLOR ①



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PROPOSED PLAN FOR
COLOR

HRB 11



MONSOON STREET ELEVATION



NORTH STREET ELEVATION

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GRAPHIC ELEVATIONS

HRB 12



1411 NORTH STREET - FRONT OF HOUSE SHOWING PIERS

VIEW OF PARKING
AREA AND PROPOSED
CARRIAGE HOUSE
LOCATION



VIEW OF SIDE YARD
TOWARDS PROPOSED
POOL AND GUEST
HOUSE LOCATION



HOUSE OPPOSITE 1411
NORTH STREET



CARRIAGE HOUSE
OPPOSITE 1411 NORTH
STREET



OLD COURT HOUSE



LAW OFFICE
BUILDING WEST OF
1411 NORTH STREET





ADJACENT OFFICE
BUILDING TO NORTH
OF 1411 NORTH STREET



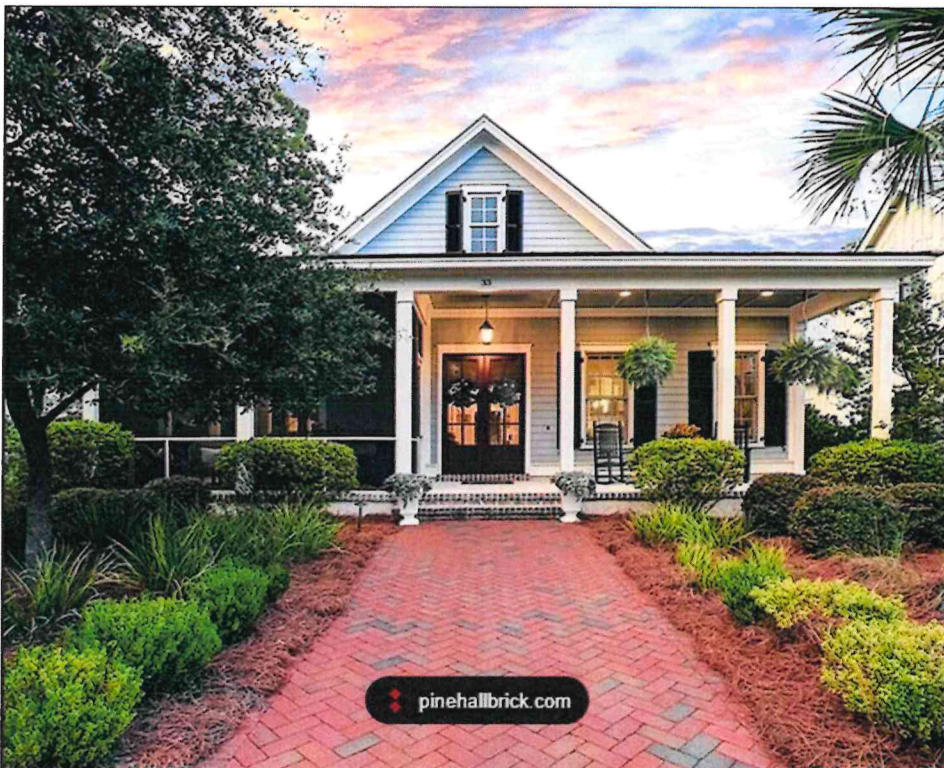
ACCESSORY
STRUCTURE ACROSS
MONSON, WEST OF
1411 NORTH STREET

Brick material spec sheet - 1411 North Street



The **Pathway Full Range Paver brick** from Acme Brick is a traditional wire-cut square-edge clay paver. Here are some key details:

- **Dimensions:** 4" by 8" by 2.25" thick.
- **Color:** A blend of roughly seventy percent red pavers with a range of dark charcoal colors.
- **Modular Sizes:** Available in modular sizes of 2.25" and 1-3/8" thickness.
- **Applications:** Complies with ASTM C902, Class SX, Type I, Application PX, and ASTM C67 for Freeze/Thaw.
- **Heavy Vehicular Compliance:** [Complies with ASTM C1272 for heavy vehicular applications.](#)
[For more information, you can visit the Acme Brick website here.](#)





Michael P. Murphy,
NJ-0146B

13 Prescient Avenue • Lady's Island, South Carolina 29907 • (843)812-8733

August 7, 2025

Steve Goggans
1411 North Street
Beaufort, SC 29902

Re: Garage impact on rear 42-inch live oak

The rear 42-inch live oak is in good physical and structural health with no obvious faults or defects present. The leaf size, color and rate of growth are good. There is a full and complete upper canopy with no evidence of any crown dieback or retrenchment. The inner crown has only minor areas of obvious deadwood and is robust and full. These are all signs of a strong and vigorously growing tree.

One of the downsides of a strong and healthy inner crown is the chance development of cross-rub limbs. These are close growing mature inner limbs that are trying to occupy the same inner canopy space. The bark areas of the limbs start to rub each other because of their proximity. This tree has a nominal amount of these rubs and selected inner pruning by a certified arborist can remedy this situation.

The garage placement, wherever it is finally agreed to be situated, will have an impact on the root system of this tree. Unless the engineering calls for a high raised slab, there will be a need for root cutting at some point in the establishment of the turned down slab. On construction sites like these, it is impossible to eliminate root impacts, so it is the arborists' job to try and minimize the impacts to the lowest extent possible.

Any root cuts can be critical to trees' survivability. The minimum suggested radial setback distance for root cuts is three times the trunk diameter. The preferred radial distance is five times the trunk diameter. This is assuming that the tree is healthy, roots are only cut or impacted on one side of the tree and the tree has no additional root defects or other conditions that would predispose it to failure.

Cutting within these radial setbacks will impact on the trees' overall health somewhat but generally will not substantially increase the risk of failure.

According to these recommendations, the minimal radial setback for the garage from the tree would be 10½-feet. The preferred setback would be 17½-feet. These setbacks need to be measured on site from the leading edge of the tree's rootplate. These designed setbacks notwithstanding, having the ability to move the proposed garage as far away from the tree as is possible would further minimize impacts on the tree root system.

Any roots needing to be cut should be cut cleanly back into the backfill area of the retained root end. All root cut setback distances shall be measured in the field from the leading edge of the tree's root flare or buttress. If any trenching needs to take place within these setbacks, then the excavation will need to be dug by hand for a distance of ten feet either side of the centerline of the tree trunk for a total hand-dug distance of twenty feet. Any roots encountered in this trenching shall also be cut cleanly back into the backfill area.

Please call if you have any questions about these recommendations.

Respectfully submitted,



Michael P. Murphy
Board Certified Master Arborist
NJ-0146B



**CITY OF BEAUFORT
HISTORIC REVIEW BOARD
1911 BOUNDARY STREET
BEAUFORT, SOUTH CAROLINA 29902
(843) 525-7011 FAX: (843) 986-5606**

CERTIFICATE OF APPROPRIATENESS

February 26, 2026

Mr. Steve Goggans

Via Email: steve@goggansarchitecture.com

RE: 1411 North Street – Staff Approval (In-kind refurbishment/upfit of existing brick pathways)

Dear Mr. Goggans:

As a result of our discussions with you at the last Historic District Technical Review Committee (HTRC) Meeting on February 25, 2026, **staff is supportive of your rehabilitation/improvements of the existing brick pathways on the property (in-kind) at 1411 North Street**, aka “The Emil E. Lengnick House”, built circa 1907 and thus, a historically contributing resource on the National Register of Historic Places and also part of the Beaufort Historic Landmark District.

As discussed, the brick pathways shall adhere to the following, whereas the location and width of these brick pathways may be adjusted to provide for safe and comfortable connections between the primary and eventual future accessory structures:

- **Reflect new front entrance walkway and front stairs as to use “Pathway Full Range Paver” bricks from Acme bricks to be laid in either a herringbone or straight or alternating pattern.**
- **Dimensions of brick: 4” by 8” by 2.25” thick (or similar)**
- **Applications: Complies with ASTM C902, Class SX, Type I, Application PX, and ASTM C67 for Freeze/Thaw.**

This Certificate of Appropriateness applies only to the requirements of the Beaufort Historic District and does not supersede other city ordinances. Compliance with all other provisions of the City of Beaufort Code of Ordinances may be required. Please contact the City Building Codes Office located at 1911 Boundary Street, (843) 525-7049, to apply for the necessary permits. A copy of this letter must be submitted with your application for a permit.



CITY OF BEAUFORT
HISTORIC REVIEW BOARD
1911 BOUNDARY STREET
BEAUFORT, SOUTH CAROLINA 29902
(843) 525-7011 FAX: (843) 986-5606

CERTIFICATE OF APPROPRIATENESS

(Continued from page 1)

Be advised that this Certificate of Appropriateness will expire two years from the date of this letter as per Section 9.1.4 of the Beaufort Code. If you make any changes in your project that are not part of the approval plan, you will need to apply for a Change After Certification.

If you have any questions, feel free to call the Community Development Department at (843) 525-7011.

Sincerely,

Christopher Klement, Planner III
Community Development Department

cc: file copy

**1511 KING STREET – The NW Quadrant
(c. 1900 - Contributing)**

Addition of a new detached carriage house at the rear of existing dwelling



STAFF REPORT: Historic District Review Board (HDRB)

1511 KING STREET

DATE: April 08, 2026

GENERAL INFORMATION		
Applicant:	Richard Drake (Homeowner)	
Site Address / Tax PIN:	1511 King Street / PIN: R120 004 000 0595 0000	
Applicant's Request:	Applicant is requesting final approval for construction of a detached carriage house located at the rear of the existing residence, a contributing structure within the Beaufort National Historic Landmark District.	
Current Zoning:	T4-NEIGHBORHOOD (T4-N)	
Contributing/Neighborhood	Contributing (c. 1900) / The Northwest Quadrant	
Flood Zone/Base Flood	Flood Zone: X, Elevation: 23 ft - 24 ft (BFE: 13 ft)	
Existing Trees	27-inch caliber (DBH) Laurel Oak in NW corner of back yard - to remain; numerous Laurel Oak trees along east property line (8-in. - 24-in.)	
ZONING DISTRICT INFORMATION		
T4-NEIGHBORHOOD DISTRICT (T4-N)		
Lot Width at Setback:	n/a	
Minimum Lot Size:	n/a	
Max Lot Coverage:	70% of lot area (This percentage indicates maximum lot coverage by roofs; total impervious coverage may be an additional 10% . Parcels may also be subject to Section 8.3 - Stormwater)	
Frontage Build Out	60% min.; 85% max	
Front Setback - Primary/Accessory	Primary: 0 ft. min.; 15 ft. max. / Accessory structures shall be located behind the front façade of the primary structure; also see Sec. 4.5.3	
Side Setback - Primary/Accessory	Primary - Corner/Alley: 0 ft. min.; 10 ft. max; Interior: 5 ft. min. Accessory - Corner/Alley: 3 ft. min.; Interior: 5 ft. min.	
Rear Setback - Primary/Accessory	Primary: 10 ft. min.; from alley: 0 ft. Accessory: 5 ft. min.; from alley: 3 ft. min.	
Building Height - Primary/Accessory:	Primary: 3.5 stories max. in Historic District Accessory: 2 stories or 30 ft. max.	
SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS		
Adjacent Zoning	Adjacent Land Uses	Setbacks for Adjacent Zoning /Buffer required if rezoned
North: T4-N	1506 Prince St. (c. 1985; Non-Contributing) - Offices	N/A
South: T4-N	Sheriff's Office - Parking Lot	N/A
East: T4-N	1509 King St. (c. 1980; Non-Contributing) - Offices	N/A
West: T4-N	601 Bladen St. (c. 1996; Non-Contributing) - Pat Conroy Center	N/A

Background: The applicant is requesting final approval for a detached carriage house behind the primary dwelling, which is a contributing resource. The primary dwelling is currently used as a Short-Term-Rental (STR). **The applicant has been to two (2) HTRC Meetings before.**



STAFF REPORT: Historic District Review Board (HDRB)

1511 KING STREET

DATE: April 08, 2026

Project timeline

Jan. 2026	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.
<u>1/28:</u> 1 st HTRC Meeting	<u>2/11:</u> 2 nd HTRC Meeting		<u>4/08:</u> 1 st HDRB Meeting								

Summary of the 01/28/ & 2/11/2026 HTRC Meeting Comments:

1. **Planning and Zoning:**
 - Short-term rental regulations are subject to change in the near future.
 - Does not affect buildability of the structure
 - Long term rental wouldn't be an issue
2. **Architecture:**
 - Contributing, ca. 1900
 - Changes from previous meeting:
 - Roof lowered from ~25'-4" to ~23'-5 (almost 2').
 - Dormer windows added on front and rear elevations
 - Footprint, program, and location on site is the same
 - Staff is still not supportive of the proposed design and believes the 2' reduction in height is not enough to make this structure subordinate in massing and scale to the main house. The addition of the dormers does not successfully reduce the scale and massing of this house.
 - Staff is not supportive of the double doors on the front façade and recommends using only a single door to match the main house.
 - Per Section 4.6.3.C.2.c, "Facades should have several window sizes with smaller ones above." The current first floor windows on the main façade are smaller than the ones above.
 - Previous comments from 1/28:
 - Staff is not supportive of the proposed ADU and believes that it is out of scale compared to the existing historic, contributing structure. Chapter 5 of the Beaufort Preservation states, "(Secondary structures) should be subordinate to the primary structure on the lot and visually complimentary to the existing building. New secondary structures should in no way compromise the historic character of the existing structure on the lot." Staff believes that the two-story structure is not sensitive to the one-story original building, and its

placement on the lot does makes it easily visible from King Street. This reads as its own single-family home, rather than a subordinate accessory unit to the main house.

- Staff recommends reducing this to either a one-story carriage house, or a one-story carriage house with dormers for a small second story living space. *NOTE: The ridge height of the ADU would need to be lowered by 5' to at least equal the height of the main house. The use of dormers and lowering of the ridge would not allow for all of the program that the applicant is trying to fit on the second floor.*
- Staff is not supportive of the overall form of the building and does not believe it complements the main house. The main house's massing is broken up into a front porch with a shed roof, main body divided into a cross gable roof form, and screen porch with a shed roof at the rear. The ADU's footprint is largely encompassed under one gable roof.
- Staff recommends pushing the ADU to the west so that it less visible from King Street/hidden behind the main house. The parking spot could then be located to the east of the ADU. *(NOTE: Staff could be supportive of its current placement if it protects a large existing live oak tree).*
- Applicant to label all materials on elevations.
- Applicant to use cardinal directions to label elevations.

3. HBF:

○ **Suggestions:**

- Consider simplifying the garage door and choosing a non-oil light fixture.

Landmark/Specimen tree preservation:

- **27-inch Laurel Oak** (= Specimen tree as per Code Sec. 5.3.1) in NW corner of lot to remain.

Surrounding Area:

- Located on the border between "The Bluff" and "The Northwest Quadrant" neighborhoods, and thus, part of the Beaufort Conservation Neighborhood within the National Historic Landmark District, this subject property resembles a well-maintained and preserved example of a "Hall and Parlor" home type, built c. 1900. As such it is an important contributing resource at this locale. Currently, it is being utilized as a Short-Term-Rental property.

Determination of adequate historic integrity for New Construction, Infill, Additions and Demolition:

- As per the Beaufort Preservation Manual (Chapter 5) and the Beaufort Development Code (Section 4.7), the compatibility of new infill construction as well as major renovations within the Beaufort Historic District is determined in consideration with the following principles: **1. Location, 2. Design, 3. Setting, 4. Materials, 5. Workmanship, 6. Feeling and 7. Association.** See detailed staff analysis and recommendations below.

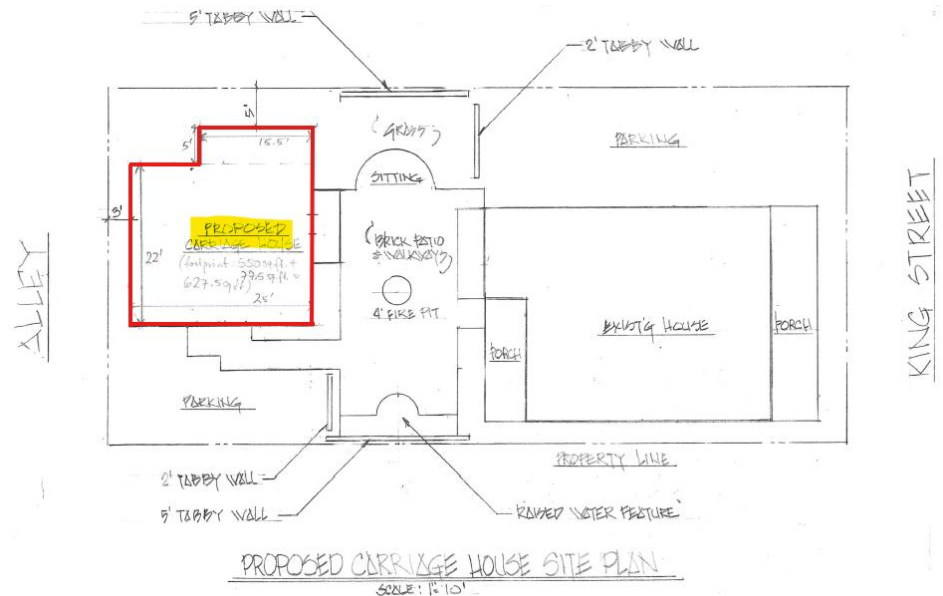
1511 King Street – Analysis of requested placement of additional Carriage House

1. Proposed Carriage House (2-stories) with courtyard, fireplace and privacy walls – (ALTERNATIVE #1, presented at 1st HTRC Mtg.)

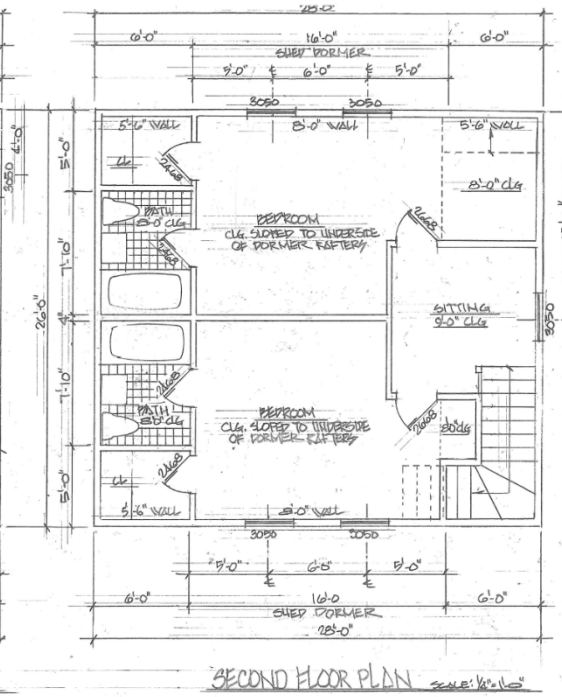
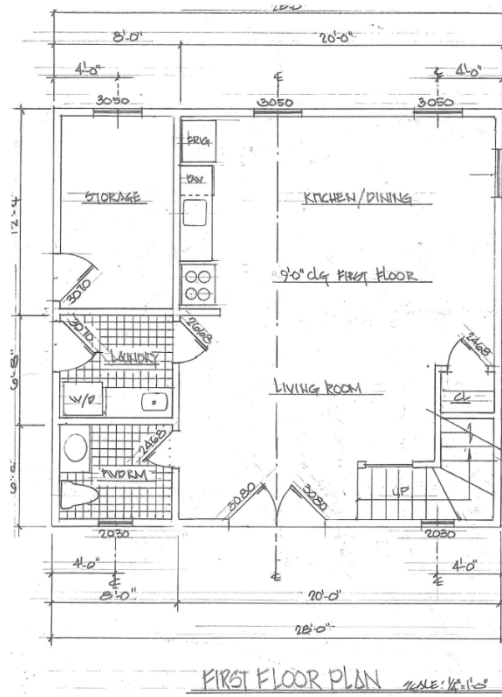
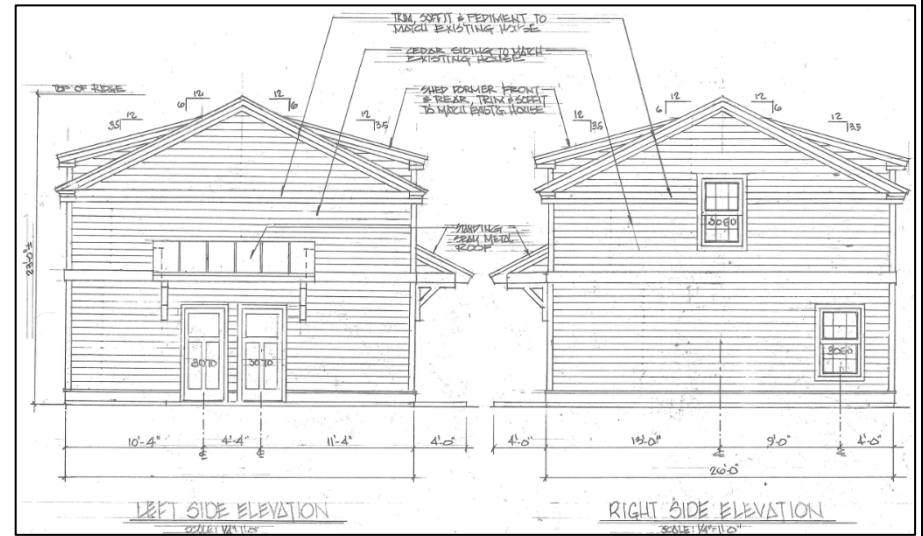


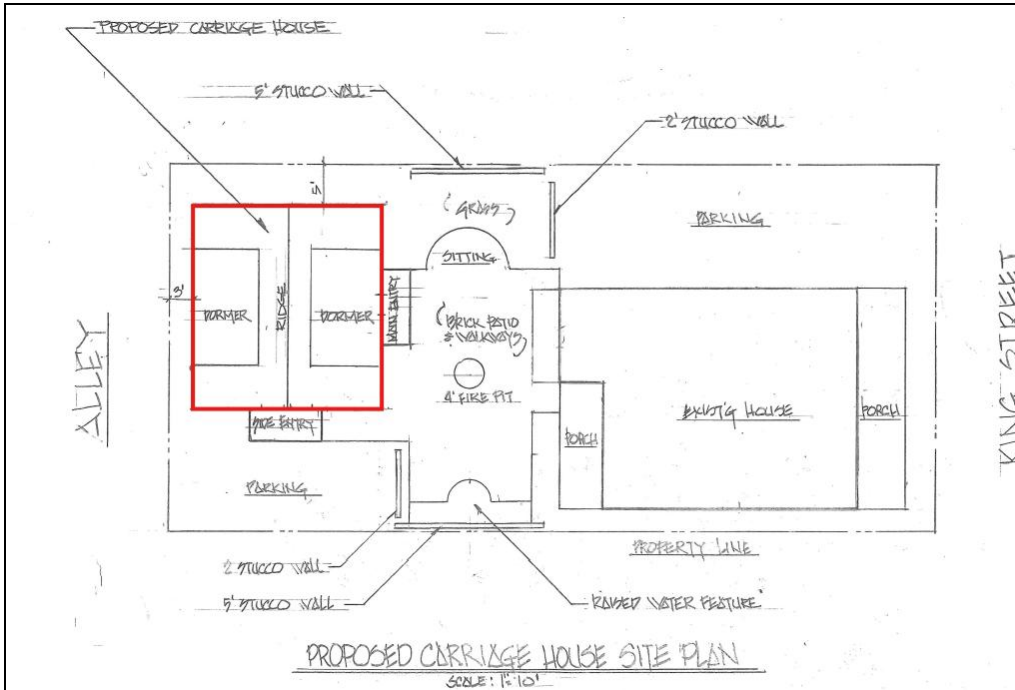
Staff analysis:

- ✓ **Carriage House (footprint: ~627 sq.ft.)** is not “subordinate” as required in Code Sec. 4.6.1.E: “Attached garages, detached garages, and other accessory structures shall be subordinate in height, footprint, and proportion to the primary structure on the site, and shall be compatible with the principal structure in terms of roof form, materials, and color.”
- ✓ Two-story accessory structure (ADU) not sensitive to existing 1-story dwelling
- ✓ Suggestion by staff architects to reduce ADU to 1 story, maybe to include dormers as a compromise
- ✓ Suggestion to shift ADU more west as to place behind primary dwelling may be compromised by existing tree (to be preserved)



2. Proposed Carriage House (revised) - (ALTERNATIVE #2, presented at 2nd HTRC & HDRB Meetings)





Staff analysis:

- ✓ Together with the courtyard, pervious driveways (gravel) and brick walls, the lot coverage would not exceed 40% of the lot area
- ✓ Applicant removed garage from Carriage House
- ✓ Roof lowered from ~25'- 4" to ~23' - 5" (almost 2')
- ✓ Dormer windows added on front and rear elevations
- ✓ Windows on first floor smaller than on second floor (refer to Code Sec. 4.6.3.C.2.c)
- ✓ ADU still not subordinate in massing and scaling to main house (refer to both Code Sec. 4.6.1.E and 2022 Beaufort Preservation Manual – Ch. 5)*
- ✓ * 2022 Preservation Manual – Ch. 5 – New Construction, Infill, Additions, and Demolition (pg. 68): “Secondary Structures (...) should be subordinate to the primary structure on the lot and visually complementary to the existing building. New secondary structures should in no way compromise the historic character of the existing structure on the lot. (...)”
- ✓ Staff recommends reducing this to either a one-story carriage house, or a one-story carriage house with dormers for a small second story living space. NOTE: The ridge height of the ADU would need to be lowered by 5' to at least equal the height of the main house. The use of dormers and lowering of the ridge would not allow for all of the program that the applicant is trying to fit on the second floor.

4.7.2 Integrity Guidelines (as per Beaufort Development Code)	<u>Rationale Present</u>	<u>Staff Analysis of Rationale</u>
1. Location: This is the relationship between the property and its historical context.	NO	✓ In accordance with Beaufort Historic Preservation guidelines, secondary structures in no way should compromise the historic character of the existing (contributing) structure on the lot. Ideally, the secondary structure should be located so as not to be visible from the street.
2. Design: This is the combination of elements that create the feeling of a district or structure. These elements include building patterns, streetscapes, site elements, building size, mass and scale, spatial relationships, and specific architectural elements and details.	NO	✓ In accordance with both the Beaufort Development Code (Sec. 4.5.3 – Carriage House) and 2022 Preservation Manual, secondary structure should complement the primary dwelling in building design, massing, scaling etc. The proposed carriage house still does not complement the main house. The main house’s massing is broken up into a front porch with a shed roof, main body divided into a cross-gable roof form, and screen porch with a shed roof at the rear. The ADU’s footprint is largely encompassed under one gable roof.
3. Setting: This is the physical environment of a property and should be evaluated on its context as well as on the historical role the property has played and continues to play. Important features include topography, vegetation, man-made features, and relationships between existing structures and their surroundings.	YES	✓ The setting of the proposed carriage house is generally favorable, since it will be placed in the rear of the property and be accessed from an existing alleyway. Moreover, there exists plenty of vegetation (several mature Laurel Oak trees) to help screen any new construction.
4. Materials: These are the physical elements that make up a property or district.	NO	<ul style="list-style-type: none"> ✓ Proposed windows not compliant with Code requirements per Section 4.6.3.C.2.c, “Facades should have several window sizes with smaller ones above.” The current first floor windows on the main façade are smaller than the ones above. ✓ Double doors on front elevation of carriage house do not complement doors on existing dwelling. ✓ Gas-light fixtures are not historic in Beaufort

<p>5. Workmanship: This is the physical evidence of the crafts of a particular culture or time period. This particularly applies to rehabilitation projects, but for new infill projects, workmanship of surrounding structures should be considered and respected.</p>	<p>YES</p>	<p>✓ Workmanship as presented respects that of historically contributing main dwelling.</p>
<p>6. Feeling: This is the property's expression of the aesthetic or historic sense of a particular period of time. This particularly applies to rehabilitation projects, but for new infill projects, the feeling of surrounding structures should be considered and respected.</p>	<p>NO</p>	<p>✓ The proposed carriage house in massing, scaling and form is neither subordinate nor compliant to historic dwelling. The chosen placement, which is shifted to the northeast corner, presents visually detrimental views from the front street level. All this negatively compromises the historic feeling of the property and its relationship to its surroundings.</p>
<p>7. Association: This is the direct link between an important historic event or person and a property.</p>	<p>N/A</p>	<p>✓ There is no known direct link between the property and a historical event or person.</p>

FINDINGS AND RECOMMENDATIONS

Staff Recommendation: Staff recommends **DENIAL** in that the proposal does not fully satisfy the intent of the Beaufort Preservation Manual and requirements of the Beaufort Code, with the following recommendations:

1. Between the first and second HTRC meetings, applicant reduced the height of the proposed building from 25'-0" to approx. 23'-0". However, this is still several feet taller than the existing, contributing historic building, and staff is not supportive of the carriage house being taller than the primary dwelling, both in overall height and number of stories. Per Chapter 5 of the Beaufort Preservation Manual, "(Secondary structures) should be subordinate to the primary structure on the lot and visually complimentary to the existing building. New secondary structures should in no way compromise the historic character of the existing structure on the lot." Staff believes that the two-story structure is not sensitive to the one-story original building, and its placement on the lot makes it easily visible from King Street. This reads as its own single-family home, rather than a subordinate accessory unit to the main house.
2. At the first HTRC meeting, staff recommended the applicant consider adding dormers to add a small "half-story" space, while still lowering the overall ridge height to be complementary to the main house. The ridge height of the ADU would need to be lowered by approx. 5' to at least equal the height of the main house. The use of dormers and lowering of the ridge would not allow for all of the program that the applicant is trying to fit on the second floor.
3. Staff is not supportive of the overall form and massing of the building and does not believe it complements the main house. The main house's massing is broken up into a front porch with a shed roof, main body divided into a cross gable roof form, and screen porch with a shed roof at the rear. The ADU's footprint is largely encompassed under one gable roof.

-
-
- 4. Staff recommends pushing the carriage house to the west so that it less visible from King Street/hidden behind the main house. The parking spot could then be located to the east of the ADU. (NOTE: Staff could be supportive of its current placement if it protects a large existing live oak tree. However, this tree may need to be removed to accommodate the parking space. Applicant to confirm).**
 - 5. Per Section 4.6.3.C.2.c, "Facades should have several window sizes with smaller ones above." The current first floor windows on the main façade are smaller than the ones above.**
 - 6. Applicant to use cardinal directions to label elevations.**
 - 7. Applicant to label all materials on elevations, as well as provide cutsheets for all exterior materials. Applicant has noted some materials in the project narrative, but all materials must be noted.**
 - 8. Staff is not supportive of the double doors on the front façade of the carriage house and recommends using only a single door to match the main house.**
 - 9. The window proportions on the carriage house appear more horizontal in nature than those on the primary building. Staff recommends the applicant replicate the height/width ratios of the primary house windows.**
 - 10. Applicant to indicate on site plan which of the existing trees, if any, are proposed to be removed.**



1608

1606

T4-N

T4-N

1506

T4-N

T4-N

600

T4-N

1509

T4-N

1511

T4-N

Bladen-St

Elton Ln

Monson-St

Monson-St

Monson-St

King-St

King-St

King

Bladen-St

T4-N

T4-N

T4-N

T4-N

608-N

40ft

T4-N

Zoning Classification

CobData

HISTORIC DISTRICT-Preservation Heighborhood

--

HISTORIC DISTRICT-Conservation Neighborhood

—

Bladen Street Redevelopment District

—

Boundary Street Redevelopment District

—

Retail Overlay (Church & Green Street)

Retail Overlay

Zoning Districts

LEGACY PUD (LPUD)

T1

T3-S

T3-N

T4-HN

T4-N

T4-NA

T5-DC

T5-UC

T5-UC / RMX

RMX

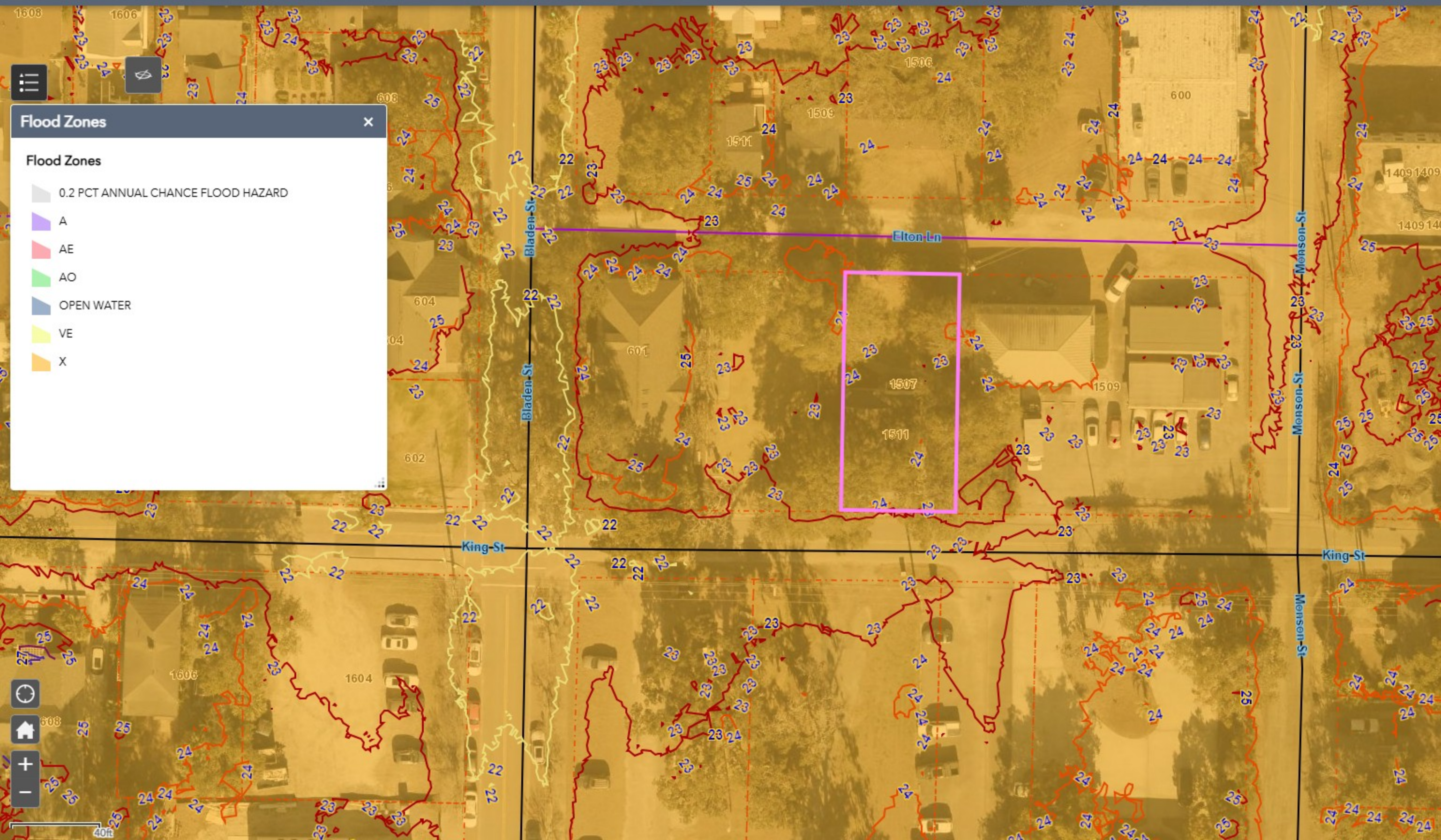
IC

MH

LI

MR





Flood Zones

- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- A
- AE
- AO
- OPEN WATER
- VE
- X

Map navigation controls including a home button, a zoom in (+) button, a zoom out (-) button, and a scale bar indicating 40ft.



Sign in

Beaufort County Black Chamber of Commerce

Bladen Ln
Beaufort Massage & Bodywork

Fender Law Firm

Central Baptist Church

Prince St
The Works Pilates

Welcome Home Beaufort

Pat Conroy Literary Center

Beaufort County DHEC Office

Beaufort County Health Office

Harmony Bodywork

St Helena's Anglican Church

Beaufort Elementary School

Stephanie Cox, Realtor
- The Cox Team at exp...

Herban Market and Cafe
Vegetarian

Weichert, Realtors
- Coastal Properties

Moss & Kuhn Attorneys

Sand Science

Sea cents

Tabby Manse

Google

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 24

Beaufort Historic District
Beaufort County, SC

List of Contributing Resources, Continued

Address	Historic Use / Name	Date	Description	Block	Site Number
King St., 321	single dwelling	1800 ca.	2-story frame dwelling	11	770
King St., 401	single dwelling	1856 ca.	2-story frame dwelling	17	792
King St., 411	single dwelling	1910 ca.	2-story frame dwelling	17	793
King St., 501	single dwelling William Wigg Barnwell House	1815 ca.	2-story frame dwelling	24	818
King St., 708	single dwelling	1890 ca.	2-story frame dwelling	46	902
King St., 709	single dwelling	1880 ca.	2-story frame dwelling	45	901
King St., 810	single dwelling	1920 ca.	1-story frame dwelling	57	948
King St., 811	single dwelling	1890 ca.	2-story frame dwelling	56	943
King St., 1201	single dwelling	1930 ca.	1-story frame dwelling	97	1147
King St., 1214	single dwelling	1860	2-story frame dwelling, now offices	98	1148
King St., 1214	single dwelling	1940 ca.	1-story stucco dwelling	98	1149
King St., 1409	jail Beaufort County Jail	1938	2-story stucco jail	113	1214
King St., 1507	single dwelling	1900	1-story frame dwelling	121	1241
King St., 1609	single dwelling	1925	1-story frame dwelling	129	1253
King St., 1611	single dwelling	1925	1-story frame dwelling	129	1254
King St., 1705	single dwelling	1900	1-1/2 story frame dwelling	137	1347
King St., 1706	single dwelling	1940 ca.	1-story frame dwelling	138	1269
King St., 1711	single dwelling	1920	2-story frame dwelling	137	1263
Laurens St., 1	single dwelling Edgar Fripp House	1853 ca.	2-story frame dwelling	2	751
Laurens St., 100	single family Paul Hamilton House	1855 ca.	2-story frame dwelling	3	752
Laurens St., 107	single dwelling	1925 ca.	2-story frame dwelling	2	1406
Laurens St., 201	single dwelling Berners Barnwell Sams House (#2)	1852 ca.	2-story brick dwelling	5	755
Laurens St., 207	single dwelling	1875. ca.	1-story frame dwelling; altered	5	756
Laurens St., 311	single dwelling	1900	1-story frame dwelling	10	768
Laurens St., 313	multiple dwelling	1945 ca.	1 story frame dwelling	10	1414
Laurens St., 406	single dwelling	1910 ca.	2-story frame dwelling	17	790
Laurens St., SE, corner Pinckney	open space,		Park	6	757

**BEAUFORT COUNTY
HISTORIC SITES SURVEY - 1997**

RECONNAISSANCE LEVEL BUILDING INVENTORY FORM

Statewide Survey Site Form
State Historic Preservation Office
South Carolina Department of Archives and History
Columbia, SC

Site Number: U- 13 - 1241
Access County Site #
USGS Quad: 025 Beaufort
Doc. Level: Reconnaissance Level

Historic name(s): _____ Map Ref.: BFT.08 Tax Number: R120 004 000 0595 0000
Common name(s): 1511 City Block Ref.: 121 Island: Port Royal Is.
Address/location: 1507 King St. City/Vicinity of (vic.): Beaufort
Date: 1900 Alteration date: _____
Ownership: 1. private 2. city 3. county 4. state 5. federal 6. unknown
Category: 1. building 2. site 3. structure 4. object
Historic use(s): single dwelling Current uses: commercial - office
Notes: Rectangular 5x1 bay frame dwelling w/lateral gable roof

National Register Status: _____ Date: _____ Listing Name: _____ NRIS # _____
National Register Historic District (NHL, 11/73) 12/17/69 Beaufort Historic District 69000159

SHPO National Register Evaluation: Contributes to listed district Name: Beaufort Historic District

Consultant Recommendation: _____ Name: _____

Previous Survey: _____ Reference: _____ Notes: _____
 H.A.B.S. Other _____
 Feiss-Wright (1969) _____
 Historic Resources of the Lowcountry (1979) _____
 Milner Historic District Inventory (1979) _____
 A Guide to Historic Beaufort (1995 ed.) _____

Photograph:



Photographs:

- prints
 slides
 negatives

Date: 8/1/97

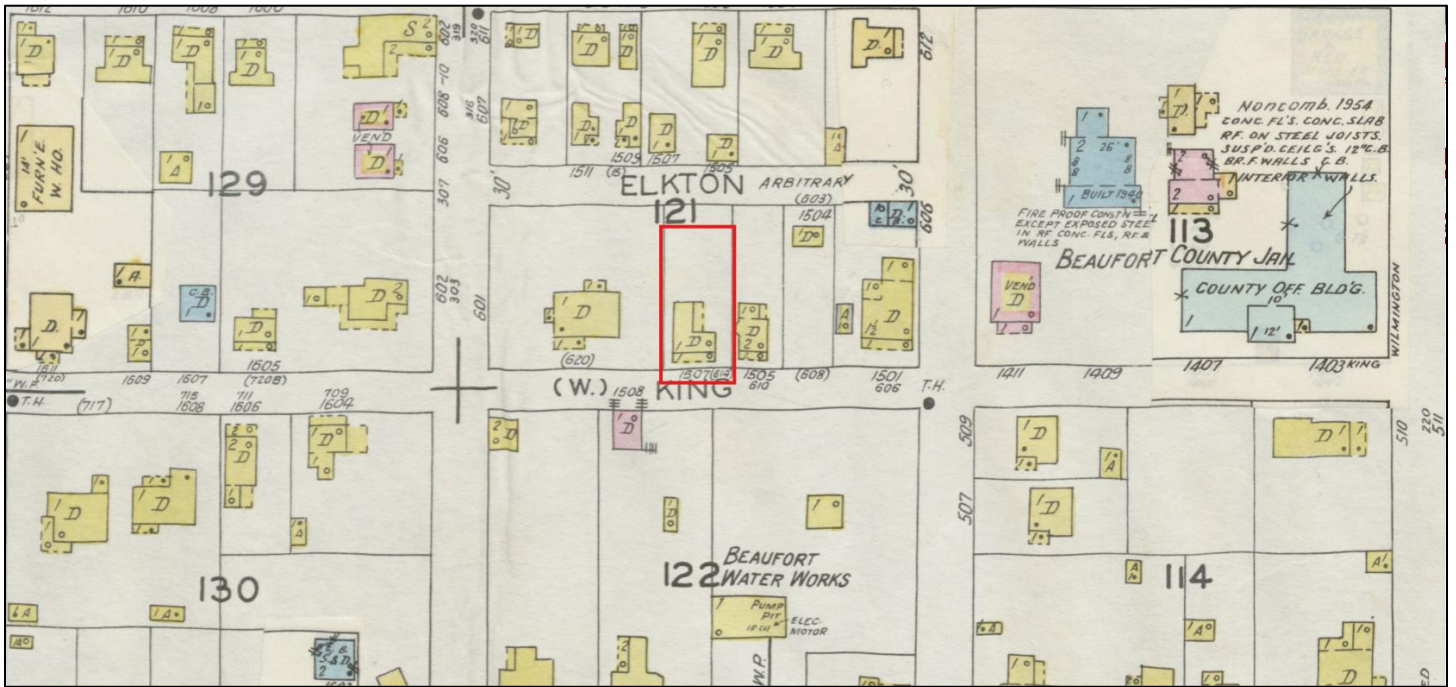
Recorder: D. Schneider, Historic Beaufort Fdn.

Roll # Neg. View of:
S-14 15 S facade & W elev., fac. NE



SANBORN FIRE INSURANCE MAPS FOR BEAUFORT, SC – 1924

Sheet 9 (excerpt) for 1507 King Street (now 1511):





HISTORIC DISTRICT REVIEW (Major) HRB Review – Application Form

Community Development Department
1911 Boundary Street, Beaufort, South Carolina 29902
p. (843) 525-7049 / f. (843) 986-5606
Email: development@cityofbeaufort.org / Website: www.cityofbeaufort.org

Application Fee:
see attached schedule

OFFICE USE ONLY: Date Filed: _____ Application #: _____ Zoning District: _____

Approved By: _____ Date: _____

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this application? Yes No

Contributing Status: For a list of contributing and non-contributing structures, please see:

<https://cityofbeaufort.org/350/Beaufort-County-Historic-Sites-Survey>.

➤ (Please select one) Is project a:

Contributing Structure

Non-Contributing Structure

(Does not apply to new building(s) in the Historic District)

Pre-application Requirement:

Has project attended a Historic Technical Review Committee (HTRC) meeting? Yes No Date: 1/28/26 & 2/11/26

Applicability: Discretionary review by the Historic District Review Board (HRB) shall apply to applications for a **Certification of Appropriateness** for the following items. (Please check all that apply):

New building(s) in the Historic District

Changes to exterior materials of **contributing structure(s)**, to include:

Fences Paint Roof Siding Windows Other changes (specify in Project Narrative section)

Additions to **contributing structure(s)**

Demolition of **contributing structure(s)** in the Historic District

Demolition of **non-contributing structure(s)** in the Beaufort Preservation Neighborhood (all areas minus the Northwest Quadrant).

- Demolition of **non-contributing structure(s)** in the Beaufort Conservation Neighborhood (Northwest Quadrant) does not require a major review by the HRB and is instead a minor review performed at a Staff level.

Applicant & Project Information:

Applicant Name: Richard Drake

Applicant Address: PO Box 1901 Beaufort SC 29901

Applicant E-mail: ~~rdrake@cityofbeaufort.org~~ Applicant Phone No.: ~~843-263-1381~~

Applicant Title: Homeowner Tenant Architect Engineer Developer Contractor



**HISTORIC DISTRICT REVIEW
(Major) HRB Review – Application Form**

Community Development Department
1911 Boundary Street, Beaufort, South Carolina 29902
p. (843) 525-7049 / f. (843) 986-5606
Email: development@cityofbeaufort.org / Website: www.cityofbeaufort.org

Application Fee:
see attached schedule

Owner (if other than the Applicant): _____

Owner Address: _____

Owner E-mail: _____ Owner Phone No.: _____


Property Address: **1511 King Street Beaufort SC 29902**

Property Identification Number(s): **R120 004 000 0595 0000**

Brief Project Narrative: (Attach any necessary documentation, spec sheets, pictures, paint swatches, etc.)

Attached

Certification of Correctness: I/we certify that the information in this application is correct.

Applicant's Signature:  Date: **2/21/26**

Owner's Signature: _____ Date: _____

(The owner's signature is only required if the applicant is not the owner.)

NOTE: See pages 3-6 for the Major Historic Review application requirements and fee schedule.

Project Narrative – Carriage House Addition

Property: 1511 King Street, Beaufort, South Carolina

Historic District: Beaufort Historic District

Project Type: New accessory structure (Carriage House / ADU)

The proposed project involves the construction of a detached carriage house located to the rear of the existing residence at 1511 King Street, a contributing property within the Beaufort Historic District. The primary residence is currently operated as a legally permitted short-term rental. The proposed carriage house is intended to serve as a complementary accessory dwelling that maintains the historic character, scale, and massing consistent with traditional Beaufort carriage houses.

The carriage house will be subordinate in size and height to the primary structure and will be sited to preserve existing streetscape views and neighboring properties. The design will reference historic precedents common to Beaufort, including simple massing, a gable roof form, historically appropriate window proportions, and traditional exterior materials. The structure will be constructed on a concrete slab foundation and finished with fiber cement siding designed to replicate traditional wood lap siding, with architectural details and trim consistent with the primary house.

Exterior materials, roof pitch, window and door styles, and color palette will comply with the City of Beaufort Historic District Design Guidelines. Modern systems and building code requirements will be integrated discreetly to minimize visual impact. The project does not alter the primary structure and is intended to enhance the usability of the property while preserving its historic integrity.

The carriage house will comply with zoning requirements for accessory structures, impervious surface limits, setbacks, height restrictions, parking, and life safety codes. All work will be completed in accordance with City of Beaufort approvals, Historic Review Board authorization, and applicable state and local regulations.





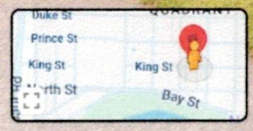
← 1511 King St 🔍 ✕

↻ Share ✕

1511 King St
 Beaufort, South Carolina

Google Street View

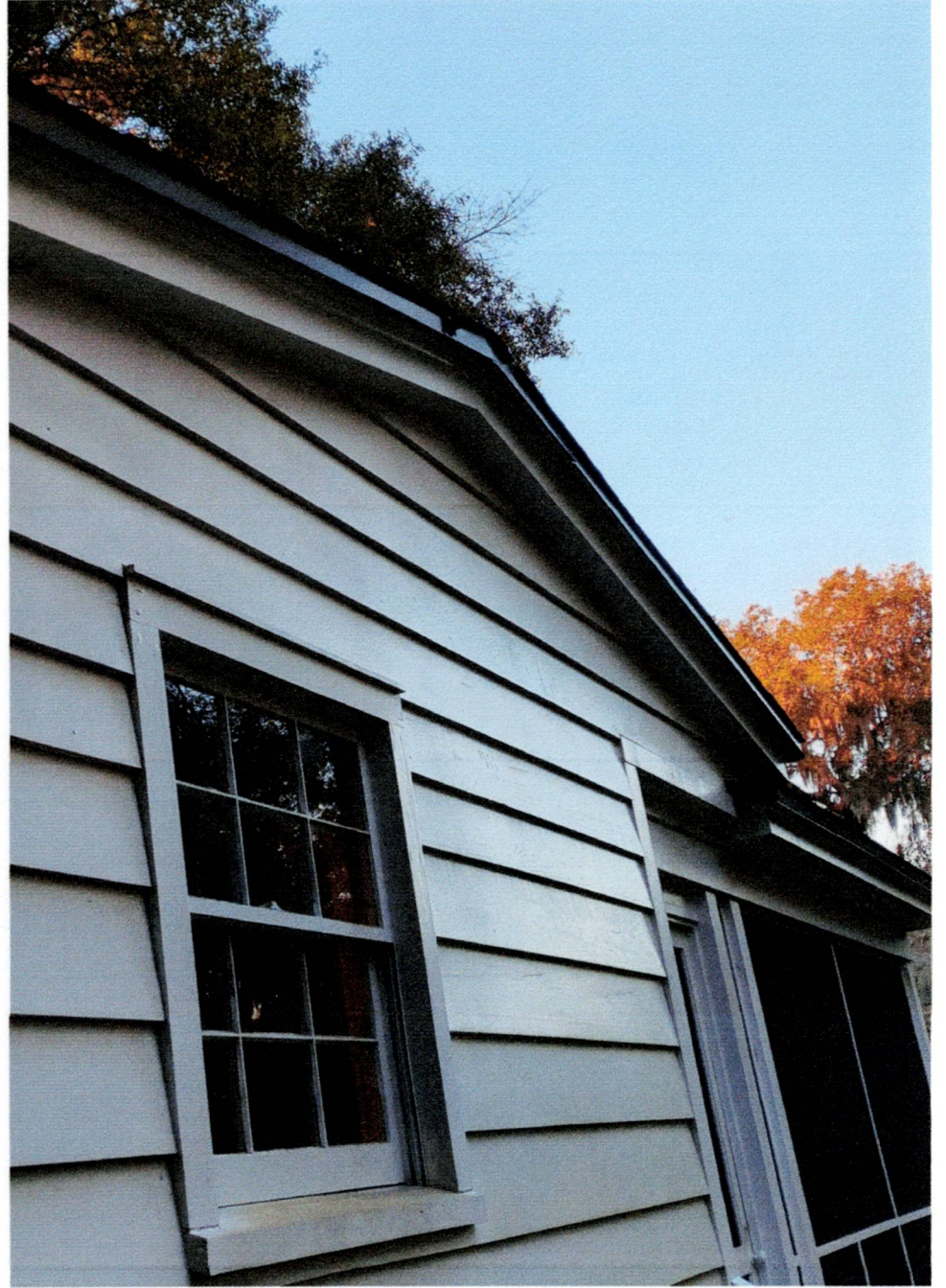
Apr 2022 [See more dates](#)



Google

Image capture: Apr 2022 © 2025 Google United States Terms Privacy Report a problem



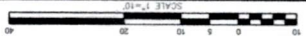




ASBUILT, TREE & TOPOGRAPHIC SURVEY
A PORTION OF BLOCK 121
~PREPARED FOR~
DRAKE COMPANY
CITY OF BEAUFORT
BEAUFORT COUNTY---SOUTH CAROLINA

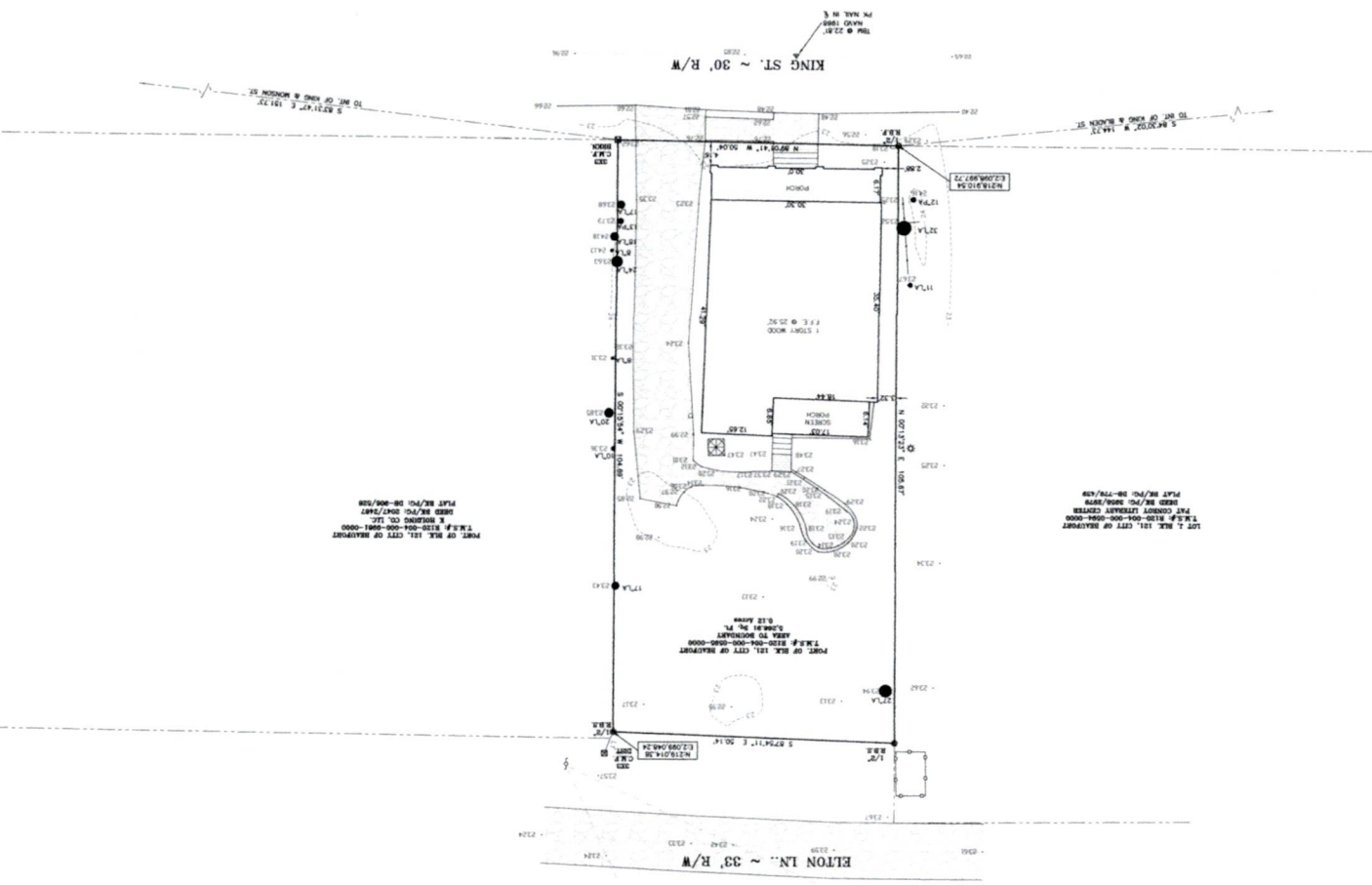
GASQUE & ASSOCIATES INC.
LAND SURVEYORS PLANNERS
28 PROFESSIONAL VILLAGE CIRCLE BEAUFORT, S.C.
(843) 522-1798
P.O. BOX 1363 BEAUFORT, S.C.

This map is prepared and is only intended for the use of the client or persons shown here on. It is not to be used for any other purpose. The client is responsible for the accuracy of the information provided and the use of this map. The client is responsible for the accuracy of the information provided and the use of this map. The client is responsible for the accuracy of the information provided and the use of this map.



TREE LEGEND

1	Red Oak
2	White Oak
3	Live Oak
4	Longleaf Pine
5	Slash Pine
6	Shortleaf Pine
7	Walden Pine
8	Scrub Pine
9	Palmetto
10	Live Oak
11	Live Oak
12	Live Oak
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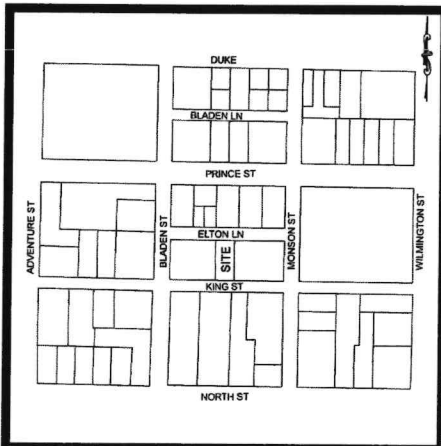
- REFERENCES:**
- 1) T.M.S.# 1120-004-000-0545-0000
 - 2) PLAT BY: ZYAD A. HAKAL
 - 3) BEAUFORT COUNTY B.M.C. OFFICE
 - 4) BEAUFORT COUNTY B.M.C. OFFICE
 - 5) BEAUFORT COUNTY B.M.C. OFFICE
 - 6) BEAUFORT COUNTY B.M.C. OFFICE
 - 7) BEAUFORT COUNTY B.M.C. OFFICE
 - 8) BEAUFORT COUNTY B.M.C. OFFICE
 - 9) BEAUFORT COUNTY B.M.C. OFFICE
 - 10) BEAUFORT COUNTY B.M.C. OFFICE
 - 11) BEAUFORT COUNTY B.M.C. OFFICE
 - 12) BEAUFORT COUNTY B.M.C. OFFICE
 - 13) BEAUFORT COUNTY B.M.C. OFFICE

- NOTES:**
- 1) THE BEAUFORT COUNTY B.M.C. OFFICE HAS REVIEWED THIS SITE PLAN AND HAS APPROVED IT FOR RECORDATION.
 - 2) THIS PLAN DOES NOT CERTIFY THE PRESENCE OR ABSENCE OF UNDERGROUND UTILITIES OR OTHER OBSTRUCTIONS.
 - 3) THE METHOD OF AREA CALCULATION IS BASED ON COORDINATE MEASUREMENTS.
 - 4) INCORPORATIONS ONLY AND ARE NOT CERTIFIED.
 - 5) THIS PLAN REPRESENTS A SURVEY BASED ON THE BEST AVAILABLE INFORMATION AND IS NOT THE RESULT OF A TITLE SEARCH.
 - 6) REFERENCES ARE NOT TRANSFERABLE TO ADDITIONAL PROJECTS.
 - 7) THE CONTRACTOR HAS NOT INVESTIGATED OR BEEN RESTRICTED TO INVESTIGATE THE EXISTENCE OF ANY OBSTRUCTIONS OR UTILITIES.
 - 8) OTHER AGENCIES, SUCH AS AIRPORT, UTILITY, NOISE, ENVIRONMENTAL, AND HISTORIC, SHOULD BE CONSULTED PRIOR TO CONSTRUCTION ON THIS SITE.
 - 9) BEFORE ANY BEGIN WORK ON CONSTRUCTION ON THIS SITE, THE CONTRACTOR SHOULD OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE BEAUFORT COUNTY B.M.C. OFFICE.
 - 10) THIS PROPERTY APPEARS TO BE IN A FLOOD ZONE X (UNSHADED) AS DETERMINED BY FEMA FIRM NUMBER 480100666 DATED MARCH 23, 2021.
 - 11) FLOOD ZONE LINES ARE SHOWN AND SCALD FROM MAPS PROVIDED BY FEMA AND DRAWN ON THE LANDWARD EDGE OF THE FLOOD ZONE BORDER.
 - 12) VERTICAL DATUM IS 1988 NAVD.



LEGEND OF SYMBOLS & ABBREVIATIONS

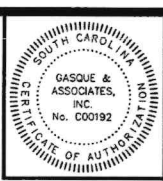
- CONTOUR LINE
- PROPERTY LINE
- ADJACENT PROPERTY
- ADJACENT ROAD
- ADJACENT LOT
- ADJACENT TRACT
- ADJACENT BLOCK
- ADJACENT SECTION
- ADJACENT TOWNSHIP
- ADJACENT COUNTY
- ADJACENT STATE
- ADJACENT COUNTRY
- ADJACENT CONTINENT
- ADJACENT UNIVERSE



LINK	BEARING	DISTANCE
L1	N 22°09'02" E	4.10

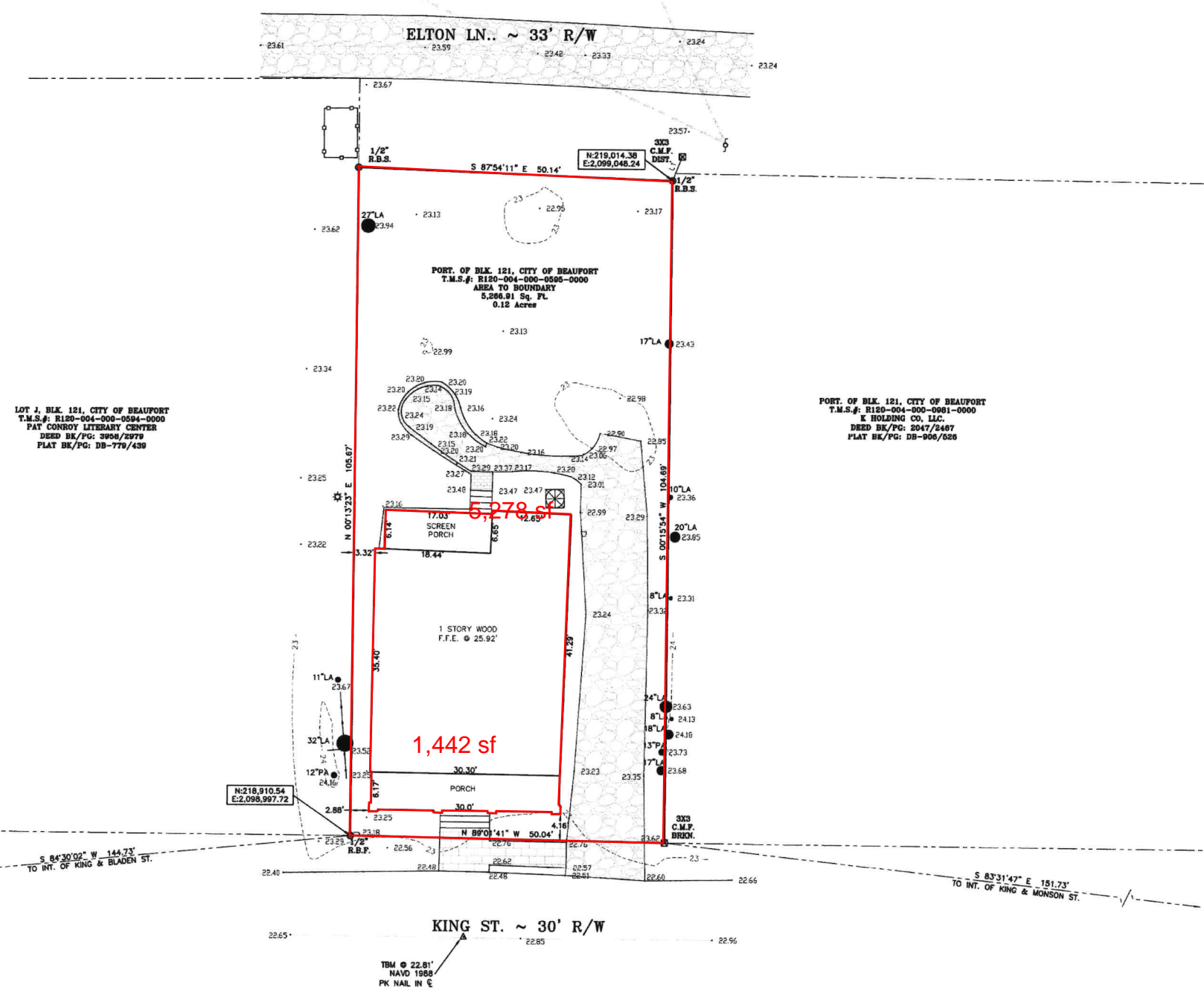
LEGEND OF SYMBOLS & ABBREVIATIONS

■ AIR CONDITIONER	○ CENTER LINE	□ CONCRETE
⊕ LIGHT	— WOOD FENCE	▒ BRICK
⚡ POWER POLE	— ADJUNCTIONS	○ TREE SIZE & TYPE
⊕ IRRIGATION VALVE	— FLOOD LINE	● ELEVATION
⊕ WATER METER	— CRITICAL LINE	
⊕ SEWER MANHOLE	— WIRE FENCE	
⊕ CONCRETE MARKER	— OVERHEAD WIRE	
⊕ IRON ROD	— CONTOUR LINE	



- NOTES:**
- 1.) THE BEARINGS SHOWN HEREON ARE MAGNETIC AND AS SUCH ARE SUBJECT TO LOCAL ATTRACTION.
 - 2.) THIS PLAT DOES NOT CERTIFY THE PRESENCE OR ABSENCE OF THE U.S. ARMY CORPS OF ENGINEERS JURISDICTIONAL WETLANDS.
 - 3.) METHOD OF AREA CALCULATION BASED ON COORDINATE METHOD.
 - 4.) LOCATION OF UNDERGROUND UTILITIES ARE FROM SURFACE INDICATIONS ONLY AND ARE NOT CERTIFIABLE.
 - 5.) THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE SEARCH.
 - 6.) CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 - 7.) THE CERTIFIER HAS NOT INVESTIGATED OR BEEN INSTRUCTED TO INVESTIGATE THE EXISTENCE OR NONEXISTENCE OF AN OVERLAY DISTRICTS, SUCH AS AIRPORT, MILITARY, NOISE, CRASH POTENTIAL OR ENVIRONMENTAL ISSUES.
 - 8.) BEFORE ANY DESIGN WORK OR CONSTRUCTION ON THIS SITE IS STARTED, FLOOD ZONE INFORMATION MUST BE VERIFIED BY PROPER BUILDING CODES OFFICIAL.
 - 9.) SETBACKS SHOWN AS PER PLAT OF RECORD AND MUST BE VERIFIED WITH OFFICIAL AGENCY BEFORE PURCHASE AND OR CONSTRUCTION ON SUBJECT PROPERTY.
 - 10.) THIS PROPERTY APPEARS TO LIE IN FLOOD ZONE X UNSHADED AS DETERMINED BY F.E.M.A. FIRM COMM-PANEL NUMBER 4501300166G DATED MARCH 23, 2021.
 - 11.) FLOOD ZONE LINES AS SHOWN ARE SCALED FROM MAPS PROVIDED BY FEMA AND DRAWN ON THE LANDWARD EDGE OF THE FLOOD ZONE BORDER.
 - 12.) CONTOUR INTERVAL IS 1'.
 - 13.) VERTICAL DATUM IS 1988 NAVD.

- REFERENCES:**
- 1.) T.M.S.#: R120-004-000-0595-0000
 - 2.) PLAT BY: ZYAD A. KHALIL DATED: FEBRUARY 2, 2016. PLAT BK/PG: 143/26 BEAUFORT COUNTY R.M.C. OFFICE
 - 3.) DEED REFERENCE BK/PG: 4401/2272



TREE LEGEND

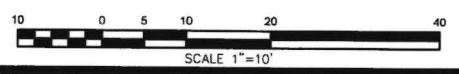
CODE	COMMON NAME	BOTANICAL NAME
FRS	FINE SHORBLEAF	Frax. esculenta
PLN	PLUM LONGLEAF	Prunus palustris
LD	LIVE OAK	Quercus virginiana
D	DAK	Quercus spp.
MAG	SOUTHERN MAGNOLIA	Magnolia grandiflora
PA	PALMETTO	Sabal palmetto
SUB	SUGARBERRY	Celtis baltica
EL	ELM	Ulmus spp.
HI	HICKORY	Carya spp.
BN	GRAY BIRCH	Betula picea
WK	WAX MYRTLE	Myrica carolin.
CH	BLACK CHERRY	Prunus spp.
CE	EASTERN RED CEDAR	Juniperus virginiana
TA	TALUM	Sagittaria arifolia
PC	YELLOW POPLAR	Liquidambar styraciflua
BI	BIRCH	Betula spp.
CY	CYPRESS	Taxodium distichum
SY	AMERICAN SYCAMORE	Platanus occidentalis
PE	PECAN	Carya illinoensis
CR	CRAPPELHOLE	Liquidambar indica
FR	FRUIT TREE	
UP	MAPLE	Acer spp.
OW	DOGWOOD	Cornus florida
DM	SWEETGUM	Liquidambar styraciflua
WO	WATER OAK	Quercus nigra
LA	LAUREL OAK	Quercus laurifolia
BL	BALD PATE	Liquidambar styraciflua
BLK	BLACK OAK	Quercus macrocarpa
UNK	UNKNOWN	
ORA	ORANGE APPLE	Malus sylvestris
MA	MALBERRY	Morus
MA	MAGNOLIA	Magnolia
WH	WHITE OAK	Quercus alba
TR	TURKEY OAK	Quercus coccinea
RD	RED OAK	Quercus rubra
DO	DOGWOOD	Cornus florida
ML	MILLOW TREE	Salix alba
TJ	TUPelo	Nyssa sylvatica
CH	CHERRY	Prunus
CH	CHERRY	Prunus
CK	COTTONWOOD	Populus
CL	CHERRY LAUREL	Prunus laurocerasus
WAL	BLACK WALNUT	Juglans nigra
CAW	CAMPBELL	Campylopusium
ASH	WHITE ASH	Fraxinus americana

ALL TREES ARE LOCATED TO THE FACE OF THE TREE TRUNK. THEREFORE TOLERANCE OF THE FACE OF THE TREE TRUNK IS PLUS OR MINUS THE DIAMETER OF THE TREE PLUS 1/2" IS ALL TREES ARE MEASURED AT THE POINT OF THE TREE WHICH IS APPROXIMATELY 40 FEET ABOVE GROUND. GROUND ELEVATION AT TREE LOCATIONS MAY OR MAY NOT ACCURATELY REPRESENT ELEVATIONS BETWEEN TREE SPOTS DUE TO THE SHARP BUTTRESS AT THE BASE OF THE TREE. NECESSARY TREE LOCATION THAT IS CRITICAL BEYOND THE TOLERANCE STATED ABOVE FOR DESIGN MUST BE POINTED OUT AND A TIGHTER TOLERANCE MUST BE ASKED UPON.

GASQUE & ASSOCIATES INC.
 LAND SURVEYORS PLANNERS
 28 PROFESSIONAL VILLAGE CIRCLE, BEAUFORT, S.C.
 P.O. BOX 1363, BEAUFORT, S.C.
 (843) 522-1798

I, David E. Gasque, a Registered Professional Land Surveyor in the State of South Carolina, 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, and meets or exceeds the requirements as specified therein.

David E. Gasque, R.L.S.
 S.C. Registration Number 10508



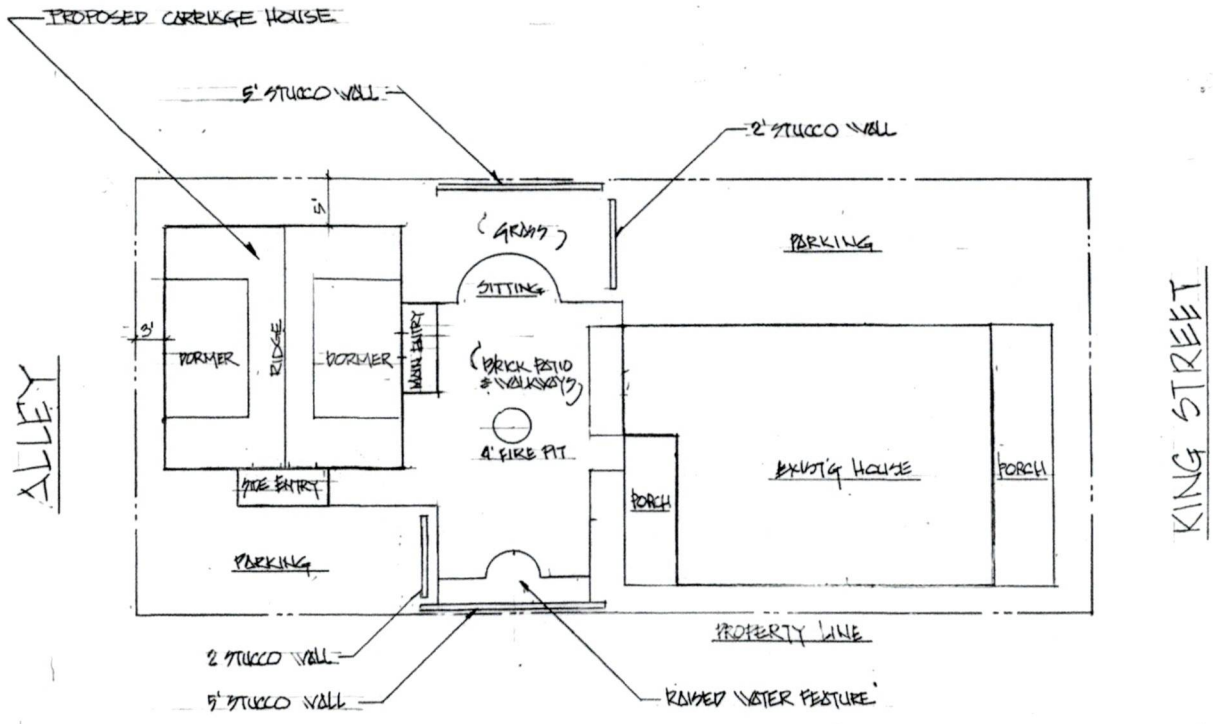
ASBUILT, TREE & TOPOGRAPHIC SURVEY
 A PORTION OF BLOCK 121
 ~PREPARED FOR~
 DRAKE COMPANY
 CITY OF BEAUFORT
 BEAUFORT COUNTY---SOUTH CAROLINA

DATE: SEPTEMBER 8, 2025

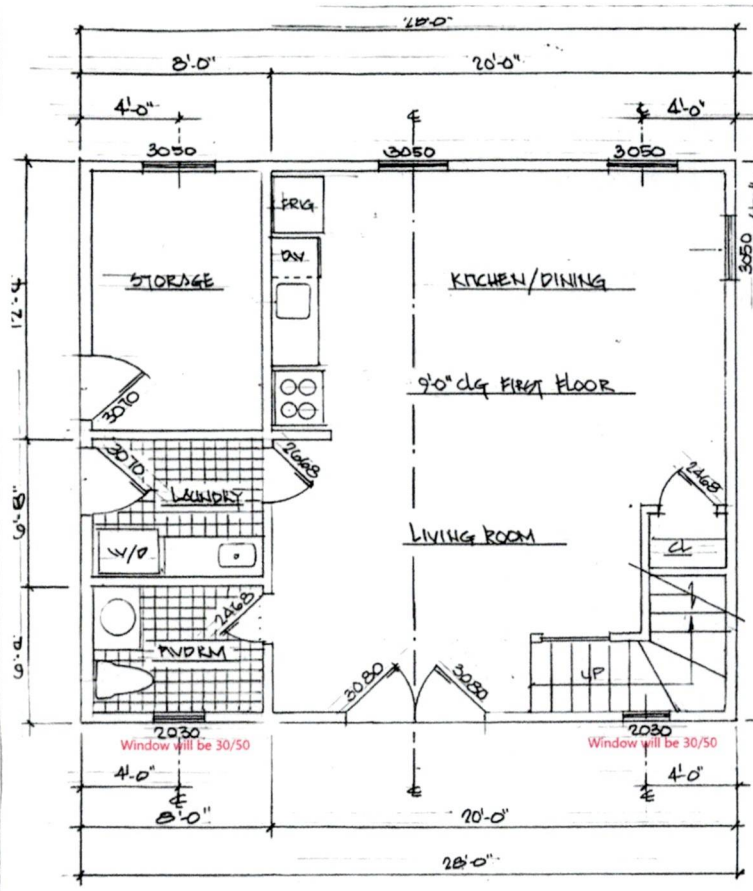
SCALE: 1"=10'

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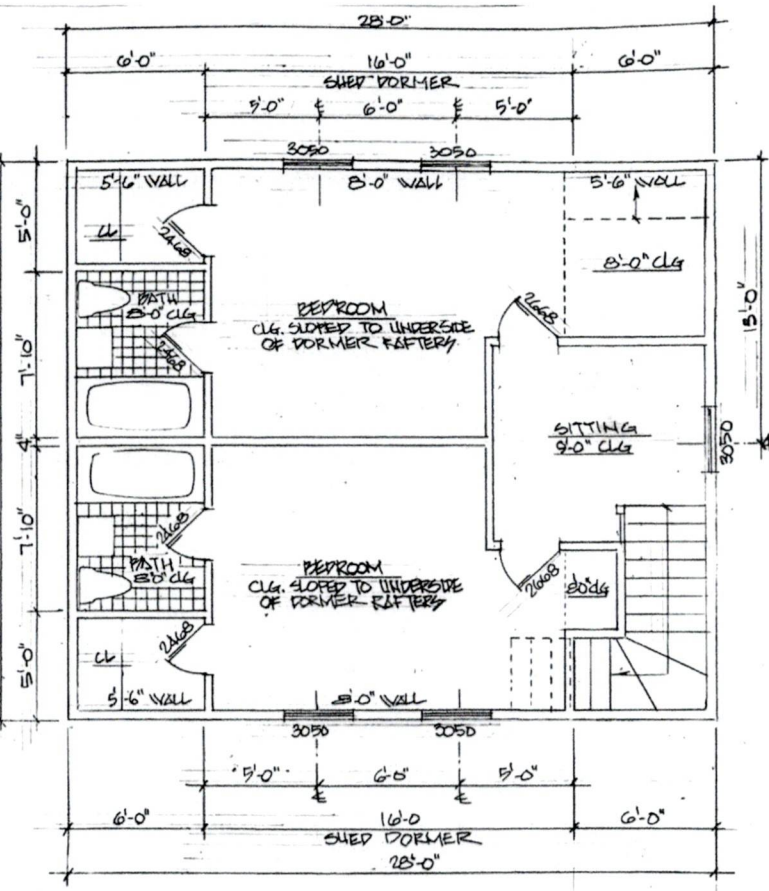
JOB#: 62121 F.B.#: 1180/27 SW DRAWN BY: CMG



PROPOSED CARRIAGE HOUSE SITE PLAN
 SCALE: 1/4" = 10'



FIRST FLOOR PLAN SCALE: 1/8" = 1'-0"



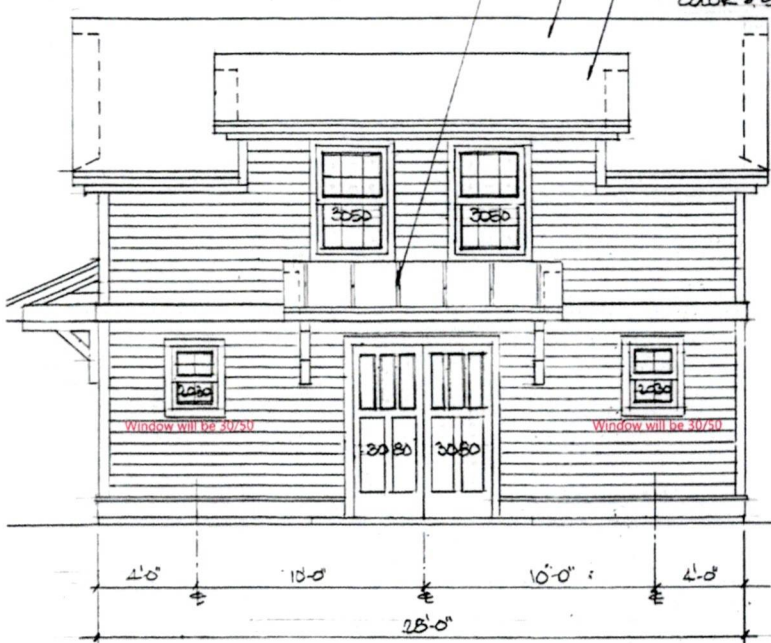
SECOND FLOOR PLAN SCALE: 1/8" = 1'-0"

STANDING SEAM METAL
ROOF @ MAIN
ENTRY

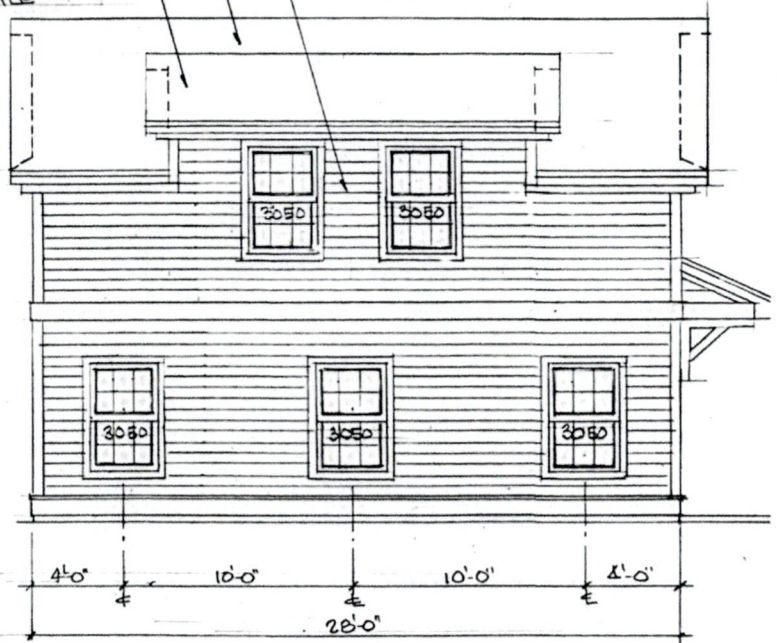
SHEDDLE CHINGLE ROOF TO MATCH
EXIST'G HOUSE ROOF, COLOR
& STYLE

SHEDDLE DORMER, ROOF
TO MATCH EXIST'G HOUSE
COLOR & STYLE

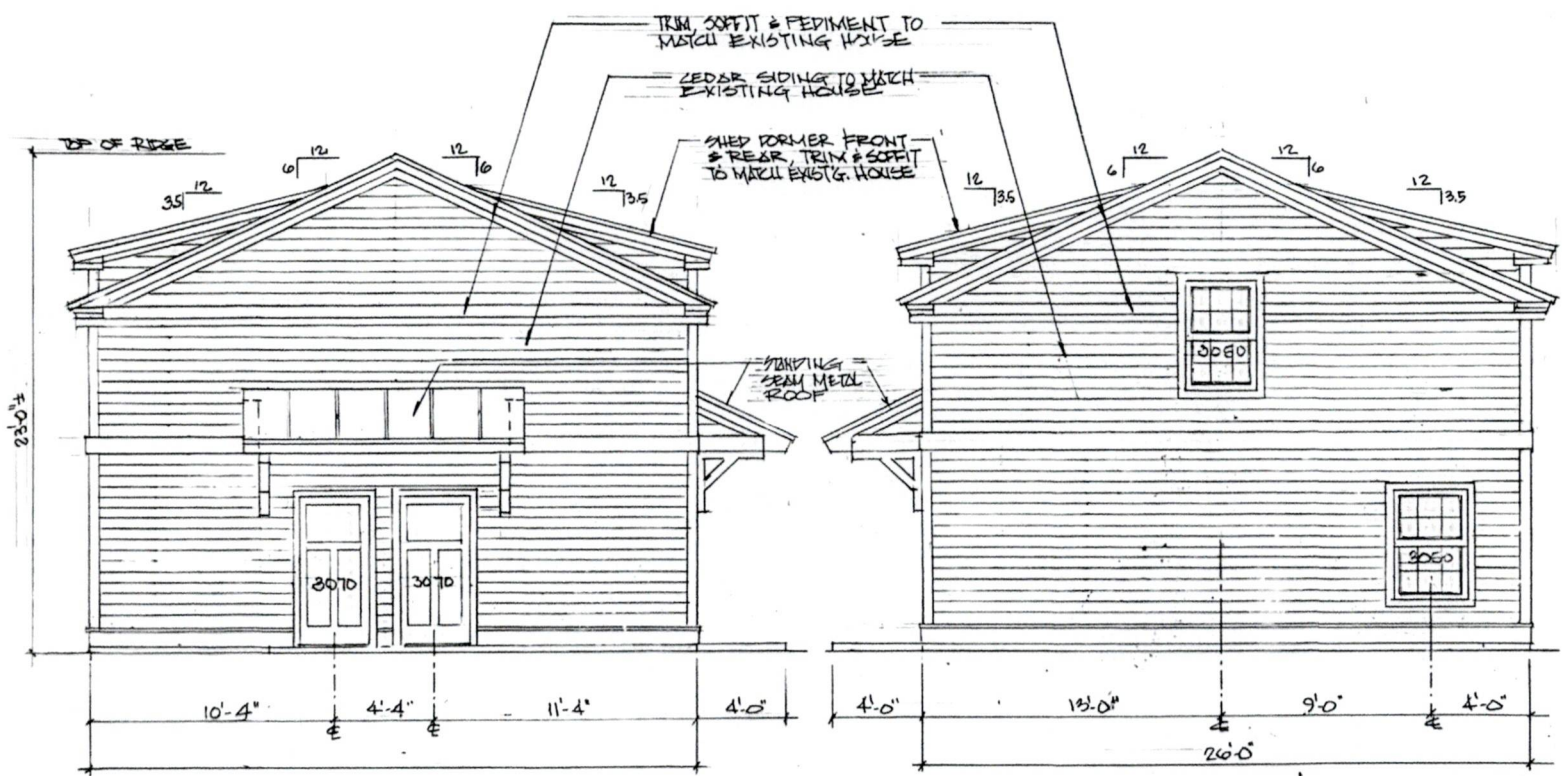
SEDER SIDING TO MATCH
EXISTING HOUSE COLOR &
STYLE (TYP)



FRONT ELEVATION
SCALE: 1/4" = 1'-0"



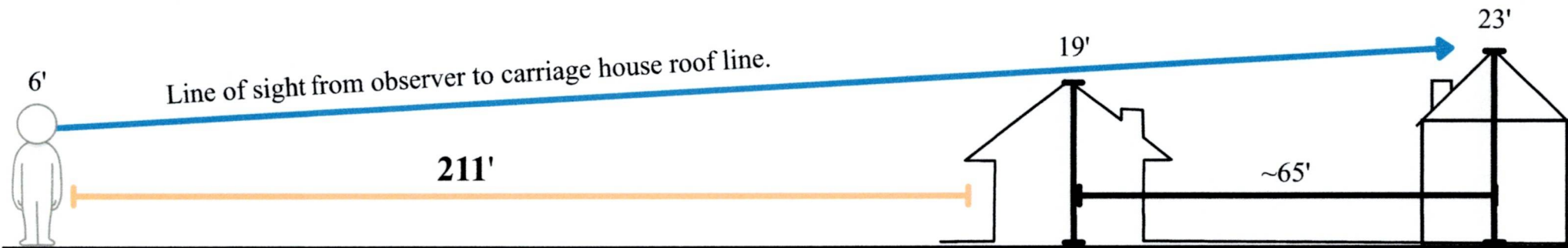
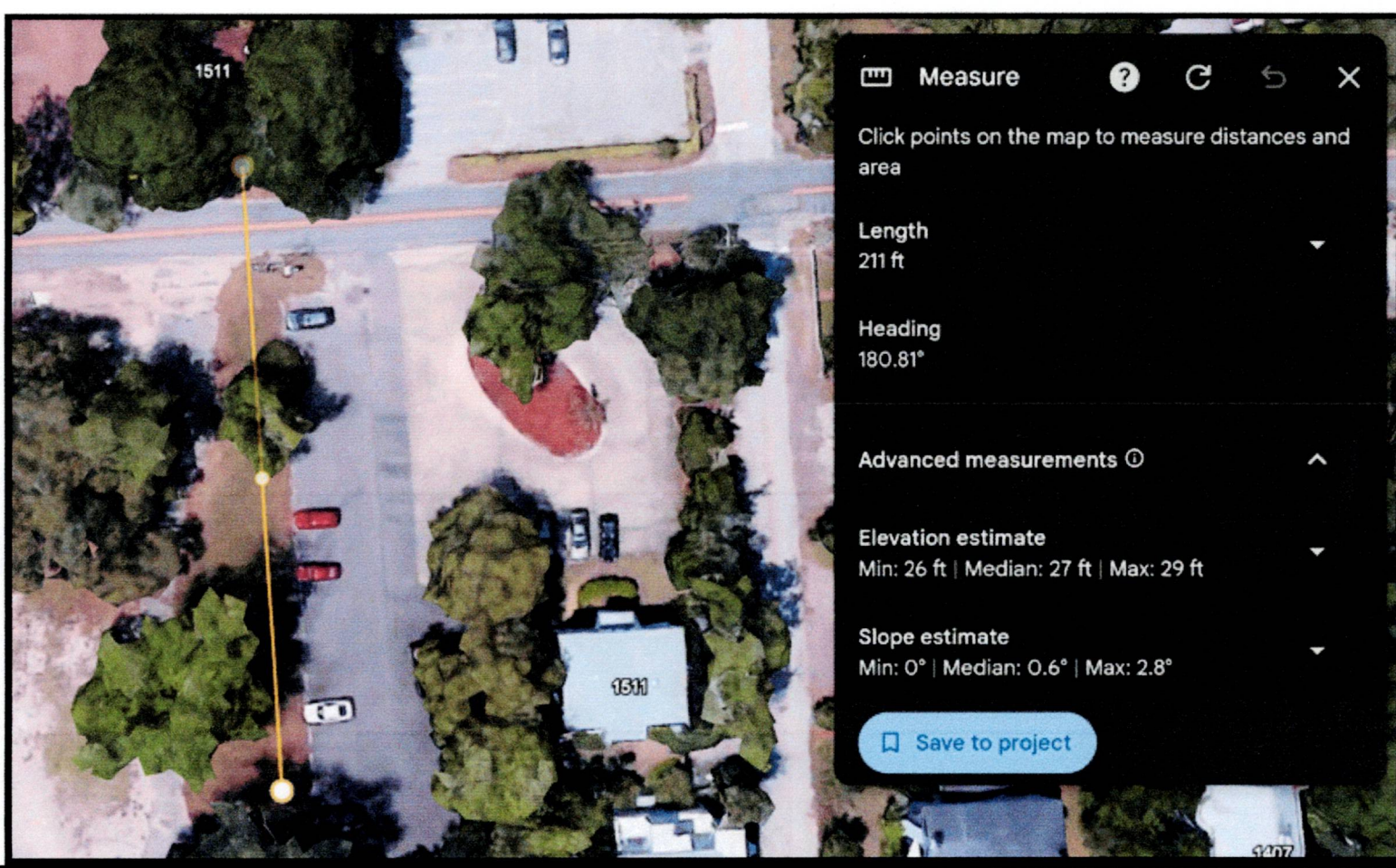
REAR ELEVATION
SCALE: 1/4" = 1'-0"

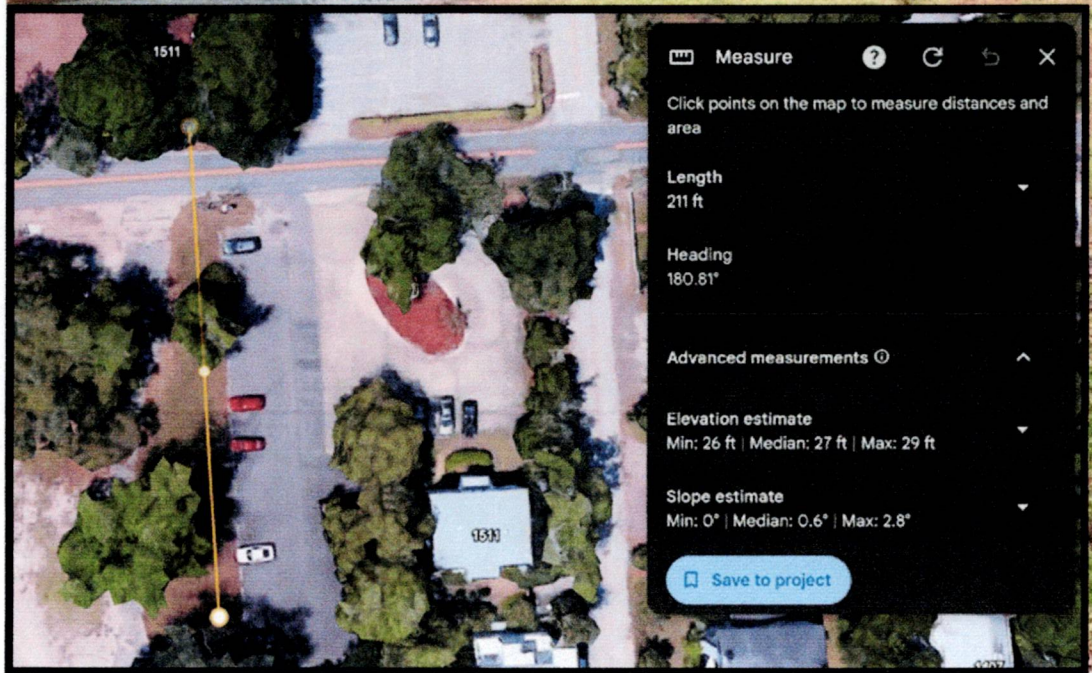


LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

A 6 foot tall observer must stand a minimum 211 feet in front of existing cottage to begin to see the roofline of the proposed carriage house.

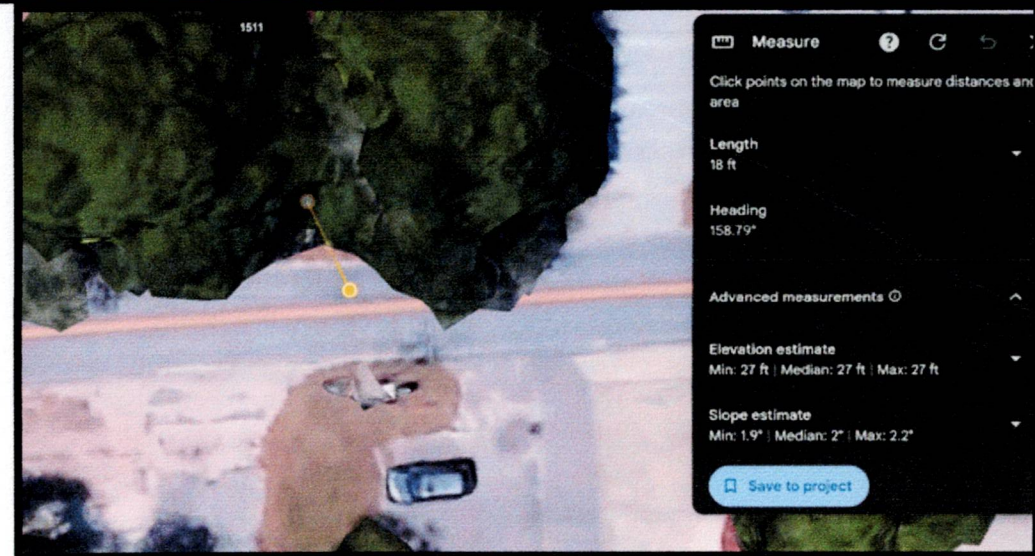




South of the cottage in the parking lot across King Street, directly south of the front door, 211' from the front steps. ~5% of the carriage house would be visible on the east side of the cottage through the driveway line of sight. This is the closest distance that the roof line would be visible.

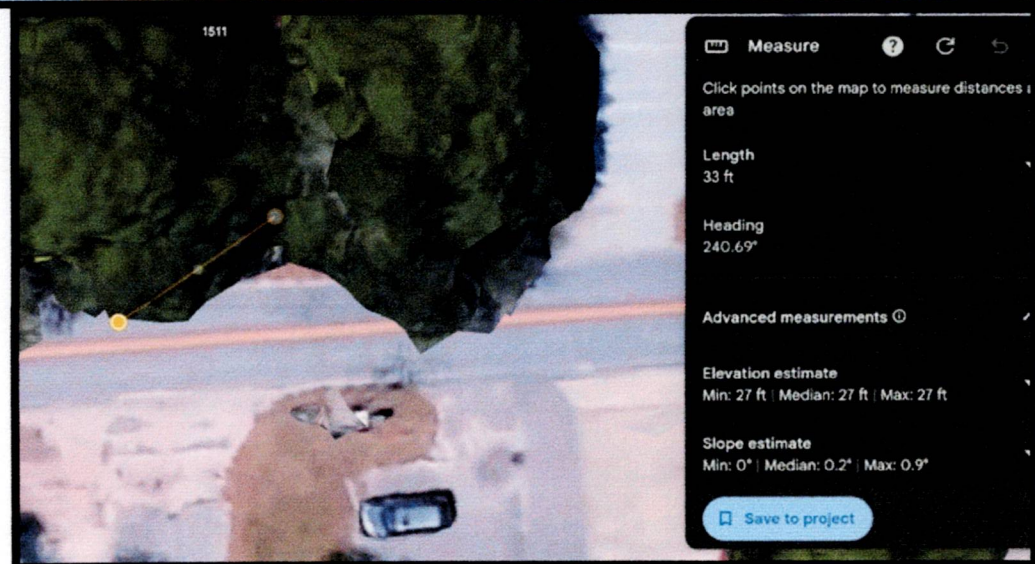


South of the cottage on King Street, nearly directly south of the front door, 0% of the carriage house would be visible, no roof line would be visible.



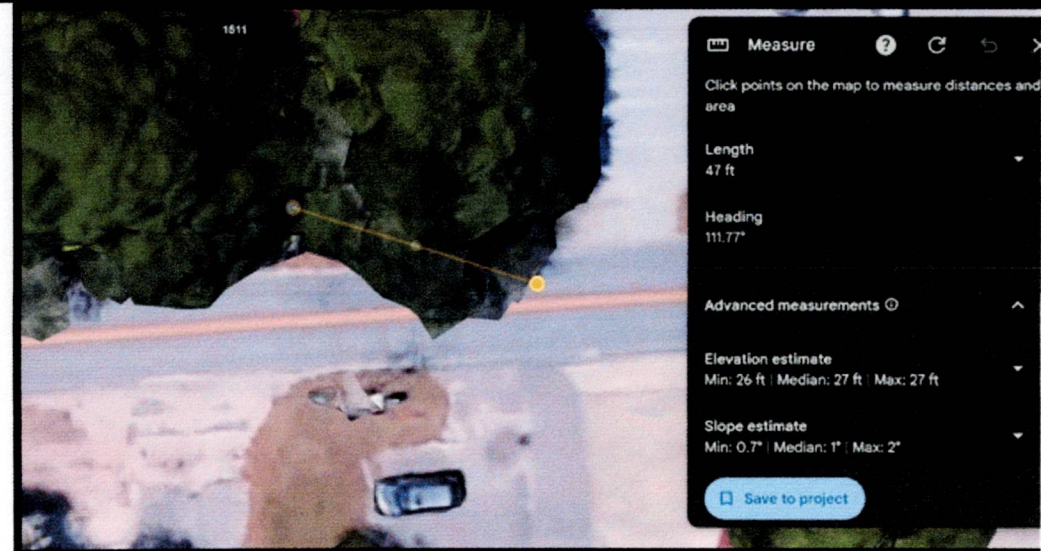


Southwest of the cottage on King Street, 0% of the carriage house would be visible, no roof line would be visible.

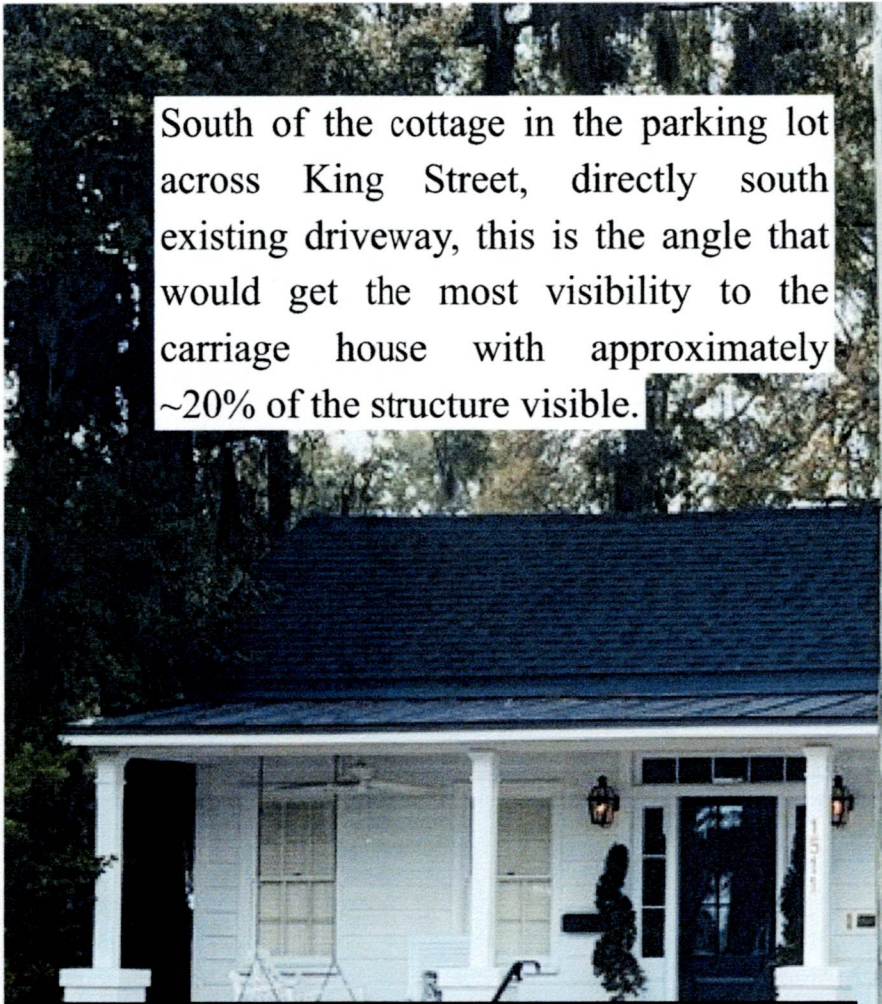




Southeast of the cottage on King Street, some of the carriage house MAY be visible depending on foliage, some of the roof line MAY be visible also depending on the foliage.



South of the cottage in the parking lot across King Street, directly south existing driveway, this is the angle that would get the most visibility to the carriage house with approximately ~20% of the structure visible.

An aerial satellite map showing a parking lot area. A yellow line connects two points on the map. A black overlay box contains measurement data.

Measure

Click points on the map to measure distances and area

Length
69 ft

Heading
167.97°

Advanced measurements

Elevation estimate
Min: 26 ft | Median: 26 ft | Max: 27 ft

Slope estimate
Min: 0° | Median: 1.1° | Max: 2.1°

Save to project

5' side setback

Project Exterior Material List – Carriage House Addition

Property: 1511 King Street, Beaufort, South Carolina

Historic District: Beaufort Historic District

Project Type: New accessory structure (Carriage House / ADU)

Sample Picture Attachments:

- 1) Exterior Door (Double French Door)
- 2) Exterior Door(s) (Single Entry)
- 3) Windows (Andersen – double hung)
- 4) Gas Light(s)
- 5) Asphalt Shingles (to match existing house)
- 6) Metal Roof(s) (awning roofs – to match existing house)
- 7) Cedar Siding and Trim Boards
- 8) Brick Patio and Walk Way(s)
- 9) Gravel Driveway(s)



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1 Hinged Door + \$7,947.00

Hinged Door \$7,947

Select Door Style +\$1,196 Craftsman

Metal Framed Hinged Door? No

Is Wine Room Door? No

Select Hanging Option +\$996 Pre Hung

Select Interior Or Exterior Door +\$1,297 Exterior

Select Wood Species Alder

Shipping Address

First Name * Last Name *



Company Name

Address *

City *

State *

ZIP *

Select State

Country *

United States c

Door Function +\$398 Double Door with T-Astragal & Flush Bolts

Select Thickness 1-3/4 in

Select Width of a Single Door (not the door way opening) +\$725 3 ft 0 in 0 in

Select Door Height +\$726 8 ft 0 in 0 in

Select Inserts Glass

Select Door Finish +\$1,244 Glaze Clear

Select Door Texture +\$590 Weathered

Select Door Knob Boring +\$150 Yes

Add Hinges? +\$72 Yes

Select Hinge Prep +\$150 Rustica Standard

Select Handing Right Hand Inswing

Select Sidelight Style None

Select Jamb Type Normal

Select Jamb Depth 4-9/16 in

Select Jamb Species Alder

Select Jamb Finish +\$206 Glaze Clear

Select Hinge Finish +\$18 Flat Black

Select Hinge Style Square Corner Ball Bearing Hinge

Include Transom Window No

Select Jamb Assembly and Shipping Preparation Fully Assembled and Connected

Select Glass Style +\$104 Clear

Select Door Knob Boring Placement 36 in

Select Bore Hole Backset 2-3/4 in

Select Double Bore (For A Deadbolt) +\$75 Yes

Calculated Overall Jamb Width 6ft 2in 3/8in

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Thank you, Rustica

Calculated Minimum Rough Opening Width **6ft 2in 7/8in**

Calculated Overall Jamb Height **8ft 2in 11/16in**

Calculated Minimum Rough Opening Height **8ft 3in 3/16in**

CALCULATED DIMENSIONS

Overall Jamb Width **6ft 2in 3/8in**

Min. Rough Opening Width **6ft 2in 7/8in**

Overall Jamb Height **8ft 2in 11/16in**

Min. Rough Opening Height **8ft 3in 3/16in**

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**IMPORTANT DELIVERY
NOTICE**

You have ordered an oversized item as defined by the freight carrier. When ordering a door we will ship it in a crate via a freight carrier and it will be delivered curbside. Please be informed that oversized items that can not be lowered off of a lift gate may require that the customer pick up the product at the shipping hub or make arrangements to assist with lifting the crate out of the truck. If you would like alternative delivery options please give us a call at 1-800-891-8312. Please see the Terms & Conditions page for more information.

[View Terms & Conditions](#)

 **Have a**

 **Use a gift**



coupon?



card

Promo code

Gift card number

Only one per order.
Exclusions may apply.



My Rewards

Sign in to view and apply your Rustica Rewards balance.

[Sign in](#)

- FREE pick up from 1060 Spring Creek Place, Springville UT 84663 with bubble wrap
- FREE pick up from 1060 Spring Creek Place, Springville UT 84663 pre-packed in a custom crate

Sub-Total	\$7,947.00
Crate cost based on the size and quantity of doors ordered	\$198.00
Shipping Zone	Please Type Your Shipping Address
Tax	\$568.21
Grand Total	\$8,713.21

[Please click here for more information about the crating and shipping of your custom made to order doors.](#)

RUSTICA REWARDS

You will earn \$238.41 in rewards for this order!

You can use your rewards to buy more Rustica products! - [Learn More »](#)

[Click to add rewards to this order](#)

[Opt out](#)

Thank you for your interest in our products. We hope that you love them. Please note that wood doors are susceptible to expanding and contracting due to changes in temperature and moisture (rain and humidity) based on location, exposure to the elements and environment. The natural state of steel is vulnerable to oxidation with exposure to the moisture (rain and humidity). We provide a quality built product and we offer finishes with a warranty to protect the wood and metal. You, the customer, are responsible to understand the warranty and the other terms and conditions of the purchase. You are responsible to make sure that your application, location and environment are conducive to the product and material you select. Rustica is not responsible for changes in the doors or finishes (warping, separating, splitting, expanding, contracting, rust or fading) due to these conditions. Please click on this [link](#) to learn more about the necessity of an overhang to protect your beautiful custom door.

 Save Cart

Choose your payment method

Select the option that works best for you. All methods are secure and encrypted.

Credit or Debit Card

Pay instantly with your Visa, Mastercard, Amex, or



Pay Over Time with Affirm

Split your purchase into flexible monthly payments.

EXTERIOR DOORS

INTERIOR DOORS

BARN DOORS

CUSTOM DOORS

RESOURCES

SUPPORT

Your Cart



Craftsman 1-Lite 2-Panel-68 | 36"x80" Craftsman Style 1-Lite 2 Panel Mahogany Entry Door

Door Size: 36"x80"

Pre-Hanging: Yes

Dentil Shelf: No

Factory Finish Options: Traditional Finish - Charcoal

Glass Options: Large Flemish

Door Jamb: 4-5/8" Mahogany Jambs

Exterior Brickmould: No Exterior Brickmould

Interior Casing: No Interior Casing

Handing: Left Hand Inswing

Hinges: Black

Sill: Black/Bronze

Handle Preparation: No Handle Preparation

[Remove](#)

Quantity selector:

Unit Price: \$2,602.00

Our Shipping & Delivery Process

Shipping costs are dynamically calculated at checkout based on your location. All doors ship with vetted freight carriers who prioritize safe, reliable delivery. Every order includes:

- Secure crating for maximum protection in transit.
- The ability to schedule your preferred delivery time.
- Residential delivery support with lift-gate trucks and pallet jacks.

Note: Freight shipping works differently than standard parcel delivery. If you have questions at any point, we're here to help.

INCLUDE A NOTE WITH YOUR ORDER:

Type your note to the doors.com team

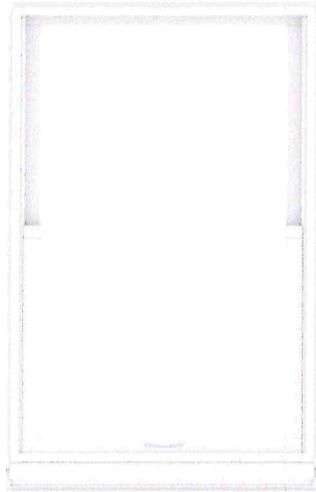
Sign in to save your cart for later

Cart Summary

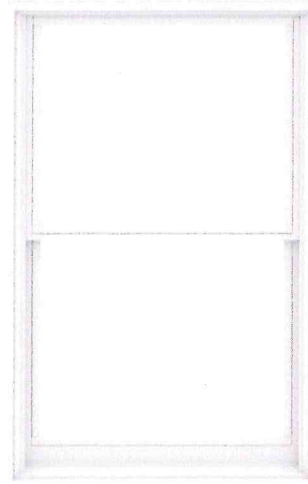
MERCHANDISE SUBTOTAL	\$2,602
<hr/>	
SHIPPING & HANDLING	Calculated at Checkout
<hr/>	
TAX	Calculated at Checkout
<hr/>	
TOTAL	\$2,602

SECURE CHECKOUT

400 SERIES DOUBLE-HUNG WINDOW



Interior

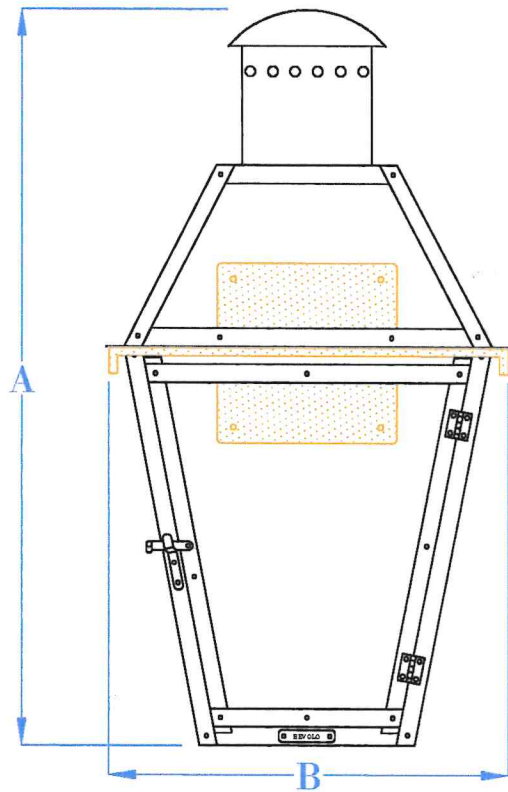


Exterior

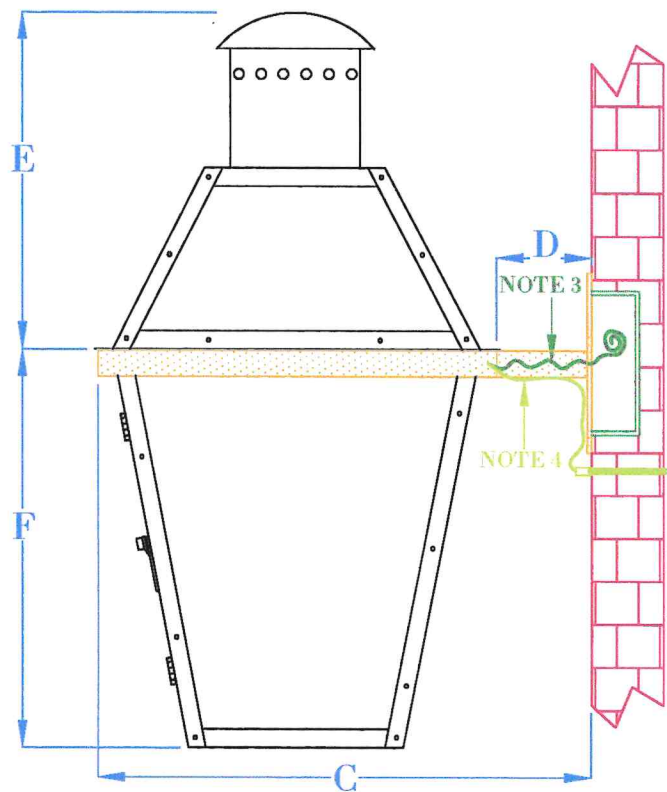
Summary

Product ID#	TW2842
Unit Width	33 5/8"
Unit Height	52 7/8"
Interior Color	White
Glass	Low-E4® Glass
Hardware	Standard Lock and Keeper, White
Optional Hardware	Classic Series™ Hand Lift, White
Grille Pattern	Colonial
Grille Width	3/4"
Exterior Color	White
Exterior Trim Profile	None

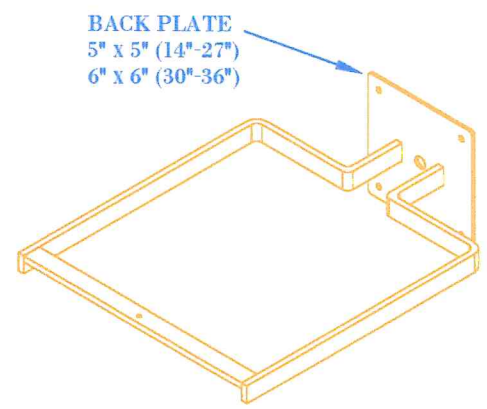




FRONT VIEW
(NTS)



SIDE VIEW
(NTS)



BACK PLATE
5" x 5" (14"-27")
6" x 6" (30"-36")

ISOMETRIC VIEW
(NTS-BRACKET ONLY)

NOTES:

1. MOUNTING HARDWARE SUPPLIED BY OTHERS
2. FIXTURES ARE HANDCRAFTED. DIMENSIONS MAY VARY PLUS OR MINUS 1/4"
3. ELECTRIC LIGHTS SUPPLIED WITH 18/2 WIRE WITH GROUND
4. GAS LIGHTS SUPPLIED WITH 3/16" COPPER GAS LINE AND 3/16" x 1/4" GAS LINE ADAPTOR

SIZE:	14"	18"	21"	24"	27"	30"	36"
A:	14 1/4"	17 3/4"	20 1/2"	25 1/4"	26 1/4"	30 5/8"	37"
B:	9 1/4"	10 1/2"	11 1/2"	13 1/4"	14 1/2"	17 1/2"	21 1/2"
C:	11 3/4"	13"	14"	15 3/4"	17"	20"	24"
D:	2 1/2"	2 1/2"	2 1/2"	2 1/2"	2 1/2"	2 1/2"	2 1/2"
E:	6 1/4"	7 5/8"	9 3/8"	12 3/8"	11 7/8"	14 1/2"	17 3/8"
F:	8"	10 1/8"	11 1/8"	12 7/8"	14 3/8"	16 1/8"	19 5/8"

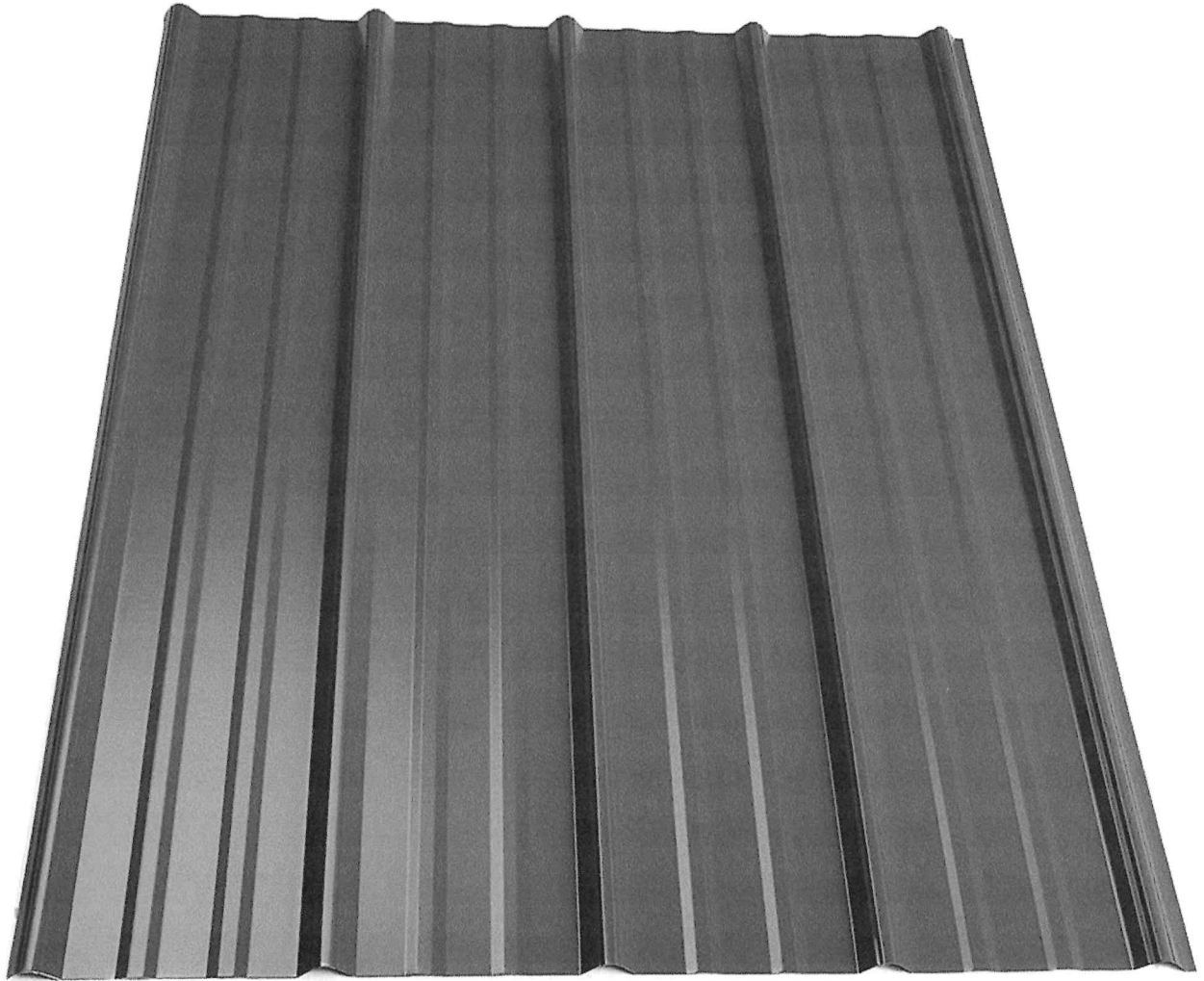
BEVOLO GAS & ELECTRIC LIGHTS

LIGHT:	FRENCH QUARTER
BRACKET:	ORIGINAL BRACKET MOUNT

DRW BY:	JJG
DATE:	11-30-17
APP. BY:	JJG
REVISION:	5

COPYRIGHT 2024, BEVOLO GAS & ELECTRIC LIGHTS. THIS DRAWING AND ANY DESIGN OR DATA CONTAINED THEREIN ARE CONSIDERED PROPERTY OF BEVOLO GAS AND ELECTRIC LIGHTS. NEITHER THE DRAWING NOR ITS CONTENT MAY BE COPIED, REPRODUCED, OR EDITED TO A LIKENESS WITHOUT THE WRITTEN CONSENT OF BEVOLO GAS AND ELECTRIC LIGHTS



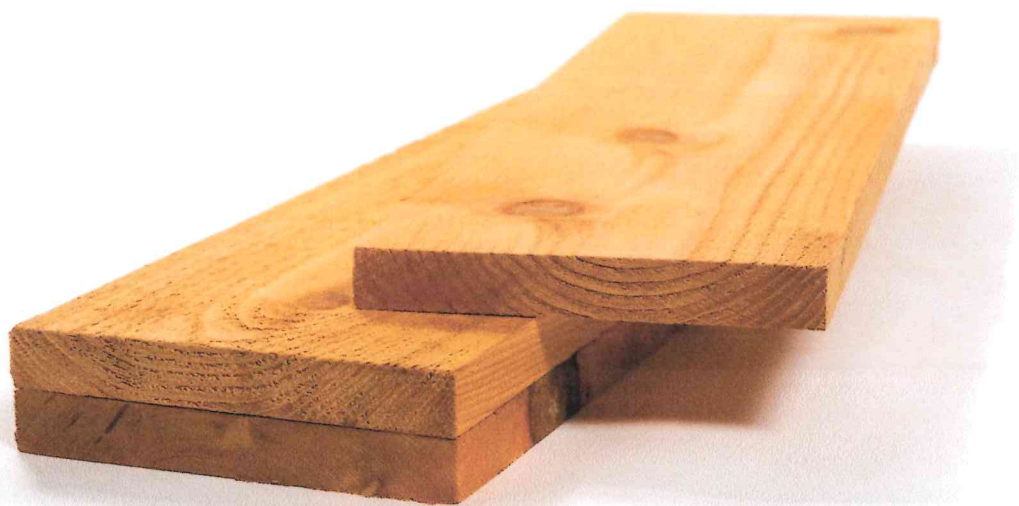




1/2x6 Clear Bevel



3/4x10 Knotty Bevel





Savannah Gray- Georgia Handcrafted Collection

| [Georgia Handcrafted](#)

Savannah Gray from our Handcrafted Collection captures the timeless allure of historic Southern masonry. This brick is richly textured with deep charcoal and warm brown hues, softened by hints of whitewashing for a naturally aged, reclaimed appearance. Each brick is authentically tumbled, giving it unique character and a handcrafted finish that evokes the charm of old-world craftsmanship.

When paired with buff mortar, Savannah Gray's contrasting tones are enhanced, delivering a bold yet refined aesthetic. Ideal for everything from stately exteriors to fireplace surrounds, this brick brings depth, warmth, and Southern tradition to any project.

Call us today to discuss your building or home project and let us help you find the perfect brick. [Contact Us](#)



Charlestowne- Georgia Handcrafted Collection

I [Georgia Handcrafted](#)

Charlestowne from our Handcrafted Collection brings timeless character and aged elegance to any project. As the tumbled version of our ever-popular Mosstown, Charlestowne features a weathered, authentically worn look that captures the charm of historic brickwork—perfectly suited for both classic and contemporary designs.

With its unique blend of brownish-grey tones and subtle pops of green, Charlestowne evokes the feeling of aged brick softened by time and nature—almost as if it's been gently moss-covered over the years. This true tumbled brick is crafted to appear old while offering the durability and consistency of new materials.

Whether you're designing a cozy cottage, a vintage-inspired feature wall, or a timeless exterior, Charlestowne adds depth, texture, and an unmistakable sense of heritage to every space it touches.



**710 NEWCASTLE STREET – The NW
Quadrant (c. 1970 – Non-Contributing)**

Expansion/addition of living space to
existing dwelling unit



STAFF REPORT: Historic District Review Board (HDRB)

710 NEWCASTLE STREET

DATE: April 08, 2026

GENERAL INFORMATION		
Applicant:	Jeremiah Smith (Architect) for Stephanie & Tom Burnham (Owners)	
Site Address / Tax PIN:	710 Newcastle Street / PIN: R120 004 000 499A 0000	
Applicant's Request:	Applicant is requesting final approval for additions and alterations to the existing dwelling, including a screened porch at the rear and a covered porch & sunroom across the front of this non-contributing structure.	
Current Zoning:	T4-HISTORIC NEIGHBORHOOD (T4-HN)	
Contributing/Neighborhood	Non-Contributing (c. 1970) / The Northwest Quadrant	
Flood Zone/Base Flood	Flood Zone: X, Elevation: 16 ft – 17 ft (BFE: 13 ft)	
Existing Trees	2 Pecan trees (front); one may be of Specimen size (min. 24” caliber DBH)	
ZONING DISTRICT INFORMATION		
T4-HISTORIC NEIGHBORHOOD DISTRICT (T4-HN)		
Lot Width at Setback:	40 ft min	
Minimum Lot Size:	4,000 sq. ft min	
Max Lot Coverage:	55% of lot area (This percentage indicates maximum lot coverage by roofs; total impervious coverage may be an additional 10% . Parcels may also be subject to Section 8.3 - Stormwater)	
Frontage Build Out	75% max	
Front Setback – Primary	Average Prevailing Setback on Block	
Side Setback – Primary	Corner/Alley: 5 ft min Interior: 6 ft min	
Rear Setback – Primary	15 ft min; from alley: 0 ft.	
Building Height:	Primary Structures: 3 stories max Accessory Structures: 2 stories or 30 ft max	
SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS		
Adjacent Zoning	Adjacent Land Uses	Setbacks for Adjacent Zoning /Buffer required if rezoned
North: T4-HN	712 Newcastle St. (c. 1900/ altered in 1945; Non-Contributing) - residential	N/A
South: T4-N	706 Newcastle St. (c. 1896; Contributing) - Grand Army of the Republic Hall	N/A
East: T4-HN	707 Newcastle St. (c. 1920; Contributing) - residential	N/A
West: T4-HN	1106 Duke St. (c. 1920; Contributing) - residential	N/A

Background: The applicant is proposing to add more living space to this non-contributing 1-story dwelling, increasing the habitable space from the existing 1,146 sq. ft. to approx. 1,809 sq. ft. (including a 299 sq. ft. sunroom at the front). Additionally, a covered porch (170 sq. ft.) will be added to the front section and a screened porch (220 sq. ft.) added to the rear. **The applicant has been to one (1) HTRC Meeting on 2/18/2026.**

Project timeline

Jan. 2026	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.
	2/18: 1 st HTRC Meeting		4/08: 1 st HDRB Meeting								

Summary of the 02/18 HTRC Meeting Comments:

1. **Planning and Zoning:**
 - Residential, noncontributing structure, ca. 1970
2. **Building Codes:**
 - 16-17 ft contours
 - X Flood zone
3. **Architecture:**
 - Demonstrate lot coverage on the site – existing vs proposed and verify compliance.
 - What are the species of the two trees in the front, and will they be impacted by the addition?
 - How does the screen porch at rear impact rear setback and any existing trees?
 - Demonstrate the average prevailing setback on the block facing Newcastle Street. It appears that the front addition will protrude closer to the street than its neighbor to the south which is a historic contributing resource to the district. Given that there are only two other structures on Newcastle in this block it appears the average prevailing setback will be somewhere between 712 and 706 and that the proposed addition may need to be lessened to comply with this requirement.
 - If the addition is not compliant with the average prevailing setback, the sunroom should be reduced in size and the porch could be reduced to an 8’ minimum depth. Any further reduction will need to come out of the living room and master bedroom to reach compliance.
 - Provide a streetscape elevation to review the proposed modifications in relation to the neighboring properties, one of which is a contributing resource (706).
 - It appears the existing house measures approx. 15’ to the ridge, while the proposed alterations take the ridge up to approx. 21’-6”. Applicant to confirm. This is likely still below the heights of the neighboring structures which are both two-story. Applicant to confirm.
 - Given that the existing structure is non-contributing, the review is focused on compatibility with the district and that the proposal is not harmful to the district.
 - Seven integrities:
 - Location – Is it staying in place? Yes

- Setting – Does the increased verticality disrupt the streetscape rhythm? A streetscape drawing is needed to fully review but upon this review it does not likely to disrupt the rhythm.
- Design – Is the new massing compatible with historic typologies? The proposed design is asymmetrical and consistent with other properties in the district. It maintains good proportions and keeps a strong architectural organization of the spaces (sunroom, porch, and bedroom beyond is clearly understood).
- Materials – Are they authentic, durable, and district-appropriate? Applicant to confirm the exact materials, but the design features clapboard siding and appropriate trim elements.
- Workmanship – Does detailing reflect traditional proportions? It appears so in that the windows are vertically oriented and properly paired/ganged together with trim between. The structure maintains proper base, middle, and cap. The porch is typical of homes in the district.
- Feeling – Does it evoke the feeling of surrounding structures? Yes, for the same reasons as workmanship. Its design takes queues from structures of similar form, scale, and materiality in the district.
- Association – Does it reinforce district character and association with the site/district? Yes, it is in-keeping with structures in the immediate vicinity and the district.
- It is important that the proposed structure is executed in a manner that remains of its time and does not create false historicism. This is best handled with the material selection of the windows, doors, siding, roofing, etc.
- The double-hung windows engaged with the front door are odd. It is recommended the applicant restudies this condition. Should the living room windows be ganged in three and centered under the gable? If so, it is recommended that the porch be designed as a three-bay instead of the current two-bay configuration.

Landmark/Specimen tree preservation:

- **2 x Pecan trees** (= Specimen tree as per Code Sec. 5.3.1 at min. of 24” caliber DBH) to remain.

Surrounding Area:

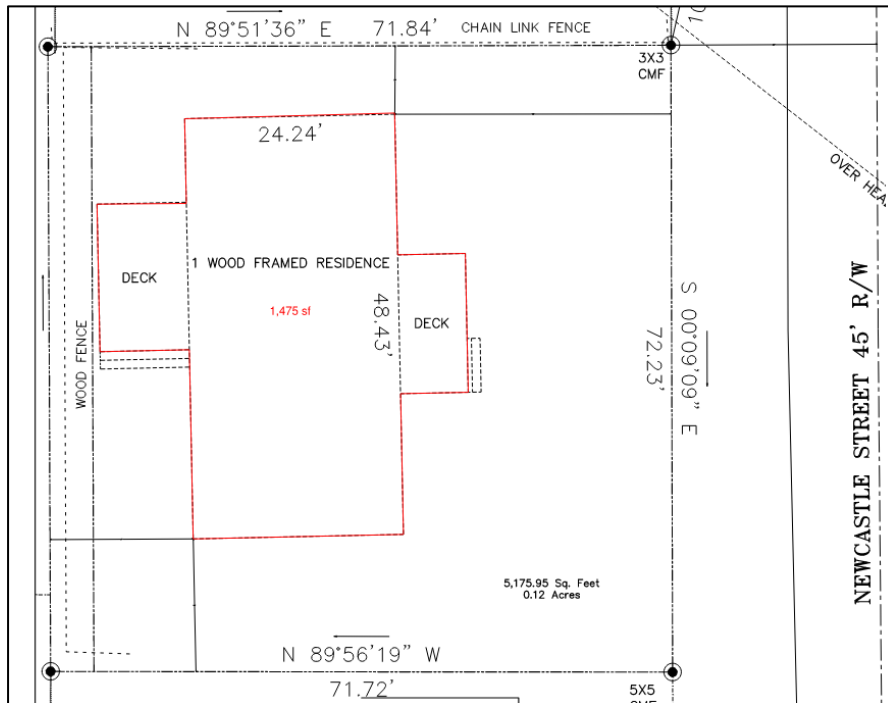
- Located within “The Northwest Quadrant” neighborhood, this 1970s ranch-style cottage with minimal traditional features, such as a small and centered front porch under a gradually sloped gable roof, is diminutive in size compared to adjacent structures, such as the Grand Army of the Republic Hall and the 2-story dwelling at 712 Newcastle Street. The overall neighborhood is characterized by either 1-story cottages or 2-story hall-and-parlor houses.

Determination of adequate historic integrity for New Construction, Infill, Additions and Demolition:

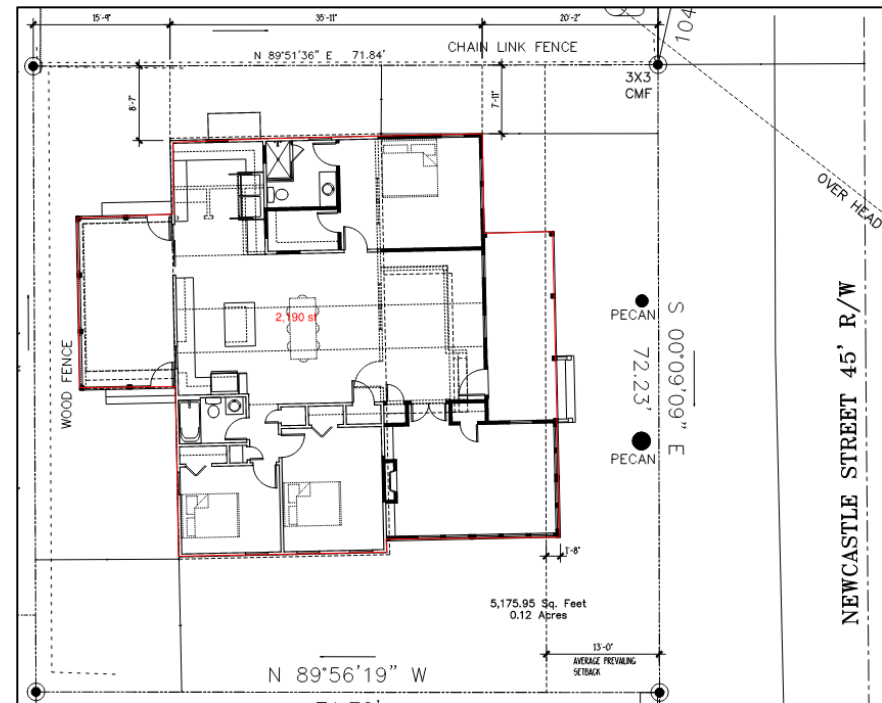
- As per the Beaufort Preservation Manual (Chapter 5) and the Beaufort Development Code (Section 4.7), the compatibility of new infill construction as well as major renovations within the Beaufort Historic District is determined in consideration with the following principles: **1. Location, 2. Design, 3. Setting, 4. Materials, 5. Workmanship, 6. Feeling and 7. Association.** See detailed staff analysis and recommendations below.

710 Newcastle Street – Analysis of related aspects in regards to requested additions

1. Expansion of roofed area/footprint towards the front (Newcastle Street)



Existing



Proposed

Staff analysis:

- ✓ **Currently, the roofed area of the dwelling measures approx. 1,475 sq. ft. With a property size of approx. 5,176 sq. ft. that results to a Lot Coverage Ratio of 28% (permissible in T4-HN: 55%)**
- ✓ **The proposed expansion of the dwelling (footprint) to approx. 2,190 sq. ft. will increase the Lot Coverage Ratio to 42%, which is still in line with what's allowed.**
- ✓ **The front setback in T4-HN is determined by the average prevailing setback line, which seems to be around 13' for this location. The new sunroom and front porch additions slightly go beyond that line.**

2. Expansion in dwelling's ridge height compliant with existing streetscape

Proposed



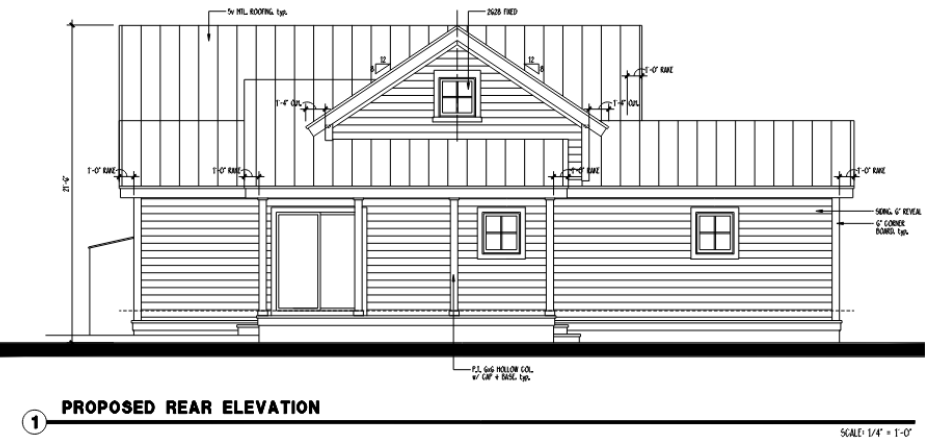
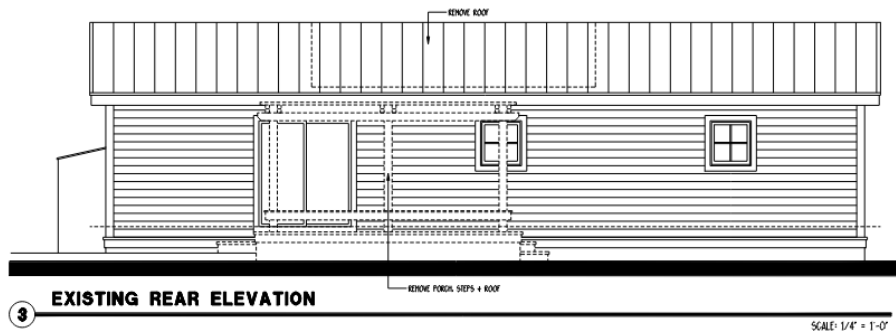
Staff analysis:

- ✓ **Proposed ridge height of expanded dwelling has increased to 21'-6" (existing height: 15'). In comparison with adjacent structures, such as the Army of the Republic Hall and the 2-story dwelling at 712 Newcastle St., the proposed height still would be below the predominant heights on that side of Newcastle Street**
- ✓ **The addition of more dominant gables on the front & sides stresses this architectural feature in comparison with adjacent structures**

Staff analysis - Left (South) elevation:

- ✓ **Removals of current elevation include:** Section of existing wall/siding for future window (bedroom #2)
- ✓ **Proposed changes:** **a)** 20 ft. expansion of side façade by adding proposed sunroom towards the South (front) ; **b)** New roofs (with metal surfacing - 5V) and gables to be added over additions which are also higher (21'-6" ridges); **c)** Louvered vent added into to new side gable; **d)** New screened porch with shed roof added onto the left side (rear - West elevation) **e)** Total of 6 new windows (Kolbe Forgent series) added (mostly for sunroom); **f)** New cementitious siding (6" reveal; smooth) for addition (existing wood grain siding to remain)

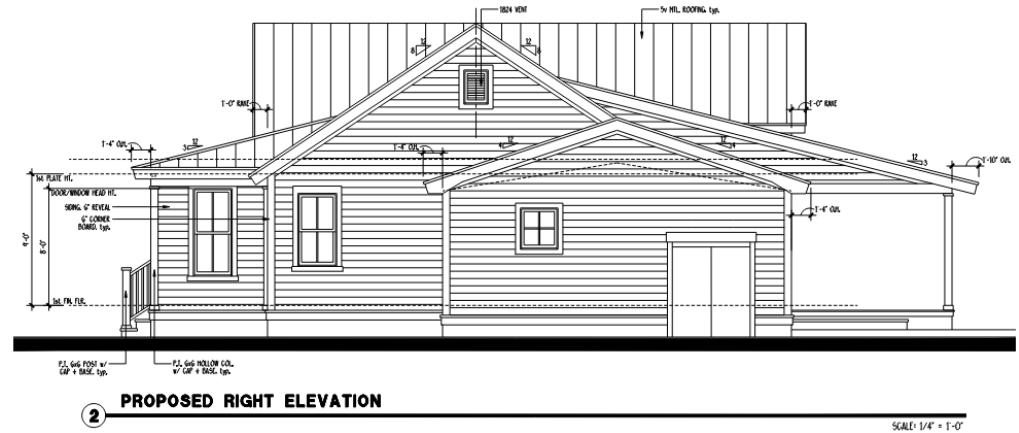
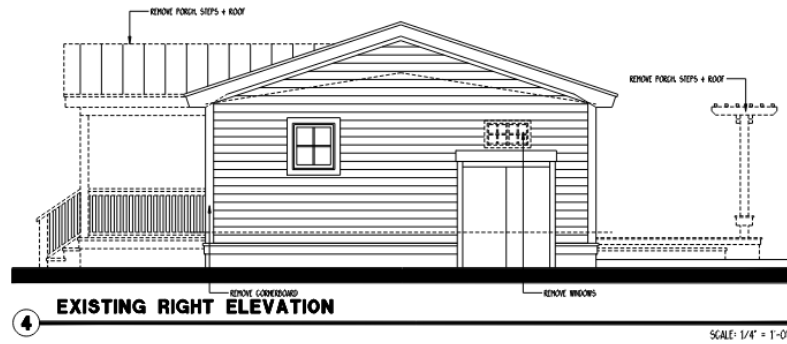
C. Rear elevation (West)



Staff analysis - Rear (West) elevation:

- ✓ **Removals of current elevation include:** Existing unroofed porch (pergola) and cover structure; Section of existing roof to be cut out for additional roofs to be added overall
- ✓ **Proposed changes:** **a)** New screened porch with its own shed roof and integrated gable (including a square-shaped window) also including a lower floor base with new wooden steps & 4 wooden posts (6" x 6"); **b)** New cementitious siding (6" reveal; smooth) for addition (existing wood grain siding to remain)

D. Right elevation (North)



Staff analysis - Right (North) elevation:

- ✓ **Removals of current elevation include:** Small window above side sliding door; removal of existing cornerboard(s)
- ✓ **Proposed changes:** **a)** One new window (Master bedroom; Kolbe Forgent series) to be added; **b)** A total of 3 new roofs with metal surfacing - 5V to be added of which the new centered roof, including a louvered vent, reaches a ridge height of 21'-6" with a roof slope of 8:12);

4.7.2 Integrity Guidelines (as per Beaufort Development Code)	<u>Rationale Present</u>	<u>Staff Analysis of Rationale</u>
1. Location: This is the relationship between the property and its historical context.	YES	✓ The existing non-contributing dwelling, built c. 1970, will be improved in a way and manner that would make it even more compatible with surrounding historical forms and architecture.
2. Design: This is the combination of elements that create the feeling of a district or structure. These elements include building patterns, streetscapes, site elements, building size, mass and scale, spatial relationships, and specific architectural elements and details.	YES	✓ The overall design of the proposed new home additions incorporates features that have been historically used on structures over the course of the previous centuries in Beaufort. Moreover, the proposal maintains good proportions and keeps a strong architectural organization of the spaces that are in line with those of historic structures and thus, will positively contribute to the historic feeling of the immediate neighborhood and District overall.
3. Setting: This is the physical environment of a property and should be evaluated on its context as well as on the historical role the property has played and continues to play. Important features include topography, vegetation, man-made features, and relationships between existing structures and their surroundings.	YES	✓ Despite the non-historic nature of the subject dwelling, its physical setting adjacent to such landmarks as the Grand Army of the Republic Hall and other contributing dwellings on the block, play a major role towards its setting. The proposed additions/expansion respect and reflect that well (see proposed streetscape).
4. Materials: These are the physical elements that make up a property or district.	YES	✓ The proposed materials and components, e.g. windows, doors, etc. are representative and comply with those as recommended for instance in the Beaufort Preservation Manual.
5. Workmanship: This is the physical evidence of the crafts of a particular culture or time period. This particularly applies to rehabilitation projects, but for new infill projects, workmanship of surrounding structures should be considered and respected.	YES	<ul style="list-style-type: none"> ✓ windows are vertically oriented and properly paired/ganged together with trim between. ✓ The structure maintains proper base, middle, and cap. ✓ The porch is typical of homes in the District.

<p>6. Feeling: This is the property's expression of the aesthetic or historic sense of a particular period of time. This particularly applies to rehabilitation projects, but for new infill projects, the feeling of surrounding structures should be considered and respected.</p>	<p>YES</p>	<p>✓ The dwelling's proposed design is representative of similar historic structures in form, scale, and materiality.</p>
<p>7. Association: This is the direct link between an important historic event or person and a property.</p>	<p>N/A</p>	<p>✓ Yes, it is in-keeping with structures in the immediate vicinity and the district.</p>

FINDINGS AND RECOMMENDATIONS

Staff Recommendation: Staff recommends **CONCEPTUAL APPROVAL** in that the proposed changes satisfy the intent of the Beaufort Preservation Manual and requirements of the Beaufort Code, with the following recommendations:

1. The existing rear porch currently encroaches beyond the rear setback lines. The proposed porch is slightly larger than the existing. Staff is supportive of this expansion, but an administrative or Board-level approval may be required for the additional encroachment.
2. Applicant to provide images of all sides of the building.
3. The proposed front porch and sunroom additions encroach 1'-8" beyond the average prevailing setback line. However, staff is supportive of this encroachment and believes this is generally in keeping with the setbacks of adjacent structures.
4. Since the HTRC meeting, the applicant has revised the front porch configuration. Staff is generally in support of the current configuration. However, due to interior configurations, the front door is not centered between the columns. Staff recommends the applicant study ways to align the front door within this bay.
5. Staff believes the rear porch shed roof appears odd on the right elevation. Due to its shed form and 3/12 pitch, the roof needs to extend a long distance before it intersects with the gable roof form. Staff recommends the applicant study ways to resolve this connection. A transition from a shed roof to a hip roof form may be appropriate.
6. Applicant to note any HVAC service yards, label these areas, and provide information on any screening elements.
7. Applicant to provide typical sections showing any new additions. Applicant to also provide typical window jamb/head/sill details, door details, and any other typical details including, but not limited to eave/rafter details, front porch and stair details, etc.



710 NEWCASTLE ST

R120 004 000 499A 0000, 710 NEWCASTLE ST

R120 004 000 499A 0000: T4-HN

Zoning Information

T4-HN: HISTORIC NEIGHBORHOOD DISTRICT
Flood Zone: X
Elevation: > 13 ft

Parcel Information

PIN: [R120 004 000 499A 0000](#)
AIN: 222262
Status: A
TAG: 120
Legres: No Information
Area Code: 1241

- Retail Frontage Overlay ...
- City of Beaufort Road Classifications Layer ...
- Address Points ...
- CityOfBeaufort_Parcels ...
- City Limits Public ...
- Beaufort County Wetlands ...
- City of Beaufort Zoning ...
- CoR Building Elevation ...



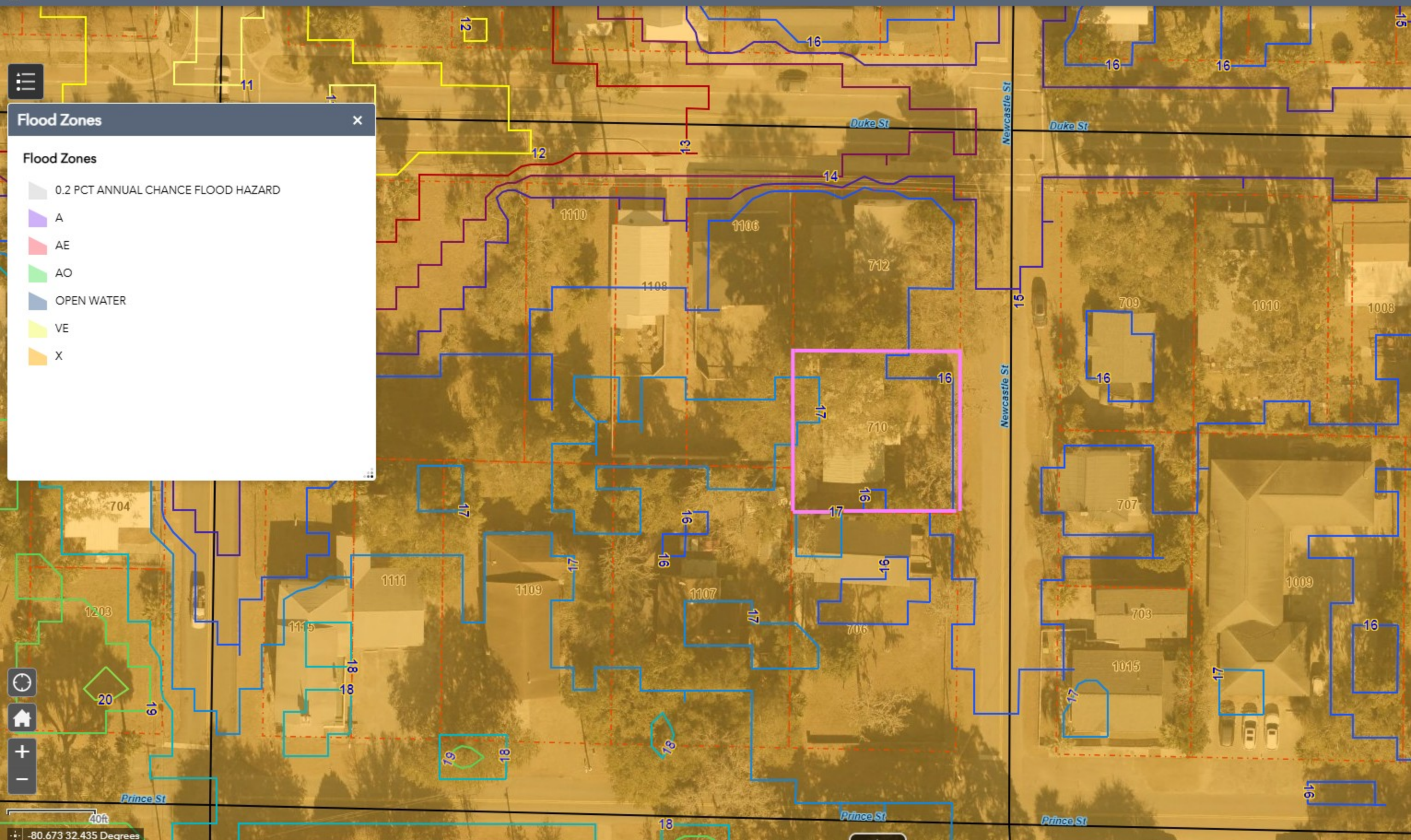
Selected features: 1



Flood Zones

Flood Zones

- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- A
- AE
- AO
- OPEN WATER
- VE
- X



710 Newcastle St



710 Newcastle St

Building



Directions



Save



Nearby



Send to phone



Share

710 Newcastle St, Beaufort, SC 29902

Suggest an edit on 710 Newcastle St

Add a missing place

Add your business

Photos



Get the most out of Google Maps

Sign in

Restaurants

Hotels

Things to do

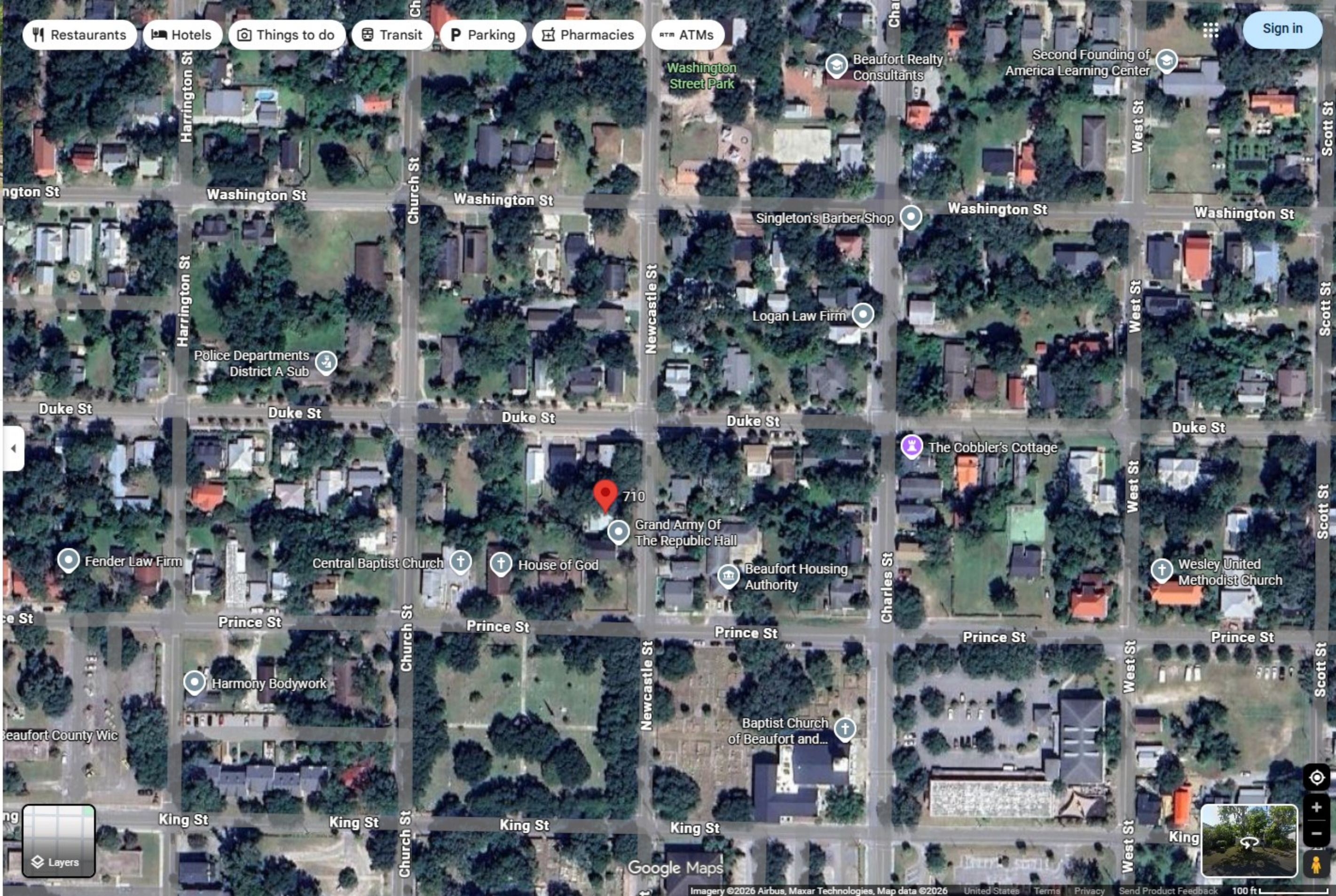
Transit

Parking


Pharmacies

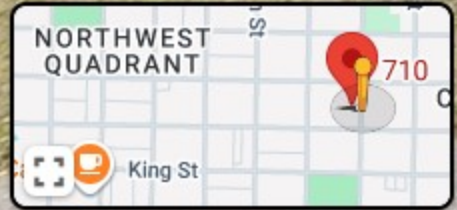
ATMs

Sign in



Layers

710 Newcastle St ⋮
 Beaufort, South Carolina
 Google Street View
 Apr 2022 [See more dates](#)



United States Department of the Interior
National Park Service
National Register of Historic Places
Continuation Sheet

Beaufort Historic District
Beaufort County, SC

Section number 7 Page 40

List of Noncontributing Resources, Continued

Address	Historic Use / Name	Date	Description	Block	Site Number
New St., 406	single dwelling	1960 ca.	1-story brick veneer dwelling	36	NS
New St., 504	single dwelling	1970 ca.	1-story brick dwelling	35	NS
New St., 521	single dwelling	1985 ca.	1-story frame dwelling	25	NS
New St., 911	single dwelling	1970 ca.	1-story frame dwelling	21	NS
Newcastle St., 416	school	1900 ca.	2-story frame school now an inn; altered	90	1106
Newcastle St., 703	mixed	1970 ca.	2-story cmu mixed use building	77	NS
Newcastle St., 709	single dwelling	1960 ca.	1-story cmu dwelling	77	NS
Newcastle St., 710	single dwelling	1970 ca.	1-story frame dwelling	87	NS
Newcastle St., 712	single dwelling	1945	2-story frame dwelling; altered	87	1101
Newcastle St., 806	single dwelling	1955 ca.	1-story frame dwelling; possibly older but altered	86	NS
Newcastle St., 808 B	single dwelling	1960 ca.	1-story frame dwelling; possibly older but altered	86	NS
Newcastle St., 814	single dwelling	1910	1-story frame dwelling	86	NS
Newcastle St., 902	single dwelling	1960 ca.	1-story brick veneer dwelling	85	NS
North St., 603	single dwelling	1970 ca.	1-story brick dwelling	35	NS
North St., 803	single dwelling	1955/65	1-story frame dwelling	57	NS
North St., 811	single dwelling	1900 ca.	2-story frame dwelling; altered	57	1408
North St., 1009	meeting hall	1965 ca.	2-story stucco church meeting hall	79	NS
North St., 1010	single dwelling	1955 ca.	1-story brick dwelling; possibly older but altered	80	NS
North St., 1201	church First Presbyterian Church	1929	1-story frame church; altered	99	1152
North St., 1201	meeting hall	1980 ca.	2-story stucco church meeting hall	98	NS
North St., 1303	single dwelling	1890 ca.	1.5-story frame dwelling; altered	106	1186
North St., 1501	single dwelling	1879	2-story frame dwelling; altered	122	1244
Pinckney St., 507	single dwelling	1980 ca.	Modern 1-story stucco dwelling	7	NS
Pinckney St., 508	single dwelling	1900 ca.	1-story frame dwelling; altered	12	NS
Pinckney St., 509	single dwelling	1980 ca.	1-story frame & stucco dwelling	7	NS
Pinckney St., 510	single dwelling	1960 ca.	2-story frame dwelling; possibly older but altered	12	NS
Pinckney St., 708	single dwelling	1970 ca.	1-story frame dwelling	10	NS
Port Republic St., 400	single dwelling	2000	1-story frame dwelling	28	NS
Port Republic St., 401	single dwelling	1960 ca.	2-story frame dwelling	20	NS



**HISTORIC DISTRICT REVIEW
(Major) HRB Review – Application Form**

Community Development Department
1911 Boundary Street, Beaufort, South Carolina 29902
p. (843) 525-7049 / f. (843) 986-5606
Email: development@cityofbeaufort.org / Website: www.cityofbeaufort.org

Application Fee:
see attached schedule
\$100

OFFICE USE ONLY: Date Filed: 3/20 Application #: HDRB-000084-3026 Zoning District: _____

Approved By: _____ Date: _____

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this application? Yes No

Contributing Status: For a list of contributing and non-contributing structures, please see:

<https://cityofbeaufort.org/350/Beaufort-County-Historic-Sites-Survey>.

➤ (Please select one) Is project a:

Contributing Structure

Non-Contributing Structure

(Does not apply to new building(s) in the Historic District)

Pre-application Requirement:

Has project attended a Historic Technical Review Committee (HTRC) meeting? Yes No Date: 2-18-26

Applicability: Discretionary review by the Historic District Review Board (HRB) shall apply to applications for a **Certification of Appropriateness** for the following items. (Please check all that apply):

New building(s) in the Historic District

Changes to exterior materials of **contributing structure(s)**, to include:

Fences Paint Roof Siding Windows Other changes (specify in Project Narrative section)

Additions to **contributing structure(s)**

Demolition of **contributing structure(s)** in the Historic District

Demolition of **non-contributing structure(s)** in the Beaufort Preservation Neighborhood (all areas minus the Northwest Quadrant).

- Demolition of **non-contributing structure(s)** in the Beaufort Conservation Neighborhood (Northwest Quadrant) does not require a major review by the HRB and is instead a minor review performed at a Staff level.

Applicant & Project Information:

Applicant Name: Jeremiah Smith, Allison Ramsey Architects

Applicant Address: 1003 Charles St.

Applicant E-mail: XXXXXXXXXXXXXXXXXXXXXXXXXXXX Applicant Phone No.: 843-986-0550

Applicant Title: Homeowner Tenant Architect Engineer Developer Contractor



**HISTORIC DISTRICT REVIEW
(Major) HRB Review – Application Form**

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1911 Boundary Street, Beaufort, South Carolina 29902
p. (843) 525-7049 / f. (843) 986-5606
Email: development@cityofbeaufort.org / Website: www.cityofbeaufort.org

Application Fee:
see attached schedule

Owner (if other than the Applicant): Stephanie & Tom Burnham

Owner Address: 710 Newcastle St.

Owner E-mail: ~~XXXXXXXXXXXXXXXXXXXXXXXXXXXX~~ Owner Phone No.: ~~XXXXXXXXXXXX~~

Property Address: 710 Newcastle St.

Property Identification Number(s): R120 004 000 499A 0000

Brief Project Narrative: (Attach any necessary documentation, spec sheets, pictures, paint swatches, etc.)

An addition is proposed across the front of this non-contributing structure to be more in character with the neighborhood.

Windows in addition will be Kolbe Forgent series.

Existing wood grain siding will remain. For the addition, smooth cementitious siding (6" reveal) is proposed.

Certification of Correctness: I/we certify that the information in this application is correct.

Applicant's Signature: *Jessie Sue* Date: 3-20-26

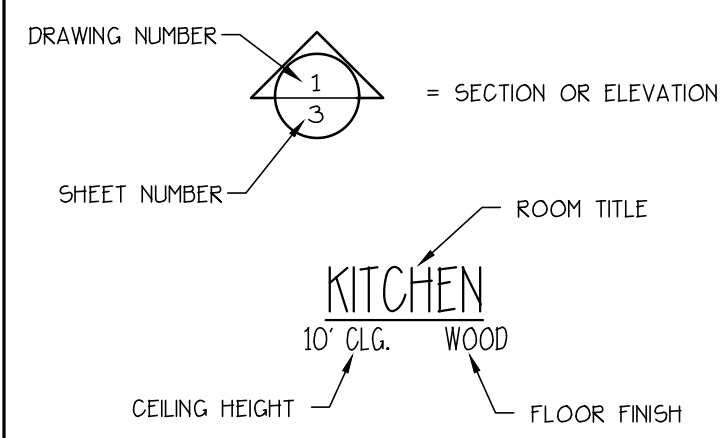
Owner's Signature: *Tom Burnham* Date: March 20, 2026

(The owner's signature is only required if the applicant is not the owner.)

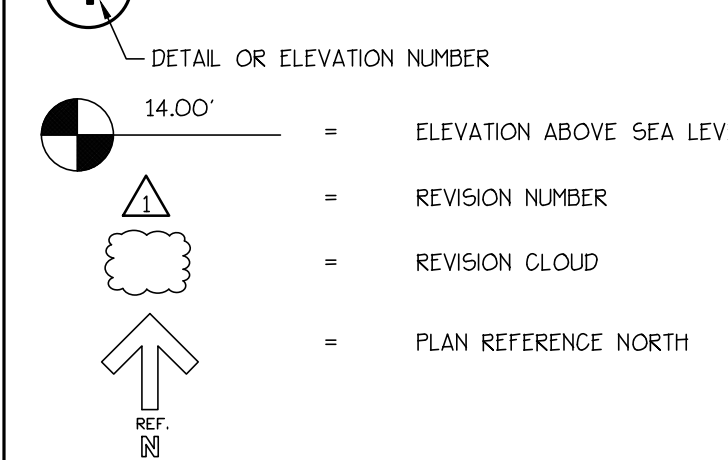
NOTE: See pages 3-6 for the Major Historic Review application requirements and fee schedule.

SYMBOLS + KEYS

DOOR AND WINDOW SIZE KEY
2860 = 2'-8" WIDE x 6'-0" HIGH



1 DRAWING TITLE



	SINGLE POLE SWITCH
	THREE WAY SWITCH
	FOUR WAY SWITCH
	DIMMER SWITCH
	SPEED CONTROL
	DUPLEX OUTLET
	1/2 HOT OUTLET
	WATER PROOF OUTLET
	GROUND FAULT OUTLET
	QUADRUPLUX OUTLET
	SPECIALTY OUTLET
	FLOOR OUTLET
	TELEPHONE JACK
	THERMOSTAT
	TELEVISION JACK
	VENT
	VENT w/ LIGHT
	SURFACE MOUNTED FIXTURE
	RECESSED FIXTURE
	WALL MOUNTED FIXTURE
	FLOOD LIGHT
	LED FIXTURE
	CEILING FAN
	STRIP LIGHTING
	CEILING BOX
	DOOR CHIME
	ELECTRICAL PANEL
	SMOKE DETECTOR
	CARBON MONOXIDE DETECTOR



CONCEPTUAL RENDERING

DRAWING INDEX

- 0 COVER SHEET
- 5 SITE PLAN
- 1 EXISTING/ DEMOLITION PLAN
- 2 PROPOSED FIRST FLOOR PLAN
- 3 PROPOSED ELEVATIONS
- 4 PROPOSED ELEVATIONS
- SP SPECIFICATION SHEETS (SEPARATE)

GENERAL INFO.

AREA CALCULATIONS
HEATED ADDITION = 667 S.F. COVERED PORCH = 173 S.F.
TOTAL HEATED = 1813 S.F. SCREENED PORCH = 220 S.F.

BURNHAM RESIDENCE

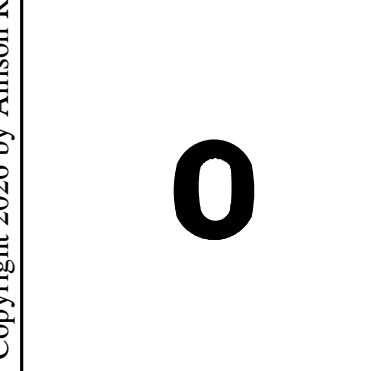
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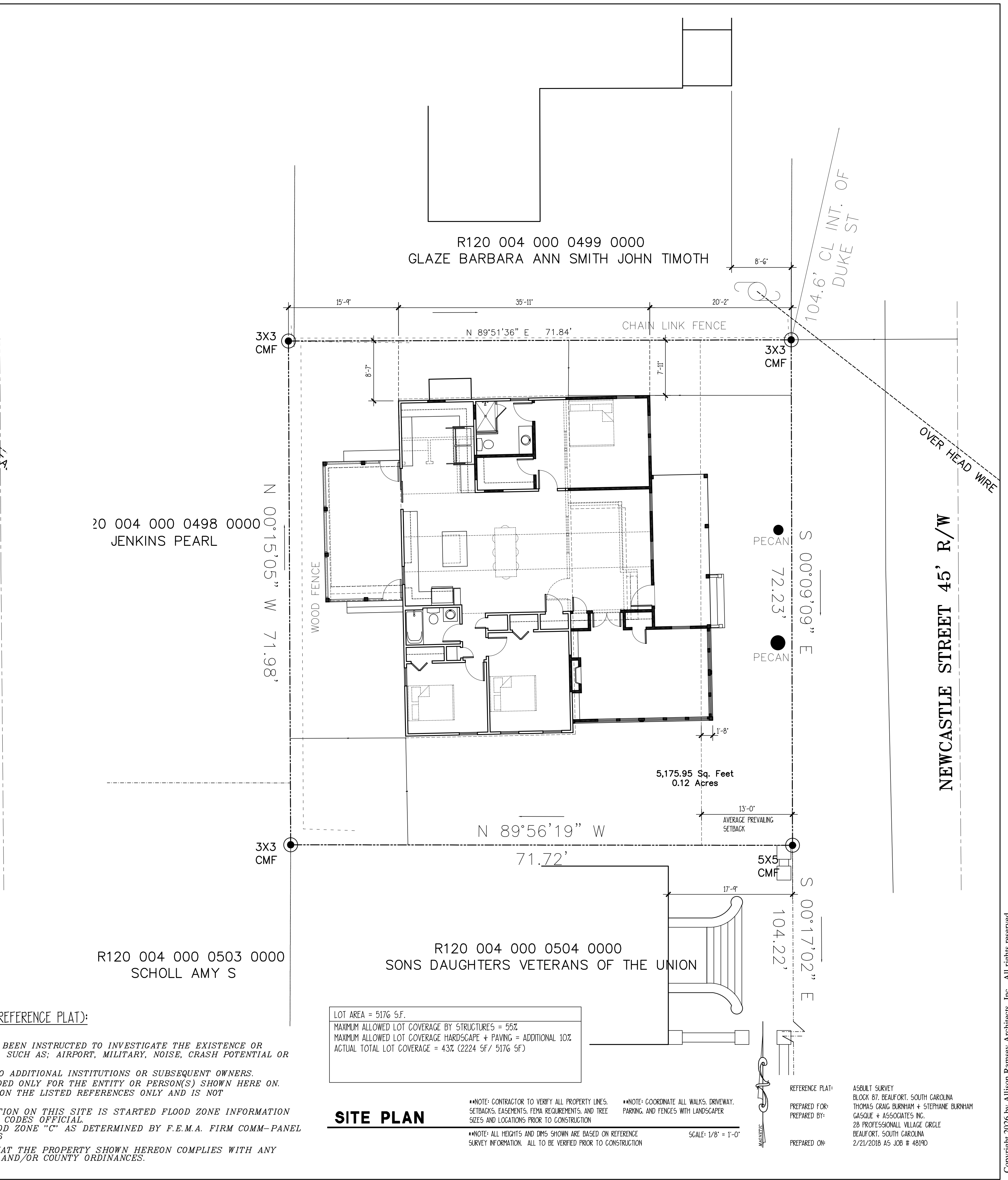
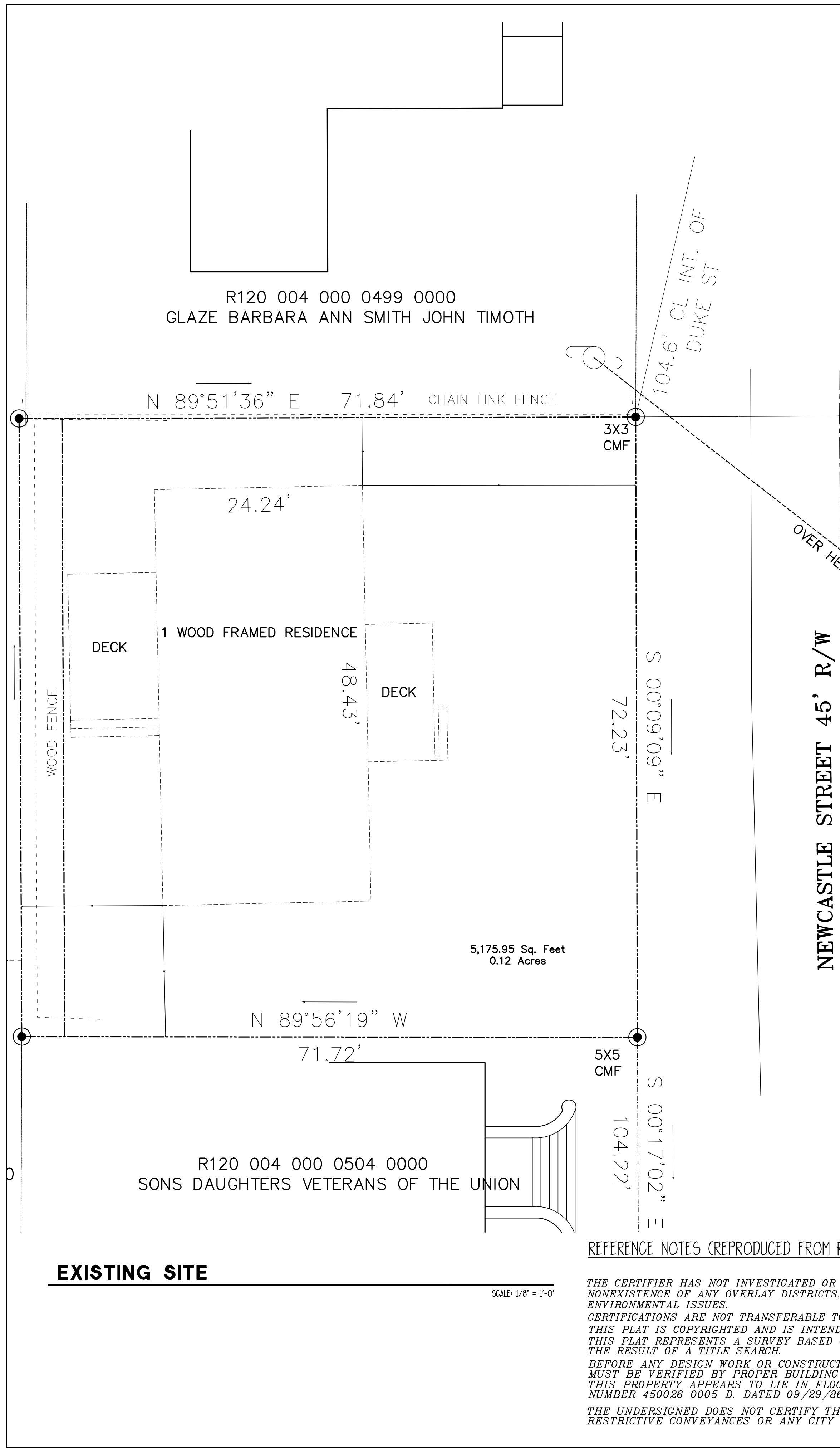
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DATE:	03/20/2026
JOB NO.:	2516
DWG. BY:	JW
DWG. NAME:	2516C.DWG



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EXISTING SITE

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

REFERENCE NOTES (REPRODUCED FROM REFERENCE PLAT):

THE CERTIFIER HAS NOT INVESTIGATED OR BEEN INSTRUCTED TO INVESTIGATE THE EXISTENCE OR NONEXISTENCE OF ANY OVERLAY DISTRICTS, SUCH AS: AIRPORT, MILITARY, NOISE, CRASH POTENTIAL OR ENVIRONMENTAL ISSUES.
 CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
 THIS PLAT IS COPYRIGHTED AND IS INTENDED ONLY FOR THE ENTITY OR PERSON(S) SHOWN HERE ON.
 THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE SEARCH.
 BEFORE ANY DESIGN WORK OR CONSTRUCTION ON THIS SITE IS STARTED FLOOD ZONE INFORMATION MUST BE VERIFIED BY PROPER BUILDING CODES OFFICIAL.
 THIS PROPERTY APPEARS TO LIE IN FLOOD ZONE "C" AS DETERMINED BY F.E.M.A. FIRM COMM-PANEL NUMBER 450026 0005 D, DATED 09/29/86.
 THE UNDERSIGNED DOES NOT CERTIFY THAT THE PROPERTY SHOWN HEREON COMPLIES WITH ANY RESTRICTIVE CONVEYANCES OR ANY CITY AND/OR COUNTY ORDINANCES.

SITE PLAN

NOTE: CONTRACTOR TO VERIFY ALL PROPERTY LINES, SETBACKS, EASEMENTS, FEMA REQUIREMENTS, AND TREE SIZES AND LOCATIONS PRIOR TO CONSTRUCTION.
 NOTE: COORDINATE ALL WALKS, DRIVEWAY, PARKING, AND FENCES WITH LANDSCAPER.
 NOTE: ALL HEIGHTS AND DIMS SHOWN ARE BASED ON REFERENCE SURVEY INFORMATION. ALL TO BE VERIFIED PRIOR TO CONSTRUCTION.

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

REFERENCE PLAT:
 PREPARED FOR:
 PREPARED BY:
 PREPARED ON:

ASBULT SURVEY
 BLOCK 67, BEAUFORT, SOUTH CAROLINA
 THOMAS CRAIG BURNHAM + STEPHANE BURNHAM
 GASQUE + ASSOCIATES INC.
 28 PROFESSIONAL VILLAGE CIRCLE
 BEAUFORT, SOUTH CAROLINA
 2/21/2018 AS JOB # 48190

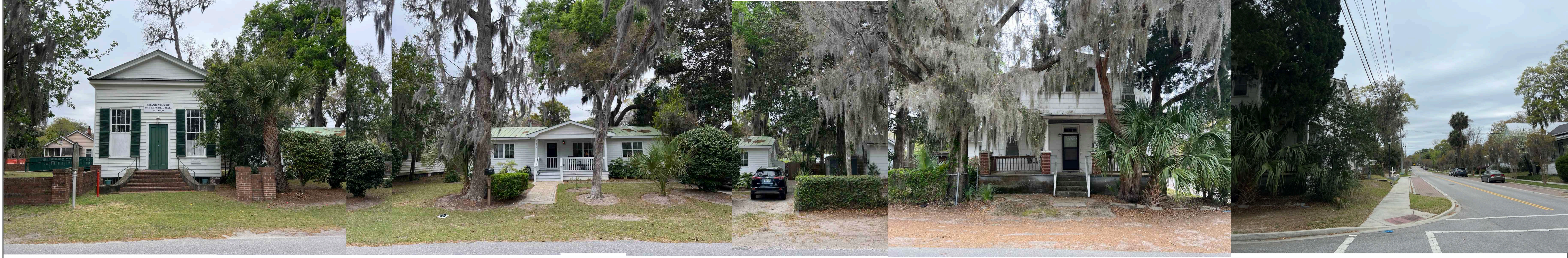
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DATE:	03/25/2026
JOB NO.:	25116
DRAWN BY:	JM
DWG. NAME:	25116.DWG

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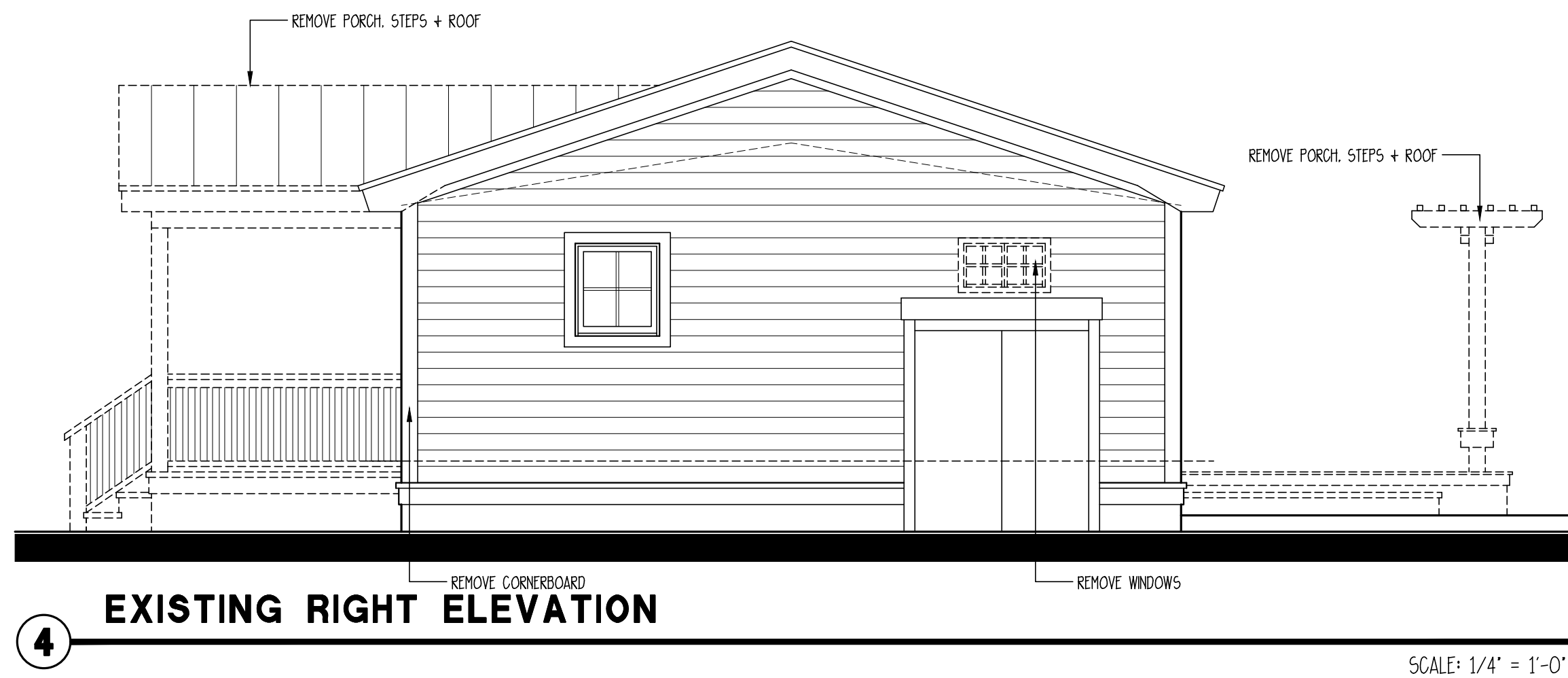
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- ALL DIMENSIONS AND CONDITIONS ARE AS SHOWN ON THE PLAN.
- ANY CHANGES TO THE PLAN MUST BE APPROVED BY THE ARCHITECT.
- THE ARCHITECT IS NOT RESPONSIBLE FOR THE CONSTRUCTION OF THE PROJECT.
- THE ARCHITECT IS NOT RESPONSIBLE FOR THE PERFORMANCE OF THE PROJECT.
- THE ARCHITECT IS NOT RESPONSIBLE FOR THE SAFETY OF THE PROJECT.
- THE ARCHITECT IS NOT RESPONSIBLE FOR THE COST OF THE PROJECT.
- THE ARCHITECT IS NOT RESPONSIBLE FOR THE DELAY OF THE PROJECT.
- THE ARCHITECT IS NOT RESPONSIBLE FOR THE ABANDONMENT OF THE PROJECT.

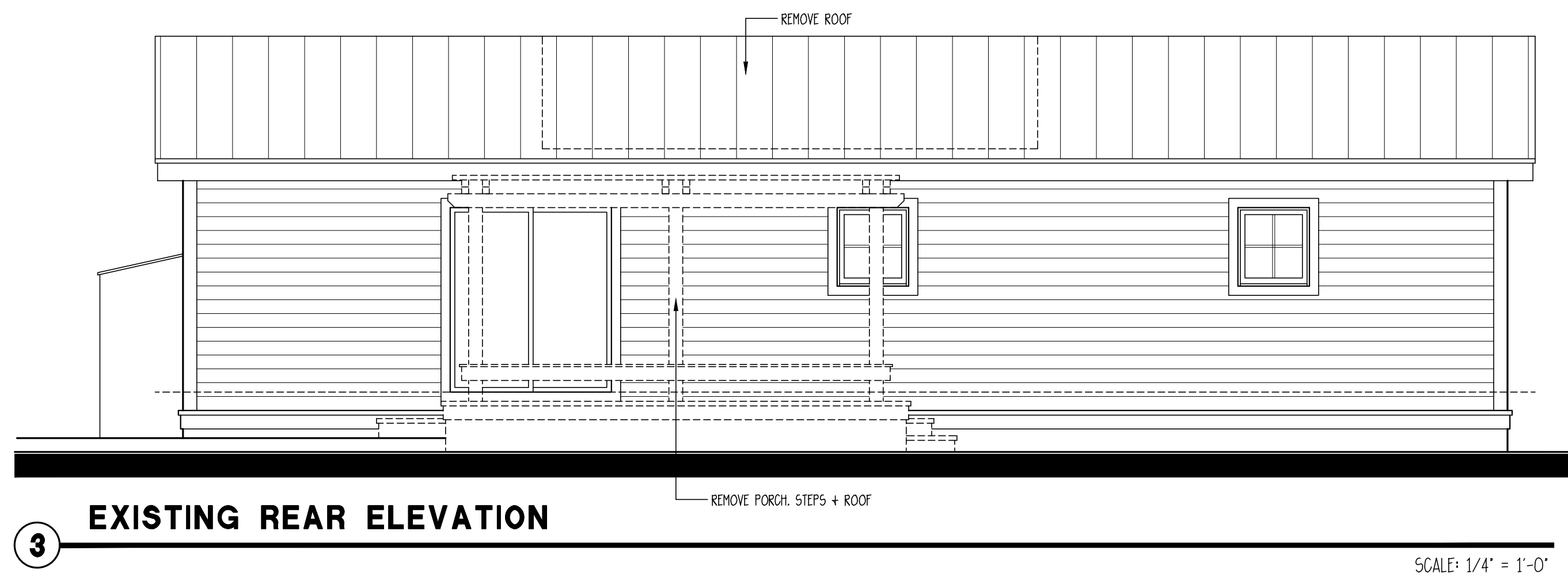
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JOB NO.:	23116
OWNER:	JW
DWG. NAME:	23116.DWG





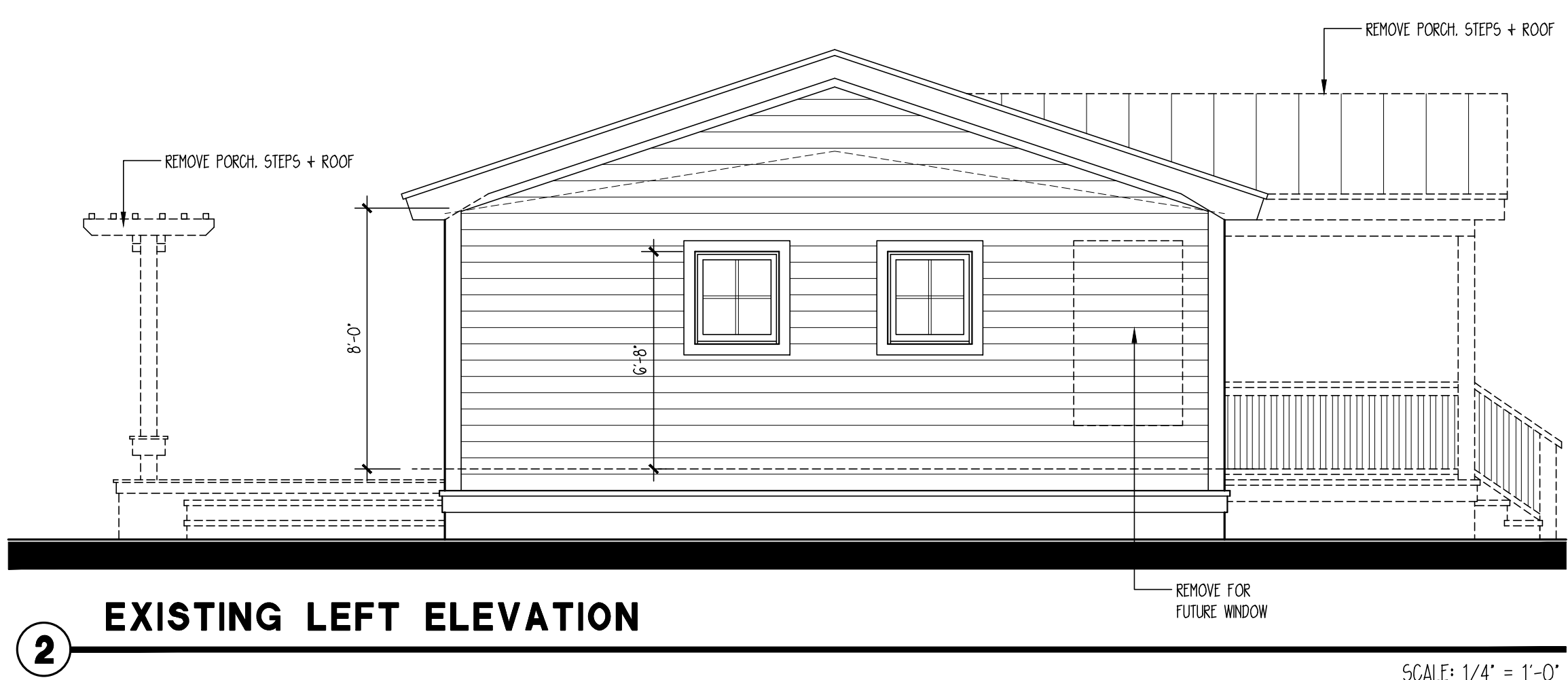
4 EXISTING RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



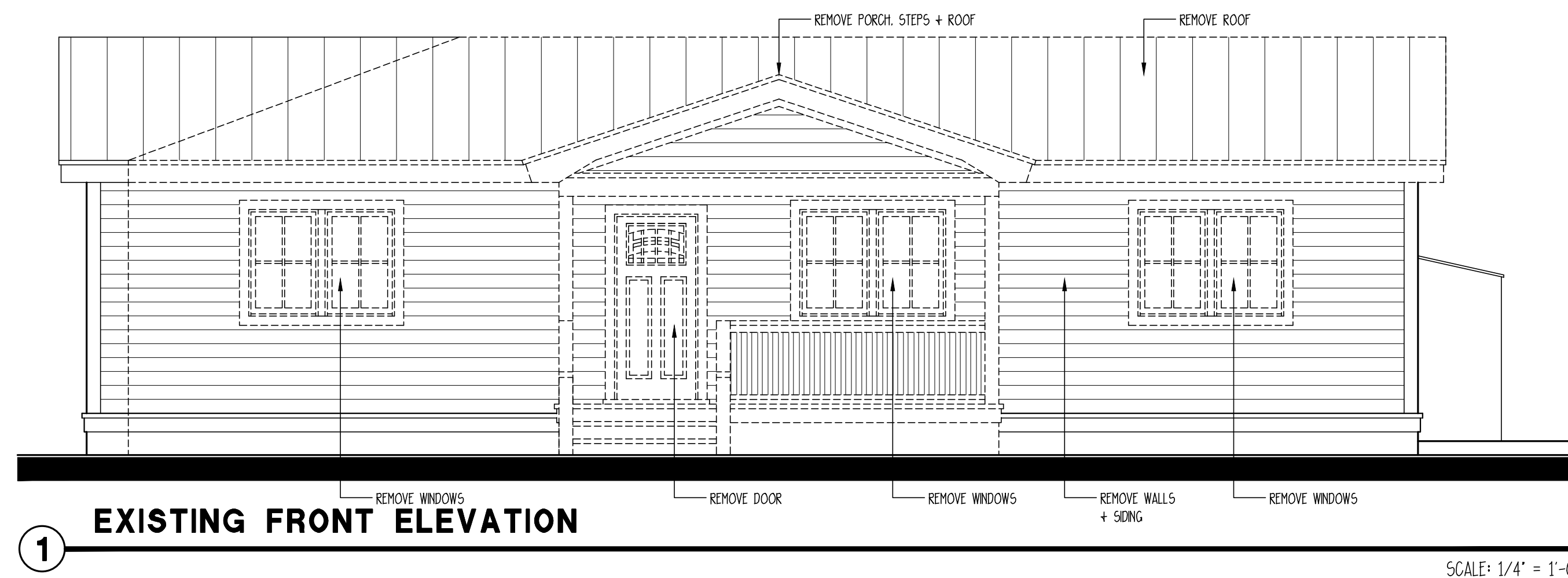
3 EXISTING REAR ELEVATION

SCALE: 1/4" = 1'-0"



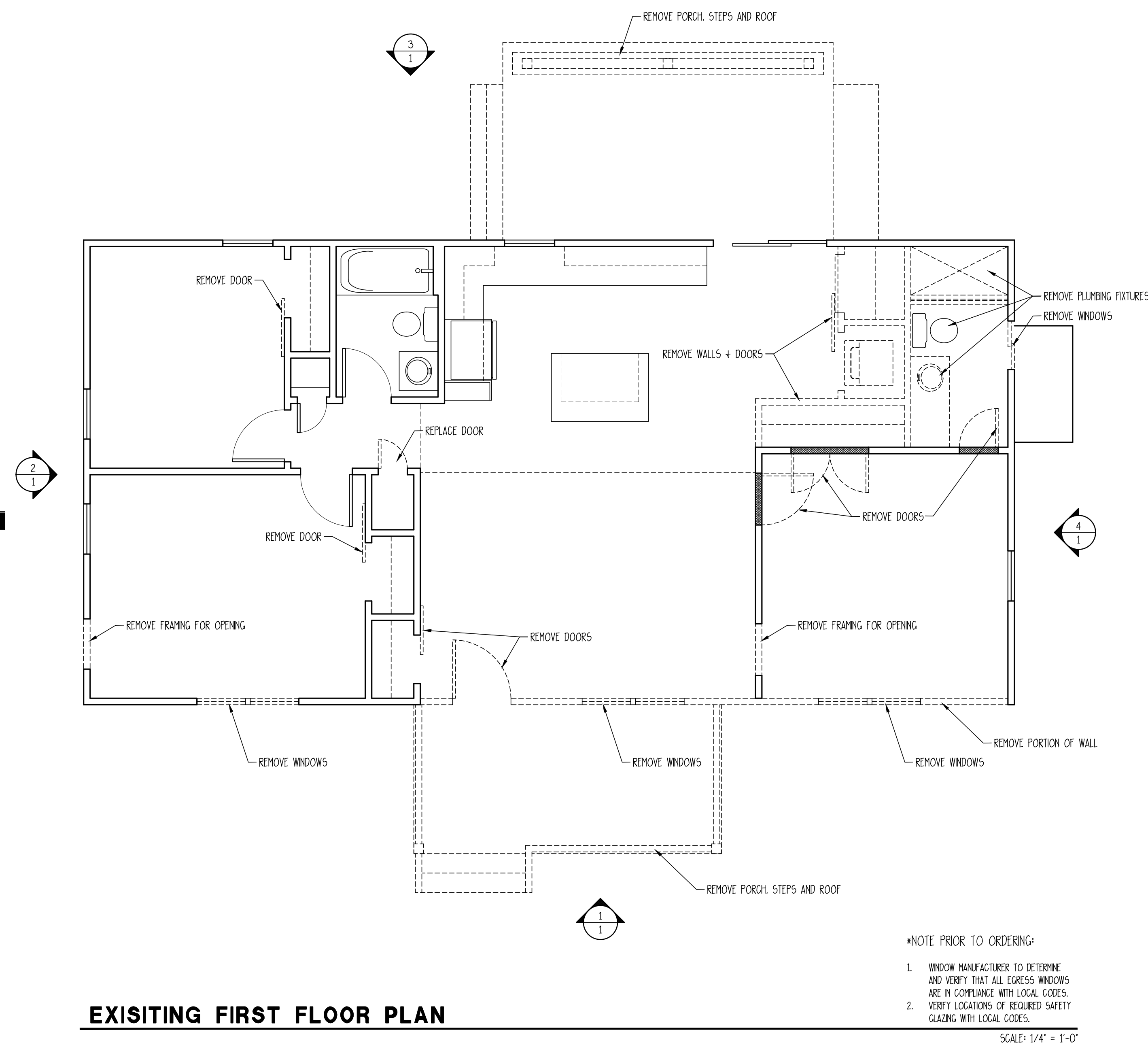
2 EXISTING LEFT ELEVATION

SCALE: 1/4" = 1'-0"



1 EXISTING FRONT ELEVATION

SCALE: 1/4" = 1'-0"



EXISTING FIRST FLOOR PLAN

*NOTE PRIOR TO ORDERING:

1. WINDOW MANUFACTURER TO DETERMINE AND VERIFY THAT ALL EGRESS WINDOWS ARE IN COMPLIANCE WITH LOCAL CODES.
2. VERIFY LOCATIONS OF REQUIRED SAFETY GLAZING WITH LOCAL CODES.

SCALE: 1/4" = 1'-0"

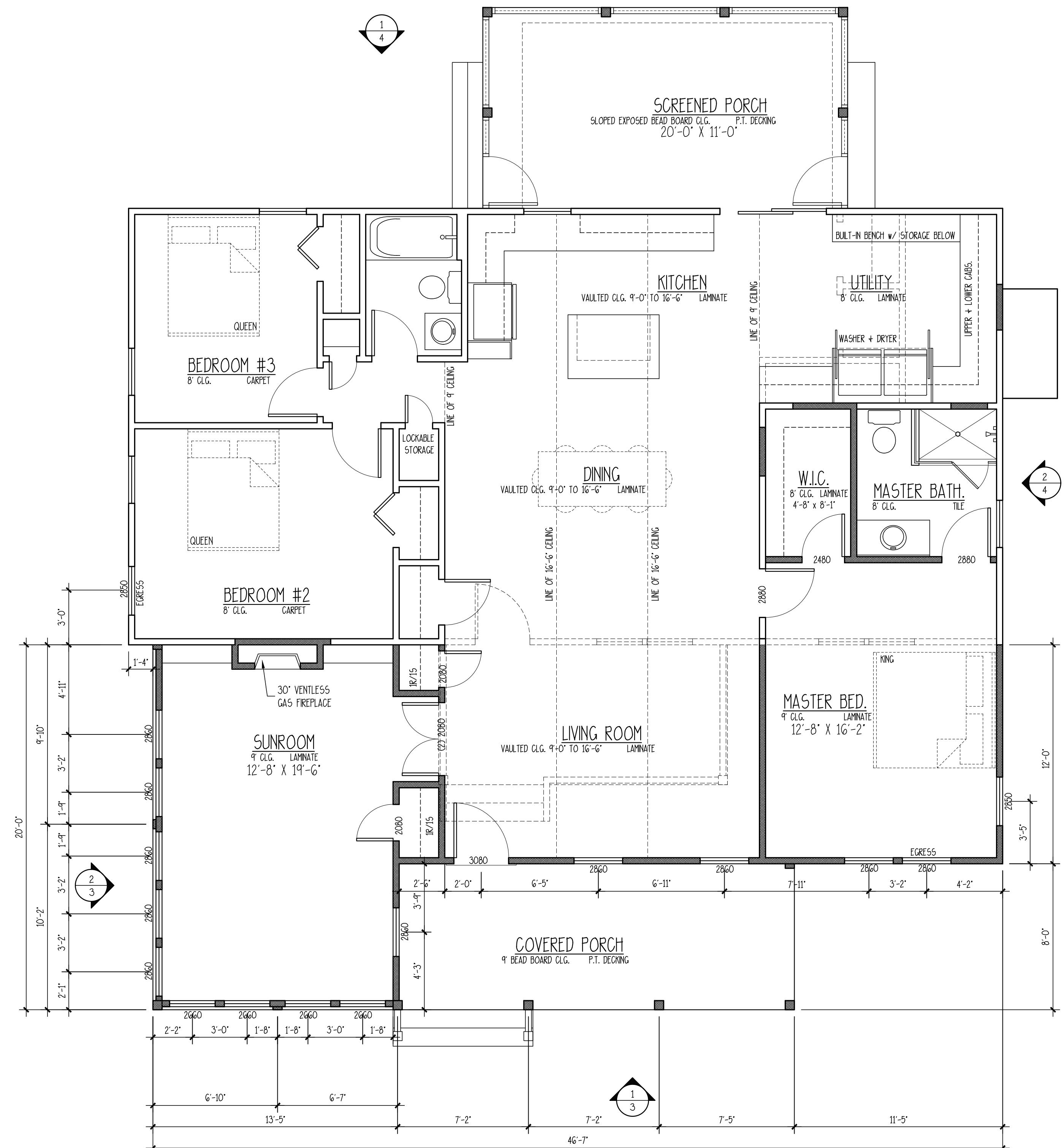
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DRAWN BY:	JM
DWG. NAME:	2516.DWG

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PROPOSED FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

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• VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION
 • VERIFY ALL MATERIALS, FINISHES, AND EQUIPMENT SPECIFICATIONS
 • VERIFY ALL LOCAL, STATE, AND FEDERAL REGULATIONS AND CODES
 • VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL, STATE, AND FEDERAL ENGINEERS

DATE:	03/25/2026
JOB NO.:	25116
OWNER:	JW
DWG. NAME:	25116.DWG

2

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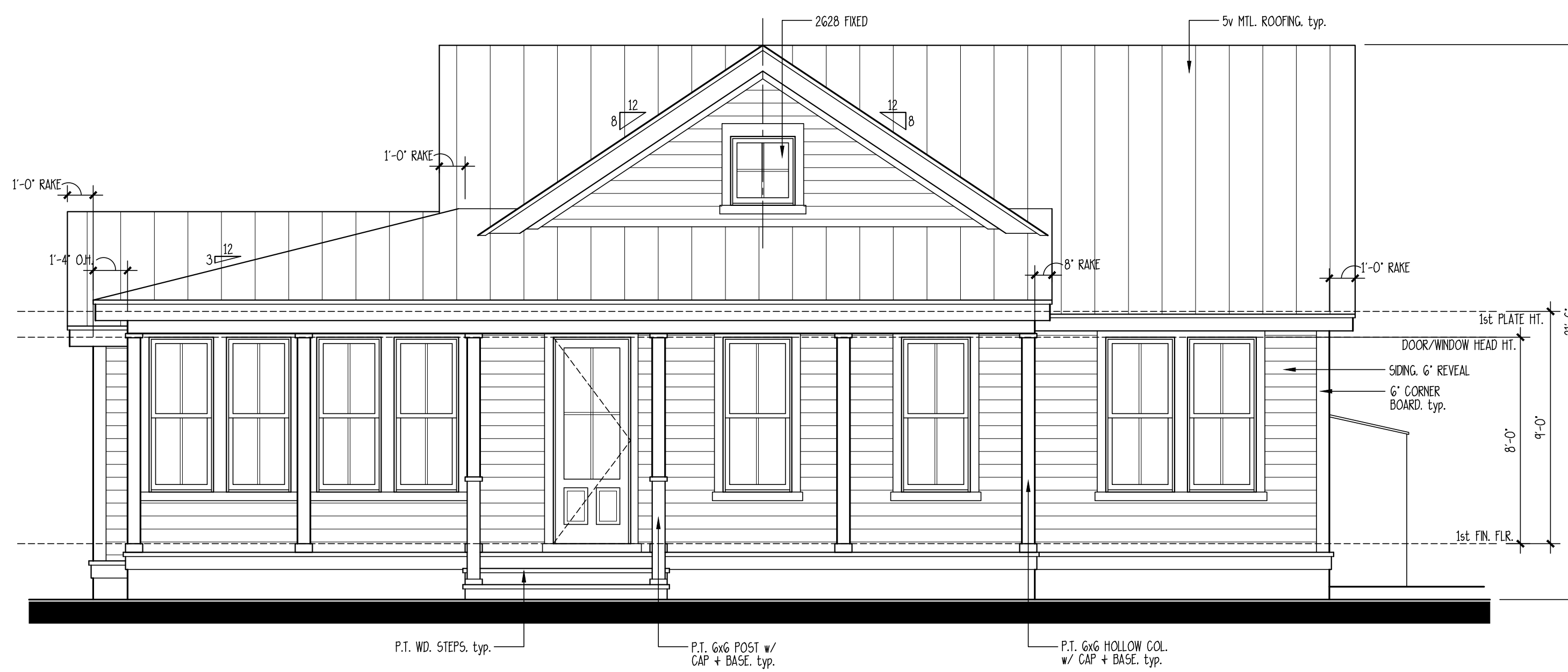
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2 PROPOSED LEFT ELEVATION

SCALE: 1/4" = 1'-0"



1 PROPOSED FRONT ELEVATION

NOTE: 1) INSECT SCREEN REMOVED FROM ELEVATIONS FOR CLARITY

SCALE: 1/4" = 1'-0"

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DATE:	03/25/2026
JOB NO.:	25116
DRAWN BY:	JW
DATE:	25116/DWG

3

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2064-SDL-BLC 6L



Simulated Divided Lite

Traditional Grille

1-1/8" External Grille SDL
7/8" Internal Grille

Glass Options

Clear (CL)	Clear (CL) Low-E	Baroque (BQ) Low-E
Chinchilla (CHA) Low-E	Micro-Granite (MG) Low-E	Rain (RN) Low-E

NEW Vapor (VPR) Low-E

Available in clear glass or textured glass.



2064-SDL 6L



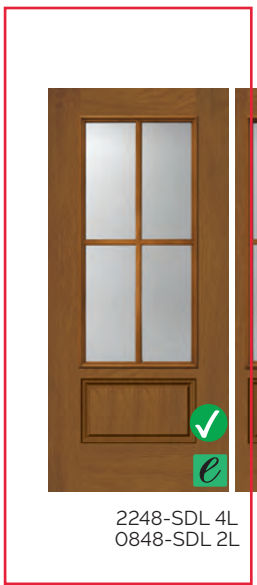
2264-SDL 6L
0864-SDL 3L

The look of a true divided lite, with the energy efficiency of a single lite. A mill finish grille between glass, and backing strips for a true wood muntin appearance.

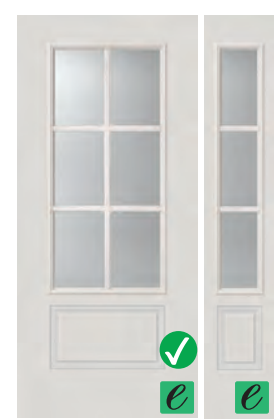
The Traditional SDL bars are injection molded along with our Evolve® frame to eliminate separate application of the SDL bars. This all-in-one design offers a better flush-to-glass fit. Evolve frames are available in white or oak FiberMate® material.



2236-SDL 9L
0836-SDL 3L



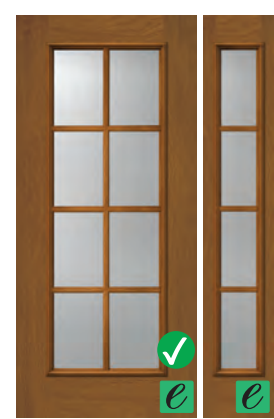
2248-SDL 4L
0848-SDL 2L



2248-SDL 6L
0848-SDL 3L



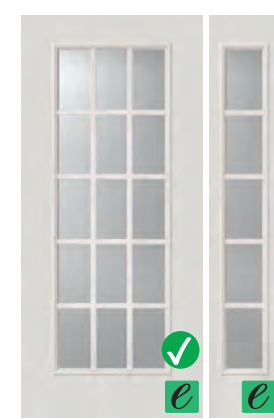
2248-SDL 12L
0848-SDL 4L



2264-SDL 8L
0864-SDL 4L



2064-SDL 10L
0864-SDL 5L



2264-SDL 15L
0864-SDL 5L

- Low-E available
- Low-E Plus available
- Severe Weather available
- In Stock
- 366 Low-E
- ADA Compliant
- Turtle code compliant

ADVANCED TECHNOLOGY. INNOVATIVE DESIGN.

KOLBE
WINDOWS & DOORS

FORGENT® SERIES



PRODUCTS

WINDOWS

All Glastra or Glastra/Wood:

- ▶ Casements
- ▶ Awning
- ▶ Double hungs
- ▶ Sliding
- ▶ Direct sets (rectangular, geometric & radius)

COMPLEMENTARY DOORS

Select doors available from Kolbe to complement Forgent Series products

- ▶ Swinging doors
- ▶ Sliding doors
- ▶ Multi-slide doors

OPTIONS

GLASS

- ▶ Double pane; Insulated glass
- ▶ Triple pane, insulated glass
- ▶ Various Low-E coatings
- ▶ Specialty glass

DIVIDED LITES

- ▶ Performance divided lites
- ▶ Grilles-in-the-airspace

WINDOW HARDWARE FINISHES

- ▶ Clay
- ▶ White
- ▶ Satin Nickel
- ▶ Matte Black
- ▶ Rustic Umber

EXTERIOR ACCESSORIES

- ▶ Casings
- ▶ Brickmoulds
- ▶ Frame expanders
- ▶ J-Channels
- ▶ Sill nosings

FINISHES

Forgent Series offers popular exterior and interior finishes to coordinate with hardware selection, trim and décor.

The Cloud and Sahara colors are integral to the Glastra® material, while Bronze, Midnight and Tungsten can be applied in various combinations, as shown below.

COMBINATION OPTIONS

		INTERIOR				
		CLOUD	SAHARA	BRONZE	MIDNIGHT	WOOD
EXTERIOR	CLOUD	•				•
	SAHARA		•			•
	BRONZE	•		•		•
	MIDNIGHT	•			•	•
	TUNGSTEN	•				•

CLOUD	SAHARA	BRONZE	MIDNIGHT	TUNGSTEN
-------	--------	--------	----------	----------

NOTE: Tungsten is available as an exterior finish only. Ask your Kolbe dealer for details.

INTERIOR OPTIONS - GLASTRA/WOOD UNITS

UNFINISHED PINE†	DOUBLE CLEAR COAT	WHEAT	RED WHEAT	LIGHT OAK 998
SPICED WALNUT	SUNSET OAK	CHESTNUT	CHERRY	LIBRARY RED
COFFEE BEAN	EBONY	LATEX PRIMER**	WHITE PAINT†	BLACK PAINT†

* All units supplied with unfinished Pine interiors must be finished in the field.

**Latex primer is not a final finish.

† White Paint and Black Paint are applied as single coats, with some visible woodgrain.

Forgent Series exterior films are compliant with and have achieved 307-16 certification from the American Architectural Manufacturers Association (AAMA). The AAMA 307-16 designation specifically refers to Voluntary Specifications for Laminates Intended for Use on AAMA Certified Profiles.

Printed images of wood species and stain options will vary from actual product colors. Selections should be made based on color samples available from your Kolbe dealer. Stain colors are shown on Pine. Since no two trees are identical, wood can be expected to differ both in color and graining. These factors will influence the stain's final color.

Color-matched interior paint is available through any Sherwin-Williams retail store's National Account System in the United States and Canada.

**1108 WASHINGTON STREET – The NW
Quadrant (c. 1900 – Contributing)**

Rehabilitation/renovation of front section of dilapidated dwelling, including partial demolition of rear portion



STAFF REPORT: Historic District Review Board (HDRB)

1108 WASHINGTON STREET

DATE: April 08, 2026

GENERAL INFORMATION		
Applicant:	Jeremiah Smith (Architect) for LeRoy Gibbs, Jr. (Owner)	
Site Address / Tax PIN:	1108 Washington Street / PIN: R120 004 000 0372 0000	
Applicant's Request:	Applicant is requesting final approval to renovate front (historic) section of the house and demolish the rear additions.	
Current Zoning:	T4-HISTORIC NEIGHBORHOOD (T4-HN)	
Contributing/Neighborhood	Contributing (c. 1900) / The Northwest Quadrant	
Flood Zone/Base Flood	Flood Zone: X, Elevation: 15 ft - 17 ft (BFE: 13 ft)	
Existing Trees	Several large trees exist along the property line.	
ZONING DISTRICT INFORMATION		
T4-HISTORIC NEIGHBORHOOD DISTRICT (T4-HN)		
Lot Width at Setback:	40 ft min	
Minimum Lot Size:	4,000 sq. ft min	
Max Lot Coverage:	55% of lot area (This percentage indicates maximum lot coverage by roofs; total impervious coverage may be an additional 10% . Parcels may also be subject to Section 8.3 - Stormwater)	
Frontage Build Out	75% max	
Front Setback - Primary	Average Prevailing Setback on Block	
Side Setback - Primary	Corner/Alley: 5 ft min Interior: 6 ft min	
Rear Setback - Primary	15 ft min; from alley: 0 ft.	
Building Height:	Primary Structures: 3 stories max Accessory Structures: 2 stories or 30 ft max	
SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS		
<u>Adjacent Zoning</u>	<u>Adjacent Land Uses</u>	<u>Setbacks for Adjacent Zoning / Buffer required if rezoned</u>
North: T4-HN	1107 Washington St. (c. 1910; Contributing) - residential	N/A
South: T4-HN	808 Newcastle St. (c. 1930; Contributing) - residential	N/A
East: T4-HN	1106 Washington St. (?) - residential	N/A
West: T4-HN	1114 Washington St. (c. 1970; Non-Contributing) - residential	N/A

Background: The applicant is proposing to renovate the front section of this 1-story contributing historic dwelling, which is part of the City's Vacant/Dilapidated Structures List. More recent additions from the 1960s are intended to be demolished. **The applicant has been to one (1) HTRC Meeting on 2/18/2026.**

Project timeline

Jan. 2026	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.
	2/18: 1st HTRC Meeting		4/08: 1st HDRB Meeting								

Summary of the 02/18 HTRC Meeting Comments:

1. **Planning and Zoning:**
 - Residential, contributing structure, ca. 1900
2. **Building Codes:**
 - Contours 15-17 ft
 - X flood zone
3. **Architecture:**
 - In the 1924/52/58 Sanborn, there is a small 1-story rear addition and another 1-story addition connected at the rear. Does the applicant know the exact dates of construction? (The 1997 historic sites survey notes an alteration date of 1960). Is the first addition that appears in the Sanborn maps in good condition?
 - Applicant to provide photos showing the areas of demolition and images of disrepair/damage as well as general images of all facades.
 - Staff may support demolition of the rear additions if the condition warrants demolition. However, footprints for early additions appear in the 1924 Sanborn map. Staff may not support the removal of the earliest addition (small one-story rear addition) if it is in good condition. This addition would be over 100 years old.
 - Applicant is proposing to replace siding with fiber cement siding. Staff is not in support of using cementitious siding on an original, contributing structure and recommends the applicant use wood siding and trim boards.
 - Why are the columns and side windows being replaced? If they are in poor condition, photo documentation must be provided.
 - List any other alterations
 - HRB review for partial demolition of contributing structure

Landmark/Specimen tree preservation:

- There seem to be four major trees, of which two appear to be at least of Landmark tree size (Live or Laurel Oak) and one of at least Specimen tree classification. No tree removals are part of this application.

Surrounding Area:

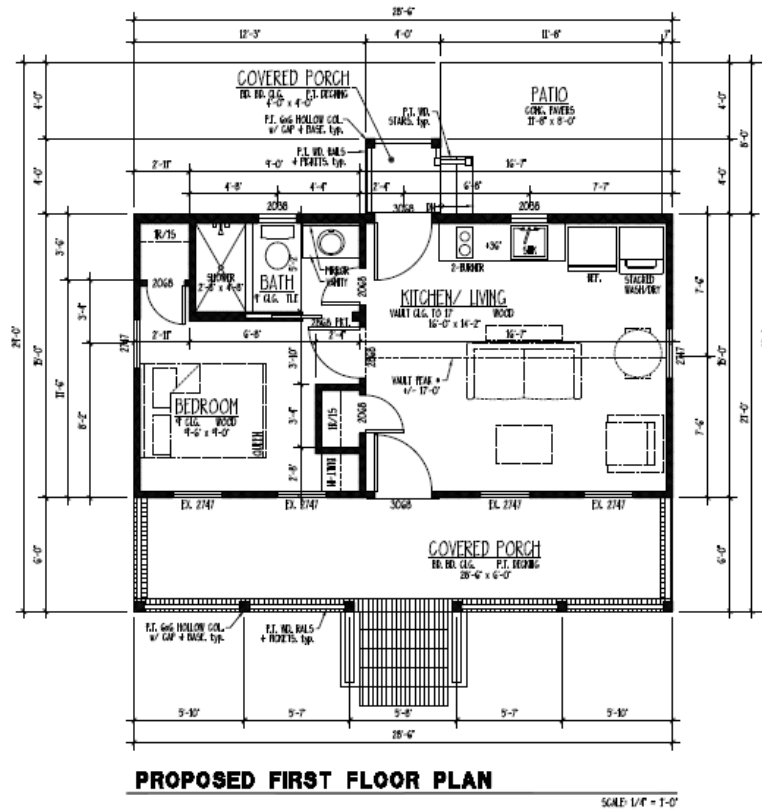
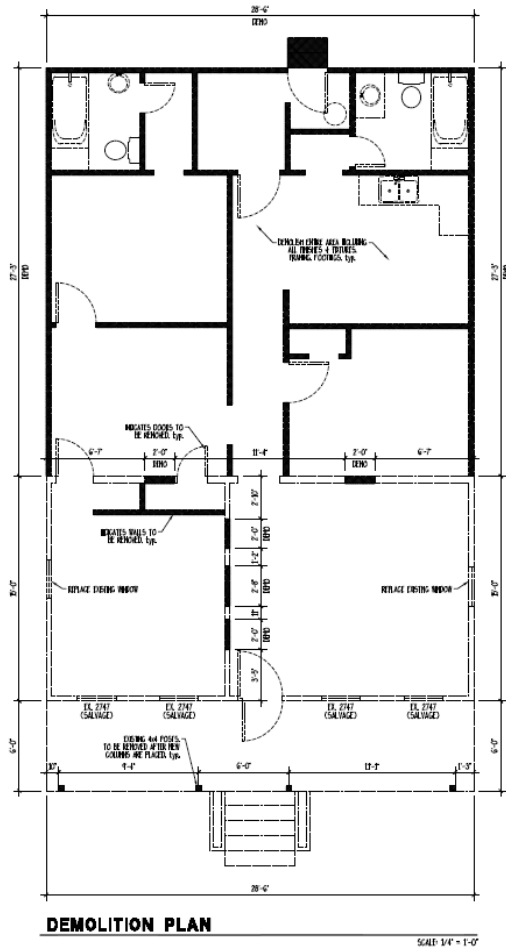
- Located within “The Northwest Quadrant” neighborhood, this “Hall and Parlor” cottage from circa 1900 is a representative example of the structural make-up of this area. The specific block is characterized by mostly one-story dwellings of differing age. Some are listed as historically contributing on the National Register of Historic Places. These residential structures reflect either Freedmen’s or Hall and Parlor Cottages. Other additions or replacement houses are mostly 3-bay, gable-roofed one-story dwellings.

Determination of adequate historic integrity for New Construction, Infill, Additions and Demolition:

- As per the Beaufort Preservation Manual (Chapter 5) and the Beaufort Development Code (Section 4.7), the compatibility of new infill construction as well as major renovations within the Beaufort Historic District is determined in consideration with the following principles: **1. Location, 2. Design, 3. Setting, 4. Materials, 5. Workmanship, 6. Feeling and 7. Association.** See detailed staff analysis and recommendations below.

1108 Washington Street – Analysis of proposed partial demolition/rehabilitation

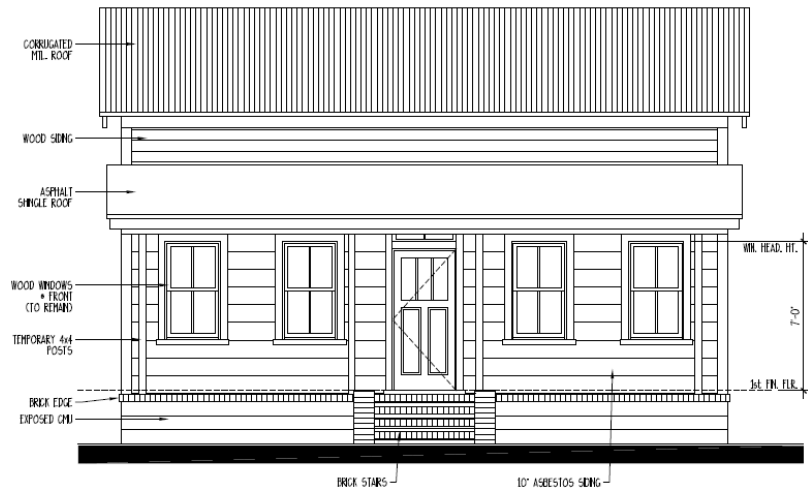
1. Partial demolition of rear section of existing dwelling



Staff analysis:

- ✓ Existing dwelling currently has a heated square footage of 1,204. The applicant is requesting removal/demolition of 776 sq. ft. of living space on the rear that is in disrepair to allow for a remainder of 428 sq. ft. of total heated space.
- ✓ The rehabilitated dwelling will consist of 1-bedroom, 1-bathroom with an open kitchen/living room arrangement with a covered front porch and back staircase (covered with shed roofs)

2. Rehabilitation of front façade (facing North)/sides and new back elevation (South)



EXISTING FRONT ELEVATION

1

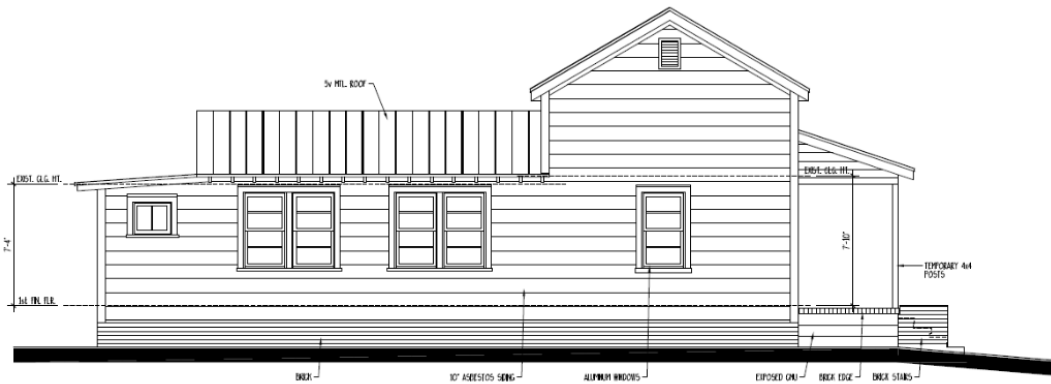
SCALE: 1/4" = 1'-0"



PROPOSED FRONT ELEVATION

1

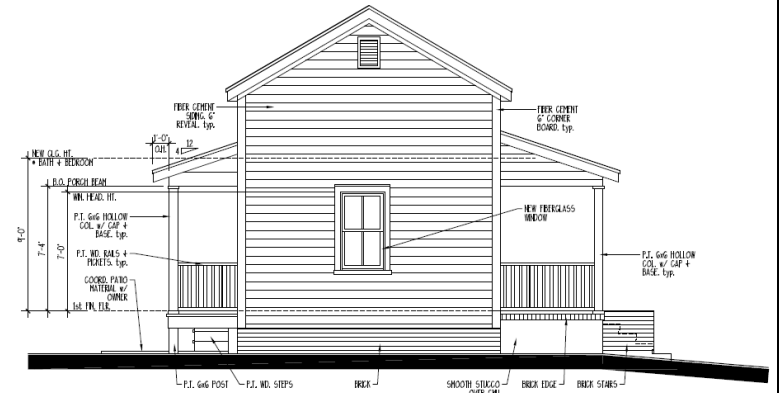
SCALE: 1/4" = 1'-0"



EXISTING LEFT ELEVATION

2

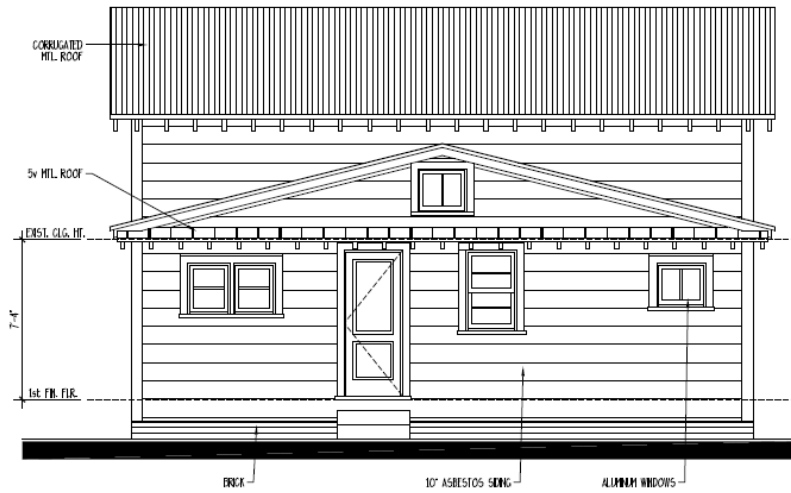
SCALE: 1/4" = 1'-0"



PROPOSED LEFT ELEVATION

2

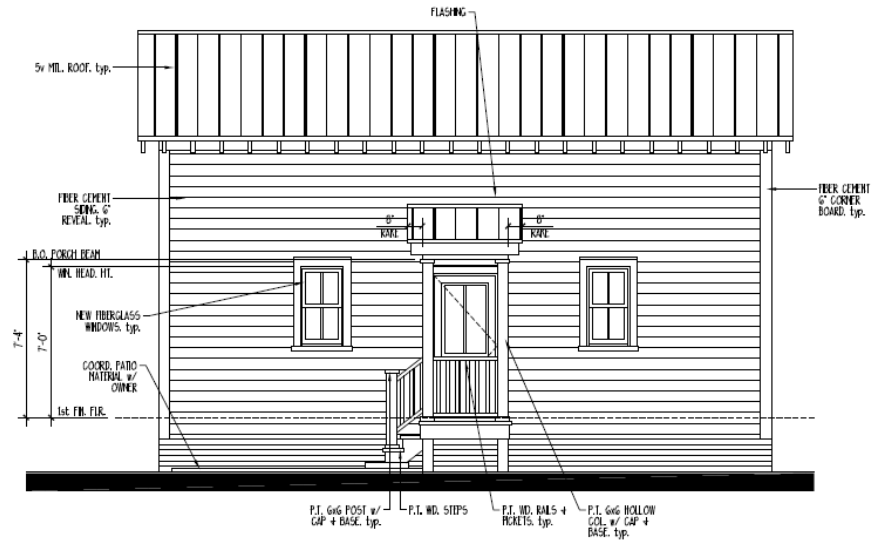
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EXISTING REAR ELEVATION

3

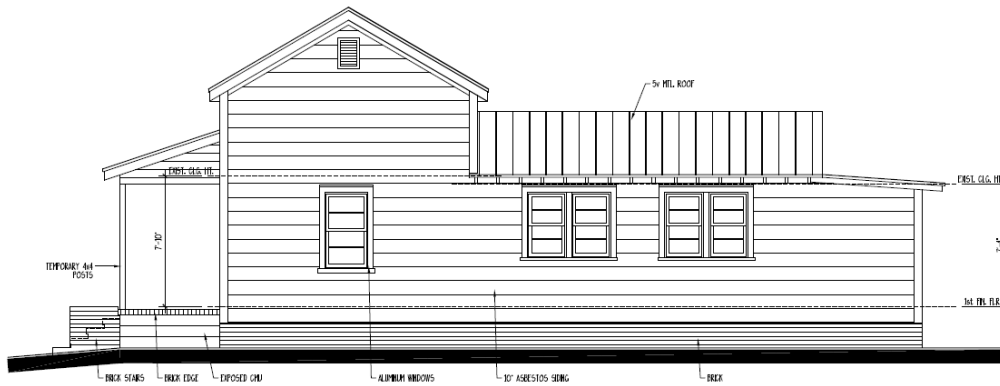
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PROPOSED REAR ELEVATION

3

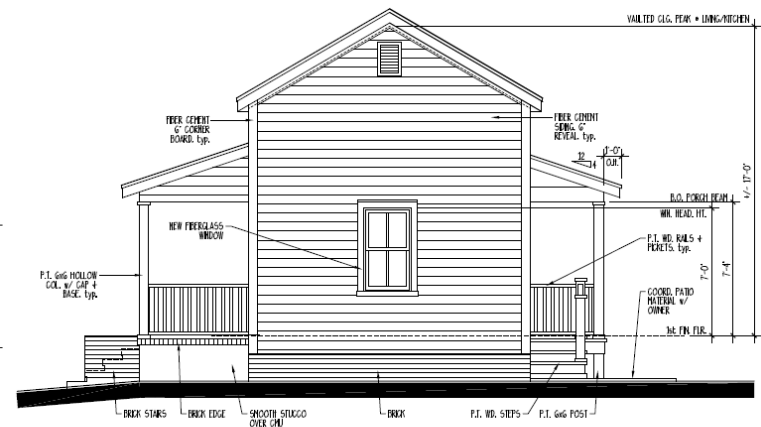
SCALE: 1/4" = 1'-0"



EXISTING RIGHT ELEVATION

4

SCALE: 1/4" = 1'-0"



PROPOSED RIGHT ELEVATION

4

SCALE: 1/4" = 1'-0"

Staff analysis:

- ✓ Existing wood-framed, double-hung windows (2-over-2) to be salvaged and repaired
- ✓ Existing aluminum windows on the sides to be replaced with fiberglass windows (Kolbe Forgent series, double-hung, SDL); new rear windows to be fiberglass windows too
- ✓ Asbestos siding proposed to be replaced with fiber-cement siding as well as cornerboards
- ✓ Original wood siding between front shed roof and main roof to remain, if condition is good
- ✓ Main roof to be re-roofed with 5V-metal surfacing; Shed roof over front porch to be roofed with architectural asphalt-shingles (GAF Timberline; color: slate); rear shed-roof over staircase to be a 5V-metal roof (4M metals)
- ✓ Front knee wall to be smooth-stucco over CMU (existing) with brick front stairs and brick edge
- ✓ Current 4 x4 posts (amount: 4) to be replaced with 6 x6 posts (six pieces, with base and caps) and wood rails & pickets added to front and back

4.7.2 Integrity Guidelines (as per Beaufort Development Code)	<u>Rationale Present</u>	<u>Staff Analysis of Rationale</u>
1. Location: This is the relationship between the property and its historical context.	YES	✓ The existing contributing dwelling, built c. 1910, will be rehabilitated rather than altered as to preserve its character and integrity.
2. Design: This is the combination of elements that create the feeling of a district or structure. These elements include building patterns, streetscapes, site elements, building size, mass and scale, spatial relationships, and specific architectural elements and details.	YES	✓ The choice of materials and workmanship fulfils preservation guidelines and recommendations for rehabilitation projects in the Historic District.
3. Setting: This is the physical environment of a property and should be evaluated on its context as well as on the historical role the property has played and continues to play. Important features include topography, vegetation, man-made features, and relationships between existing structures and their surroundings.	YES	✓ The proposed rehabilitation respects the both the historic integrity of the dwelling and its setting within the Northwest Quadrant, aka the Beaufort Conservation Neighborhood (BCN) as part of the Historic District.
4. Materials: These are the physical elements that make up a property or district.	YES	✓ The choice of materials and workmanship fulfils preservation guidelines and recommendations for rehabilitation projects in the Historic District.
5. Workmanship: This is the physical evidence of the crafts of a particular culture or time period. This particularly applies to rehabilitation projects, but for new infill projects, workmanship of surrounding structures should be considered and respected.	YES	✓ The choice of materials and workmanship fulfils preservation guidelines and recommendations for rehabilitation projects in the Historic District.
6. Feeling: This is the property's expression of the aesthetic or historic sense of a particular period of time. This particularly applies to rehabilitation projects, but for new infill projects, the feeling of surrounding structures should be considered and respected.	YES	✓ The historic dwelling is renovated to its original state as best as can be. The positive feeling on both the property and the street should be self-evident.
7. Association: This is the direct link between an important historic event or person and a property.	N/A	✓ Yes, it is in-keeping with structures in the immediate vicinity and the district.

FINDINGS AND RECOMMENDATIONS

Staff Recommendation: Staff recommends **CONDITIONAL APPROVAL** in that the proposal satisfies the intent of the Beaufort Preservation Manual and requirements of the Beaufort Code, with the following recommendations:

1. In this submission, applicant has noted the following changes to the existing structure:
 - a. Removal of rear additions and addition of two small windows and a stoop on the rear façade
 - b. Adding smooth stucco over the existing exposed CMU
 - c. Removing most existing siding and replacing with cementitious siding
 - d. Removing existing porch columns and replacing with 6x6 columns with a small cap and base
 - e. Replacement of all roofing
 - f. Removal and replacement of side windows
 - g. Addition of pressure-treated decking on porch
 - h. Addition of railings and balusters around front porch
2. Applicant to note if any other changes are happening to the building. Any existing material should be retained where possible. Staff is not supportive of the replacement of any historic material that is in sound condition, as this is a contributing structure.
3. Staff may support demolition of the rear additions if the existing condition warrants demolition. However, footprints for early additions appear in the 1924 Sanborn map. Staff may not support the removal of the earliest addition (small one-story rear addition) if it is in good condition. This addition would be over 100 years old. However, no documentation has been provided at this time, and without documentation, staff is not supportive of the request for partial demolition. Applicant to provide photos showing the areas of demolition and images of disrepair/damage as well as general images of all facades.
4. Applicant to clarify if the existing front door is original and if it can be salvaged. Google Maps imagery shows a screen door, making it difficult to see the solid door behind it. If it is an original door in good condition, staff is not supportive of its removal. However, if it is non-original and in poor condition, staff would be supportive of the proposed front door selection. Applicant to note if the door (existing or proposed) is to be stained or painted and indicate a paint color if so. Provide photo-documentation of the existing door. The proposed front elevation on sheet 4 also shows a different door design than what is shown on the cutsheet.
5. Applicant is proposing to replace siding with fiber cement siding. Staff is not in support of using cementitious siding on an original, contributing structure and recommends the applicant use wood siding and trim boards. If there is any original wood siding under the asbestos siding, applicant should try to salvage this material.
6. Staff is supportive of the proposed roof materials. However, there does not appear to be any asphalt shingle label on the elevations, and all of the roofs appear graphically as 5V. Applicant to clarify.
7. Staff is supportive of replacing the window on each side elevation with a fiberglass (Kolbe Forgent) window, as the current windows are non-original metal windows with horizontal panes, which are not appropriate for the house. Applicant has noted on the cutsheet that the proposed windows will have divided lites with interior grilles.
8. Applicant is proposing to replace the columns with larger 6x6 pressure-treated columns. Staff is in support of this, but requests photo-documentation of the existing conditions.
9. Applicant to clarify the flooring material on the front covered porch. The front porch has a brick perimeter edge, but staff is unclear about the current porch flooring material. If the existing material

is concrete, then staff may not be supportive of the wood decking. The masonry border seems to indicate a concrete floor rather than wood – applicant to clarify.

10. Applicant to provide paint colors for all exterior materials, where applicable.

11. Applicant to label all elevations with cardinal directions.



1108 Washington

Search Zoning

R120 004 000 0372 0000: T4-HN

Zoning Information

T4-HN: HISTORIC NEIGHBORHOOD DISTRICT
Flood Zone: X
Elevation: > 13 ft

Parcel Information

PIN: [R120 004 000 0372 0000](#)
AIN: 216288
Status: A
TAG: 120
Legres: No Information
Area Code: 1241

- Retail Frontage Overlay ...
- City of Beaufort Road Classifications Layer ...
- Address Points ...
- CityOfBeaufort_Parcels ...
- City Limits Public ...
- Beaufort County Wetlands ...
- City of Beaufort Zoning ...

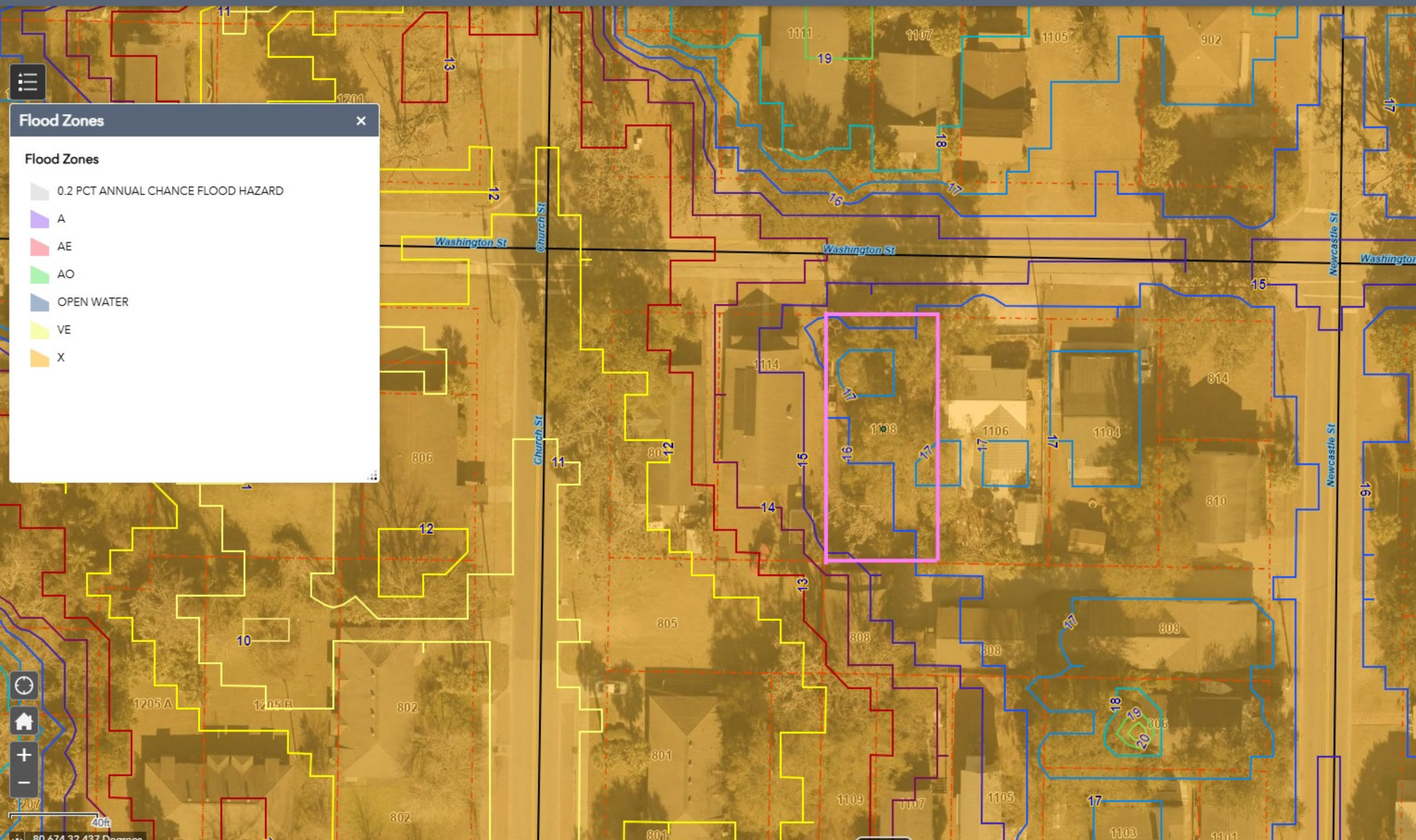


Selected features: 1

Flood Zones [Close]

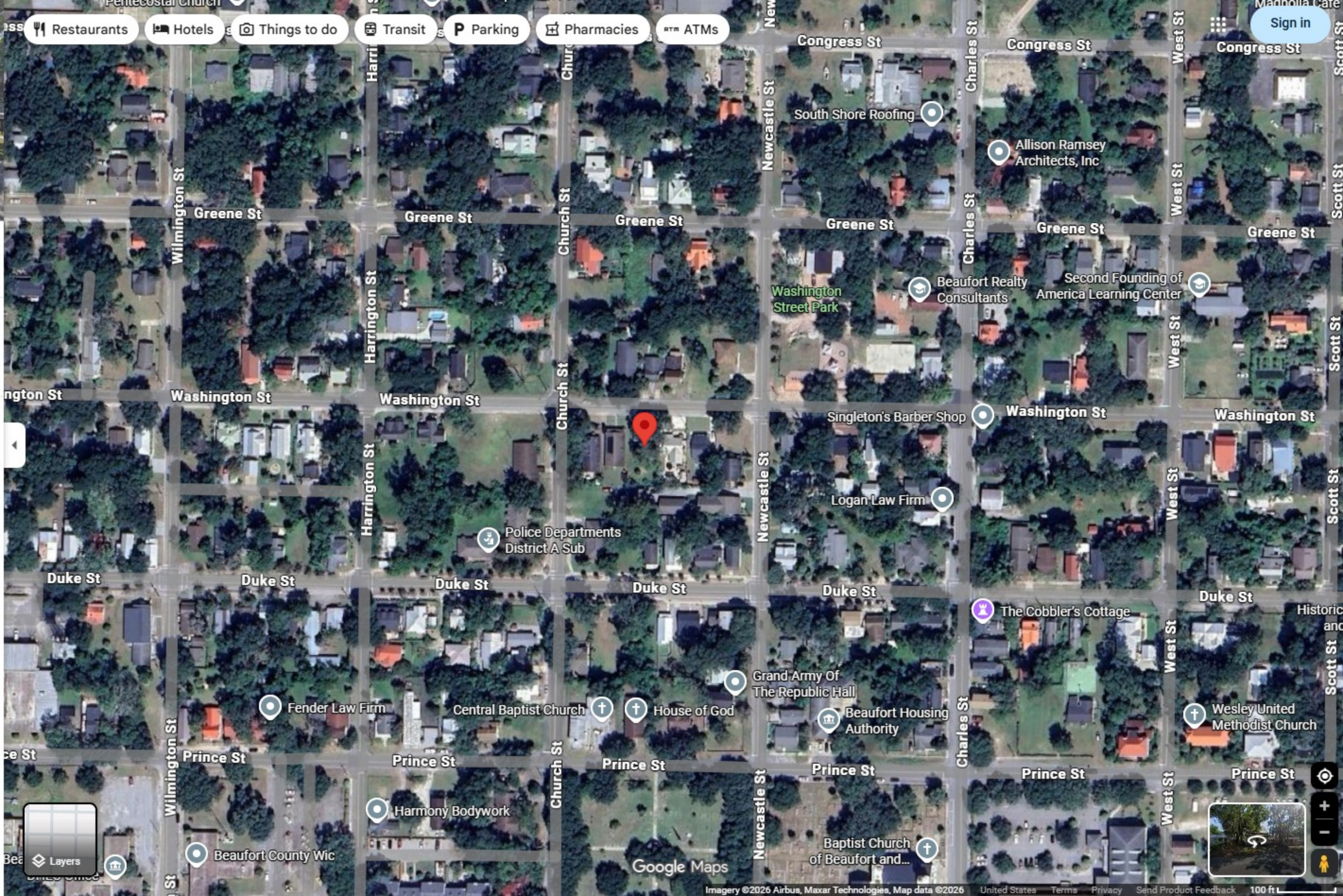
Flood Zones

- 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- A
- AE
- AO
- OPEN WATER
- VE
- X



Map navigation controls including a home button, a zoom in (+) button, a zoom out (-) button, a scale bar showing 40ft, and a coordinate display at the bottom left showing 80.674 32.437 Degrees.

1108 Washington St



Sign in

- Restaurants
- Hotels
- Things to do
- Transit
- Parking
- Pharmacies
- ATMs

1108 Washington St

Building

- Directions
- Save
- Nearby
- Send to phone
- Share

1108 Washington St, Beaufort, SC 29902

Suggest an edit on 1108 Washington St

Add a missing place

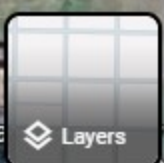
Add your business

Photos




Get the most out of Google Maps

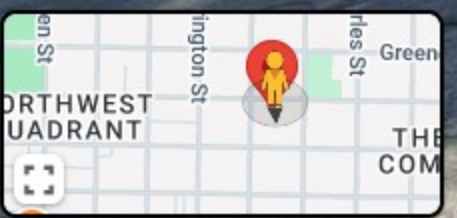
Sign in



1107 Washington St
 Beaufort, South Carolina


 Google Street View

Apr 2022 [See more dates](#)

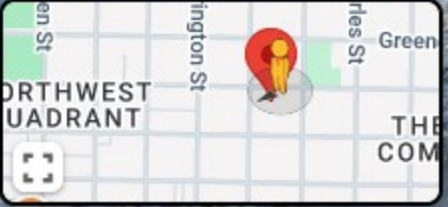


1106 Washington St

Beaufort, South Carolina

 Google Street View

Apr 2022 [See more dates](#)



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number 7 Page 30

Beaufort Historic District
Beaufort County, SC

List of Contributing Resources, Continued

Address	Historic Use / Name	Date	Description	Block	Site Number
Scott's St., 908	single dwelling von Harten House	1898	2-story frame dwelling	53	931
Scott's St., 912	single dwelling	1890 ca.	1-story frame dwelling	53	930
Scott's St., 1004	single dwelling	1896	1-story frame dwelling	52	925
Scott's St., 1007	single dwelling	1940 ca.	1-story frame dwelling; altered	41	877
Scott's St., 1008	single dwelling	1890 ca.	1-story frame dwelling	52	924
Washington St., 500	single dwelling William Henry Trescot House	1858 ca.	2-story frame dwelling	22	801
Washington St., 502	single dwelling Kinghorn House	1890 ca.	2-story frame dwelling	22	800
Washington St., 505	single dwelling	1855 ca.	2-story frame dwelling	21	799
Washington St., 507	single dwelling	1810 ca.	2-story frame dwelling	21	798
Washington St., 705	single dwelling Elizabeth Barnwell Gough House	1780 ca.	2-story stuccoed brick dwelling	42	882
Washington St., 801	single dwelling	before	1-story frame dwelling	53	932
Washington St., 804	single dwelling	1900 ca.	1-story frame dwelling	54	935
Washington St., 806	single dwelling	1900 ca.	2-story frame dwelling	54	934
Washington St., 808	single dwelling	1890 ca.	2-story frame dwelling	54	933
Washington St., 908	single dwelling	1900 ca.	1-story frame dwelling	65	1006
Washington St., 912	single dwelling	1880 ca.	2-story frame dwelling	65	1005
Washington St., 1001	single dwelling	1900	1-story frame dwelling	75	1056
Washington St., 1105	single dwelling	1900	2-story frame dwelling	85	1091
Washington St., 1107	single dwelling	1910	1-story frame dwelling	85	1092
Washington St., 1108	single dwelling	1900	1-story frame dwelling	86	1094
Washington St., 1111	commercial - store/shop	1920	1-story frame dwelling	85	1093
Washington St., 1203	single dwelling	1940	1-story frame dwelling	94	1134
Washington St., 1205	single dwelling	1945	1-story frame dwelling	94	1135
Washington St., 1303	single dwelling	1900	1-story frame dwelling	102	1167
Washington St., 1305	single dwelling	1920	2-story frame dwelling	102	1168
Washington St., 1307	single dwelling	1920	1-story frame dwelling	102	1169
Washington St., 1310	single dwelling	1910	1-story frame dwelling	103	1344
Washington St., 1407	single dwelling	1890	1-story frame dwelling	110	1201
Washington St., 1409	single dwelling	1900	1-story frame dwelling	110	1202

**BEAUFORT COUNTY
HISTORIC SITES SURVEY - 1997**

RECONNAISSANCE LEVEL BUILDING INVENTORY FORM

Statewide Survey Site Form
State Historic Preservation Office
South Carolina Department of Archives and History
Columbia, SC

Site Number: U- 13 - 1094
Access County Site #

USGS Quad: 025 Beaufort
Doc. Level: Reconnaissance Level

Historic name(s): _____ Map Ref.: BFT 09 (TL) Tax Number: R120.004.000.0373.0000

Common name(s): _____ City Block Ref.: 86 Island: Port Royal Is.

Address/location: 1108 Washington St. City/Vicinity of (vic.): Beaufort

Date: 1900 Alteration date: ca. 1960

Ownership: 1. private 2. city 3. county 4. state 5. federal 6. unknown

Category: 1. building 2. site 3. structure 4. object

Historic use(s): single dwelling Current uses: single dwelling

Notes: Rectangular 1 story 5 x 1 bay frame dwelling w/lateral gable roof

National Register Status: _____ Date: _____ Listing Name: _____ NRIS # _____
National Register Historic District (NHL, 11/73) 12/17/69 Beaufort Historic District 69000159

SHPO National Register Evaluation: Contributes to listed district Name: Beaufort Historic District

Consultant Recommendation: _____ Name: _____

Previous Survey: _____ Reference: _____ Notes: _____
 H.A.B.S. Other _____
 Feiss-Wright (1969) _____
 Historic Resources of the Lowcountry (1979) _____
 Milner Historic District Inventory (1979) _____
 A Guide to Historic Beaufort (1995 ed.) _____

Photograph:



Photographs:

prints
 slides
 negatives

Date: 8/1/97

Recorder: D. Schneider, Historic Beaufort Fdn.

Roll # Neg. View of:
S-10 14 N facade & E elev., fac. SW



BEAUFORT COUNTY HISTORIC SITES INVENTORY
SITE INDEX



P O Box 11
Beaufort, SC 29902
(803) 524-6334

Community: Northwest Quadrant
Address: 1106 Washington St.

HBF Site #-
NW Quad - 198

Historic Name:

Designated: NHL district - non Status: Non-contributing Integrity: good
Year Built: circa 1970 Significance: 5 non-contributing to area
Historic Use: single dwelling Current Use: single dwelling Condition: good
Stylistic Period: minimal traditional Sub Style: folk type

Desc.:

Sign.:

Notes:

Neg#: 96.08.05 Add. Neg.: Block #: 86 Faces: 1. North

Contact:

Date Surveyed: 3/6/96 By: D. Schneider, Historic Date Modified: 4/21/96

Quad: Beaufort East: North: TMS#



BEAUFORT COUNTY HISTORIC SITES INVENTORY
SITE INDEX



P O Box 11
Beaufort, SC 29902
(803) 524-6334

Community: Northwest Quadrant
Address: 1108 Washington St.

HBF Site #- 289
NW Quad - 199

Historic Name:

Designated: NHL district - contributing Status: Contributing Integrity: good
Year Built: circa 1900 Significance: 3 contributes to area
Historic Use: single dwelling Current Use: single dwelling Condition: good
Stylistic Period: hall-and-parlor Sub Style: folk type

Desc.: 5 x 1 bay block w/rear addition

Sign.:

Notes:

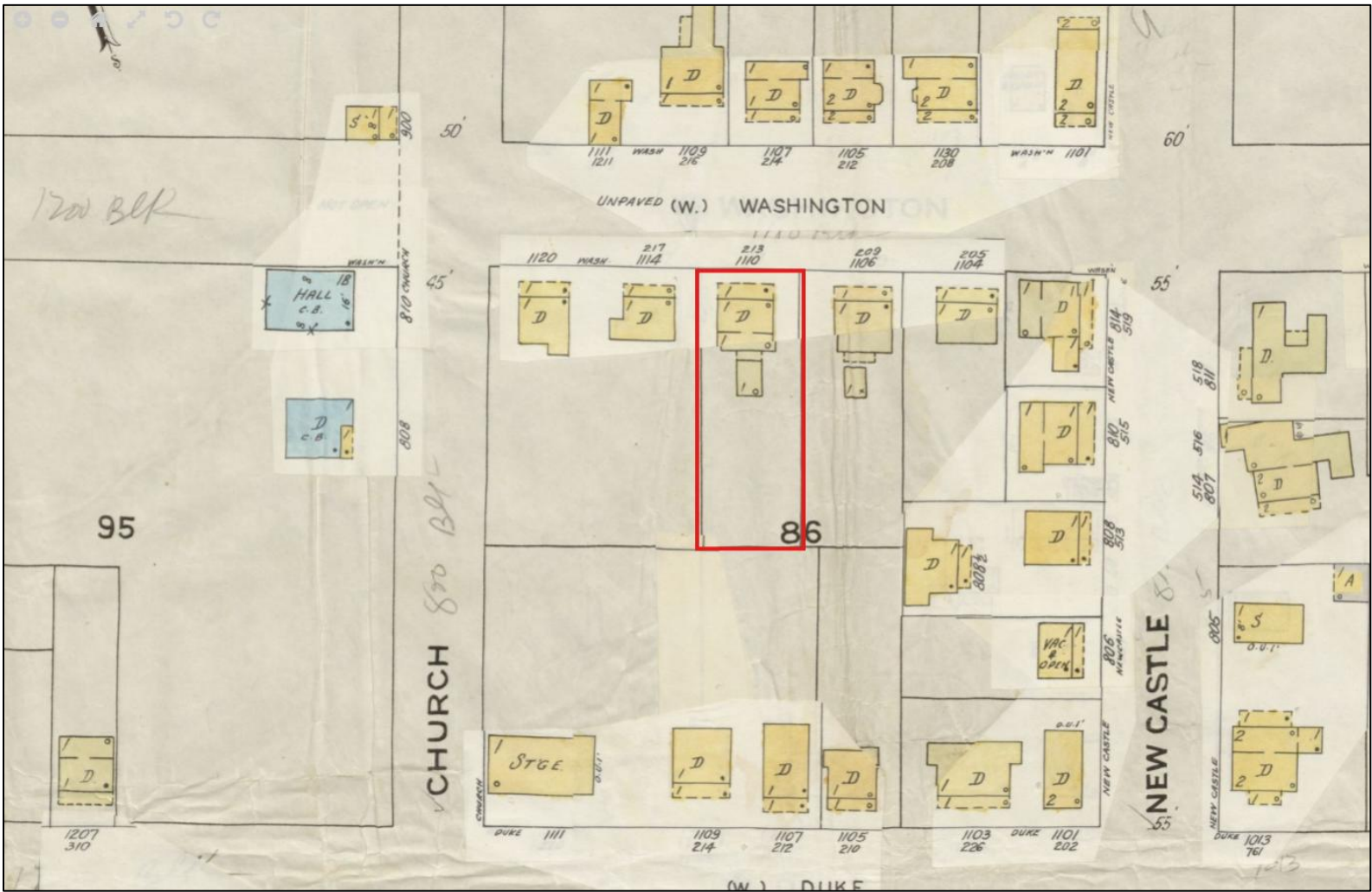
Neg#: 96.08.06 Add. Neg.: Block #: 86 Faces: 1. North

Contact:

Date Surveyed: 3/6/96 By: D. Schneider, Historic Date Modified: 4/21/96

Quad: Beaufort East: North: TMS#

Location and footprint of residential dwelling at 1108 Washington Street on 1924 Sanborn Map



Source: University of South Carolina, University Libraries, Digital Collection; URL: <https://digital.tcl.sc.edu/digital/collection/SFMAPS/id/3791/rec/7> ; 4/01/2026



HISTORIC DISTRICT REVIEW (Major) HRB Review – Application Form

Community Development Department
1911 Boundary Street, Beaufort, South Carolina 29902
p. (843) 525-7049 / f. (843) 986-5606
Email: development@cityofbeaufort.org / Website: www.cityofbeaufort.org

Application Fee:
see attached schedule
\$100

OFFICE USE ONLY: Date Filed: 3/20/26 Application #: HDICB-000085-2026 Zoning District: _____

Approved By: _____ Date: _____

Pursuant to Section 6-29-1145 of the South Carolina Code of Laws, is this tract or parcel restricted by any recorded covenant that is contrary to, conflicts with, or prohibits the activity described in this application? Yes No

Contributing Status: For a list of contributing and non-contributing structures, please see:
<https://cityofbeaufort.org/350/Beaufort-County-Historic-Sites-Survey>.

- (Please select one) Is project a:
- Contributing Structure
 - Non-Contributing Structure
- (Does not apply to new building(s) in the Historic District)

Pre-application Requirement:

Has project attended a Historic Technical Review Committee (HTRC) meeting? Yes No Date: 2-18-26

Applicability: Discretionary review by the Historic District Review Board (HRB) shall apply to applications for a **Certification of Appropriateness** for the following items. (Please check all that apply):

- New building(s) in the Historic District
- Changes to exterior materials of **contributing structure(s)**, to include:
 - Fences Paint Roof Siding Windows Other changes (specify in Project Narrative section)
- Additions to **contributing structure(s)**
- Demolition of **contributing structure(s)** in the Historic District
- Demolition of **non-contributing structure(s)** in the Beaufort Preservation Neighborhood (all areas minus the Northwest Quadrant).
 - Demolition of **non-contributing structure(s)** in the Beaufort Conservation Neighborhood (Northwest Quadrant) does not require a major review by the HRB and is instead a minor review performed at a Staff level.

Applicant & Project Information:

Applicant Name: Jeremiah Smith, Allison Ramsey Architects

Applicant Address: 1003 Charles St.

Applicant E-mail: ~~XXXXXXXXXXXXXXXXXXXX~~ Applicant Phone No.: ~~XXXXXXXXXXXX~~

Applicant Title: Homeowner Tenant Architect Engineer Developer Contractor



**HISTORIC DISTRICT REVIEW
(Major) HRB Review – Application Form**

Community Development Department
1911 Boundary Street, Beaufort, South Carolina 29902
p. (843) 525-7049 / f. (843) 986-5606
Email: communitydevelopment@cityofbeaufort.org / Website: www.cityofbeaufort.org

Application Fee:
see attached schedule

Owner (if other than the Applicant): Leroy Gibbs, Jr.

Owner Address: 9919 Ethens Castle Dr., Chester, VA 23831

Owner E-mail: XXXXXXXXXXXX@XXXXXX Owner Phone No.: XXXXXXXXXXXX

Property Address: 1108 Washington St.

Property Identification Number(s): 9919 Ethens Castle Dr., Chester, VA 23831

Brief Project Narrative: (Attach any necessary documentation, spec sheets, pictures, paint swatches, etc.)

This project proposes to renovate the front historic structure and demolish the back, more recent additions that are in significant disrepair.

Windows at the front facade will be restored. Other aluminum windows will be replaced with Kolbe Forgent H2 series windows.

Asbestos siding (10" reveal) is proposed to be replaced with cementitious siding (6" reveal).

Certification of Correctness: I/we certify that the information in this application is correct.

Applicant's Signature: [Signature] Date: 3-15-26

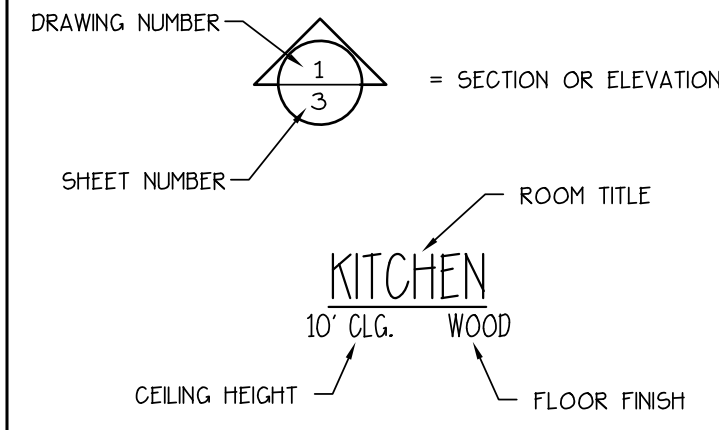
Owner's Signature: [Signature] Date: 3-16-26

(The owner's signature is only required if the applicant is not the owner.)

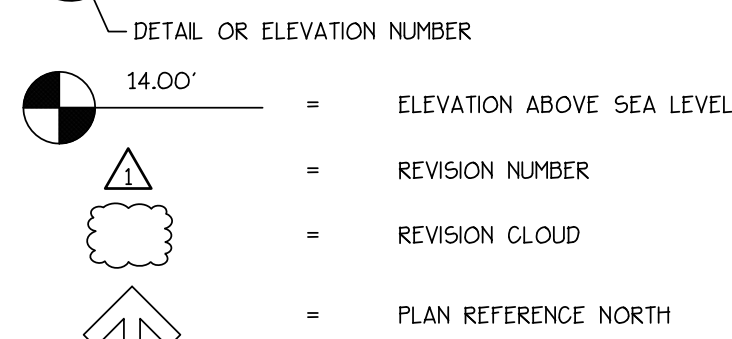
NOTE: See pages 3-6 for the Major Historic Review application requirements and fee schedule.

SYMBOLS + KEYS

DOOR AND WINDOW SIZE KEY
2860 = 2'-8" WIDE x 6'-0" HIGH



1 DRAWING TITLE



⎓	SINGLE POLE SWITCH
⎓⎓	THREE WAY SWITCH
⎓⎓⎓	FOUR WAY SWITCH
⎓⎓⎓⎓	DIMMER SWITCH
⎓⎓⎓⎓⎓	SPEED CONTROL
⊕	DUPLEX OUTLET
⊕	1/2 HOT OUTLET
⊕ WP	WATER PROOF OUTLET
⊕ GF	GROUND FAULT OUTLET
⊕	QUADRUPLUX OUTLET
⊕	SPECIALTY OUTLET
⊕	FLOOR OUTLET
⊕	TELEPHONE JACK
⊕	THERMOSTAT
⊕	TELEVISION JACK
⊕	VENT
⊕	VENT w/ LIGHT
⊕	SURFACE MOUNTED FIXTURE
⊕	RECESSED FIXTURE
⊕	WALL MOUNTED FIXTURE
⊕	FLOOD LIGHT
⊕	LED FIXTURE
⊕	CEILING FAN
⊕	STRIP LIGHTING
⊕	CEILING BOX
⊕	DOOR CHIME
⊕	ELECTRICAL PANEL
⊕	SMOKE DETECTOR
⊕	CARBON MONOXIDE DETECTOR

CONCEPTUAL RENDERING



DRAWING INDEX

- 0 COVER SHEET
- 2 EXISTING PLAN, DEMOLITION PLAN + PROPOSED FLOOR PLAN
- 3 EXISTING ELEVATIONS
- 4 PROPOSED ELEVATIONS

GENERAL INFO.

AREA CALCULATIONS:
EXIST. FIRST FLR HTD = 1204 S.F. EXIST COVERED PORCH = 171 S.F.
PROPOSED FIRST FLR HTD = 428 S.F. PROPOSED COVERED PORCHES = 187 S.F.
PROPOSED TOTAL HEATED = 428 S.F.

GIBBS HOUSE -
25119
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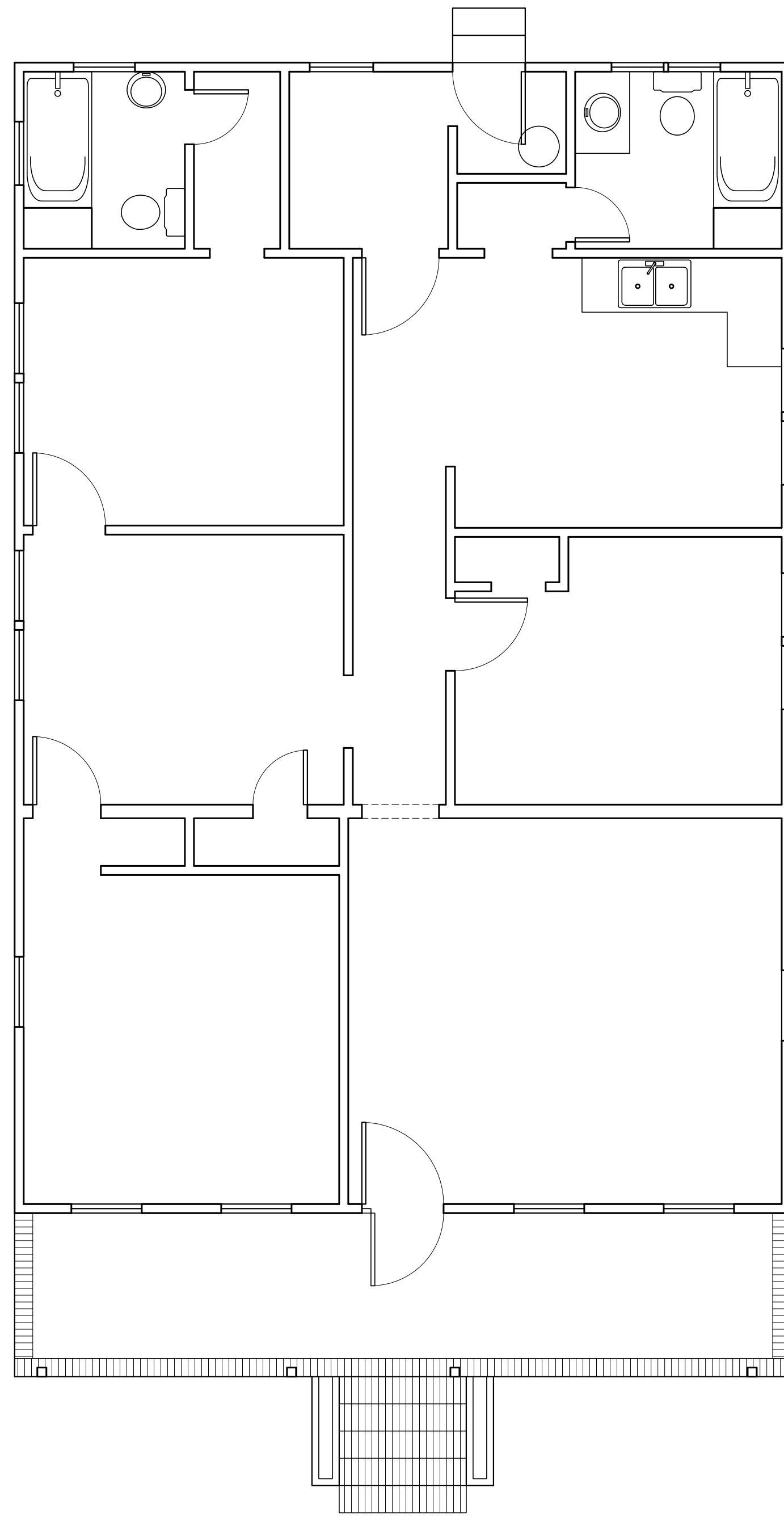
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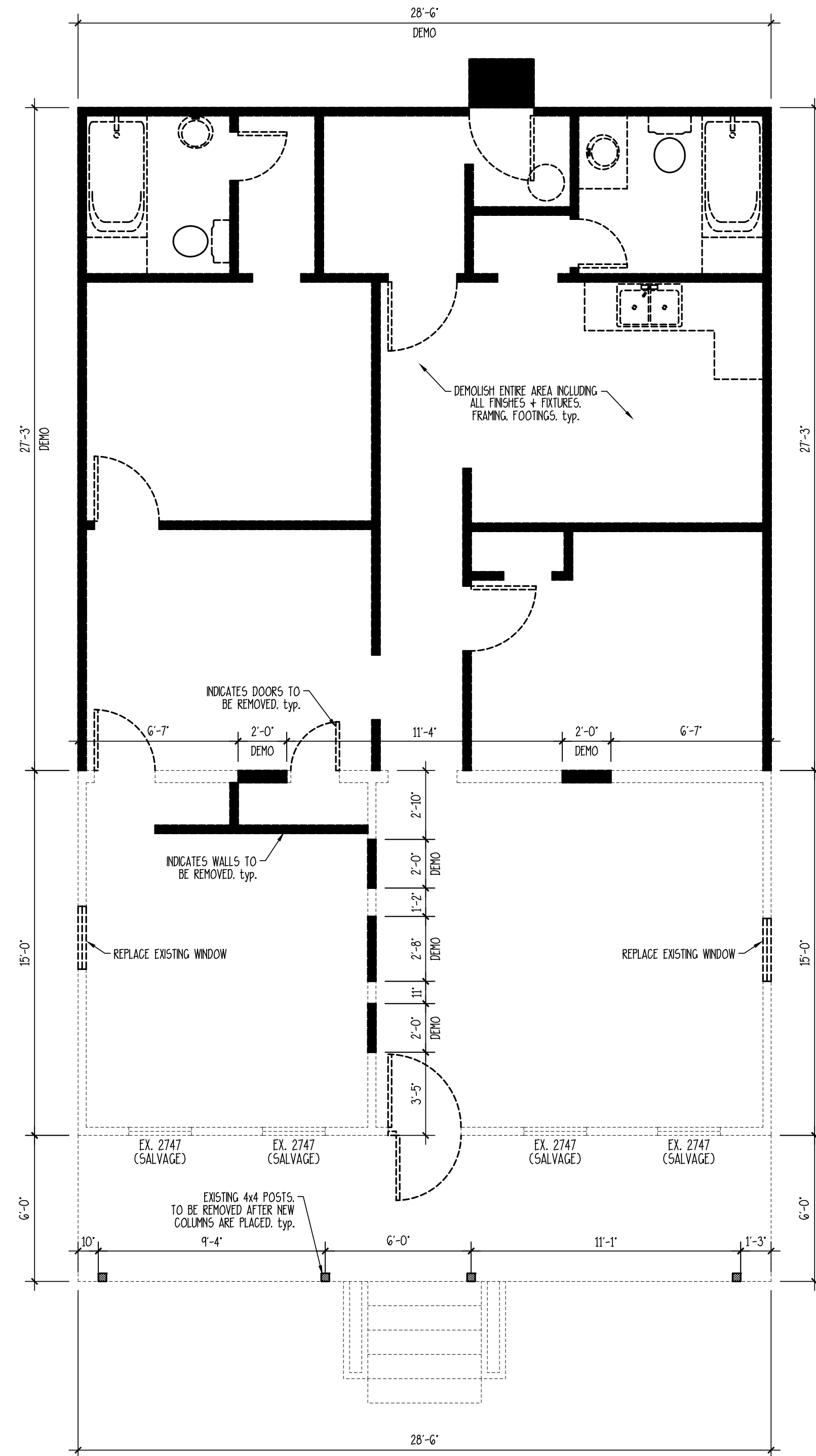
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JOB NO.:	2519
DRN. BY:	JC
DWG. NAME:	2519DWG

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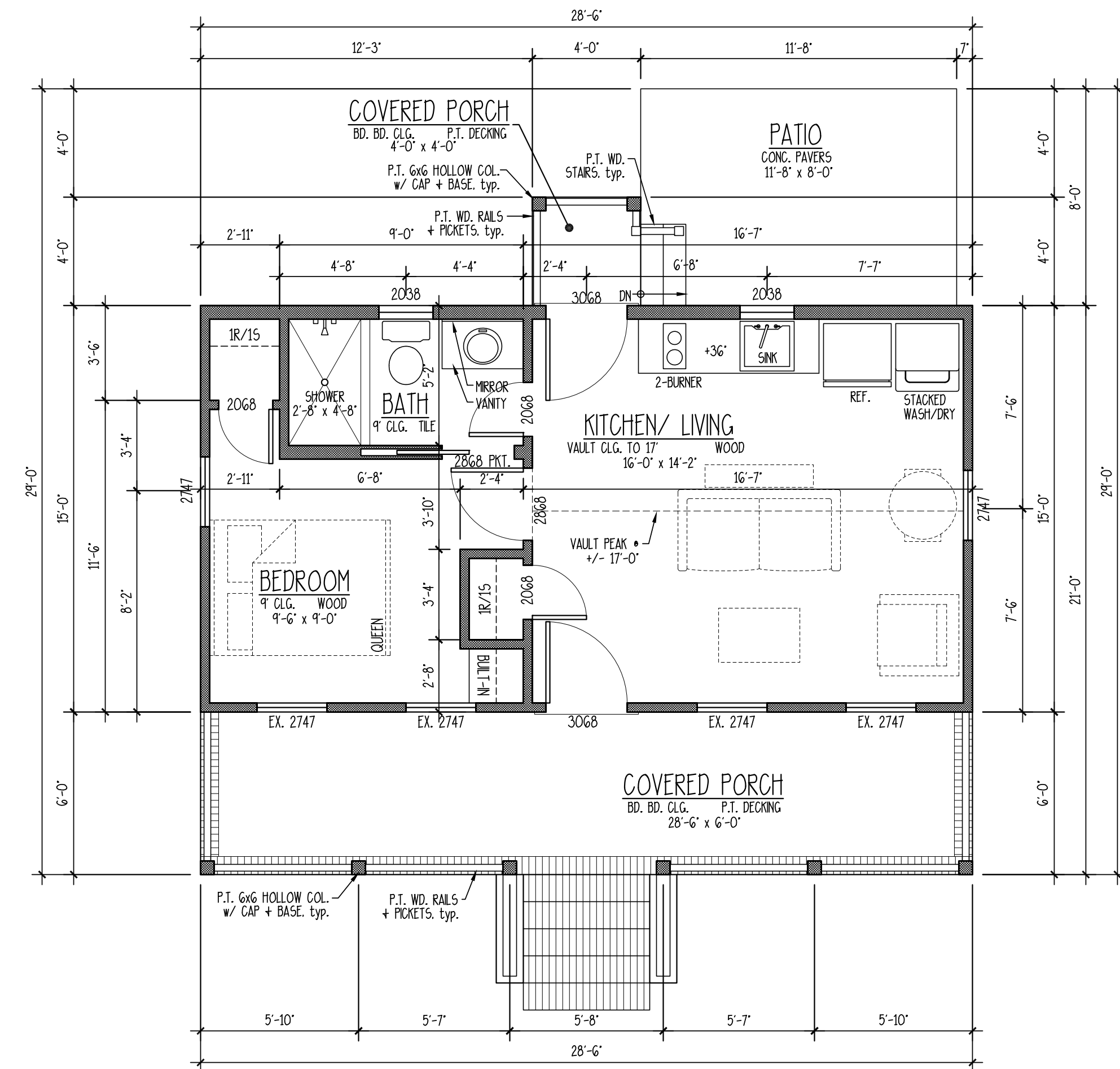
EXISTING FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



DEMOLITION PLAN

SCALE: 1/4" = 1'-0"



PROPOSED FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

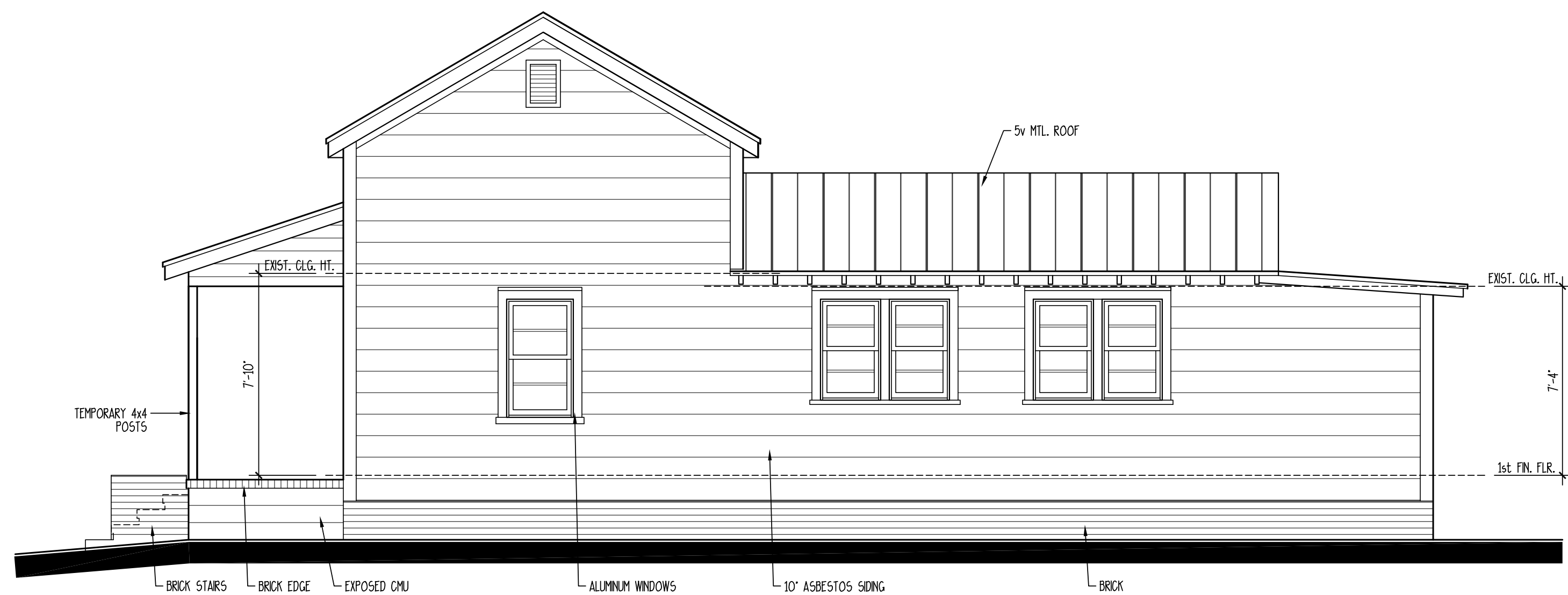
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JOB NO.:	25119
DRN. BY:	JJC
DRG. NAME:	251FDWG

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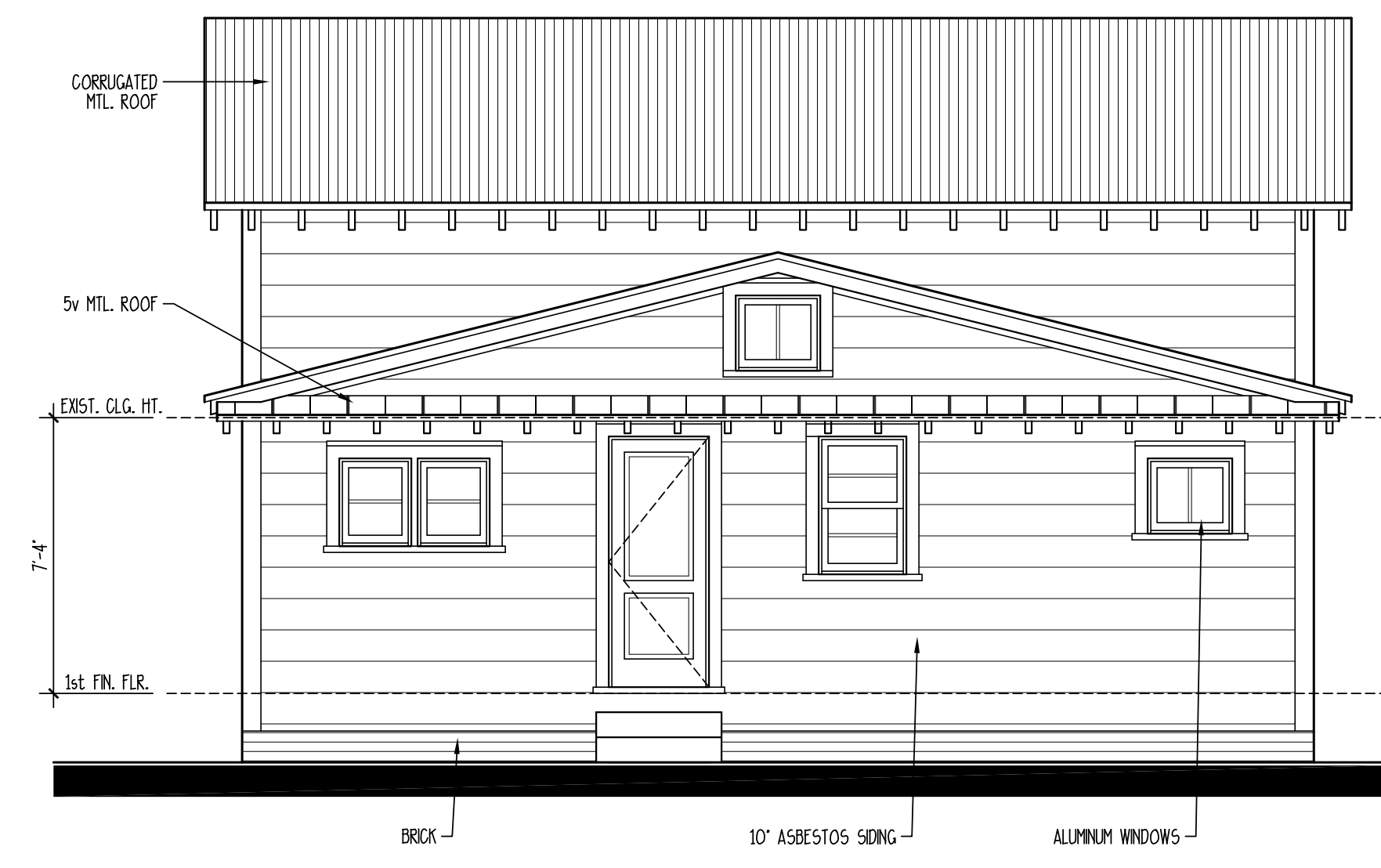
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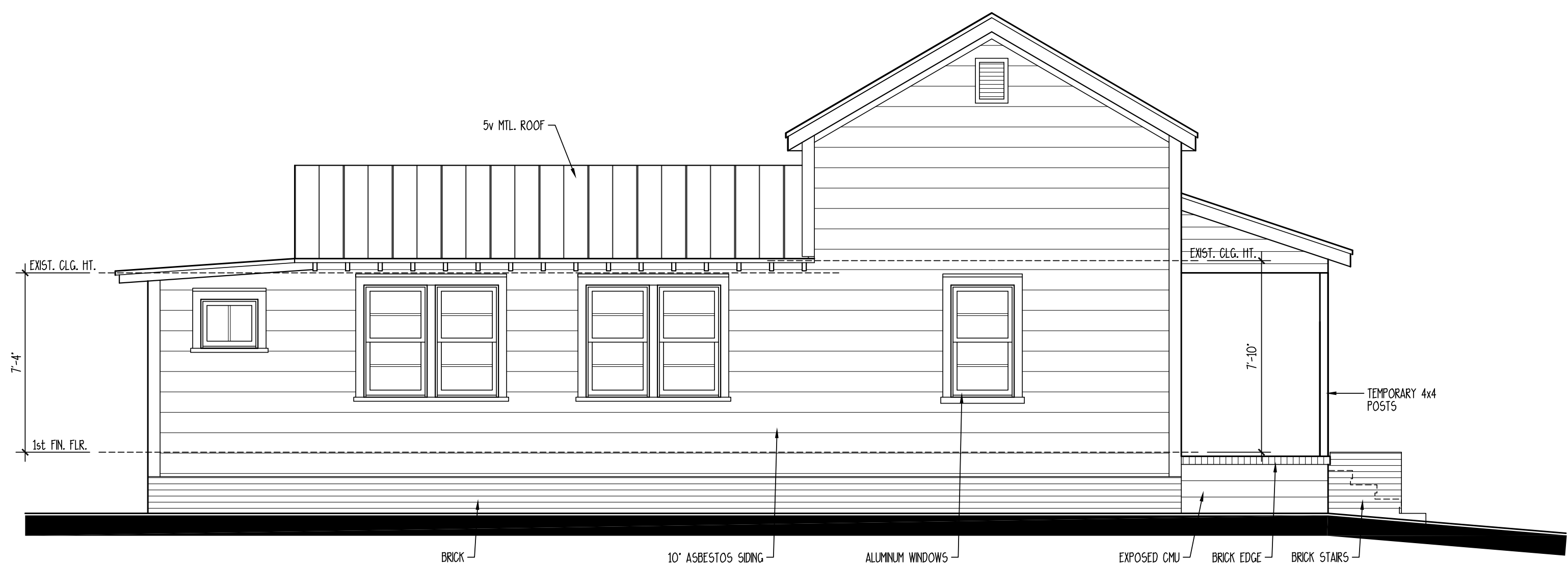
4 EXISTING RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



3 EXISTING REAR ELEVATION

SCALE: 1/4" = 1'-0"



2 EXISTING LEFT ELEVATION

SCALE: 1/4" = 1'-0"



1 EXISTING FRONT ELEVATION

SCALE: 1/4" = 1'-0"

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25119**
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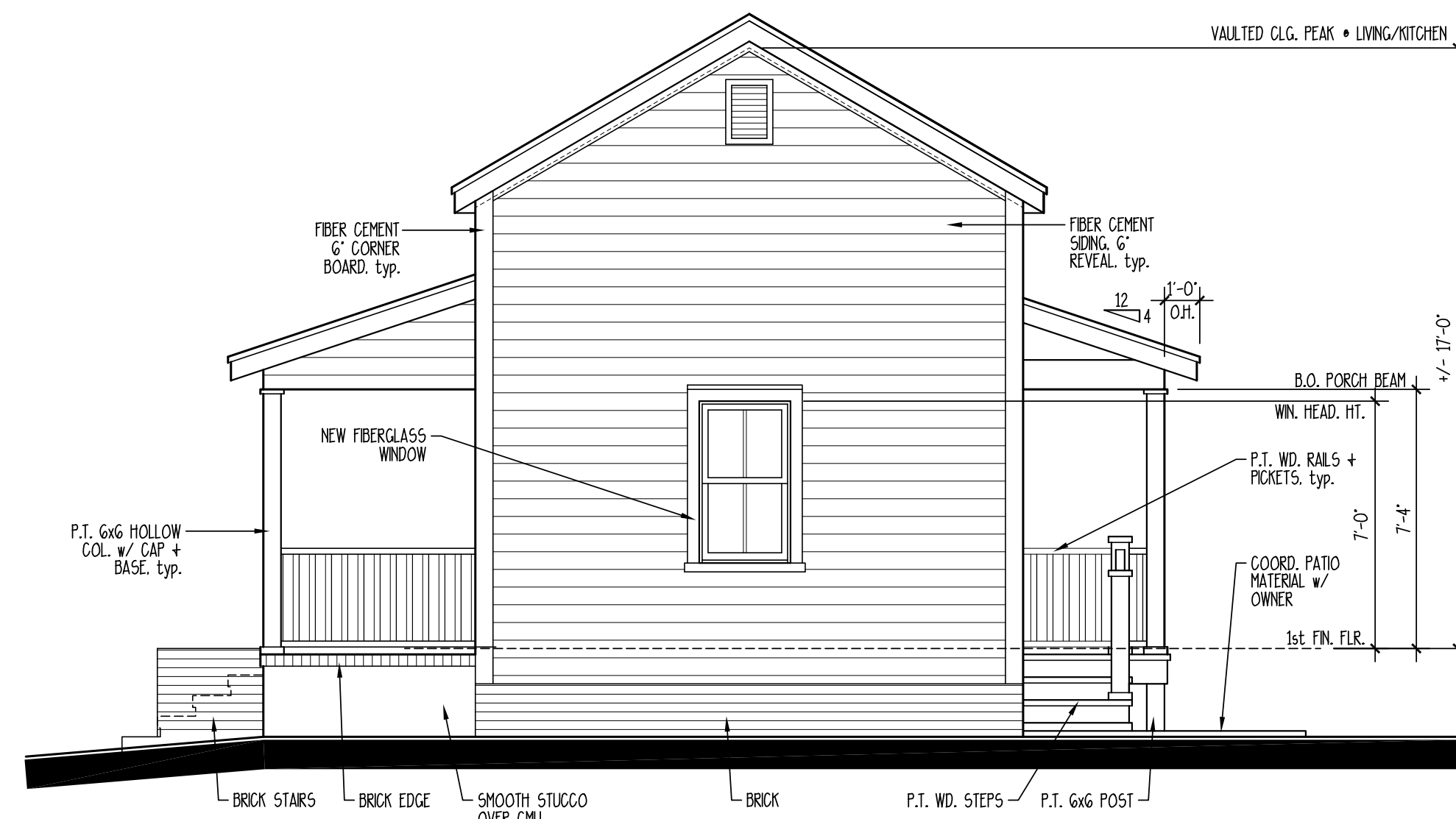
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DATE:	03/20/2026
JOB NO.:	25119
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DATE:	25/15/2026

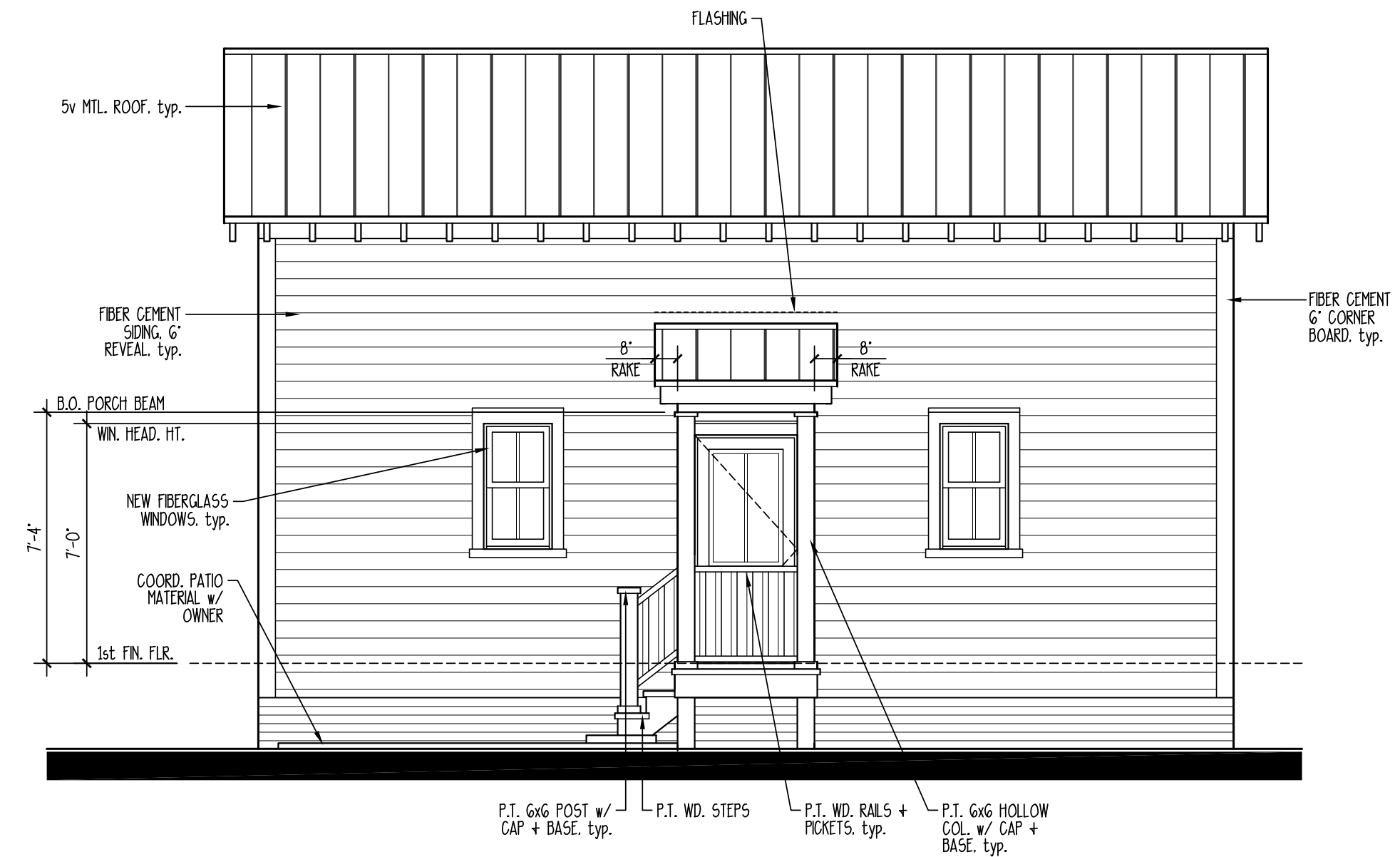
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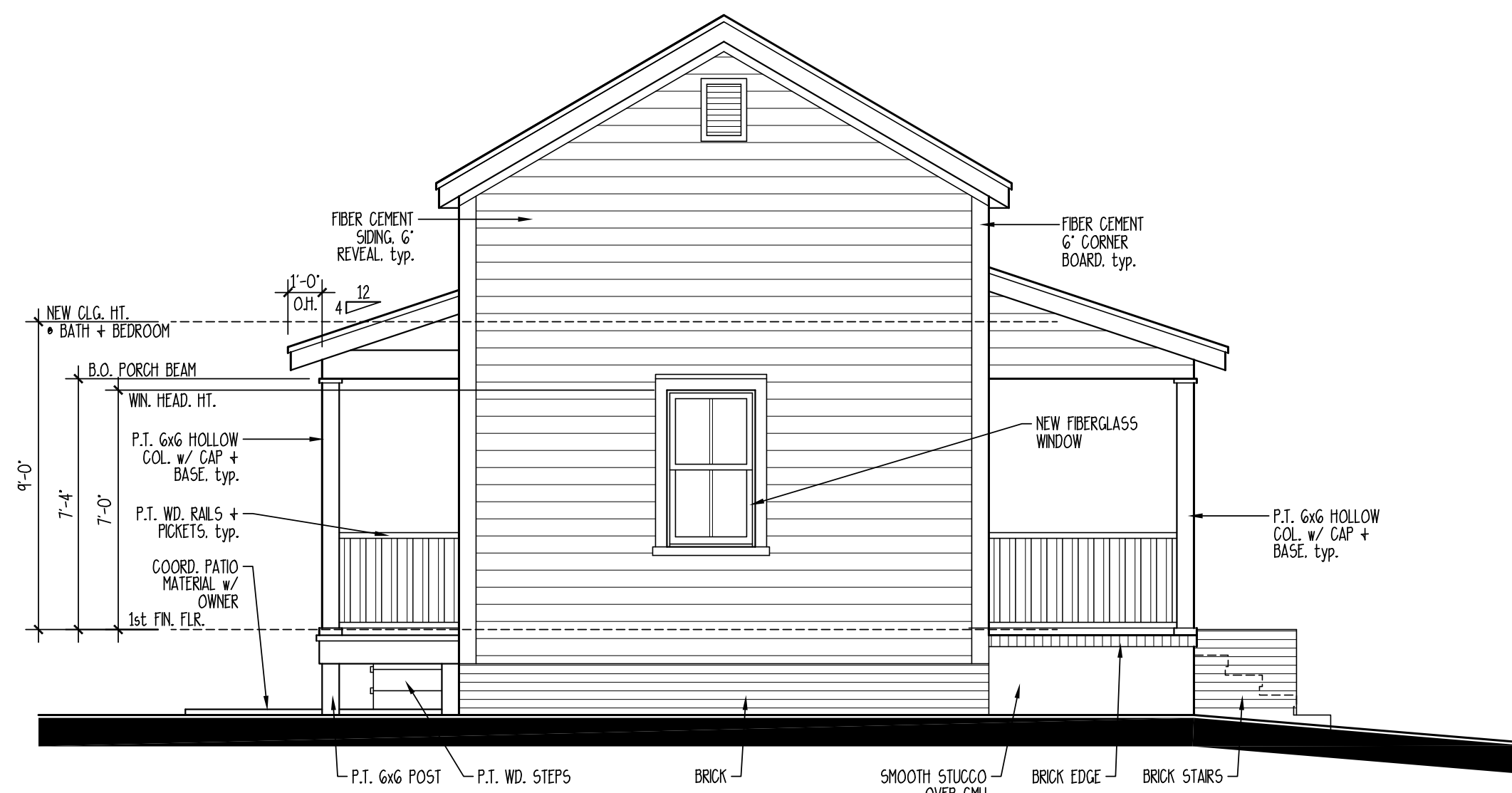
4 PROPOSED RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



3 PROPOSED REAR ELEVATION

SCALE: 1/4" = 1'-0"



2 PROPOSED LEFT ELEVATION

SCALE: 1/4" = 1'-0"



1 PROPOSED FRONT ELEVATION

SCALE: 1/4" = 1'-0"

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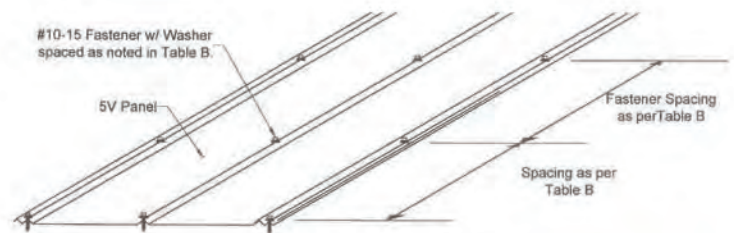
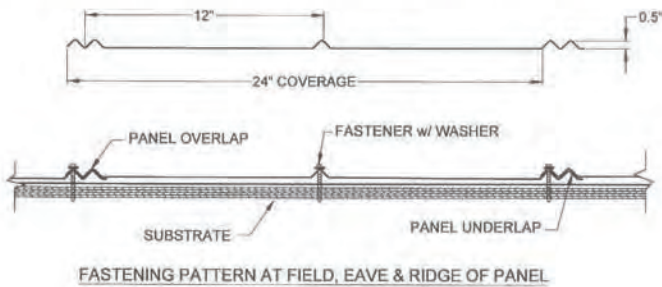
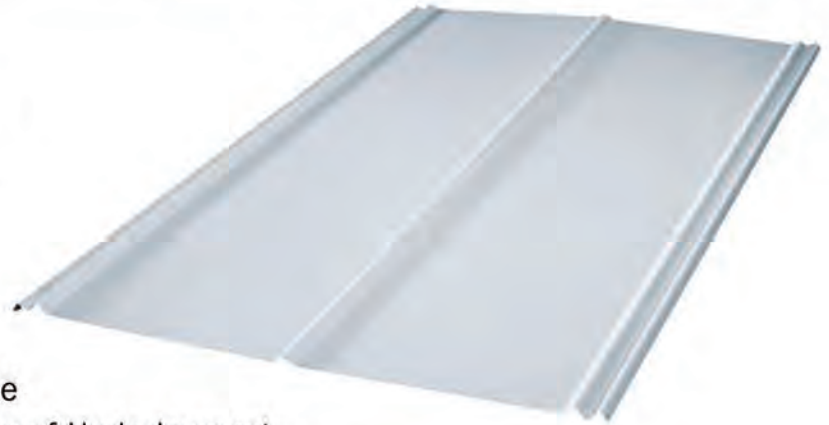
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DATE:	03/20/2026
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DATE:	25/15/2026

5-V METAL ROOFING

Panel Details

- 24" Total Coverage with 1/2" Rib Height
- 26 & 24 Gauge Available
- 15 Available colors in Stock
- Available in Galvalume
- Exposed Fasteners
- Agricultural, Residential & Commercial Use
- Applies Over Solid Substrates with the use of Underlayment
- Suggested minimum Roof Slope 3:12



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FORGENT[®] SERIES



PRODUCTS

WINDOWS

All Glastra or Glastra/Wood:

- ▶ Casements
- ▶ Awning
- ▶ Double hungs
- ▶ Sliding
- ▶ Direct sets (rectangular, geometric & radius)

COMPLEMENTARY DOORS

Select doors available from Kolbe to complement Forgent Series products

- ▶ Swinging doors
- ▶ Sliding doors
- ▶ Multi-slide doors

OPTIONS

GLASS

- ▶ Double pane; Insulated glass
- ▶ Triple pane, insulated glass
- ▶ Various Low-E coatings
- ▶ Specialty glass

DIVIDED LITES

- ▶ Performance divided lites
- ▶ Grilles-in-the-air-space

WINDOW HARDWARE FINISHES

- ▶ Clay
- ▶ White
- ▶ Satin Nickel
- ▶ Matte Black
- ▶ Rustic Umber

EXTERIOR ACCESSORIES

- ▶ Casings
- ▶ Brickmoulds
- ▶ Frame expanders
- ▶ J-Channels
- ▶ Sill nosings

FINISHES

Forgent Series offers popular exterior and interior finishes to coordinate with hardware selection, trim and décor.

The Cloud and Sahara colors are integral to the Glastra® material, while Bronze, Midnight and Tungsten can be applied in various combinations, as shown below.

COMBINATION OPTIONS

		INTERIOR				
		CLOUD	SAHARA	BRONZE	MIDNIGHT	WOOD
EXTERIOR	CLOUD	•				•
	SAHARA		•			•
	BRONZE	•		•		•
	MIDNIGHT	•			•	•
	TUNGSTEN	•				•

CLOUD	SAHARA	BRONZE	MIDNIGHT	TUNGSTEN
-------	--------	--------	----------	----------

NOTE: Tungsten is available as an exterior finish only. Ask your Kolbe dealer for details.

INTERIOR OPTIONS - GLASTRA/WOOD UNITS

UNFINISHED PINE†	DOUBLE CLEAR COAT	WHEAT	RED WHEAT	LIGHT OAK 998
SPICED WALNUT	SUNSET OAK	CHESTNUT	CHERRY	LIBRARY RED
COFFEE BEAN	EBONY	LATEX PRIMER**	WHITE PAINT†	BLACK PAINT†

* All units supplied with unfinished Pine interiors must be finished in the field.

**Latex primer is not a final finish.

† White Paint and Black Paint are applied as single coats, with some visible woodgrain.

Forgent Series exterior films are compliant with and have achieved 307-16 certification from the American Architectural Manufacturers Association (AAMA). The AAMA 307-16 designation specifically refers to Voluntary Specifications for Laminates Intended for Use on AAMA Certified Profiles.

Printed images of wood species and stain options will vary from actual product colors. Selections should be made based on color samples available from your Kolbe dealer. Stain colors are shown on Pine. Since no two trees are identical, wood can be expected to differ both in color and graining. These factors will influence the stain's final color.

Color-matched interior paint is available through any Sherwin-Williams retail store's National Account System in the United States and Canada.

Building Supplies / Roofing / Roof Shingles

\$29.00

★★★★★ 488

[View Q&A](#)

BUY 36 GET 20% OFF

GAF Timberline Natural Shadow 33.3-sq ft Slate Laminated Architectural Roof Shingles

Item #652981 Model #0600750

Architectural style that's practically priced

Features a classic shadow effect that lends any home a subtle, even-tone with the warm look of wood in an asphalt shingle

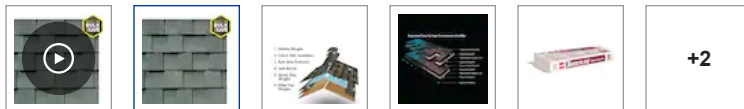
Highest roofing fire rating: UL Class A, Listed to ANSI/UL 790

Manufacturer Color/Finish: Slate

- 1 +

Please Enter Minimum Qty of 3

Add to Cart

 **Free Store Pickup**
182 Available at [Beaufort Lowe's](#)
Aisle 53 | Bay 9 **Delivery**
Available**Overview**

Your roof can represent up to 40% of your home's curb appeal. Improve its resale value with Timberline® natural shadow® Shingles from GAF. Installing the rugged, dependable performance of Timberline® natural shadow® Shingles will give you the upscale, architectural look you want at a price you can afford.

- Architectural style that's practically priced
- Features a classic shadow effect that lends any home a subtle, even-tone with the warm look of wood in an asphalt shingle
- Highest roofing fire rating: UL Class A, Listed to ANSI/UL 790
- Advanced protection shingle technology reduces the use of natural resources while providing excellent protection for your home
- Dura Grip Adhesive seals each shingle tightly to roof reducing the risk of shingle blow-off; Shingles warranted to withstand winds up to 130 mph
- Wind speed coverage requires special installation; see GAF shingle and accessory limited warranty for complete coverage and restrictions
- Lifetime limited transferable warranty with smart choice protection (non-prorated material and installation labor coverage) for the first ten years; see GAF shingle and accessory limited warranty for complete coverage and restrictions

[Installation Guide](#)
PDF [Warranty Guide](#)
PDF [Operating Guide](#)
PDF [CA Prop 65](#)
PDF



2064-SDL-BLC 6L

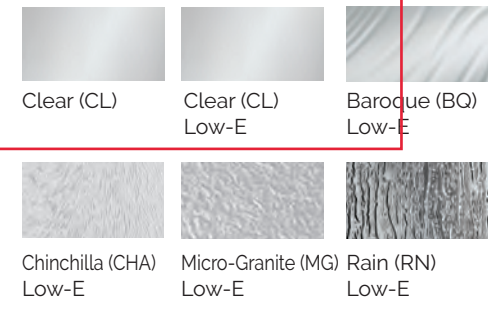


Simulated Divided Lite

Traditional Grille

1-1/8" External Grille SDL
7/8" Internal Grille

Glass Options



Clear (CL)

Clear (CL)
Low-E

Baroque (BQ)
Low-E

Chinchilla (CHA)
Low-E

Micro-Granite (MG)
Low-E

Rain (RN)
Low-E



NEW Vapor (VPR)
Low-E

Available in clear glass or textured glass.



2064-SDL 6L



2264-SDL 6L
0864-SDL 3L

The look of a true divided lite, with the energy efficiency of a single lite. A mill finish grille between glass, and backing strips for a true wood muntin appearance.

The Traditional SDL bars are injection molded along with our Evolve® frame to eliminate separate application of the SDL bars. This all-in-one design offers a better flush-to-glass fit. Evolve frames are available in white or oak FiberMate® material.



2236-SDL 9L
0836-SDL 3L



2248-SDL 4L
0848-SDL 2L



2248-SDL 6L
0848-SDL 3L



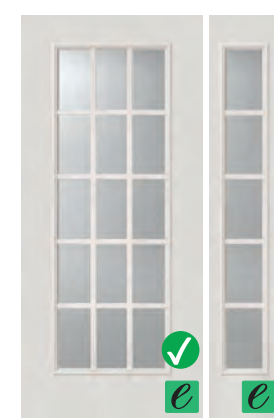
2248-SDL 12L
0848-SDL 4L



2264-SDL 8L
0864-SDL 4L



2064-SDL 10L
0864-SDL 5L



2264-SDL 15L
0864-SDL 5L

- Low-E available
- Low-E Plus available
- Severe Weather available
- In Stock
- 366 Low-E
- ADA Compliant
- Turtle code compliant