MEETING AGENDA

CITY OF BEAUFORT - HISTORIC DISTRICT REVIEW BOARD

Wednesday, May 13, 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/89146690957?pwd=8voYMMuEXS7SzlqxaxH1XmfAUooBVv.1
Password: 598898 Meeting ID: 891 4669 0957 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 also be live streamed via Zoom. Anybody interested can watch this meeting on the City's YouTube 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:

- **April 8, 2026 - Meeting**

III. Consent agenda items:

A. 1313 Congress Street, PIN: R120 004 000 0047 0000: Approval of Bailey Bill Tax Incentive application for previous rehabilitation of historically contributing dwelling (Stokes Cottage)

Applicant: Shirley E. Stokes, Owner

The applicant is requesting property tax relief through the local Bailey Bill Act by locking property taxes at the pre-improvement value for the duration of 10 years.

IV. Applications:

A. 811 Congress Street, PIN: R120 004 000 0104 0000: New construction of a duplex with detached garage/carriage house (infill development)

Applicant: Larry Holman, Owner

The applicant is requesting final approval for new construction of a duplex and detached carriage house.

B. **902 Boundary Street, PIN: R120 004 000 0086 0000: Renovation/Commercial reuse of a former gas station**

Applicant: Mark Sutton, Architect

The applicant is requesting final approval for interior and exterior changes to an existing contributing building (former gas service station) for commercial reuse as a small restaurant/bar.

C. **710 Newcastle Street, PIN: R120 004 000 499A 0000: Addition to existing single-family dwelling (non-contributing)**

Applicant: Jeremiah Smith, Architect

The applicant is requesting final 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: Renovation/rehab of front and partial demolition of rear of existing single-family dwelling (contributing)**

Applicant: Jeremiah Smith, Architect

The applicant is requesting final approval to renovate/rehab the front section of the contributing structure and to demolish the back section which is in disrepair. Also, the applicant is seeking approval for a 10-year property tax freeze under the Bailey Bill Act.

E. **805 Church Street, PIN: R120 004 000 1006 0000: New construction of a duplex with detached carriage house (infill development)**

Applicant: Jeremiah Smith, Architect

The applicant is requesting approval for a new duplex with detached guest/carriage house to be constructed on a currently vacant lot.

F. **602 Bladen Street, PIN: R120 003 000 0215 0000: New construction of a single-family dwelling with attached garage/carriage house (infill development)**

Applicant: Cooter Ramsey, Architect

The applicant is requesting approval for a proposed single-family home at the intersection of Bladen and King St. The proposed design is a 2-bedroom house with on-site parking provided in a garage for 2 cars.

G. **1201 North Street, PIN: R120 004 000 0682/-0683/-0684 0000, Exterior and interior alterations and upfits to Education & Outreach Building of First Presbyterian Church of Beaufort (non-contributing)**

Applicant: Arnie McClure, Architect

The applicant is requesting approval for various modifications & upfits to the non-contributing structure, including a new 2-story porch entrance with modification/extension of the existing front porch, replacement of windows on north, elimination of exterior stairs and new windows on east façade amongst other modifications.

H. **<u>1006 Church Street, PIN: R120 004 000 0159 0000</u>, Renovation/rehab of front as well as partial demolition & new addition to existing single-family dwelling (contributing)**
Applicant: Marcie Banks, Architect/Owner

The applicant is requesting approval to renovate/rehab the front section of the contributing structure and to demolish decrepit lean-to for new addition to the back section.

V. Adjournment

REVIEW OF MINUTES

- **April 8, 2026**

Historic District Review Board
Meeting Minutes – April 8, 2026

CALL TO ORDER 0:48

A meeting of the Historic District Review Board was called to order by Eric Berman, Vice-Chairman, since Chairman, Mike Sutton, was not present. The meeting was held in-person in Council Chambers on Wednesday, April 8, 2026 at 2:20 PM. The meeting was recorded and streamed on Facebook in accordance with City Policy.

ATTENDEES

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

Members absent: Mike Sutton (Chair)

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

REVIEW OF MINUTES 1:00

Mr. Berman noted on the January 14, 2026 meeting minutes:

- Page #1 under Review of Minutes in the 3rd sentence it says *Page 2nd,* it should say, *Page 2.*
- Page #2, at the bottom under item B in Ms. Sundral's comments, the word *issues* should be *issue.*
- The last sentence is worded awkwardly; reword to say, *The Board needs to look at this this specifically from a city ordinance and the preservation guideline perspective.*
- Top of page 3 under Election of Historic District Task Force Representative, a lot of this is awkward and doesn't make sense. Reword to say, *There are 13 representatives and the majority are not associated with any particular board of nonprofit. And then there are four to five that are associated with a board or nonprofit.*

Mr. Berman noted on the March 11, 2026 meeting minutes:

- On the 1st page under item A, the word *conceptual* should be *final.*
- At the top of Page 2, under the motion, the word *coming* should be *comes;* delete the word *the* before the word *elevations;* and change the word *fencing* to *fence.*
- On Page 2 under item B, change the word *hard-/* to *hardscaping.*
- On Page 2 after the motion, create a title, *Miscellaneous Business.*

Ms. Wilson noted on the last page of the March 11, 2026 meeting minutes that she is referred to as "Mr." Wilson; change to "Ms.".

Mr. Woods abstained from voting since he was not present at the January 14, 2026 and March 11, 2026 meetings.

DRAFT

Motion: Ms. Wilson made a motion to approve the January 14, 2026 meeting minutes and the March 11, 2026 meeting minutes with the noted corrections. Ms. Petrella 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.

APPLICATIONS 10:22

A. **1411 North Street, PIN R120 004 000 0063 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, and a pool house/guesthouse together with improvements to hardscaping and landscaping.

Ms. Petrella recused herself from this project.

Curt Freese presented his staff report.

Public Comment:

Maxine Lutz spoke representing Historic Beaufort Foundation (HBF) and Lise Sundrla who could not be at the meeting today. The Committee is very concerned about the size of the piers and would like to see them reduced; seem massive for the structure itself. Also, both of the accessory dwelling units appear more elevated than needed. Perhaps the pitch can come down.

Jeremiah Smith, residing at 1107 West Street, likes what is being presented. The brick piers seem fine and direct you to the front door.

Public comment closed.

Motion: Mr. Woods made a motion to grant conceptual approval as submitted with the exception of #1 of staff's recommendations. Ms. Wilson seconded the motion.

Ms. Wilson wants the applicant to provide the Board with a mitigation report so we know the tree is protected.

Mr. Woods amended his motion to include that the applicant provide the Board with a mitigation report prior to construction.

The motion passed unanimously.

B. **1511 King Street, PIN: R120 004 000 0595 0000, addition of new carriage house** **41:44**
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.

Ms. Petrella returned to the Board at this time.

DRAFT

Curt Freese presented his staff report.

Public Comment:

Jeremiah Smith, residing at 1107 West Street, asked the Board to look more at the details rather than the absolute height.

Maxine Lutz spoke representing HBF stated HBF agrees with staff that the height of the accessory building needs to come down and the plate height and the roof be lowered. It is very visible from the street and should not be above the main house.

Public comment closed.

Motion: Ms. Wilson made a motion to deny the request based on staff recommendations. Mr. Woods seconded the motion. The motion passed with a vote of 3:1 (Mr. Berman was opposed).

C. 710 Newcastle Street, PIN: R120 004 000 499A 0000, additions to existing dwelling **1:18:53**

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.

Nick Navia presented his staff report.

Public Comment:

Maxine Lutz spoke representing HBF stated HBF is very pleased with the project.

Public comment closed.

Motion: Ms. Petrella made a motion to grant conceptual approval per staff recommendations. Ms. Wilson seconded the motion. The motion passed unanimously.

D. 1108 Washington Street, PIN: R120 004 000 0372 0000, renovations and partial demolition

Applicant: Jeremiah Smith, Architect, Allison Ramsey Architects **1:35:53**

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.

Nick Navia presented his staff report.

Public Comment:

Maxine Lutz spoke representing HBF stated HBF would like more documentation on the age of the addition and see any remaining historic materials, such as siding, under the asbestos to remain and to be repaired. HBF doesn't want to see the cementitious siding. HBF supports staff's comment for reconsidering the demolition of the rear addition and if during the demolition it's discovered that it is older or original to the structure, HBF would like to see it preserved.

DRAFT

Public comment closed.

Motion: Mr. Berman made a motion to grant **[____ board just said "approved"]** approval of this project with staff recommendations with the exception of #5, #6, and #8. Ms. Petrella seconded the motion. The motion passed unanimously.

ADJOURNMENT 2:02:00

Ms. Wilson made a motion to adjourn seconded by Ms. Petrella. The meeting ended at 4:12 pm.

DRAFT

CONSENT AGENDA ITEM:

1313 CONGRESS STREET – The NW Quadrant (c. 1970 – Contributing)

Bailey Bill Property Tax Incentive for previously rehabilitation work on “Stokes Cottage”

SCOTT MARSHALL
City Manager

CITY OF BEAUFORT
Community Development Department
1911 BOUNDARY STREET
BEAUFORT, SC 29902
(843) 525-7011
FAX (843) 986-5606

CURT FREESE
Community Development
Director

May 6, 2026

To: HDRB

From: Curt Freese, Community Development Director

Re: Bailey Bill 1313 Congress Street

Background

The Stokes Cottage, is the last remaining original freeman's cottage in Beaufort. The project received HDRB approval on September 13, 2023. The redevelopment started in January 2024 and ended in September 2025. The cottage was rehabbed with oversight by the United States Park service, but is still owned by the original family, the Stokes Family. To that end, while the rehabilitation was funded and completed under the guidance of the National Park Service, the cost of the rehabbed structure in terms of taxes, will be borne by the Stokes family. The Bailey Bill application attached will allow the family to continue to afford the lower tax bill, while citizens and the community benefit from the improvements made to this crucial home.

Analysis:

It is Staff's opinion that there is no need for a discretionary decision for this application. The project was managed by the Park Service and completed as per the COA. To that end, Staff is placing this on the Consent agenda, which only requires a simple motion to approve the consent agenda. Should the Board have any questions on this item, and desire to discuss, a motion to take the item off the consent agenda would be required.

Recommendation:

Approve as a consent agenda item.

City of Beaufort Community & Economic Development Department
1911 Boundary Street, Beaufort, SC 29902
Phone (843) 525-7011 / Fax (843) 986-5606
Website: www.cityofbeaufort.org

CITY OF BEAUFORT REHABILITATED HISTORIC PROPERTY / BAILEY BILL APPLICATION
PART A – PRELIMINARY REVIEW FORM

PLANNING DEPARTMENT USE ONLY: Application #: _____ Date Received: _____ Date Responded: _____

_____Certificate of Appropriateness Received #HR_____ _____Project Approved

_____Project Approved with Conditions (see attached sheet) _____Project Denied (see attached sheet)

_____ _____

Authorized Signature Date

This application is used by the City to review rehabilitation work on historic properties, in accordance with South Carolina 1976 Code Sections 12-120 through 12-125, and pertinent regulations. A separate application should be submitted for each historic building, unless they were functionally-related during the historic period, in which case they can be submitted as a historic complex. Applications must include attachments as listed below and the required review fee to be considered complete. *Fee: $150 for single family residences or duplexes; $300 for all other properties.*

1. PROPERTY INFORMATION

Historic Name of Property (if known)_____ Parcel Id. Number: R120·004·0047·0000

Street Address: 1313 Congress St Beaufort SC 29902 Use: ____Owner-occupied, or ____ Income-producing

Estimated project start date 1/1/24 Estimated project completion date 9/12/25

Fair market value (FMV) of building $ 31,500 Estimated project costs $ ~ 200K-250K

How was FMV determined? ☐SC Licensed appraisal within 45 days ☐Bona fide sales contract within 12 months ☒County Assessor

Has an application for any other tax incentives been filed for this property? ____Yes ✓ No

If Yes, please describe _____

2. HISTORIC DESIGNATION

The property must have been designated "historic" by the local government allowing this incentive.

This building is a:

✓ Contributing structure in the Historic District

____ Non-contributing structure, but over 50 years old, and in the Historic District

____Structure located outside of the Historic District, but listed on the Beaufort County 1997 Historic Survey

Significance:

Construction Date: Circa 1870 Is this property individually listed on the National Register? ____Yes ✓ No

Describe previous major alterations or additions (give dates): rear addition added around 1945-1950

3. ATTACHMENTS

The following information is needed to process your application. Please send complete information with the initial submission:

✓ An original signed and completed Part A application;
✓ An original signed and completed Historic Review Board Project Application;
✓ Payment of $150, for single family residences or duplexes; $300 for all other properties –
✓ checks should be made out to the City of Beaufort
✓ Documentation of FMV determination
✓ An overall project narrative along with an itemized list describing the precise scope of work; and
✓ All HRB Submission Requirements (found on the Checklist, pages 8-10) including but not limited to:
  - ✓ Location map showing where the building is located;
  - ✓ Photographs clearly showing not only the areas to be rehabilitated, but also overall views of the building;
  - ✓ Site plan, architectural floor plans and elevations of pre-rehabilitation conditions;
  - ✓ Site plan, architectural floor plans and elevations of the proposed work.

4. OWNER INFORMATION

Name Shirley Stokes

Mailing Address 1401 Washington St

Email Address StokesS128@gmail.com

Signature Shirley Stokes Date 4/01/2026

City Beaufort State SC Zip 29902

Primary Phone Number 843-524-5744

City of Beaufort Community & Economic Development Department
1911 Boundary Street, Beaufort, SC 29902
Phone (843) 525-7011 / Fax (843) 986-5606
Website: www.cityofbeaufort.org

CITY OF BEAUFORT REHABILITATED HISTORIC PROPERTY / BAILEY BILL APPLICATION
PART B – FINAL REVIEW FORM

PLANNING DEPARTMENT USE ONLY: Application #: _____ Date Received: _____ Date Responded: _____

_____ Preliminary Approval Date

_____ Final Approved Granted with Conditions (see attached sheet)

_____ Final Approval Granted*

_____ Final Approval Not Granted (see attached sheet)

_____ _____

Authorized Signature Date

Use this form to request Final Approval for Rehabilitated Historic Properties. This form is designed to follow the Part A – Preliminary Review Form, in which the owner describes the proposed rehabilitation work.

1. PROPERTY INFORMATION

Historic Name of Property (if known) _____ Parcel Id. Number: R120 - 004 - 0047 - 0000

Street Address: 1313 Congress St Use: ____Owner-occupied, or ____ Income-producing

Project completion date: 9/10/25 Final Project Cost $ 282,261.50

2. ATTACHMENTS

The following information is needed to process your application. Incomplete applications will unnecessarily delay the city's review of your project. Please send complete information with the initial submission:

✓ An original signed and completed Part B application;

✓ Paid itemized invoices clearly indication qualified rehabilitation expenses;

✓ Photographs keyed to the rehabilitation plans of the exterior and interior, showing both the areas where rehabilitation was performed, as well as overall views of the completed project.

3. OWNER INFORMATION

Name Shirley E. Stokes

Mailing Address 1401 Washington St

Email Address [redacted]

Signature Shirley E Stokes Date 4/01/2026

City Beaufort State SC Zip 29902

Primary Phone Number [redacted]

*Please note that a final approval does not guarantee the special property tax assessment for the remainder of the 10 year period. The City reserves the right to inspect the property within the 10 year time period that is covered by this special tax assessment. Work that is not as it was represented in the application and/or additional work that has been done without approval, may cause the City to rescind the approval. Work causing the approval to be rescinded would make the entire project ineligible for the special tax assessment and written notice of the rescinded approval shall be provided to all appropriate local officials. Additional work on the property that is proposed after the Final Approval should be submitted on a Part A-Amendment form.

BEAUFORT COUNTY
HISTORIC SITES SURVEY - 1997

INTENSIVE 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 - 1158
(Access / County / Site #)

USGS Quad: 025 Beaufort
Doc. Level: Intensive Level-Building

Historic name(s):
Common name(s):
Address/location: **1313 Congress St.**
Date: 1870 Alteration date:

Map Ref.: BFT 09 (TL)
City Block Ref.: 100
Tax Number: R120 004 000 0047 0000
Island: Port Royal Is.
City/Vicinity of (vic.) Beaufort

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

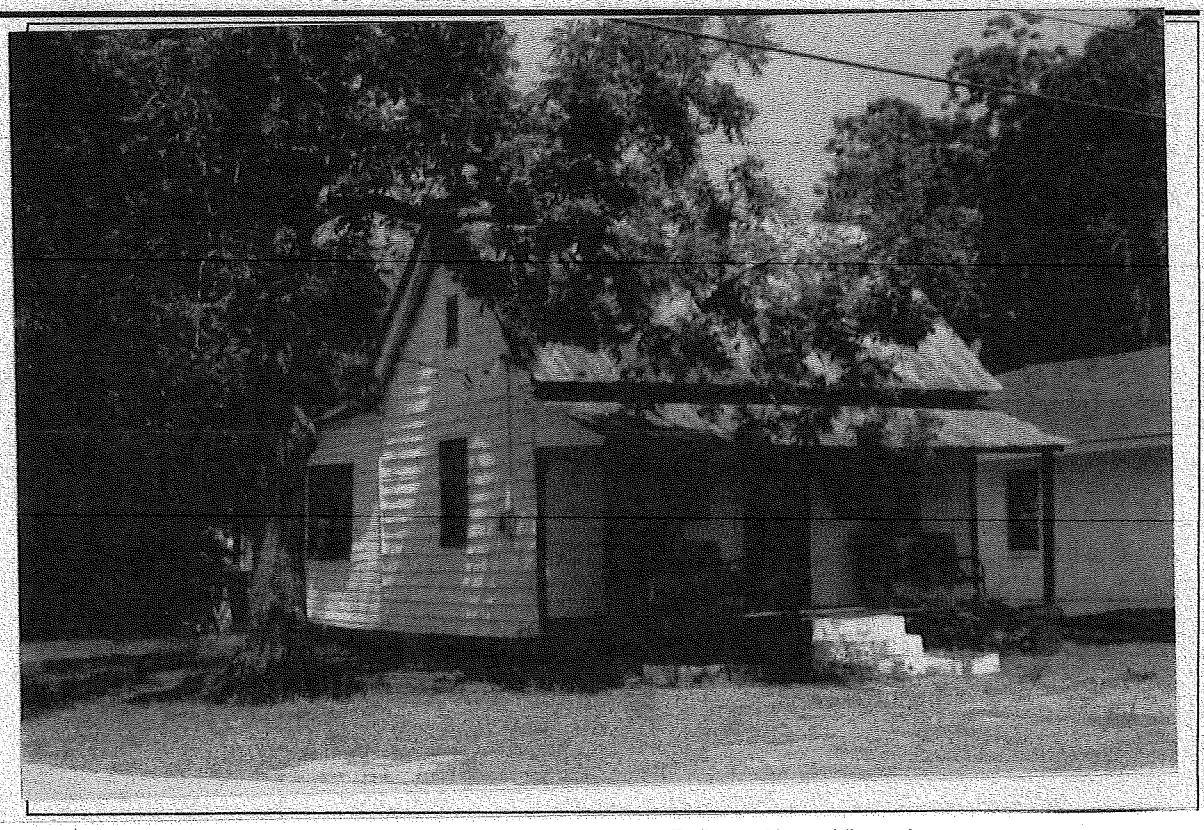
National Register Status:	Date:	Listing Name:	NRIS #
National Register Historic District (NHL, 11/73)	12/17/69	Beaufort Historic District	69000159

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)	38 BU 1096	The Neighborhood
☐ 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-12	5	S facade & W elev., fac. NE

Style: Folk: hall-and-parlor
Commercial Form:

Core Shape: rectangular
Stories: 1.5 stories
Construction: frame
Roof: Shape: gable (lateral)
Material: other metal-V crimp

Chimney: Type: exterior
Material: brick

Exterior Walls: weatherboard

Windows: single
Type: double hung
Pane Config.: 6/6

Doors: single
Foundation: brick piers

Porch Height: 1 story
Porch Width: full facade
Porch Roof Shape: shed
Porch Details: posts
Decorative Elements:

Outbuildings: none
Interior Features:

Number of Related Resources:

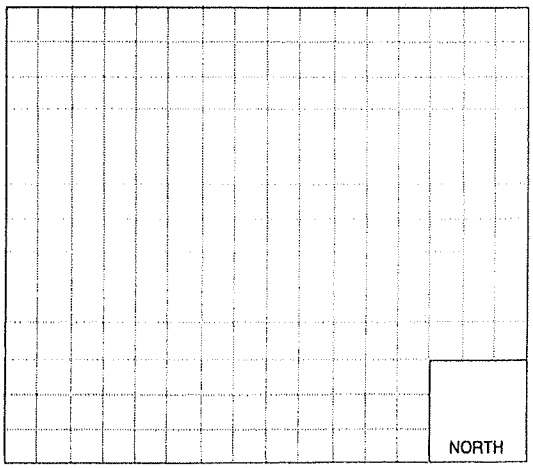
Surroundings: residential
Acreage:
Quadrangle: Beaufort

Alterations:
Alteration date:
Integrity: good
Condition: good
plastic at windows; infilled window at gable end

Description: 3 x 1 bay block w/rear 1 bay deep shed addition

Historical Data: Shown on the 1924 Sanborn map; area is not shown on earlier maps

Sketch:



Site Number: U - 13 - 1158

Informant/
Bibliography:

Return | New Search | Aerial View | Print

$100 PO Box to CFL

CFL SFA Stokes Acct Leslie 23019

General Information

#H Island 29925

Property Owner(s):	Property ID:	AIN:
STOKES EDITH HRS OF STOKES SAMMIE L LEROY JACKSON RALPH ETAL,	**R120 004 000 0047 0000**	**00213094**
Mailing Address:	Property Address:	Acreage:
1401 WASHINGTON ST BEAUFORT SC 29902	**1313 CONGRESS ST**	**N/A**
	Property Class:	Tax Authority Group:
	ResImp SingleFamily	**120-BEAUFORT CITY**

Last updated: 3/06/2026 03:10:57 AM

Legal Description

*** * *CARSON ANNIE M;ALSTON CAROLYN *SWAIN CYNTHIA; STOKES CYNTHIA**

GIS Map Information

Property ID (PIN)	Link to Interactive Map (Click Below to Navigate to Map)
R120 004 000 0047 0000	213094

Assessment Information

Prior Year	2024	Current Year	2025
Appraised Value Land	$56,400	**Appraised Value Land**	$56,400
Appraised Value Improvements	$31,500	**Appraised Value Improvements**	$31,500
Total Appraised Value	$87,900	**Total Appraised Value**	$87,900
Limited (Capped) Appraised Value Total	$74,635	**Limited (Capped) Appraised Value Total**	$74,635
Exemption Amount	$0	**Exemption Amount**	$0
Taxable Value	$4,480	**Taxable Value**	$4,480
Assessment Ratio	6%	**Assessment Ratio**	6%
Assessed Value	$4,480	**Assessed Value**	$4,480

Ownership History

Date	Grantor	Type	Deed Book	Deed Page	Deed Type	Sale Price
12/28/93	Stokes Edith Hrs Of Stokes Annie Mae		678	1124	Ex	0
7/12/91	Stokes Edith Hrs Of % Annie Mae Stok		579	657	Fu	1
7/1/78	Stokes Edith Hrs Of % Annie Mae Stok		267	1528	Fu	0
12/31/76					Or	0

Value History

Year	Reason	Land Assessment	Impr. Assessment	Total Assessment
2022	COUNTYWIDE REVALUATION	56,400	31,500	87,900

Year	Reason	Land Assessment	Impr. Assessment	Total Assessment
2017	COUNTYWIDE REVALUATION	41,400	23,500	64,900
2012	COUNTYWIDE REVALUATION	33,100	45,500	78,600
2008	COUNTYWIDE REVALUATION	60,203	32,623	92,826
2007	CONVERSION FOR CAP	0	0	0

1 2 5 items per page 1 - 5 of 8 items

Improvements

Building	Code	Description	Constructed Year	SQ Footage	Type
R01	DWELL	Dwelling	1870	560	Fin SF

Land Information

Land Line	Land Type	Acres	Effective Frontage	Effective Depth
1	RES LOT EA	0.06	0.00	0.00

Tax Balance

Tax Data Last Updated
3/06/2026 03:10:57 AM

Property ID (PIN)
R120 004 000 0047 0000

Property Type
Real

No records found

Payment History

*Select the "Tax Year" link to view the **Funds Breakdown** for the entire tax year.*

Tax Year	Bill Number	Date Paid	Receipt Number	Amount Paid
2025	7990745	1/8/26	U26.2582	$575.26
2025	7990745	9/12/25	B25.261183	$278.00
2025	7990745	7/14/25	B25.261182	$278.00
2025	7990745	5/14/25	B25.261181	$278.00
2025	7990745	3/17/25	B25.261180	$278.00
2024	7465350	1/10/25	U25.3782	$555.99
2024	7465350	9/12/24	B24.250617	$278.00
2024	7465350	7/22/24	B24.250616	$278.00
2024	7465350	5/14/24	B24.250615	$278.00
2024	7465350	3/13/24	B24.250614	$278.00
2023	7003768	1/11/24	U24.4612	$815.90
2023	7003768	9/11/23	B23.223314	$213.02
2023	7003768	7/12/23	B23.223313	$213.02

Tax Year	Bill Number	Date Paid	Receipt Number	Amount Paid
2023	7003768	5/16/23	B23.223312	$213.02
2023	7003768	3/13/23	B23.223311	$213.02
2022	6571604	1/10/23	U23.3055	$436.50
2022	6571604	9/15/22	B22.211471	$210.41
2022	6571604	7/18/22	B22.211470	$210.41
2022	6571604	5/16/22	B22.211469	$210.41
2022	6571604	3/15/22	B22.211468	$210.41

1 2 3 20 items per page

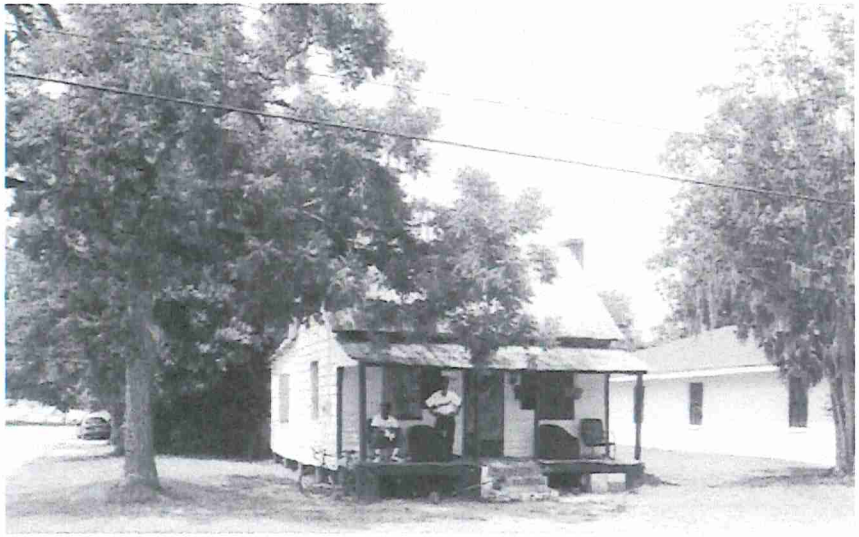
1 - 20 of 54 items

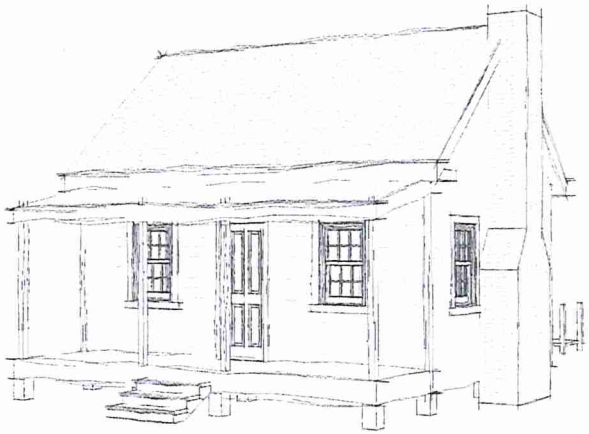
1313 Congress St (Stokes Cottage) Renovation Narrative

This project returned the Stokes Cottage (circa 1870) to its original configuration, honoring the rich history of both the building, its past inhabitants and the community. The Stokes Cottage survived and has been restored as a singular representation of the Northwest Quadrant's architectural origins. Restoration architects and craftsman were engaged to repair the wear, damage and alteration that occur with longevity and the changing needs of residents with period-authentic detailing. While other similar houses in the neighborhood have evolved with modern adaptations, the Stokes Cottage now stands true to its origins (circa 1870), honoring and preserving the rich history of the building.

Key highlights of the meticulous restoration included:

- Removing the mid-twentieth century addition of kitchen/bath and bedroom to reveal the cottage's original shape and retaining historic materials wherever possible, with any necessary replacements crafted to match the original elements accurately. This returned the cottage to its original form, with its "as built" frame, siding and interior woodwork still intact.
- Maintaining the Hall and Parlor design with partition wall
- Remediating some settling and stabilizing the structure, the foundation and sills were repaired and a few additional piers added.
- Replacing rotten siding using wide boards salvaged from nearby historic structures.
- Restoring wooden windows. Any windows deteriorated beyond reuse and were replicated utilizing historic glass.
- Preserving most of the original floors with minor repairs seamlessly integrated with the original boards.
- Replacing the roof. The original shingle roof, hidden beneath a later metal roof, could not be salvaged, so a historically correct cypress shingle roof was carefully replicated to match the original profile including decorative gable returns.
- Repointing and restoring the lower chimney and fireplace bricks. Newer bricks were replaced with ones matching the original in size and production method.
- Rebuilding the failing front porch. Mortise and tenon construction with wooden pegs, house framing and porch framing were built with continuous lumber.
- Replacing the two modern entry doors with appropriate materials and in the period style.
- Creating new accessible entrance has been added to ensure that all can experience the cottage's history.
- Replacing hinges and rim locks with acorn top Victorian hinges and rim locks fashionable at the time.
- Restoring the wood ship lap walls and ceilings with a hatch to access the attic area.





STOKES FAMILY COTTAGE
1313 CONGRESS

BEAUFORT, SC 29902

OCTOBER 4TH 2023 - NPS - FINAL REVIEW

MARCH 14TH 2024 - REVISION 1
PLAN REVIEW COMMENTS

ARCHITECT:

Simons Young + associates
3 Morris St, Suite B
Charleston, SC 29403

Contact: Simons Young
843.277.0996
simons@simonsyoung.com

OWNER'S REPRESENTATIVE:

Second Founding of America
P.O. Box 23019
Hilton Head Island, SC 29925

Contact: Billy Keyserling
843.521.2600
billyk@islc.net

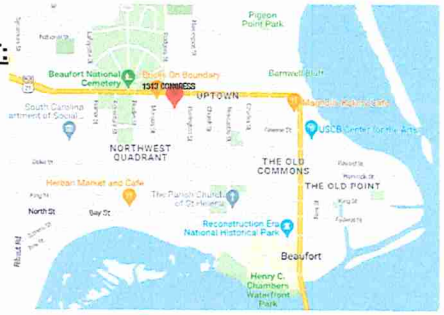
PRESERVATION CONSULTANTS:

Hillary King, Architectural Conservator
hkingpreservation@gmail.com

STRUCTURAL CONSULTANT:

EM Structural
7 Radcliffe St #301
Charleston, SC 29403

Contact: John Moore
843.722.1992
jmoore@emstructural.com



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Charleston, SC
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No.	Description	Date
1	Revision 1	03.14.2024

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1313 Congress St.

Cover

Project number	22401
Date	11.15.2023
Drawn by	SC
Checked by	SY

G000

Scale

MATERIAL LEGEND

- COMPACT EARTH
- ALUMINUM
- STEEL
- CONCRETE
- GROUT/MORTAR/SAND/PRECAST/ STUCCO/GYPSUM BOARD
- CONCRETE MASONRY
- BRICK MASONRY
- ROUGH LUMBER (CONTINUOUS)
- ROUGH LUMBER (DISCONTINUOUS) BLOCKING
- WOOD
- PLYWOOD
- BATT INSULATION
- RIGID INSULATION

SYMBOLS LEGEND

- NORTH ARROW (TRUE / PROJECT)
- SPOT ELEVATION
- ROOM NAME / 101 — ROOM TAG
- ELEVATION LEVEL
- DOOR TAG
- CALLOUT TAG
- CONSTRUCTION SUBSYSTEM TYPE (wall type, floor type, roof type)
- INTERIOR ELEVATION
- WINDOW & LOUVER TAG
- STRUCTURAL GRID
- EXTERIOR ELEVATION
- DRAWING TITLE AND SCALE
- BUILDING SECTION
- WALL SECTION

GENERAL NOTES

1. VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING DEMOLITION AND CONSTRUCTION. NOTIFY ARCHITECT OF ANY DEVIATIONS
2. ALL DIMENSIONS ARE TO FACE OF EXISTING WALL, FACE OF NEW STUD OR FACE OF MASONRY UNLESS NOTED OTHERWISE.
3. ALL EXPOSED EXTERIOR WOOD TO BE PRESSURE TREATED APPEARANCE GRADE.
4. PRIOR TO DEMOLITION OR CONSTRUCTION, INSPECT EXISTING BUILDING AND DOCUMENT EXISTING CONDITIONS. ALL EXISTING FINISHES, MATERIALS, EQUIPMENT, ETC THAT ARE TO REMAIN, ARE TO BE PROTECTED DURING CONSTRUCTION. REPAIR OR REPLACE ANY EXISTING ITEMS THAT ARE DAMAGED DURING COMPLETION OF THE WORK.

ABBREVIATIONS

ACOUST	ACOUSTICAL	HORIZ	HORIZONTAL
ADJUST	ADJUSTABLE	INSUL	INSULATION
AFF	ABOVE FINISH FLOOR	INT	INTERIOR
ALT	ALTERNATE	LOCN	LOCATION
ALUM	ALUMINUM	MAX	MAXIMUM
APPROX	APPROXIMATE	MECH	MECHANICAL
ARCH	ARCHITECTURAL	MEMB	MEMBRANE
B.O.	BOTTOM OF	MFR	MANUFACTURER
BITUM	BITUMINOUS	MIN	MINIMUM
BLDG	BUILDING	MISC	MISCELLANEOUS
BOT	BOTTOM	MTL	METAL
BTWN	BETWEEN	NIC	NOT IN CONTRACT
CAB	CABINET	NTS	NOT TO SCALE
CEM	CEMENT	NO OR #	NUMBER
CER	CERAMIC	NOM	NOMINAL
CL	CENTER LINE	OC	ON CENTER
C.O.	CLEANOUT	OH	OVERHEAD
COMPT	COMPARTMENT	OPNG	OPENING
CONC	CONCRETE	OPP HAND	OPPOSITE HAND
CONTD	CONTINUED	PLYWD	PLYWOOD
CONFIG	CONFIGURATION	PNL	PANEL
CONSTR	CONSTRUCTION	PNTG	PAINTING
CONT	CONTINUOUS	PTD	PAINTED
D	DRYER	REINF	REINFORCING
DET, DTL	DETAIL	REVTD	REVERSED
DIM	DIMENSION	RM	ROOM
DN	DOWN	SCHED	SCHEDULE
DWG	DRAWING	SECT	SECTION
ELECT	ELECTRICAL	SHT	SHEET
ELEV	ELEVATION	SIM	SIMILAR
EMER	EMERGENCY	SPEC	SPECIFICATION
EQ	EQUAL	SS	STAINLESS STEEL
EQPMT	EQUIPMENT	STG	STORAGE
EXTG	EXISTING	STRUCTL	STRUCTURAL
EXT	EXTERIOR	SUSP	SUSPENDED
F.D	FLOOR DRAIN	T&G	TONGUE & GROOVE
FE	FIRE EXTINGUISHER	TYP	TYPICAL
FEB	FIRE EXTINGUISHER BRACKET	UNO	UNLESS NOTED OTHERWISE
FEC	FIRE EXTINGUISHER CABINET	VERT	VERTICAL
F.O	FACE OF	VIF	VERIFY IN FIELD
FDN	FOUNDATION	W	WASHER
FF	FINISH FLOOR	WC	WATER CLOSET
FIN	FINISH	WD	WOOD
FLR	FLOOR	WDW	WDW
FLUOR	FLUORESCENT		
FTG	FOOTING		
FUT	FUTURE		
GALV	GALVANIZED		
GYP BD	GYPSUM BOARD		

ZONING INFORMATION

ZONE:
TMSH:
FLOOD ZONE:

FRONT SETBACK:	'
REAR SETBACK:	'
SOUTHWEST SETBACK:	'
NORTHEAST SETBACK:	'
FRONT/REAR SETBACK TOTAL:	'
SIDE SETBACK TOTAL:	'
LOT AREA:	SQ FT
EXISTING BUILDING AREA:	SQ FT
PROPOSED BUILDING AREA:	SQ FT
EXISTING LOT COVERAGE:	%
PROPOSED LOT COVERAGE:	%
MAX LOT COVERAGE IN ZONE:	%
EXISTING BUILDING HEIGHT:	N/A
PROPOSED BUILDING HEIGHT:	N/A
MAX BUILDING HEIGHT IN ZONE:	
MAX HEIGHT LIMIT FOR ECCS/WALLS:	'

SCOPE OF WORK

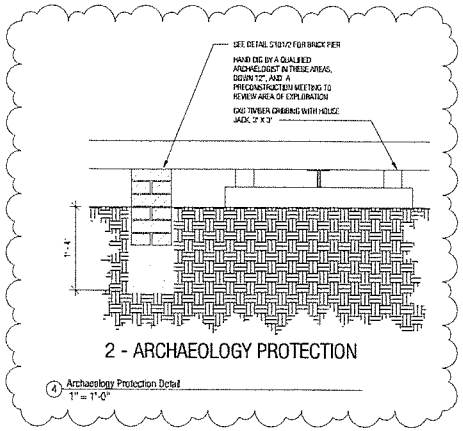
Located at 1313 Congress Street, the Stokes Family Cottage (c. 1870, Resultant Historic District Site #1158, contributing) is an authentic example of a "freedmen's cottage" — the type of residence that former enslaved people built for their families, often as a community effort, using skills and resources gained from their new sources of employment. Stokes Family Cottage will be restored to its initial state for use to tell the story of living conditions and employment during Reconstruction.

This project restores the structure to the reconstruction era configuration.

CODE

2021 INTERNATIONAL RESIDENTIAL CODE

2021 EXISTING BUILDING CODE - HISTORIC BUILDINGS



2 - ARCHAEOLOGY PROTECTION

4 Archaeology Protection Detail
1" = 1'-0"

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STATE OF SOUTH CAROLINA — SIMONS YOUNG + ASSOCIATES, Charleston, SC 160951 — REGISTERED ARCHITECTS

No.	Description	Date
1	Revision 1	03.14.2024

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1313 Congress St.

PROJECT INFORMATION

Project number	22401
Date	11.15.2023
Drawn by	SC
Checked by	SY

G001

Scale: As indicated

CHRISTENSEN ~ KHALIL SURVEYORS, INC.

3 FACULTY DRIVE, BEAUFORT SC. 29907
(843) 524-4148

S-10592

GRAPHIC SCALE

20 0 10 20 40 80

LEGEND

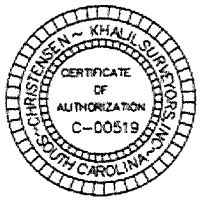
CM(O) = CONCRETE MONUMENT OLD
CM(N) = CONCRETE MONUMENT NEW
RB(O) = 1/2" REBAR FOUND
RB(N) = 1/2" REBAR SET
OHP = OVERHEAD POWER LINES

GENERAL NOTES:

1.) PRESENT OWNER OF PROPERTY SHOWN HEREON:
HRS OF EDITH STOKES
2.) TMN # 120-04-47
3.) THE BEARINGS SHOWN HEREON ARE MAGNETIC AND AS SUCH SUBJECT TO LOCAL ATTRACTION.
4.) PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "X" ELEVATION (N\A) PER FEMA PANEL #45013C-0156-G
DATED: MARCH 23, 2021

REFERENCE PLATS & DEEDS

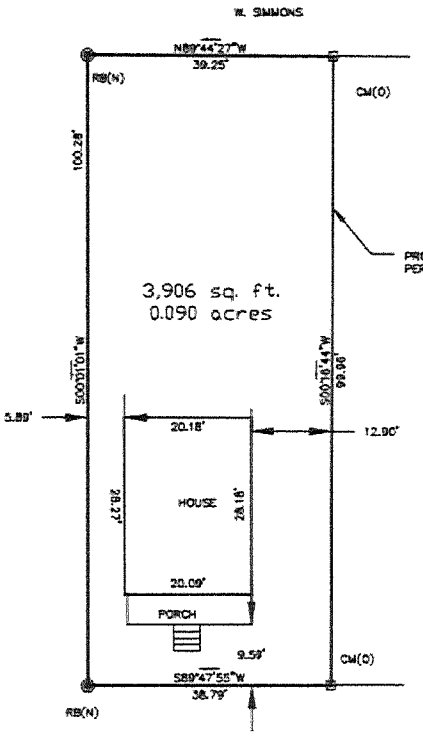
1.) DEEDS 678/1124, 62/279 & 65/23

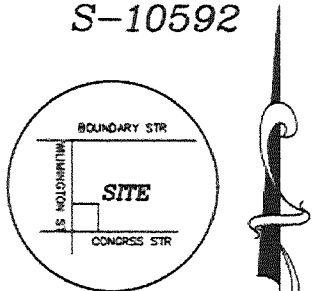


CERTIFICATION:

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

ZYAD A. KHALIL RLS
S.C. REG. NO. 15176 [THIS SURVEY IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE AND EMBOSSED SEAL]





LOCATION MAP
NTS

MAGNETIC

CM(O) ACC

PLAT SHOWING
R120 004 000 0047 0000
A PORTION OF BLOCK 100
PREPARED FOR:
SECOND FUNDING OF AMERICA
CITY OF BEAUFORT,
BEAUFORT COUNTY, SOUTH CAROLINA
DATED: AUG. 6, 2022
SCALE: 1"=20'

1 Survey
1" = 10'-0"

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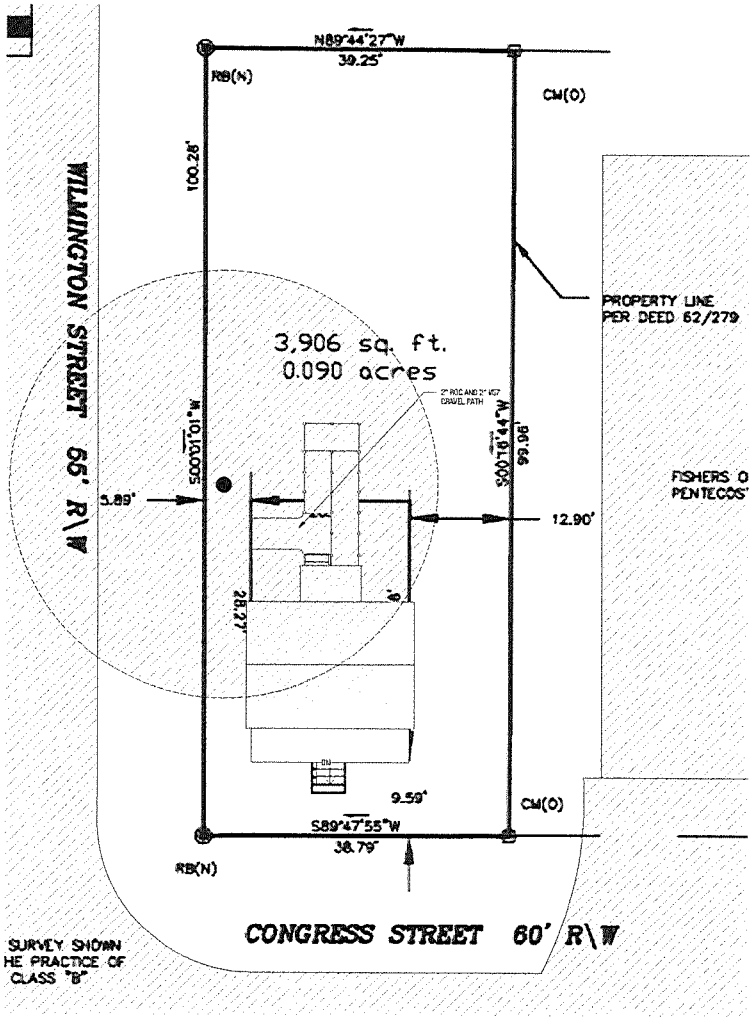
1313 Congress St.

Survey

Project number	22401
Date	11.15.2023
Drawn by	SC
Checked by	SY

G002

Scale 1" = 10'-0"



1 Site Plan
1/8" = 1'-0"

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1313 Congress St.

Architectural Site Plan

Project number	22401
Date	11.15.2023
Drawn by	SC
Checked by	SY

G003

Scale 1/8" = 1'-0"

Fro[redacted]
Date: Tue, Jun 6, 2023 at 9:45 AM
S[redacted]P11810 Stokes Cottage Addition
T[redacted]gov>

Hello Mark,

After reviewing the additional information and discussing rear addition condition with the compliance team, we agree that it is beyond restoration and approve the plan to demo the rear addition. Before physical demo please ensure and document how the rear addition is attached, and include shoring details and protection plan for main structure in plans and drawings.

Note: This is not an approval to move forward with physical work, only an approval to include the demolish of the rear addition in your plans/drawings/specs.

Best,

Teresa Prober

Technical Reviewer

Currently teleworking, email preferred for correspondence

State, Tribal, Local, Plans, and Grant Division (STLPG)

National Park Service

1849 C Street NW|Mail Stop 7360 (Mail Sent USPS will be irradiated)|Washington, DC 20240

[redacted]

Work Schedule Monday-Thursday

www.nps.gov/stlpg | Facebook | Twitter | YouTube | go.nps.gov/virus for updates related to COVID-19.

[redacted]
Sent: Monday, May 22, 2023 8:30 AM
To: Francis, Tamara [redacted]
Cc: Billy Keyserl[redacted]
Subject: [EXTERNAL] NPS AACR Grant P21AP11810 Stokes Cottage Addition

This email has been received from outside of DOI - Use caution before clicking on links, opening attachments, or responding.

Good morning, Tamara! I hope you had a good weekend.

The Simons Young + Associates team compiled some additional details about the Stokes Cottage addition, as a follow-up to our May 10th Zoom. Please share the attached with all of the attendees. I do not have email addresses for everyone.

Thanks!

Mark Vanderpool
[redacted]

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No.	Description	Date

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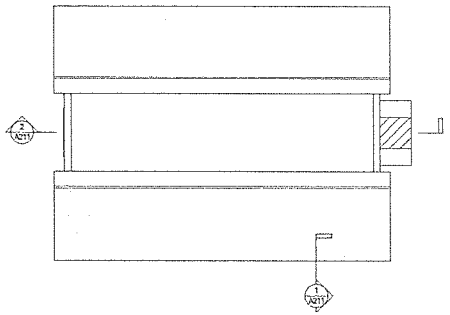
1313 Congress St.

NPS Correspondance

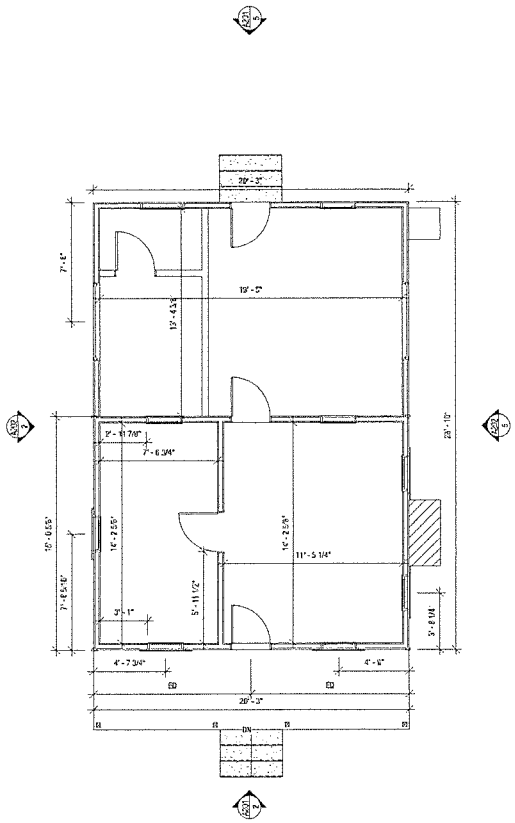
Project number	22401
Date	11.15.2023
Drawn by	Author
Checked by	Checker

G004

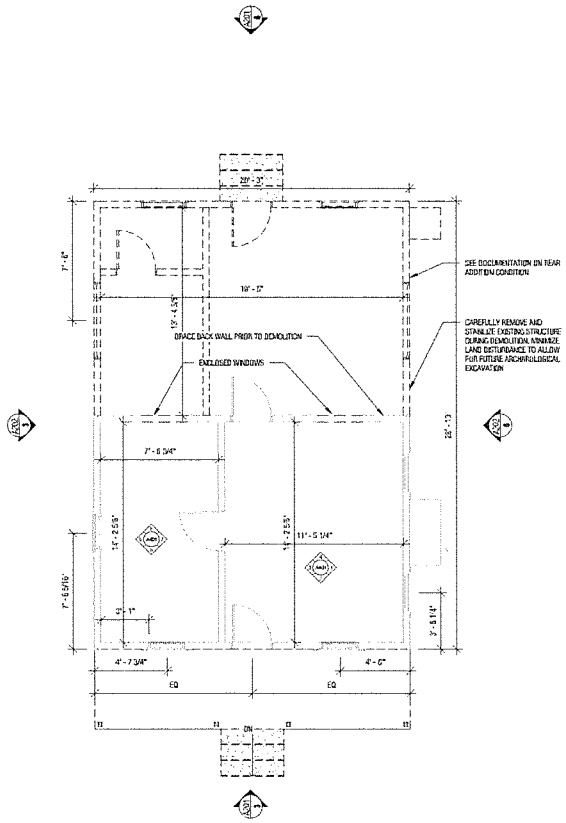
Scale



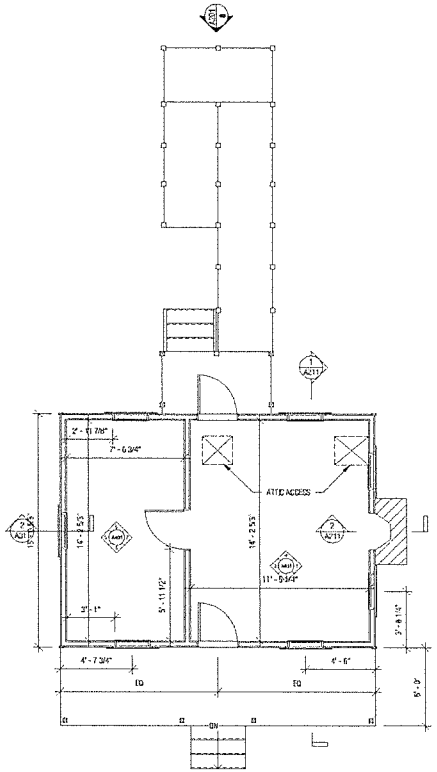
4 Attic Floor Plan - Proposed
1/4" = 1'-0"



1 First Floor Plan - Existing
1/4" = 1'-0"



3 First Floor Plan - Demolition
1/4" = 1'-0"



2 First Floor Plan - Proposed
1/4" = 1'-0"

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Floor Plans

Project number	22401
Date	11.15.2023
Drawn by	SC
Checked by	SY

A101

Scale	1/4" = 1'-0"

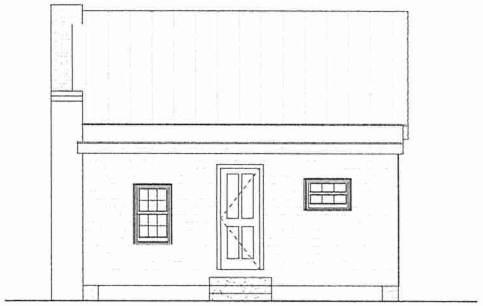
SOUTHWEST CORNER

EAST FACADE

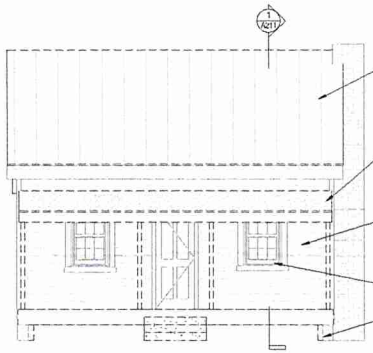
REAR ADDITION

WEST FACADE

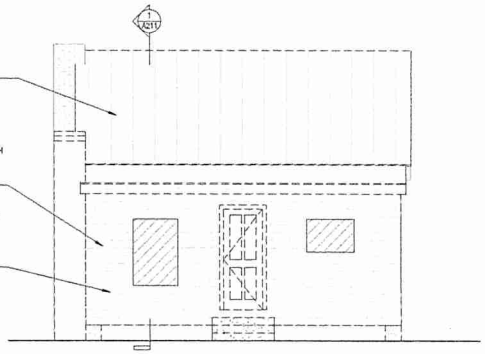
2 Existing Elevation - South
1/4" = 1'-0"



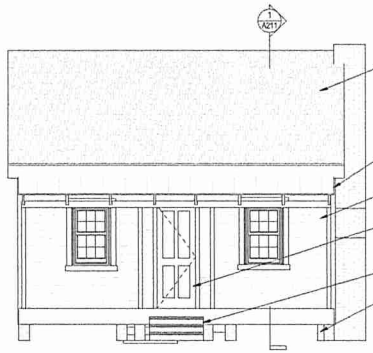
5 Existing Elevation - North
1/4" = 1'-0"



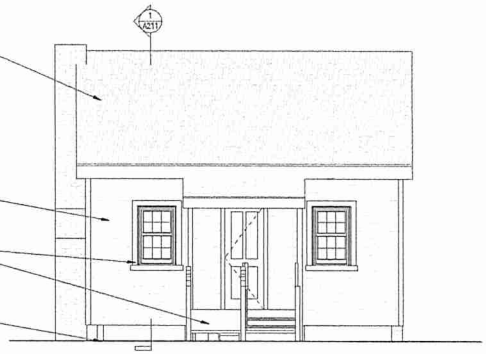
1 Demolition Elevation - South
1/4" = 1'-0"



4 Demolition Elevation - North
1/4" = 1'-0"



3 Proposed Elevation - South
1/4" = 1'-0"



6 Proposed Elevation - North
1/4" = 1'-0"

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No.	Description	Date

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1313 Congress St.

Elevations

Project number	22401
Date	11.15.2023
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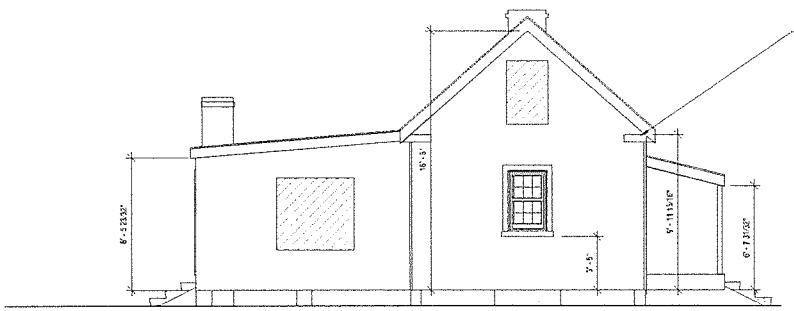
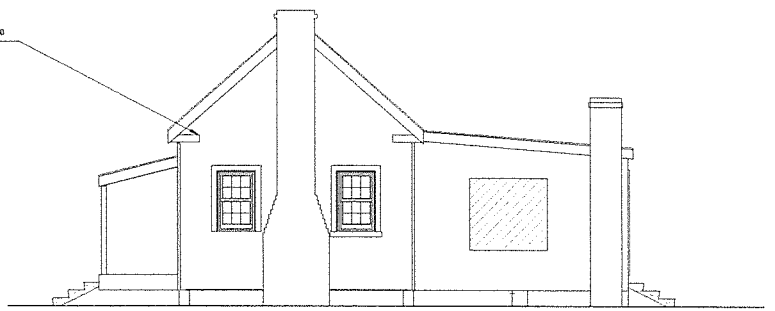
A201

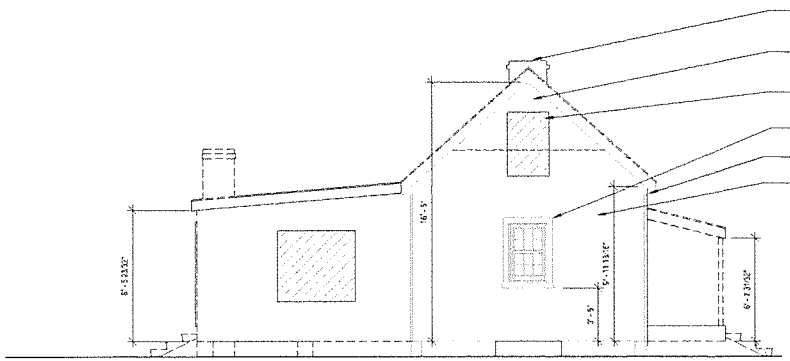
Scale 1/4" = 1'-0"



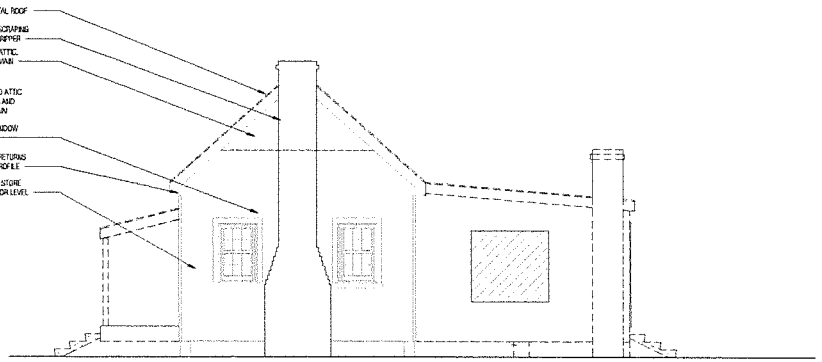
2 Existing Elevation - West
1/4" = 1'-0"



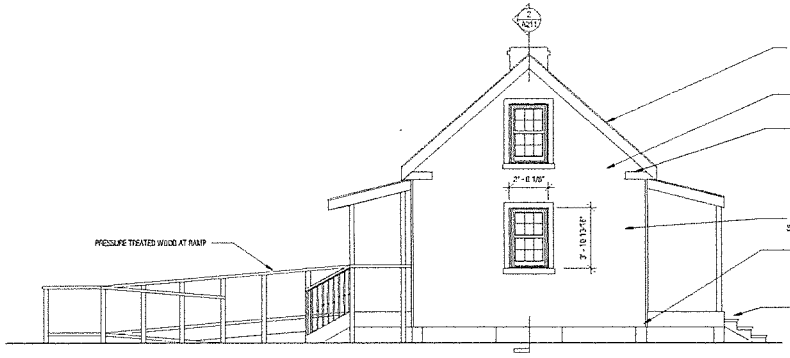
5 Existing Elevation - East
1/4" = 1'-0"



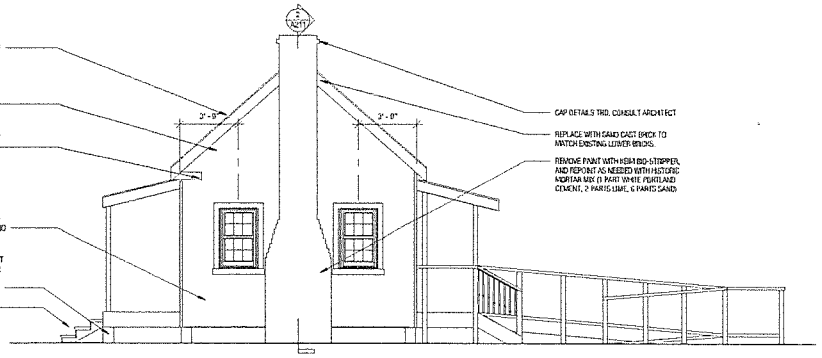
1 Demolition Elevation - West
1/4" = 1'-0"



4 Demolition Elevation - East
1/4" = 1'-0"



3 Proposed Elevation - West
1/4" = 1'-0"



6 Proposed Elevation - East
1/4" = 1'-0"

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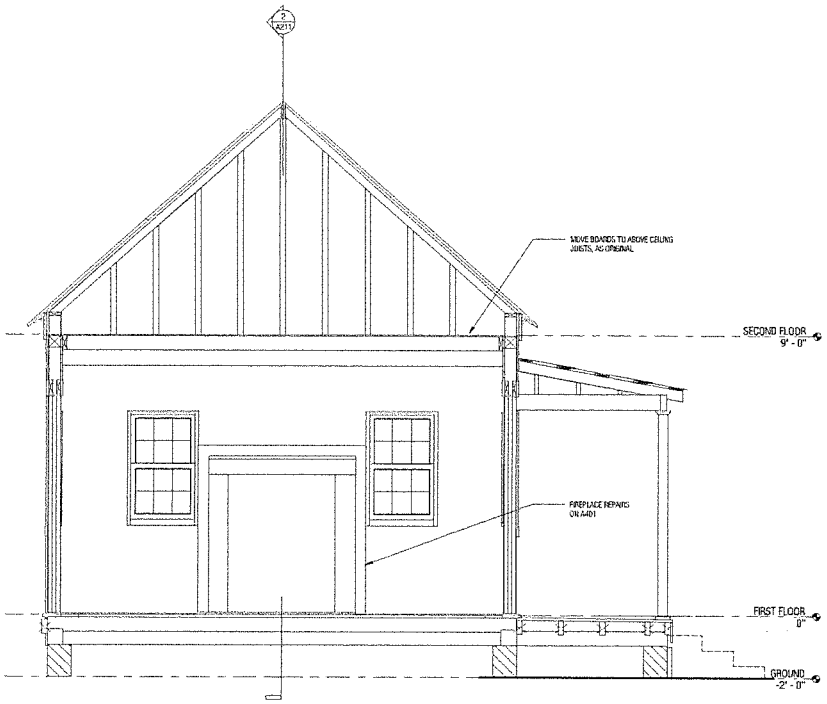
1313 Congress St.

Elevations

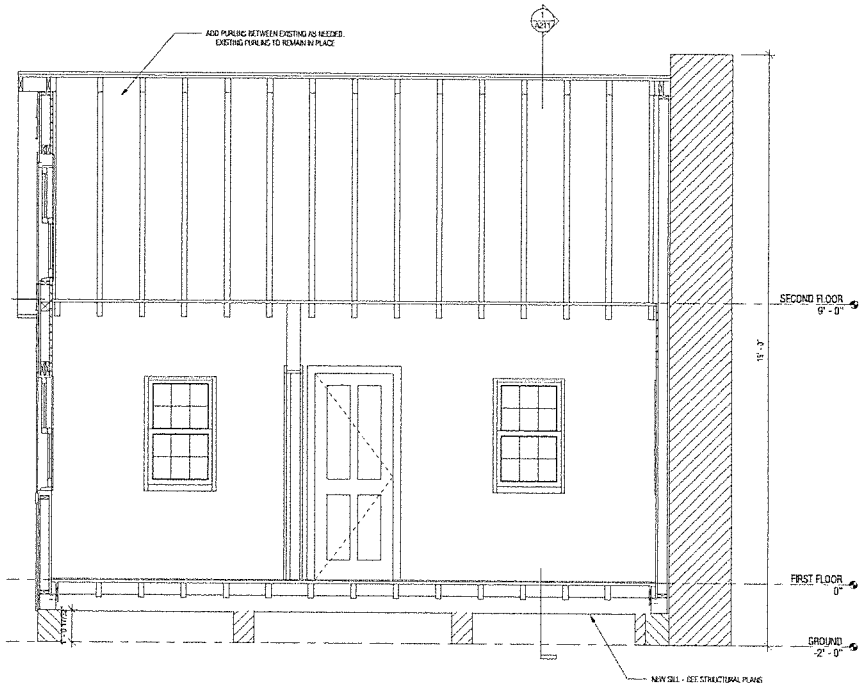
Project number	22401
Date	11.15.2023
Drawn by	SC
Checked by	SY

A202

Scale 1/4" = 1'-0"



1 Cross Section
1/2" = 1'-0"



2 Longitudinal Section
1/2" = 1'-0"

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2023

STATE OF SOUTH CAROLINA
SIMONS YOUNG + ASSOCIATES
Charleston, SC
REGISTERED ARCHITECTS

No.	Description	Date

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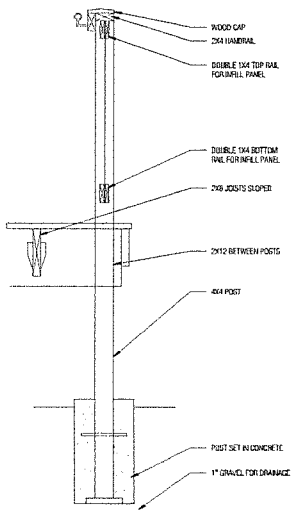
1313 Congress St.

Building Sections

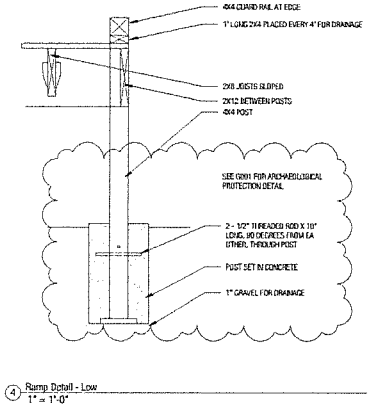
Project number	22401
Date	11.15.2023
Drawn by	SC
Checked by	SY

A211

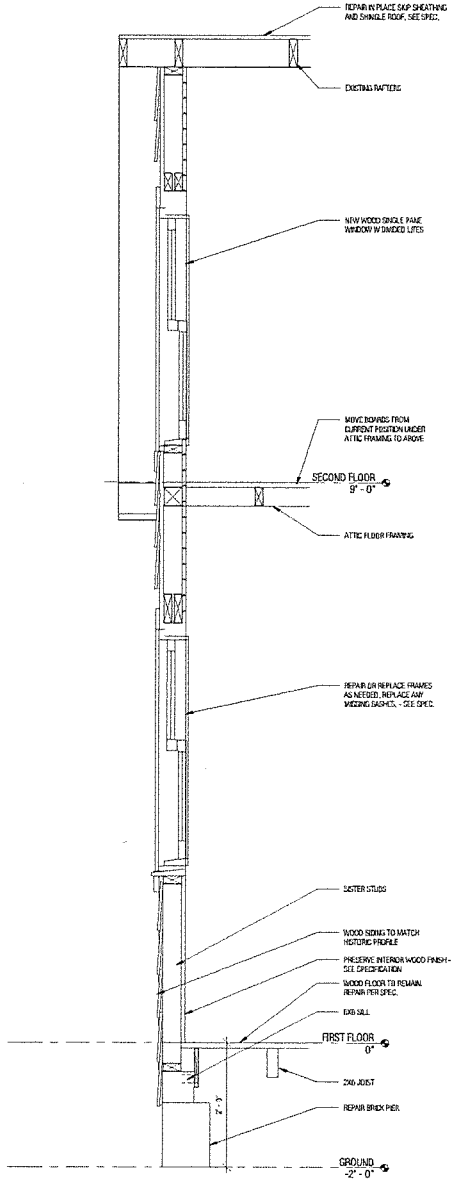
Scale 1/2" = 1'-0"



3 Ramp Detail - Railing
1" = 1'-0"



4 Ramp Detail - Low
1" = 1'-0"



2 Wall Section - Gable End
1" = 1'-0"

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REGISTERED ARCHITECT

STATE OF SOUTH CAROLINA
SIMONS YOUNG + ASSOCIATES
Charleston, SC
10241
REGISTERED ARCHITECTS

No.	Description	Date
1	Revision 1	03.14.2024

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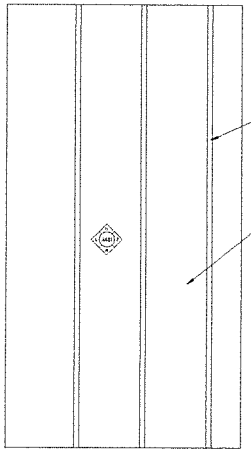
1313 Congress St.

Wall Sections

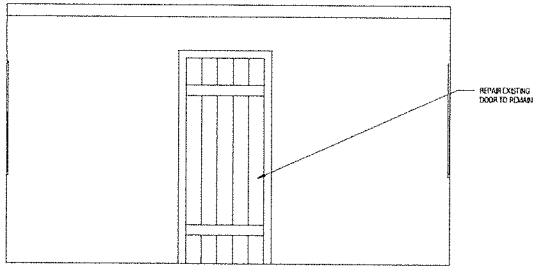
Project number	22401
Date	11.15.2023
Drawn by	SC
Checked by	SY

A311

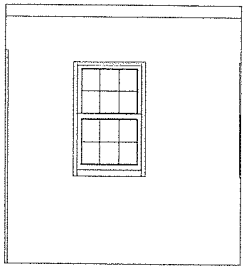
Scale 1" = 1'-0"



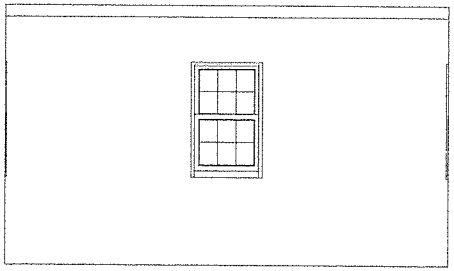
10 Reflected Ceiling Plan - Bedroom
1/2" = 1'-0"



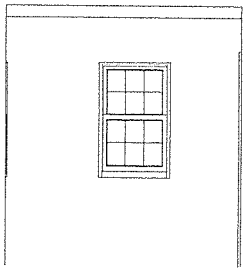
7 Interior Elevation - Bedroom East
1/2" = 1'-0"



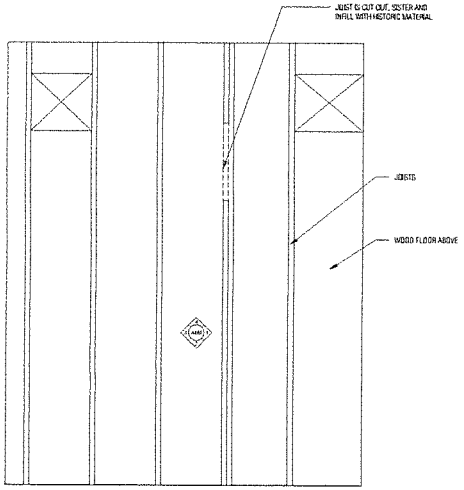
8 Interior Elevation - Bedroom South
1/2" = 1'-0"



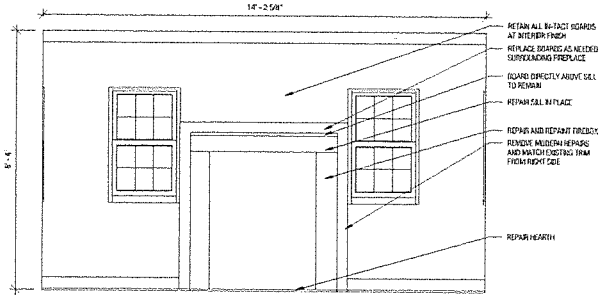
5 Interior Elevation - Bedroom West
1/2" = 1'-0"



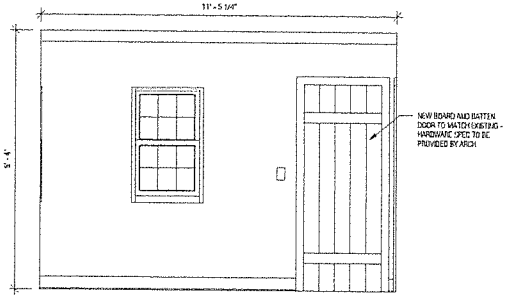
6 Interior Elevation - Bedroom North
1/2" = 1'-0"



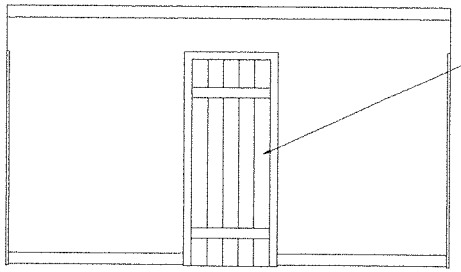
9 Reflected Ceiling Plan - Living Room
1/2" = 1'-0"



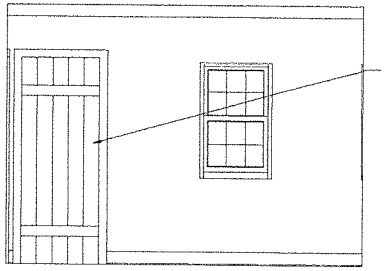
1 Interior Elevation - Living Room East
1/2" = 1'-0"



2 Interior Elevation - Living Room South
1/2" = 1'-0"



3 Interior Elevation - Living Room West
1/2" = 1'-0"



4 Interior Elevation - Living Room North
1/2" = 1'-0"

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CHARLESTON, SC
2023
REGISTERED ARCHITECT

STATE OF SOUTH CAROLINA
SIMONS YOUNG + ASSOCIATES
Charleston SC
REGISTERED ARCHITECTS

No.	Description	Date
1	Revision 1	03.14.2024

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1313 Congress St.

Interior Elevations

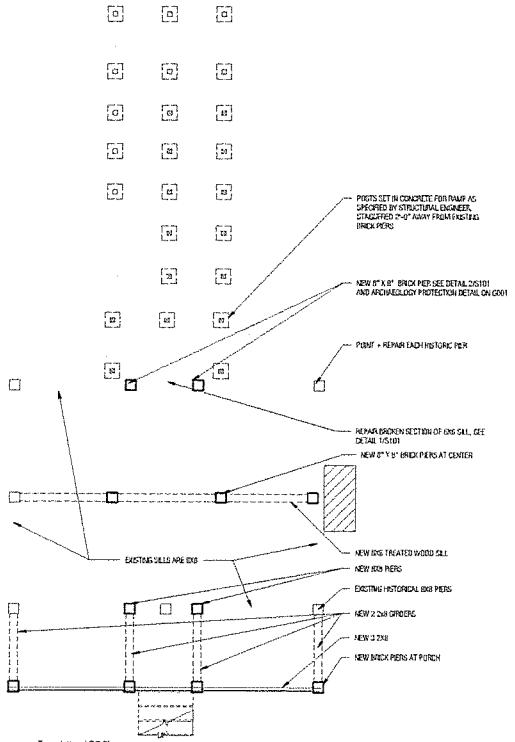
Project number	22401
Date	11.15.2023
Drawn by	Author
Checked by	Checker
	A401
Scale	1/2" = 1'-0"

GENERAL STRUCTURAL NOTES

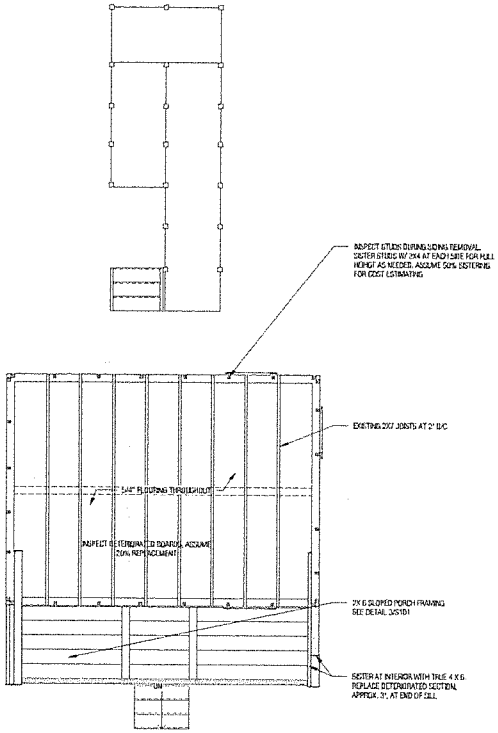
1. DESIGN CRITERIA: 2021 IEBC HISTORIC STRUCTURE, ASCE 7-16 CATEGORY II STRUCTURE. THE INTENT OF THE IEBC WITH RESPECT TO HISTORIC STRUCTURES IS TO DO NO HARM. DEAD AND LIVE LOAD CAPACITIES CANNOT BE REDUCED. LATERAL WIND AND SEISMIC LOAD CAPACITIES CANNOT BE REDUCED. IN THIS PROJECT WE STRENGTHENED THE FLOOR FRAMING FOR FLOOR LIVE LOAD, AND PROVIDED WIND UPLIFT RESISTANCE TO THE FRONT PORCH, THE MOST VULNERABLE PORTION OF THE HOUSE FOR WIND. WE ARE SISTERING DETERIORATED LUMBER WITH IN-KIND MATERIAL, AND REPLACING MISSING, OR PROVIDING ADDITIONAL COMPONENTS TO MATCH EXISTING. IN THIS REGARD, WE HAVE COMPLIED WITH THE IEBC.
   ROOF LIVE LOAD.....20 PSF
   FLOOR LIVE LOAD.....30 PSF, 60 PSF PORCH
   WIND LOADS.....N/A
   SEISMIC LOADS.....N/A
   FOUNDATION.....N/A
2. CONCRETE SHALL COMPLY WITH ACI 301 AND 318. CONCRETE SHALL HAVE A 28 DAY MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI.
3. HISTORIC BRICK MASONRY SHALL BE REPAIRED USING SALVAGED WHOLE HISTORIC BRICKS EITHER FROM THE SITE OR A SITE WITH HISTORIC BRICKS CONTEMPORARY WITH THE SITE BRICKS, OR NEW BRICKS MADE BY THE OLD CAROLINA BRICK COMPANY MATCHING SIZE, SHAPE, COLOR, AND STRENGTH OF THE SITE BRICKS.
4. POINTING AND REPAIR MORTAR SHALL BE TYPE O.
5. ALL NEW LUMBER SHALL BE PRESSURE TREATED AND KILN DRIED AFTER TREATMENT.
6. ALL NEW LUMBER SHALL BE SYP NO. 2 OR BETTER.
7. SCREW FASTENERS CALLED OUT AS SDWS SHALL BE SIMPSON TYPE, EXTERIOR EXPOSURE TIMBER SCREWS.

FASTENING SCHEDULE

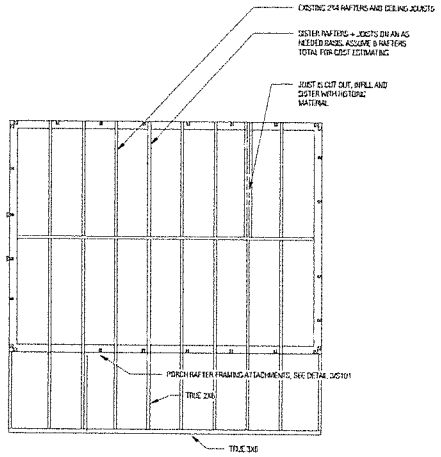
NEW 2-2X6 GIRDER TO SILL - 2-8" SDWS EA SIDE
NEW 2X6 PORCH JOIST TO 2-2X6 GIRDER - 1-5" SDWS EA SIDE
NEW 2-2X6 BETWEEN GIRDERS - 2-8" SDWS EA SIDE
NEW 3-2X6 TOGETHER - 2-3" SDWS, EA SIDE - 16" O.C.



1 Foundation / Sill Plan
1/4" = 1'-0"



2 Floor / Porch Framing Plan
1/4" = 1'-0"



3 Attic Floor Plan - Framing
1/4" = 1'-0"

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SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER No. 9403

SOUTH CAROLINA REGISTERED PROFESSIONAL ENGINEER No. 9403

No.	Description	Date
1	Revision 1	03.14.2024

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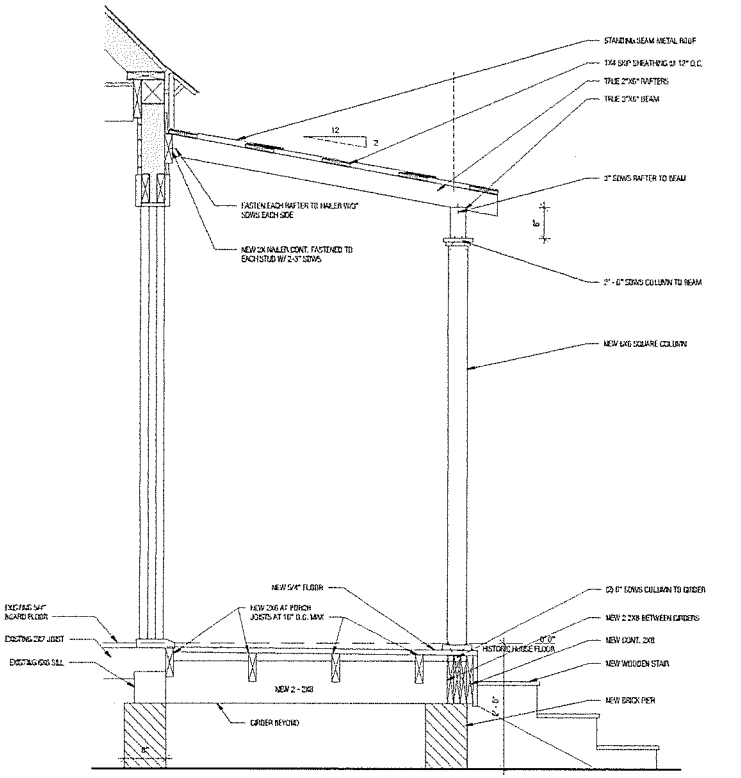
1313 Congress St.

Structural Plans

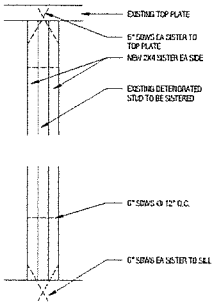
Project number	22401
Date	11.15.2023
Drawn by	SC
Checked by	SY

S100

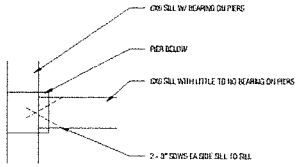
Scale 1/4" = 1'-0"



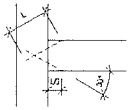
② Wall Section - Porch
1" = 1'-0"



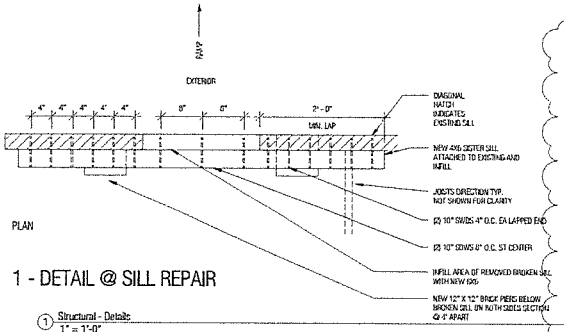
5 - STUD SISTERING SIDE VIEW



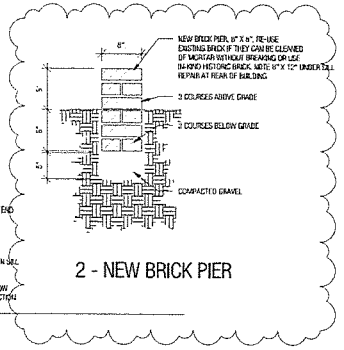
4 - SILL



3 - TOE SCREW DETAIL FOR SDWS



① Structural - Details
1" = 1'-0"



1 - DETAIL @ SILL REPAIR

2 - NEW BRICK PIER

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SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER No. 9400

SOUTH CAROLINA LICENSED PROFESSIONAL ENGINEER No. 9400

No.	Description	Date
1	Revision 1	02.14.2024

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1313 Congress St.

Structural Details

Project number	22401
Date	11.15.2023
Drawn by	SC
Checked by	SY

S101

Scale 1" = 1'-0"

City of Beaufort Community & Economic Development Department
1911 Boundary Street, Beaufort, SC 29902
Phone (843) 525-7011 / Fax (843) 986-5606
Website: www.cityofbeaufort.org

CITY OF BEAUFORT REHABILITATED HISTORIC PROPERTY / BAILEY BILL APPLICATION
PART A – PRELIMINARY REVIEW FORM

5. DESCRIPTION OF PROPOSED WORK

In addition to a separate narrative and itemized project list, use the spaces below to describe the proposed work in detail. Architectural elements would include items such as: roof; exterior brick or siding; porches; exterior elevations; windows; doors; site/landscape features; entrance hall; main stair; parlors; fireplaces/mantles; floors/walls/ceilings; mechanical/ electrical/plumbing; etc. If an application has been submitted for any state or federal preservation Tax Credits, you may use a copy of the description of the proposed work from the state or federal forms for this section, but your submittal must still include the information in sections 1 through 4.

(Please feel free to make copies of this sheet. Use as many spaces as necessary to fully describe your project.)

Architectural element: Chimney : fireplace / hearth Approximate age: ___original___added; if added ____date ✓ Interior ✓ Exterior; Location: N S E W Describe feature and its condition: Deteriorating chimney : badly deteriorating fireplace Photograph No. 1, 2 Drawing No. A202 / A401 A211	Describe work and impact on feature The lower chimney bricks were repointed : restored while newer bricks were replaced with ones that matched the originals in size and production method.
Architectural element: Demolition of back addition / Front Porch Approximate age: ___original ✓ added; if added 1950 date ____Interior ___✓ Exterior; Location: (N) S E W Describe feature and its condition: Badly deteriorated kitchen / bathroom / bedroom addition from 1945-1980 Badly deteriorating front porch - poor foundation A211 Photograph No. 3, 4 Drawing No. A101 / A201	Describe work and impact on feature Removed rear addition + front porch
Architectural element: Foundation Approximate age: ✓original____added; if added ____date ____Interior ___✓ Exterior; Location: N S E W Describe feature and its condition: Foundation and sills settled. Foundation was unstable Photograph No. 7, 6, 5 Drawing No. S100 / S101 A201	Describe work and impact on feature Remediated some settling. Stabilized the foundation. Sills were repaired 10 New piers were added
Architectural element: Front Porch : Doors Approximate age: ___original ✓ added; if added ? date ____Interior ✓ Exterior; Location: (N) (S) E W Describe feature and its condition: The front porch was failing : doors were added : Not period appropriate Photograph No. 7, 8 Drawing No. A201 / A202 A401 S100	Describe work and impact on feature The failing front porch : 2 modern doors were replaced with appropriate materials and in the period style. Mortise : tenon construction with wooden pegs, house framing : porch framing built with continuous lumber.

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CITY OF BEAUFORT REHABILITATED HISTORIC PROPERTY / BAILEY BILL APPLICATION
PART A – PRELIMINARY REVIEW FORM

5. DESCRIPTION OF PROPOSED WORK

In addition to a separate narrative and itemized project list, use the spaces below to describe the proposed work in detail. Architectural elements would include items such as: roof; exterior brick or siding; porches; exterior elevations; windows; doors; site/landscape features; entrance hall; main stair; parlors; fireplaces/mantles; floors/walls/ceilings; mechanical/ electrical/plumbing; etc. If an application has been submitted for any state or federal preservation Tax Credits, you may use a copy of the description of the proposed work from the state or federal forms for this section, but your submittal must still include the information in sections 1 through 4.

(Please feel free to make copies of this sheet. Use as many spaces as necessary to fully describe your project.)

Architectural element: Siding Approximate age: ✓ original ___ added; if added ___ date ___ Interior ✓ Exterior; Location: (N) (S) (E) (W) Describe feature and its condition: Many areas of rotten siding Photograph No. 9, 10, Drawing No. A202 / A201	Describe work and impact on feature Replaced rotten siding using wide boards salvaged from nearby historic structures. Home was painted after the siding was repaired
Architectural element: Roof Approximate age: ✓ original ✓ added; if added ? date ___ Interior ✓ Exterior; Location: (N) (S) E W Describe feature and its condition: The original shingle roof was hidden beneath a later metal roof - the original roof could not be salvaged 22 S101 A211 Photograph No. 11, 12 Drawing No. A201 / A202	Describe work and impact on feature The metal : original shingles were removed and a historically correct Cypress shingle roof was carefully replicated to match the original profile : a standing seam metal roof was used at the porch. Decorative gables added returns added
Architectural element: Accessible rear ADA entrance Approximate age: ___ original ✓ added; if added 2025 date ___ Interior ✓ Exterior; Location: N (S) E W Describe feature and its condition: No accessible ADA entrance Photograph No. 13 Drawing No. A202 / A311	Describe work and impact on feature A wooden ADA accessible entrance was built and screened with a living fence
Architectural element: Windows Approximate age: ✓ original ___ added; if added ___ date ___ Interior ✓ Exterior; Location: (N) (S) (E) (W) Describe feature and its condition: Deteriorating wood windows - some glass missing or broken A211 / A401 Photograph No. 14, 15 Drawing No. A101 / A201 / A202	Describe work and impact on feature Restored or replicated the wooden windows. Any windows deteriorated beyond reuse were replicated using historic glass.

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CITY OF BEAUFORT REHABILITATED HISTORIC PROPERTY / BAILEY BILL APPLICATION
PART A – PRELIMINARY REVIEW FORM

5. DESCRIPTION OF PROPOSED WORK

In addition to a separate narrative and itemized project list, use the spaces below to describe the proposed work in detail. Architectural elements would include items such as: roof; exterior brick or siding; porches; exterior elevations; windows; doors; site/landscape features; entrance hall; main stair; parlors; fireplaces/mantles; floors/walls/ceilings; mechanical/ electrical/plumbing; etc. If an application has been submitted for any state or federal preservation Tax Credits, you may use a copy of the description of the proposed work from the state or federal forms for this section, but your submittal must still include the information in sections 1 through 4.

(Please feel free to make copies of this sheet. Use as many spaces as necessary to fully describe your project.)

Architectural element: Floors Approximate age: ✓ original ____ added; if added ____ date ✓ Interior ____ Exterior; Location: N S E W Describe feature and its condition: Orgual floors in need of repair Photograph No. 16, 17 Drawing No. A401	Describe work and impact on feature Most orginal floors were preserved with minor repairs seamlessly integrated with the orginal boards
Architectural element: Shiplap walls & Ceilings Approximate age: ___ original ____ added; if added ____ date ✓ Interior ____ Exterior; Location: N S E W Describe feature and its condition: Deteriorating wood ship lap walls & Ceiling Photograph No. 18, 19 Drawing No. A401	Describe work and impact on feature Restored wood shiplap walls & Ceilings
Architectural element: Attic & Hatch Approximate age: ___ original ✓ added; if added 2025 date ✓ Interior ____ Exterior; Location: N S E W Describe feature and its condition: Unstable attic / No hatch Photograph No. 20 Drawing No. 3100 / A101	Describe work and impact on feature Reinforced Ceiling - replaced it as a floor and added a hatch
Architectural element: Replaced hinges & rimlocks Approximate age: ✓ original ✓ added; if added 2025 date ____ Interior ____ Exterior; Location: N S E W Describe feature and its condition: Deteriorated hardware Photograph No. 21 Drawing No. ____	Describe work and impact on feature Replaced hinges & rimlocks with accurate victorian hinges & rimlocks fashionable in the 1870s

Auditor for Beaufort County
100 Ribaut Road, Beaufort, SC 29902
auditor@bcgov.net, (843) 255-2500

APPLICATION TO THE BEAUFORT COUNTY AUDITOR FOR SPECIAL PROPERTY TAX ASSESSMENT FOR THE CITY OF BEAUFORT

A Beaufort County property owner, who is eligible to apply for the Bailey Bill special tax assessment for the rehabilitated historic properties in the municipal boundaries of The City of Beaufort, must make application to the Beaufort County Auditor for the special assessment as provided by state law.

1. Provide the Auditor with the following:
   a. This completed application by the owner with documentation detailing the extent of the proposed project that would quality for the special property tax assessment.
   b. Completed City of Beaufort Bailey Bill application with HRB endorsements listing certified amount(s) for the land and building(s) in granting the special property tax assessment and supporting documentation.
   c. Complete the expenditure requirements based on one of the three listed below. **Check one-**

      ___ HBR certified FMV from an SC licensed appraiser (with supporting documentation), or

      ___ Bona fide sales contract within 12 months (all documents attached), or

      ✓ Assessor's most recent appraised value

   d. List the values from source identified in "c" above:

      I. Building(s) Amount $ 31,500

      II. Land Amount $ 56,400

      III. Total Amount $ 174,635 as of 2025 date

   e. Legal Owner's Name: _____

   f. Legal Address: 1313 Congress Street Beaufort SC 29902

   g. Mailing Address: 1401 Washington St Beaufort SC 29902

   h. Phone No.: [redacted] Email Addres[redacted]

   i. Parcel ID Number: R120-004-0047-0000

   j. Date Preliminary Certification was granted by HRB: Final 9/13/23

   k. Completion/ Review date **two years from** Preliminary Certification approval is: 9/12/25

   l. Signature of legal owner and date:

      Signature Shirley C. Stokes Date 04/01/2026

Incomplete or inaccurate applications will be returned with no action taken to the mailing address listed above.

Auditor approval:_____ Date:_____ per state law 4-9-195.

Rev. as of 10-17

BILL PROKOP
City Manager

DAVID PRICHARD
Director

CITY OF BEAUFORT
COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT
1911 BOUNDARY STREET
BEAUFORT, SOUTH CAROLINA 29902
(843) 525-7011
FAX (843) 986-5606
www.cityofbeaufort.org

BAILEY BILL APPLICANT
MEMORANDUM OF UNDERSTANDING

1313 Congress St Beaufort SC 29902
Street Address

The applicant must read and initial each of the following statements:

SS I understand that my project has received preliminary approval from the Historic District Review Board (HRB) based on the submittal received by them on 9/13/2023 (Final) (Month/Day/Year.

SS I understand that ANY changes or additional work to the building which were not part of the original approved submission will need review and approval by either city staff or the HRB. This is applied for using the Part A – Amendment form.

SS I understand that any changes to the structure, either before, during or after final certification (during the 10 year tax freeze period) which have not been expressly approved by either city staff or the HRB may disqualify my project from receiving further tax abatement.

SS I understand that city staff will need to review the project regularly and I or my representative will meet with them on-site as necessary.

SS I understand that I or my representative will notify the City of Beaufort Department of Planning and Development Services in writing if the property is sold within the 10 year tax freeze period. Failure to do so may disqualify the property from receiving the remainder of the tax abatement. Upon sale of the property, a letter stating the date of sale, and the name(s) of the new owner(s), shall be sent to the Planning Department.

Shirley E. Stokes	Shirley E Stokes	04/01/2026
Printed Name of Property Owner(s)	Signature(s)	Date

Revised 3/18/2019

payee	Simons - Arch	Khalil - Survey	Simons (2)	Billy (Holmes)	Simons (3)	Simons (4)	Simons (5)	Simons (6)	Moon (1)	Simons (7)	Moon (2)	Simons (8)	Simons (9)	Moon (3)	Moon (4)	Moon (5)	Moon (6)	Moon (7)	Moon (8)	Simons (10)	Moon (9)	Moon (10)	Moon (11)	Billy (lights)	
submitted on	8/4/2022	8/6/2022	1/8/2023	2/15/2023	3/7/2023	8/5/2023	9/1/2023	3/1/2024	4/30/2024	5/3/2024	7/19/2024	7/30/2024	9/30/2024	10/31/2024	12/29/2024	1/31/2025	3/4/2025	3/30/2025	4/29/2025	5/2/2025	5/28/2025	7/29/2025	9/12/2025	1/9/2026	
disbursed on	8/25/2022	9/23/2022	1/6/2023	2/21/2023	3/21/2023	8/16/2023	9/1/2023	3/4/2024	5/6/2024	5/10/2024	8/21/2024	8/21/2024	10/14/2024	11/18/2024	2/7/2025	2/21/2025	3/27/2025	4/11/2025	5/16/2025	5/16/2025	6/3/2025	8/7/2025	10/3/2025	1/15/2026	eligible
Stokes	2000	650	6200	1816	4700	6040	500	1000	11251	700	17968	800	500	10300.5	25300	14652	26538.5	22300	40717	500	35833	9000	42915	80.5	$282,261.50

title work

CONTINUATION SHEET

ATTACHMENT TO PAY APPLICATION

PROJECT:
Stokes Cottage
1313 Congress St.
Beaufort, SC 29902

APPLICATION NUMBER: 11
APPLICATION DATE: 9/16/2025
PERIOD TO: 09/12/25
ARCHITECT'S PROJECT NO:

A	B	C	D	E	F	G		H	I
Item No.	Description of Work	Scheduled Value	Work Completed		Materials Presently Stored (Not In D or E)	Total Completed And Stored To Date (D + E + F)	% (G/C)	Balance To Finish (C - G)	Retainage
			From Previous Application (D + E)	This Period					
1	General Conditions/General Requirements	16,635	15,635.00	1,000		16,635.00	100%	0	0.00
2	Demolition & Surveying	10,350	10,350.00	0		10,350.00	100%	0	0.00
3	Masonry	19,550	19,550.00	0		19,550.00	100%	0	0.00
4	Rough Carpentry - Structural Repairs	18,630	18,630.00	0		18,630.00	100%	0	0.00
5	Rough Carpentry - Rear Porch, Ramp & Stairs	25,808	25,808.00	0		25,808.00	100%	0	0.00
6	Rough Carpentry - Front Porch & Stairs	15,700	15,700.00	0		15,700.00	100%	0	0.00
7	Finish Carpentry (Interior Trim)	2,530	1,530.00	1,000		2,530.00	100%	0	0.00
8	Roofing - Remove 5V	1,150	1,150.00	0		1,150.00	100%	0	0.00
9	Roofing - Repair Shake	4,025	4,025.00	0		4,025.00	100%	0	0.00
10	Roofing - New Standing Seam Roofs	7,475		7,475		7,475.00	100%	0	0.00
11	Siding - Removal, Label and Storage	2,300	1,195.00	1,105		2,300.00	100%	0	0.00
12	Siding - Exterior Trim and Gable returns	4,140	4,140.00	0		4,140.00	100%	0	0.00
13	Siding - Install, Repair	10,350	10,350.00	0		10,350.00	100%	0	0.00
14	Doors and Frames	4,784	4,784.00	0		4,784.00	100%	0	0.00
15	Windows	21,850	21,850.00	0		21,850.00	100%	0	0.00
16	Hardware	460	460.00	0		460.00	100%	0	0.00
17	Ceilings	6,095	5,095.00	1,000		6,095.00	100%	0	0.00
18	Flooring	8,568	8,568.00	0		8,568.00	100%	0	0.00
19	Flooring - Finishing	3,738	2,500.00	1,238		3,738.00	100%	0	0.00
20	Painting	13,397	12,000.00	1,397		13,397.00	100%	0	0.00
21	Permit & Plan Check	1,380	1,380.00	0		1,380.00	100%	0	0.00
22	Termite Treatment	1,450	1,450.00	0		1,450.00	100%	0	0.00
23						0.00	0%	0	0.00
24	Change Order # 1 Asbestos Abatement	12,468	12,468.00	0		12,468.00	100%	0	0.00
25	Change Order # 2 Archeology	24,546	7,364.00	17,182		24,546.00	100%	0	0.00
26	Change Order # 3 Roof Shingles - material only	7,878	7,878.00	0		7,878.00	100%	0	0.00
27	Change Order # 4 Wood Shingle - labor	11,518		11,518		11,518.00	100%	0	0.00
28						0.00	0%	0	0.00
	SUBTOTALS PAGE 2	256,775	213,860.00	42,915.00	0.00	256,775.00	100%	0	0.00

APPLICATION AND CERTIFICATE FOR PAYMENT

TO OWNER:
Second Founding of America
PO Box 2145
Beaufort, SC 29902

FROM CONTRACTOR:
Longo Construction Company LLC
1204 Duke St.
Beaufort, SC 29902

CONTRACT FOR:

PROJECT:
Stokes Cottage
1313 Congress St.
Beaufort, SC 29902

VIA ARCHITECT:
Simons Young + Associates
LLCC Moris Street, Suite R
Charleston, SC 29403

APPLICATION #: 11
PERIOD TO: 09/12/25
PROJECT NOS:
CONTRACT DATE: 04/02/24

Distribution to:
[X] Owner
[ ] Const. Mgr
[X] Architect
[ ] Contractor
[ ]

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet is attached.

1. ORIGINAL CONTRACT SUM----------	$	200,365.00
2. Net change by Change Orders----------$	$	56,410.00
3. CONTRACT SUM TO DATE (Line 1 +/- 2)	$	256,775.00
4. TOTAL COMPLETED & STORED TO DATE-$ (Column G on Continuation Sheet)		256,775.00
5. RETAINAGE:		
a. 0.0% of Completed Work (Columns D+E on Continuation Sheet)	$	0.00
b. 0.0% of Stored Material (Column F on Continuation Sheet)	$	0.00
Total Retainage (Line 5a + 5b or Total in Column 1 of Continuation Sheet------	$	0.00
6. TOTAL EARNED LESS RETAINAGE---------- (Line 4 less Line 5 Total)	$	256,775.00
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)----------$	$	213,860.00
8. CURRENT PAYMENT DUE----------$	$	42,915.00
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	$	0.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	$44,892.00	$0.00
Total approved this Month	$11,518.00	
TOTALS	$56,410.00	$0.00
NET CHANGES by Change Order	$56,410.00	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown therein is now due.

CONTRACTOR:

By: Moon Longo Date: 9/16/25

State of:
County of:
Subscribed and sworn to before me this ____ day of ____

Notary Public:
My Commission expires:

CERTIFICATE FOR PAYMENT

In accordance with Contract Documents, based on on-site observations and the data comprising application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED ---------- $ _____

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this application and on the Continuation Sheet that are changed to conform to the amount certified.)

ARCHITECT:

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner of Contractor under this Contract.

811 CONGRESS STREET – The Old Commons (Vacant – Infill Dev.)

Final Approval request for construction of new duplex with detached carriage house

Beaufort Real Estate - ERA Evergreen Real...
& Nutrition
Health Food
Sign in
Boundary St
Boundary St
Treasure House Thrift & More
Thrift store
Congresswoman Nancy Mace (Beaufort Office)
Pendarvis Law Offices Pc
Beaufort Regional Chamber of Commerce
University of South Carolina Beaufort - Sea...
Magnolia Cafe Beaufort
Beaufort Cigar Lounge
Cigar shop
Carolina Engineering Consultants
Coppage Law Firm
Charles St
West St
Scott St
Congress St
Layers
Google Maps
Imagery ©2025 Airbus, Maxar Technologies, Map data ©2025
United States
Terms
Privacy
Send Product Feedback
50 ft

STAFF REPORT: Historic District Review Board (HDRB)

811 CONGRESS STREET

DATE: May 13, 2026

GENERAL INFORMATION	
Applicant:	Larry Holman (Owner)
Site Address / Tax PIN:	811 Congress Street; PIN: R120 004 000 0104 0000
Applicant's Request:	Applicant is requesting final approval for new construction of a duplex & detached carriage house at 811 Congress Street (3rd HDRB Meeting).
Current Zoning:	T4-HISTORIC NEIGHBORHOOD DISTRICT (T4-HN)
Contributing/Neighborhood	Vacant lot – The Old Commons neighborhood (In-fill development)
Flood Zone/Base Flood	Flood Zone: X, Elevation: 16 ft – 18 ft
Existing Trees	No Specimen/Landmark trees are affected by this request.

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-HN	1107 West Street (Non-contributing, ca. 1920) – Single-family residential	N/A
South: T4-HN	812 Congress Street (Contributing, ca. 1900) – Decrepit historic duplex	N/A
East: T4-HN	807 Congress Street (Non-contributing, ca. 1930) – Single-family residential	N/A
West: T4-N	1102 West Street (Contributing, ca. 1930) - Single-family residential	N/A

Background:

The applicant is requesting final approval for new construction of a duplex and a detached carriage house (garage with habitable space above) located at 811 Congress Street. The site has been cleared previously of a 1950s

noncontributing 1-story frame dwelling which was demolished in 2014. **The applicant has been to four (4) HTRC Meetings and two HDRB Meetings (Conceptual Approval) before.**

Project Timeline:

Jan. 2024	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.
				5/1: 1st HTRC Meeting		**7/24:** 2nd HTRC Meeting					

Jan. 2025	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.
				5/28: 3rd HTRC Meeting			**8/6:** 4th HTRC Meeting **8/18:** 1st HRB Meeting Submittal	**9/10:** 1st HRB Meeting		**11/26:** 2nd HRB Meeting Submittal	**12/10:** 2nd HRB Meeting

Jan. 2026	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.
			4/24: 3rd HDRB Meeting Submittal	**5/13:** 3rd HDRB Meeting							

The HDRB voted to grant **final approval for the** application with the following recommendations:

The HDRB granted final approval for the structure under the condition that the following staff recommendations are met prior to the next HDRB meeting, at which those conditions, including **the applicant's selection for exterior paint colors (main house and carriage house), as well as roof colors** will be reviewed and conclusively approved. The purpose of providing approval for the structure but withholding approval of specific color schemes and finish items, is to allow the applicant to move forward with applying for a building permit – of which, specific aesthetic items are not the subject of building code scrutiny. See the following conditions:

- **Staff Recommendation #2**: **Applicant to submit cutsheets for roofing material, windows, pedestrian doors (including front double door and side single doors), columns and railings (if not wood), gutters and downspouts, decking, and siding**. Circle all project-specific selections on cutsheets.
- **Staff Recommendation #3**: Applicant to **label all materials on both the main house and the garage (carriage house)**.
- **Staff Recommendation #4**: Applicant to note that all siding must have a smooth finish per Section 4.6.3.A.1.b Beaufort Development Code.
- **Staff Recommendation #5**: **Applicant to show how HVAC units / mechanical equipment on the ground level (east elevation) under the staircase leading up to the second floor entrance will be screened** from view (Code Sec. 4.6.1.F.2)

Tree Removal Proposed:

No Specimen/Landmark trees are affected by this in-fill development request.

Surrounding Area:

The property at 811 Congress Street, located on the SW corner of the 800 block with Boundary St. to the north, Congress St. to the south, Scott St. to the east, and West St. to the west, is part of the Old Commons neighborhood in the Beaufort Historic District. The surrounding properties are mostly one-story (one two-story house nearby), single-family residential dwellings that were constructed between 1900 and 1930. They represent a mix of contributing and non-contributing dwellings (e.g. Hall & Parlor, Freedmen's Cottages, Shotgun houses).

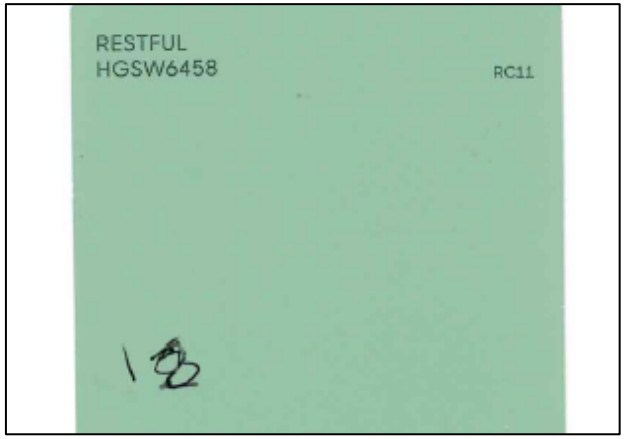
Determination of adequate historic integrity for New Construction, Infill, Additions and Demolition:

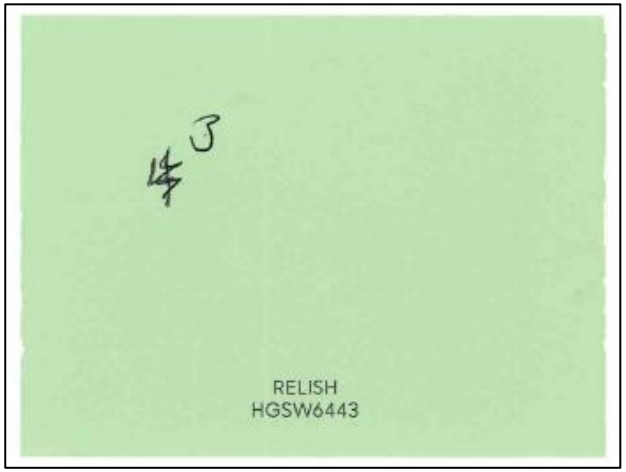
As per the Beaufort Preservation Manual (Chapter 5) and the Beaufort Development Code (Section 4.7), the compatibility of new infill construction as well as major renovations within the Beaufort Historic District is determined in consideration with the following principles: **1. Location, 2. Design,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

811 Congress Street – Overview of provided information for Final Approval

Item No. 1: Exterior Paint Color (siding and roof) – Ranked by applicant's preferences

A. Roof color: "Onyx" (PVDF Paint Finish by Gulf Coast Roofing)





B. Exterior siding color (ranked by preference):

-- Option No. 1: "Restful" (HGSW#6458)

-- Option No. 2: "Lounge Green" (HGSW#6444)

-- Option No. 3: "Relish" (HGSW# 6443)

Staff analysis:

- **Beaufort Development Code Section 4.7.2 – Principles for Compatible Infill (Historic District Infill Design Guidelines), D. Infill Shall be Compatible Yet Distinctive states the following: "**New buildings should be identifiable as being of their period of construction; however, they should not be so differentiated that they detract from - or visually compete with - their historic neighbors. Within historic districts, compatibility is more important than differentiation."
- **2022 Beaufort Preservation Manual – Ch. 14: Painting (page 187): "(…)** The HRB must allow the distinctions in color expression which accompany the architectural styles represented in the District, while at the same time encouraging exterior color schemes which preserve the overall harmony and character of the District. Further, the HRB is to prevent color schemes which disrupt that character."

- **STAFF RECOMMENDATION: Any of the suggested siding colors have similar examples that exist in the Historic District today. However, staff would not recommend using "Onyx" as a metal roof color, as there are no historic instances where this color has been used on roofs in the Historic District before.**

Item No. 2: "Cutsheets" (Material & Color specifications) to be provided for following materials: roofing, windows, exterior doors, columns, railings, decking and siding (individual cutsheets provided to Board members separately)

A. **Roofing material (Main House & Carriage House): GulfRib™ System by GulfCoast® (Manufacturer); Material: 29, 26 & 24 Gauge Steel; 40+ colors and mill finish available (Selected color by applicant: "Onyx"); minimum slope: 3:12; individual panels cover 36", 5 crimps (ridges) in between.**

B. **Windows (Main House & Carriage House): Andersen 100 Series, Single-Hung, Enhanced Performance, Equal Sash, White Exterior Frames made of Fibrex® material (40% reclaimed wood fibers, 60% thermoplastic polymer) in numerous sizes with ¾" grille bar (Simulated Divided Lights) & insect screens:**
   - **Main House:**
     - **1 x RO size: 30" x 48" single (Master Bath)**
     - **2 x RO size: 36" x 60" single (Master Bath, tempered)**
     - **4 x RO size: 30" x 54" single (Kitchen)**
     - **1 x RO size: 60" x 60" paired (Kitchen)**
     - **1 x RO size: 60 ½" x 72 ¼" paired (Kitchen)**
     - **1 x RO size: 60 ½" x 72 ¼" paired (Living Room)**
     - **2 x RO size: 36" x 72" single (Master Bedroom)**

- **1 x RO size: 72” x 60” paired (Bedroom #2)**
- **2 x RO size: 36” x 60” single (Bedroom #3)**
- **1 x RO size: 60” x 60” paired (Bedroom #4)**
- **1 x RO size: 72” x 60” paired (Bedroom #4)**

❖ **Carriage House/Garage:**

- **1 x RO size: 36” x 48” single (Kitchen)**
- **1 x RO size: 36” x 66” single (Living Room)**
- **1 x RO size: 36” x 66” single (Living Room, tempered)**
- **1 x RO size: 24” 48” single (Bathroom)**
- **1 x RO size: 72” x 66” paired (Bathroom)**

C. Exterior Doors –

❖ **Main House:**

- **First floor main entrance door (South elevation): RO size: 63” x 97 ¾” Twin door,** Double Bore, Outswing, **Fiberglass**, no sweep, 6-9/16 Frame Saver Ext. Jambs, Weather Strip, Bronze Bumper Sill, 4” radius hinges, no casing, **no glass, finished with Wood stain, semi-transparent, “Ebony” color (2718)**
- **Second floor balcony (South elevation): RO size: 63” x 81 ¾” Twin door,** Double Bore, Outswing, **Fiberglass**, no sweep, 6-9/16 Frame Saver Ext. Jambs, Weather Strip, Bronze Bumper Sill, 4” radius hinges, no casing**, no glass, finished with Wood stain, semi-transparent, “Ebony” color (2718)**
- **Second floor upstairs unit outdoor entrance (East elevation): RO size: 28 ½” x 97 ¾” Single door, Fiberglass, half lite over 1 panel, Nova 90 flush glazed Low-E,** no sweep, 4-9/16 Frame Saver Ext. Jambs, Weather Strip, Bronze Bumper Sill, 4” radius hinges, no casing**; finished with Wood stain, semi-transparent, “Ebony” color (2718)**
- **First floor porch doors (West elevation): RO size: 39 ¼” x 99 $^{7}/_{8}$” Single door, Fiberglass, half lite over 1 panel, Nova 90 flush glazed Low-E,** no sweep, 4-9/16 Frame Saver Ext. Jambs, Weather Strip, Bronze Bumper Sill, 4” radius hinges, no casing**; finished with Wood stain, semi-transparent, “Ebony” color (2718)**
- **Second floor balcony doors (West elevation): RO size: 39 ¼” x 83 $^{7}/_{8}$” Single door, Fiberglass, half lite over 1 panel, Nova 90 flush glazed Low-E,** no sweep, 4-9/16 Frame Saver Ext. Jambs, Weather Strip, Bronze Bumper Sill, 4” radius hinges, no casing**; finished with Wood stain, semi-transparent, “Ebony” color (2718)**

❖ **Carriage House:**

- **Second floor (North elevation): RO size: 39 ¼" x 99 $^{7}/_{8}$" Single door, Fiberglass, half lite over 1 panel, Nova 90 flush glazed Low-E,** no sweep, 4-9/16 Frame Saver Ext. Jambs, Weather Strip, Bronze Bumper Sill, 4" radius hinges, no casing**; finished with Wood stain, semi-transparent, "Ebony" color (2718)**
- **First floor (North elevation): RO size: 39 ¼" x 82 $^{5}/_{16}$" Single door, Fiberglass,** no sweep, 6-9/16 Frame Saver Ext. Jambs, Weather Strip, Bronze Bumper Sill, 4" radius hinges, no casing, **no glass, finished with Wood stain, semi-transparent, "Ebony" color (2718)**

D. Columns:

- **Manufacturer: YellaWood®, Size: 8x8, Color: Exterior color: "Pure White" (HGSW #7005)**

E. Railings:

- **Manufacturer: TimberTech® Reliance Rail - Premium Vinyl, Top Rail Shape: Core; Color: Matte White**

F. Decking:

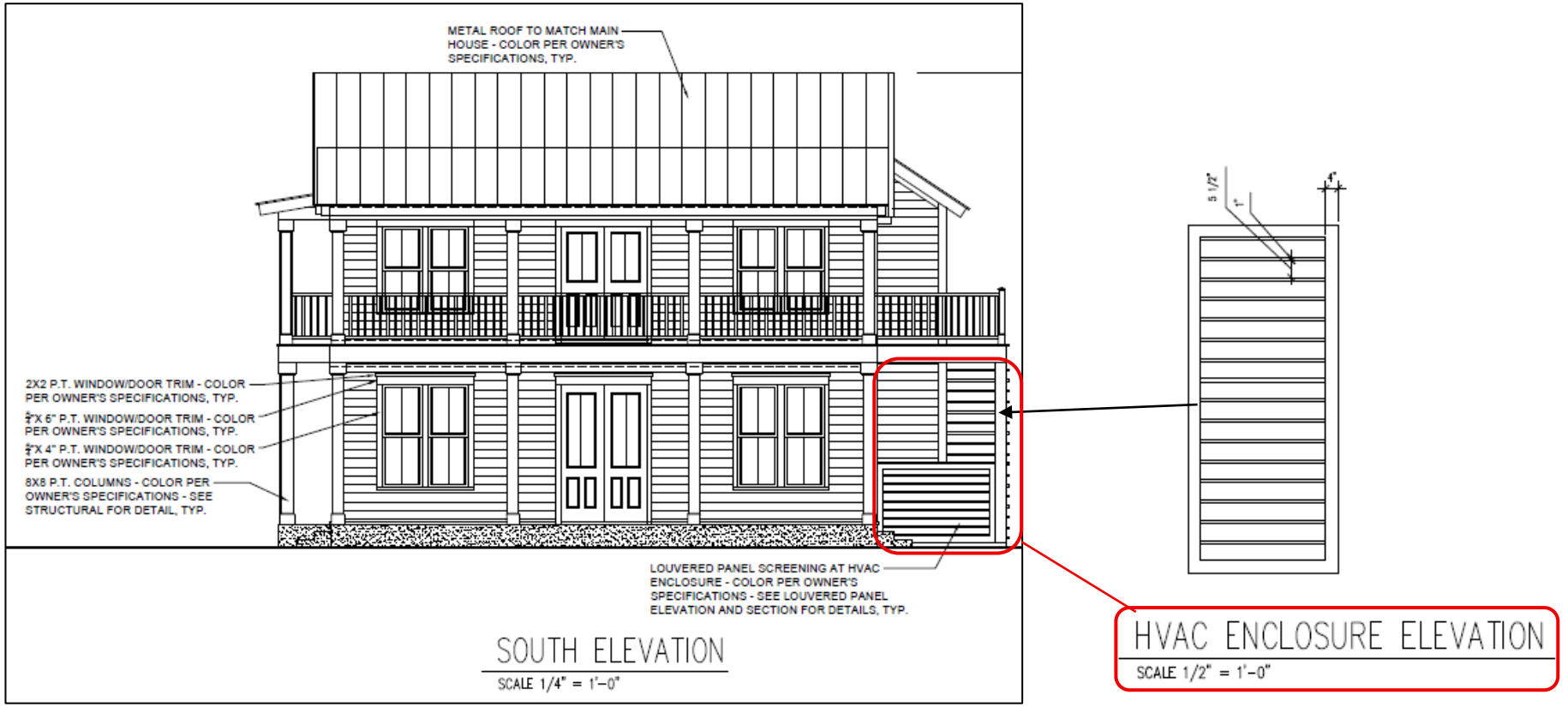
- **Manufacturer: Trex® Enhance Composite (95% recycled plastic film and reclaimed wood dust), authentic wood-grain appearance, Color: "Clam Shell"**

G. Siding:

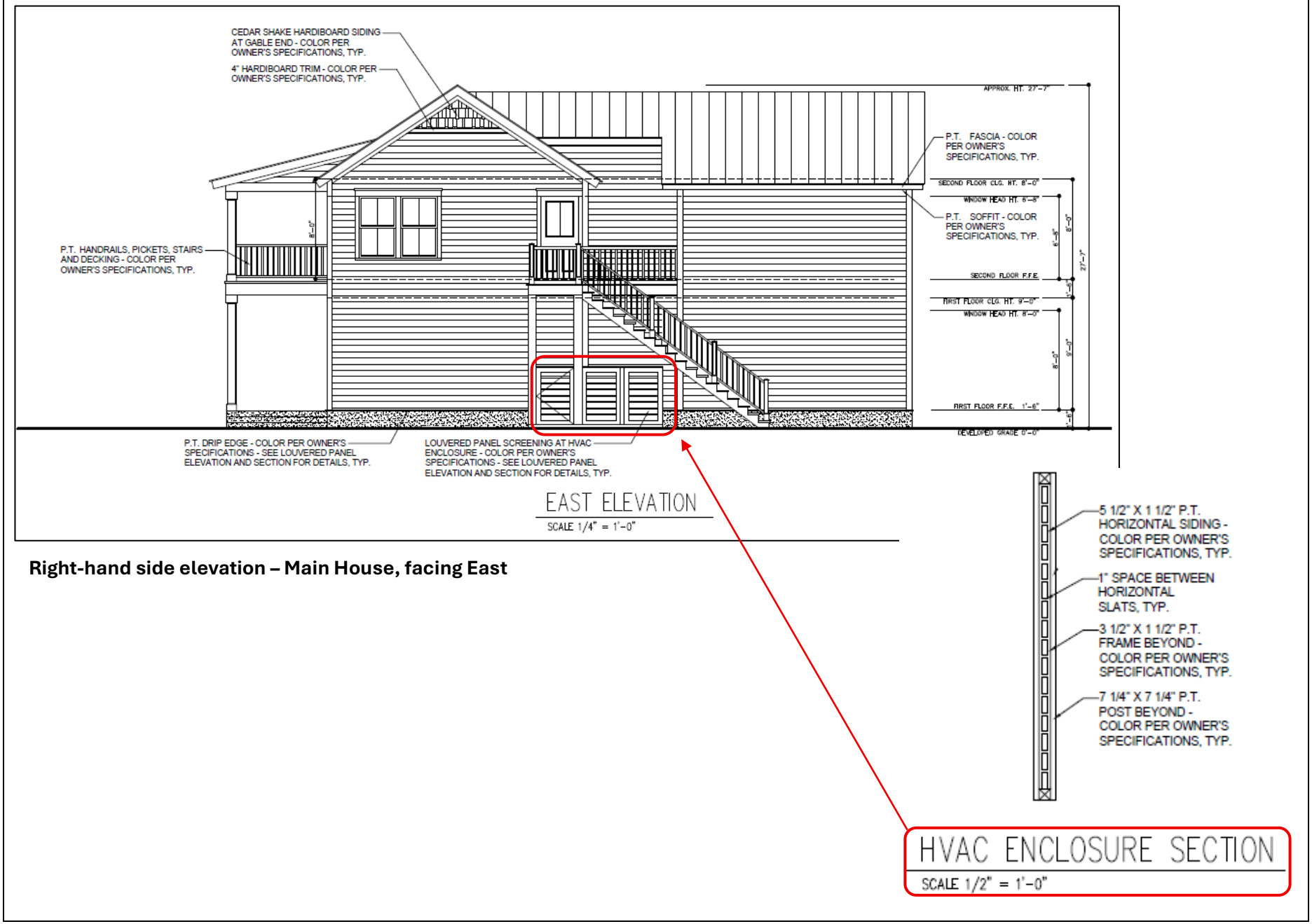
- **Gables: Manufacturer: James Hardie® Shingle Siding (fiber cement), Straight Edge Panel (Faux Cedar Shake), primed**
- **House body: Manufacturer: James Hardie® Smooth Straight Siding (fiber cement), 6" inch reveal, primed**

Item No. 3: Labeling of all materials on plans, including Item No. 4: Details on HVAC/service yard screening

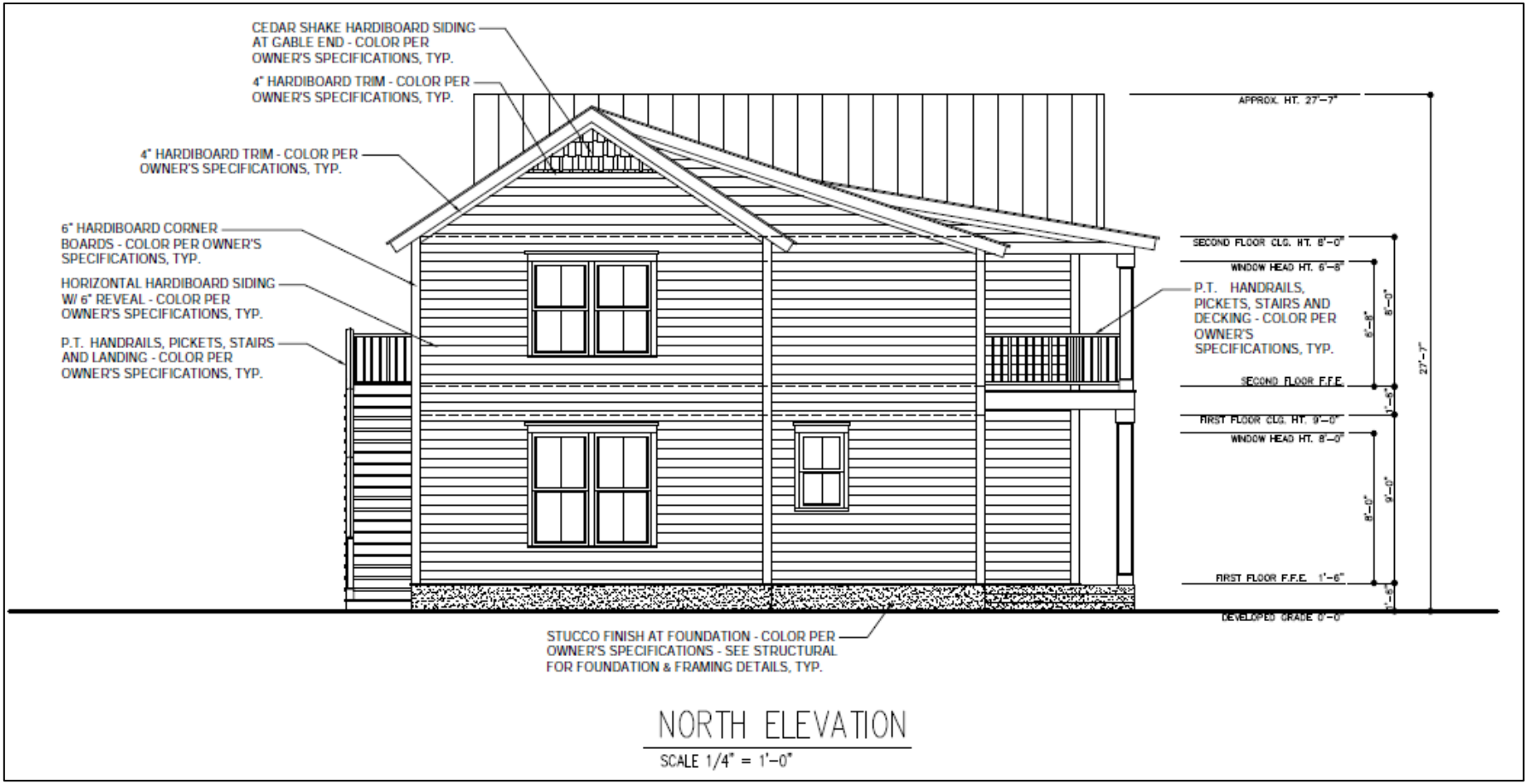
- **Main House:**



Front elevation – Main House (South), facing Congress Street

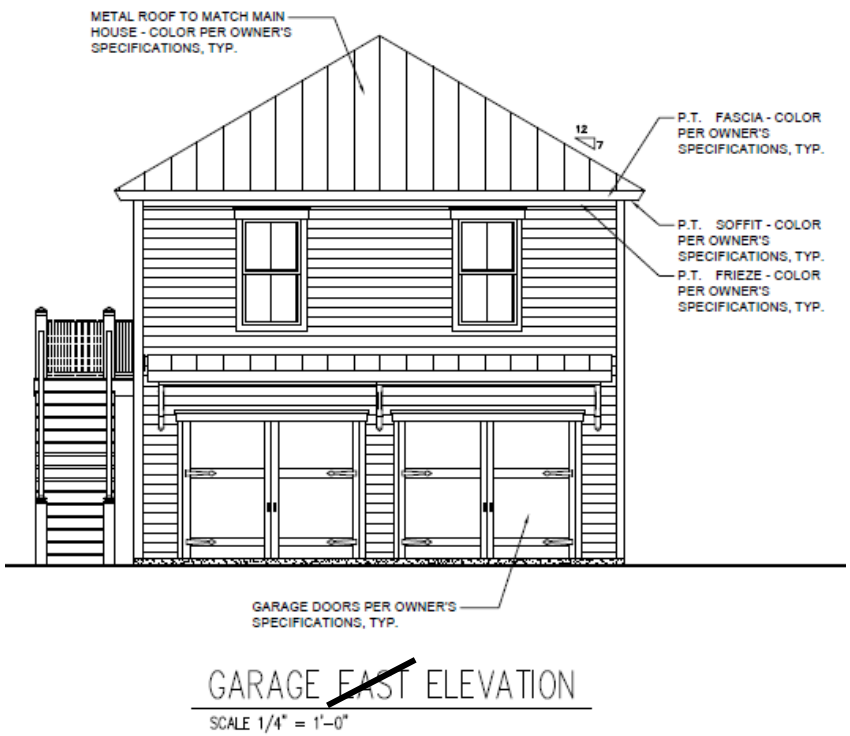


Right-hand side elevation – Main House, facing East

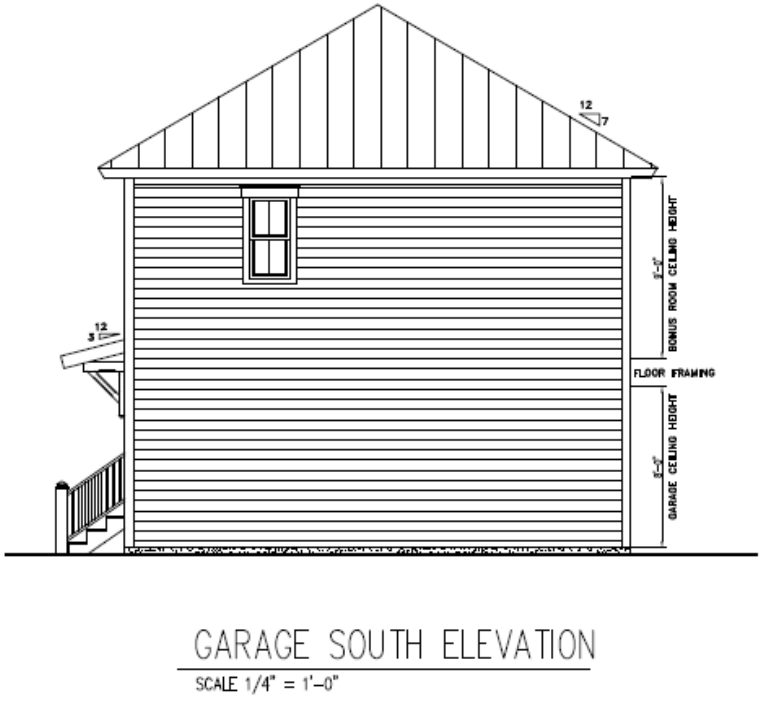


Rear elevation – Main House, facing North

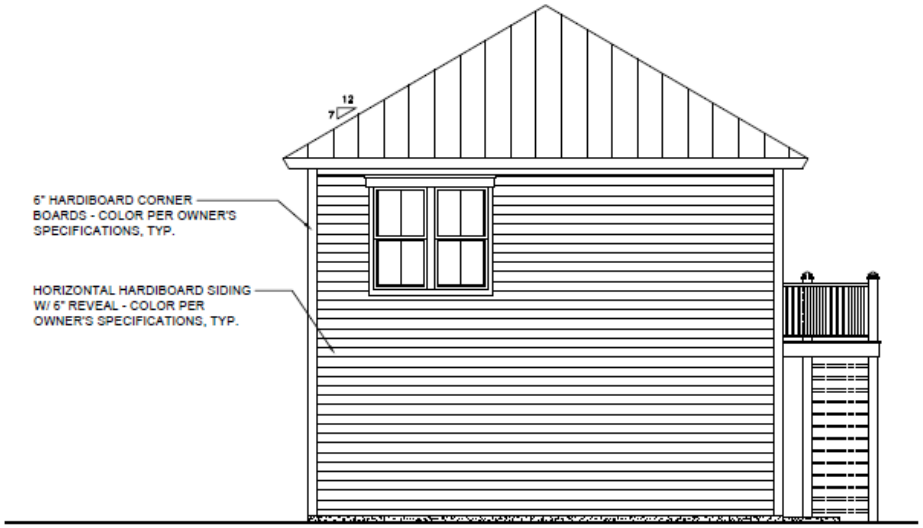
Left-hand side / Corner elevation – Main House (West), facing West Street



Front elevation – Garage/Carriage House, facing West St. (West)



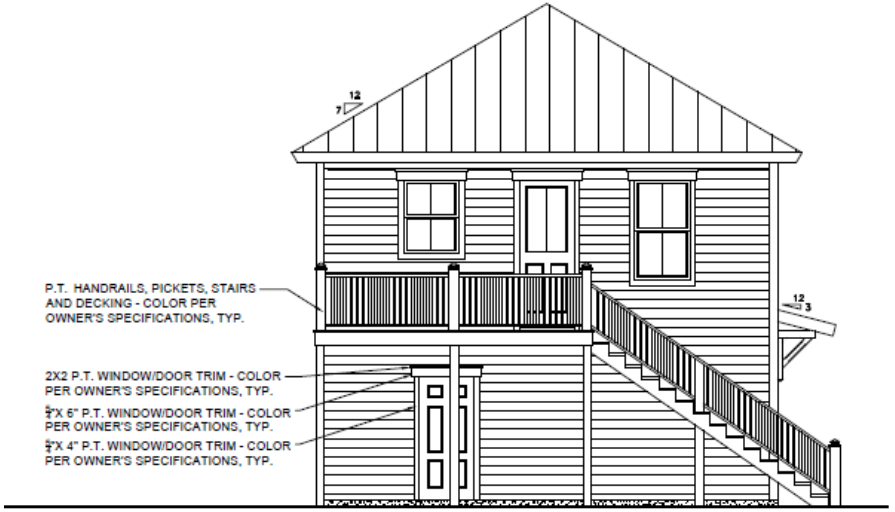
Right-hand side elevation – Garage/Carriage House (South), facing rear of Main House



GARAGE ~~WEST~~ ELEVATION

SCALE 1/4" = 1'-0"

Rear elevation – Garage/Carriage House, facing East



GARAGE NORTH ELEVATION

SCALE 1/4" = 1'-0"

Left-hand side elevation – Garage/Carriage House, facing North

4.7.2 Integrity Guidelines (as per Beaufort Development Code)	**Rationale Present**	**Staff Analysis of Rationale**
1. Location: This is the relationship between the property and its historical context.	**YES**	✓ 811 Congress Street is located within the Old Commons neighborhood of the Historic District. The latest set of revised architectural plans emphasize a very compatible design that well resembles traditional aspects of the historic Beaufort & the Lowcountry vernacular.
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**	✓ Staff believes that the latest submittal for design review can be finally approved with eventual corrections for chosen colors that can be administratively amended during the permitting process. The proposal for the duplex and carriage house, very much fulfills all design parameters for successful integration into the immediate neighborhood (Old Commons) and the Historic District as a whole.
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**	✓ Staff believes the relationship between the new two-story primary dwelling together with its detached carriage house very much respect the historic fabric and integrity of both the Old Commons neighborhood and the Historic District. The currently vacant lot will be put to its highest and best use while simultaneously respecting its historic setting.
4. Materials: These are the physical elements that make up a property or district.	**YES**	✓ All specifications (”cutsheets”) for the exterior building materials have been provided and are supported by staff. Only the determination of the final colors shall be decided by the HDRB members.
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 this new residential infill project will nicely complement that of the Old Commons neighborhood and the Beaufort Historic District overall.

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**	✓ Staff believes the aesthetic contribution by this infill will positively add to existing sense and feeling of the Historic District.
7. Association: This is the direct link between an important historic event or person and a property.	**YES**	✓ N/A

FINDINGS AND RECOMMENDATIONS

Staff Recommendation: Staff recommends FINAL APPROVAL in that it satisfies the intent of the Beaufort Preservation Manual and requirements of the Beaufort Code, with the following items be submitted to staff to obtain a Certificate of Appropriateness

1. **Applicant to provide typical building sections, including one through the deck and porches, garage deck, and garage awning area.**
2. **Applicant to provide typical details including window head/sill/jamb details, column, decking/trim connections, foundation to siding connections, typical eave conditions, etc.**
3. **Applicant to confirm that the steel garage doors do not have a faux wood-grain finish.**
4. **Applicant to note that the cementitious lap siding and any other cementitious elements must have a smooth finish per Section 4.6.3.A.1.b of the Beaufort Code. The Hardie shingle siding does not come in a smooth finish. Applicant to confirm that all exterior fiberglass doors are smooth finish with no faux wood grain texture.**
5. **Staff is not supportive of the Timber Tech Vinyl railing as it is not appropriate for the historic district. The selected and proposed railing is a vinyl railing with bulky top rail support brackets which are not typical of the historic district.**
6. **Staff does not support the proposed "Gulfrib" profile for the metal roof. This is a manufactured preformed metal roofing panel with striations pressed into flat panel to reduce oil-canning. This type of roof is not appropriate in the historic district and referenced in the Beaufort Preservation Manual. A 5-V crimp roof (without striations in flat panel) or standing seam (without striations in flat panel) are appropriate for the historic district.**

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

DECISION LETTER

December 12, 2025

Larry Holman (Owner)
Email: [redacted]

RE: 811 Congress Street – New Construction (APP# 29640)

Dear Mr. Holman:

On December 10, 2025, the City of Beaufort Historic District Review Board (HDRB) met to review your application for final approval of new construction of a duplex and detached carriage house on property located at 811 Congress Street. The HDRB granted final approval for the structure under the condition that the following staff recommendations are met prior to the next HDRB meeting, at which those conditions, including the applicant's selection for exterior paint colors (main house and carriage house) , as well as roof colors will be reviewed and conclusively approved. The purpose of providing approval for the structure but withholding approval of specific color schemes and finish items, is to allow the applicant to move forward with applying for a building permit – of which, specific aesthetic items are not the subject of building code scrutiny. See the following conditions:

- **Staff Recommendation #2**: Applicant to submit cutsheets for roofing material, windows, pedestrian doors (including front double door and side single doors), columns and railings (if not wood), gutters and downspouts, decking, and siding. Circle all project-specific selections on cutsheets.
- **Staff Recommendation #3**: Applicant to label all materials on both the main house and the garage (carriage house).
- **Staff Recommendation #4**: Applicant to note that all siding must have a smooth finish per Section 4.6.3.A.1.b Beaufort Development Code.
- **Staff Recommendation #5**: Applicant to show how HVAC units / mechanical equipment on the ground level (east elevation) under the staircase leading up to the second-floor-entrance will be screened from view (Code Sec. 4.6.1.F.2)

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

Sincerely,

Eric Berman, Vice-Chairman
Historic District Review Board

CODE ANALYSIS: 2021 IRC & ASCE 07-16

OCCUPANCY GROUP: R (RESIDENTIAL)
WIND LOAD: 145 MPH (3 SECOND GUST)
ROOF LOADS: 20 PSF LIVE LOAD
10 PSF DEAD LOAD
FLOOR LOADS: RESIDENTIAL LIVING AREAS:
40 PSF LIVE LOAD
10 PSF DEAD LOAD
RESIDENTIAL SLEEPING AREAS:
30 PSF LIVE LOAD
10 PSF DEAD LOAD

ALL WINDOWS AND EXTERIOR DOORS SHALL HAVE A DP RATING OF 55 OR AS OTHERWISE PERMITTED BY BUILDING OFFICIAL.

SQUARE FOOTAGE:

Heated & Cooled:

FIRST FLOOR:	1,411 SQ. FT.
SECOND FLOOR:	653 SQ. FT.
SECOND FLOOR APARTMENT:	686 SQ. FT.
TOTAL HEATED & COOLED:	2,750 SQ. FT.

Non-Heated & Cooled:

FIRST FLOOR FRONT PORCH:	252 SQ. FT.
FIRST FLOOR SIDE PORCH:	160 SQ. FT.
SECOND FLOOR DECK PORCH:	73 SQ. FT.
SECOND FLOOR FRONT PORCH:	252 SQ. FT.
SECOND FLOOR SIDE PORCH:	160 SQ. FT.
TOTAL NON-HEATED & COOLED:	897 SQ. FT.

TOTAL SQUARE FOOTAGE: 3,647 SQ. FT.

SHEET INDEX:

C1: COVER PAGE
SITE: SITE PLAN
A1: FIRST FLOOR PLAN
A2: SECOND FLOOR PLAN
A3: ROOF PLAN
A4: ELEVATIONS
A5: ELEVATIONS
E1: FIRST FLOOR ELECTRICAL PLAN
E2: SECOND FLOOR ELECTRICAL PLAN

Holman Residence
Main House

811 Congress Street, Beaufort, SC 29902

PREVIOUSLY DESIGNED BY SUSAN S. GLASNER, PROFESSIONAL RESIDENTIAL DESIGNER, LLC

COASTAL PLAINS RESIDENTIAL DESIGN, LLC
FRAYSSE LYLE, OWNER, LEED AP
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Beaufort, SC 29902

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SHEET TITLE:

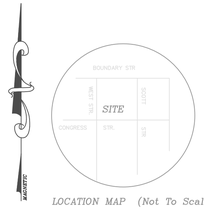
Cover Sheet

DATE:

DRAWN:

C1

SITE PLAN FOR CONCEPTUAL DESIGN PURPOSES ONLY - SEE SURVEY FOR BUILDING PLACEMENT



LOCATION MAP (Not To Scale)

LEGEND

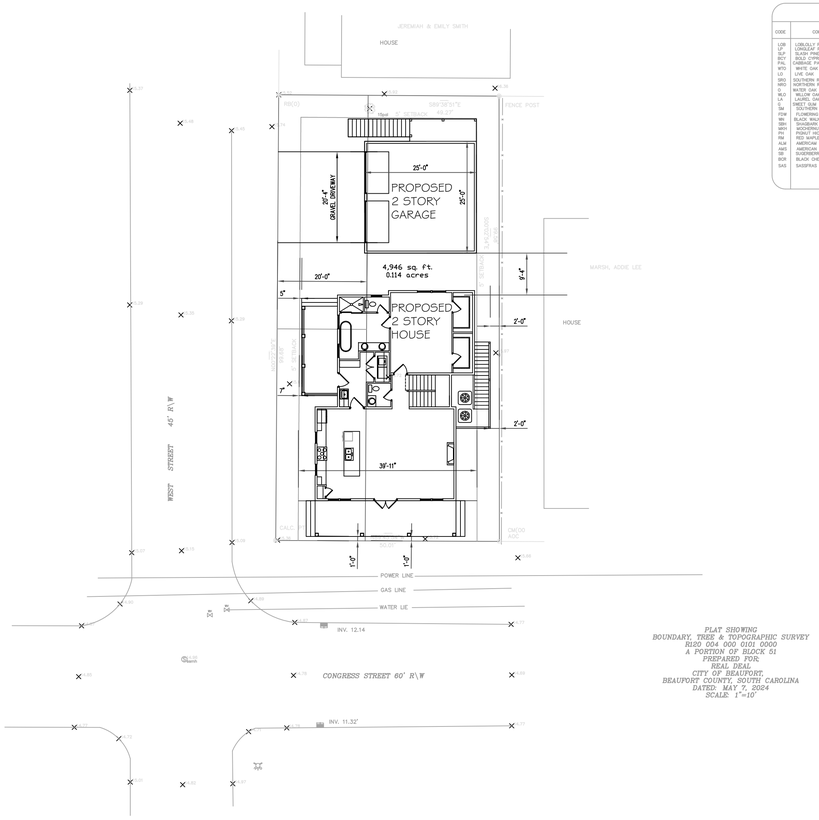
IP(O) = OLD IRON PIPE FOUND
CM(O)= OLD CONCRETE MONUMENT FOUND
RB(N)= NEW REBAR SET 1/2" DIA.
CI(O) = OLD CRIMP TOP IRON PIPE
OE(O)= OLD OPEN END IRON PIPE FOUND
RB(O)= OLD REBAR FOUND
P.P. = POWER POLE
O.H.P. = OVERHEAD POWER LINES
= CALCULATED POINT
= TREE TO BE REMOVED

GENERAL NOTES:

1.) PRESENT OWNER OF PROPERTY SHOWN HEREON:
REAL DEAL
2.) TOTAL ACRES SURVEYED AND SHOWN HEREON:
AS SHOWN
3.) ACREAGE DETERMINED BY RECTANGULAR COORDINATES.
4.) TMN # 120-04-104
5.) IT IS EXPRESSLY UNDERSTOOD THAT CHRISTENSEN SURVEYING CO. DOES NOT CERTIFY TO THE EXISTENCE OR ABSENCE OF ANY FRESHWATER WETLANDS ON THE PROPERTY SHOWN HEREON.
6.) THE BEARINGS SHOWN HEREON ARE MAGNETIC AND AS SUCH SUBJECT TO LOCAL ATTRACTION.
7.) PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "X" (N\A) PER FEMA MAP PANEL 45013C-0158-G
DATED: MARCH 23, 2021

REFERENCE PLATS & DEEDS

1.) DEE 2936/2285



PLAT SHOWING
BOUNDARY, TREE & TOPOGRAPHIC SURVEY
R120 004 000 0101 0000
A PORTION OF BLOCK 51
PREPARED FOR
REAL DEAL
CITY OF BEAUFORT,
BEAUFORT COUNTY, SOUTH CAROLINA
DATED: MAY 7, 2024
SCALE: 1"=10'

TREE LEGEND

CODE	COMMON NAME	BOTANICAL NAME
LOB	LOBLOLLY PINE	PINUS TAEDA
LLP	LONGLEAF PINE	PINUS PALUSTRIS
SLP	SLASH PINE	PINUS ELLIOTTII
BCY	BOLD CYPRESS	TAXODIUM DISTICHUM
PMT	PALMETTO/PALMETTO	SABAL PALMETTO
WTO	WHITE OAK	QUERCUS ALBA
LO	LIVE OAK	QUERCUS VIRGINIANA
SRO	SOUTHERN RED OAK	QUERCUS FALCATA
NRO	NORTHERN RED OAK	QUERCUS RUBRA
WO	WATER OAK	QUERCUS NIGRA
WLO	WILLOW OAK	QUERCUS PHELLOS
LA	LAUREL OAK	QUERCUS LAURIFOLIA
SM	SWEETGUM	LIQUIDAMBAR STYRACIFLUA
SM	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA
FDW	FLOWERING DOGWOOD	CORNUS FLORIDA
CHH	CHERRY/HOLLY	ILEX OPACA
SBH	SHAGBARK HICKORY	CARYA OVATA
MKH	MOCKERNUT HICKORY	CARYA TOMENTOSA
PH	PIGNUT HICKORY	CARYA GLABRA
RM	RED MAPLE	ACER RUBRUM
ALM	AMERICAN ELM	ULMUS AMERICANA
SBT	SWEETBAY/TSOAMORE	MAGNOLIA VIRGINIANA/TALIS
SG	SWEETGUM	LIQUIDAMBAR STYRACIFLUA
BCR	BLACK CHERRY	PRUNUS SEROTINA
SAS	SASSAFRAS	SASSAFRAS ALBIDUM

TOTAL LOT SQ. FT.: 4,946
IMPERVIOUS ROOFED GARAGE SQ. FT.: 729
IMPERVIOUS ROOFED MAIN HOUSE SQ. FT.: 2,030
TOTAL IMPERVIOUS ROOFED SQ. FT.: 2,759
PERCENTAGE OF LOT IMPERVIOUS: 55.78%
PERCENTAGE OF LOT PERVIOUS: 44.22%

SITE PLAN

SCALE 1/16" = 1'-0"

PREVIOUSLY DESIGNED BY
SUSAN S. GLASNER,
PROFESSIONAL RESIDENTIAL
DESIGNER, LLC

COASTAL PLAINS
RESIDENTIAL DESIGN, LLC
FRAYSSE LYLE, OWNER, LEED AP
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Mailing Address: P.O. Box 6602 • Beaufort, SC 29903
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Holman Residence
811 Congress Street
Beaufort, SC 29902

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SHEET TITLE:
Site Plan

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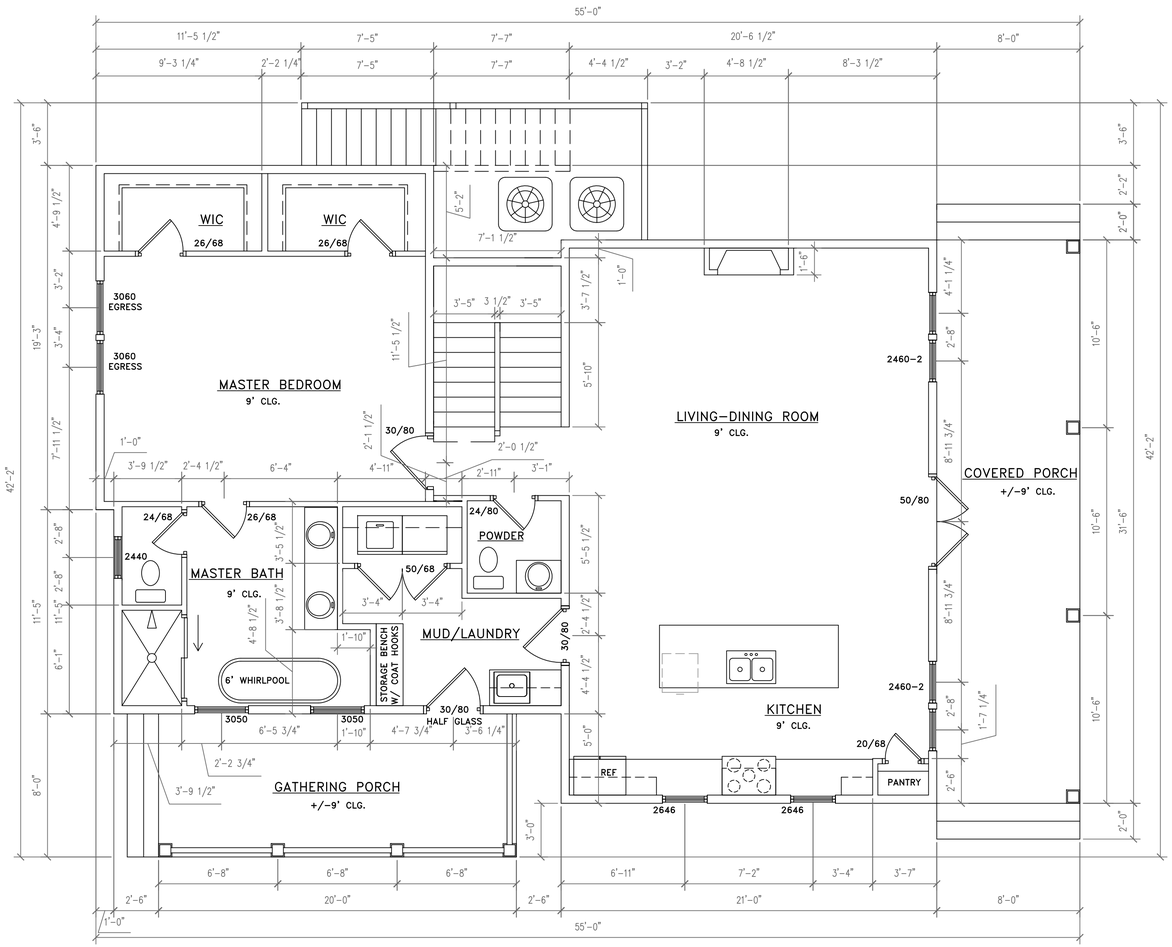
SITE



FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

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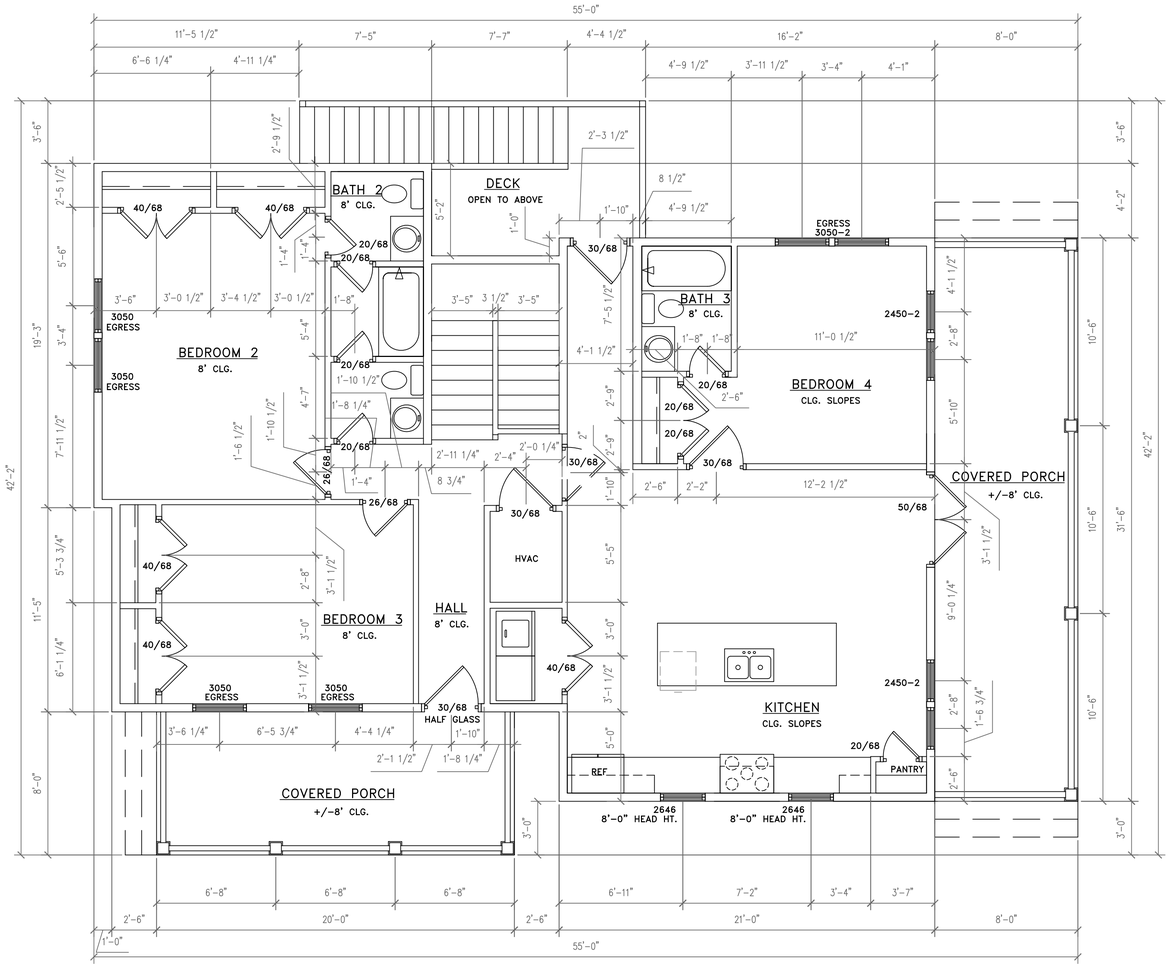
SHEET TITLE:
Main House
First Floor Plan

DATE:

DRAWN:

A1



SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"

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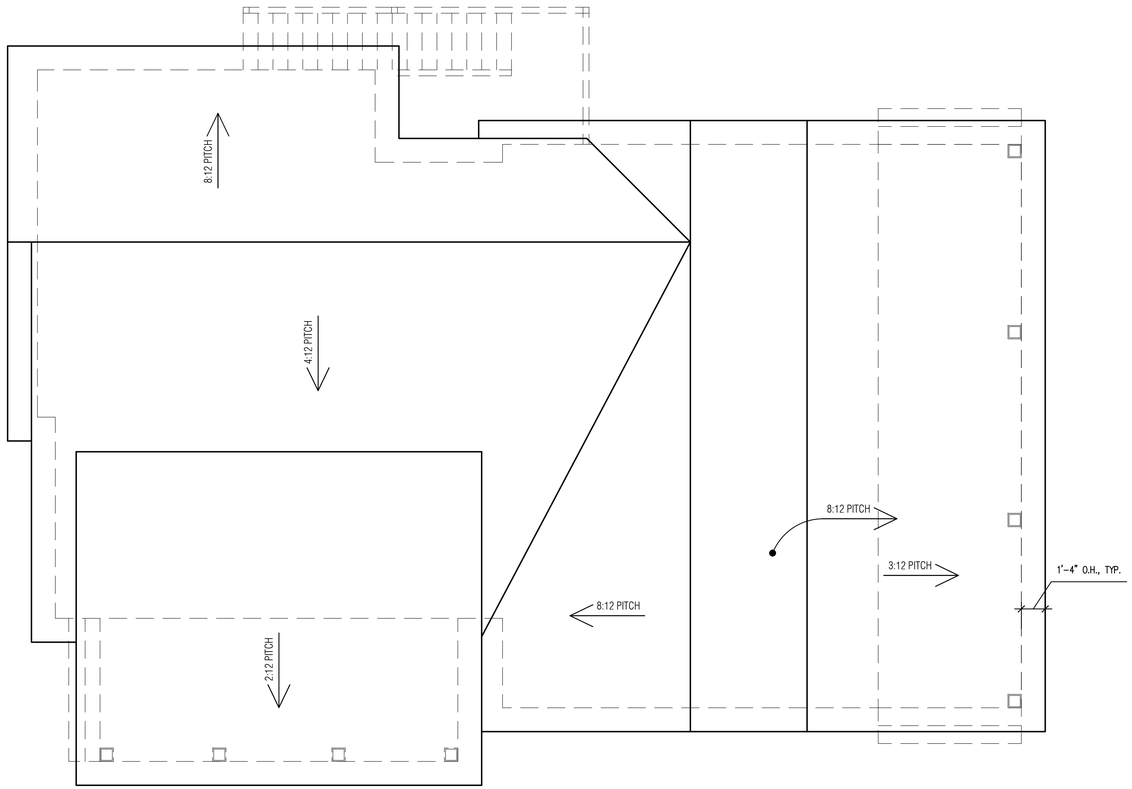
SHEET TITLE:
Main House
Second Floor Plan

DATE:

DRAWN:

A2



ROOF PLAN

SCALE 1/4" = 1'-0"

COASTAL PLAINS RESIDENTIAL DESIGN, LLC

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SHEET TITLE:
Main House
Roof Plan

DATE:

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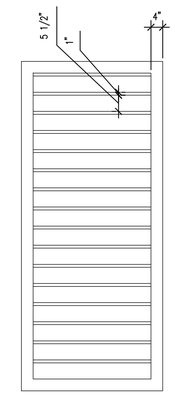
A3

SOUTH ELEVATION

SCALE 1/4" = 1'-0"

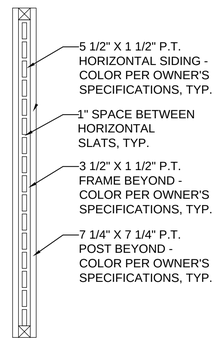


HVAC ENCLOSURE ELEVATION

SCALE 1/2" = 1'-0"

EAST ELEVATION

SCALE 1/4" = 1'-0"



HVAC ENCLOSURE SECTION

SCALE 1/2" = 1'-0"

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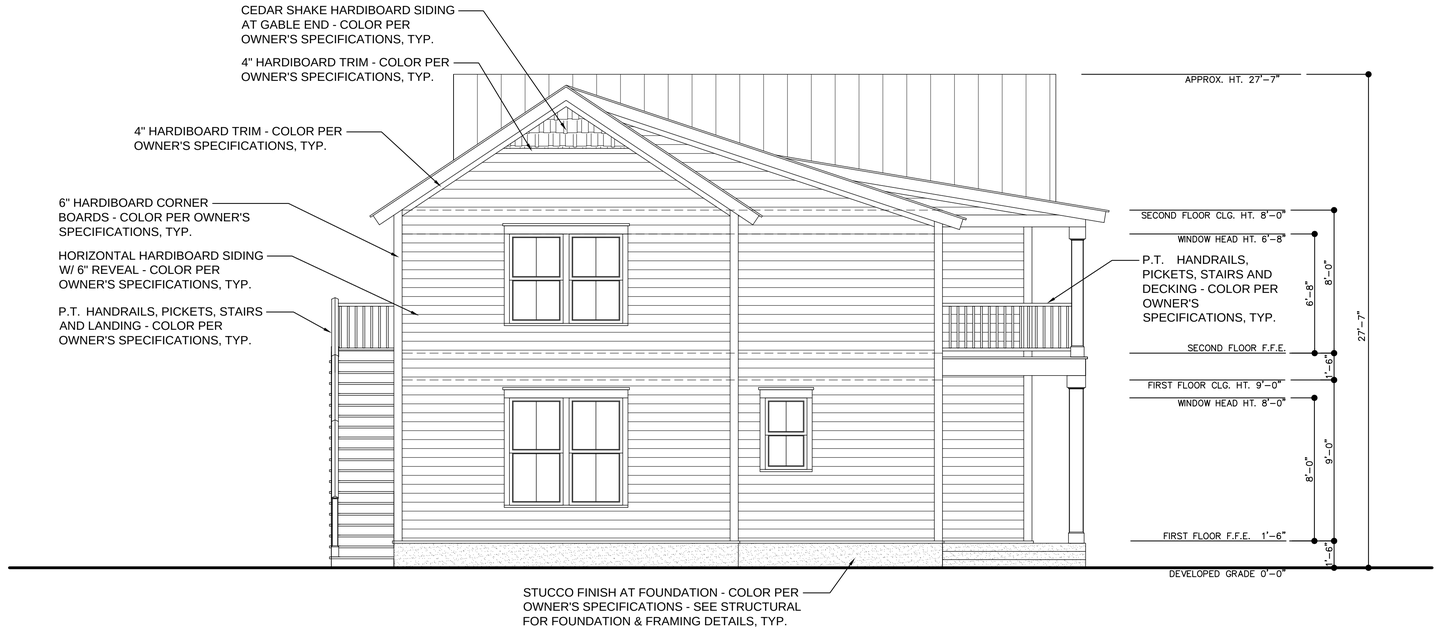
SHEET TITLE:
Main House Elevations

DATE:

DRAWN:

A4



NORTH ELEVATION

SCALE 1/4" = 1'-0"

WEST ELEVATION

SCALE 1/4" = 1'-0"

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COASTAL PLAINS RESIDENTIAL DESIGN, LLC

FRAYSSE LYLE, *OWNER*, LEED AP
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Mailing Address: P.O. Box 6602 • Beaufort, SC 29903
843.575.0299 • cpridllc@outlook.com
www.coastalplainsresidentialdesign.com

REVISION SET:

04.23.2025: DESIGN REVIEW SET 1
05.05.2025: REVISED DESIGN REVIEW SET 1
05.16.2025: DESIGN REVIEW SET 2
07.16.2025: DESIGN REVIEW SET 3
09.09.2025: BUILDING PERMIT SET
09.22.2025: HRB REVISION SET 1
02.12.2026: HRB REVISION SET 2

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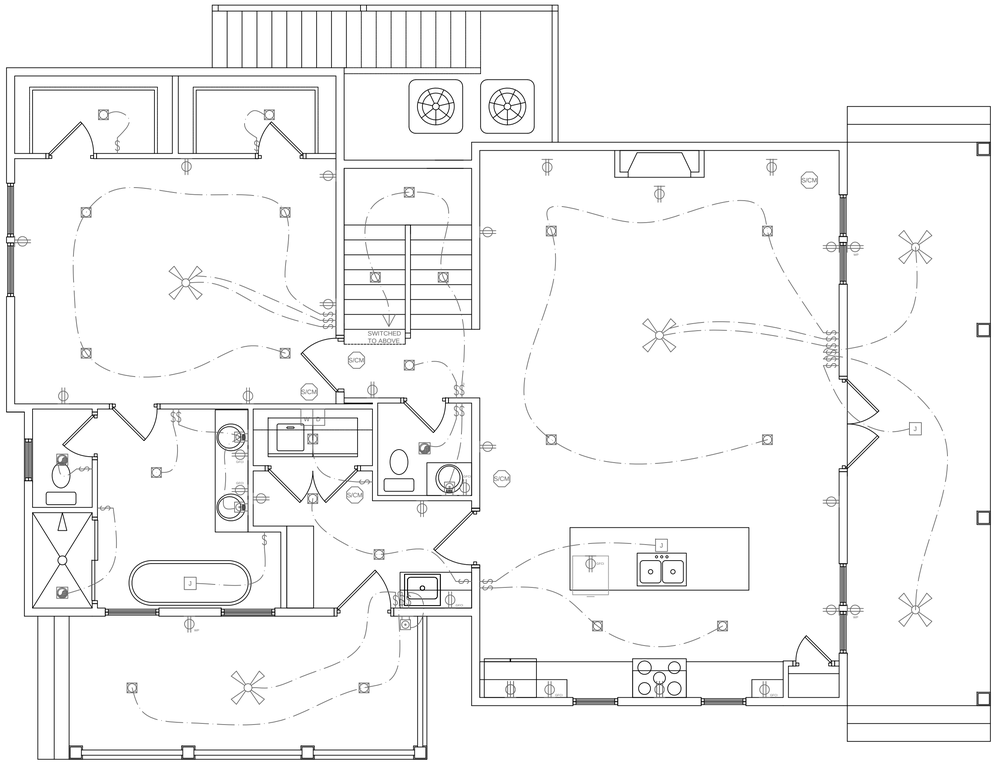
SHEET TITLE:
Main House Elevations

DATE:

DRAWN:

A5



FIRST FLOOR ELECTRICAL PLAN

SCALE 1/4" = 1'-0"

ELECTRICAL LEGEND

ID	DESCRIPTION
	FLUSH MOUNT LIGHT
	BATHROOM LIGHT/FAN
	OUTLET
WP	WEATHER PROOF OUTLET
GFCI	GFCI OUTLET
	3-PRONG OUTLET
GL	GAS LANTERN
	EXTERIOR FLOOD LIGHT
$	SWITCH
$3	THREE-WAY SWITCH

ELECTRICAL LEGEND

ID	DESCRIPTION
	CEILING FAN WITH LIGHTS
	WALL MOUNTED SCONCE
	BREAKER BOX
	RECESSED LIGHT
J	J-BOX
	FLOOD BOX LIGHT
W D	WASHER/DRYER HOOK UP
	GARAGE OPENER
S/CM	SMOKE/CARBON MONOXIDE DETECTOR

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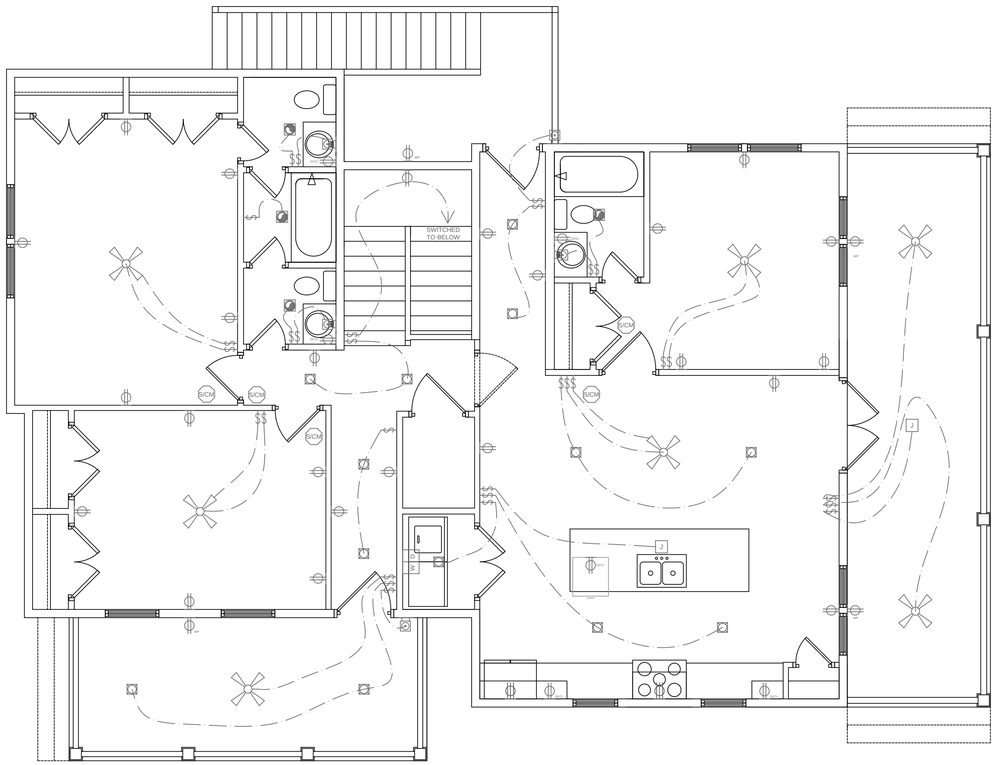
SHEET TITLE:
Main House First Floor Electrical Plan

DATE:

DRAWN:

E1



ELECTRICAL LEGEND

ID	DESCRIPTION
	FLUSH MOUNT LIGHT
	BATHROOM LIGHT/FAN
	OUTLET
WP	WEATHER PROOF OUTLET
GFCI	GFCI OUTLET
3P	3-PRONG OUTLET
TV	CABLE TV CONNECTION
	EXTERIOR FLOOD LIGHT
S	SWITCH
3	THREE-WAY SWITCH

ELECTRICAL LEGEND

ID	DESCRIPTION
	CEILING FAN WITH LIGHTS
	WALL MOUNTED SCONCE
	BREAKER BOX
	RECESSED LIGHT
J	J-BOX
	FLOOD BOX LIGHT
W D	WASHER/DRYER HOOK UP
	GARAGE OPENER
S	SMOKE DETECTOR

SECOND FLOOR ELECTRICAL PLAN

SCALE 1/4" = 1'-0"

PREVIOUSLY DESIGNED BY SUSAN S. GLASNER, PROFESSIONAL RESIDENTIAL DESIGNER, LLC

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SHEET TITLE:

Main House Second Floor Electrical Plan

DATE:

DRAWN:

E2

CODE ANALYSIS: 2021 IRC & ASCE 07-16

OCCUPANCY GROUP: R (RESIDENTIAL)
WIND LOAD: 145 MPH (3 SECOND GUST)
ROOF LOADS: 20 PSF LIVE LOAD
10 PSF DEAD LOAD
FLOOR LOADS: RESIDENTIAL LIVING AREAS:
40 PSF LIVE LOAD
10 PSF DEAD LOAD
RESIDENTIAL SLEEPING AREAS:
30 PSF LIVE LOAD
10 PSF DEAD LOAD

ALL WINDOWS AND EXTERIOR DOORS SHALL HAVE A DP RATING OF 55 OR AS OTHERWISE PERMITTED BY BUILDING OFFICIAL.

SQUARE FOOTAGE:

Heated & Cooled:

FIRST FLOOR:	0 SQ. FT.
SECOND FLOOR:	625 SQ. FT.
TOTAL HEATED & COOLED:	625 SQ. FT.

Non-Heated & Cooled:

FIRST FLOOR:	625 SQ. FT.
SECOND FLOOR DECK PORCH:	75 SQ. FT.
TOTAL NON-HEATED & COOLED:	700 SQ. FT.
TOTAL SQUARE FOOTAGE:	1,325 SQ. FT.

SHEET INDEX:

C1: COVER PAGE
G1: FLOOR & ROOF PLANS
G2: ELEVATIONS
G3: ELECTRICAL PLANS

Holman Residence
Garage/Carriage House

811 Congress Street, Beaufort, SC 29902

PREVIOUSLY DESIGNED BY
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COASTAL PLAINS RESIDENTIAL DESIGN, LLC
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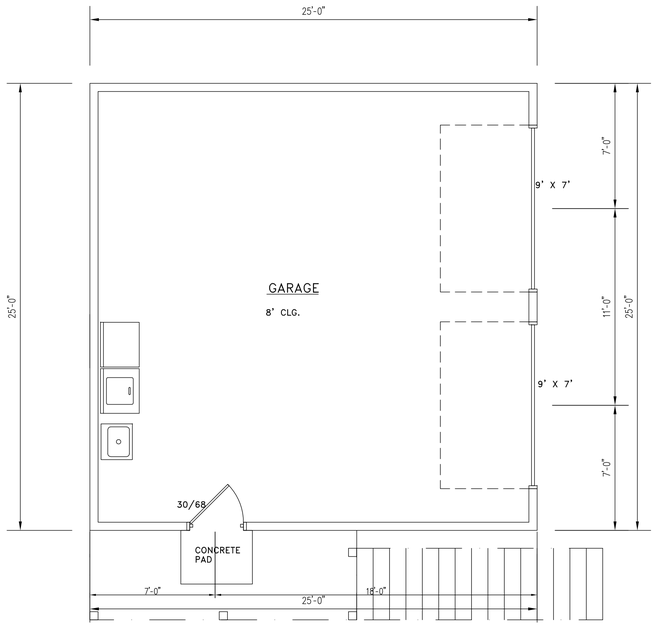
SHEET TITLE:

Cover Sheet

DATE:

DRAWN:

C1



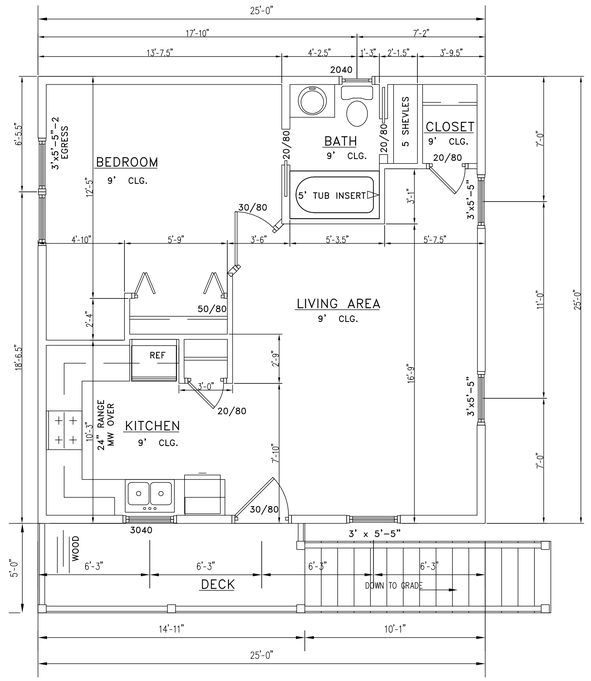
GARAGE FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

NOTE:

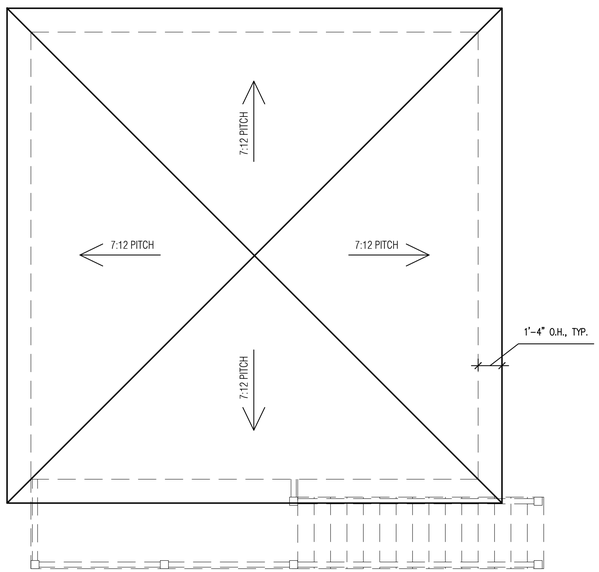
IT IS THE RESPONSIBILITY OF THE HOMEOWNER AND THE CONTRACTOR TO PERFORM THE FOLLOWING PRIOR TO ACTUAL CONSTRUCTION:

1. THE BUILDER OR CONTRACTOR MUST VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR MUST VERIFY COMPLIANCE WITH ALL LOCAL BUILDING CODES IN THE AREA WHERE CONSTRUCTION IS TAKING PLACE. BUILDING CODES MAY VARY SIGNIFICANTLY FROM ONE REGION OR AREA TO ANOTHER.
3. VERIFY EXISTING LOAD BEARING CAPACITY OF THE SOIL AT THE BUILDING SITE.
4. FRAMING SIZES AND SPANS SHOWN MUST BE VERIFIED BY THE CONTRACTOR.
5. ALL FEDERAL, STATE AND LOCAL CODES, ORDINANCES, REGULATIONS, ETC., SHALL BE CONSIDERED PART OF THESE PLANS AND SHALL TAKE PREFERENCE OVER ANYTHING SHOWN, DESCRIBED OR IMPLIED IN THE CASE OF VARIANCE.



GARAGE SECOND FLOOR PLAN

SCALE 1/4" = 1'-0"



GARAGE ROOF PLAN

SCALE 1/4" = 1'-0"

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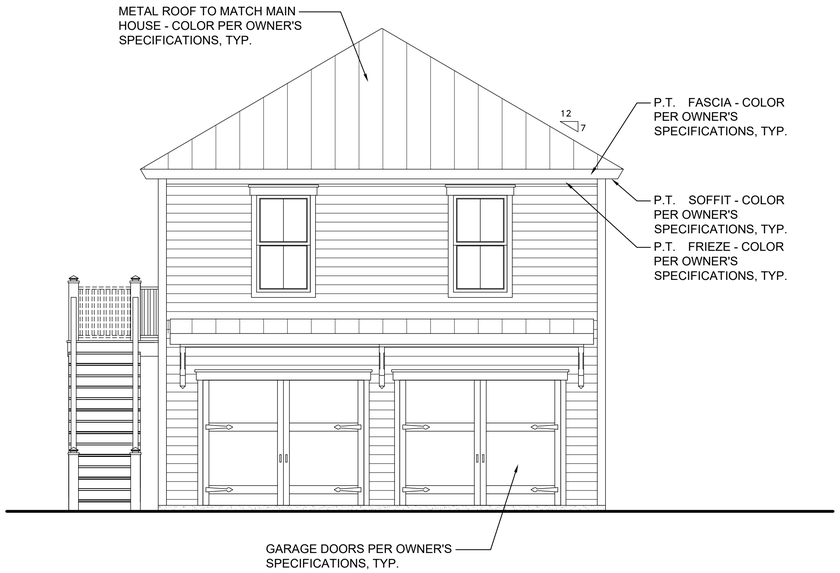
SHEET TITLE:
Garage Floor & Roof Plans

DATE:

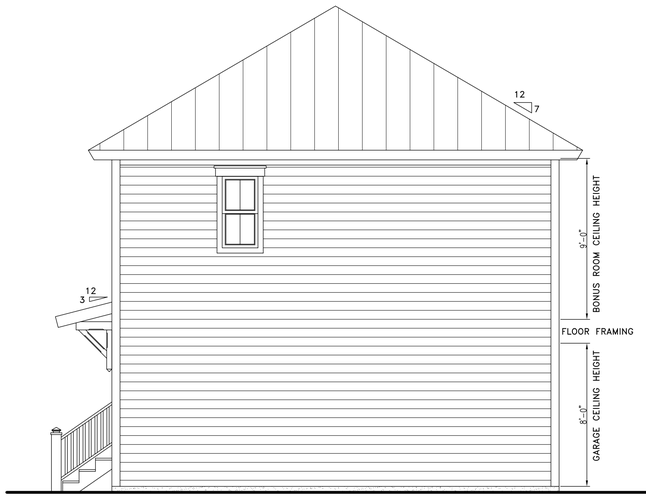
DRAWN:

G1



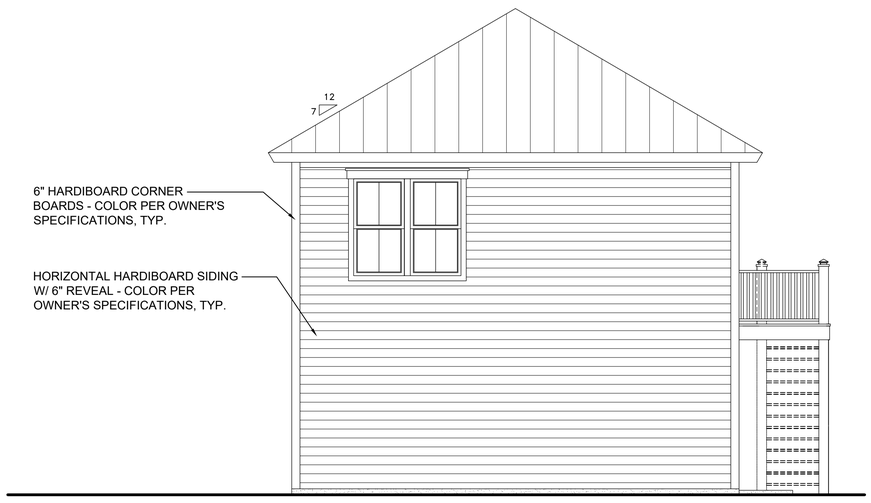
GARAGE EAST ELEVATION

SCALE 1/4" = 1'-0"



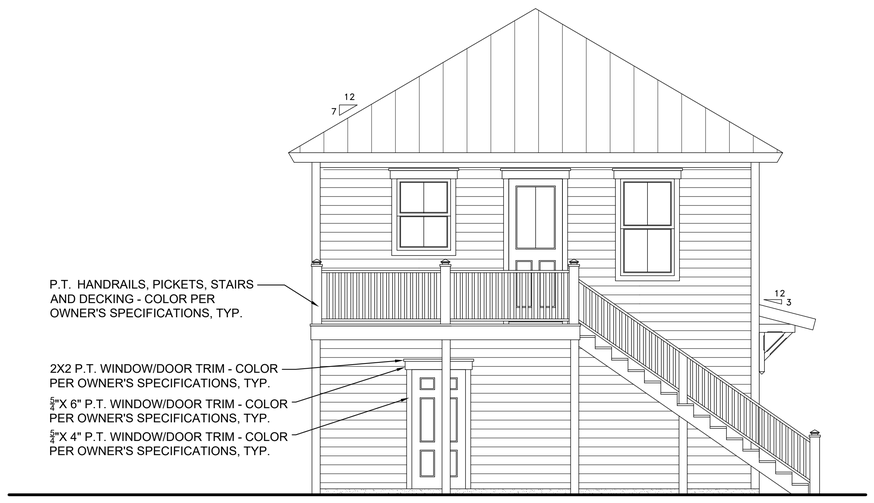
GARAGE SOUTH ELEVATION

SCALE 1/4" = 1'-0"



GARAGE WEST ELEVATION

SCALE 1/4" = 1'-0"



GARAGE NORTH ELEVATION

SCALE 1/4" = 1'-0"

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SUSAN S. GLASNER,
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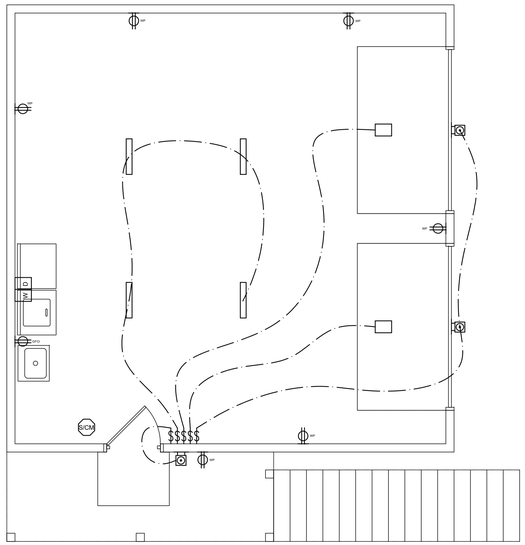
SHEET TITLE:
Garage
Elevations

DATE:

DRAWN:

G2



ELECTRICAL LEGEND

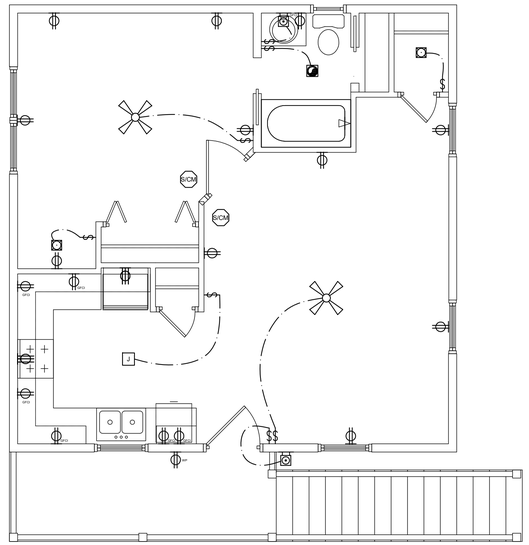
ID	DESCRIPTION
	FLUSH MOUNT LIGHT
	BATHROOM LIGHT/FAN
	OUTLET
WP	WEATHER PROOF OUTLET
GFCI	GFCI OUTLET
	3-PRONG OUTLET
TV	CABLE TV CONNECTION
	EXTERIOR FLOOD LIGHT
S	SWITCH
3	THREE-WAY SWITCH

ELECTRICAL LEGEND

ID	DESCRIPTION
	CEILING FAN WITH LIGHTS
	WALL MOUNTED SCONCE
	BREAKER BOX
	RECESSED LIGHT
J	J-BOX
	FLOOD BOX LIGHT
W D	WASHER/DRYER HOOK UP
	GARAGE OPENER
S/CM	SMOKE/CARBON MONOXIDE DETECTOR

GARAGE FIRST FLOOR ELECTRICAL PLAN

SCALE 1/4" = 1'-0"



GARAGE SECOND FLOOR ELECTRICAL PLAN

SCALE 1/4" = 1'-0"

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SHEET TITLE:
Garage
Electrical Plans

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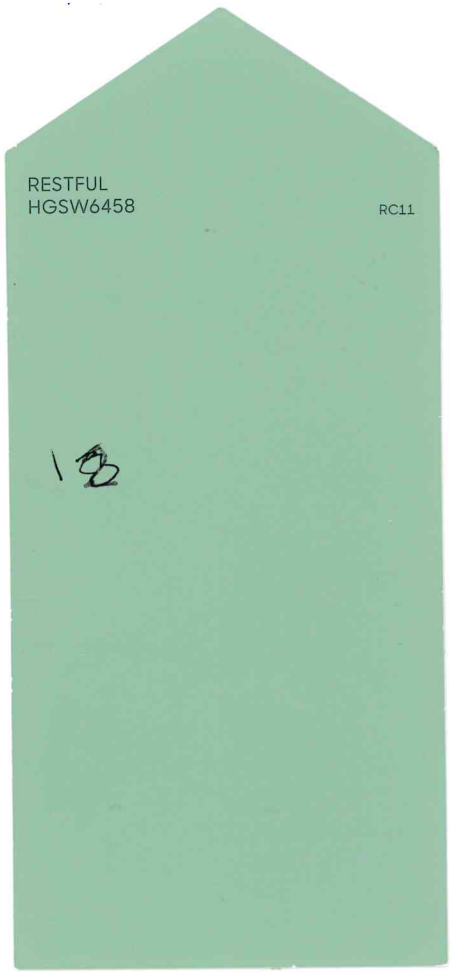
DATE:

DRAWN:

G3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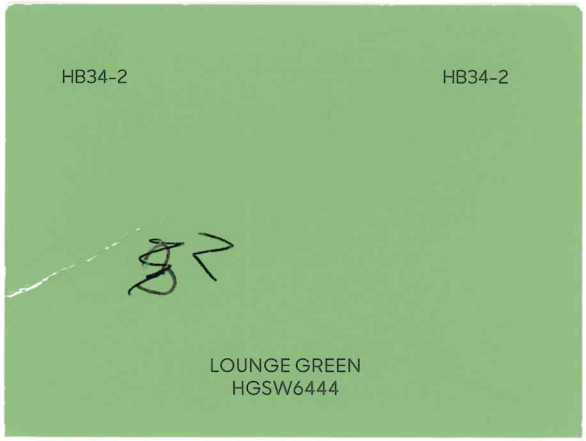
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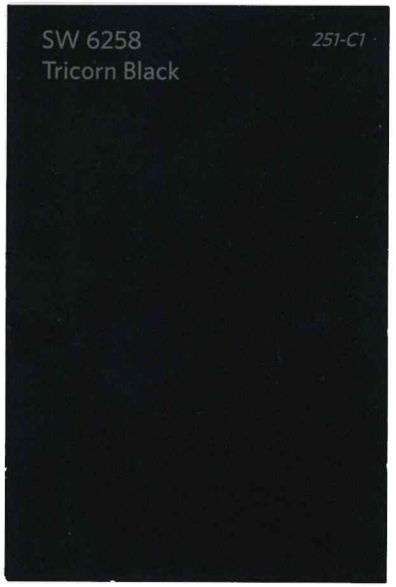
HB34-2
LOUNGE GREEN
HGSW6444

RELISH
HGSW6443

SUPREME GREEN
HGSW6442


SW 6258
Tricorn Black
251-C1

SW 7005
Pure White
255-C1

PRIVATE
PROPERTY

1608

813

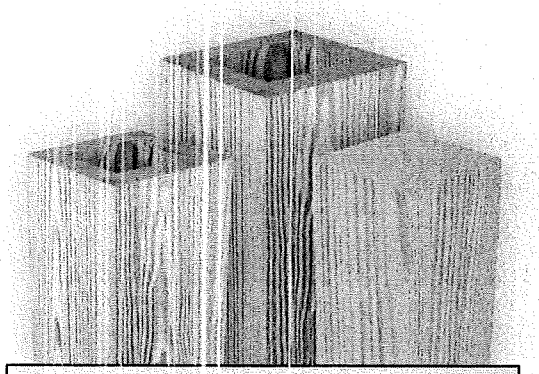
906
TRESPASS

870
VOLVO
C70
VND 630
SOUTH CAROLINA
209 CPX

708

803

1204



YellaWood®
Columns
KILN DRIED AFTER TREATMENT

INSTALLATION AND HANDLING GUIDE

SPECIFICATIONS

Column Size*		Structural Load Values (lbs)
Nominal	*Actual*	
6 x 6	5.25" x 5.25"	8,500
8 x 8 white	7" x 7"	13,100
10 x 10	9" x 9"	21,000
12 x 12	11" x 11"	26,000
Column Length*		
8'	7' 11.5"	
10'	9' 11.5"	
12'	11' 11.5"	

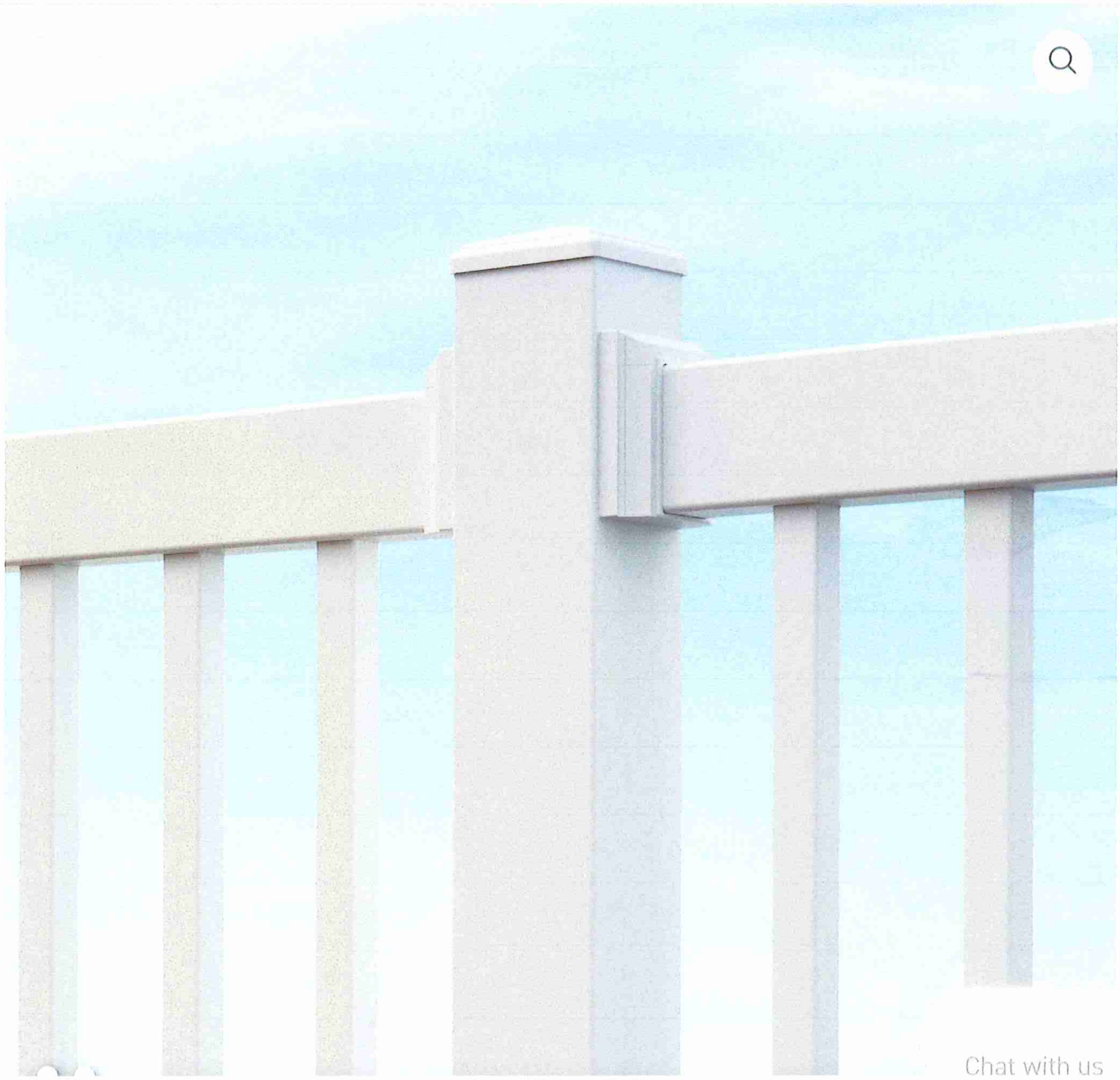
**Sizes may vary slightly. ** Product availability varies by region.*

The above load table was derived from physical testing and the 2005 National Design Specification, published by the American Forest & Paper Association and American Wood Council. The columns should be installed only by a properly certified professional in accordance with applicable building codes and other laws and in a manner suitable for the specific application.

PREMIUM VINYL RAILING

TimberTech

0



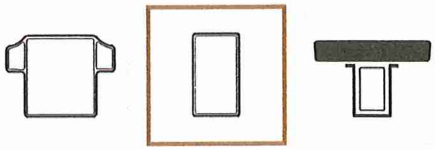
Chat with us

This site uses cookies to ensure you get the best experience.

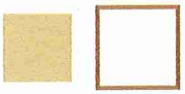
LEARN MORE GOT IT

Enhance your outdoor space without compromising quality or style. Crafted from high-grade vinyl, this railing collection offers versatile design options — plus, it's low maintenance, easy to install, and cost-effective.

TOP RAIL SHAPE Core



COLOR Matte White



SAMPLE SIZE

4" Sample FREE $0.00

Samples are not available. Visit your local dealer or retailer to see this railing.

Details | Options and Dimensions | Installation & Warranty | F

Low Maintenance

Never requires sanding, staining, or sealing — ever.

Easy To Clean

This site uses cookies to ensure you get the best experience.

LEARN MORE

Railing

Reliance Rail in Matte White

RELIANCE RAIL™ New

Crafted from high-grade vinyl, this railing collection offers versatile design options suited to both residential and commercial builds. Reliance Rail is low maintenance, easy to install, and cost-effective.

- Same style as our Impression Rail Express Collection, but at an entry-level price
- Easy to clean and exceptionally durable
- Sold in kits for easy ordering and installation
- Compatible with Composite accent lights — or pair with Composite post sleeves for more lighting options

CORE CONTOUR DRINK RAIL

INFILL OPTIONS

HOLLOW SQUARE BALUSTERS BLACK ALUMINUM BALUSTERS

COLOR OPTIONS

MATTE WHITE KHAKI

STATEMENT RAIL™

Made from aluminum-reinforced PVC, this elegant, milled-wood-inspired railing is pre-routed for easy installation.

INFILL OPTIONS

HOLLOW SQUARE BALUSTERS BLACK ALUMINUM BALUSTERS

COLOR OPTION

WHITE

Statement Rail in White

PINNACLE RAIL®

Aluminum-reinforced PVC railing with a wide flat top rail to rest your drink. Screw-in installation allows for custom baluster placement.

INFILL & PANEL OPTIONS

CHIPPENDALE SQUARE WEB SOLID SQUARE BALUSTERS

COLOR OPTION

WHITE

Pinnacle Rail in White
Reserve Collection in Driftwood

Trex® Enhance® Composite Decking

GALLERY

Enhance decking offers an authentic wood-grain appearance with the durability of composite and the affordability of wood.

Worry-Free

Enhance decking boards are scalloped, making them as lightweight as lumber—without the extra work. This long-lasting decking requires little upkeep and comes in ten colors.

Smarter in the Sun*

Trex® Enhance® Composite Decking

GALLERY

especially darker colors. Care should be taken to avoid extended contact between exposed skin and the deck surface, especially with young children and those with special needs.

Sustainable Style

Enhance decking uses 95% recycled plastic film and reclaimed sawdust, and is backed by our 25-Year Limited Residential Fade & Stain Warranty.

Enhance®

Naturals

Trex®

Trex Enhance® Composite Decking

GALLERY

Clam Shell is an easy-to-match shade of medium grey, featuring a low-maintenance, wood-like grain pattern.

Learn More About Clam Shell

Order a Sample **$1.00**

Enhance® | Clam Shell *Ships free*

Add to Cart

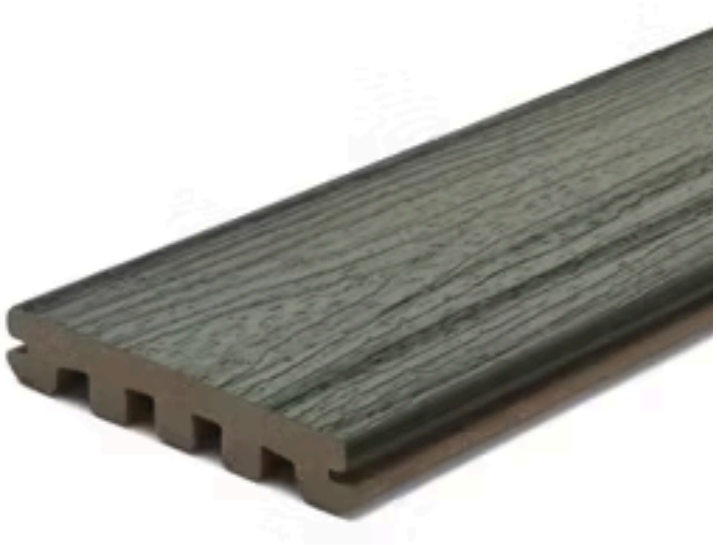
95% Recycled & Reclaimed Materials

25 YEAR Limited Residential Warranty

DECKING PROFILES FASCIA PROFILES

Trex Enhance® Composite Decking

GALLERY



1” Grooved Edge Board

Our grooved edge boards install with our Hidden Fastening System beneath the

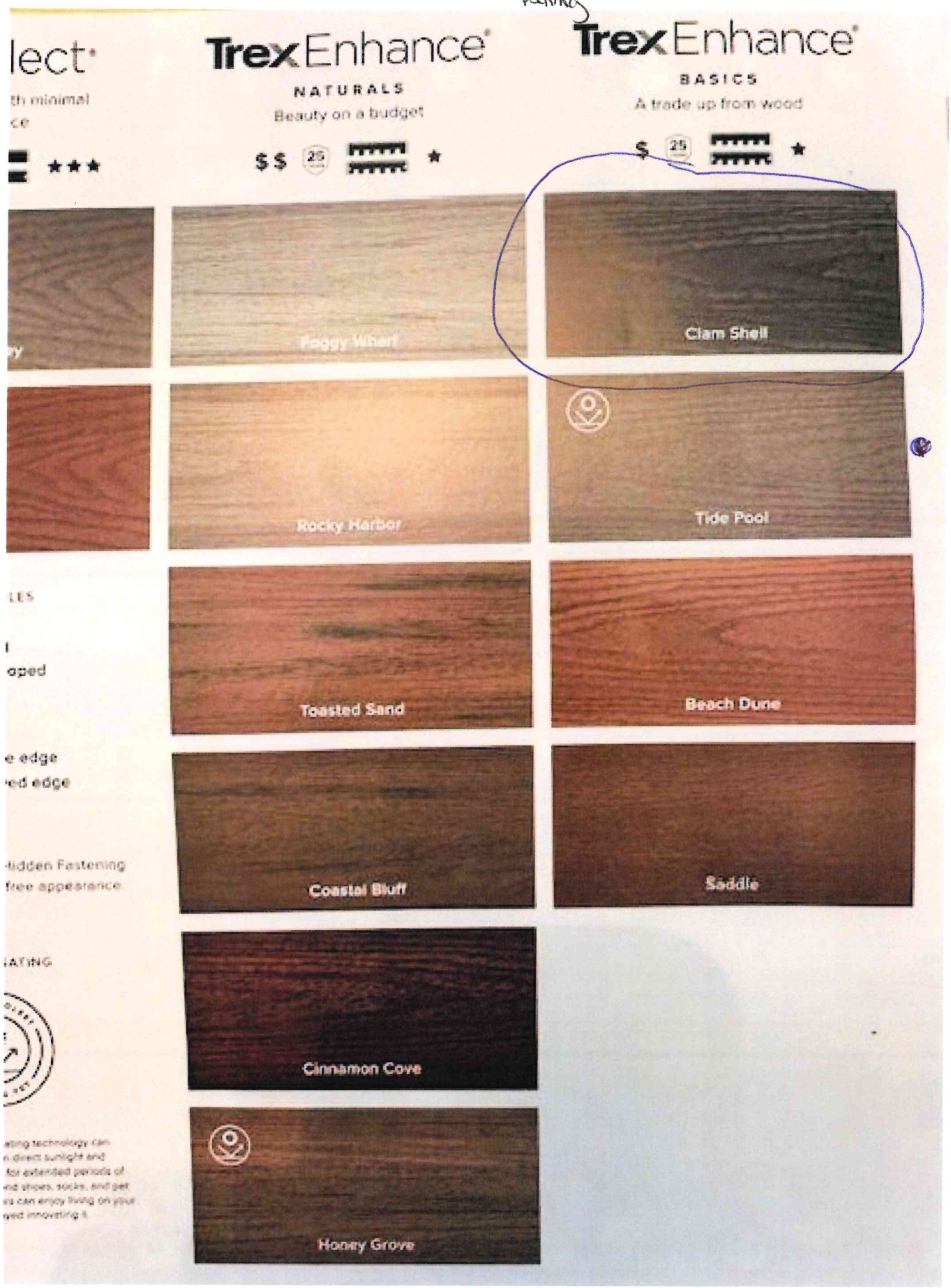
Actual Dimensions

.94 in x 5.5 in x 12 ft (24 mm x 140mm x 365 cm)

.94 in x 5.5 in x 16 ft (24 mm x 140mm x 487 cm)

.94 in x 5.5 in x 20 ft (24 mm x 140mm x 609 cm)

Decking


lect
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ce
Trex Enhance
NATURALS
Beauty on a budget
$$ 25
Trex Enhance
BASICS
A trade up from wood
$ 25
Foggy Wharf
Clam Shell
Rocky Harbor
Tide Pool
Toasted Sand
Beach Dune
Coastal Bluff
Saddle
Cinnamon Cove
Honey Grove
LES
oped
e edge
ed edge
Hidden Fastening
free appearance
ATING

BLDG CENTER - BEAUFORT
POINT

T, SC 29901

GRAYCO
WINDOW & DOOR CENTER

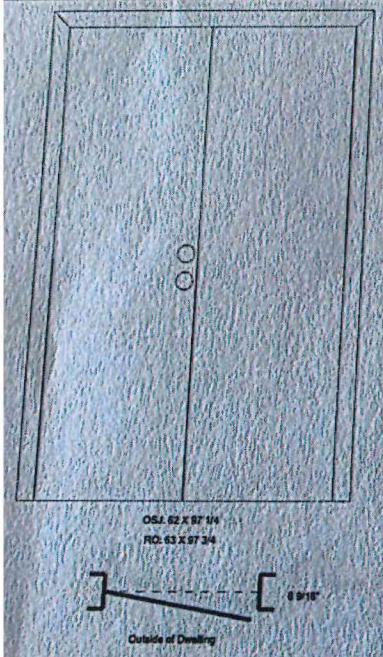
QUOTE

CPQ QUOTE: EQSQAQW00009805-1

Taken By:

Quote Name: LARRY HOLMAN

M	ITEM	QTY	NET PRICE	NET EXTENDE
	Configurable Exterior Door 5-0 X 8-0 X 1-3/4 Twin Door Unit RH ,Double Bore,Outswing,Sm Fiberglass,Flush White Ultimate Lite T'astragal, , No Sweep,6-9/16 Frame Saver Ext Jambs ,Weather Strip, Bronze Bumper Sill, w/Sill Cover Black Primed NRP 4" Radius Hinges No Casing	1	$1,497.50	$1,497.50



Outside Jamb:	62 X 97
Rough Opening:	63 X 97
Price (EA)	$1,49
Tax(6%)	$8
Total Price(EA)	$1,58
Total Price Extended	$1,58

CENTER - BEAUFORT
T

29901

GRAYCO
WINDOW & DOOR CENTER

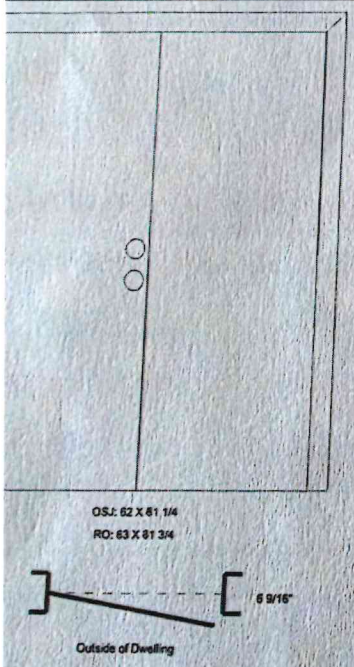
QUOTE

CPQ QUOTE: EQSQAQW00009805-1

Taken By:

Quote Name: LARRY HOLMAN

ITEM	QTY	NET PRICE	NET EXTENDED
onfigurable Exterior Door 0 X 6-8 X 1-3/4 Twin Door Unit RH ,Double Bore,Outswing,Sm berglass,Flush White Ultimate Lite T'astragal, , No Sweep,6-9/16 ame Saver Ext Jambs ,Weather Strip, Bronze Bumper Sill, w/Sill Cover ack Primed NRP 4" Radius Hinges No Casing	1	$1,051.79	$1,051.79



Outside Jamb:	62 X 81 1/4
Rough Opening:	63 X 81 3/4
Price (EA)	$1,051.79
Tax(6%)	$63.11
Total Price(EA)	$1,114.90
Total Price Extended	$1,114.90

Grayco Building Center - Beaufort SC
Address: 20 Sams Point Road
Beaufort, SC 29907

Boise Cascade
Building Materials Distribution

Quote

Quote Number: 202 **Date:** 3/12/2026

Sales Person: SYDNEY WALDMAN

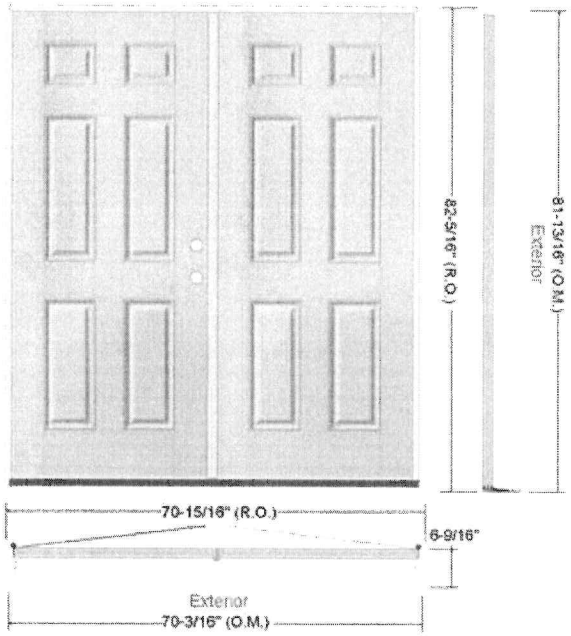
Customer Information

Name: LARRY HOLMAN
Address:
Phone 1:
Phone 2:
Fax:
Contact:

Job Name:

Specifications

U.D. = 70-3/16" x 81-13/16"; R.O. = 70-15/16" x 82-5/16"



Lead Time: Stock (Call to verify)

Image is viewed from Exterior!

Item Description	Qty	Price	Extended
5' 8" x 6' 8" S210 THERMA-TRU Smooth-Star Fiberglass Double Door w/White Aluminum Astragal - Left Hand Inswing **IMAGE COULD VARY FROM ACTUAL PRODUCT: NOT SET TO SCALE!	1	749.68	$749.68
2-3/8" Backset - Double Bore (2-1/8" Dia. Bore w/Standard 5-1/2" Spacing) w/Recessed Latch Preps	1	0.00	$0.00
Set of Ball Bearing - Black Nickel Hinges	1	39.19	$39.19
Primed Dura-Frame - 6-9/16" Jamb w/No Exterior Trim w/(1)Black Nickel Adjustable Mullion Strike Plate (for Lockset only)	1	209.56	$209.56
Bronze Compression Weatherstrip	1	0.00	$0.00
Composite Adjustable - Bronze w/Dark Cap Sill	1	232.05	$232.05
Item Total			**$1,230.48**

Order Sub Total: **$1,230.48**
Tax: **$73.83**
Order Total: **$1,304.31**

Version #: 3.36-O
Version Date: 6/2/2025

Double door (Grayco)

6/8 PANEL DOORS

4 PANEL	6 PANEL	4 P BLANK TOP	3 PANEL	4 PANEL	SL S/
DRS41	DRS60	DRS40	DRS3P	DRS49	
2/8 - 3/0	2/6	2/8 - 3/0	3/0	2/8 - 3/0	2/8

8/0 PANEL DOORS

FLUSH	SL 5080	6 PANEL	4 PANEL	3 PANEL	SI
DRS0080	3/0	DRS6080	DRS4180	DRS3080	3/
2/0 - 2/6		2/6 2/8 - 3/0	3/0	2/8 - 3/0	
2/8 - 3/0					

:O BLDG CENTER - BEAUFORT
M'S POINT

ORT, SC 29901

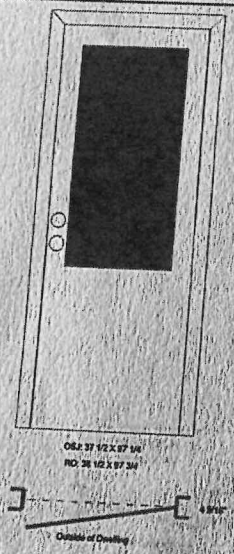
GRAYCO
WINDOW & DOOR CENTER

QUOTE

CPQ QUOTE: EQSQAQW00009805-1
Taken By:
Quote Name: LARRY HOLMAN

er	Customer PO	Date Order	Current Date
		03/23/2026	03/23/2026

JOM	ITEM	QTY	NET PRICE	NET EXTENDED
EA	Configurable Exterior Door 3-0 X 8-0 X 1-3/4 Single Door Unit LH ,Double Bore,Outswing,Sm Fiberglass,Half Lite Over 1 Panel Nova 90 Flush Glazed Low-E , , No Sweep,4-9/16 Frame Saver Ext Jambs ,Weather Strip, Bronze Bumper Sill, w/Sill Cover Black Primed NRP 4" Radius Hinges No Casing	1	$1,276.96	$1,276.96

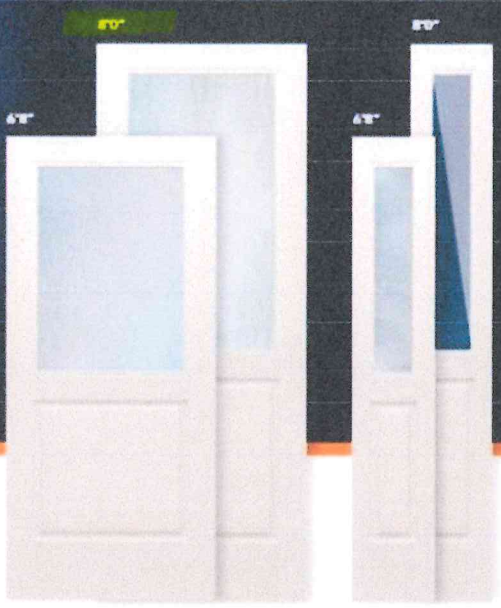


Outside Jamb:	37 1/2 X 97 1/4
Rough Opening:	38 1/2 X 97 3/4
Price (EA)	$1,276.96
Tax(6%)	$76.62
Total Price(EA)	$1,353.58
Total Price Extended	$1,353.58

NEW TO MARKET

NOVA 90 ½ LITE

Enhance the aesthetics of your home with our NEW Nova 90 half lite door, featuring direct glazed glass that creates a seamless and elegant design. Part of our Nova 90 series this model features a simple, clean, and modern profile with a brushed smooth finish.



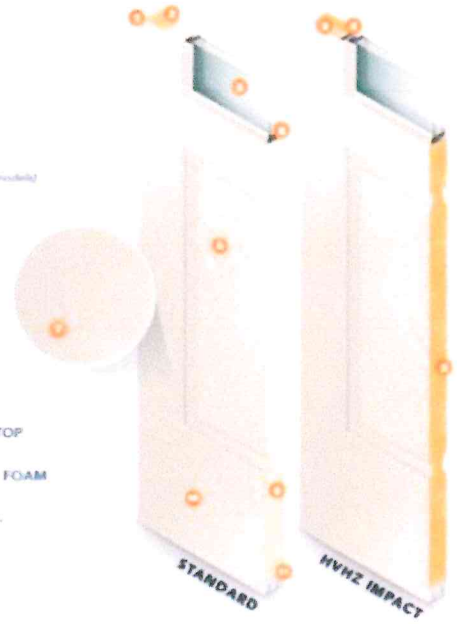
DRS1H DRS1HB0 SLS1H SLS1HB0

DIRECT GLAZED

AVAILABLE WIDTHS

FEATURES & BENEFITS

- COMPOSITE STILE CAP
- FULL LENGTH LVL
- WOOD BLOCKING
- STEEL BEAM
- INSULATED 1" GLASS
- COMPRESSION MOLDED FIBERGLASS SKIN
- BRUSH FINISHED TEXTURE
- INTEGRALLY MOLDED GLASS STOP
- HIGH DENSITY POLYURETHANE FOAM
- ADA COMPLIANT BOTTOM RAIL
- COMPOSITE BOTTOM RAIL



GLASS OPTIONS*

LowE 272

TRANSLUCENT

FLEMISH

RAIN

CHORD

ROUGH OPENING CHART

NOMINAL DOOR SIZE	ACTUAL DOOR SIZE	OUTSIDE OF FRAME	OUTSIDE OF BM	ROUGH OPENING
2/0 Single Inswing	23.75	25.50	28.00	26.50
2/6 Single Inswing	29.75	31.50	34.00	32.50
2/8 Single Inswing	31.75	33.50	36.00	34.50
3/0 Single Inswing	35.75	37.50	40.00	38.50
4/0 Twin with T-astragal		50.00	52.50	51.00
5/0 Twin with T-astragal		62.00	64.50	63.00
5/4 Twin with T-astragal		66.00	68.50	67.00
6/0 Twin with T-astragal		74.00	76.50	75.00
3/0 with one 12" sidelight		51.00	53.50	52.00
3/0 with two 12" sidelights		64.50	67.00	65.50
For outswing units add 1/2" to outside of brickmold dimensions above				
6/8 Single Inswing	79.25	82.00	83.25	82.50
6/8 Single Outswing	79.25	81.25	82.75	81.75
6/8 with 12" Transom IS		95.50	96.75	96.00
6/8 with 12" Transom OS		94.75	96.25	95.25
6/8 with 14" Transom IS		97.50	98.75	98.00
6/8 with 14" Transom OS		96.75	98.25	97.25
8/0 Single Inswing	95.25	98.00	99.25	98.50
8/0 Single Outswing	95.25	97.25	98.75	97.75
8/0 with 12" Transom IS		111.50	112.75	112.00
8/0 with 12" Transom OS		110.75	112.25	111.25
8/0 with 14" Transom IS		113.50	114.75	114.00
8/0 with 14" Transom OS		112.75	114.25	113.25

3/0 x 8/0

Shop R.O. 39 1/4"W x 99 7/8"H

3/0 x 6/8

Shop R.O. 39 1/4"W x 83 7/8"H

ASK YOUR DEALER FOR A FULL LINE BROCHURE

plast

KNOW THE BEAUTY OF INNOVATION

PERFORMANCE STANDARD

WESTERN Reflections

> Garage doors Specifications

Product Width (in.)	108 in

Details

Color Family	White
Door Configuration	Single Door
Features	Paintable
Garage Door Collection	Classic
Garage Door Color	White
Garage Door Style	Classic
Included	Instructions
Insulation R-Value	0
Material	Steel
Returnable	90-Day

Premium Oil
MINWAX
SINCE 1904
WOOD FINISH
Penetrating Stain
Dries in 2 hours
SEMI-TRANSPARENT · EBONY 2718

Hampton Bay

Wickford 15.4 in. 1-Light Weathered Bronze Hardwired Outdoor Wall Light Lantern Porch Sconce with Clear Glass (2-Pack)

(1457) Questions & Answers (156)

GulfCoast
SUPPLY & MANUFACTURING

METAL ROOFING PRODUCTS

2026 COLOR CHART

A COMPLETE SELECTION OF AVAILABLE COLOR AND PROFILE OPTIONS

THE SOUTHEAST'S LEADING
METAL ROOFING MANUFACTURER

ZERO HARM
Unmatched Safety. Unmatched Quality.

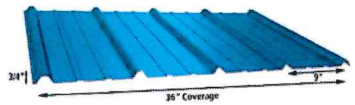
SET BACKFINDER

- Industry Leading Warranties
- 30 Years in Business
- 4 Plants in FL & SE Region
- Best In Class Service

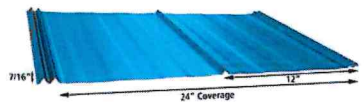
PANEL PROFILES

GulfCoast
SUPPLY & MANUFACTURING

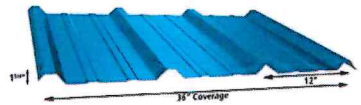
EXPOSED FASTENER



GulfRib™
Essential, Versatile, & Economical



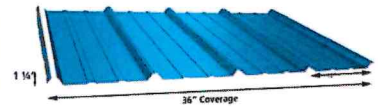
5V Crimp
A Timeless Look That'll Last Almost That Long



GulfPBR™
Protecting What Matters

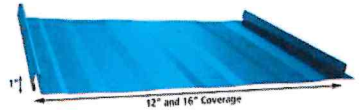
GulfWave™
Ride the Wave of Endless Possibilities

WALL PANEL

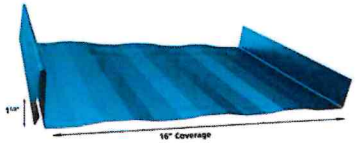


R-Panel
Wall Panel

CONCEALED FASTENER

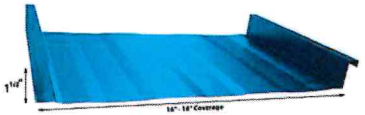


GulfLok™
1" snaplock with screw-flange

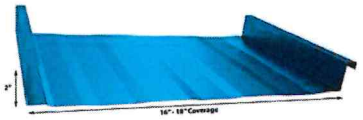


GulfSnap™
High-End Design... High End Performance

GulfSeam™
1-3/4" snaplock clip system



VersaLoc™
1-1/2" mechanical seam



MegaLoc™
2" mechanical seam

*All measurements and thicknesses are nominal

26Q1

EXPOSED FASTENER ROOF SYSTEM

GulfCoast® SUPPLY & MANUFACTURING

VERSATILE, ECONOMICAL & ENERGY EFFICIENT

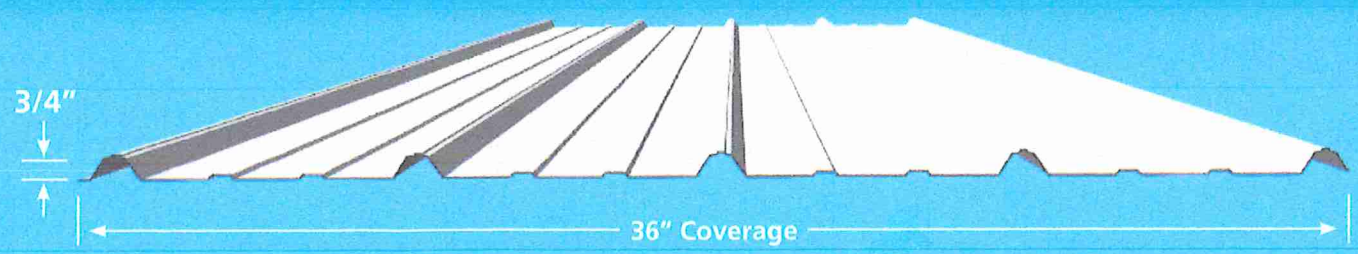
Durability and easy installation have made GulfRib™ a popular choice for many exposed fastener applications. It is most commonly used among residential, light commercial and agricultural projects.

This 3/4" high trapezoidal ribbed profile is a long lasting, low-maintenance panel with strong-ribs spaced 9" on-center. GulfRib™ metal roof system has added incredible strength and decades of performance.

GULFRIB™

METAL ROOFING

MIAMI-DADE COUNTY APPROVED



*All measurements are nominal and can vary according to building code

STOCK AVAILABILITY MATRIX - EXPOSED FASTENER

	Color	SR	TE	SRI	5V Crimp 24ga Steel	5V Crimp 26 ga Steel	GulfPBR™ 24 ga Steel	GulfPBR™ 26 ga Steel	GulfRib™ 24ga Steel	GulfRib™ 26 ga Steel	GulfRib™ 29 ga Steel	GulfWave™ 24 ga Steel	GulfWave™ 26 ga Steel
PVDF / Kynar / Trinar	Aged Copper	0.47	0.85	52	✓	✓	✓	O	✓	✓	O	✓	✓
	Ash Gray	0.40	0.85	43	✓	✓	✓	O	✓	✓	O	✓	✓
	Brook Blue	0.34	0.85	37	O	O	O	O	O	O	O	O	O
	Anchor Gray	0.30	0.85	29	✓	✓	✓	O	✓	✓	O	✓	✓
	Cobalt Stone	0.27	0.85	26	✓	✓	✓	O	✓	✓	O	✓	✓
	Copper	0.49	0.83	55	✓	✓	✓	O	✓	✓	O	✓	✓
	Dark Bronze	0.29	0.85	29	✓	✓	✓	O	✓	✓	O	✓	✓
	Dove Gray	0.40	0.85	43	✓	O	✓	O	✓	O	O	✓	O
	Hartford Green (Formerly called Evergreen)	0.31	0.84	31	✓	✓	✓	O	✓	✓	O	✓	✓
	Mansard Brown	0.29	0.84	29	✓	✓	✓	O	✓	✓	O	✓	✓
	Onyx (Formerly Called Matte Black)	0.28	0.84	27	✓	✓	✓	O	✓	✓	O	✓	✓
	Medium Bronze	0.33	0.85	34	✓	✓	✓	O	✓	✓	O	✓	✓
	Napa Champagne	0.37	0.85	40	✓	✓	✓	O	✓	✓	O	✓	✓
	Nevada Silver	0.58	0.85	68	✓	✓	✓	O	✓	✓	O	✓	✓
	Pre-Weathered	0.30	0.79	27	✓	✓	✓	O	✓	✓	O	✓	✓
	Regal White	0.69	0.85	83	✓	✓	✓	O	✓	✓	O	✓	✓
	Sandstone	0.56	0.85	66	✓	✓	✓	O	✓	✓	O	✓	✓
	Sierra Tan	0.40	0.85	43	✓	✓	✓	O	✓	✓	O	✓	✓
	Slate Gray	0.40	0.85	43	✓	✓	✓	O	✓	✓	O	✓	✓
	Solar White	0.69	0.85	84	✓	✓	✓	O	✓	✓	O	✓	✓
	Terra Cotta	0.43	0.85	47	✓	✓	✓	O	✓	✓	O	✓	✓
GLM	Mill Finish	0.47	0.85	52	✓	✓	✓	✓	✓	✓	✓	✓	✓
SMP	Barn Red	0.32	0.83	31	O	✓	O	O	O	✓	O	O	✓
	Black	0.27	0.83	25	O	✓	O	O	O	✓	✓	O	✓
	Bronze	0.33	0.83	33	O	✓	O	O	O	✓	✓	O	✓
	Charcoal Gray	0.29	0.84	28	O	✓	O	O	O	✓	O	O	✓
	Cocoa Brown	0.33	0.83	33	O	✓	O	O	O	✓	✓	O	✓
	Evergreen	0.27	0.83	25	O	✓	O	O	O	✓	O	O	✓
	Forest Green	0.22	0.84	18	O	✓	O	O	O	✓	✓	O	✓
	Gallery Blue	0.22	0.83	18	O	✓	O	O	O	✓	O	O	✓
	Hawaiian Blue	0.31	0.83	30	O	O	O	O	O	O	O	O	O
	Light Gray	0.37	0.83	38	O	✓	O	O	O	✓	✓	O	✓
	Light Stone	0.59	0.84	68	O	✓	O	O	O	✓	✓	O	✓
	Mocha Tan	0.51	0.83	57	O	✓	O	O	O	✓	O	O	✓
	Patina Green	0.34	0.83	35	O	✓	O	O	O	✓	O	O	✓
	Patriot Red	0.43	0.83	46	O	✓	O	O	O	✓	O	O	✓
	Polar White	0.63	0.84	74	O	✓	O	✓	O	✓	✓	O	✓
	Pure White	0.68	0.83	81	O	✓	O	O	O	✓	O	O	✓

GUIDE

✓	**Stocked Item**
O	**Call for availability**
SR	SOLAR REFLECTIVITY % of sun's rays reflected from roof
TE	THERMAL EMISSIVITY % of heat loss from roof surface
SRI	SOLAR REFLECTANCE INDEX overall performance rating

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*Color differences shown are for illustrative purposes only. Request a sample to view exact color.

SMP PAINT FINISHES

Siliconized Modified Polyester

See color profile availability matrix for lead times – Not all colors available in all profiles.

Forest Green
SR .27 TE .84 SRI 26

Barn Red
SR .40 TE .85 SRI 43

Hawaiian Blue
SR .31 TE .83 SRI 30

Black
SR .27 TE .84 SRI 25

Polar White
SR .63 TE .84 SRI 74

Pure White
SR .67 TE .84 SRI 79

Cocoa Brown
SR .35 TE .85 SRI 37

Bronze
SR .33 TE .85 SRI 34

Charcoal Gray
SR .30 TE .84 SRI 30

Light Gray
SR .37 TE .84 SRI 39

Mocha Tan
SR .52 TE .85 SRI 59

Light Stone
SR .60 TE .84 SRI 70

Mill Finish *Unpainted Finish*
SR .47 TE .85 SRI 52

GUIDE

SR
SOLAR REFLECTIVITY
% of sun's rays reflected from roof

TE
THERMAL EMISSIVITY
% of heat loss from roof sur face

SRI
SOLAR REFLECTANCE INDEX
overall performance rating

***Mill Finish** is not an architectural coating and therefore susceptible to a differential weathering. This weathering or discoloration does not affect the product performance or the finish warranty therefore is not a cause for rejection.*

**Actual colors on this brochure and your computer monitor may vary slightly. Color differences shown are for illustrative purposes only. Request a metal sample to view exact color.*

FROST COLOR SERIES

A RESILIENT AND DURABLE TWO-COAT EXTERIOR FINISH

This textured coating for metal roofing systems not only delivers a distinctive dimensional appearance but also offers superior scratch resistance.

Specially formulated to withstand the extreme Southeast climate, Frost stands strong against the elements!!

AVAILABLE IN 3 COLORS
- ✓ 26 GAUGE
- ✓ Same 50-yr warranty

Frosted Black | **Frosted Bronze** | **Frosted Charcoal**

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VIEW OUR COLOR AVAILABILITY MATRIX

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PVDF PAINT FINISHES

PVDF Resin Technology

See color profile availability matrix for lead times – Not all colors available in all profiles.

ARMORED COAST™

The Strength of Steel. The Endurance of Aluminum.

If you love the idea of a strong, durable metal roof but need extra protection from salty coastal air, Armored Coast™ could be the perfect choice.

- ✓ Corrosion resistance to 300' feet from breaking surf & zero set back from all other coastal waters
- ✓ 20-Year Substrate Warranty
- ✓ 50-Year "OceanGuard™" Paint Finish Warranty
- ✓ Cut edge rust protection
- ✓ 50 KSI steel, meeting all standard testing

Available For 16" Profiles:
24 Gauge Only
GulfLok™ / GulfSnap™ / VersaLoc™

Armored Coast Stock Colors:
Call for availability on all other colors

SILVER METALLIC | MATTE BLACK | DARK BRONZE | CHARCOAL

VISUALIZE YOUR METAL ROOF TODAY

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Ash Gray
SR .41 TE .86 SRI 44

Slate Gray
SR .40 TE .85 SRI 43

Dove Gray
SR .40 TE .85 SRI 44

Anchor Gray (Formerly Charcoal Gray)
SR .30 TE .84 SRI 29

Aged Copper
SR .47 TE .85 SRI 53

Hartford Green
SR .32 TE .84 SRI 32

Cobalt Stone
SR .28 TE .85 SRI 27

Terra Cotta
SR .43 TE .85 SRI 47

Mansard Brown
SR .30 TE .84 SRI 29

Medium Bronze
SR .34 TE .85 SRI 35

***Metallic Colors are Lot Specific**

Pre-Weathered
Metallic Paint Finish SR .34 TE .81 SRI 34

Copper
Metallic Paint Finish SR .50 TE .84 SRI 56

Nevada Silver
Metallic Paint Finish SR .68 TE .85 SRI 68

Onyx
(Formerly Called Matte Black) SR .20 TE .83 SRI 16

Dark Bronze
SR .30 TE .85 SRI 29

Sierra Tan
SR .40 TE .85 SRI 43

Sandstone
SR .56 TE .85 SRI 60

Solar White
SR .70 TE .85 SRI 84

Regal White
SR .69 TE .85 SRI 83

**Actual colors on this brochure and your computer monitor may vary slightly. Color differences shown are for illustrative purposes only. Request a metal sample to view exact color.*

EXPOSED FASTENER ROOF SYSTEM

PREMIUM PAINT COATING
PVDF RESIN-BASED FINISH

ACCESSORY OPTIONS FOR THE GULFRIB™ SYSTEM

METAL ROOF COLOR
THAT LASTS!
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Vented Ridge System

Maintain cooler attic temperatures effectively reducing energy costs.

Long-Life Screws

Upgrade to UltiMate® woodgrip fasteners with a zinc alloy cap & lifetime warranty.

Closure Foam

Snug fitting foam fills the gap to prevent insect and rodent intrusion.

1x4 Wood Purlins

- Add Structural Stability
- Gain R-Value w/ Energy Efficient Air Space
- Install Directly Over Existing Roof

GulfShield™ HT Underlayment

- 100% Waterproof and Nail Sealable
- UL Classified for Protection Against Fire Damage
- Maximum Flexibility and Longevity

Titebond® Metal Roof Sealant

- Exceptional Adhesion
- Permanently Flexible

GULFRIB™

PROFILE SPECIFICATIONS

MIAMI-DADE COUNTY APPROVED

Colors:	40+ Colors & Mill Finish Available
Coverage:	36" Net Coverage
Material:	29, 26 & 24 Gauge Steel
Substrate/ Warranty:	AZ-50 I 50/30 Year Premium Paint Finish Warranty AZ-50 I 40/30 Year Standard Paint Finish Warranty AZ-55 / 45 Year Unpainted Mill Finish Warranty
Approvals:	Miami-Dade NOA: 19-0814.03
FL Product Approval:	FL34538.05-R3 (HVHZ), FL33818.05-R5 (Non-HVHZ)
Min. Slope:	3:12 FOR APPLICATIONS ON LOWER SLOPES, CONTACT MANUFACTURER
Substructure:	15/32" (min.) Plywood, 7/16" (min.) OSB, and/or 1"x4" Purlins on Plywood or OSB

*Available options for OceanGuard™ Coastal Aluminum Roofing Series

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METAL ROOFING PRODUCTS

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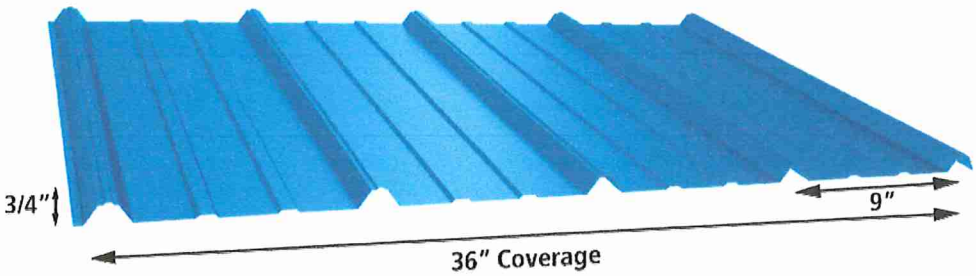
GulfRib™



One of the most cost-efficient panel options

GulfRib™ is a panel made popular initially by its use in agriculture applications. This panel has now gained popularity in residential and light commercial construction and is available in 29ga steel, making it one of the most cost-efficient profiles.

All measurements and thicknesses are nominal and can vary according to building code.

Available in PVDF finishes. (https://gulfcoastsupply.com/contractors/pvdf-paint-finishes/)

Brochure (https://gulfcoastsupply.com/wp-content/uploads/2025/01/GulfCoastSupply_GulfRib.pdf)

Manual (https://gulfcoastsupply.com/wp-content/uploads/2023/08/GCSM_ManualRedesign_ExposedFastener_digital-2.pdf)

Gallery (https://gulfcoastsupply.com/education/project-gallery/)

Specs

Download Specs (https://gulfcoastsupply.com/contractors/spec-builder/)

Colors

35+ Colors, Including 20 Colors of Ultra-Fade-Resistive PVDF & Mill Finish Available

Coverage

36″ Net Coverage*

*All measurements and thicknesses are nominal.

Material

29, 26 & 24 Gauge Steel*

*All measurements and thicknesses are nominal.

Minimum Slope

3:12*

*For applications on lower slopes, contact Gulf Coast Supply

Substrate/Warranty

AZ-50 / 50/30 Year Premium Paint Finish

AZ-50 / 40/30 Year Standard Paint Finish Warranty

AZ-55 / 25 Year Unpainted Mill Finish Warranty

Substructure

15/32″(min.) Plywood, 7/16″ (min.) OSB and/or 1″x4″ SYP Purlins on Plywood and/or OSB, and/or 20ga (min.) steel hats

Approvals

Miami-Dade NOA: 24-0910.02 (https://gulfcoastsupply.com/wp-content/uploads/2024/10/26-gauge-GulfRib-NOA.pdf)

FL Product Approval No. FL34538.05-R3 (HVHZ) (https://gulfcoastsupply.com/wp-content/uploads/2024/06/GulfRib-HVHZ.pdf), FL33818.05-R5 (non-HVHZ) (https://gulfcoastsupply.com/wp-content/uploads/2024/06/GulfRib-nonHVHZ.pdf)

- NOA# 24-0910.02 (https://gulfcoastsupply.com/wp-content/uploads/2024/07/GulfRib-26G-over-plywood.pdf)
  - 26 ga GulfRib Roof Panel over 15/32″ Plywood
- 26G HVHZ (https://gulfcoastsupply.com/wp-content/uploads/2024/06/GulfRib-HVHZ.pdf)
- 26G HVHZ – Plywood (https://gulfcoastsupply.com/wp-content/uploads/2024/02/FL33818_R4_II_26ga_GulfRib_plywood_HVHZ.pdf)
- 29G Non-HVHZ (https://gulfcoastsupply.com/wp-content/uploads/2024/06/GulfRib-nonHVHZ.pdf)

- 29G Non-HVHZ – Plywood (https://gulfcoastsupply.com/wp-content/uploads/2024/02/FL33818_R4_II_29ga_GulfRib_1x4s_plywood_nonHVHZ.pdf)
- 29G Non-HVHZ – OSB (https://gulfcoastsupply.com/wp-content/uploads/2024/02/FL33818_R4_II_29ga_GulfRib_OSB_nonHVHZ.pdf)
- 29G Over 20ga (https://gulfcoastsupply.com/wp-content/uploads/2024/02/FL44688_R0_II_29ga_GulfRib_20ga.pdf)

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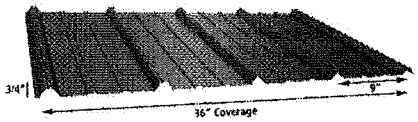
FL34538.05-R3

GulfRib™



Gulf Coast Supply & Manufacturing 14229 SW 2nd Pl G30, Newberry FL 32669

Product Description: Rib/Ag exposed fastener panel with nominal 36" max coverage and nominal rib height of 3/4".

Product Material: 26ga (min) steel (corrosion resistant per FBC 1507.4.3 where required)

Fastener: #9 fastener with sealing washer. *Compliant with FBC 1506.6 where required.*

Maximum Allowable Loads & Installation Requirements:

System No	Deck/Substrate	Roof Panel	Panel Attachment	Allowable Pressure (psf)
GR-1	15/32" (min) plywood or ¾" (min) wood plank	26ga (min) GulfRib panel	#9 fastener in 9"-9 pattern (1 per rib), fastener rows at 24" o.c.	-86
GR-2	15/32" (min) plywood or ¾" (min) wood plank	26ga (min) GulfRib panel	#9 fastener in 6.5"-2.5"-6.5" pattern (2 per rib), fastener rows at 12" o.c.	-159.25
GR-3	1x4 SYP (nom, or better) purlins on 15/32" (min) plywood or ¾" (min) wood plank	26ga (min) GulfRib panel	#9 fastener in 9"-9 pattern (1 per rib), fastener rows at 24" o.c. 1x4's attached to plywood with 8Dx2.5" ring shank nails at 4" o.c.	-106.75
GR-4	1x4 SYP (nom, or better) purlins on 15/32" (min) plywood or ¾" (min) wood plank	26ga (min) GulfRib panel	#9 fastener in 9"-9 pattern (1 per rib), fastener rows at 12" o.c. 1x4's attached to plywood with 8Dx2.5" ring shank nails at 4" o.c.	-164.25

A factor of safety of 2 has been applied.

LOCKE D. BOWDEN LICENSE No. 49704 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by Locke D. Bowden
Date: 2024.05.16 14:00:50 -05'00'

DAVID E. ENG LICENSE No. 81377 STATE OF FLORIDA PROFESSIONAL ENGINEER

Digitally signed by David E Eng
Date: 2024.05.01 21:38:40-04'00'

Evaluated by:
David Eng, PE
Timberlake Cove, LLC
1317 Edgewater Dr, Ste 2339
Orlando FL
FL PE 81377 | FL CA 37675
www.TimberLakeCove.com

This item has been digitally signed and sealed by D.E. Eng, PE, on the date indicated. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

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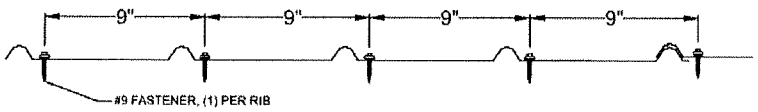
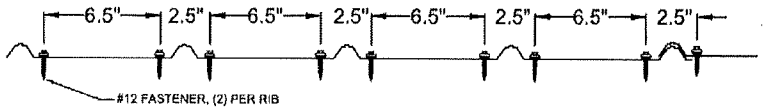
GR-1: 24" OC



GR-2: 12" OC



GR-3: 24" OC | GR-4: 12" OC

Underlayment: Comply with local building code or FBC 1507.1.1/1518.2 where required.

Slope: Comply with local building code or FBC 1507.4.2/FBC 1515.2 where required.

Re-Roofing: This panel may be installed over a single layer of existing shingles as permitted by local building code or FBC 1511/1521, provided the existing roof meets the conditions required by the applicable code.

Fire Barrier: Comply with FBC 1516.1 and 1516.2 where required. Optional where not required by code.

Insulation (optional): ISO board or other insulation is permitted between steel deck and panels. Increase fastener length to penetrate ¼" past underside of substrate. Comply with FBC 1508 and 1519.11 where required.

Compliance Statement: This product as described has demonstrated compliance with Florida Building Code 2023, 1504.3.2 (**non-HVHZ**) and 1518.9.1/1523.6.5.2.4 (**HVHZ**), as required by FL Rule 61G20-3, method 1D.

This product as described has been tested and demonstrated compliance with:
- UL580 – Test for Uplift Resistance of Roof Assemblies
- UL 1897 – Uplift test for roof covering systems
- TAS 125 – Standard Requirements for Metal Roofing Systems
- TAS 100 - Wind and Wind-Driven Rain

STOCK AVAILABILITY MATRIX - EXPOSED FASTENER

	Color	SR	TE	SRI	5V Crimp 24ga Steel	5V Crimp 26 ga Steel	GulfPBR™ 24 ga Steel	GulfPBR™ 26 ga Steel	GulfRib™ 24ga Steel	GulfRib™ 26 ga Steel	GulfRib™ 29 ga Steel	GulfWave™ 24 ga Steel	GulfWave™ 26 ga Steel
PVDF / Kynar / Trinar	Aged Copper	0.47	0.85	52	✓	✓	✓	○	✓	✓	○	✓	✓
	Ash Gray	0.40	0.85	43	✓	✓	✓	○	✓	✓	○	✓	✓
	Brook Blue	0.34	0.85	37	○	○	○	○	○	○	○	○	○
	Anchor Gray	0.30	0.85	29	✓	✓	✓	○	✓	✓	○	✓	✓
	Cobalt Stone	0.27	0.85	26	✓	✓	✓	○	✓	✓	○	✓	✓
	Copper	0.49	0.83	55	✓	✓	✓	○	✓	✓	○	✓	✓
	Dark Bronze	0.29	0.85	29	✓	✓	✓	○	✓	✓	○	✓	✓
	Dove Gray	0.40	0.85	43	✓	○	✓	○	✓	○	○	✓	○
	Hartford Green	0.31	0.84	31	✓	✓	✓	○	✓	✓	○	✓	✓
	Mansard Brown	0.29	0.84	29	✓	✓	✓	○	✓	✓	○	✓	✓
	Onyx	0.28	0.84	27	✓	✓	✓	○	✓	✓	○	✓	✓
	Medium Bronze	0.33	0.85	34	✓	✓	✓	○	✓	✓	○	✓	✓
	Napa Chambray	0.37	0.85	40	✓	✓	✓	○	✓	✓	○	✓	✓
	Nevada Silver	0.58	0.85	68	✓	✓	✓	○	✓	✓	○	✓	✓
	Pre-Weathered	0.30	0.79	27	✓	✓	✓	○	✓	✓	○	✓	✓
	Regal White	0.69	0.85	83	✓	✓	✓	○	✓	✓	○	✓	✓
	Sandstone	0.56	0.85	66	✓	✓	✓	○	✓	✓	○	✓	✓
	Slate Blue	0.40	0.85	43	✓	✓	✓	○	✓	✓	○	✓	✓
	Slate Gray	0.40	0.85	43	✓	✓	✓	○	✓	✓	○	✓	✓
	Solar White	0.69	0.85	84	✓	✓	✓	○	✓	✓	○	✓	✓
	Terra Cotta	0.43	0.85	47	✓	✓	✓	○	✓	✓	○	✓	✓
GLM	Dull Finish	0.47	0.85	52	✓	✓	✓	✓	✓	✓	✓	✓	✓
SMP	Barn Red	0.32	0.83	31	○	✓	○	○	○	✓	○	○	✓
	Black	0.27	0.83	25	○	✓	○	○	○	✓	✓	○	✓
	Bronze	0.33	0.83	33	○	✓	○	○	○	✓	✓	○	✓
	Charcoal Gray	0.29	0.84	28	○	✓	○	○	○	✓	○	○	✓
	Cocoa Brown	0.33	0.83	33	○	✓	○	○	○	✓	✓	○	✓
	Evergreen	0.27	0.83	25	○	✓	○	○	○	✓	○	○	✓
	Forest Green	0.22	0.84	18	○	✓	○	○	○	✓	✓	○	✓
	Gallery Blue	0.22	0.83	18	○	✓	○	○	○	✓	○	○	✓
	Hawaiian Blue	0.31	0.83	30	○	○	○	○	○	○	○	○	○
	Light Gray	0.37	0.83	38	○	✓	○	○	○	✓	✓	○	✓
	Light Stone	0.59	0.84	68	○	✓	○	○	○	✓	✓	○	✓
	Mocha Tan	0.51	0.83	57	○	✓	○	○	○	✓	○	○	✓
	Patina Green	0.34	0.83	35	○	✓	○	○	○	✓	○	○	✓
	Patriot Red	0.43	0.83	46	○	✓	○	○	○	✓	○	○	✓
	Polar White	0.63	0.84	74	○	✓	○	✓	○	✓	✓	○	✓
	Pure White	0.68	0.83	81	○	✓	○	○	○	✓	○	○	✓

GUIDE

✓	**Stocked Item**
○	**Call for availability**
SR	SOLAR REFLECTIVITY *% of sun's rays reflected from roof*
TE	THERMAL EMISSIVITY *% of heat loss from roof surface*
SRI	SOLAR REFLECTANCE INDEX *overall performance rating*

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*Color differences shown are for illustrative purposes only. Request a sample to view exact color.

Allowable Design Pressures required for Gable and Hip Roofs in **Exposure D** with roof slope between 2:12 and 12:12										
Building Type	**Zone**	**Mean Roof Height (ft)**	**Ultimate Windspeed (mph)**							
			120	**130**	**140**	**150**	**160**	**170**	**180**	**190**	**200**
Enclosed or Partially Open	1	20	-44.3	-51.9	-60.2	-69.2	-78.7	-88.8	-99.6	-111.0	-123.0
		25	-45.9	-53.9	-62.5	-71.7	-81.6	-92.1	-103.3	-115.1	-127.5
		30	-47.5	-55.8	-64.7	-74.3	-84.5	-95.4	-107.0	-119.2	-132.1
		40	-50.0	-58.7	-68.1	-78.1	-88.9	-100.4	-112.5	-125.4	-138.9
		50	-52.1	-61.1	-70.8	-81.3	-92.5	-104.5	-117.1	-130.5	-144.6
		60	-53.7	-63.0	-73.1	-83.9	-95.5	-107.8	-120.8	-134.6	-149.1
	2	20	-58.5	-68.6	-79.6	-91.4	-104.0	-117.4	-131.6	-146.6	-162.4
		25	-60.6	-71.2	-82.5	-94.8	-107.8	-121.7	-136.4	-152.0	-168.5
		30	-62.8	-73.7	-85.5	-98.1	-111.7	-126.1	-141.3	-157.5	-174.5
		40	-66.1	-77.5	-89.9	-103.2	-117.4	-132.6	-148.6	-165.6	-183.5
		50	-68.8	-80.7	-93.6	-107.4	-122.2	-138.0	-154.7	-172.4	-191.0
		60	-70.9	-83.2	-96.5	-110.8	-126.1	-142.4	-159.6	-177.8	-197.0
	3	20	-76.8	-90.1	-104.5	-119.9	-136.4	-154.0	-172.7	-192.4	-213.2
		25	-79.6	-93.4	-108.3	-124.4	-141.5	-159.7	-179.1	-199.5	-221.1
		30	-82.4	-96.7	-112.2	-128.8	-146.6	-165.4	-185.5	-206.7	-229.0
		40	-86.7	-101.8	-118.0	-135.5	-154.1	-174.0	-195.1	-217.4	-240.8
		50	-90.3	-105.9	-122.8	-141.0	-160.5	-181.1	-203.1	-226.3	-250.7
		60	-93.1	-109.3	-126.7	-145.5	-165.5	-186.8	-209.5	-233.4	-258.6
Partially Enclosed	1	20	-51.8	-60.8	-70.5	-80.9	-92.0	-103.9	-116.5	-129.8	-143.8
		25	-53.7	-63.0	-73.1	-83.9	-95.5	-107.8	-120.8	-134.6	-149.2
		30	-55.6	-65.3	-75.7	-86.9	-98.9	-111.6	-125.1	-139.4	-154.5
		40	-58.5	-68.6	-79.6	-91.4	-104.0	-117.4	-131.6	-146.6	-162.5
		50	-60.9	-71.5	-82.9	-95.1	-108.2	-122.2	-137.0	-152.6	-169.1
		60	-62.8	-73.7	-85.5	-98.1	-111.7	-126.0	-141.3	-157.4	-174.5
	2	20	-66.0	-77.4	-89.8	-103.1	-117.3	-132.4	-148.5	-165.4	-183.3
		25	-68.4	-80.3	-93.1	-106.9	-121.7	-137.3	-154.0	-171.6	-190.1
		30	-70.9	-83.2	-96.5	-110.7	-126.0	-142.2	-159.5	-177.7	-196.9
		40	-74.5	-87.5	-101.5	-116.5	-132.5	-149.6	-167.7	-186.9	-207.1
		50	-77.6	-91.1	-105.6	-121.2	-138.0	-155.7	-174.6	-194.5	-215.6
		60	-80.0	-93.9	-108.9	-125.1	-142.3	-160.6	-180.1	-200.7	-222.3
	3	20	-84.3	-98.9	-114.7	-131.7	-149.8	-169.1	-189.6	-211.2	-234.1
		25	-87.4	-102.6	-118.9	-136.5	-155.4	-175.4	-196.6	-219.1	-242.7
		30	-90.5	-106.2	-123.2	-141.4	-160.9	-181.6	-203.6	-226.9	-251.4
		40	-95.2	-111.7	-129.6	-148.7	-169.2	-191.0	-214.2	-238.6	-264.4
		50	-99.1	-116.3	-134.9	-154.8	-176.2	-198.9	-222.9	-248.4	-275.2
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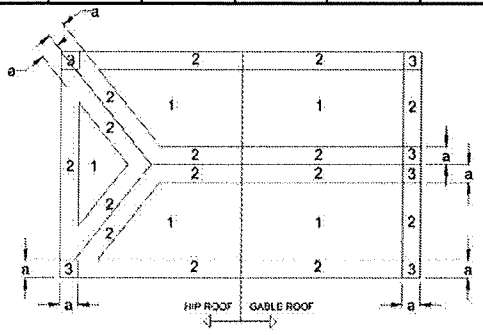
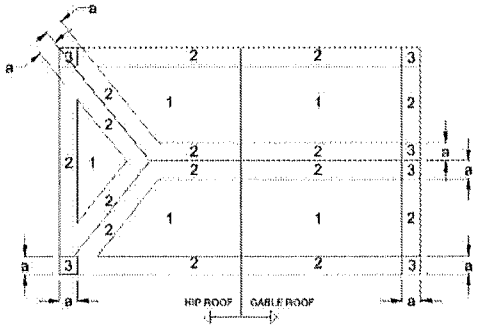


ROOF ZONES FOR GENERIC BUILDING

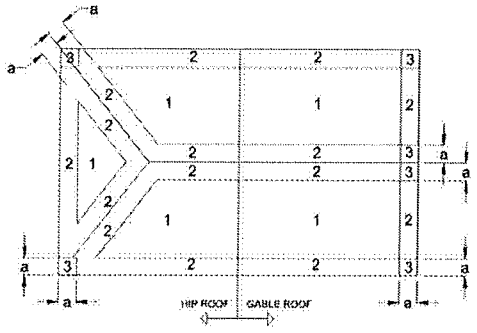
Allowable Design Pressures required for Gable and Hip Roofs in **Exposure C** with roof slope between 2:12 and 12:12

Building Type	Zone	Mean Roof Height (ft)	Ultimate Windspeed (mph)								
			120	130	140	150	160	170	180	190	200
Enclosed or Partially Open	1	20	-36.9	-43.3	-50.2	-57.6	-65.6	-74.0	-83.0	-92.5	-102.5
		25	-38.5	-45.2	-52.4	-60.2	-68.5	-77.3	-86.7	-96.6	-107.0
		30	-40.2	-47.1	-54.7	-62.8	-71.4	-80.6	-90.4	-100.7	-111.6
		40	-42.6	-50.0	-58.0	-66.6	-75.8	-85.5	-95.9	-106.9	-118.4
		50	-44.7	-52.4	-60.8	-69.8	-79.4	-89.7	-100.5	-112.0	-124.1
		60	-46.3	-54.4	-63.0	-72.4	-82.3	-92.9	-104.2	-116.1	-128.6
	2	20	-48.7	-57.2	-66.3	-76.1	-86.6	-97.8	-109.6	-122.2	-135.4
		25	-50.9	-59.7	-69.3	-79.5	-90.5	-102.1	-114.5	-127.6	-141.4
		30	-53.1	-62.3	-72.2	-82.9	-94.3	-106.5	-119.4	-133.0	-147.4
		40	-56.3	-66.1	-76.6	-88.0	-100.1	-113.0	-126.7	-141.2	-156.4
		50	-59.0	-69.3	-80.3	-92.2	-104.9	-118.4	-132.8	-148.0	-163.9
		60	-61.2	-71.8	-83.3	-95.6	-108.8	-122.8	-137.7	-153.4	-170.0
	3	20	-64.0	-75.1	-87.1	-99.9	-113.7	-128.4	-143.9	-160.3	-177.7
		25	-66.8	-78.4	-90.9	-104.4	-118.8	-134.1	-150.3	-167.5	-185.6
		30	-69.6	-81.7	-94.8	-108.8	-123.8	-139.8	-156.7	-174.6	-193.5
		40	-73.9	-86.7	-100.6	-115.5	-131.4	-148.3	-166.3	-185.3	-205.3
		50	-77.5	-90.9	-105.4	-121.0	-137.7	-155.5	-174.3	-194.2	-215.2
		60	-80.3	-94.2	-109.3	-125.5	-142.8	-161.2	-180.7	-201.3	-223.1
Partially Enclosed	1	20	-43.1	-50.6	-58.7	-67.4	-76.7	-86.6	-97.1	-108.2	-119.9
		25	-45.1	-52.9	-61.3	-70.4	-80.1	-90.4	-101.4	-113.0	-125.2
		30	-47.0	-55.1	-63.9	-73.4	-83.5	-94.3	-105.7	-117.8	-130.5
		40	-49.9	-58.5	-67.9	-77.9	-88.6	-100.1	-112.2	-125.0	-138.5
		50	-52.3	-61.3	-71.1	-81.7	-92.9	-104.9	-117.6	-131.0	-145.2
		60	-54.2	-63.6	-73.7	-84.6	-96.3	-108.7	-121.9	-135.8	-150.5
	2	20	-55.0	-64.5	-74.9	-85.9	-97.8	-110.4	-123.7	-137.9	-152.8
		25	-57.4	-67.4	-78.2	-89.7	-102.1	-115.3	-129.2	-144.0	-159.5
		30	-59.9	-70.3	-81.5	-93.6	-106.5	-120.2	-134.7	-150.1	-166.3
		40	-63.5	-74.6	-86.5	-99.3	-113.0	-127.5	-143.0	-159.3	-176.5
		50	-66.6	-78.2	-90.7	-104.1	-118.4	-133.7	-149.9	-167.0	-185.0
		60	-69.0	-81.0	-94.0	-107.9	-122.7	-138.6	-155.4	-173.1	-191.8
	3	20	-70.2	-82.4	-95.6	-109.7	-124.8	-140.9	-158.0	-176.0	-195.1
		25	-73.3	-86.1	-99.8	-114.6	-130.4	-147.2	-165.0	-183.9	-203.7
		30	-76.5	-89.7	-104.1	-119.5	-135.9	-153.5	-172.0	-191.7	-212.4
		40	-81.1	-95.2	-110.4	-126.8	-144.3	-162.9	-182.6	-203.4	-225.4
		50	-85.0	-99.8	-115.8	-132.9	-151.2	-170.7	-191.4	-213.2	-236.2
		60	-88.2	-103.5	-120.0	-137.8	-156.7	-176.9	-198.4	-221.0	-244.9



ROOF ZONES FOR GENERIC BUILDING

Allowable Design Pressures required for Gable and Hip Roofs in **Exposure B** with roof slope between 2:12 and 12:12										
Building Type	**Zone**	**Mean Roof Height (ft)**	**Ultimate Windspeed (mph)**								
			120	**130**	**140**	**150**	**160**	**170**	**180**	**190**	**200**
Enclosed or Partially Open	1	20	-25.4	-29.8	-34.6	-39.7	-45.2	-51.0	-57.2	-63.7	-70.6
		25	-27.1	-31.7	-36.8	-42.3	-48.1	-54.3	-60.9	-67.8	-75.1
		30	-28.7	-33.7	-39.0	-44.8	-51.0	-57.6	-64.6	-71.9	-79.7
		40	-30.3	-35.6	-41.3	-47.4	-53.9	-60.9	-68.2	-76.0	-84.2
		50	-32.4	-38.0	-44.1	-50.6	-57.6	-65.0	-72.9	-81.2	-89.9
		60	-34.0	-39.9	-46.3	-53.2	-60.5	-68.3	-76.5	-85.3	-94.5
	2	20	-33.6	-39.4	-45.7	-52.5	-59.7	-67.4	-75.5	-84.2	-93.3
		25	-35.7	-41.9	-48.6	-55.8	-63.5	-71.7	-80.4	-89.6	-99.3
		30	-37.9	-44.5	-51.6	-59.2	-67.4	-76.1	-85.3	-95.0	-105.3
		40	-40.1	-47.0	-54.5	-62.6	-71.2	-80.4	-90.2	-100.4	-111.3
		50	-42.8	-50.2	-58.2	-66.8	-76.0	-85.8	-96.2	-107.2	-118.8
		60	-44.9	-52.7	-61.2	-70.2	-79.9	-90.2	-101.1	-112.7	-124.8
	3	20	-44.1	-51.7	-60.0	-68.8	-78.3	-88.4	-99.1	-110.5	-122.4
		25	-46.9	-55.0	-63.8	-73.3	-83.4	-94.1	-105.5	-117.6	-130.3
		30	-49.7	-58.4	-67.7	-77.7	-88.4	-99.8	-111.9	-124.7	-138.2
		40	-52.6	-61.7	-71.6	-82.2	-93.5	-105.5	-118.3	-131.8	-146.1
		50	-56.1	-65.9	-76.4	-87.7	-99.8	-112.7	-126.3	-140.7	-156.0
		60	-59.0	-69.2	-80.3	-92.2	-104.9	-118.4	-132.7	-147.9	-163.8
Partially Enclosed	1	20	-29.7	-34.9	-40.5	-46.4	-52.8	-59.7	-66.9	-74.5	-82.6
		25	-31.6	-37.1	-43.1	-49.4	-56.3	-63.5	-71.2	-79.3	-87.9
		30	-33.6	-39.4	-45.7	-52.4	-59.7	-67.4	-75.5	-84.1	-93.2
		40	-35.5	-41.6	-48.3	-55.4	-63.1	-71.2	-79.8	-88.9	-98.5
		50	-37.9	-44.4	-51.6	-59.2	-67.3	-76.0	-85.2	-94.9	-105.2
		60	-39.8	-46.7	-54.2	-62.2	-70.7	-79.9	-89.5	-99.8	-110.5
	2	20	-37.9	-44.5	-51.6	-59.2	-67.3	-76.0	-85.2	-95.0	-105.2
		25	-40.3	-47.3	-54.9	-63.0	-71.7	-80.9	-90.7	-101.1	-112.0
		30	-42.8	-50.2	-58.2	-66.8	-76.0	-85.8	-96.2	-107.2	-118.8
		40	-45.2	-53.1	-61.5	-70.6	-80.4	-90.7	-101.7	-113.4	-125.6
		50	-48.3	-56.7	-65.7	-75.4	-85.8	-96.9	-108.6	-121.0	-134.1
		60	-50.7	-59.5	-69.0	-79.2	-90.2	-101.8	-114.1	-127.1	-140.9
	3	20	-48.4	-56.8	-65.8	-75.6	-86.0	-97.1	-108.8	-121.3	-134.4
		25	-51.5	-60.4	-70.1	-80.5	-91.5	-103.3	-115.9	-129.1	-143.0
		30	-54.6	-64.1	-74.3	-85.3	-97.1	-109.6	-122.9	-136.9	-151.7
		40	-57.7	-67.8	-78.6	-90.2	-102.6	-115.9	-129.9	-144.7	-160.4
		50	-61.6	-72.3	-83.9	-96.3	-109.6	-123.7	-138.7	-154.5	-171.2
		60	-64.8	-76.0	-88.1	-101.2	-115.1	-130.0	-145.7	-162.3	-179.9



ROOF ZONES FOR GENERIC BUILDING

Technical Documentation:

- Force Engineering (TST-5328), TAS125/UL 580, reports 117-0062T-07A-C, 117-0062T-07D-F
- Farabaugh Engineering and Testing (TST-1654), TAS 100, report T270-08

Design Process: Compare the maximum allowable loads to the ASD uplift pressures for the project to determine sufficiency and installation requirements. Alternatively, as an option, the load tables in this report may be used to identify the pressure required for roofs within the parameters described.
For roofs outside of the listed parameters, design wind loads shall be determined as required by FBC 1609, ASCE 7, or other design code in force, using allowable stress. These load tables are based on ASCE 7-22. Use of these tables assumes that the structure is: Enclosed, partially enclosed, or partially open and conforms to wind-borne debris provisions and is a regular shaped building and is not subject to across-wind loading, vortex shedding, or instability; nor does it have a site location for which channeling or buffeting warrant consideration
Engineering analysis may be completed by other licensed engineers for project specific approval by local authorities having jurisdiction.

Certification of Independence: David Eng, PE and Timberlake Cove, LLC do not have, nor will acquire a financial interest in any company manufacturing or distributing products under this evaluation. The same entities do not have, nor will acquire, a financial interest in any other entity involved in the approval process of the product.
Exclusions and Limitations: Design of deck and roof structure (to include attachment of substrate) shall be completed by others. Fire classification and shear diaphragm design are outside the scope of this evaluation. Accelerated weathering/salt spray is outside the scope of this evaluation.
This report is limited to compliance with structural wind load requirements of FBC 1504.3.2, as required by Rule 61G20-3. Neither Timberlake Cove nor the manufacturer shall be responsible for any conclusions, interpretations, or designs made by others based on this evaluation report. This report is limited solely to documenting compliance with Rule 61G20-3, and makes no express or implied warranty regarding performance of this product. Installation shall be subject to the local building code and authority having jurisdiction; this report shall not be construed to supersede local codes in force.

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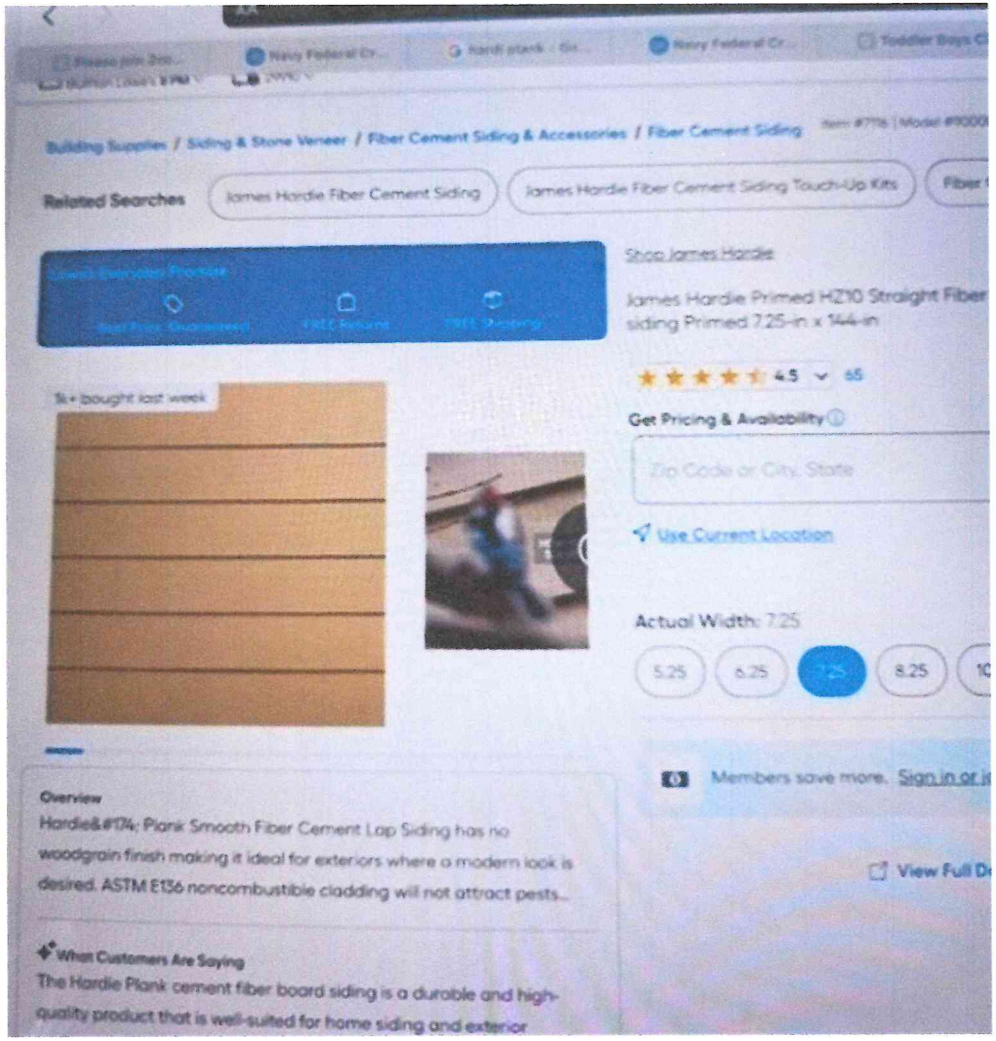
Siding

Hardie Plank



Individual colors may vary depending on display settings. Samples only available in Select Cedarmill® texture. Please check with your contractor or local dealer for availability in your area.

Select your texture

Straight Edge Panel

Staggered Edge Panel

Select your color collection

Did not find the color you're looking for? Click here.

Primed for Paint

Select color

Green

Find colors by name

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Search by color name. E.g. "Linden Green

Made specifically for you, products may incur additional cost and production time.

Why Choose Hardie® Shingle?

Get timeless style, and high-quality siding that's designed to last.

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Hardie® siding is noncombustible—it will not burn.* It resists damage from moisture and holds no appeal for pests like woodpeckers or termites.

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Our fiber cement siding and trim products are formulated to offer superior performance based on your region's unique climate needs, and help protect against damage from weather extremes, hurricanes, winter storms and more.

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ColorPlus® Technology finishes provide countless color options, such as our 2026 Color of the Year: Iron Gray, in an ultra-durable finish. Our factory-applied, baked-on color is cured between coats for superior color consistency, adhesion and durability.

Tech specs and documents

Learn everything you need to know about installing and caring for Hardie® Shingle.

Specs: Straight Edge Panel

Color Collection	Width	Leng	eWidth
Dream Collection®			
Primed for Paint			

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Color Collection	Width	Length	Thickness	ExposureWidth
	15.250 IN	48.000 IN	0.250 IN	2.326 IN

Specs: Staggered Edge Panel +

Quick Start Installation Guide

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From starter strips to correct gap length, it's important to know the basics for siding installation.

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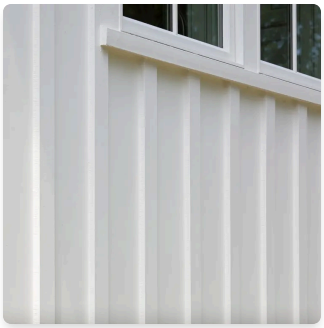
Hardie® Plank

Hardie® Panel

Hardie® Soffit



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FIBREX® MATERIAL 2X STRONGER THAN VINYL

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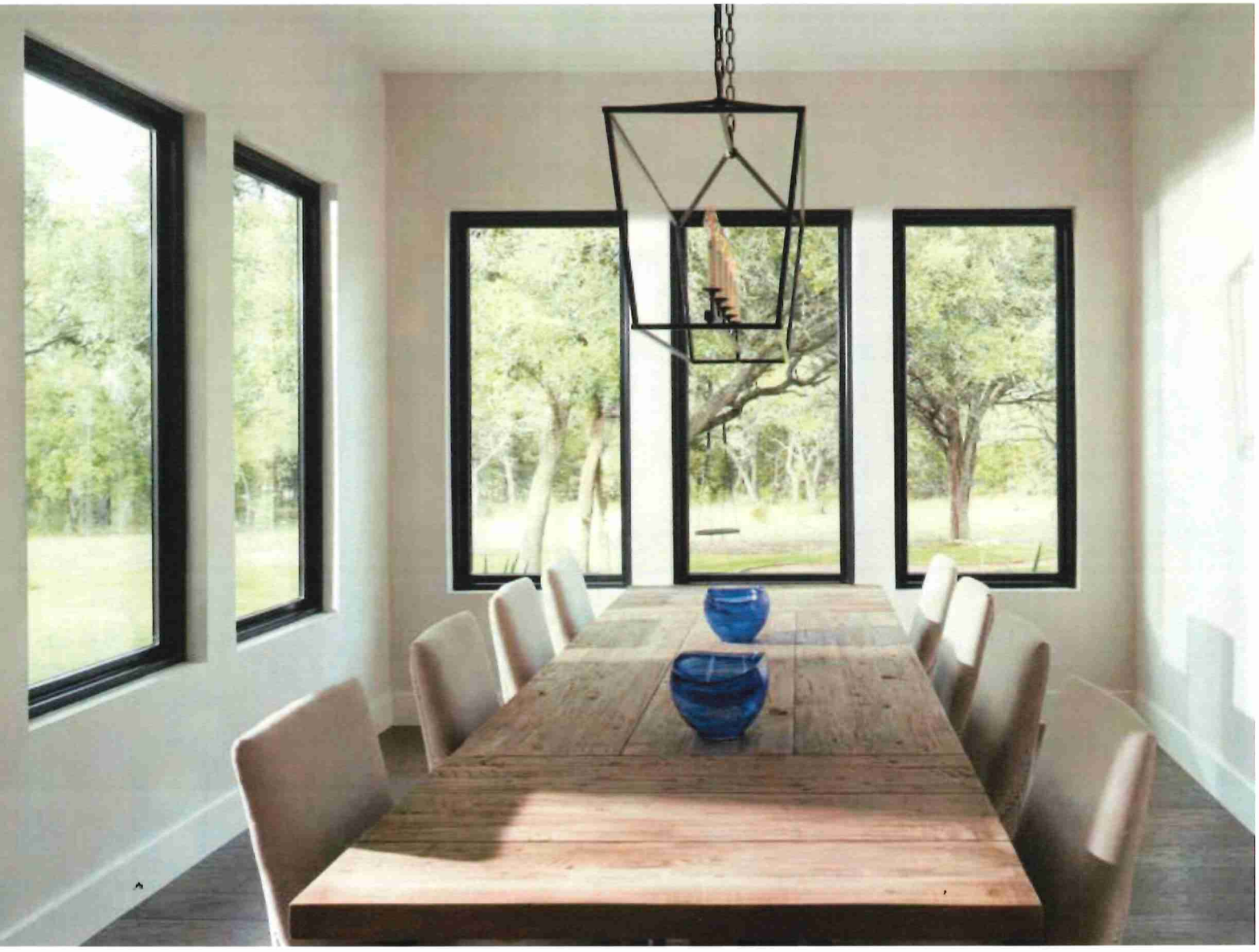
FIBREX® MATERIAL WITHSTANDS 150° TEMPERATURES

*When 100 Series products were tested against five leading competitors' painted vinyl window products.



STRENGTH & PERFORMANCE

Fibrex® material is **2X stronger than vinyl** and it retains its stability and rigidity in all climates so weathertight seals stay weathertight.

100 Series products can **withstand temperatures up to 150°F**, even in dark colors, meaning they won't warp due to sun exposure.

ENERGY EFFICIENT

Our weather-resistant construction seals out drafts, wind and water so well, you can relax in comfort whatever the weather. Plus, Fibrex material **blocks thermal transfer nearly 700 times better** than aluminum to help reduce heating and cooling bills.

COLORS THAT LAST

Durable, factory-finished interiors and exteriors feature a premium matte finish that isn't shiny like vinyl plus they **never need painting and won't fade, flake, blister or peel.***

On 100 Series products, **the finish is 12X thicker than that of painted vinyl windows**** resulting in superior scratch resistance so they'll look beautiful for years to come.

ENVIRONMENTALLY RESPONSIBLE

Our exclusive Andersen® Fibrex composite material is composed of **40% reclaimed wood fiber by weight**, most of which is reclaimed from the manufacturing of Andersen wood windows.

See how Andersen created Fibrex material at **andersenwindows.com/fibrex**

EASY TO OPERATE FOR YEARS TO COME

All 100 Series products are tested to the extreme to deliver years* of smooth, reliable operation.

ATTRACTIVE CORNER SEAMS

Low-visibility corner seams for a cleaner and more modern look.

SUPERIOR WEATHER RESISTANCE

Our weather-resistant construction seals out drafts, wind and water so well that your reputation is protected whatever the weather.

TRANSFERABLE LIMITED WARRANTY

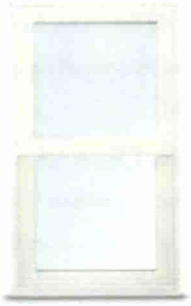
Most other window and door warranties end when a home is sold, but our coverage — 20 years on glass, 10 years on non-glass parts — transfers from each homeowner to the next. And, because it's not prorated, the coverage offers **full benefits, year after year, owner after owner.*** So it can add real value when you decide to sell your home.

OWNER2OWNER®
LIMITED WARRANTY

*Visit andersenwindows.com/warranty for details.
**When 100 Series products were tested against five leading competitors' painted vinyl window products.

WINDOW & DOOR TYPES

Choose the product style and frame type needed to complete your replacement, remodeling or new construction project and bring your vision to life.



SINGLE-HUNG

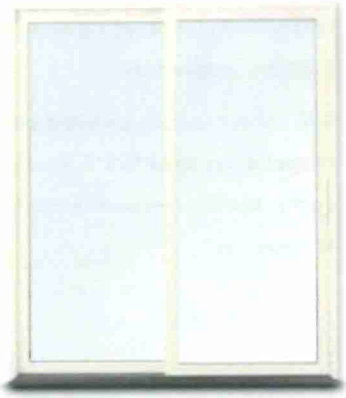
Single-hung windows feature a stationary upper sash and operable lower sash that slides up and down.

CASEMENT & AWNING

Casement windows are hinged on the side and open outward to the left or right, while awning windows are hinged at the top and open outward.

GLIDING WINDOWS

Gliding windows have one stationary sash and one operating sash that glides horizontally. A three-sash configuration, where two sash glide past a fixed center sash is also available.



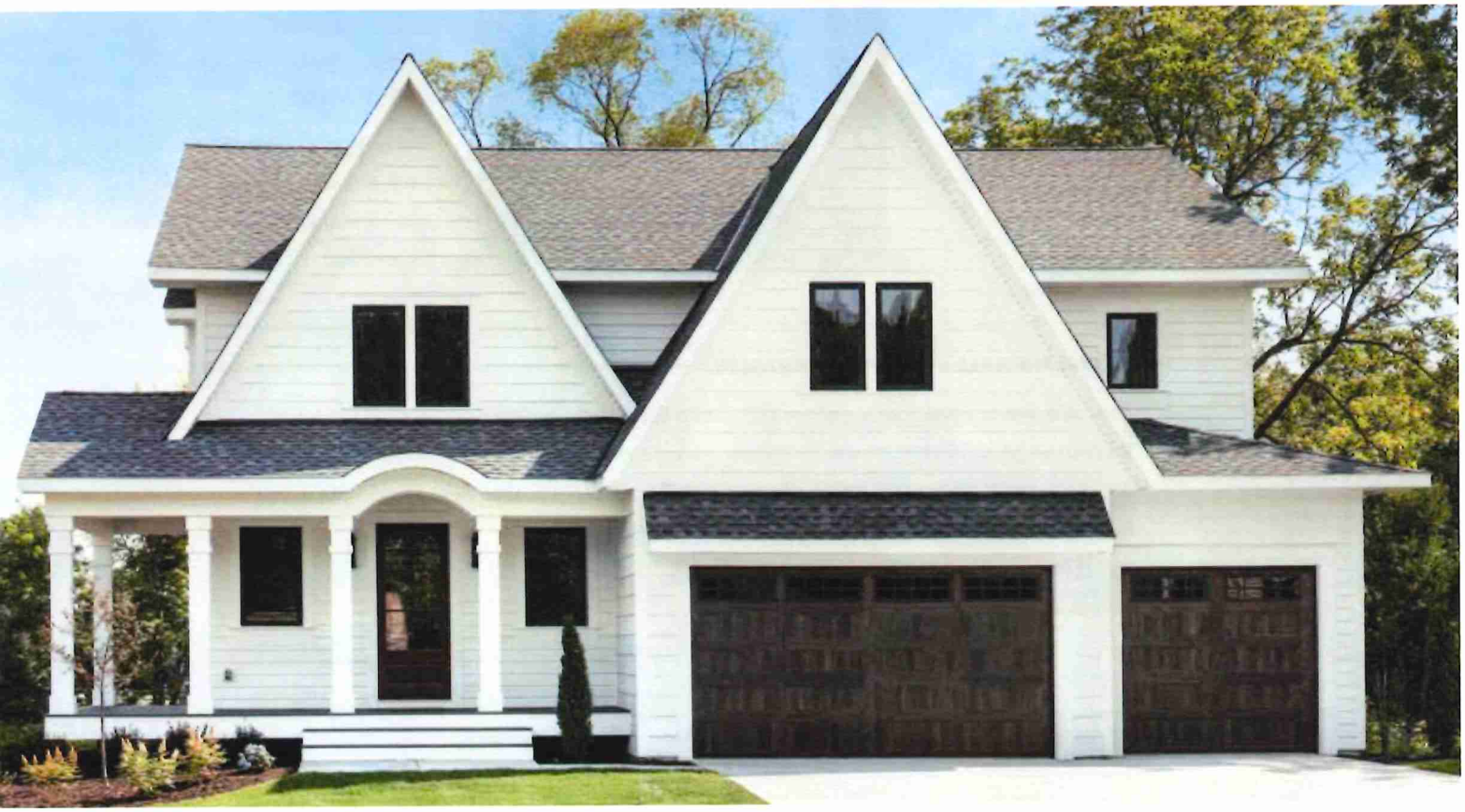
GLIDING PATIO DOORS

Patio doors feature one stationary panel and one that glides smoothly on adjustable rollers. Add character and light with a sidelight or transom.

SPECIALTY WINDOWS

Specialty windows are stationary (non-operable) windows characterized by their special shapes, including curves and dramatic angles. A variety of shapes are available to complement your home's architecture.

Windows and doors are available in custom sizes to fit all projects.



COLOR OPTIONS

100 Series windows and patio doors come in five exterior colors, including dark bronze and black — colors that are darker and richer than those of most vinyl windows. They also feature a premium matte finish inside for an attractive appearance.

EXTERIOR COLORS

White | Sandtone | Terratone

Dark Bronze | Black

INTERIOR COLORS

White | Sandtone* | Dark Bronze* | Black*

HARDWARE OPTIONS

Casement & Awning

Antique Brass | Black | Dark Bronze
Sandtone | **Satin Nickel** | White

Folding handle avoids interference with window treatments.

Single-Hung & Gliding

Standard Lock | Optional Lift/Pull

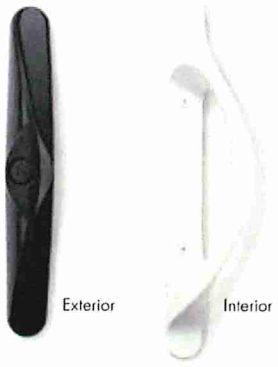
Hardware color matches the window's interior. Shown in white.

Optional Metal Slim Line Lock

Antique Brass | Black | **Dark Bronze**
Sandtone | Satin Nickel | White

Both locks automatically engage when window is closed.

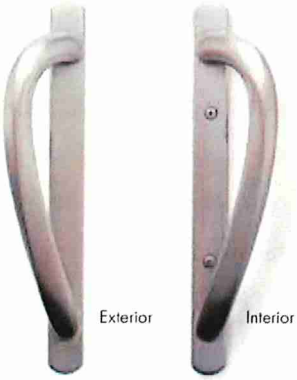
Gliding Patio Doors



Standard Handle

TULSA

Exterior handle matches the door's exterior color. Interior handle matches the door's interior color. Dark bronze exterior and white interior shown.



Optional Handle

AFTON

Antique Brass | Black
Bright Brass | **Satin Nickel**

Gliding patio doors features a multi-point locking systems for enhanced security. Optional auxiliary foot lock is available to secure the gliding panel and provides an extra measure of security when the door is in a locked position. Exterior keyed lock also available.

Bold names denotes finish shown.

*Products with Sandtone, dark bronze and black interiors have matching exteriors.
Printing limitations prevent exact replication of colors and finishes. See your Andersen supplier for actual color and finish samples.

GLASS OPTIONS

Andersen has the glass you need to get the performance you want with options for every climate, project and customer. Check with your Andersen supplier for the selections that meet ENERGY STAR® requirements in your area.

GLASS		ENERGY		LIGHT	
		U-Factor How well a product prevents heat from escaping.	**Solar Heat Gain Coefficient** How well a product blocks heat caused by sunlight.	**Visible Light Transmittance** How much visible light comes through a product.	**UV Protection** How well a product blocks ultraviolet rays.
SmartSun™	Thermal control similar to tinted glass, with visible light transmittance similar to Low-E glass.	● ● ● ○	● ● ● ●	● ● ◐ ○	● ● ● ●
SmartSun with HeatLock® Coating	Applied to the room-side surface, it reflects heat back into the home and improves U-Factor values.	● ● ● ◐	● ● ● ●	● ● ◐ ○	● ● ● ●
Low-E	Outstanding overall performance for climates where both heating and cooling costs are a concern.	● ● ● ○	● ● ● ○	● ● ● ○	● ● ● ○
Low-E with HeatLock Coating	Applied to the room-side surface, it reflects heat back into the home and improves U-Factor values.	● ● ● ◐	● ● ● ○	● ● ● ○	● ● ● ○
Sun	Outstanding thermal control in southern climates where less solar heat gain is desired.	● ● ● ○	● ● ● ●	● ○ ○ ○	● ● ● ○
PassiveSun®	Ideal for northern, passive solar construction applications where solar heat gain is desired.	● ● ● ○	● ○ ○ ○	● ● ● ◐	● ● ○ ○
PassiveSun with HeatLock Coating	Applied to the room-side surface, it reflects heat back into the home and improves U-Factor values.	● ● ● ◐	● ○ ○ ○	● ● ● ◐	● ● ○ ○
Clear Dual-Pane	High visibility with basic thermal performance.	● ○ ○ ○	○ ○ ○ ○	● ● ● ●	○ ○ ○ ○

Center of glass performance only. Ratings based on glass options as of June 2023. Visit andersenwindows.com/energystar for ENERGY STAR® map and NFRC total unit performance data.

ADDITIONAL GLASS OPTIONS

Tempered safety glass, standard on patio doors. Sound reducing glass options are also available.

Patterned glass lets in light while obscuring vision and adds a unique, decorative touch.

Cascade Fern Obscure Reed Satin Etch

GLASS SPACER OPTIONS

Choose from stainless steel or black glass spacers to create a customized look.

Black Stainless Steel

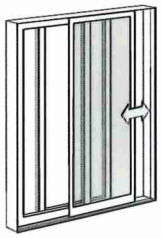
For more details on glass options, visit **andersenwindows.com/glass**.

ASK ABOUT ENERGY STAR

INSECT SCREEN OPTIONS

Insect screens for windows and patio doors have a fiberglass screen mesh. Optional TruScene® insect screens for windows are made with a micro-fine stainless steel mesh, providing 50% more clarity and letting in 25% more fresh air* than our conventional insect screens.

Insect screens are available for all venting windows.



Gliding insect screens are available for two-panel doors.

*TruScene insect screens let in over 25% more fresh air than standard Andersen fiberglass insect screens.

GRILLE OPTIONS

Customize the look of your windows and patio doors with a variety of grille options to complement virtually any style of home.

CONVENIENT CLEANING OPTIONS

Finelight™ grilles-between-the-glass are installed between the glass panes to make glass easy to clean. With an elegant, sculpted profile and a two-sided color scheme, they match both the interior and exterior of the window or door. Finelight grilles-between-the-glass with exterior grilles make interior glass easier to clean, while permanent exterior grilles provide architectural style and detail.

Finelight grilles-between-the-glass

Finelight grilles-between-the-glass
Permanent exterior

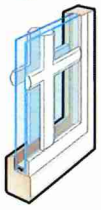
FULL DIVIDED LIGHT

Permanently applied to the interior and exterior of your window with a spacer between the glass for an authentic look.

Permanent exterior
Permanent interior with spacer

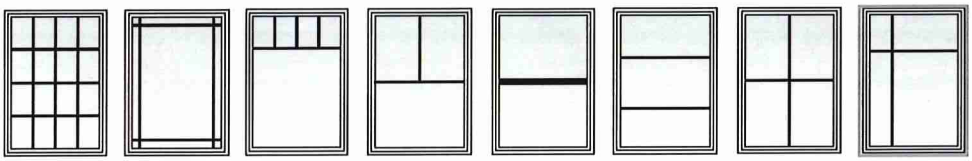
SIMULATED DIVIDED LIGHT

Permanent grilles on the exterior and interior with no spacer between the glass.



Permanent exterior
Permanent interior

Grille Patterns



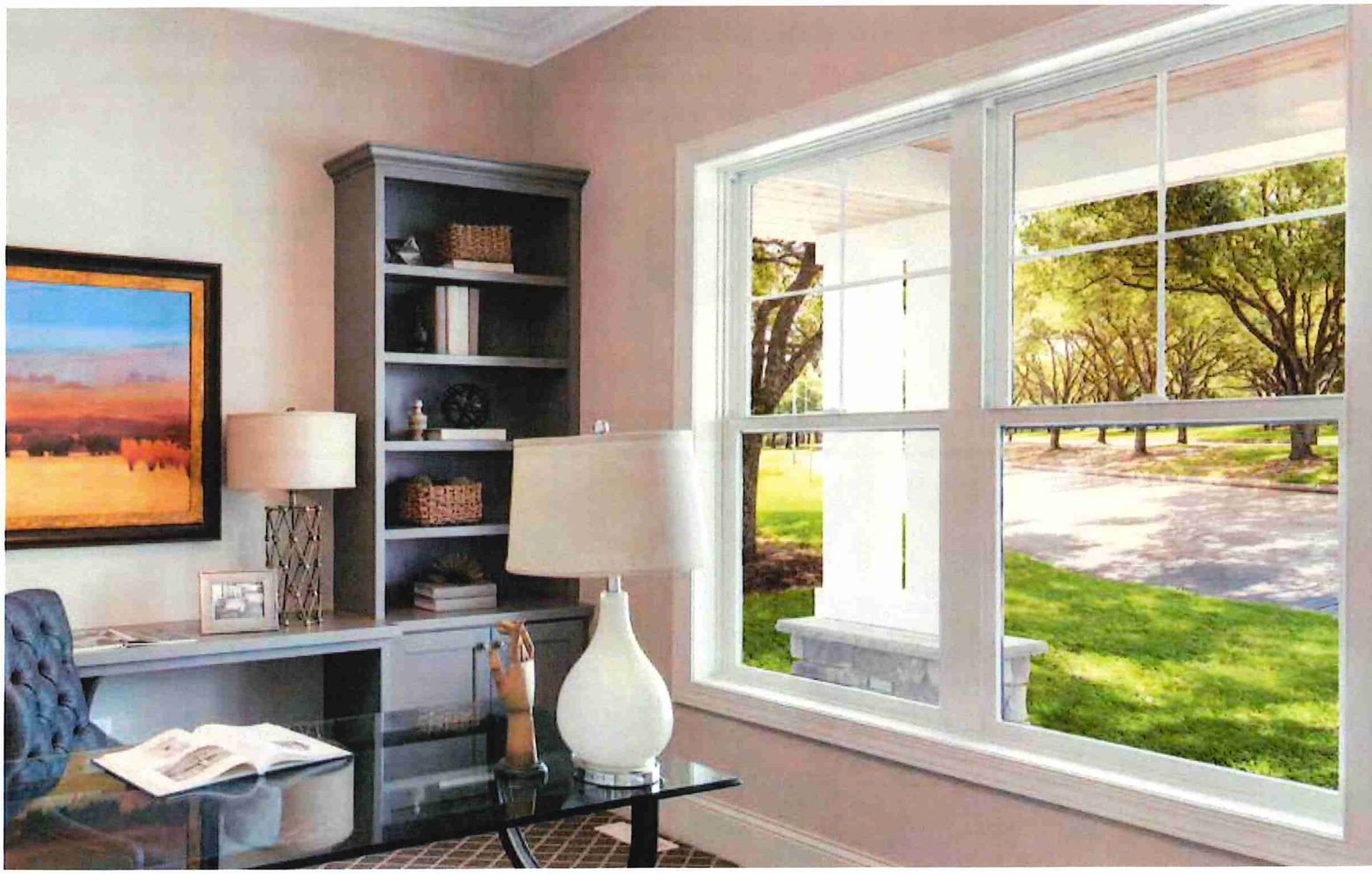
Colonial* | Prairie A | Short Fractional* | Tall Fractional* | Simulated Single-Hung | Specified Equal Light** | Custom

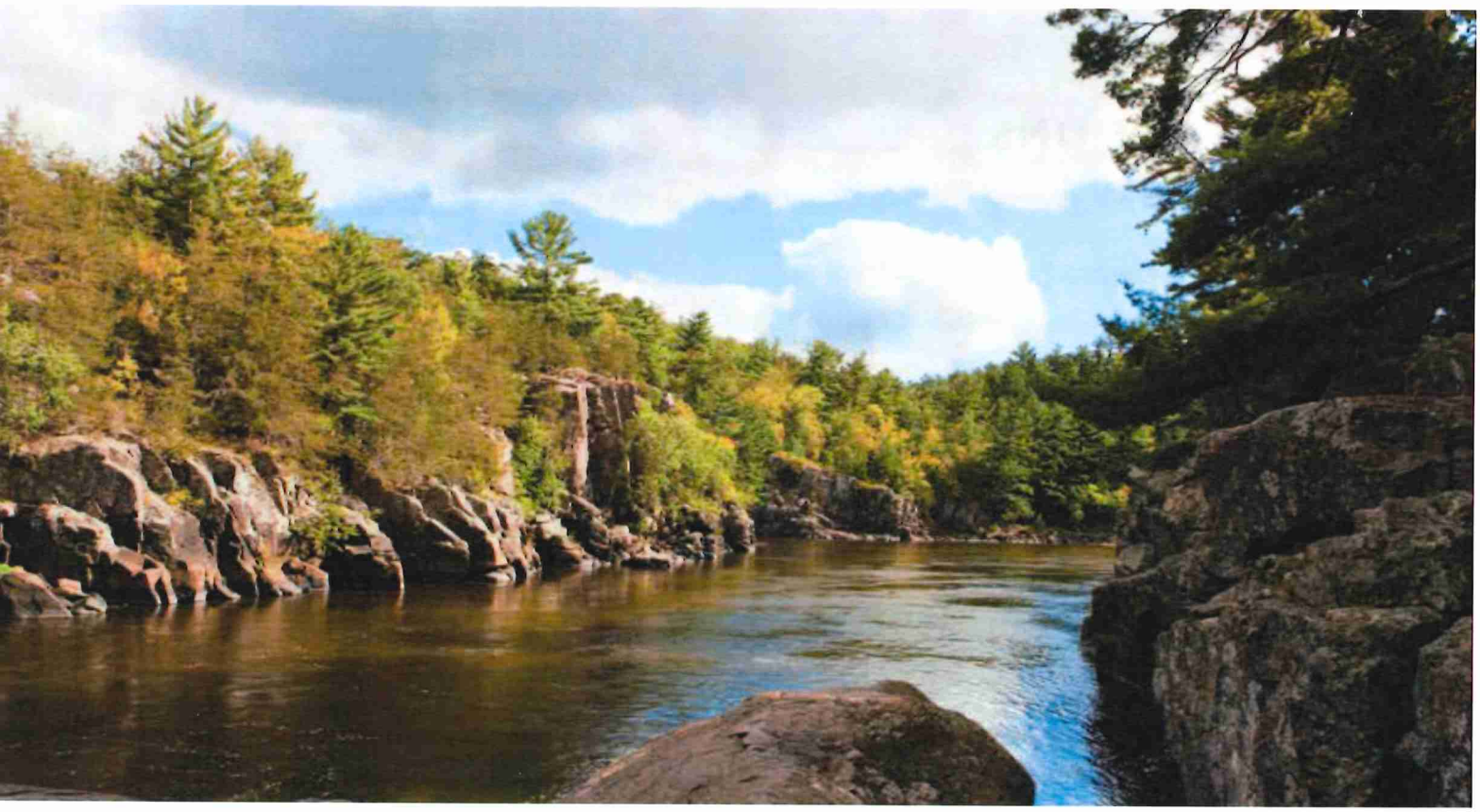
Grille Bar Widths

¾" | 1"

Grille width for windows is ¾".
Grille width for patio doors is 1".
A 2 ¼" simulated meeting rail is available for casement windows to replicate the look of single-hung windows.
Actual size shown.

*Modified pattern also available.
**Specify number of same-size rectangles across or down.





THE ENVIRONMENT HAS A BUSINESS PARTNER

Respect for the environment is nothing new at Andersen. For more than a century, it's been part of who we are. Our commitment to recycle and reclaim materials began simply because it was good business. Now it's part of our broader commitment to sustainability and responsible stewardship of all our resources. Andersen is committed to providing you with long-lasting,* energy-efficient windows and doors. Visit **andersenwindows.com/sustainability** for more information.

ASK ABOUT ENERGY STAR

Andersen makes windows and doors with options that make them ENERGY STAR® certified throughout the U.S.

U.S. GREEN BUILDING COUNCIL MEMBER

Andersen is a charter member of the **U.S. Green Building Council** and a strong supporter of its LEED® (Leadership in Energy and Environmental Design) National Green Building Standard rating system.

ANDERSEN® WINDOWS & DOORS

*Visit andersenwindows.com/warranty for details.

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ANDERSEN WINDOWS & DOORS

Builders FirstSource

SOLD BY:
2651 NORTH OKATIE HIGHWAY
RIDGELAND, SC 29936

SOLD TO:
69 Robert Smalls Pkwy
Beaufort, SC 29906-4267

CREATED DATE
2/16/2026

LATEST UPDATE
2/16/2026

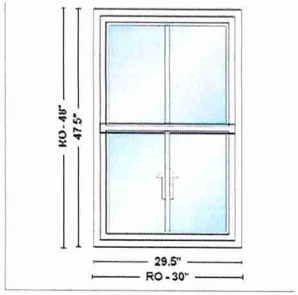
OWNER
Jane Tennant

Abbreviated Quote Report - Customer Pricing

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
811 CONGRESS ST/MAIN HOUSE	NEALS CONSTRUCTION	8798706		204859

ORDER NOTES:

DELIVERY NOTES:



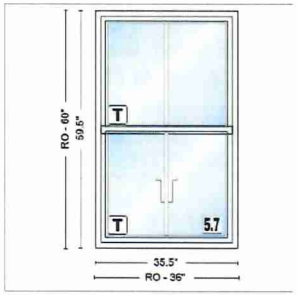
Item	Qty	Operation	Location	Unit Price	Ext. Price
100	1	Fixed/Active	MH MBATH	$601.37	$601.37

RO Size = 30" x 48" **Unit Size = 29 1/2" x 47 1/2"**

100SHS2640, Unit, 100 Series Single-Hung, Enhanced Performance, Equal Sash, 1 3/8" Setback, White Exterior Frame, White Exterior Sash/Panel, w/White Interior Frame, w/White Interior Sash/Panel, Fixed/Active, Dual Pane Low-E SmartSun Standard Argon Fill Full Divided Light (FDL) 2 Wide, 1 High, Specified Equal Light Pattern, White, w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Auto Lock, Slim Line, 1 Sash Locks White, White, Half Screen, Fiberglass

Insect Screen 1: 100 Series Single-Hung, 100SHS2640 Half Screen Fiberglass White

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.31	0.19	YES	A1	26.0000	20.0625	3.62000



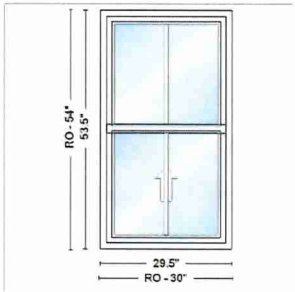
Item	Qty	Operation	Location	Unit Price	Ext. Price
200	2	Fixed/Active	MASTER BATH TMPRD	$812.87	$1,625.74

RO Size = 36" x 60" **Unit Size = 35 1/2" x 59 1/2"**

100SHS3050, Unit, 100 Series Single-Hung, Enhanced Performance, Equal Sash, 1 3/8" Setback, White Exterior Frame, White Exterior Sash/Panel, w/White Interior Frame, w/White Interior Sash/Panel, Fixed/Active, Dual Pane Low-E SmartSun Tempered Argon Fill Full Divided Light (FDL) 2 Wide, 1 High, Specified Equal Light Pattern, White, w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Auto Lock, Slim Line, 1 Sash Locks White, White, Half Screen, Fiberglass

Insect Screen 1: 100 Series Single-Hung, 100SHS3050 Half Screen Fiberglass White

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.31	0.19	YES	A1	32.0000	26.0625	5.79000



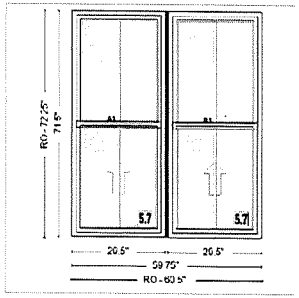
Item	Qty	Operation	Location	Unit Price	Ext. Price
300	2	Fixed/Active	KITCHEN	$636.82	$1,273.64

RO Size = 30" x 54" **Unit Size = 29 1/2" x 53 1/2"**

100SHS2646, Unit, 100 Series Single-Hung, Enhanced Performance, Equal Sash, 1 3/8" Setback, White Exterior Frame, White Exterior Sash/Panel, w/White Interior Frame, w/White Interior Sash/Panel, Fixed/Active, Dual Pane Low-E SmartSun Standard Argon Fill Full Divided Light (FDL) 2 Wide, 1 High, Specified Equal Light Pattern, White, w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Auto Lock, Slim Line, 1 Sash Locks White, White, Half Screen, Fiberglass

Insect Screen 1: 100 Series Single-Hung, 100SHS2646 Half Screen Fiberglass White

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.31	0.19	YES	A1	26.0000	23.0625	4.16000



Item	Qty	Operation	Location	Unit Price	Ext. Price
400	1	Fixed/Active - Fixed/Active	KITCHEN	$1,702.58	$1,702.58

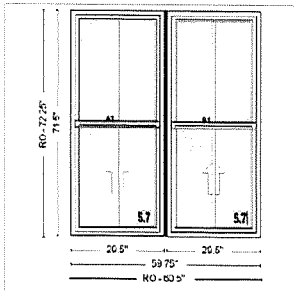
RO Size = 60 1/2" x 72 1/4" **Unit Size = 59 3/4" x 71 1/2"**

Mull: Factory Mulled, Reinforced Join - Factory Assembled Vertical Priority Ribbon Mull, 3/4" Fiberglass Reinforced Material 100SHS2660-2, Unit, 100 Series Single-Hung, Enhanced Performance, Equal Sash, 1 3/8" Setback, White Exterior Frame, White Exterior Sash/Panel, w/White Interior Frame, w/White Interior Sash/Panel, Fixed/Active, Dual Pane Low-E SmartSun Standard Argon Fill Full Divided Light (FDL) 2 Wide, 1 High, Specified Equal Light Pattern, White, w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Auto Lock, Slim Line, 1 Sash Locks White, White, Half Screen, Fiberglass

Insect Screen 1: 100 Series Single-Hung, 100SHS2660 Half Screen Fiberglass White

Insect Screen 1: 100 Series Single-Hung, 100SHS2660 Half Screen Fiberglass White

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.31	0.19	YES	A1	26.0000	32.0625	5.79000
B1	0.31	0.19		B1	26.0000	32.0625	5.79000



Item	Qty	Operation	Location	Unit Price	Ext. Price
500	1	Fixed/Active - Fixed/Active	LIVING	$1,702.58	$1,702.58

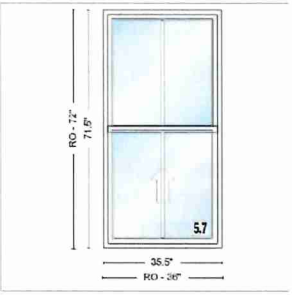
RO Size = 60 1/2" x 72 1/4" **Unit Size = 59 3/4" x 71 1/2"**

Mull: Factory Mulled, Reinforced Join - Factory Assembled Vertical Priority Ribbon Mull, 3/4" Fiberglass Reinforced Material 100SHS2660-2, Unit, 100 Series Single-Hung, Enhanced Performance, Equal Sash, 1 3/8" Setback, White Exterior Frame, White Exterior Sash/Panel, w/White Interior Frame, w/White Interior Sash/Panel, Fixed/Active, Dual Pane Low-E SmartSun Standard Argon Fill Full Divided Light (FDL) 2 Wide, 1 High, Specified Equal Light Pattern, White, w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Auto Lock, Slim Line, 1 Sash Locks White, White, Half Screen, Fiberglass

Insect Screen 1: 100 Series Single-Hung, 100SHS2660 Half Screen Fiberglass White

Insect Screen 1: 100 Series Single-Hung, 100SHS2660 Half Screen Fiberglass White

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.31	0.19	YES	A1	26.0000	32.0625	5.79000
B1	0.31	0.19		B1	26.0000	32.0625	5.79000



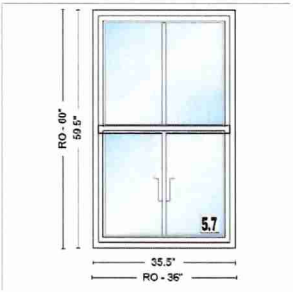
Item	Qty	Operation	Location	Unit Price	Ext. Price
600	**2**	**Fixed/Active**	**MBR EGRESS**	**$774.01**	**$1,548.02**

RO Size = 36" x 72" **Unit Size = 35 1/2" x 71 1/2"**

100SHS3060, Unit, 100 Series Single-Hung, Enhanced Performance, Equal Sash, 1 3/8" Setback, White Exterior Frame, White Exterior Sash/Panel, w/White Interior Frame, w/White Interior Sash/Panel, Fixed/Active, Dual Pane Low-E SmartSun Standard Argon Fill Full Divided Light (FDL) 2 Wide, 1 High, Specified Equal Light Pattern, White, w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Auto Lock, Slim Line, 1 Sash Locks White, White, Half Screen, Fiberglass

Insect Screen 1: 100 Series Single-Hung, 100SHS3060 Half Screen Fiberglass White

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.31	0.19	YES	A1	32.0000	32.0625	7.12000



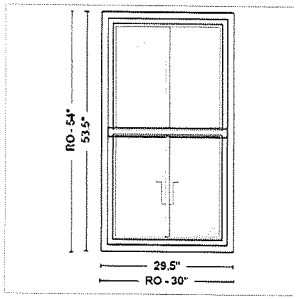
Item	Qty	Operation	Location	Unit Price	Ext. Price
700	**2**	**Fixed/Active**	**BR#3 EGRESS**	**$705.76**	**$1,411.52**

RO Size = 36" x 60" **Unit Size = 35 1/2" x 59 1/2"**

100SHS3050, Unit, 100 Series Single-Hung, Enhanced Performance, Equal Sash, 1 3/8" Setback, White Exterior Frame, White Exterior Sash/Panel, w/White Interior Frame, w/White Interior Sash/Panel, Fixed/Active, Dual Pane Low-E SmartSun Standard Argon Fill Full Divided Light (FDL) 2 Wide, 1 High, Specified Equal Light Pattern, White, w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Auto Lock, Slim Line, 1 Sash Locks White, White, Half Screen, Fiberglass

Insect Screen 1: 100 Series Single-Hung, 100SHS3050 Half Screen Fiberglass White

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.31	0.19	YES	A1	32.0000	26.0625	5.79000



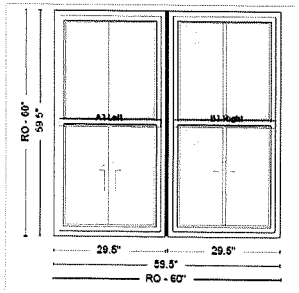
Item	Qty	Operation	Location	Unit Price	Ext. Price
800	2	Fixed/Active	KITCHEN	$636.82	$1,273.64

RO Size = 30" x 54" **Unit Size = 29 1/2" x 53 1/2"**

100SHS2646, Unit, 100 Series Single-Hung, Enhanced Performance, Equal Sash, 1 3/8" Setback, White Exterior Frame, White Exterior Sash/Panel, w/White Interior Frame, w/White Interior Sash/Panel, Fixed/Active, Dual Pane Low-E SmartSun Standard Argon Fill Full Divided Light (FDL) 2 Wide, 1 High, Specified Equal Light Pattern, White, w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Auto Lock, Slim Line, 1 Sash Locks White, White, Half Screen, Fiberglass

Insect Screen 1: 100 Series Single-Hung, 100SHS2646 Half Screen Fiberglass White

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.31	0.19	YES	A1	26.0000	23.0625	4.16000



Item	Qty	Operation	Location	Unit Price	Ext. Price
900	1	Fixed/Active-Fixed/Active	KITCHEN	$1,340.08	$1,340.08

RO Size = 60" x 60" **Unit Size = 59 1/2" x 59 1/2"**

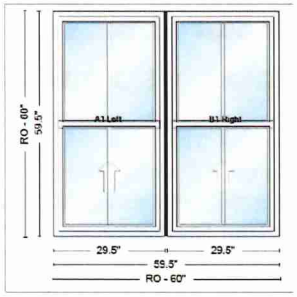
Common Frame

100SHD2650-2, Unit, 100 Series Twin Single-Hung, Enhanced Performance, Equal Sash, 1 3/8" Setback, White Exterior Frame, White Exterior Sash/Panel, w/White Interior Frame, w/White Interior Sash/Panel, Fixed/Active, Dual Pane Low-E SmartSun Standard Argon Fill Full Divided Light (FDL) 2 Wide, 1 High, Specified Equal Light Pattern, White, w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Auto Lock, Slim Line, 1 Sash Locks White, White, Half Screen, Fiberglass

Insect Screen 1: 100 Series Twin Single-Hung, 100SHD2650-2 Half Screen Fiberglass White

Insect Screen 1: 100 Series Twin Single-Hung, 100SHD2650-2 Half Screen Fiberglass White

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.31	0.19	YES	A1	26.0000	26.0625	4.70000
B1	0.31	0.19		B1	26.0000	26.0625	4.70000



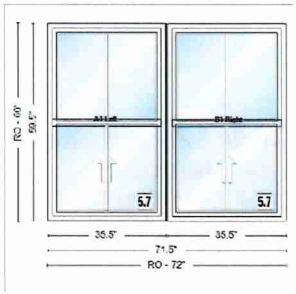
Item	Qty	Operation	Location	Unit Price	Ext. Price
1000	**1**	**Fixed/Active-Fixed/Active**	**BR#4**	**$1,340.08**	**$1,340.08**

RO Size = 60" x 60" **Unit Size = 59 1/2" x 59 1/2"**

Common Frame
100SHD2650-2, Unit, 100 Series Twin Single-Hung, Enhanced Performance, Equal Sash, 1 3/8" Setback, White Exterior Frame, White Exterior Sash/Panel, w/White Interior Frame, w/White Interior Sash/Panel, Fixed/Active, Dual Pane Low-E SmartSun Standard Argon Fill Full Divided Light (FDL) 2 Wide, 1 High, Specified Equal Light Pattern, White, w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Auto Lock, Slim Line, 1 Sash Locks White, White, Half Screen, Fiberglass

Insect Screen 1: 100 Series Twin Single-Hung, 100SHD2650-2 Half Screen Fiberglass White
Insect Screen 1: 100 Series Twin Single-Hung, 100SHD2650-2 Half Screen Fiberglass White

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.31	0.19	YES	A1	26.0000	26.0625	4.70000
B1	0.31	0.19		B1	26.0000	26.0625	4.70000



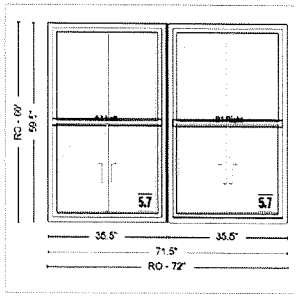
Item	Qty	Operation	Location	Unit Price	Ext. Price
1100	**1**	**Fixed/Active-Fixed/Active**	**BR#4 EGRESS**	**$1,411.37**	**$1,411.37**

RO Size = 72" x 60" **Unit Size = 71 1/2" x 59 1/2"**

Common Frame
100SHD3050-2, Unit, 100 Series Twin Single-Hung, Enhanced Performance, Equal Sash, 1 3/8" Setback, White Exterior Frame, White Exterior Sash/Panel, w/White Interior Frame, w/White Interior Sash/Panel, Fixed/Active, Dual Pane Low-E SmartSun Standard Argon Fill Full Divided Light (FDL) 2 Wide, 1 High, Specified Equal Light Pattern, White, w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Auto Lock, Slim Line, 1 Sash Locks White, White, Half Screen, Fiberglass

Insect Screen 1: 100 Series Twin Single-Hung, 100SHD3050-2 Half Screen Fiberglass White
Insect Screen 1: 100 Series Twin Single-Hung, 100SHD3050-2 Half Screen Fiberglass White

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.31	0.19	YES	A1	32.0000	26.0625	5.79000
B1	0.31	0.19		B1	32.0000	26.0625	5.79000



Item	Qty	Operation	Location	Unit Price	Ext. Price
1200	1	Fixed/Active-Fixed/Active	BR#2 EGRESS	$1,411.37	$1,411.37

RO Size = 72" x 60" **Unit Size = 71 1/2" x 59 1/2"**

Common Frame
100SHD3050-2, Unit, 100 Series Twin Single-Hung, Enhanced Performance, Equal Sash, 1 3/8" Setback, White Exterior Frame, White Exterior Sash/Panel, w/White Interior Frame, w/White Interior Sash/Panel, Fixed/Active, Dual Pane Low-E SmartSun Standard Argon Fill Full Divided Light (FDL) 2 Wide, 1 High, Specified Equal Light Pattern, White, w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Auto Lock, Slim Line, 1 Sash Locks White, White, Half Screen, Fiberglass

Insect Screen 1: 100 Series Twin Single-Hung, 100SHD3050-2 Half Screen Fiberglass White
Insect Screen 1: 100 Series Twin Single-Hung, 100SHD3050-2 Half Screen Fiberglass White

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.31	0.19	YES	A1	32.0000	26.0625	5.79000
B1	0.31	0.19		B1	32.0000	26.0625	5.79000

SUB-TOTAL:	$16,641.99
FREIGHT:	$0.00
LABOR:	$0.00
TAX:	$998.52
TOTAL:	$17,640.51

CUSTOMER SIGNATURE_____ DATE_____

* All graphics as viewed from the exterior. ** Rough opening dimensions are minimums and may need to be increased to allow for use of building wraps or flashings or sill panning or brackets or fasteners or other items.

Thank you for choosing Andersen Windows & Doors

ANDERSEN WINDOWS & DOORS

Builders FirstSource

SOLD BY:
2651 NORTH OKATIE HIGHWAY
RIDGELAND, SC 29936

SOLD TO:
69 Robert Smalls Pkwy
Beaufort, SC 29906-4267

CREATED DATE
2/16/2026

LATEST UPDATE
2/16/2026

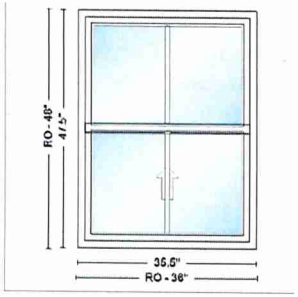
OWNER
Jane Tennant

Abbreviated Quote Report - Customer Pricing

QUOTE NAME	PROJECT NAME	QUOTE NUMBER	CUSTOMER PO#	TRADE ID
811 CONGRESS ST/GARAGE APT	NEALS CONSTRUCTION	8800278		204859

ORDER NOTES:

DELIVERY NOTES:



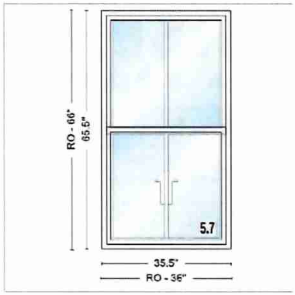
Item	Qty	Operation	Location	Unit Price	Ext. Price
100	1	Fixed/Active	KITCHEN	$636.82	$636.82

RO Size = 36" x 48" **Unit Size = 35 1/2" x 47 1/2"**

100SHS3040, Unit, 100 Series Single-Hung, Enhanced Performance, Equal Sash, 1 3/8" Setback, White Exterior Frame, White Exterior Sash/Panel, w/White Interior Frame, w/White Interior Sash/Panel, Fixed/Active, Dual Pane Low-E SmartSun Standard Argon Fill Full Divided Light (FDL) 2 Wide, 1 High, Specified Equal Light Pattern, White, w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Auto Lock, Slim Line, 1 Sash Locks White, White, Half Screen, Fiberglass

Insect Screen 1: 100 Series Single-Hung, 100SHS3040 Half Screen Fiberglass White

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.31	0.19	YES	A1	32.0000	20.0625	4.45000



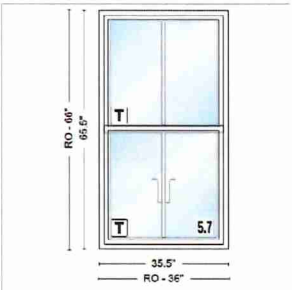
Item	Qty	Operation	Location	Unit Price	Ext. Price
200	1	Fixed/Active	LIVING	$738.50	$738.50

RO Size = 36" x 66" **Unit Size = 35 1/2" x 65 1/2"**

100SHS3056, Unit, 100 Series Single-Hung, Enhanced Performance, Equal Sash, 1 3/8" Setback, White Exterior Frame, White Exterior Sash/Panel, w/White Interior Frame, w/White Interior Sash/Panel, Fixed/Active, Dual Pane Low-E SmartSun Standard Argon Fill Full Divided Light (FDL) 2 Wide, 1 High, Specified Equal Light Pattern, White, w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Auto Lock, Slim Line, 1 Sash Locks White, White, Half Screen, Fiberglass

Insect Screen 1: 100 Series Single-Hung, 100SHS3056 Half Screen Fiberglass White

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.31	0.19	YES	A1	32.0000	29.0625	6.45000



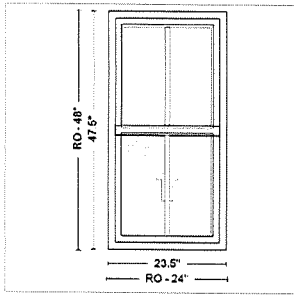
Item	Qty	Operation	Location	Unit Price	Ext. Price
300	1	Fixed/Active	LIVING TEMPERED	$851.13	$851.13

RO Size = 36" x 66" **Unit Size = 35 1/2" x 65 1/2"**

100SHS3056, Unit, 100 Series Single-Hung, Enhanced Performance, Equal Sash, 1 3/8" Setback, White Exterior Frame, White Exterior Sash/Panel, w/White Interior Frame, w/White Interior Sash/Panel, Fixed/Active, Dual Pane Low-E SmartSun Tempered Argon Fill Full Divided Light (FDL) 2 Wide, 1 High, Specified Equal Light Pattern, White, w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Auto Lock, Slim Line, 1 Sash Locks White, White, Half Screen, Fiberglass

Insect Screen 1: 100 Series Single-Hung, 100SHS3056 Half Screen Fiberglass White

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.31	0.19	YES	A1	32.0000	29.0625	6.45000



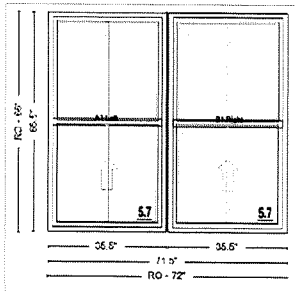
Item	Qty	Operation	Location	Unit Price	Ext. Price
400	1	Fixed/Active	BATH	$569.32	$569.32

RO Size = 24" x 48" **Unit Size = 23 1/2" x 47 1/2"**

100SHS2040, Unit, 100 Series Single-Hung, Enhanced Performance, Equal Sash, 1 3/8" Setback, White Exterior Frame, White Exterior Sash/Panel, w/White Interior Frame, w/White Interior Sash/Panel, Fixed/Active, Dual Pane Low-E SmartSun Standard Argon Fill Full Divided Light (FDL) 2 Wide, 1 High, Specified Equal Light Pattern, White, w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Auto Lock, Slim Line, 1 Sash Locks White, White, Half Screen, Fiberglass

Insect Screen 1: 100 Series Single-Hung, 100SHS2040 Half Screen Fiberglass White

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.31	0.19	YES	A1	20.0000	20.0625	2.78000



Item	Qty	Operation	Location	Unit Price	Ext. Price
500	1	Fixed/Active-Fixed/Active	BR EGRESS	$1,477.22	$1,477.22

RO Size = 72" x 66" **Unit Size = 71 1/2" x 65 1/2"**

Common Frame

100SHD3056-2, Unit, 100 Series Twin Single-Hung, Enhanced Performance, Equal Sash, 1 3/8" Setback, White Exterior Frame, White Exterior Sash/Panel, w/White Interior Frame, w/White Interior Sash/Panel, Fixed/Active, Dual Pane Low-E SmartSun Standard Argon Fill Full Divided Light (FDL) 2 Wide, 1 High, Specified Equal Light Pattern, White, w/White, 3/4" Grille Bar, Stainless Glass / Grille Spacer, Auto Lock, Slim Line, 1 Sash Locks White, White, Half Screen, Fiberglass

Insect Screen 1: 100 Series Twin Single-Hung, 100SHD3056-2 Half Screen Fiberglass White

Insect Screen 1: 100 Series Twin Single-Hung, 100SHD3056-2 Half Screen Fiberglass White

Unit #	U-Factor	SHGC	ENERGY STAR	Clear Opening/Unit #	Width	Height	Area (Sq. Ft)
A1	0.31	0.19	YES	A1	32.0000	29.0625	6.45000
B1	0.31	0.19		B1	32.0000	29.0625	6.45000

SUB-TOTAL:	$4,272.99
FREIGHT:	$0.00
LABOR:	$0.00
TAX:	$256.38
TOTAL:	$4,529.37

CUSTOMER SIGNATURE_____DATE_____

* All graphics as viewed from the exterior. ** Rough opening dimensions are minimums and may need to be increased to allow for use of building wraps or flashings or sill panning or brackets or fasteners or other items.

Thank you for choosing Andersen Windows & Doors

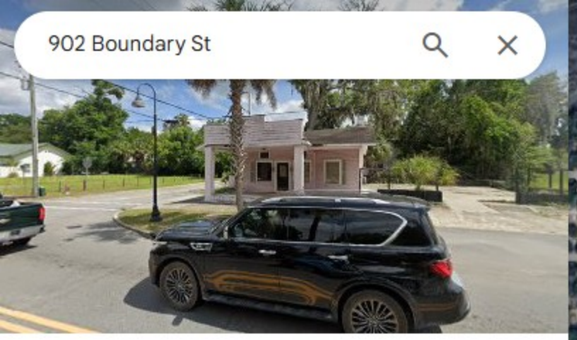
Item	Type	Color
Roof	Gulf Coast - Gulf Rib exposed fastener panel with nominal 36" max coverage and nominal rib height of 3/4"	Onyx
Windows	Andersen (See Packet for room specs) Single Hung, Fiberglass, Full Divided Light with spacer	White
Doors - Double	Twin Door Fiberglass - no glass	Minmax Wood Finish - Ebony 2718
Doors - Single	Tucker Fiberglass half lite over 1 panel Nova 90 flushed glazed low E	Minmax Wood Finish - Ebony 2718
Garage Doors	Steel short panel 9' x 7' non insulated garage doors without windows	White
Columns	8x8 Yella Wood	HGSW7005 - Pure White
Railing	Timber Tech Vinyl Reliance Rail - Con	Matte White
Decking	Trex Enhance Basics	Clam Shell
Lighting	Wickford 15.4 in 1-Light Latern Porch Sconce with Clear Glass	Weathered Bronze
Ceiling Fans	52 inch FIRHOT 3 blade fan	Black
Siding	James Hardie - Straight Smooth 6 inch Reveal	Primed
Siding Color - Option 1	HGSW6458	Restful
Siding Color - Option 2	HGSW6444	Lounge Green
Siding Color - Option 3	HGSW6443	Relish
Trim Color	HGSW7005	Pure White

Stucco	SW6258	Tricorn Black

902 BOUNDARY STREET – The Old Commons (c. 1920 - Contributing)

Final Approval request for upfits/modifications to reuse as a small eatery/pub

902 Boundary St



902 Boundary St

Building

Directions | Save | Nearby | Send to phone | Share

902 Boundary St, Beaufort, SC 29902

Suggest an edit on 902 Boundary St

Add a missing place

Add your business

Photos

Get the most out of Google Maps **Sign in**

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Black Mesa HVAC/R

Lowcountry Photo Safaris

Broomfield Creek

Colony Gardens Rd

Basil Green Complex

Pigeon Point Park

Beaufort National Cemetery

Papaya Thai & Sushi Bar

Barnwell Bluff

Magnolia Cafe Beaufort

USCB Center for the Arts

The 'Big Chill' House

Pat Conroy Literary Center

Herban Market and Cafe

Marshlands

Best Western Sea Island Inn
From $152/night on Best Western Sea Is...

Old Bull Tavern

Panini's On The Waterfront

Laudonniere St, Lafayette St, Woodward Ave, Emmons St, Godfrey St, Hawthorne Rd, Park Ave, Phillips St, Calhoun St, Greene St, Washington St, Duke St, Prince St, King St, Bay St, Federal St, Craven St, Bayard St, Hancock St, Laurens St

Layers

Google Maps

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STAFF REPORT: Historic District Review Board (HRB)

902 Boundary Street

DATE: May 13, 2026

GENERAL INFORMATION	
Applicant:	Mark Sutton (Architect) for Janelle Baksh (Owner)
Site Address / Tax PIN:	902 Boundary Street / PIN: R120 004 000 0086 0000
Applicant's Request:	Applicant is requesting final approval to renovate 902 Boundary Street into a small eatery/pub named "The Pink Pub".
Current Zoning:	T5-URBAN CORRIDOR (T5-UC)
Contributing/Neighborhood	Contributing Structure (ca. 1920), The Old Commons
Flood Zone/Elevations	Flood Zone "X", Lot Elevation: 16' - 17'; Base Flood Elevation: 13' (Beaufort, SC)
Lot & Structure Size	Lot: 5,438 sq. ft. (0.125 acres) Structure: 860 sq. ft. heated/indoors; 956 sq. ft. unheated/outdoor patios
ZONING DISTRICT INFORMATION	
T5-URBAN CORRIDOR (T5-UC)	
Lot Width at Setback:	n/a
Max. Lot Coverage:	100%
Min. Frontage Build Out	60%
Front Setback	0 ft – 15 ft
Side Setback	0 ft min. (interior), 0 ft - 15 ft (at corner/alley)
Rear Setback	5 ft min, 0 ft if alley
Building Height:	Primary: 5 stories max; 3.5 stories max in & fronting Historic District Accessory: 2 stories max

SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS		
Adjacent Zoning	Adjacent Land Uses	Setbacks for Adjacent Zoning /Buffer required if rezoned
North: T5-UC	Commercial (905/907 Boundary St); Not listed on NHLD	N/A
South: T4-N	Residence (1108 West St; ca. 1900); Contributing 2-story frame dwelling	N/A
East: T5-UC	Vacant lot (810 Boundary St); Not listed on NHLD	N/A
West: T5-UC	Vacant lot (904 Boundary St); Formerly 1965 noncontributing 1-story cmu/brick commercial building – now demolished	N/A

Background:

Applicant is requesting approval from the Historic District Review Board Meeting (HDRB) on behalf of the owner to renovate 902 Boundary Street into "The Pink Pub", a small eatery/pub.

A Commercial Building Permit was issued on 9/10/2019 for "RENOVATIONS – TURNING INTO RESTAURANT, PAINT EXT(ERIOR) IN KIND". **Project never went to the HRB**. Permit later expired without revalidating.

Per the applicants' Scope of Work details in their submitted construction plans:

- Project consists of interior renovation/upfit work for an existing 860 square foot retail building
- Existing Building is not fire sprinkled
- With the exception of two new exit doors, the existing building envelope remains unchanged.
- Work includes a new kitchen, wood stud and gypsum board partitions, pre-hung interior doors and frames, and interior painting
- Electrical work includes minor demo, switching, outlets, and connection of new kitchen equipment
- Relocation of an existing outdoor condensing unit and new walk-in cooler
- New HVAC unit & revised duct work

The applicant previously attended one (1) Technical Review Committee (TRC) meeting on February 17th, 2026, and the project received Conceptual Approval on March 11, 2026.

Project Timeline:

Jan. 2019	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.
								9/10: **Original Building Permit Issued**			

Jan. 2026	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.
	2/17: **TRC Meeting** **2/26:** **HRB Application**	**3/11:** **HRB Meeting** **Tabled**		**5/13 HRB Meeting**							

Summary of HTRC Meeting from February 17th, 2026:

1. **Planning and Zoning**:
    - Contributing Structure, ca. 1920.
    - Has received permits prior to Covid but expired (2019).
    - Structure is a current legal nonconforming structure (due to not conforming with present setbacks and parking space requirements) – possible on-street parking nearby.
    - Parking requirements will need to be met. (Beaufort Code Section 5.6.4).

2. **Transportation:**
    - Ideal to have more than one way to access the site, but not a deal breaker.

3. **Fire:**
    - Type 1 hood with suppression required.

4. **Architecture**:
    - Any exterior modifications need to be illustrated on the drawings – no existing and proposed elevations were provided. Provide the old approval.
    - Will the new timber beams at the canopy alter the appearance of the building?
    - Details on the new wood framed door?
    - Details on the new double door to patio?
    - Details on wood HVAC screen?
    - Details on the trapezoidal windows flanking the chimney?
    - Details on the new storage and WIC addition?

Tree Removal Proposed:

N/A

Surrounding Area:

Commercial Boundary Street with a handful of vacant lots in the immediate vicinity.

Summary of HRB Meeting March 11, 2026

The HDRB granted conceptual approval on March 11, 2026 with the following conditions and recommendations:

1. Existing and Proposed Elevation drawings have not been submitted by the applicant. As such, it is difficult to completely understand the full extent of exterior modifications being proposed.

2. Sheet EC100 on the east facade, the applicant is proposing a new wood door to be cut into existing exterior wall. The applicant states, on sheet A001 that the exterior CMU door and associated H2, J2, and S1 details, that the door is a flush wood door with wood jamb and casings (painted). Google Street View photos show that this door may already exist, though the existing plan and the photos are inconsistent. Applicant to confirm. Staff would rather the applicant consider a wood paneled door for this location which is more compatible with the district.

3. Sheet EC100 on the west façade, the applicant is proposing the removal of a double door and notes prepare for new single door. Sheet A100 shows a new double door and sheet A001 confirms a new double door. Staff

supports the double door however, it is not clear whether this is a wood door, wood and glass, or storefront type door. Applicant to confirm. Sheet EC100 on west façade, the applicant is proposing a new wood single door being cut into the exterior CMU wall near the HVAC unit. The proposed door does not show up on sheet A100. Applicant to confirm scope here.

4. Applicant has relocated the HVAC unit to the east façade and is screening with a wood fence painted. Applicant to provide details on the wood fence. This may have already been performed per the Google Street View photo. However, the wood picket fence is in disrepair.

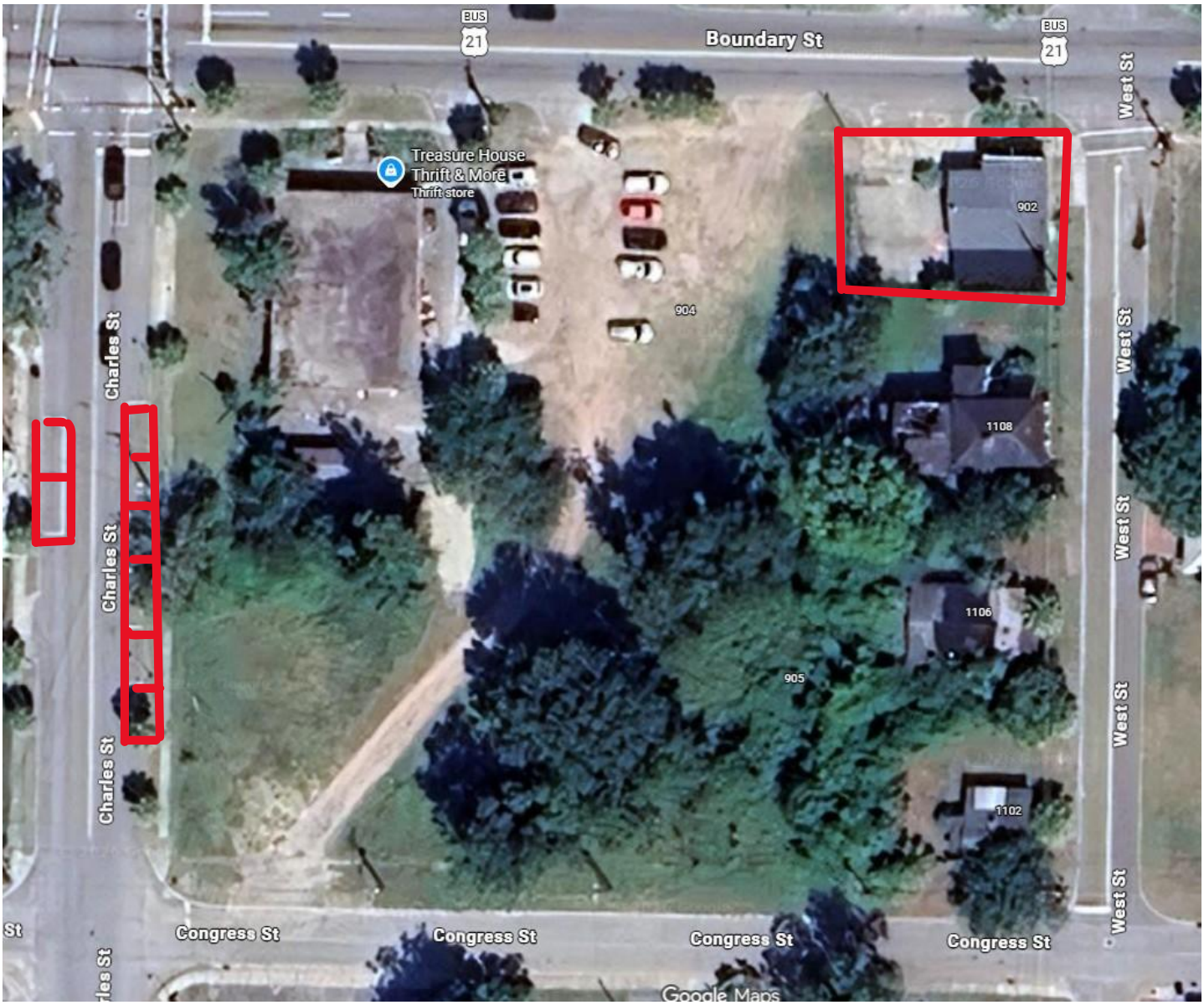
5. Sheet A100, applicant notes two fixed trapezoidal windows to be installed flanking the chimney. However, no elevations were provided to illustrate this condition. Staff is concerned about the compatibility with the structure. These do not exist according to Google Street view.

6. The applicant is proposing on sheet A100 a new Walk-in Cooler with wood framed screen wall and dry storage closet with plywood exterior and simple sloped roof. No elevations have been created to illustrate this condition. Staff is concerned with the aesthetics of the proposed plywood cladding and its compatibility with the building and the district. Staff recommends the applicant submit the necessary elevations and consider lap siding. What material is the proposed roof?

7. The applicant has noted on the plans and provided a detail for shoring up the existing post and beam canopy. Staff supports this structural modification. However, it is not clear from the documents how the structural posts and beams will be concealed. Will they be reclad to match existing conditions?

Parking Plan:

Due to the structure being a (legal nonconforming) contributing historic resource, it is exempt from the City's strict standards of discontinuation or expansion of use for legal nonconforming structures, per Section 11.1.3 of the Beaufort Code. The parking requirement of at least 6 spots is met by utilizing the available on-street parking on Charles Street, as can be seen in the image below. The proposed van parking space must be removed, as it is in violation of the code.



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 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 in table below.

4.7.2 Integrity Guidelines (as per Beaufort Development Code)	**Rationale Present**	**Staff Analysis of Rationale**
1. Location: This is the relationship between the property and its historical context.	**YES**	✓ 902 Boundary Street is located within the Old Commons neighborhood of the Historic District. Staff believes the proposal is appropriate for the location considering its historical context as a former gas filling station and then as a retail shop(s) later on.
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**	✓ Staff believes the design is appropriate for 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**	✓ Staff believes the proposal is appropriate for the setting.
4. Materials: These are the physical elements that make up a property or district.	**TBD/No**	✓ Details missing on architectural elements/materials (see Findings and Recommendations section, #2-8).
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 the proposal will maintain the original workmanship of the building.
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**	✓ Staff believes the proposal will maintain the historic (gas station) feeling of the building.

7. Association: This is the direct link between an important historic event or person and a property.	**N/A**	

FINDINGS AND RECOMMENDATIONS

Staff Recommendations: Staff recommends FINAL APPROVAL for the proposed renovation of 902 Boundary Street, as it satisfies the intent of the Beaufort Preservation Manual and the requirements of the Beaufort Code, with the following recommendations:

1. Van/Handicap Parking must be removed from the front lot, as it does not meet the standards of the development code Section 5.6.7.A 1.
2. Applicant to provide landscape plans for the patio and provide Staff with landscape plans for Staff approval prior to issuance of the COA.
3. Staff still recommends the applicant use a paneled single door on the east elevation as opposed to the noted flush painted wood door.
4. Applicant to confirm if the new double doors on the west façade are flush wood doors and painted. Staff recommends these be paneled or glass doors. Applicant to submit cutsheet for the doors.
5. Applicant to confirm if the HVAC screen on the east façade will match what is shown on sheet A200.
6. Applicant to note the construction elements that will comprise the wood screen wall illustrated on sheet A200. Is this picket fence being constructed as a shadow box style of fence which is not appropriate for the historic district?
7. The applicant has drawn the post and beam structural elements related to the porte cochere element. The wood support posts shall be noted as painted as raw unpainted treated wood is not appropriate for the historic district. Will the new laminated beams be concealed with beam trim or proposed to be painted? Applicant to confirm.

Mark W. Sutton, Architect
Call The "Marchitect"

July 6, 2025

Christopher Klement
City of Beaufort
Beaufort, SC

Re: Baksh Application

Dear Mr. Clement,

I plan to submit drawings for the Pink Pub and have provided our response to the HDRB comments received today.

#2 During the meeting it was agreed that an elevation looking east would be sufficient to show changes to the building. The plans have been revised such that there are no changes to the existing building that were not previously approved. The elevation provided clearly shows the walk-in-cooler enclosure as well as screen details.

#3 The assessment that the details call for a wood door are incorrect. The details require a WOOD Jamb only as a hollow metal door leaf is to provide security for the kitchen staff. This door was previously approved and installed.

#4 The double door is an existing door. The original plans called for the opening to be reduced. However, it is the client's desire to keep the existing double door. The existing door is a fiberglass full lite double door unit. The second door near the WIC has been deleted and will not be installed.

#5 The screening details have been added to the submitted drawings as requested.

#6The trapezoidal windows have been deleted from the project and will not be installed.

#7The WIC will only be clad above the six-foot level as necessary to conceal the cooler walls. The roof will be asphalt shingle to match the main building.

#8 The existing conditions are brick columns. The wood post shall be painted to match the columns and building.

The building will remain Pink. A color sample would be useless.

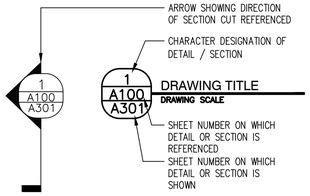
Sincerely Yours;

Mark W. Sutton, AIA

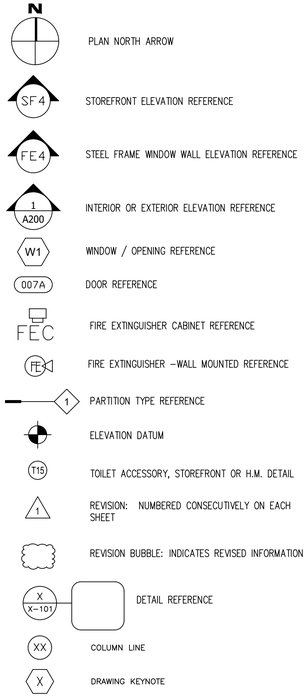
1703 Edinburgh Avenue, Port Royal, SC 29935
Tel (843)-310-9848 / E-mail markwsutton@yahoo.com

SYMBOLS & KEYS

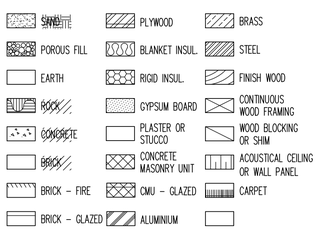
PLAN/SECTION



DOCUMENTATION DESIGNATIONS



HATCH DESIGNATIONS



DRAWING INDEX

CIVIL

N/A

ARCHITECTURAL

T1	COVER SHEET
T2	CODE SUMMARY
T3	CODE SUMMARY CONTINUED
T4	ADA STANDARDS
EC100	EXISTING CONDITIONS & DEMO PLAN
A001	DOOR TYPES & DETAILS, WALL TYPES & DETAILS RESTROOM LAYOUT & DETAILS
A100	OVERALL FLOOR PLAN, BAR SECTION & DETAILS
A101	SEATING LAYOUT & HANDICAPPED PARKING

STRUCTURAL

N/A

MECHANICAL

SEE MECHANICAL DWGS

PLUMBING

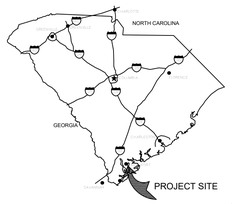
SEE MECHANICAL DWGS

FIRE PROTECTION

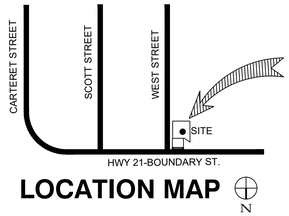
N/A

ELECTRICAL

SEE ELECTRICAL PLANS



VICINITY MAP



LOCATION MAP

SCOPE OF WORK:

- **THIS PROJECT CONSISTS OF INTERIOR RENOVATION/ UPFIT WORK FOR AN EXISTING 860 SQUARE FOOT RETAIL BUILDING**
- **THE EXISTING BUILDING IS NOT FIRE SPRINKLERED**
- **WITH THE EXCEPTION OF TWO NEW EXIT DOORS, THE EXISTING BUILDING ENVELOPE REMAINS UNCHANGED**
- **WORK INCLUDES A NEW KITCHEN, WOOD STUD AND GYPSUM BOARD PARTITIONS , PRE-HUNG INTERIOR DOORS & FRAMES, & INTERIOR PAINTING**
- **ELECTRICAL WORK INCLUDES MINOR DEMO, SWITCHING, OUTLETS, & CONNECTION OF NEW KITCHEN EQUIPMENT**
- **RELOCATION OF AN EXISTING OUTDOOR CONDENSING UNIT & NEW WALK-IN-COOLER**
- **NEW HVAC UNIT & REVISED DUCT WORK**

GENERAL CONSTRUCTION NOTES

1. ALL WORK SHALL BE CARRIED OUT ACCORDING TO GOOD CONSTRUCTION PRACTICES AND SHALL BE IN COMPLIANCE WITH THE FOLLOWING CODES;
   - 1.1. BUILDING: 2021 INTERNATIONAL BUILDING CODE
   - 1.2. MECHANICAL: 2021 INTERNATIONAL MECHANICAL CODE
   - 1.3. ELECTRICAL: 2021 NEC
   - 1.4. PLUMBING: 2021 INTERNATIONAL PLUMBING CODE
   - 1.5. FIRE CODE: 2021 INTERNATIONAL FIRE CODE
   - 1.6. ENERGY CODE: 2021 INTERNATIONAL ENERGY CONSERVATION CODE
   - 1.7. NFPA 101 LIFE SAFETY CODE
   - 1.8. ICC A11.7-2009 AND THE AMERICANS WITH DISABILITIES ACT (ADA)
   - 1.9. LOCAL PLANNING AND ZONING
2. ALL WORK SHALL BE UNDERTAKEN AND MANAGED IN ACCORDANCE WITH OSHA STANDARDS FOR THE CONSTRUCTION INDUSTRY.
3. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL LIFE SAFETY ELEMENTS INCLUDING BUT NOT LIMITED TO EXIT SIGNAGE, FIRE EXTINGUISHERS AND FIRE SPRINKLER SYSTEMS NECESSARY TO SATISFY LOCAL, STATE AND FEDERAL STANDARDS, CODES AND GUIDELINES.
4. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS AND FEES.
5. GENERAL CONTRACTOR SHALL REPORT TO THE ARCHITECT ANY AND ALL DISCREPANCIES REGARDING EXISTING CONDITIONS OR WITHIN THE DRAWINGS AND SPECIFICATIONS. FAILURE TO DO SO WILL RELIEVE THE ARCHITECT OF ANY RESPONSIBILITY REGARDING ANY CONSEQUENCES THAT MIGHT ARISE AS A RESULT OF SUCH DISCREPANCIES.
6. GENERAL CONTRACTOR SHALL SUBMIT, FOR OWNER AND ARCHITECT APPROVAL, SAMPLES AND PRODUCT DATA FOR ANY SUBSTITUTED PRODUCTS AND/OR SYSTEMS.
7. GENERAL CONTRACTOR IS SOLELY RESPONSIBLE FOR COORDINATION OF ALL DISCIPLINES AND TRADES AND THEIR POTENTIAL IMPACT ON THE PROJECT.
8. EXISTING CONDITIONS DAMAGED DURING THE COURSE OF CONSTRUCTION SHALL BE REPAIRED OR REPLACED WITH LIKE MATERIALS AND WORKMANSHIP.
9. GENERAL CONTRACTOR IS RESPONSIBLE FOR COORDINATING, BETWEEN TRADES, ALL CUTTING AND PATCHING RESPONSIBILITIES.
10. DUE TO MANUFACTURER VARIATIONS ON TYPE AND SIZES OF EQUIPMENT, CASEWORK, FIXTURES, ETC. ALL EXISTING DIMENSIONS AND EXISTING CONDITIONS SHALL BE FIELD VERIFIED BY THE GENERAL CONTRACTOR AND THE APPROPRIATE SUBCONTRACTORS AND SUPPLIERS
11. UNLESS NOTED OTHERWISE, INSTALL CONTINUOUS TREATED, NON-COMBUSTIBLE 2x6 WOOD BLOCKING FOR ALL CASEWORK, COUNTERS, GRAB BARS, WALL MOUNTED EQUIPMENT AND ACCESSORIES, FIXTURES, TELEVISIONS, ETC.
12. CONSTRUCTION DRAWINGS TAKE PRECEDENCE OVER SPECIFICATIONS; LARGE SCALE DETAILS TAKE PRECEDENCE OVER PLANS AND ELEVATIONS AND ENGINEERING DRAWINGS TAKE PRECEDENCE OVER ARCHITECTURAL GRAPHIC REPRESENTATIONS.
13. GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL CONSTRUCTION DEBRIS AND FINAL CLEANING.
14. GENERAL CONTRACTOR IS RESPONSIBLE FOR KNOWING AND COMPLYING WITH ALL LOCAL ORDINANCES REGARDING NOISE, WORK HOURS, ETC.

THE PINK PUB

902 BOUNDARY ST, BEAUFORT, SOUTH CAROLINA

BEAUFORT COUNTY, S.C.

MARK W. SUTTON, ARCHITECT
1703 EDINBURGH AVENUE
PORT ROYAL, SC 29935
(843) 310-9848
markwsutton@yahoo.com

CONSULTANTS

REVISIONS:

5/10/19 PERMIT ISSUE

3/25/26 FINAL HDRB ISSUE

DATE:	1/12/25
PROJECT NO:	PINK PUB
DWN. BY:	SUTTON
CHK'D BY:	SUTTON

SHEET TITLE

COVER SHEET

T1

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2021 INTERNATIONAL BUILDING CODE SUMMARY

A. PROJECT INFORMATION - (REQUIRED INFORMATION FOR ALL PROJECTS)
THIS SECTION IS REQUIRED TO BE COMPLETED FOR ALL PROJECTS

Name of Project: THE PINK PUB
Address: 902 BOUNDARY STREET Zip Code: 29902
Proposed Use: BAR
Owner or Authorized Agent: M.W. SUTTON Phone #: (843) 310-9848 E-Mail markwsutton@yahoo.com
Owned By: ☐ City/County ☒ Private JANELLE BACSH ☐ State
Code Enforcement Jurisdiction: ☒ City BEAUFORT ☐ County ☐ State

B. PROJECT SUMMARY/ ALTERNATIVE MEANS OF COMPLIANCE
REQUIRED INFORMATION FOR ALL PROJECTS

Building description: EXISTING COMMERCIAL RETAIL BUILDING IS ONE STORY WOOD & MASONRY FRAME STRUCTURE WITH LAPPED SIDING EXTERIOR FINISH.

Scope of work details: (If phased construction, please see plan submittal guidelines for submittal requirements.)
THE PRIMARY SCOPE OF WORK FOR THIS PROJECT IS MINOR INTERIOR NON-BEARING WALL FRAMING IN EXISTING TENANT SPACE. WORK WILL INCLUDE NEW ADA RESTROOM, BAR, KITCHEN EQUIPMENT, DOORS, AND WALL PAINT. ELECTRICAL WORK INCLUDES CONNECTIONS TO NEW EQUIPMENT. MECHANICAL WORK CONSISTS OF NEW RESTROOM, HOOD, & SINK CONNECTIONS

Does this project have air rights, easements, an assumed or deeded property line, no build easements or other circumstances similar to the aforementioned? Yes ____ No X If yes, please provide a copy of the official documents.
Renovation projects only: If you are using Chapter 34 (3412 Existing buildings) in the IBC or NFPA 101 as an alternative for Code compliance *please schedule a preliminary review before submitting your project for review.*
Notes for Plans Examiner and Inspectors: Please reproduce the evaluation form on the plans.
N/A

C. DESIGN PROFESSIONAL INFORMATION
REQUIRED INFORMATION FOR ALL PROJECTS

LEAD DESIGN PROFESSIONAL: MARK W. SUTTON, AIA

DESIGNER	FIRM	NAME	LICENSE #	TELEPHONE #	EMAIL
Architectural:	SOLE PRACTITIONER	MARK W. SUTTON	8636	(843) 310-9848	markwsutton@yahoo.com
Civil:	N/A	N/A	N/A	N/A	N/A
Electrical:	N/A	N/A	N/A	N/A	N/A
Fire Alarm:	N/A	N/A	N/A	N/A	N/A
Plumbing:	N/A	N/A	N/A	N/A	N/A
Mechanical:	N/A	N/A	N/A	N/A	N/A
Sprinkler-Standpipe:	N/A	N/A	N/A	N/A	N/A
Structural:	N/A	N/A	N/A	N/A	N/A
Retaining Walls >5' High:	–	–	–	–	–
Other	–	–	–	–	–

D. TYPE OF WORK BEING PERFORMED
REQUIRED INFORMATION FOR ALL PROJECTS

What type of work is being performed?

☐ New Construction:
(A project from the site work through the completion of work required for tenant occupancy) This includes Shell buildings.

☐ Addition: (An Existing Building that is adding heated or unheated space. This could be an addition to the footprint or a vertical expansion)

☐ Uplift: (First Time Interior Completion)
(Uplift - the first time interior completion of a virgin (never occupied) shell space in a newly constructed building.
The applicant must provide a copy of the approved shell)

☒ Alteration/Renovation: (Previously Occupied Space) This includes Change of Use.

E. CODE INFORMATION
If using the REHAB code please go to section f.)

Building Code: ☒ 2015 International Building Code (IBC)
☐ 2015 Chapter 34 (attach building evaluation per section 3412)

New Building: ☐ New building ☐ Shell building
☐ First time interior completion (upfit) ☐ Addition

Existing Building: ☒ Change of use / occupancy
☐ Building / tenant space interior completion (Alteration/ Renovation)

Year of construction 1920 ? Previous use "B" BUSINESS

F. REHAB CODE (EXISTING BUILDING CODE)

☐ 2015 EXISTING BUILDING CODE Information: Scope of work / work are must be listed and delineated on the plans.

Check all that apply: ☐ Repair ☐ Renovation ☒ Alteration ☐ Reconstruction ☒ Change of use ☐ Addition

☐ Last know legal occupancy use – Historic Property: Yes ☒ No ☐
Original Building Code Date: – Date of Preliminary Meeting –
Justification for using the REHAB code:
–
–

Reviewers Notes for Field Inspector:
–
–

G. BASIC BUILDING DATA
REQUIRED INFORMATION FOR ALL PROJECTS

Construction Type: (Table 601) (Check all that apply): ☐ I-A ☐ I-B ☐ II-A ☐ II-B ☐ III-A ☐ III-B ☐ IV ☒ V-B ☐ V-A
Sprinklers: (Section 903) ☒ No ☐ Partial ☐ Yes ☐ NFPA 13-07 ☐ NFPA 13R-07 ☐ NFPA 13D-07
Standpipes: (Section 905) ☒ No ☐ Yes Class ☐ I ☐ II ☐ III ☐ Wet ☐ Dry ☐ NFPA 14-07
Fire District: ☐ No ☒ Yes
Flood Hazard Area: (Appendix G) ☒ No ☐ Yes
Building Height: (Feet) 14'-0" (Table 503) Stories: 1
Gross Building Area:

FLOOR	EXISTING (SQ FT)	NEW (SQ FT)	ALT./Re	SUB-TOTAL
6th Floor	N/A	N/A	N/A	N/A
5th Floor	N/A	N/A	N/A	N/A
4th Floor	N/A	N/A	N/A	N/A
3rd Floor	N/A	N/A	N/A	N/A
2nd Floor	N/A	N/A	N/A	N/A
Mezzanine	N/A	N/A	N/A	N/A
1st Floor	860 SF	0	0	860
Basement	N/A	N/A	N/A	N/A
TOTAL	860 SF	0	0	860 SF

H. ALLOWABLE AREA: OCCUPANCY CLASSIFICATION
REQUIRED INFORMATION FOR ALL PROJECTS

Occupancy: (Chapter 3)
Assembly (303) ☐ A-1 ☒ A-2 ☐ A-3 ☐ A-4 ☐ A-5
Business (304) ☐ B
Educational (305) ☐ E
Factory (306) ☐ F-1 Moderate ☐ F-2 Low
Hazardous (307) ☐ H-1 Detonate ☐ H-2 Deflagrate ☐ H-3 Combust ☐ H-4 Health ☐ H-5 HPM
Institutional (308) ☐ I-1 ☐ I-2 ☐ I-3 ☐ I-4
I-3 Condition ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5
Mercantile (309) ☐ M
Residential (310) ☐ R-1 ☐ R-2 ☐ R-3 ☐ R-4
Storage (311) ☐ S-1 Moderate ☐ S-2 Low ☐ High-piled ☐ Parking Garage ☐ Open ☐ Enclosed ☐ Repair Garage
Utility and Miscellaneous (312) ☐ U
Accessory Occupancies:(<10%): (508) If Applicable
Assembly (303) ☐ A-1 ☐ A-2 ☐ A-3 ☐ A-4 ☐ A-5
Business (304) ☐ B
Educational (305) ☐ E
Factory (306) ☐ F-1 Moderate ☐ F-2 Low
Hazardous (307) ☐ H-1 Detonate ☐ H-2 Deflagrate ☐ H-3 Combust ☐ H-4 Health ☐ H-5 HPM
Institutional (308) ☐ I-1 ☐ I-2 ☐ I-3 ☐ I-4
I-3 Condition ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ 5
Mercantile (309) ☐ M
Residential (310) ☐ R-1 ☐ R-2 ☐ R-3 ☐ R-4
Storage (311) ☐ S-1 Moderate ☐ S-2 Low ☐ High-piled ☐ Parking Garage ☐ Open ☐ Enclosed ☐ Repair Garage
Utility and Miscellaneous (312) ☐ U
Incidental Uses: If applicable - areas with additional requirements (Table 508.2.5):
☐ Furnace room where any piece of equipment is over 400,000 Bru per hour input
☐ Room with boilers where the largest piece of equipment is over 15 psi and 10 horsepower
☐ Refrigerant machine room
☐ Hydrogen cutoff rooms, not classified as Group H
☐ Incinerator rooms
☐ Paint shops, not classified as Group H, located in occupancies other than Group F
☐ Laboratories and vocational shops, not classified as Group H. Located in Group E or I-2 Occupancy
☐ Laundry rooms over 100 square feet
☐ Group I-3 cells equipped with padded surfaces
☐ Group I-2 waste and linen collection rooms
☐ Waste and linen collection room over 100 square feet
☐
☐ Room containing fire pumps ☐ Room containing Life-Safetygenerator ☐ Room containing primary transformers *** ☐ Group I-2 storage room over 100 square feet
☐ Group I-2 commercial kitchens
☐ Group I-2 laundries equal to or less than 100 square feet
☐ Group I-2 rooms or spaces that contain fuel-fired heating equipment
Special Uses: If Applicable
☐ 402 ☐ 403 ☐ 404 ☐ 405 ☐ 406 ☐ 407 ☐ 408 ☐ 409 ☐ 410 ☐ 411 ☐ 412 ☐ 413 ☐ 414 ☐ 415 ☐ 416 ☐ 417 ☐ 418 ☐ 419 ☐ 420 ☐ 421 ☐ 422 ☐ 423 ☐ 424 ☐ 425 ☐ 426 ☐ 427
Special Provisions: If Applicable
☐ 509.2 ☐ 509.3 ☐ 509.4 ☐ 509.5 ☐ 509.6 ☐ 509.7 ☐ 509.8 ☐ 509.9
Mixed Occupancy/Use: (506.5) If Applicable
☒ No ☐ Yes Separation: N/A Hr. Exception: ____
☐ Incidental Use Separation (508.2.5)
This separation is not exempt as a Non-Seperated Use (see exceptions).
☒ Non-Separated Use (508.3)
The required type of construction for the building shall be determined by applying the height and area limitations for each of the applicable occupancies to the entire building. The most restrictive type of construction, so determined, shall apply to the entire building.
☐ Separated Use (508.4) - See below for area calculations
For each story, the area of the occupancy shall be such that the sum of the ratios of the actual floor area of each use divided by the allowable floor area for each use shall not exceed 1. If Applicable to this project please rovide a key plan with all occupancies identified with square footage.

$$\frac{\text{Actual Area of Occupancy A}}{\text{Allowable Area of Occupancy A}} + \frac{\text{Actual Area of Occupancy B}}{\text{Allowable Area of Occupancy B}} + \frac{\dots}{\dots} \leq 1.00$$

$$\frac{N/A}{} + \frac{N/A}{} = \frac{N/A}{} \leq 1.00$$

STORY NO.	DESCRIPTION AND USE	(A) BLDG AREA PER STORY (ACTUAL)	(B) TABLE 506 [5] AREA	(C) AREA FOR OPEN SPACE INCREASE [1]	(D) AREA FOR SPRINKLER INCREASE [2]	(E) ALLOWABLE AREA OR UNLIMITED [3]	(F) MAXIMUM BUILDING AREA [4]
1	ASSEMBLY -A2	860 SF	6,000 SF	N/A	N/A	6,000 SF	6,000 SF
	TOTAL (UP1T)	860 SF					

[1] Frontage area increases from Section 506.2 are computed thus: N/A
a. Perimeter which fronts a public way or open space having 20 feet minimum width = – (F)
b. Total Building Perimeter (P) = – (P)
c. Ratio (F/P) = – (F/P)
d. Minimum width of public way (W) = – (W)
e. Percent of frontage increase $I_F = 100\ [F/P - 0.25] \times W/30 =$ – (%)

[2] The sprinkler increase per Section 506.3 is as follows: N/A
a. Multi-story building I_s = 200 percent
b. Single-story building I_s = 300 percent

[3] Unlimited area applicable under conditions of Sections 507. N/A

[4] Maximum Building Area = total number of stories in the building x E (506.4.1). Maximum of 3.

[5] The maximum area of open parking garage must comply with Table 406.3.5. The maximum area of air traffic control towers must comply with Table 412.1.2.

I. ALLOWABLE HEIGHT (CHAPTER 5)
REQUIRED FOR ADDITIONS, NEW CONSTRUCTION

	ALLOWABLE (TABLE 504)	INCREASE FOR SPRINKLERS (TABLE 506.3)	SHOWN ON PLANS	CODE REFERENCE
Type of Construction	Type: V-B		Type: V-B	602.4
Building Height in Feet	Feet: 40	Feet=H+20' = N/A	Feet: 14'-0"	503
Building Height in Stories	Stories: 1	Stories+1 = N/A	Stories: 1	503

J. FIRE PROTECTION REQUIREMENTS (CHAPTER 7)
REQUIRED INFORMATION FOR ALL PROJECTS

BUILDING ELEMENT	FIRE SEPARATION DISTANCE (FEET)	RATING** REQ'D	RATING** PROVIDED (W/ ____ * REDUCTION)	DETAIL # AND SHEET #	DESIGN # FOR RATED ASSEMBLY	DESIGN # FOR RATED PENETRATION	DESIGN # FOR RATED JOINTS
Structural Frame including columns, girders, trusses	>60'-0"	0	0	–	–	–	–
Bearing Walls (See section k: (601-602) if rated)							
Exterior							
North	N/A	0	0	–	–	–	–
East	N/A	0	0	–	–	–	–
West	N/A	0	0	–	–	–	–
South	N/A	0	0	–	–	–	–
Interior	N/A	0	0	–	–	–	–
Nonbearing Walls and Partitions (See section k: (601-602) if rated)							
Exterior							
North	>60'-0"	0	0	–	–	–	–
East	>60'-0"	0	0	–	–	–	–
West	>60'-0"	0	0	–	–	–	–
South	>60'-0"	0	0	–	–	–	–
Interior walls and partitions	N/A	0	0	–	–	–	–
Floor Construction including supporting beams and joists	>60'-0"	0	0	–	–	–	–
Roof Construction including supporting beams and joists	>60'-0"	0	0	–	–	–	–
Shaft Enclosures - Exit	N/A	N/A	N/A	–	–	–	–
Shaft Enclosures - Other	N/A	N/A	N/A	–	–	–	–
Corridor Separation	N/A	N/A	N/A	–	–	–	–
Occupancy Separation	N/A	N/A	N/A	–	–	–	–
Party/Fire Wall Separation	N/A	N/A	N/A	–	–		
Smoke Barrier Separation	N/A	N/A	N/A	–	–	–	–
Tenant Separation	N/A	EXISTING	N/A	–	–	–	–
Incidental Separation	N/A	N/A	N/A	–	–	–	–

* Indicate section number permitting reduction
***Rated corridor walls not required due to occupancy load (Section 1020 Exception #4)

K. PERCENTAGE OF WALL OPENING CALCULATIONS
NEW CONSTRUCTION, ADDITION AND CHANGE OF USE

FIRE SEPARATION DISTANCE (FEET) FROM PROPERTY LINES	DEGREE OF OPENING PROTECTION (TABLE 705.8)	ALLOWABLE AREA (%)	ACTUAL SHOWN ON PLANS (%)
THIS PROJECT DOES NOT ALTER OR MODIFY THE EXISTING BUILDING ENVELOPE			
–	–	–	–
–	–	–	–
–	–	–	–

–
–

L. WALL LEGENDS
REQUIRED FOR ALL PROJECTS

CHECK THE FOLLOWING ARE PRESENT AND INDICATED BY A WALL LEGEND ON ALL PLANS
☐ Fire Walls 706 ☐ Fire Barriers 707 ☐ Shaft Enclosure 708 ☐ Fire Partitions 709 ☐ Smoke Barriers 710 ☐ Smoke Partitions 711 ☐ No rated walls are present

M. LIFE SAFETY SYSTEMS (EXISTING OR NEW SYSTEMS)
REQUIRED FOR ALL PROJECTS

Emergency Lighting: (1006) ☐ No ☒ Yes
Exit Signs: (1011) ☐ No ☒ Yes
Fire Alarm: (907, NFPA 72-07) ☒ No ☐ Yes
Smoke Detection Systems: S907 ☒ No ☐ Yes ☐ Partial____
Panic Hardware: S1008.1.10 ☒ No ☐ Yes
Life Safety systems generator : S2702.2 ☒ No ☐ Yes

N. LIFE SAFETY PLAN CHECK LIST FOR COMPLIANCE
REQUIRED FOR ALL PROJECTS - CHECK ITEMS THAT ARE APPLICABLE TO YOUR PROJECT

☐ Fire and /or smoke rated wall locations (Chapter 7)
☐ Assumed and real property line locations
☐ Exterior wall opening area with respect to distance to assumed property lines (705.8)
☐ Existing structures within 30' of the proposed building
☐ Occupancy types for each area as it relates to occupant load calculation (Table 1004.1.1)
☐ Occupant load for each area
☒ Exit access travel distances (1016)
☒ Common path of travel distances (1014.3&1028.8)
☒ Dead end lengths (1018.4)
☒ Clear exit widths for each exit door
☒ Maximum calculated occupant load capacity each exit door can accommodate based on egress width (1005.1)
☒ Actual occupant load for each exit door
☐ A separate schematic plan indicating where fire rated floor/ceiling and/or roof structure is provided for purpose of occupancy separation
☐ Location of doors with panic hardware (1008.1.10)
☐ Location of doors with delayed egress locks and the amount of delay (1008.1.9.7)
☐ Location of doors with electromagnetic egress locks (1008.1.9.8)
☐ Location of doors equipped with hold-open devices
☐ Location of emergency escape windows (1029)
☐ The square footage of each fire area (902)
☐ The square footage of each smoke compartment (407.4)
☐ Note any code exceptions or table notes that may have been utilized regarding the items above

O. EXIT REQUIREMENTS
REQUIRED FOR ALL PROJECTS

NUMBER AND ARRANGEMENT OF EXITS

FLOOR, ROOM OR SPACE DESIGNATION	MINIMUM[2] NUMBER OF EXITS: REQ'D T1006.2.1	MINIMUM[2] NUMBER OF EXITS: SHOWN ON PLANS	TRAVEL DISTANCE: ALLOWABLE TRAVEL DISTANCE (Table 1017.2)	TRAVEL DISTANCE: ACTUAL TRAVEL DISTANCE SHOWN ON PLANS	ARRANGEMENT OF MEANS OF EGRESS[2,3] (SECTION 1007): REQ'D DISTANCE BETWEEN EXIT DOORS	ARRANGEMENT OF MEANS OF EGRESS[2,3] (SECTION 1007): ACTUAL DISTANCE SHOWN ON PLANS
TENANT A	1	3	200'	30' MAX	20'	25'-4"

[1] Corridor dead ends (Section 1020.4)
[2] Buildings with Single Exits (Table 1006.3), Spaces with one means of egress (Table 1006.2)
[3] Common Path of Travel (Section 1006.2.1)

OCCUPANT LOAD AND EXIT WIDTH (TABLE 1004.1.2)

USE GROUP OR SPACE DESCRIPTION	(a) AREA sq. ft.	(b) AREA PER OCCUPANT	(1004.1.2) CALCULATED OCCUPANT LOAD (a/b)	(c) EGRESS WIDTH PER OCCUPANT (SECTION 1005): STAIR	(c) EGRESS WIDTH PER OCCUPANT (SECTION 1005): LEVEL	EXIT WIDTH (in) REQUIRED WIDTH (SECTION 1005) (a+b) x c: STAIR	EXIT WIDTH (in) REQUIRED WIDTH (SECTION 1005) (a+b) x c: LEVEL	ACTUAL WIDTH SHOWN ON PLANS: STAIR	ACTUAL WIDTH SHOWN ON PLANS: LEVEL
TENANT 1									
ASSEMBLY	424 SF	15 SF GROSS	29 PERSON	0.3	0.2	N/A	5.8"	N/A	32" MIN
BUISNESS	459 SF	100 SF GROSS	5 PERSON	0.3	0.2	N/A	2.6"	N/A	64" MIN
TOTAL	883 SF		34 PEOPLE						96" MIN

[1] See Table 1004.1.2 to determine whether net or gross area is applicable. See definition "Area, Gross" and "Area, Net" (Section 1002)
[2] Minimum stairway width (Section 1009.1); min. corridor width (Section 1018.2); min. door width (Section 1008.1.1)
[3] Minimum width of exit passageway (Section 1023.2)
[4] See Section 1004.5 for converging exits.
[5] The loss of one means of egress shall not reduce the available capacity to less than 50 percent of the total required (Section 1005.1)
[6] Assembly occupancies (Section 1028)
[7] Spaces within occupancies or use groups shall be calculated independently. (Ex. Lobbies, lounges, break rooms, conference rooms.)

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REGISTERED ARCHITECT

CONSULTANTS

REVISIONS:
5/10/19 PERMIT ISSUE
3/25/26 FINAL HDRB ISSUE

DATE: 1/12/25
PROJECT NO: PINK PUB
DWN. BY: SUTTON
CHK'D BY: SUTTON

SHEET TITLE
CODE SUMMARY

T2

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2021 INTERNATIONAL BUILDING CODE SUMMARY -CONTINUED

P. ACCESSIBLE DWELLING UNITS AND SLEEPING UNITS
ONLY FOR R-1, R-2 OCCUPANCY

ACCESSIBLE DWELLING UNITS (1107)

TOTAL UNITS	ACCESSIBLE UNITS REQUIRED	ACCESSIBLE UNITS PROVIDED	TYPE A UNITS REQUIRED	TYPE A UNITS PROVIDED	TYPE B UNITS REQUIRED	TYPE B UNITS PROVIDED	TOTAL ACCESSIBLE UNITS PROVIDED
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

Q. ACCESSIBLE PARKING
PROJECTS THAT ARE NEW CONSTRUCTION, ADDITION, CHANGE OF USE

ACCESSIBLE PARKING (1106)

LOT OR PARKING AREA	TOTAL # OF PARKING SPACES		# OF ACCESSIBLE SPACES PROVIDED			TOTAL # ACCESSIBLE PROVIDED
	REQUIRED	PROVIDED	REGULAR WITH 5' ACCESS AISLE	VAN SPACES WITH 132" ACCESS AISLE	8' ACCESS AISLE	
NO CHANGE TO EXISTING PARKING						
	–	–	–	–	–	
TOTAL	–	–	–	–	–	

R. STRUCTURAL DESIGN
PRIMARY FOR NEW CONSTRUCTION, ADDITIONS AND CHANGE OF USE

If adding dead loads or live loads to the building structural system information in any project will be required. The information may be located on the structural sheets. The structural sheet must be in the same format as noted in this section. If it is on the Structural sheets, please indicate here.

Located on Structural Sheet Number N/A : Yes N/A No N/A

DESIGN LOADS:

Importance Factors: (ASCE/SEI 7-05-11.5) Wind N/A; Snow N/A; Seismic N/A

THIS PROJECT DOES NOT ALTER THE EXISTING BUILDING STRUCTURE

Live Loads:
- Roof: (1603.1.2, 1607.11, 1611) N/A psf
- Floor: (1603.1.1, 1607.10, T1607.10) N/A psf
- Live load reductions: (1603.1.1, 1607.9) N/A psf

Ground Snow Load: (1608.2)

Wind Load:
- Basic Wind Speed: (1609.3) N/A mph (ASCE-7)
- Exposure Category (1609.4) N/A
- Wind Base Shears (for MWFRS) (Engineer Cal's) Vx= N/A Vy= N/A

SEISMIC DESIGN CATEGORY: (1613.1, 1613.5.6)

Provide the following Seismic Design Parameters: ☐ A ☐ B ☐ C ☐ D

Occupancy Category: (Table 1604.5) ☐ I ☐ II ☐ III ☐ IV

Spectral Response Acceleration: (Engineer cal's) Ss N/A %g S1 N/A %g

Site Classification (Table 1613.5.2) ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F

Data Source: ☐ Field Test ☐ Presumptive ☐ Historical Data

Basic Structural System (Check one) ☐ Bearing Wall ☐ Dual w/ Special Moment Frame

Ground Snow Load: ☐ Building Frame ☐ Dual w/ Intermediate R/C or Special Steel

Wind Load: ☐ Moment Frame ☐ Inverted Pendulum

Seismic base sheer: (Engineer Cal's) Vx= N/A Vy= N/A

Analysis Procedure: ☐ Simplified ☐ Equivalent Lateral Force ☐ Dynamic

Architectural, Mechanical, Components anchored? ☐ Yes ☐ No

LATERAL DESIGN CONTROL: ☐ Earthquake ☐ Wind

SOIL BEARING CAPACITIES: ☐ Earthquake ☐ Wind

Field Test (provided copy of test report as a reference document) N/A psf

Presumptive Bearing Capacity N/A psf

Pile sizes, type, and capacity N/A

SPECIAL INSPECTIONS REQUIRED: ☐ Yes ☒ No

S. SPECIAL INSPECTIONS:
IF APPLICABLE TO YOUR PROJECT

http: charmeck.org/mecklenburg/county/LUESA/CodeEnforcement/Tools/Forms/Documents/SI Scope.pdf

SCHEDULE OF SPECIAL INSPECTIONS
- ☒ No special inspections required for this project
- ☐ Special inspections required

The following sheets comprise the required schedule of Special Inspections for this project. The construction divisionsn which require special inspections for this project are as follows:

- ☐ IT-1 Verifications of Soils
- ☐ IT-2 Excavation and Fill
- ☐ IT-3 Piling and Drilling Piers
- ☐ IT-4 Modular Retaining Walls
- ☐ IT-5 Reinforced Concrete
- ☐ IT-6 Post Tension Slab
- ☐ IT-7 Pre-cast Concrete Erection
- ☐ IT-8 Pre-stressed Concrete
- ☐ IT-9 Inspection of Pre-cast Fabricators
- ☐ IT-10 Inspection of Structural Steel Fabricators
- ☐ IT-11 Structural Masonry
- ☐ IT-12 Masonry
- ☐ IT-13 High Strength Bolts & Steel Framing Insp.
- ☐ IT-14 Sprayed Fire Resistance Materials
- ☐ IT-15 Exterior Insulation and Finish System
- ☐ IT-16 Seismic Resistance
- ☐ IT-17 Smoke Control
- ☐ IT-18 Detention Basin
- ☐ IT-19 Special Cases

Check the above boxes for the special inspection required for this project and list specific special inspections required under Chapter 17.

T. PLUMBING FIXTURES REUIREMENTS
NEW CONSTRUCTION, ADDITIONS, UPFITS, ALTERATIONS AND CHANGE OF USE OR IF INCREASING OCCUPANT LOAD

TABLE 2902.1

OCCUPANCY USE GROUP AND/OR SPACE DESIGNATION	WATER CLOSETS MALE	WATER CLOSETS FEMALE	URINALS	LAVATORIES MALE	LAVATORIES FEMALE	SHOWERS/ TUBS	DRINKING FOUNTAINS	MOP SINK
UNIT A BUSINESS	1/25	1/25	–	1/40	1/40	N/A	1/100	1
	1/25	1/25	–	1/40	1/40	N/A	1/100	
TOTAL REQUIRED	1	1		1	1		N/A	1
TOTAL PROVIDED	1	1		1	1		N/A	1
	1/25	1/25	–	1/40	1/40	N/A	1/100	–
	1/25	1/25	–	1/40	1/40	N/A	1/100	
TOTAL REQUIRED	–	–		–	–		–	–
TOTAL PROVIDED	–	–		–	–		–	–

U. SPECIAL APPROVALS
IF APPLICABLE TO YOUR PROJECT

Special approval: (Local Jurisdiction, Department of Insurance, OSC, DPI, DHHS, ICC, etc., describe below)

NONE REQUIRED

–

–

V. ENERGY SUMMARY
NEW CONSTRUCTION, ADDITIONS, CHANGE OF USE AND UPFITS

THIS PROJECT DOES NOT ALTER OR MODIFY THE EXISTING BUILDING ENVELOPE

BUILDING ENVELOPE:

ENERGY REQUIREMENTS:

The following data shall be considered minimum and any special attribute required to meet the International Energy Conservation Code shall also be provided. Each Designer shall furnish the required portions of the project information for the plan data sheet. If performance method, state the annual energy cost for the standard reference design vs. annual energy cost for the proposed design.

Climate Zone: (International Energy Conservation Code) ☒ 3 ☐ 4 ☐ 5

Method of Compliance:

☐ Prescriptive (IECC) ☐ Performance (Com Check) Report must be reproduced on drawings

☐ Prescriptive (ASHRAE 90.1-2010 with addenda 2013 supplement) ☐ Performance (ASHRAE 90.1-2010)

THERMAL ENVELOPE: (IECC Chapter 4 and or 5)

Roof/Ceiling Assembly (each assembly)
- Description of assembly: N/A
- U-Value of total assembly: N/A
- R-Value of insulation: N/A
- Skylights in each assembly N/A
- U-Value of skylght: N/A
- Total square footage of skylight in each assembly N/A

Exterior Walls (each assembly)
- Description of assembly: N/A
- U-Value of total assembly: N/A
- R-Value of insulation: N/A
- Openings (windows or doors with glazing) N/A % of above grade walls
- U-Value of assembly: N/A
- Solar hear gain coefficient: N/A
- Projection Factor: N/A
- Door R-values: N/A

Walls below grade (each assembly)
- Description of assembly: N/A
- U-Value of total assembly: N/A
- R-Value of insulation: N/A

Floors over unconditioned space (each assembly)
- Description of assembly: N/A
- U-Value of total assembly: N/A
- R-Value of insulation: N/A

Floors slab on grade
- Description of assembly: N/A
- U-Value of total assembly: N/A
- R-Value of insulation: N/A
- Horizontal/vertical requirement: N/A
- Slab heated: N/A

MECHANICAL SUMMARY (IECC 503) This information may be located on the mechanical sheet. The mechanical sheet must be in the same format as noted in this section. If it is on the mechanical sheets, please indicate here.
(Located on Mechanical Sheet number N/A : ☐ Yes ☒ No

MECHANICAL SYSTEMS, SERVICE SYSTEMS AND EQUIPMENT

Thermal Zone –
- Winter dry bulb: –
- Summer dry bulb: –

Interior design conditions
- Winter dry bulb: –
- Summer dry bulb: –
- Relative humidity: –

Building heating load: –

Building cooling load: –

Mechanical Spacing Conditioning System

Unirary
- Description of unit: –
- Heating efficiency: –
- Cooling efficiency: –
- Size category of unit: –

Boiler
- Size category. If oversized, state reason: –

Chiller
- Size category. If oversized, state reason: –

List equipment efficiencies: –

ELECTRICAL SUMMARY (IECC 505) This information may be located on the electrical sheets. The Electrical sheet must be in the same format as noted in this section. If it is on the electrical sheets, please indicate here.
(Located on Electrical Sheet number N/A : ☐ Yes ☐ No

ELECTRICAL SYSTEM AND EQUIPMENT

METHOD OF COMPLIANCE

Energy Code: ☐ Prescriptive ☐ Performance

ASHRAE 90.1: ☐ Prescriptive ☐ Performance

Lighting Schedule (each fixture type)
- Lamp type required in fixture –
- Number of lamps in fixture –
- Ballast type used in the fixture –
- Number of ballasts in fixture –
- Total wattage per fixture –
- Total interior wattage specified vs. allowed (whole building or space by space) –
- Total exterior wattage specified vs. allowed –

Additional Prescriptive Compliance
- ☐ 506.2.1 More Efficient Mechanical Equipment
- ☐ 506.2.2 Reduced Lighting Power Density
- ☐ 506.2.3 Energy Recovery Ventilation Systems
- ☐ 506.2.4 Higher Efficiency Service Water Heating
- ☐ 506.2.5 On-Site Supply Renewable Energy
- ☐ 506.2.6 Automatic Daylighting Control Systems

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CONSULTANTS

REVISIONS:
- 5/10/19 PERMIT ISSUE
- 3/25/26 FINAL HDRB ISSUE

DATE: 1/12/25
PROJECT NO: PINK PUB
DWN. BY: SUTTON
CHK'D BY: SUTTON

SHEET TITLE

CODE SUMMARY CONT.

T3

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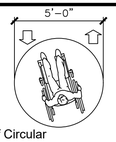
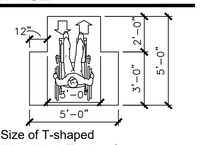
304 WHEELCHAIR TURNING SPACE

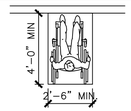


Size of Circular Wheelchair Turning Space
Ref: ICC/ANSI A117.1-2009, Fig. 304.3(a)

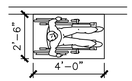


Size of T-shaped Wheelchair Turning Space
Ref: ICC/ANSI A117.1-2009, Fig. 304.3(b)

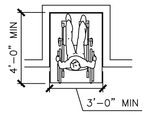
305 CLEAR FLOOR SPACE



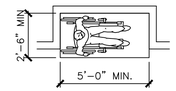
Forward Approach Clear Floor Space
Ref: ICC/ANSI A117.1-2009, Fig. 305.5 (a)



Parallel Approach Clear Floor Space
Ref: ICC/ANSI A117.1-2009, Fig. 305.5 (b)

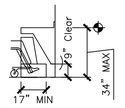


Maneuvering Clearance for a Forward Approach to an Alcove
Ref: ICC/ANSI A117.1-2009, Fig. 305.7 (a)

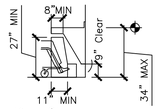


Maneuvering Clearance for a Parallel Approach to an Alcove
Ref: ICC/ANSI A117.1-2009, Fig. 305.7 (b)

306 KNEE & TOE CLEARANCE; 606 LAVATORIES & SINKS; 902 SEATING AT TABLES, COUNTERS, & WORK SURFACES

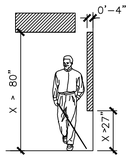


Toe Clearance
Ref: ICC/ANSI A117.1-2009, Fig. 306.2 & 606.3

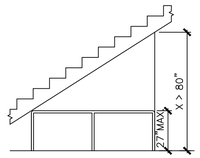


Knee Clearance
Ref: ICC/ANSI A117.1-2009, Fig. 306.3 & 606.3

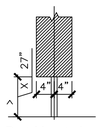
307 PROTRUDING OBJECTS



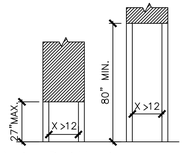
Limits of Protruding Objects
Ref: ICC/ANSI A117.1-2009, Fig. 307.2



Reduced Vertical Clearance
Ref: ICC/ANSI A117.1-2009, Fig. 307.4

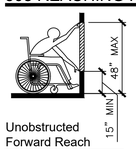


Single Post-Mounted Protruding Object
Ref: ICC/ANSI A117.1-2009, Fig. 307.3 (a)



Multiple Post-Mounted Protruding Objects
Ref: ICC/ANSI A117.1-2009, Fig. 307.3 (b)

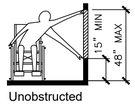
308 REACHING RANGES



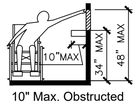
Unobstructed Forward Reach
Ref: ICC/ANSI A117.1-2009, Fig. 308.2.1

20" Max. Obstructed High Forward Reach
Ref: ICC/ANSI A117.1-2009, Fig. 308.2.2 (a)

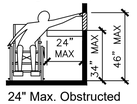
20-25" Max. Obstructed High Forward Reach
Ref: ICC/ANSI A117.1-2009, Fig. 308.2.2 (b)



Unobstructed Side Reach
Ref: ICC/ANSI A117.1-2009, Fig. 308.3.1

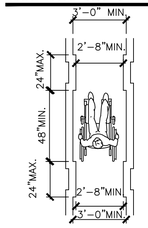


10" Max. Obstructed High Side Reach
Ref: ICC/ANSI A117.1-2009, Fig. 308.3.2 (a)

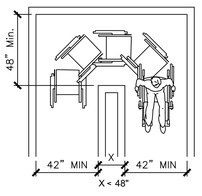


24" Max. Obstructed High Side Reach
Ref: ICC/ANSI A117.1-2009, Fig. 308.3.2 (b)

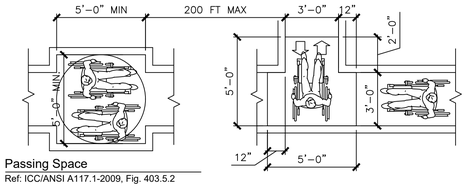
403 ACCESSIBLE ROUTES



Clear Width of an Accessible Route
Ref: ICC/ANSI A117.1-2009, Fig. 403.5

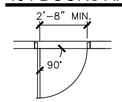


Clear Width at Turn
Ref: ICC/ANSI A117.1-2009, Fig. 403.5.1

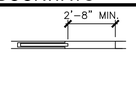


Passing Space
Ref: ICC/ANSI A117.1-2009, Fig. 403.5.2

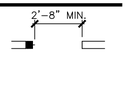
404 DOORS AND DOORWAYS



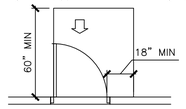
Clear Width of Hinged Door
Ref: ICC/ANSI A117.1-2009, Fig. 404.2.3 (a)



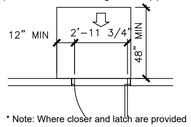
Clear Width of Sliding Door
Ref: ICC/ANSI A117.1-2009, Fig. 404.2.3 (b)



Clear Width of Folding Door
Ref: ICC/ANSI A117.1-2009, Fig. 404.2.3 (c)

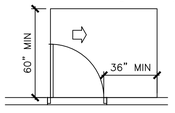


Front Approach, Pull Side
Ref: ICC/ANSI A117.1-2009, Fig. 404.2.4.1 (a)

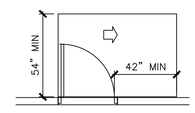


* Note: Where closer and latch are provided

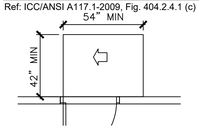
Front Approach, Push Side
Ref: ICC/ANSI A117.1-2009, Fig. 404.2.4.1 (b)



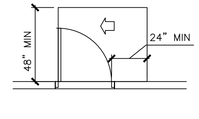
Hinge Approach, Pull Side
Ref: ICC/ANSI A117.1-2009, Fig. 404.2.4.1 (c)



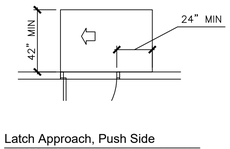
Hinge Approach, Pull Side
Ref: ICC/ANSI A117.1-2009, Fig. 404.2.4.1 (d)



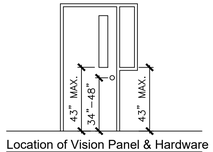
Hinge Approach, Push Side
Ref: ICC/ANSI A117.1-2009, Fig. 404.2.4.1 (e)



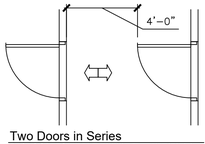
Latch Approach, Pull Side
Ref: ICC/ANSI A117.1-2009, Fig. 404.2.4.1 (f)



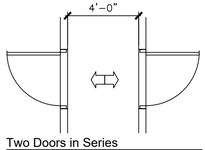
Latch Approach, Push Side
Ref: ICC/ANSI A117.1-2009, Fig. 404.2.4.1 (g)



Location of Vision Panel & Hardware

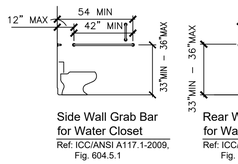


Two Doors in Series
Ref: ICC/ANSI A117.1-2009, Fig. 404.2.6 (a)

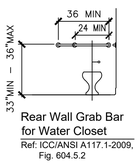


Two Doors in Series
Ref: ICC/ANSI A117.1-2009, Fig. 404.2.6 (b)

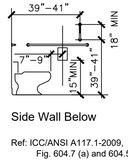
604 WATER CLOSETS,TOILET COMPARTMENTS, & 605 URINALS (CONTINUED)



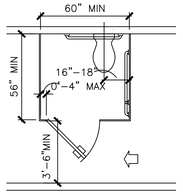
Side Wall Grab Bar for Water Closet
Ref: ICC/ANSI A117.1-2009, Fig. 604.5.1



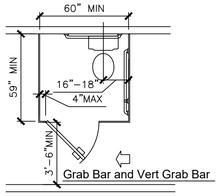
Rear Wall Grab Bar for Water Closet
Ref: ICC/ANSI A117.1-2009, Fig. 604.5.2



Side Wall Below
Ref: ICC/ANSI A117.1-2009, Fig. 604.7 (a) and 604.5.1

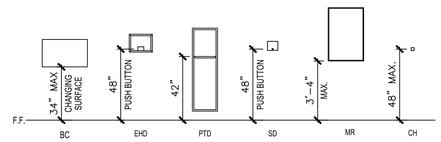


Clearances for Wall-Hung Wheelchair Accessible Water Closet
Ref: ICC/ANSI A117.1-2009, Fig. 604.8.1.1 (a)
Reference Fig. 604.8.3

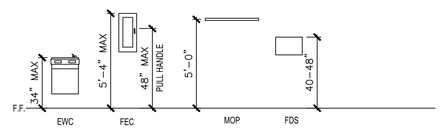


Clearances for Floor-Mounted Wheelchair Accessible Water Closet
Ref: ICC/ANSI A117.1-2009, Fig. 604.8.1.1 (b)
Reference Fig 604.8.3

ACCESSORIES



Typical Toilet Accessories Mounting Heights

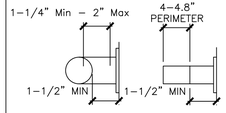


Typical Toilet Accessories Mounting Heights

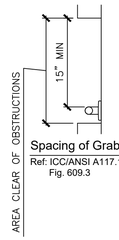
606 LAVATORIES & SINKS

Height of Lavatory & Sink
Ref: ICC/ANSI A117.1-2009, Fig. 606.3; Note 606.6

609 GRAB BARS



Grab Bar Clearances and Cross Sections
Ref: ICC/ANSI A117.1-2009, Fig. 609.2 (a-c)



Spacing of Grab Bars
Ref: ICC/ANSI A117.1-2009, Fig. 609.3

NOT ALL DETAILS ON THIS SHEET APPLY TO THIS PROJECT. THESE DETAILS PROVIDE STANDARD MOUNTING HEIGHTS CLEARANCES, RELATIONSHIPS AND TOLERANCES FOR BUILDING AND SITE ELEMENTS, SYSTEMS AND COMPONENTS. THESE DETAILS ARE PROVIDED TO HELP ENSURE COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT AND THE INTERNATIONAL CODE COUNCIL (ICC) A117.1-2009. THESE DETAILS ARE INTENDED TO SUPPORT OTHER DETAILS, DIMENSIONS AND NOTES PROVIDED IN THE DRAWING SET. IN THE CASE OF CONFLICTING INFORMATION, THE MOST STRINGENT REQUIREMENT SHALL TAKE PRECEDENCE

THE PINK PUB
902 BOUNDARY ST.
BEAUFORT, SOUTH CAROLINA

MARK W. SUTTON,
1703 EDINBURGH AVENUE
PORT ROYAL, SC 29935
(843) 310-9848
markwsutton@yahoo.com

STATE OF SOUTH CAROLINA
MARK W. SUTTON
Registered
NO. 8636
REGISTERED ARCHITECT

CONSULTANTS

REVISIONS:
5/10/19 PERMIT ISSUE
3/25/26 FINAL HDRB ISSUE

DATE:	1/12/25
PROJECT NO:	PINK PUB
DWN. BY:	SUTTON
CHK'D BY:	SUTTON

SHEET TITLE
ADA STANDARDS

T4

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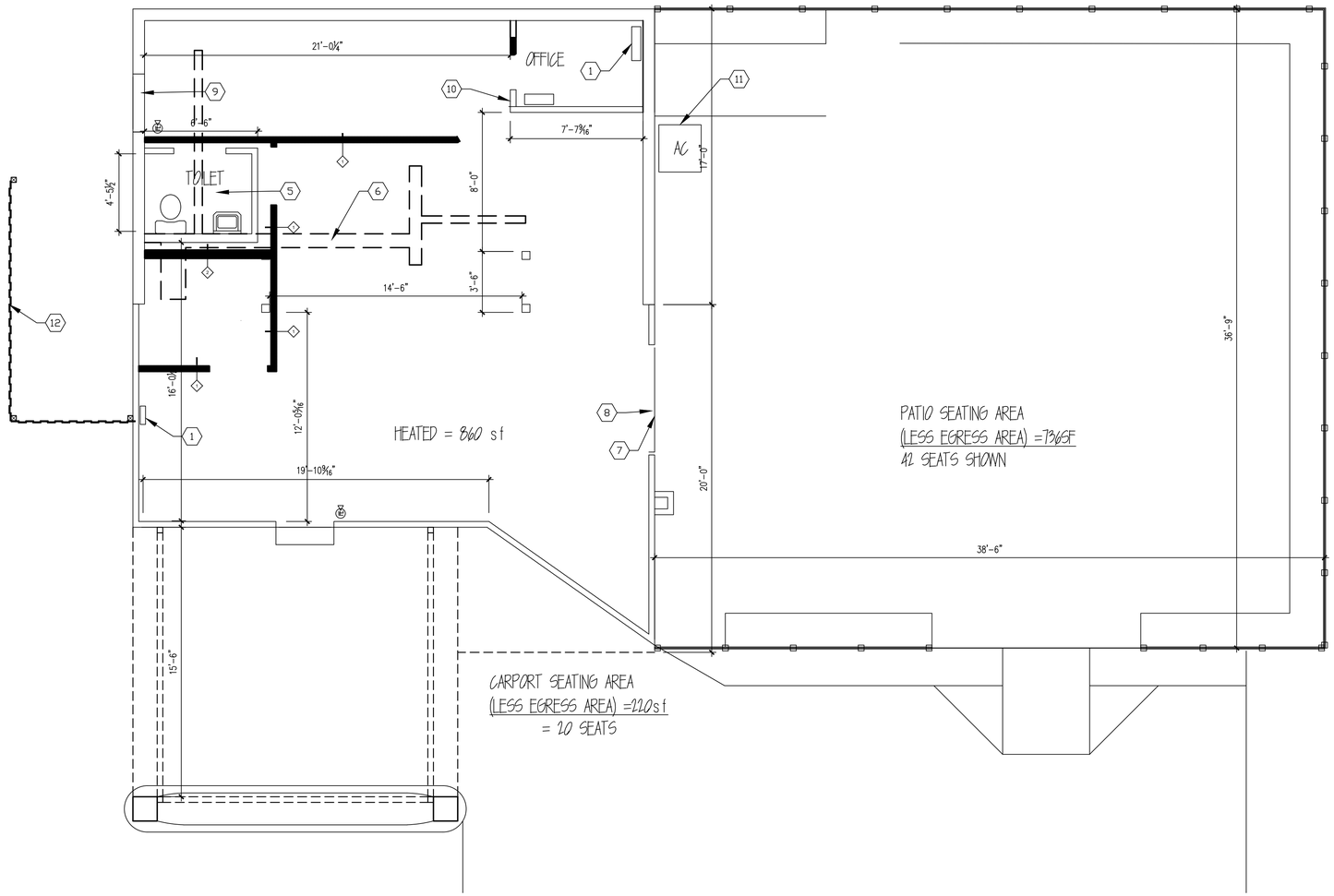
SHEET KEY NOTES -DEMOLITION: (X)

1. EXISTING ELECTRICAL PANEL
2. RE-ROUTE EXISTING ELECTRIC AND COMMUNICATIONS WIRING, CONDUITS, & REPAIR WALLS WHERE DAMAGED (VARIOUS LOCATIONS)
3. EXISTING POWER & DATA TO REMAIN IN SERVICE.
4. EXISTING EMERGENCY LIGHTS AND EXIT LIGHTS SHALL REMAIN IN SERVICE
5. DEMO EXIST. TOILET COMPLETE. OPEN CONC. & EXPOSE EXISTING DRAIN PIPING FOR REUSE
6. CUT CONC. FLOOR FOR NEW PLUMBING PIPING. CONSULT EQUIPMENT REQUIREMENTS & ARCH. SHEET FOR DRAIN LOCATIONS.
7. DBL. DOOR TO RENAIN
8. REMOVE CONCRETE "HUMP" UNDER DOOR. PREPARE FOR NEW WATER TIGHT SILL
9. EXISTING DOOR THROUGH EXIST. CMU. INSTALL NEW WD SUB-FRAME -SEE DOOR DETAILS
10. REMOVE PORTION OF EXISTING WALL
11. RELOCATE EXISTING AC CONDENSER
12. RE-CONSTRUCT EXISTING SCREEN FENCE



1 / A102 / A102 EXISTING CONDITIONS
1/4" =1'-0"

N

THE PINK PUB
902 BAY STREET
BEAUFORT, SOUTH CAROLINA

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STATE OF SOUTH CAROLINA
MARK W. SUTTON
Registered
No. 8838
REGISTERED ARCHITECT

CONSULTANTS

REVISIONS:
5/10/19 PERMIT ISSUE
3/25/26 FINAL HDRB ISSUE

DATE:	1/12/25
PROJECT NO:	902 BAY
DWN. BY:	SUTTON
CHK'D BY:	SUTTON

SHEET TITLE

EXISTING CONDITIONS & DEMOLITION PLAN

EC100

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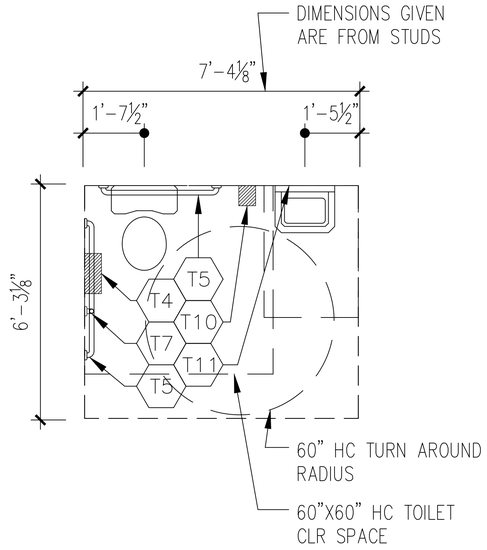
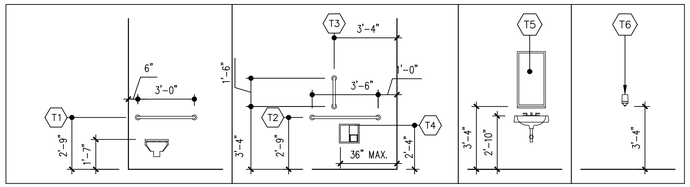


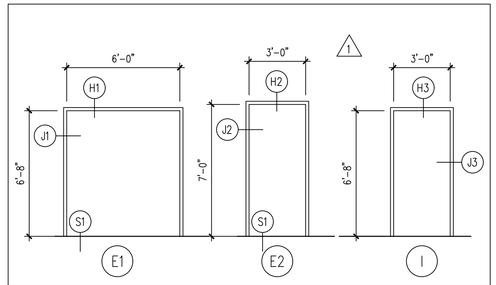
3 A100/A001 TYPICAL RESTROOM LAYOUT 1/2"= 1'-0"

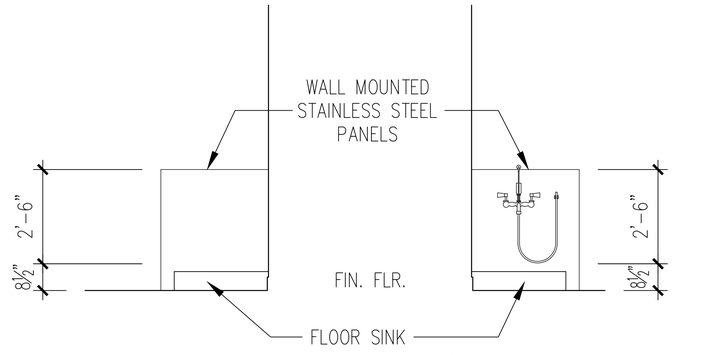
ACCESSORY LEGEND

T1	36" H/C GRAB BAR (HORIZONTAL)
T2	42" H/C GRAB BAR (HORIZONTAL)
T3	18" H/C GRAB BAR (VERTICAL)
T4	SURFACE MOUNTED MULTI ROLL TOILET TISSUE DISPENSER
T5	18X24 MIRROR
T6	WALL MT'D LIQUID SOAP DISPENSER

NOTE 1: ALL TOILET ROOM ACCESSORIES SHALL BE MOUNTED TYPICALLY AT HEIGHTS SHOWN. OPERATING PARTS OF DISPENSERS AND DISPOSAL FIXTURES SHALL BE WITHIN 40" OF FLOOR AT BARRIER FREE TOILETS.

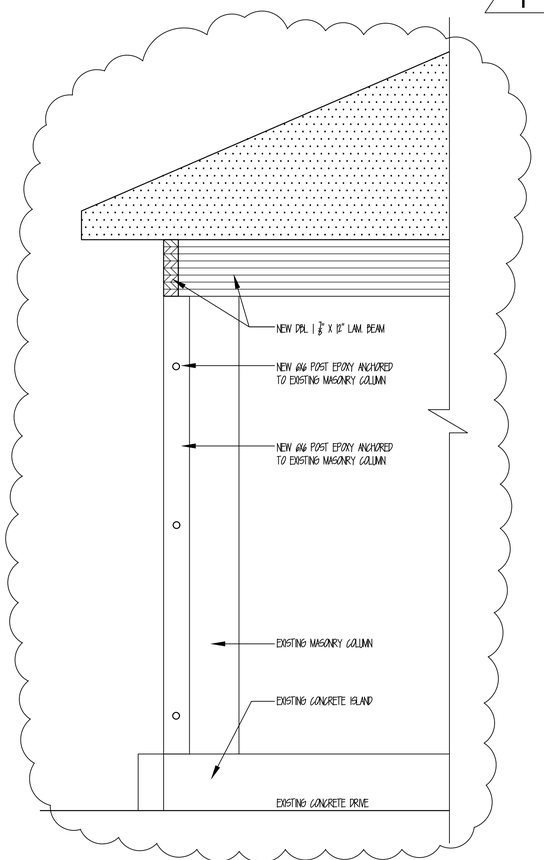




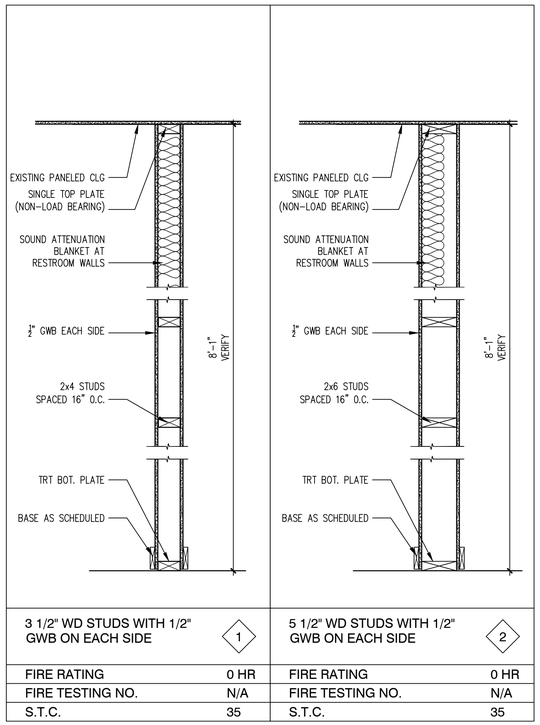


1 ELEVATION SERVICE CLOSET

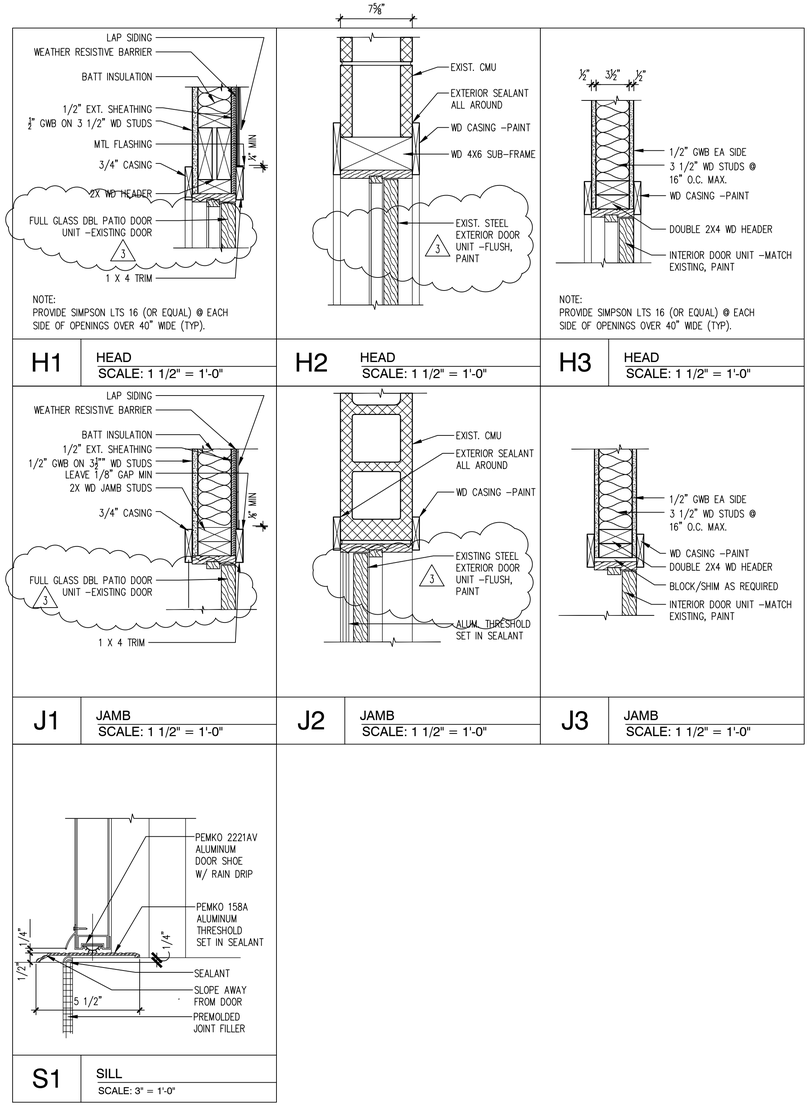
2 ELEVATION SERVICE CLOSET



4 A100/A001 POST & BEAM SUPPORT DETAILS 3/4"= 1'-0"



2 A100/A001 WALL TYPES & DETAILS 1"= 1'-0"



1 A100/A001 DOOR TYPES & DETAILS AS INDICATED

THE PINK PUB
902 BAY STREET
BEAUFORT, SOUTH CAROLINA

MARK W. SUTTON, ARCHITECT
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(843) 310-9848
markwsutton@yahoo.com

CONSULTANTS

REVISIONS:

5/10/19	PERMIT ISSUE
3/10/20	DOOR REVISION AS NOTED 1
2/4/25	ADD EMERGENCY CANOPY SUPPORT 2
3/25/26	FINAL HDRB ISSUE
4/9/26	ADD DOOR NOTES 3

DATE:	1/12/25
PROJECT NO:	902 BAY
DWN. BY:	SUTTON
CHK'D BY:	SUTTON

SHEET TITLE

DOOR TYPES & DETAILS
WALL TYPES & DETAILS
RESTROOM LAYOUT & DETAILS

A001

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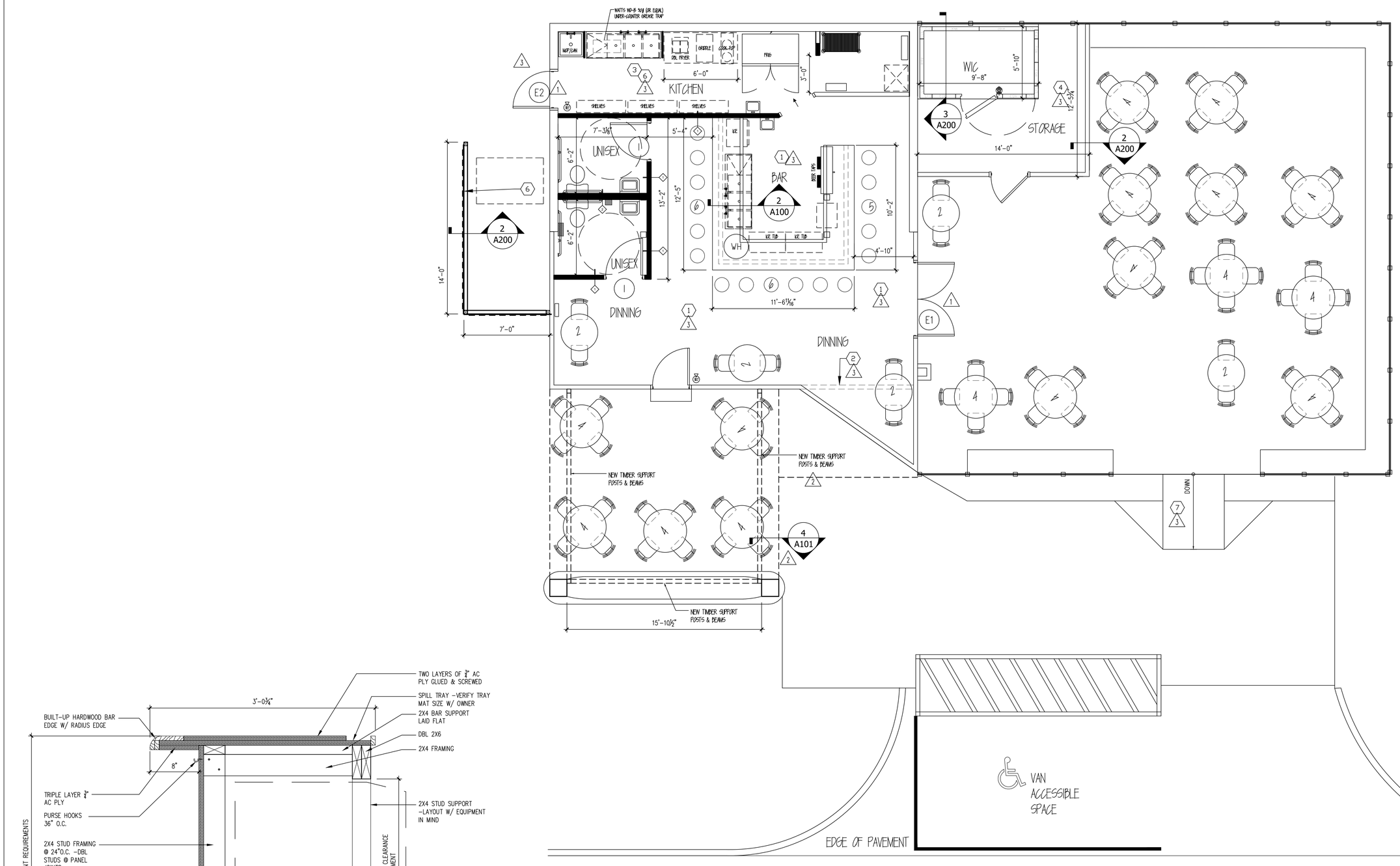

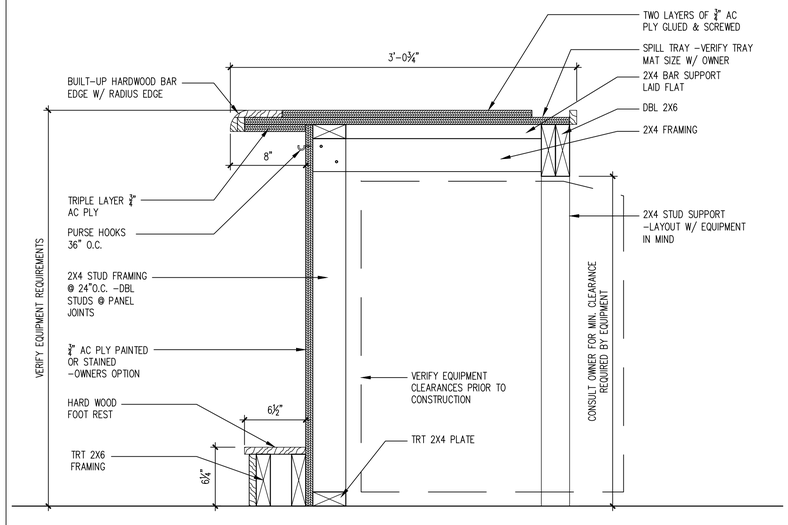

2 A100 / A100 SECTION THROUGH BAR
1 1/2" =1'-0"

1 A100 / A100 OVERALL FLOOR PLAN
1/4" =1'-0"

N

SHEET KEY NOTES -REVISIONS: (X)

1. REMOVE EXISTING PLYWD CEILING
2. FRAME KNEEWALL ABOVE ENTRY DOOR WALL TO ENCLOSE DUCT CHASE.
3. ACOUSTICAL PANEL CEILING IN KITCHEN. PANELS SHALL BE SMOOTH, SCRUBABLE, & SUITABLE FOR COMMERCIAL KITCHEN APPLICATIONS
4. 6' WD FRAMED SCREEN WALL AROUND WALK IN COOLER. COOLER TO HAVE SIMPLE SLOPED ROOF -PAINT
5. TILE FLOOR IN KITCHEN AREA
6. NEW WOOD DUMPSTER SCREEN
7. RELOCATE CONCRETE HANDICAP RAMP TO COURTYARD -FIELD VERIFY

THE PINK PUB
902 BOUNDARY ST.
BEAUFORT, SOUTH CAROLINA

MARK W. SUTTON, ARCHITECT
1703 EDINBURGH AVENUE
PORT ROYAL, SC 29935
(843) 310-9848
markwsutton@yahoo.com

STATE OF SOUTH CAROLINA — MARK W. SUTTON — Registered No. 8836 — REGISTERED ARCHITECT

CONSULTANTS

REVISIONS:

5/10/19 PERMIT ISSUE
3/10/20 DOOR REVISION AS NOTED (1)
2/4/25 ADD EMERG CANOPY SUPPORT (2)
7/14/25 ATTIC WALL/ EXPOSED CLG. (3)
OUTSIDE STORAGE AREA, HANDICAP RAMP
3/25/26 FINAL HDRB ISSUE

DATE:	1/12/25
PROJECT NO:	PINK PUB
DWN. BY:	SUTTON
CHK'D BY:	SUTTON

SHEET TITLE

OVERALL FLOOR PLAN & BAR SECTION

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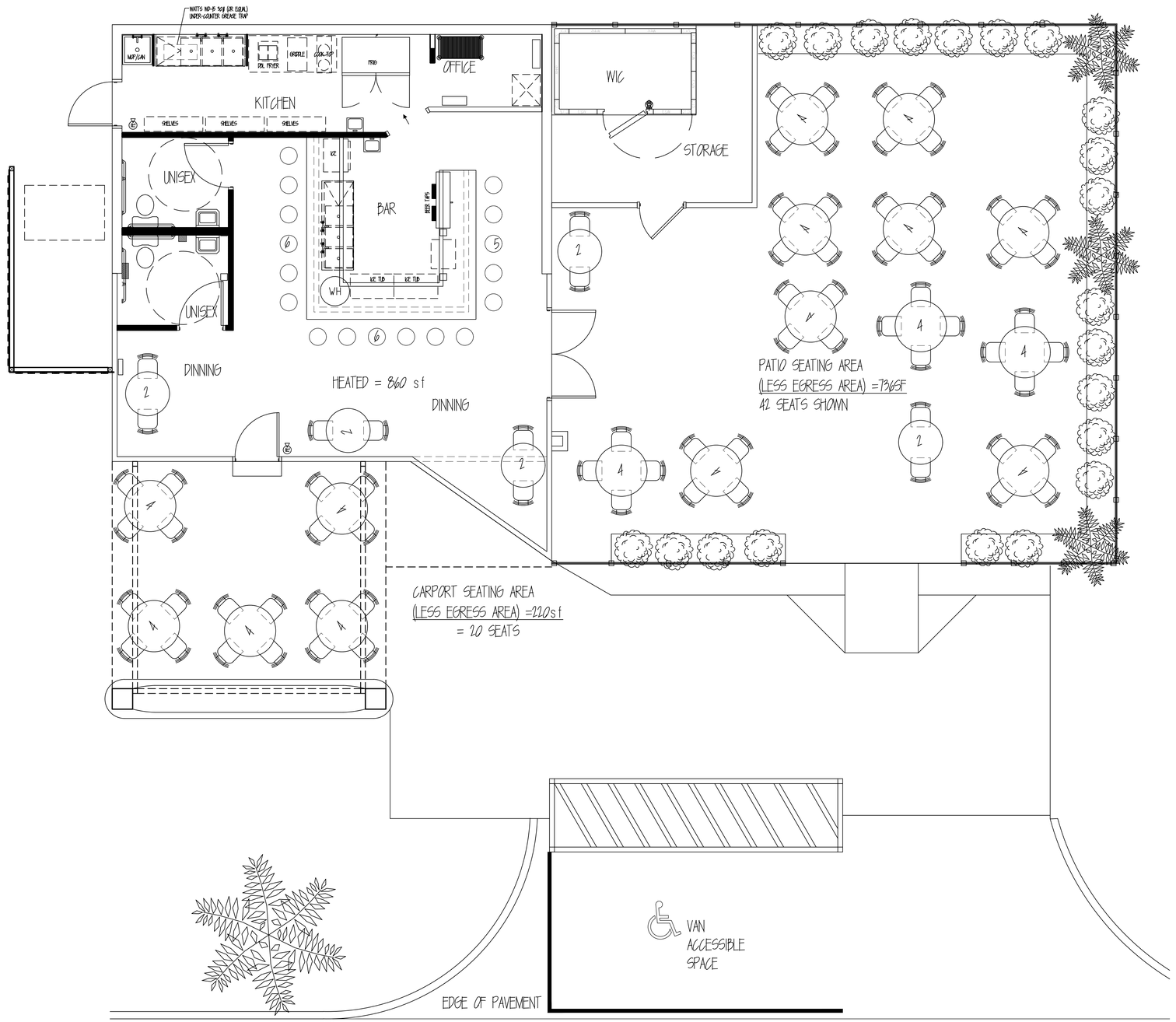
A100



1 A100 A101 SEATING LAYOUT
1/4" =1'-0"

N

THE PINK PUB
902 BOUNDARY ST.
BEAUFORT, SOUTH CAROLINA

MARK W. SUTTON, ARCHITECT
1703 EDINBURGH AVENUE
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(843) 310-9848
markwsutton@yahoo.com

STATE OF SOUTH CAROLINA
MARK W. SUTTON
Registered Arch.
No. 8836
REGISTERED ARCHITECT

CONSULTANTS

REVISIONS:
5/10/19 PERMIT ISSUE
3/25/26 FINAL HDRB ISSUE

DATE:	1/12/25
PROJECT NO:	PINK PUB
DWN. BY:	SUTTON
CHK'D BY:	SUTTON

SHEET TITLE
SUGGESTED SEATING LAYOUT & HANDICAPPED PARKING LANDSCAPING PLAN

A101

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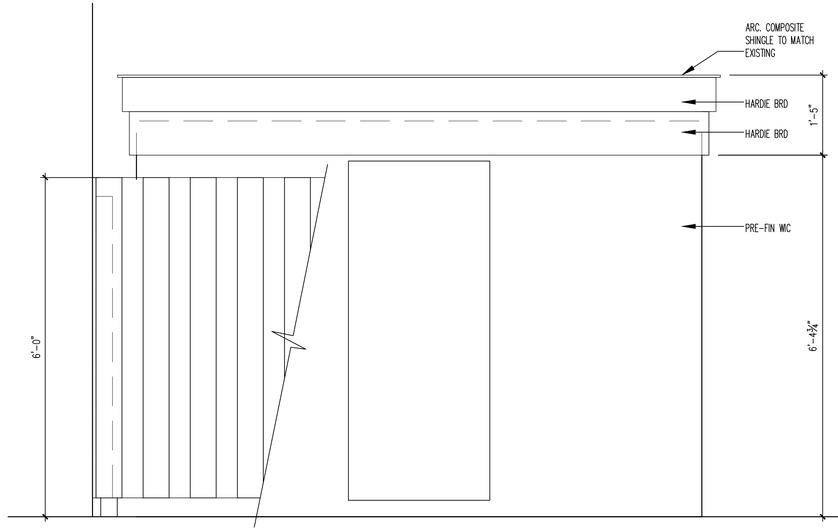
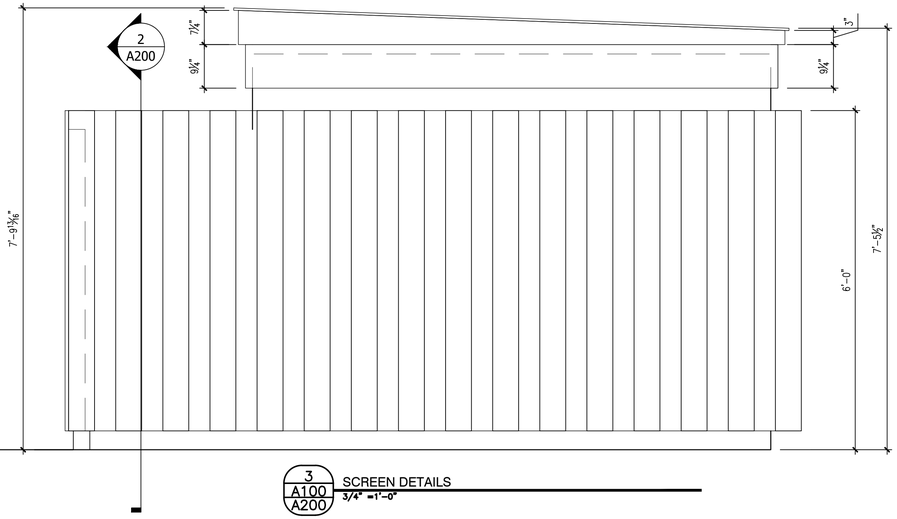
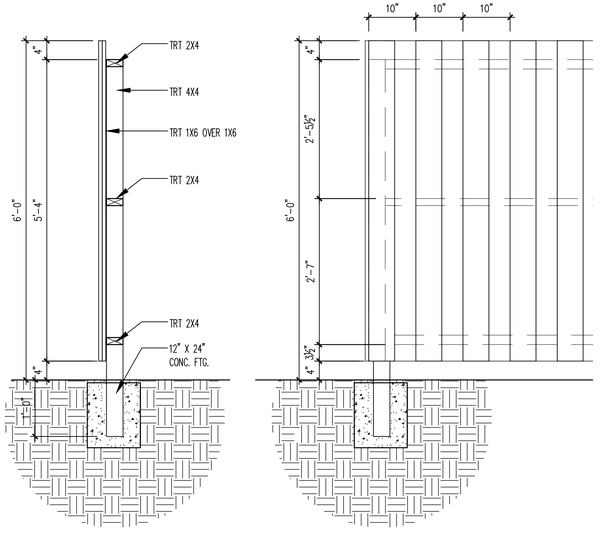




3 A100 A200 SCREEN DETAILS
3/4" =1'-0"



2 A100 A200 SCREEN DETAILS
3/4" =1'-0"

1 A100 A200 WEST ELEVATION
1/2" =1'-0"

THE PINK PUB
902 BOUNDARY ST.
BEAUFORT, SOUTH CAROLINA

MARK W. SUTTON, ARCHITECT
1703 EDINBURGH AVENUE
PORT ROYAL, SC 29935
(843) 310-9848
markwsutton@yahoo.com

STATE OF SOUTH CAROLINA
MARK W. SUTTON
Beaufort S.C.
NO. 8836
REGISTERED ARCHITECT

CONSULTANTS

REVISIONS:
5/10/19 PERMIT ISSUE
3/10/20 DOOR REVISION AS NOTED 1
2/4/25 ADD EMERG CANOPY SUPPORT 2
7/14/25 ATTIC WALL/ EXPOSED CLG. 3
OUTSIDE STORAGE AREA, HANDICAP RAMP
3/25/26 FINAL HDRB ISSUE

DATE:	1/12/25
PROJECT NO:	PINK PUB
DWN. BY:	SUTTON
CHK'D BY:	SUTTON

SHEET TITLE

WEST ELEVATION
SCREEN DETAIL

A200

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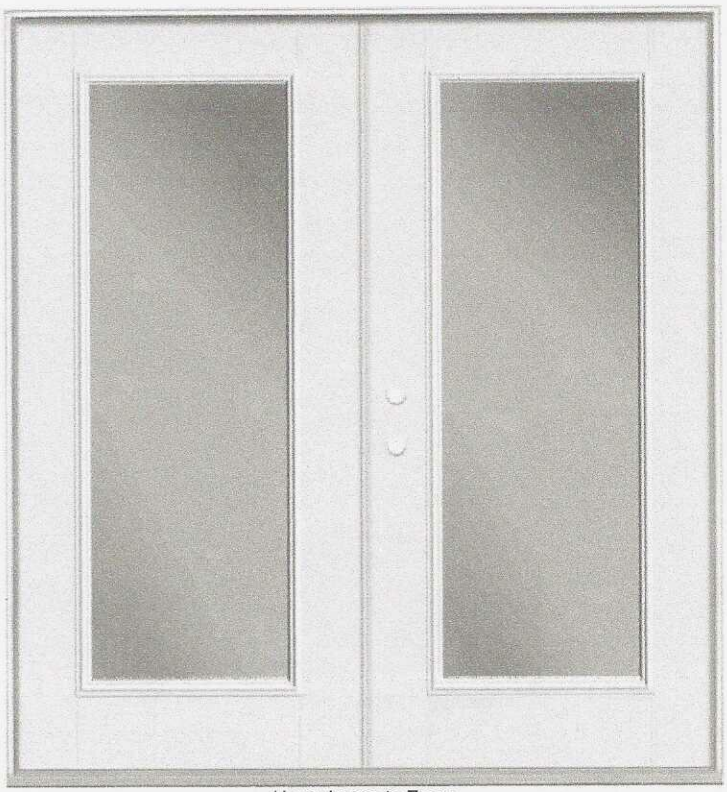
Internet # 204223218 Model # 36778 Store SKU # 1000014130 Store SO SKU #511360

Feedback



Hover Image to Zoom

(15) Questions & Answers (32)

$833.80

Pay **$783.80** after **$50 OFF** your total qualifying purchase upon opening a new card.
Apply for a Home Depot Consumer Card

- Smooth fiberglass panel construction engineered for durability
- Full Lite clear glass insert is energy efficient
- French door unit features primed wood frame
- View More Details

Feedback

Common Door Size (WxH) in.: **72 x 80**

~~60 x 80~~ **72 x 80**

Door Handing: **Right-Hand/Inswing**

Left-Hand/Inswing **Right-Hand/Inswing**

Out of Stock

Receive an email when this item is back in stock.

Email

name@homedepot.com

Notify Me

You've Still Got Options! You can request in-home installation services for a similar product. This item is currently out of stock.

Get Expert Door Installation

A local pro will take care of the job for you

☐ Request door installation service

What to Expect

Free & Easy Returns In Store or Online

Return this item within **90 days** of purchase.

Read Return Policy

Ask about this product

Get an answer now with AI

Type a question

Get an Answer

AI-generated from the text of manufacturer documentation. To verify or get additional information, please contact The Home Depot customer service.

Product Details

About This Product

Bring the beauty of the outdoors inside with the energy-efficient Masonite 72 in. x 80 in. Primed Prehung right-Hand inswing Full Lite Smooth Fiberglass Patio Door with No Brickmold. Providing natural light and elegant design, the clear, multi-pane insulated glass is treated with a Low-E coating that reflects heat out of the home in the summer and locks in heat during the winter. Plus the premium polyurethane insulation, weatherstripping and insulated glass are designed to let the beauty of nature in, but the weather out - resulting in lower heating and cooling bills. This door is the perfect complement to your outdoor decor and can help expand your living space when used for decks, patios and balconies.

Highlights

- Low-maintenance, high-performance fiberglass resists cracking, warping, splitting and denting
- Features energy saving polyurethane door core
- High performance compression weatherstripping helps to seal out drafts
- Low-E tempered glass helps keep you comfortable in any season
- Smooth, primed white surface ready for painting and decorating
- Screen kits available for all inswing units - sold separately
- Rot-resistant bottom rail made of high-performance composite materials
- Patio door slabs are double bored for lockset - not included
- Patio door comes fully assembled with hinges, frame, aluminum sill and weatherstripping
- From outside, opens toward the inside of the home with the hinges on the right
- PROFESSIONAL DOOR INSTALLATION - CALL 1-888-654-2692 to get started with a free in-home consultation or learn more about our trusted door installations service.
- Click here to learn more about Eco Options and Energy Efficiency
- Return Policy
- California residents see Prop 65 WARNINGS

Product Information

Internet # 204223218
Model # 36778
Store SKU # 1000014130
Store SO SKU #511360

Additional Resources

Shop All Masonite

From the Manufacturer

- Installation Guide
- Instructions / Assembly
- Return Policy

Ask Magic Apron

What do I need to know before using it?

Can this item be returned or exchanged?

What are the key features?

Ask a Question >

Feedback

GAF
Timberline HDZ®
High Definition® Lifetime† Shingles
StainGuard Plus™
25-year Algae Protection†
StrikeZone® Nailing Area
LayerLock® Technology
Shingles
4
LIFETIME
STAINGUARD PLUS
WINDPROVEN
Installation instructions
gaf.com
MADE IN
Timberline HDZ®

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

Final Approval request for additions/modifications to existing residential dwelling

STAFF REPORT: Historic District Review Board (HDRB)

710 NEWCASTLE STREET

DATE: May 13, 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 received Conceptual Approval on 4/8/26 for this project. Applicant returns for Final Approval. 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 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-N)	
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. big sunroom at the front). Additionally, a covered porch (~ 170 sq. ft.) will be added to the front section and a 220 sq. ft. screened porch added to the rear. The applicant has been to one (1) HTRC Meeting on 2/18/2026 before. **The applicant has been to one (1) HDRB Meeting on 4/8/2026, where they received CONCEPTUAL APPROVAL with recommendations.**

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	**5/13:** 2nd HDRB Meeting							

The HDRB voted to **conceptually approve** the application with the following recommendations:

1. The existing rear porch currently encroaches beyond the rear setback line. The proposed porch is slightly larger than the existing. However, the encroachment into the rear setback line is not expanded upon. Thus, staff is supportive of this expansion.
   - ✓ Applicant response: The rear porch will be pulled in 2 inches, so that it meets the 5' setback at the rear.
   - ✓ Staff analysis: Per Sheet 'S' (pg. 4 of 9 of the Burnham Residence Plans, dated 5/4/26), the rear porch complies with the 5' rear setback.
2. Applicant to provide images of all sides of the building.
   - ✓ Applicant response: Photographs of all 4 sides are now included in the drawing set.
   - ✓ Staff analysis: Per Sheet 'C' (pg. 2 of 9 of the Burnham Residence Plans, dated 5/4/26), the images of all sides of the building have been included.
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.
   - ✓ Applicant response: No comment.
   - ✓ Staff analysis: No comment.
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.
   - ✓ Applicant response: We hold to the belief that the front door perfectly centered in the bay is not critical and a very common occurrence in the district. However, to help fill the void we are showing a lantern to the left of the door.
   - ✓ Staff analysis: Staff is in support of the current configuration. Per Sheet '3' (pg. 7 of 9 of the Burnham Residence Plans, dated 5/4/26), the lantern is shown to the left of the door. Staff is supportive of this addition.

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.
    - ✓ Applicant response: Thank you for the suggestion to change the rear porch roof from a shed to a hip. Please see revised drawings.
    - ✓ Staff analysis: Per Sheet '4' (pg. 8 of 9 of the Burnham Residence Plans, dated 5/4/26), the rear porch shed roof has been changed to a hip roof form.
6. Applicant to note any HVAC service yards, label these areas, and provide information on any screening elements.
    - ✓ Applicant response: The existing small HVAC unit is now shown on the existing and proposed site plan. It is in the rear and already screened by landscape.
    - ✓ Staff analysis: Per Sheet 'S' (pg. 4 of 9 of the Burnham Residence Plans, dated 5/4/26), the HVAC unit is shown on the existing and proposed site plan. The HVAC unit and its landscaping/screening is additionally shown photographed on sheet 'C' (pg. 2 of 9) in the left-hand most picture.
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 cave/rafter details, front porch and stair details, etc.
    - ✓ Applicant response: The complete construction documents including wall sections, window and door details, etc. are now included in the drawing set.
    - ✓ Staff analysis: Per Sheets '3', '4' and '5' (pg.'s. 7, 8 and 9 of 9 of the Burnham Residence Plans, dated 5/4/26), the requested typical details have been included.

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 staff analysis and recommendations below.

4.7.2 Integrity Guidelines (as per Beaufort Development Code)	**Rationale Present**	**Staff Analysis of Rationale**
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**	✓ 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.
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 dwelling's proposed design is representative of similar historic structures in form, scale, and materiality.
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 FINAL APPROVAL in that the proposal satisfies the intent of the Beaufort Preservation Manual and requirements of the Beaufort Code.**

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

DECISION LETTER

April 9, 2026

Jeremiah Smith
Via email [redacted]

RE: (APP# HDRB-000084-2026) 710 Newcastle Street – Additions

Dear Mr. Smith:

On April 8, 2026, the City of Beaufort Historic District Review Board (HDRB) met to review your application 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 located at 710 Newcastle Street. The HDRB voted to conceptually approve your application with the staff recommendations below:

1. The existing rear porch currently encroaches beyond the rear setback line. The proposed porch is slightly larger than the existing. However, the encroachment into the rear setback line is not expanded upon. Thus, staff is supportive of this expansion.
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.

Jeremiah Smith
04-08-26

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.

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

Sincerely,

Eric Berman, Vice-Chairman
Historic District Review Board

cc: Stephanie & Tom Burnham, [redacted]
file copy

ALLISON RAMSEY
Architects Inc. creating sustainable timeless design

April 29, 2026

Eric Berman, Vice-Chairman
Historic District Review Board
Beaufort, SC

RE: (APP #HDRB-000084-2026) 710 Newcastle Street – Additions

Dear Mr. Berman & Board Members,

Thank you for conceptual approval and for the itemized feedback. I would like to respond to each of the items in your Decision Letter.

1. The rear porch will be pulled in 2 inches, so that it meets the 5' setback at the rear.
2. Photographs of all 4 sides are now included in the drawing set.
3. No comment
4. We hold to the belief that the front door perfectly centered in the bay is not critical and a very common occurrence in the district. However, to help fill the void we are showing a lantern to the left of the door.
5. Thank you for the suggestion to change the rear porch roof from a shed to a hip. Please see revised drawings.
6. The existing small HVAC unit is now shown on the existing and proposed site plan. It is in the rear and already screened by landscape.
7. The complete construction documents including wall sections, window and door details, etc. are now included in the drawing set.

Thank you again for your support of this project to help improve our Historic District.

Sincerely,

Jeremiah W. A. Smith
Allison Ramsey Architects, Inc.

cc: Christopher Klement
Stephanie & Tom Burnham

SYMBOLS + KEYS

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

DRAWING NUMBER — 1 / 3 — SHEET NUMBER = SECTION OR ELEVATION

ROOM TITLE
KITCHEN
10" CLG. WOOD
CEILING HEIGHT — FLOOR FINISH

1 DRAWING TITLE
DETAIL OR ELEVATION NUMBER

14.00' = ELEVATION ABOVE SEA LEVEL
1 = REVISION NUMBER
= REVISION CLOUD
REF. = PLAN REFERENCE NORTH

	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
	QUADRUPLEX OUTLET
	SPECIALTY OUTLET
	FLOOR OUTLET
	TELEPHONE JACK
T	THERMOSTAT
TV	TELEVISION JACK
V	VENT
V/L	VENT w/ LIGHT
	SURFACE MOUNTED FIXTURE
	RECESSED FIXTURE
	WALL MOUNTED FIXTURE
	FLOOD LIGHT
	LED FIXTURE
	CEILING FAN
	STRIP LIGHTING
J	CEILING BOX
B	DOOR CHIME
	ELECTRICAL PANEL
S	SMOKE DETECTOR
CO	CARBON MONOXIDE DETECTOR

CONCEPTUAL RENDERING

DRAWING INDEX

0	COVER SHEET
S	SITE PLAN
1	EXISTING/ DEMOLITION PLAN
2	PROPOSED FOUNDATION/ FIRST FLOOR PLANS
3	PROPOSED ELEVATIONS/ BUILDING SECTION/ ROOF PLAN
4	PROPOSED ELEVATIONS/ BUILDING SECTION/ DETAILS
5	PROPOSED WALL SECTIONS/ DETAILS/ ELECTRICAL LAYOUT
SP	SPECIFICATION SHEETS (SEPARATE)

GENERAL INFO.

AREA CALCULATIONS

HEATED EXISTING = 1146 S.F.
HEATED ADDITION = 667 S.F.
TOTAL HEATED = 1813 S.F.
COVERED PORCH = 173 S.F.
SCREENED PORCH = 220 S.F.

BURNHAM RESIDENCE

710 NEWCASTLE ST. BEAUFORT, SOUTH CAROLINA

BURNHAM RESIDENCE
710 NEWCASTLE ST. BEAUFORT, SOUTH CAROLINA

ALLISON RAMSEY Architects Inc. creating sustainable timeless design
1003 Charles St.
Beaufort SC. 29902
(843) 986-0559
www.allisonramseyarchitect.com

THIS PLAN WAS BEEN PREPARED TO MEET OF PROFESSIONAL STANDARDS AND PRACTICES. NORMAL BUILDING CODES AND ENVIRONMENTAL CONDITIONS VARY FOR DIFFERENT LOCATIONS. IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE BEGINNING CONSTRUCTION, ALLISON RAMSEY ARCHITECTS, INC. ASSUMES NO LIABILITY FOR ANY WORK CONSTRUCTED FROM THIS PLAN.
-VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION
-VERIFY COMPLIANCE WITH ALL LOCAL CODES
-PLANS REGARDING LOCATIONS ON A PROPERTY, ASPECTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS.
-ENG. & PLUMBING LAYOUTS ARE NOT INCLUDED. THESE SHOULD BE OBTAINED FROM A LOCAL WATER, CONTRACTOR OR ENGINEER TO ENSURE COMPLIANCE WITH LOCAL CODE AND THAT EQUIPMENT IS SIZED CORRECTLY FOR YOUR PARTICULAR DESIGN AND CONDITIONS.
-VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER AND/OR ARCHITECT.

DATE:	05/4/2026
JOB NO.	25116
DWN. BY:	JW
DWG. NAME:	25116.DWG

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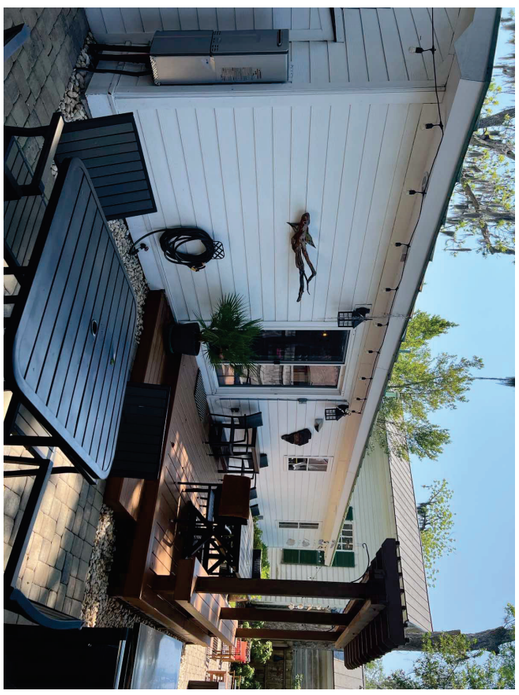

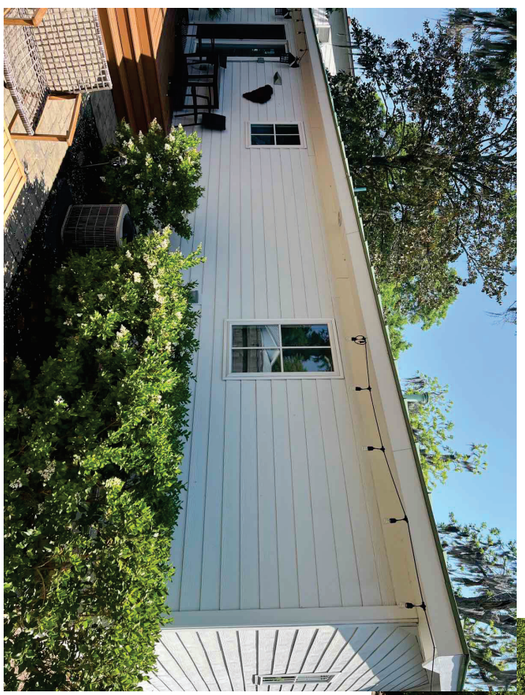

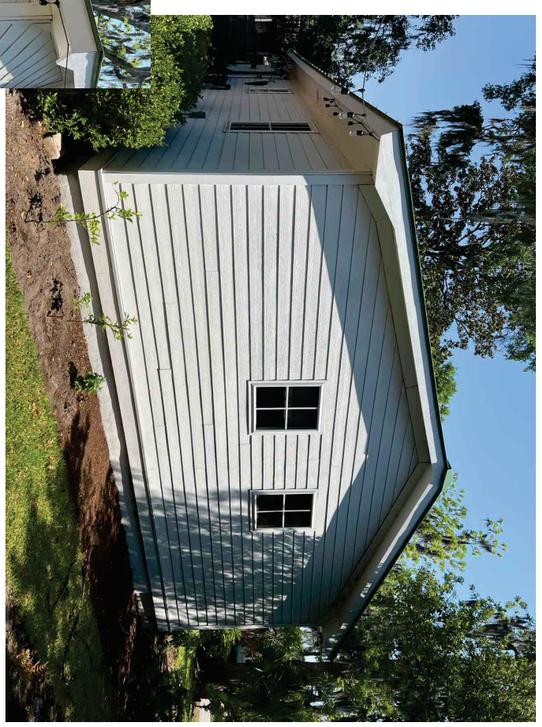

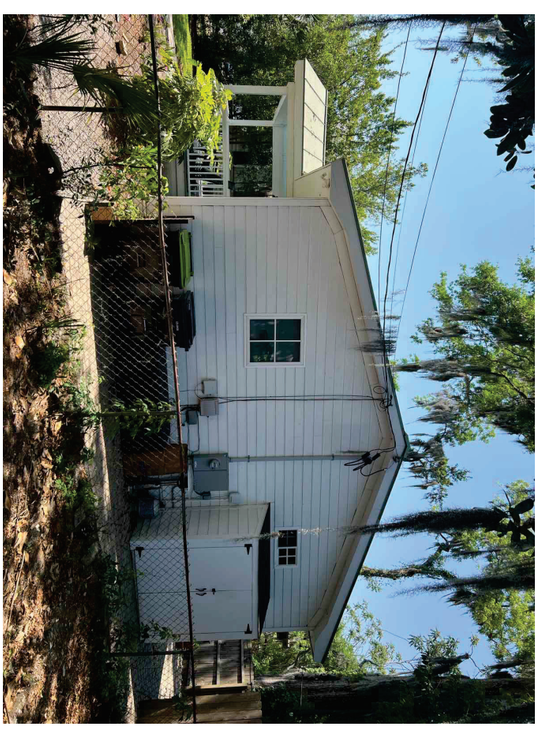

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DATE:	03/25/2026
JOB NO.	2511G
DWN. BY:	JW
DWG. NAME:	2511GDWG

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- VERIFY COMPLIANCE WITH ALL LOCAL CODES
- PLANS INDICATE LOCATIONS ONLY; ENGINEERING ASPECTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS.
- HVAC + PLUMBING LAYOUTS ARE NOT INCLUDED. THESE SHOULD BE OBTAINED FROM A LOCAL MECH. CONTRACTOR OR ENGINEER TO ENSURE COMPLIANCE WITH LOCAL CODE AND THAT EQUIPMENT IS SIZED CORRECTLY FOR YOUR PARTICULAR DESIGN AND CONDITIONS.
- VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER AND/OR ARCHITECT.

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-VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION.
-VERIFY COMPLIANCE WITH ALL LOCAL CODES.
-VERIFY ALL STRUCTURAL DESIGN CRITERIA WITH A CERTIFIED ARCHITECTS SEALED PLAN PRIOR TO ANY CONSTRUCTION.
-VERIFY ALL PLUMBING LOCATIONS ARE NOT RECESSED. PIPES SHOULD BE STRAIGHT FROM A VERTICAL OR HORIZONTAL RUN. ALL PLUMBING PENETRATIONS SHOULD BE SEALED WITH CAULKING AND THE FLASHING IS SIZED CORRECTLY FOR YOUR INSTALLED ROOFING AND CONDITIONS.
-VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER AND/OR ARCHITECT.

DATE:	03/25/2026
JOB NO.	2516
DWN. BY:	JM
DWG. NAME:	2516DWG

C

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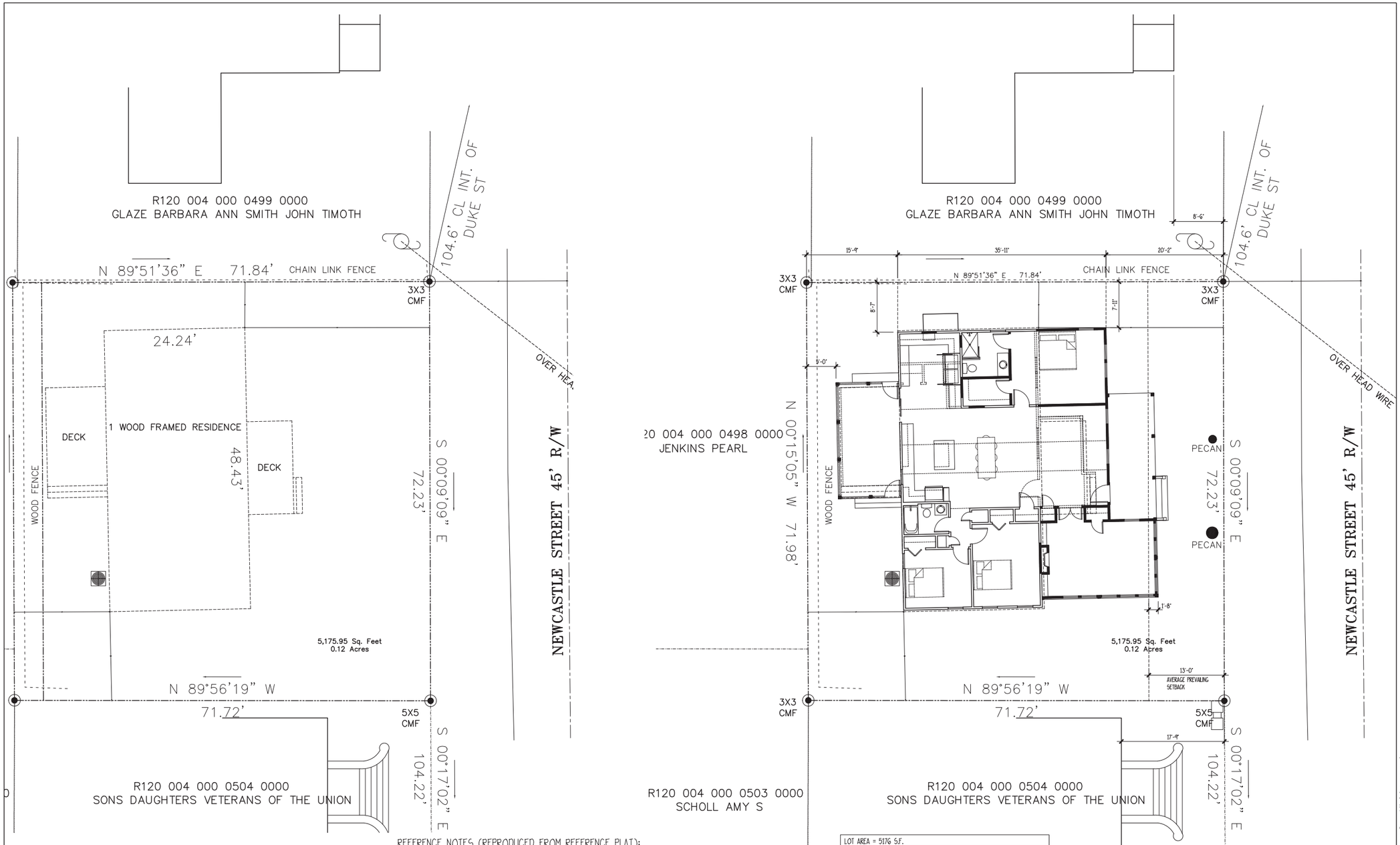

EXISTING SITE

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.

LOT AREA = 5176 S.F.
MAXIMUM ALLOWED LOT COVERAGE BY STRUCTURES = 55%
MAXIMUM ALLOWED LOT COVERAGE HARDSCAPE + PAVING = ADDITIONAL 10%
ACTUAL TOTAL LOT COVERAGE = 43% (2224 SF/ 5176 SF)

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: ASBUILT SURVEY
BLOCK 87, BEAUFORT, SOUTH CAROLINA
PREPARED FOR: THOMAS CRAIG BURNHAM + STEPHANIE BURNHAM
PREPARED BY: GASQUE + ASSOCIATES INC.
28 PROFESSIONAL VILLAGE CIRCLE
BEAUFORT, SOUTH CAROLINA
PREPARED ON: 2/21/2018 AS JOB # 48190

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-VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION
-VERIFY COMPLIANCE WITH ALL LOCAL CODES
-ALL CONSTRUCTION SHALL BE PERFORMED BY LICENSED CONTRACTORS SKILLED IN THEIR APPROPRIATE ACTUAL SITE CONDITIONS.
-FINAL + PLUMBING LAYOUTS ARE NOT INCLUDED. THESE SHOULD BE OBTAINED FROM A QUALIFIED PLUMBING CONTRACTOR WHO IS FAMILIAR WITH ALL LOCAL CODES AND CONDITIONS AND WHO IS EQUIPPED TO SIZE CORRECTLY FOR YOUR PARTICULAR HOUSE AND CONDITIONS.
-VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER AND/OR ARCHITECT.

DATE:	05/4/2026
JOB NO.	25116
DWN. BY:	JH
DWG. NAME:	25116DWG

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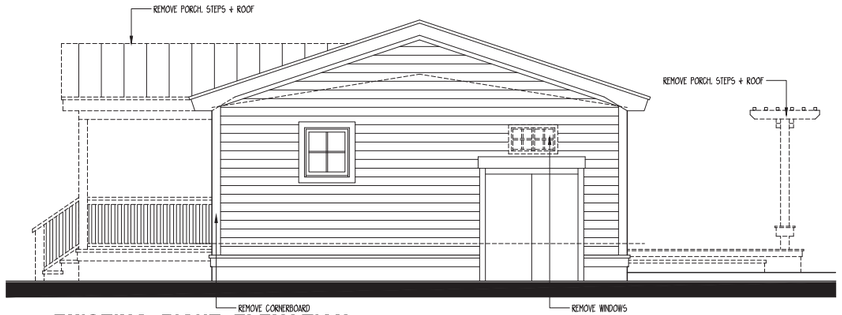
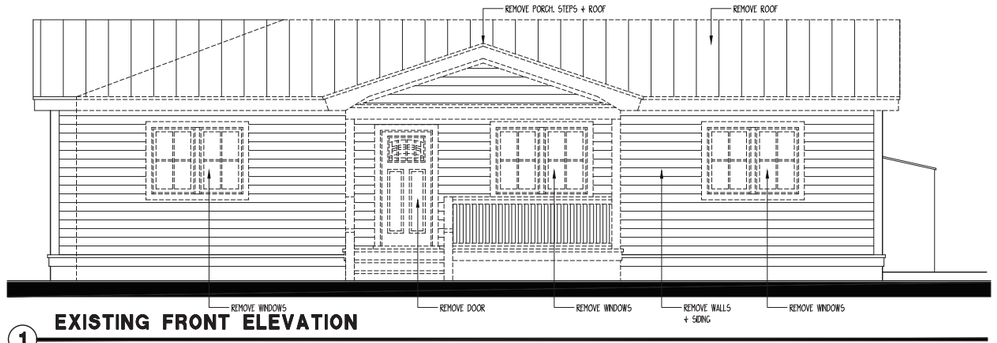
S



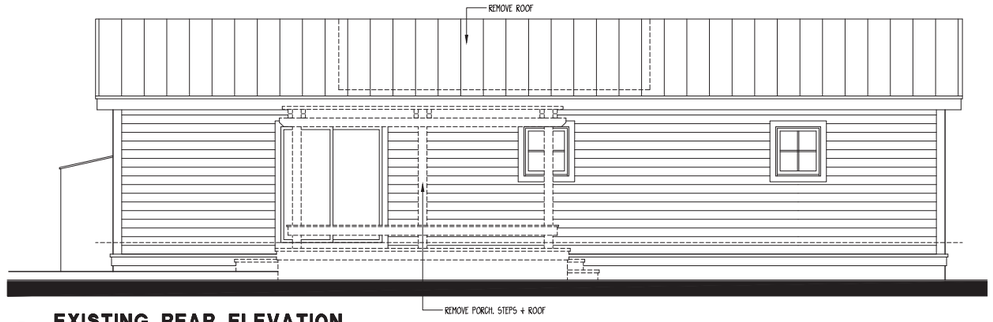
4 **EXISTING RIGHT ELEVATION**

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



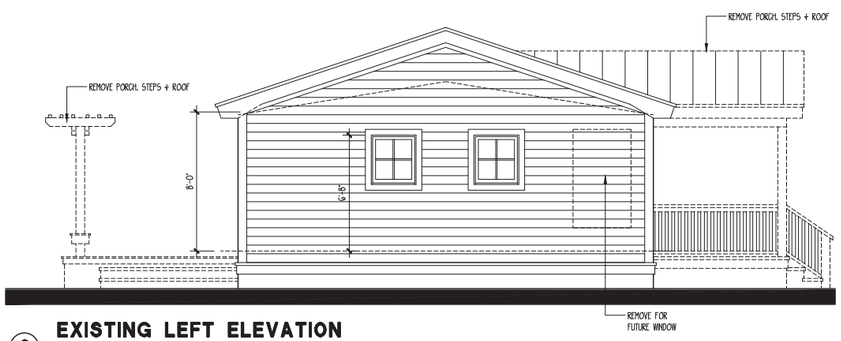
1 **EXISTING FRONT ELEVATION**

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



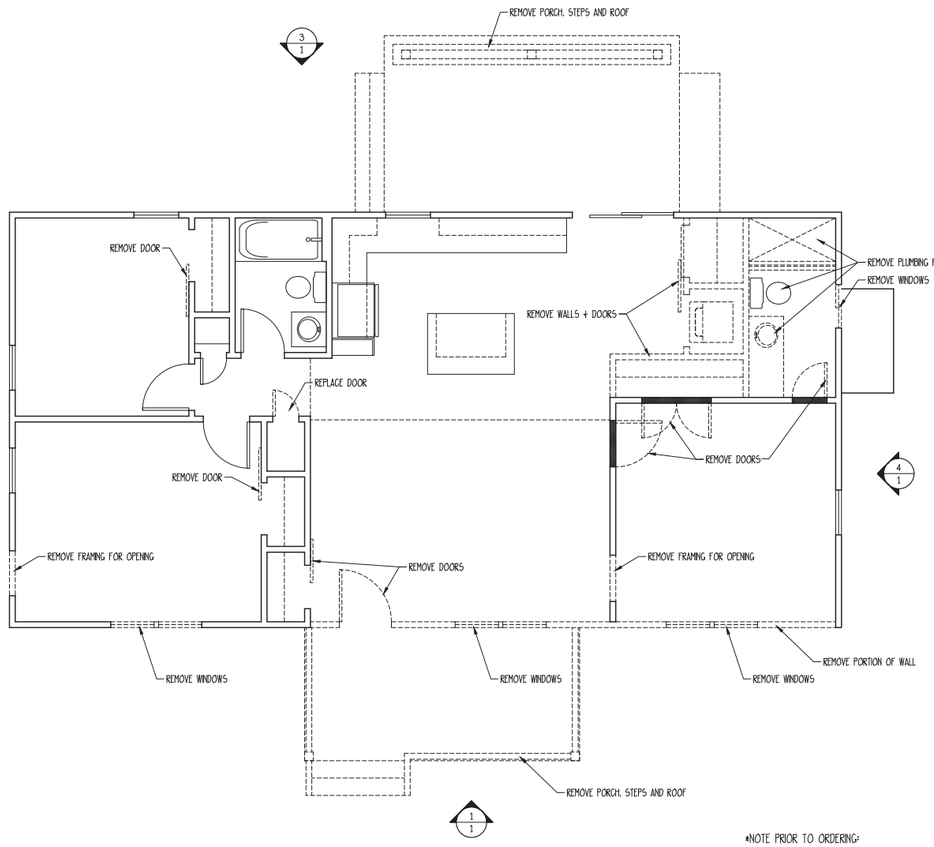
3 **EXISTING REAR ELEVATION**

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



2 **EXISTING LEFT ELEVATION**

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



*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.

EXISITING FIRST FLOOR PLAN

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

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-VERIFY COMPLIANCE WITH ALL LOCAL CODES
-PLANS REGULATE LOCATIONS ONLY, DIMENSIONS ASPECTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS.
-DWG. & PLANNING LOCATIONS ARE NOT INCLUDED, THESE SHOULD BE OBTAINED FROM A LOCAL MECH. CONTRACTOR OR ENGINEER TO ENSURE COMPLIANCE WITH LOCAL CODE AND THAT EQUIPMENT IS SIZED CORRECTLY FOR YOUR PARTICULAR REGION AND CONDITIONS.
-VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER AND/OR ARCHITECT.

DATE:	05/4/2026
JOB NO.	25116
DWN. BY:	JW
DWG. NAME:	25116.DWG

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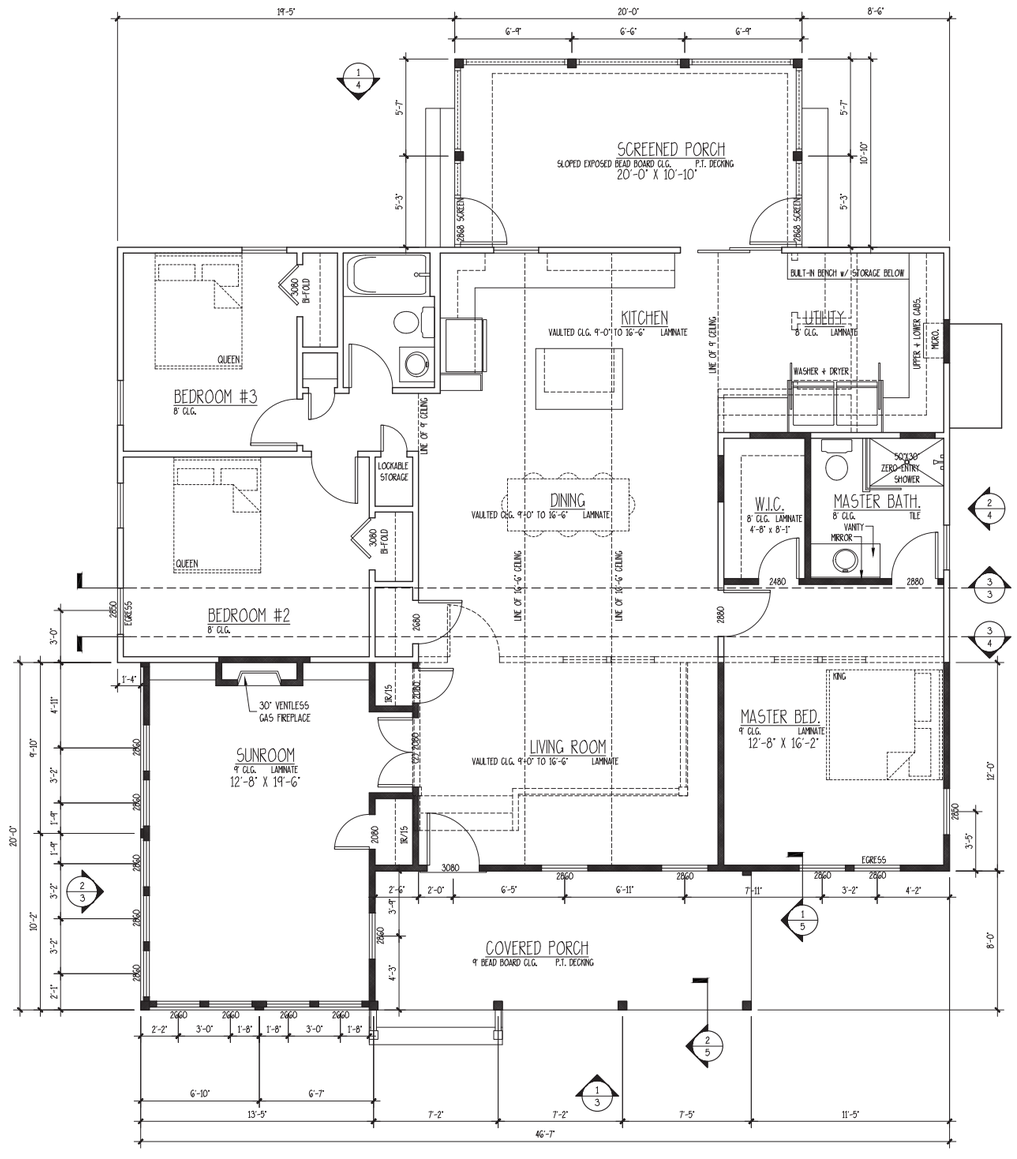
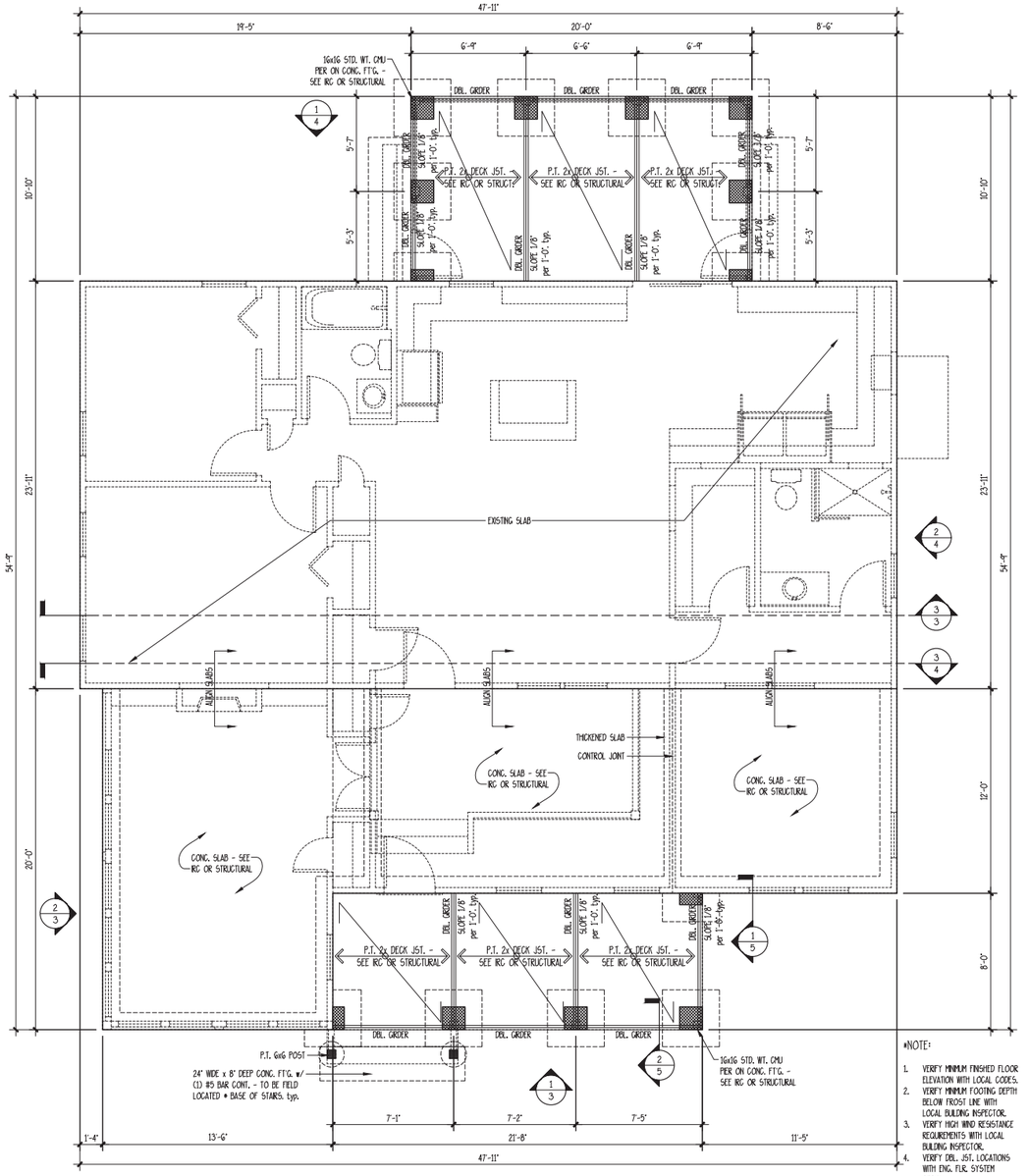
1



PROPOSED FIRST FLOOR PLAN

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



FOUNDATION PLAN

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

*NOTE:

1. VERIFY MINIMUM FINISHED FLOOR ELEVATION WITH LOCAL CODES.
2. VERIFY MINIMUM FOOTING DEPTH BELOW FROST LINE WITH LOCAL BUILDING INSPECTOR.
3. VERIFY HIGH WIND RESISTANCE REQUIREMENTS WITH LOCAL BUILDING INSPECTOR.
4. VERIFY DBL. JST. LOCATIONS WITH ENG. FLR. SYSTEM DESIGN.

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-ALL CONSTRUCTION SHALL CONFORM TO STANDARDS ARCHITECTS SHOULD RECOMMEND
-ARCHITECT SHALL BE NOTIFIED OF ANY CHANGES.
-SEE SITE PLAN FOR ADDITIONAL SITE CONDITIONS.
-ENG. & PLUMBING LOCATIONS ARE NOT INCLUDED. THESE SHOULD BE OBTAINED FROM A QUALIFIED ENGINEER & PLUMBING CONTRACTOR. ALLISON RAMSEY ARCHITECTS, INC. ASSUMES NO LIABILITY FOR ANY THE EQUIPMENT & DUCTS CONNECTED FOR YOUR PARTICULAR DESIGN AND CONDITIONS.
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DATE:	05/4/2026
JOB NO.	2516
DWN. BY:	JW
DWG. NAME:	2516LDWG

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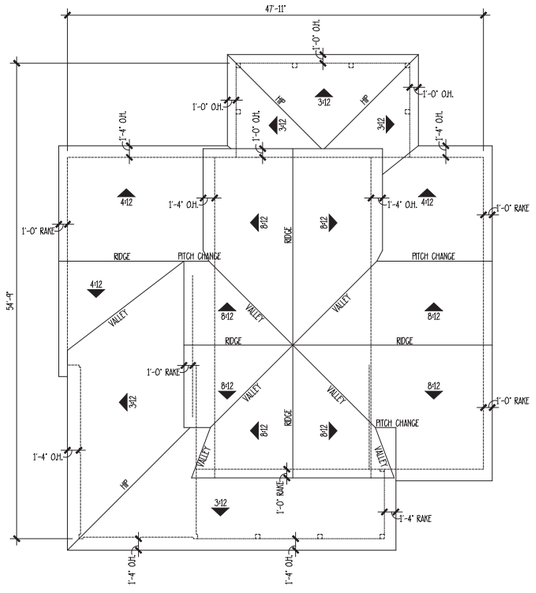
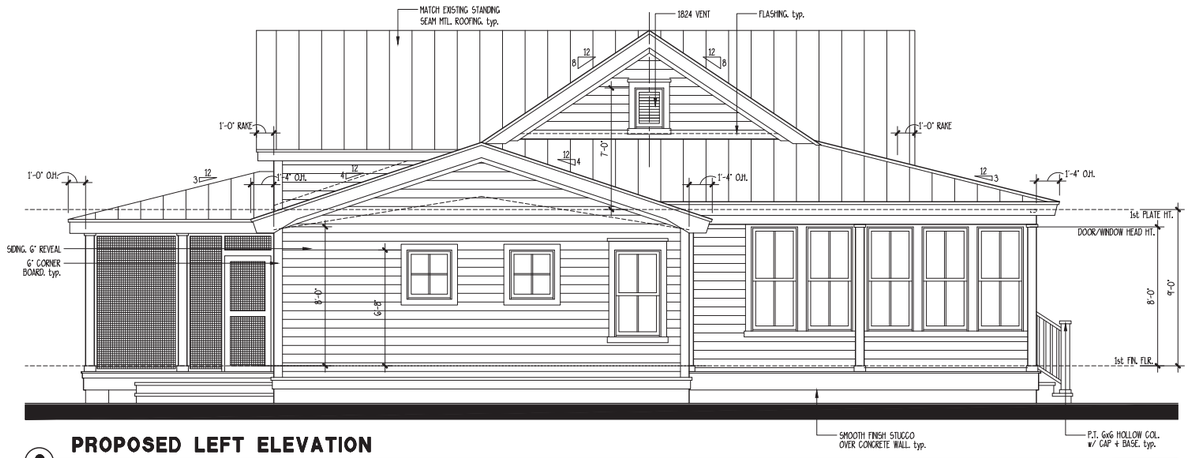


ROOF PLAN

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

*NOTE:

1. ALL PENETRATIONS TO BE LOCATED AS INCONSPICUOUSLY AS POSSIBLE. • REAR OR SIDES OF HOUSE AS POSSIBLE.
2. ROOF PENETRATIONS NEED TO BE KEPT TO A MINIMUM. (COMBINED WHEN POSSIBLE).
3. ALL ROOF / WALL PENETRATIONS TO BE PAINTED TO MATCH ROOF COLOR.
4. TWO (2) LAYERS UNDERLAYMENT REQUIRED WHEN 4:12 ROOF PITCH OR LOWER.
5. METAL ROOF SEAMS NOT TO EXCEED 16" O.C.
6. METAL ROOF SEAMS TO BE 1 1/2" TO 1 3/4" IN HEIGHT



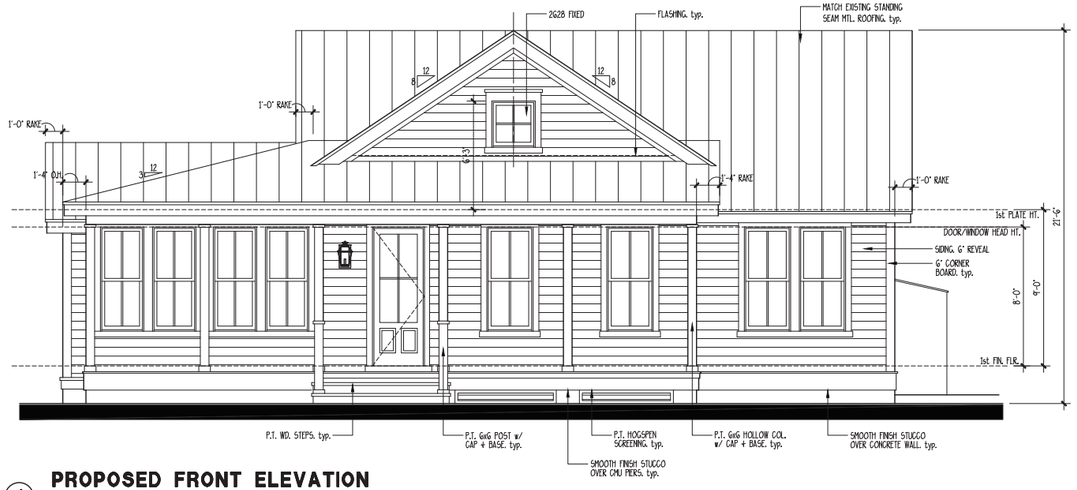
2 PROPOSED LEFT ELEVATION

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

3 BUILDING SECTION A

NOTE: 1) INSECT SCREEN REMOVED FROM ELEVATIONS FOR CLARITY

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:	05/4/2026
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DWG. NAME:	25116.DWG

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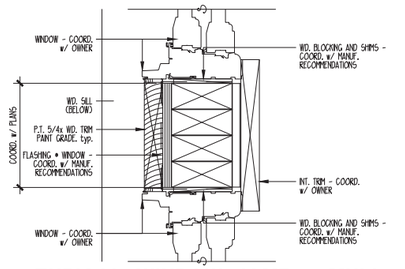
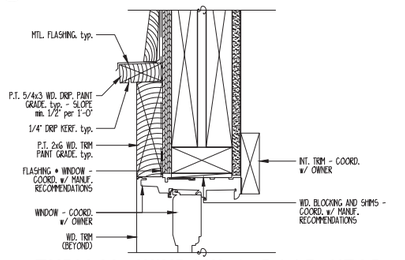
3



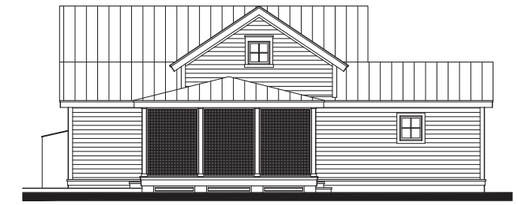
7 TYPICAL WINDOW JAMB • MULL

SCALE: 3" = 1'-0"



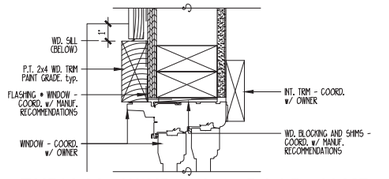
6 TYPICAL WINDOW & DOOR HEAD

SCALE: 3" = 1'-0"



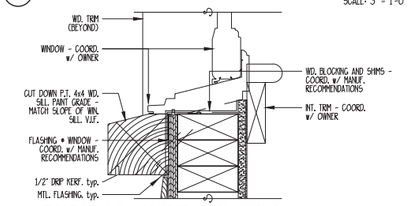
PROPOSED REAR ELEVATION w/ INSECT SCREEN

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



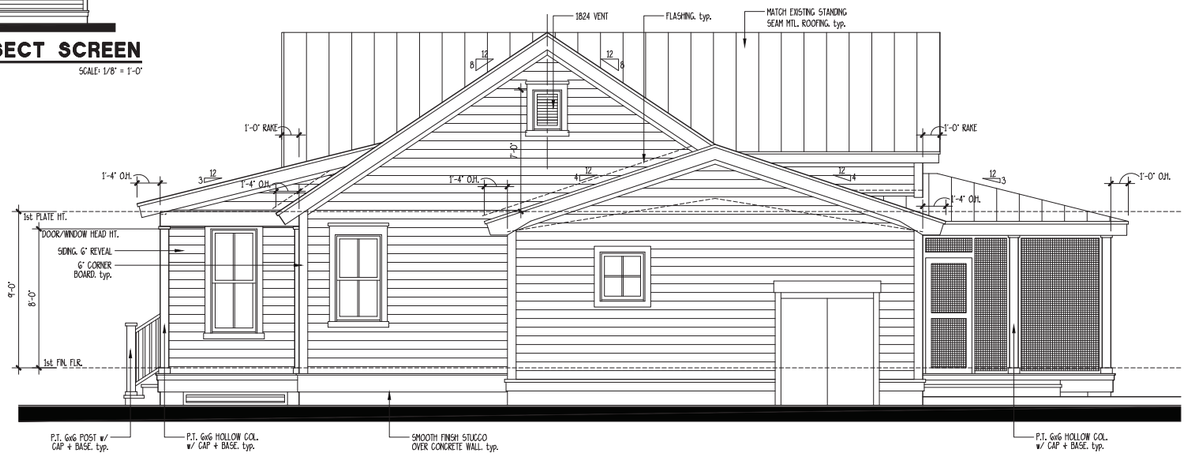
5 TYPICAL WINDOW & DOOR JAMB

SCALE: 3" = 1'-0"



4 TYPICAL WINDOW SILL

SCALE: 3" = 1'-0"

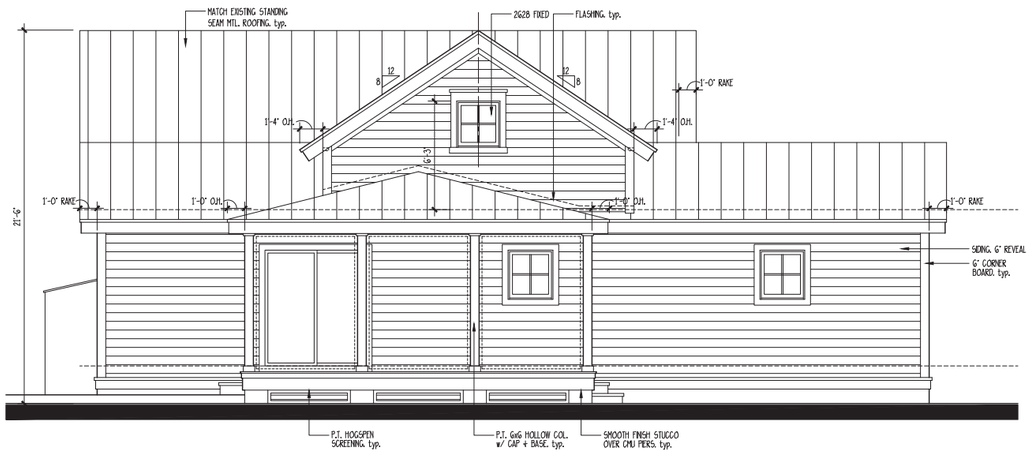


2 PROPOSED RIGHT ELEVATION

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

3 BUILDING SECTION B

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



1 PROPOSED REAR ELEVATION w/out INSECT SCREEN

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

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-VERIFY COMPLIANCE WITH ALL LOCAL CODES
-ALL WINDOW & DOOR SIZES SHOWN ON ELEVATIONS ARE APPROX. SHOULD INCORPORATE ACTUAL SIZE CONDITIONS.
-ROOF, & FLOORING LAYERS ARE NOT INCLUDED, THESE SHOULD BE OBTAINED FROM A LOCAL ROOFING & FLOORING CONTRACTOR. ALLISON RAMSEY ARCHITECTS, INC. ASSUMES NO LIABILITY FOR AND THAT EQUIPMENT & DETAILED CONNECTS FOR YOUR PARTICULAR REGION ARE CONFORMS.
-VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER AND/OR ARCHITECT.

DATE:	05/4/2026
JOB NO.	25116
DWN. BY:	JW
DWG. NAME:	25116LDWG

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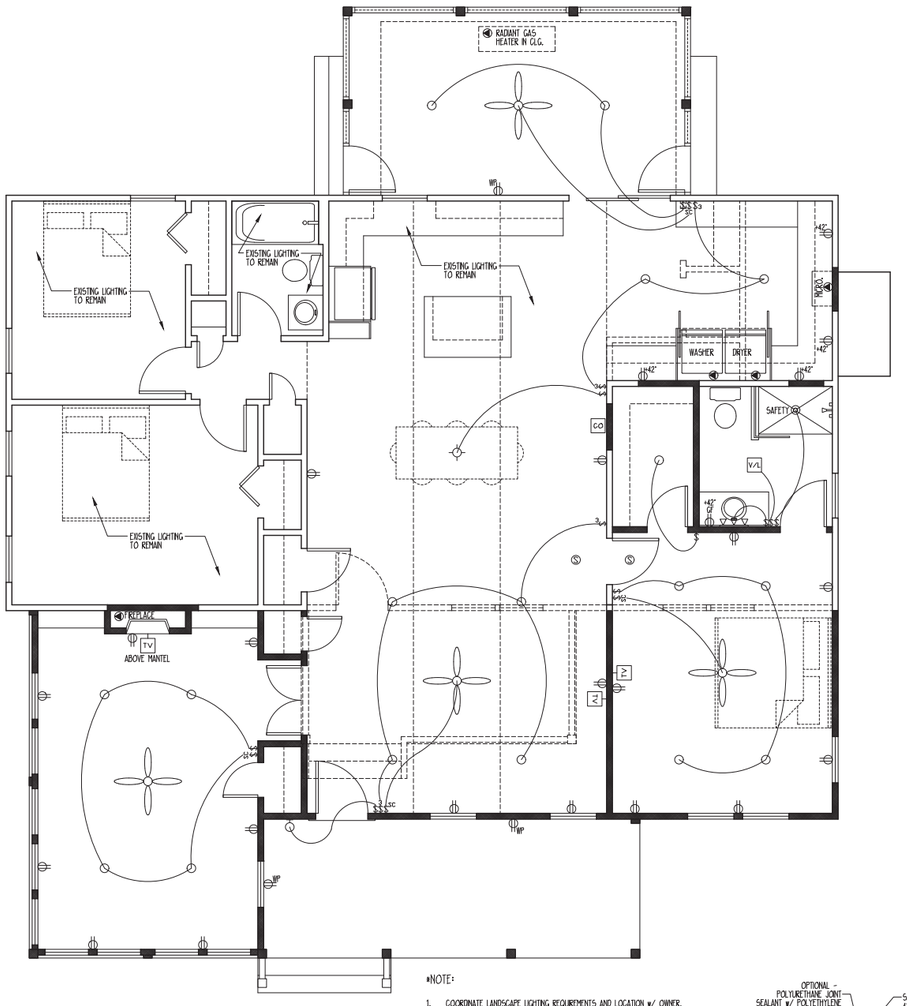


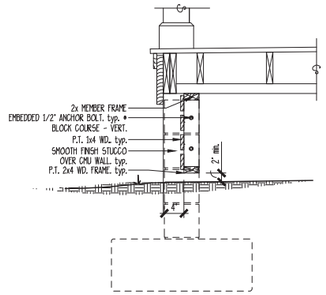
	SINGLE POLE SWITCH
3	THREE WAY SWITCH
4	FOUR WAY SWITCH
D	DIMMER SWITCH
ST	SPEED CONTROL
	DUPLEX OUTLET
	1/2 HOT OUTLET
WP	WATER PROOF OUTLET
GF	GROUND FAULT OUTLET
	QUADRUPLEX OUTLET
	SPECIALTY OUTLET
	FLOOR OUTLET
	TELEPHONE JACK
T	THERMOSTAT
TV	TELEVISION JACK
V	VENT
V/L	VENT w/ LIGHT
	SURFACE MOUNTED FIXTURE
	RECESSED FIXTURE
	WALL MOUNTED FIXTURE
	FLOOD LIGHT
	LED FIXTURE
	CEILING FAN
	STRIP LIGHTING
J	CEILING BOX
B	DOOR CHIME
	ELECTRICAL PANEL
S	SMOKE DETECTOR
CO	CARBON MONOXIDE DETECTOR

*NOTE:

1. COORDINATE LANDSCAPE LIGHTING REQUIREMENTS AND LOCATION w/ OWNER.
2. COORDINATE TELECOMMUNICATIONS SYSTEM REQUIREMENTS w/ OWNER.
3. COORDINATE SOUND SYSTEM REQUIREMENTS w/ OWNER.
4. COORDINATE CENTRAL VACUUM REQUIREMENTS + LOCATION w/ OWNER.

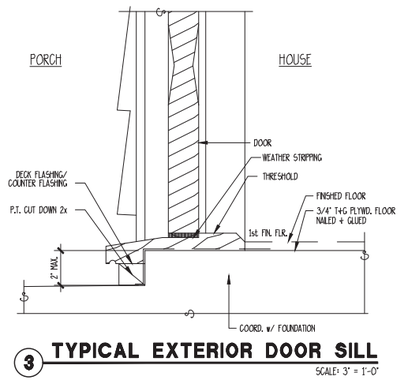
FIRST FLOOR ELECTRICAL LAYOUT

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



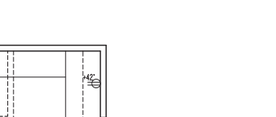
4 WD. HORIZ. HOGSPEN DETAIL

SCALE: 3/4" = 1'-0"



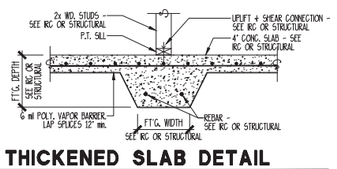
3 TYPICAL EXTERIOR DOOR SILL

SCALE: 3" = 1'-0"



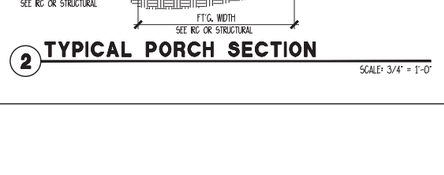
6 CONTROL JOINT DETAIL

SCALE: 3/4" = 1'-0"



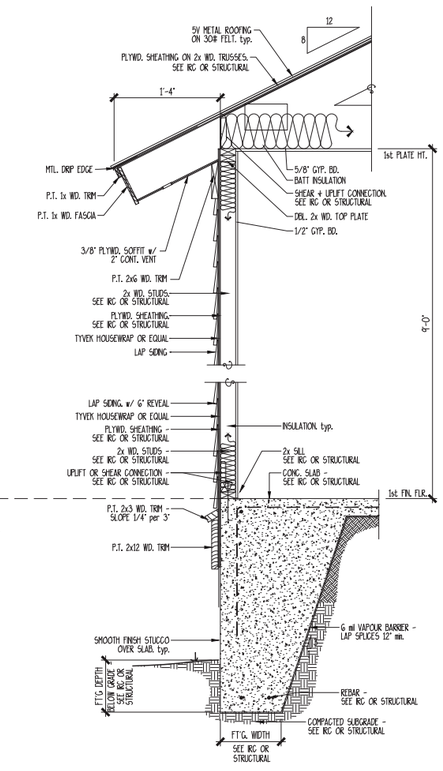
5 THICKENED SLAB DETAIL

NOT TO SCALE



2 TYPICAL PORCH SECTION

SCALE: 3/4" = 1'-0"

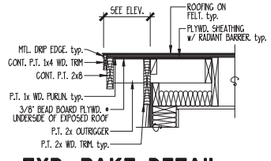


NOTES:

1. VERIFY MIN. FOOTING DEPTH BELOW FROST LINE WITH LOCAL BUILDING CODES
2. VERIFY HIGH WIND RESISTANCE REQUIREMENTS WITH LOCAL BUILDING INSPECTOR.

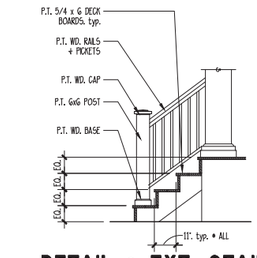
1 TYPICAL WALL SECTION

SCALE: 3/4" = 1'-0"



8 TYP. RAKE DETAIL

SCALE: 3/4" = 1'-0"



7 DETAIL • EXT. STAIRS

SCALE: 3/8" = 1'-0"

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BURNHAM RESIDENCE

710 NEWCASTLE ST. BEAUFORT, SOUTH CAROLINA

ALLISON RAMSEY Architects, Inc. creating sustainable timeless design
1003 Charles St.
Beaufort SC. 29902
(843) 986-0559
www.allisonramseyarchitect.com

THIS PLAN HAS BEEN PREPARED TO MEET TOP PROFESSIONAL STANDARDS AND PRACTICES. OWNER, BUILDING AGENTS AND ENVIRONMENTAL CONDITIONS VARY FOR DIFFERENT LOCATIONS. IT IS THE RESPONSIBILITY OF THE BUILDER TO VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE BEGINNING CONSTRUCTION. ALLISON RAMSEY ARCHITECTS, INC. ASSUMES NO LIABILITY FOR ANY WORK CONSTRUCTED FROM THIS PLAN.
-VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION
-VERIFY COMPLIANCE WITH ALL LOCAL CODES.
-VERIFY ALL FOUNDATION DESIGNS & EXCAVATION WITH SOILS ENGINEER FOR ACTUAL SITE CONDITIONS.
-FINAL PLUMBING LOCATIONS ARE NOT INDICATED. THESE SHOULD BE DESIGNED PRIOR TO CONSTRUCTION BY A LICENSED PLUMBING CONTRACTOR. ALL PLUMBING SHALL BE INSTALLED AND TESTED TO INSURE A SOUND CONNECTION FOR YOUR INDIVIDUAL HOUSING AND CONDITIONS.
-VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER AND/OR ARCHITECT.

DATE:	05/4/2026
JOB NO.	2516
DRWN. BY:	JW
DRWG. NAME:	2516LDWG

5

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

Final Approval request for partial demolition/rehabilitation to existing residential dwelling

& Bailey Bill Tax Incentive Approval request

STAFF REPORT: Historic District Review Board (HDRB)

1108 WASHINGTON STREET

DATE: May 13, 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 received Conceptual Approval on 4/8/26 for this project. Applicant returns for Final Approval. Applicant has also submitted a Bailey Bill application for this project. Approval to renovate front (historic) section of the house and demolish 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		
Adjacent Zoning	Adjacent Land Uses	Setbacks for Adjacent Zoning /Buffer required if rezoned
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. **The applicant has been to one (1) HDRB Meeting on 4/8/2026, where the applicant received CONCEPTUAL APPROVAL with recommendations.**

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**	**5/13: 2nd HDRB Meeting**							

The HDRB voted to **conceptually approve** the application 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.
   - ✓ Applicant response: We are not proposing to add pressure treated decking on the porch. That was a typo. We are proposing to repair the existing concrete porch floor and brick edging.
   - ✓ Staff analysis: Pressure-treated decking on the porch is not part of the proposal, per the submitted Gibbs House Plans.
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.
   - ✓ Applicant response: All proposed changes to the building are noted in the drawings.
   - ✓ Staff analysis: All proposed changes to the building are noted in the drawings.
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.
   - ✓ Applicant response: Referencing the 1924 Sanborn Fire Insurance Map we believe the rear addition footprint does not still exist. None of the existing current walls align with any interior or exterior walls from that shown in 1924. Please see sheet 2.

- ✓ Staff analysis: Staff agrees that the small rear addition shown on the 1924 Sanborn Map appears to no longer exist. Staff is supportive of the demolition.

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. The Applicant shall 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.
   - ✓ Applicant response: The existing front door is original and will be repaired and restored. The aluminum screen door will be removed. A photo is included on Sheet E. The cut sheet submitted for a new wood door is for the new rear door. Both doors will be painted to match the existing color (a white).
   - ✓ Staff analysis: The applicant has provided photo documentation of the existing door. Staff supports restoring the original front door, replacing the rear door with a new wood door, and a white color for both doors.
5. 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.
   - ✓ Applicant response: No comment.
   - ✓ Staff analysis: No comment.
6. 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.
   - ✓ Applicant response: Please see item 1. g. above.
   - ✓ Staff analysis: Applicant has stated and shown that the existing concrete porch and brick edging will be maintained and restored. Staff is supportive of this decision.
7. Applicant to provide paint colors for all exterior materials, where applicable.
   - ✓ Applicant response: All exterior colors will match existing – light green body, white columns, trim, pickets, etc.
   - ✓ Staff analysis: Staff is supportive of the paint colors.
8. Applicant to label all elevations with cardinal directions.
   - ✓ Applicant response: All elevations are now labeled with cardinal directions.
   - ✓ Staff analysis: All elevations have been labeled with cardinal directions.

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 staff analysis and recommendations below.

4.7.2 Integrity Guidelines (as per Beaufort Development Code)	**Rationale Present**	**Staff Analysis of Rationale**
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 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 FINAL APPROVAL in that the proposal satisfies the intent of the Beaufort Preservation Manual and requirements of the Beaufort Code, as well as satisfying the conditions placed by the board for obtaining final approval.

1. Applicant is proposing to replace siding with fiber cement siding. Staff Architects are not in support of using cementitious siding on an original, contributing structure and recommends the applicant use wood siding and trim boards, especially since this project is being considered for the Bailey Bill. If there is any original wood siding under the asbestos siding, applicant should try to salvage this material.
2. Applicant to submit typical window head/sill/jamb details for the new rear windows, and a typical section and details for the new stoop.

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

DECISION LETTER

April 9, 2026

Jeremiah Smith
Email: [redacted]

RE: (APP #HDRB-000085-2026) 1108 Washington Street – Renovation/Demolition

Dear Mr. Smith:

On April 8, 2026, the City of Beaufort Historic District Review Board (HDRB) met to review your application 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 of the property located at 1108 Washington Street. The HDRB voted to grant final approval with staff recommendations below with the exception of #5, #6, and #8:

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. The Applicant shall 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.

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

Sincerely,

Eric Berman, Vice-Chairman
Historic District Review Board

cc: Leroy Gibbs, Jr.,[redacted]
file copy

ALLISON RAMSEY
Architects Inc. creating sustainable timeless design

April 28, 2026

Eric Berman, Vice-Chairman
Historic District Review Board
Beaufort, SC

RE: (APP #HDRB-000085-2026) 1108 Washington Street – Renovation/Demolition

Dear Mr. Berman & Board Members,

Thank you for the feedback and giving us final approval on April 8. I would like to respond to each of the staff recommendation items in your Decision Letter.

1. g. We are not proposing to add pressure treated decking on the porch. That was a typo. We are proposing to repair the existing concrete porch floor and brick edging.
2. All proposed changes to the building are noted in the drawings.
3. Referencing the 1924 Sanborn Fire Insurance Map we believe the rear addition footprint does not still exist. None of the existing current walls align with any interior or exterior walls from that shown in 1924. Please see sheet 2.
4. The existing front door is original and will be repaired and restored. The aluminum screen door will be removed. A photo is included on Sheet E. The cut sheet submitted for a new wood door is for the new rear door. Both doors will be painted to match the existing color (a white).
7. No comment
9. Please see item 1. g. above.
10. All exterior colors will match existing – light green body, white columns, trim, pickets, etc.
11. All elevations are now labeled with cardinal direcitons.

Thank you again for partnering on this project to improve the Beaufort National Historic Landmark District.

Sincerely,

Jeremiah W. A. Smith
Allison Ramsey Architects, Inc.

SYMBOLS + KEYS

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

DRAWING NUMBER — 1/3 = SECTION OR ELEVATION — SHEET NUMBER

ROOM TITLE
KITCHEN
10' C.L.G. — CEILING HEIGHT
WOOD — FLOOR FINISH

1 **DRAWING TITLE**
DETAIL OR ELEVATION NUMBER

14.00' = ELEVATION ABOVE SEA LEVEL
1 = REVISION NUMBER
= REVISION CLOUD
REF. = PLAN REFERENCE NORTH

S	SINGLE POLE SWITCH
S3	THREE WAY SWITCH
S4	FOUR WAY SWITCH
SD	DIMMER SWITCH
SDC	SPEED CONTROL
	DUPLEX OUTLET
	1/2 HOT OUTLET
WP	WATER PROOF OUTLET
GF	GROUND FAULT OUTLET
	QUADRUPLEX OUTLET
	SPECIALTY OUTLET
	FLOOR OUTLET
	TELEPHONE JACK
T	THERMOSTAT
TV	TELEVISION JACK
V	VENT
V/L	VENT w/ LIGHT
	SURFACE MOUNTED FIXTURE
	RECESSED FIXTURE
	WALL MOUNTED FIXTURE
	FLOOD LIGHT
	LED FIXTURE
	CEILING FAN
	STRIP LIGHTING
J	CEILING BOX
CH	DOOR CHIME
	ELECTRICAL PANEL
S	SMOKE DETECTOR
CO	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

1108 WASHINGTON STREET, CITY OF BEAUFORT, SC

GIBBS HOUSE - 25119
1108 WASHINGTON STREET, CITY OF BEAUFORT, SC

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-VERIFY ALL DIMENSIONS PRIOR TO PROCEEDING WITH CONSTRUCTION
-VERIFY COMPLIANCE WITH ALL LOCAL CODES
-ALL PRODUCTS, MATERIALS, AND ASSEMBLIES SHOULD BE INSTALLED PER MANUFACTURER'S ACTUAL SPEC GUIDELINES.
-FINISH & FLOORING LAYOUTS ARE NOT INCLUDED. THESE SHOULD BE OBTAINED FROM A QUALIFIED FLOORING CONTRACTOR. ALL FLOORING SHOULD BE INSTALLED PER MANUFACTURER'S SPECS AND THAT EQUIPMENT IS SIZED CORRECTLY FOR YOUR PARTICULAR REGION AND CONDITIONS.
-VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER AND/OR ARCHITECT.

DATE:	04/24/2026
JOB NO.	25119
DWN. BY:	JAC
DWG. NAME:	25119LDWG

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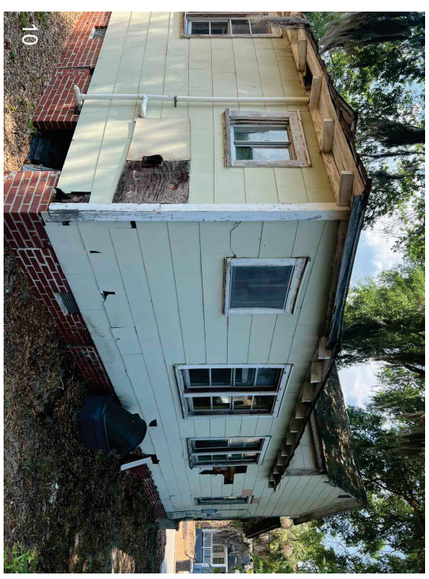

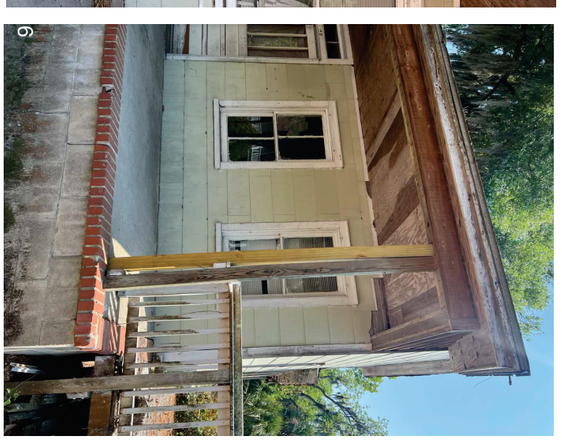

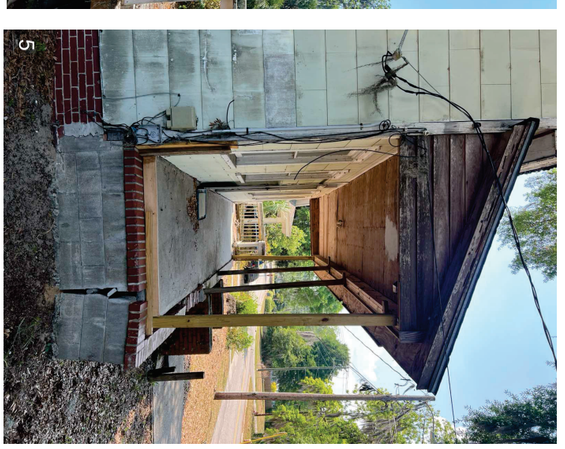

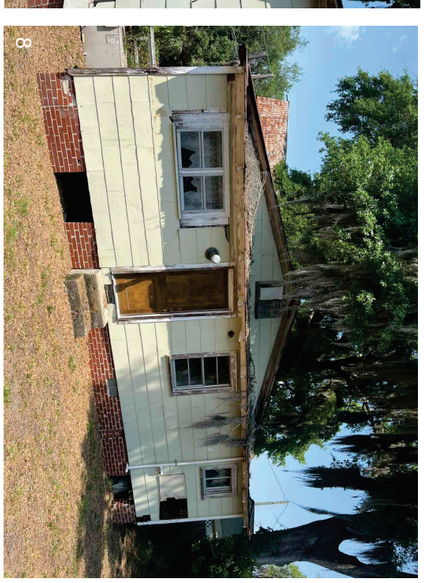

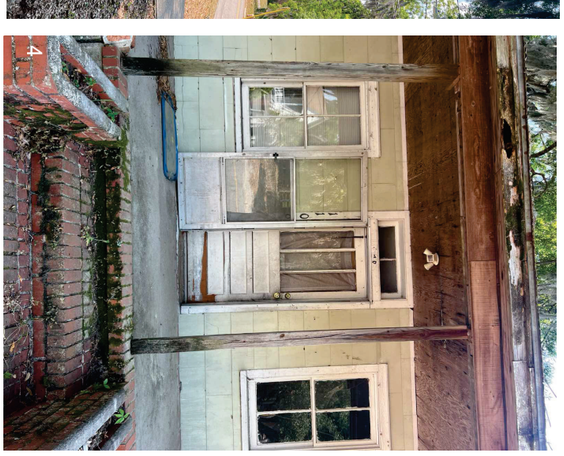

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DATE:	04/24/2026
JOB NO.	25119
DWN. BY:	JKG
DWG. NAME:	25119.DWG

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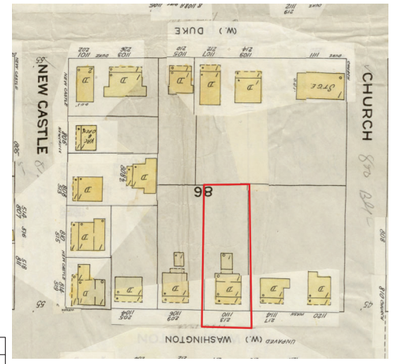
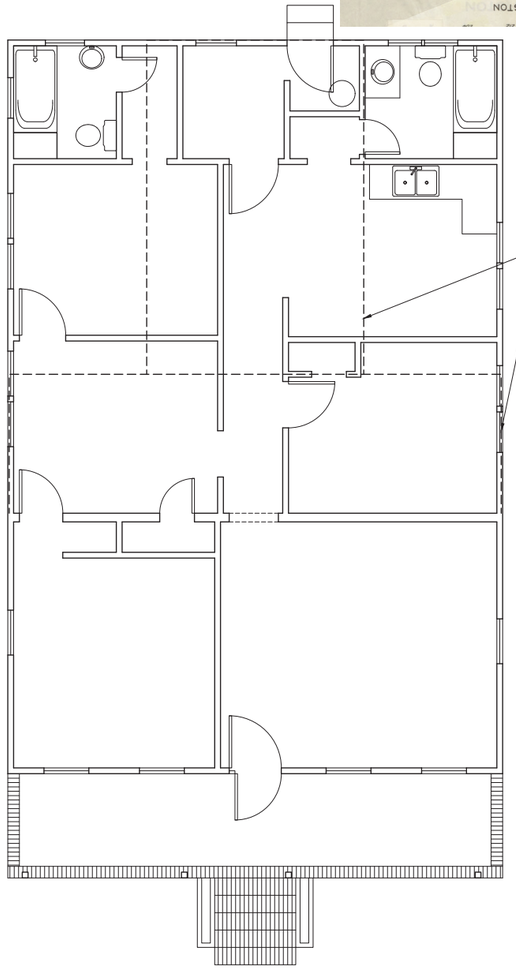
GIBBS HOUSE - 25119

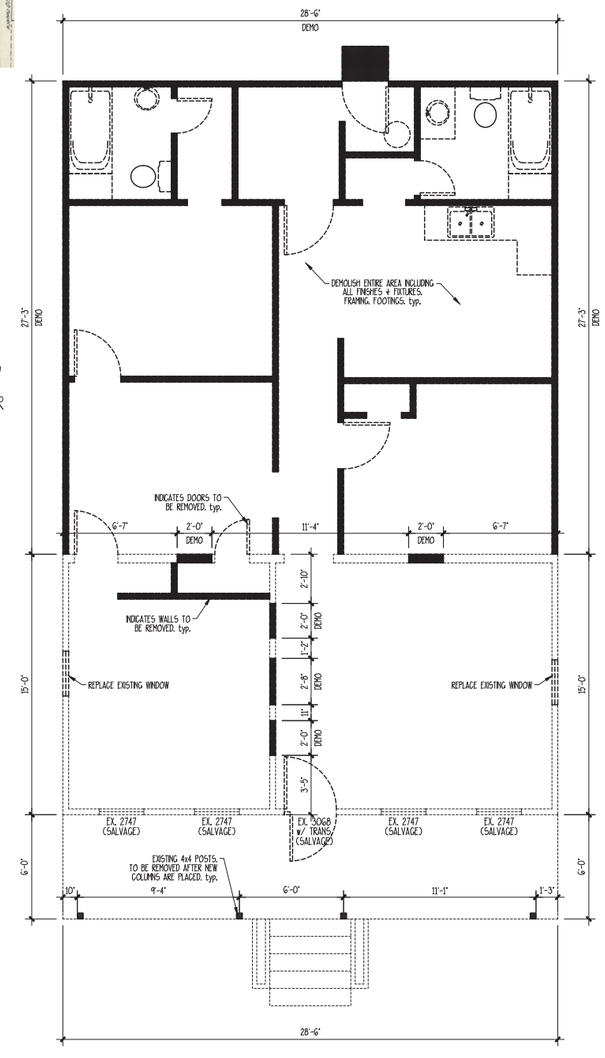
1108 WASHINGTON STREET, CITY OF BEAUFORT, SC





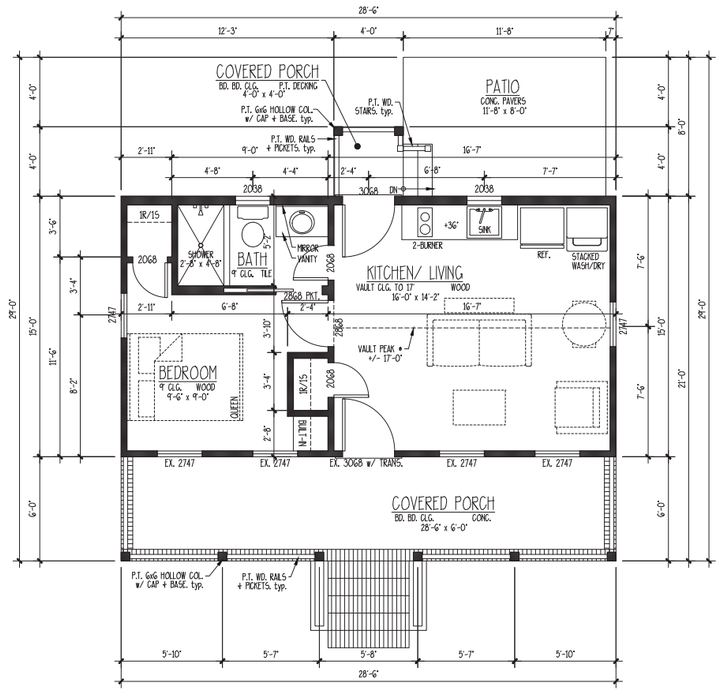
EXISTING FIRST FLOOR PLAN

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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-VERIFY ALL SITE CONDITIONS.
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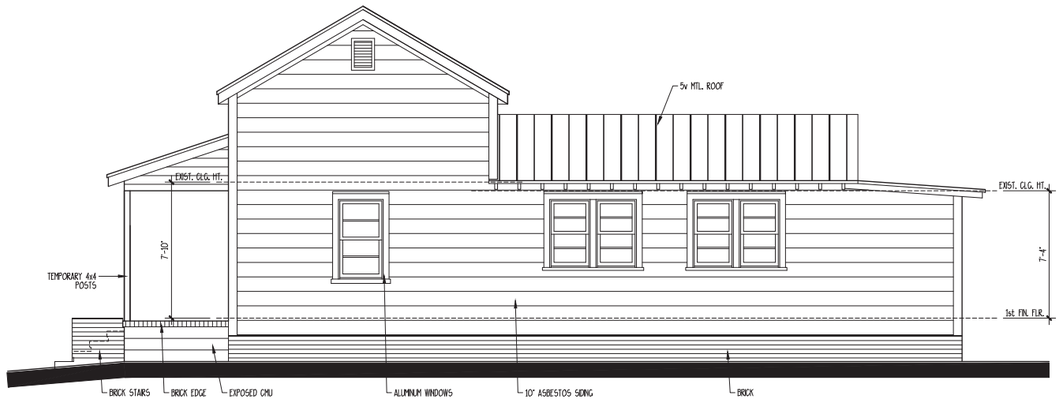

4 **EXISTING WEST ELEVATION**

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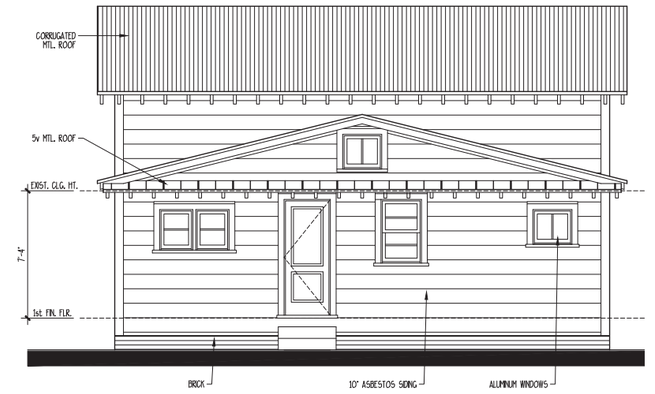
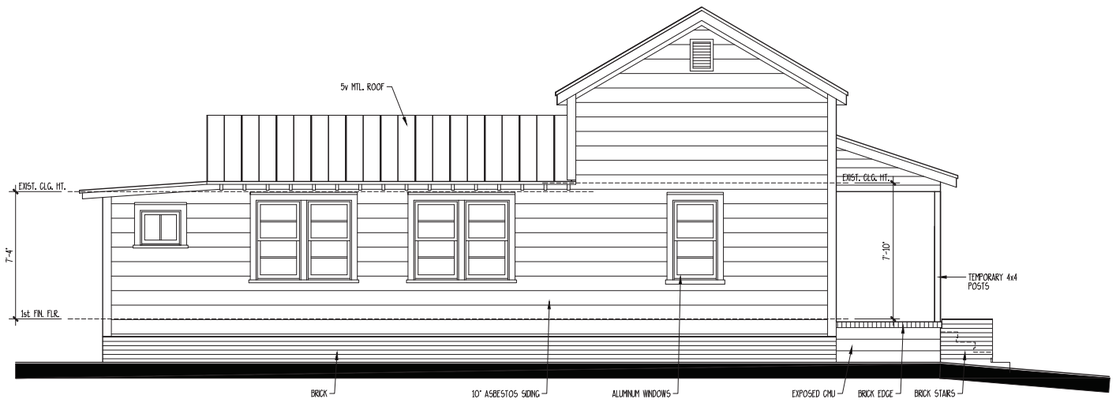


3 **EXISTING SOUTH ELEVATION**

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



2 **EXISTING EAST ELEVATION**

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

1 **EXISTING NORTH ELEVATION**

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

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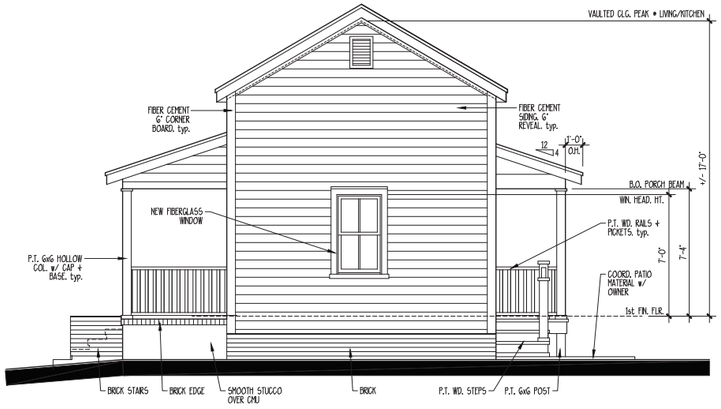
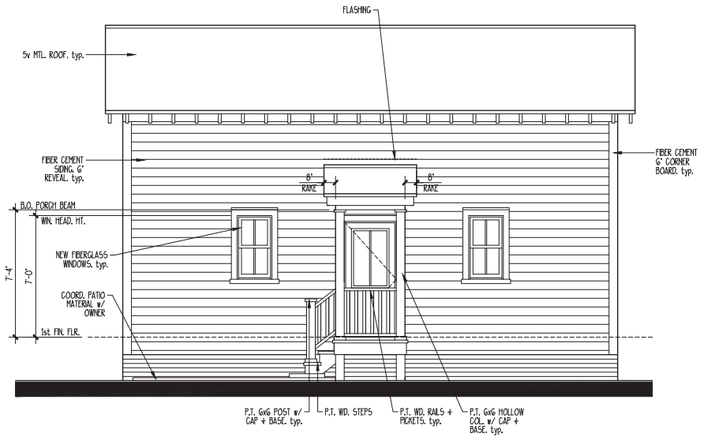


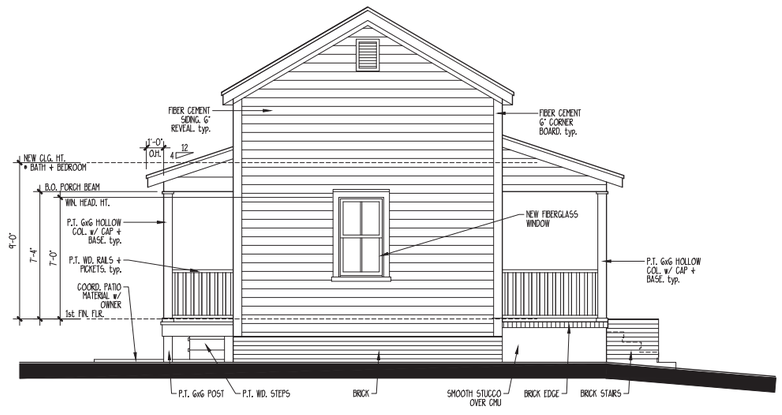
4 **PROPOSED WEST ELEVATION**

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



3 **PROPOSED SOUTH ELEVATION**

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



2 **PROPOSED EAST ELEVATION**

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

1 **PROPOSED NORTH ELEVATION**

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

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Project Narrative

RE: Bailey Bill Application: 1108 Washington Street, Beaufort, SC

This project seeks to retain and preserve the original and oldest architectural form of the house at 1108 Washington Street in the Northwest Quadrant Neighborhood. The building is currently vacant and has been for an estimated 8 years.

- The non-original aluminum windows will be removed and replaced with historic profile fiberglass exterior/ wood clad interior windows with simulated true divided lites and spacer bars.
- Original wood windows and door at the front elevation will be repaired and restored.
- Non-original asbestos lap siding will be removed and replaced with fiber cement lap siding with 6 inch reveal.
- The front porch columns will be restored. They are currently missing; temporary 4x4 wood columns are currently supporting the porch roof at uneven intervals, not at corners, and one in the path of travel to the front entry. (6) new 6x6 wood columns will be spaced equally across the front.
- The front porch ceiling is non-original plywood, the porch beam is missing, and the porch foundation wall is compromised. The front porch roof, ceiling, beam, and foundation will be restored.
- The roof is in poor condition and needs replacement—either in asphalt shingle or 5v metal.

City of Beaufort Community & Economic Development Department
1911 Boundary Street, Beaufort, SC 29902
Phone (843) 525-7011 / Fax (843) 986-5606
Website: www.cityofbeaufort.org

CITY OF BEAUFORT REHABILITATED HISTORIC PROPERTY / BAILEY BILL APPLICATION
PART A – PRELIMINARY REVIEW FORM

PLANNING DEPARTMENT USE ONLY: Application #: _____ Date Received: _____ Date Responded: _____

_____ Certificate of Appropriateness Received #HR_____ _____ Project Approved

_____ Project Approved with Conditions (see attached sheet) _____ Project Denied (see attached sheet)

_____ _____

Authorized Signature Date

This application is used by the City to review rehabilitation work on historic properties, in accordance with South Carolina 1976 Code Sections 12-120 through 12-125, and pertinent regulations. A separate application should be submitted for each historic building, unless they were functionally-related during the historic period, in which case they can be submitted as a historic complex. Applications must include attachments as listed below and the required review fee to be considered complete. *Fee: $150 for single family residences or duplexes; $300 for all other properties.*

1. PROPERTY INFORMATION

Historic Name of Property (if known)_____ Parcel Id. Number: R120 004 000 0372 0000

Street Address: 1108 Washington St Use: n/a Owner-occupied, or n/a Income-producing

Estimated project start date unknown Estimated project completion date unknown

Fair market value (FMV) of building $ 50,100 Estimated project costs $ unknown

How was FMV determined? ☐SC Licensed appraisal within 45 days ☐Bona fide sales contract within 12 months ■County Assessor

Has an application for any other tax incentives been filed for this property? ____Yes X No

If Yes, please describe _____

2. HISTORIC DESIGNATION

The property must have been designated "historic" by the local government allowing this incentive.

This building is a:

X Contributing structure in the Historic District

____ Non-contributing structure, but over 50 years old, and in the Historic District

_____Structure located outside of the Historic District, but listed on the Beaufort County 1997 Historic Survey

Significance:

Construction Date: ca. 1900 Is this property individually listed on the National Register? ____Yes X No

Describe previous major alterations or additions (give dates): somewhat unknown. possible addition early 80s

3. ATTACHMENTS

The following information is needed to process your application. Please send complete information with the initial submission:

X An original signed and completed Part A application;

X An original signed and completed Historic Review Board Project Application;

_____ Payment of $150, for single family residences or duplexes; $300 for all other properties – checks should be made out to the City of Beaufort

_____ Documentation of FMV determination

X An overall project narrative along with an itemized list describing the precise scope of work; and

X All HRB Submission Requirements (found on the Checklist, pages 8-10) including but not limited to:

- X Location map showing where the building is located;
- X Photographs clearly showing not only the areas to be rehabilitated, but also overall views of the building;
- X Site plan, architectural floor plans and elevations of pre-rehabilitation conditions;
- X Site plan, architectural floor plans and elevations of the proposed work.

4. OWNER INFORMATION

Name Leroy Gibbs, Jr

Mailing Address 9919 Ethens Castle Dr

Email Address [redacted]

Signature _____ Date 4/28/26

City Chester State VA Zip 23831

Primary Phone Number [redacted]

City of Beaufort Community & Economic Development Department
1911 Boundary Street, Beaufort, SC 29902
Phone (843) 525-7011 / Fax (843) 986-5606
Website: www.cityofbeaufort.org

CITY OF BEAUFORT REHABILITATED HISTORIC PROPERTY / BAILEY BILL APPLICATION
PART A – PRELIMINARY REVIEW FORM

5. DESCRIPTION OF PROPOSED WORK

In addition to a separate narrative and itemized project list, use the spaces below to describe the proposed work in detail. Architectural elements would include items such as: roof; exterior brick or siding; porches; exterior elevations; windows; doors; site/landscape features; entrance hall; main stair; parlors; fireplaces/mantles; floors/walls/ceilings; mechanical/ electrical/plumbing; etc. If an application has been submitted for any state or federal preservation Tax Credits, you may use a copy of the description of the proposed work from the state or federal forms for this section, but your submittal must still include the information in sections 1 through 4.

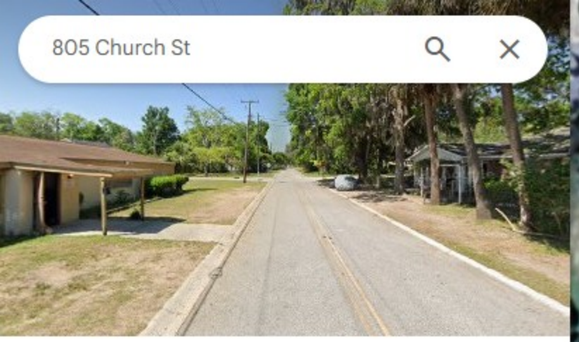
(Please feel free to make copies of this sheet. Use as many spaces as necessary to fully describe your project.)

Architectural element: Windows Approximate age: ___original X added; if added 198 date ____Interior X Exterior; Location: N S E W Describe feature and its condition: Photograph No. 3, 9 Drawing No. _____	Describe work and impact on feature Aluminum windows to be replaced with historic profile fiberglass exterior/ wood interior windows with simulated true divided lites and spacer bars. Original wood windows and door at (north) front elevation will be repaired and restored.
Architectural element: Siding Approximate age: ___original____added; if added 1980 date ____Interior X Exterior; Location: N S E W Describe feature and its condition: Photograph No. 1, 3, 9 Drawing No. _____	Describe work and impact on feature Asbestos lap siding (10" reveal) to be removed and replaced with fiber cement lap siding (6" reveal).
Architectural element: Porch Columns Approximate age: ___original____added; if added ____date ____Interior X Exterior; Location: N S E W Describe feature and its condition: Photograph No. 1, 4, 5, 6 Drawing No. _____	Describe work and impact on feature Original front columns are missing. Temporary 4x4 columns are currently spaced unevenly, not at corners, and even one in the path of travel up the front entry
Architectural element: Front Porch Approximate age: ___original____added; if added ____date ____Interior ____ Exterior; Location: N S E W Describe feature and its condition: Photograph No. 5 Drawing No. _____	Describe work and impact on feature The porch roof does not appear to be original as it is poorly crafted. Porch ceiling is plywood--not original. The porch beam is missing. The porch foundation wall at the northeast corner is cracked significantly

805 CHURCH STREET – The NW Quadrant (Vacant – Infill Dev.)

Request for approval for construction of a new residential duplex with detached carriage house

805 Church St



805 Church St

Directions | Save | Nearby | Send to phone | Share

805 Church St, Beaufort, SC 29902

Confirm or fix this location
The location shown is not precise

Suggest an edit on 805 Church St

Add a missing place

Add your business

Photos

STAFF REPORT: Historic District Review Board (HDRB)

805 CHURCH STREET

DATE: May 13, 2026

GENERAL INFORMATION	
Applicant:	Allison Ramsey c/o Jeremiah Smith (Architect)
Site Address / Tax PIN:	805 Church Street; PIN: R120 004 000 1006 0000
Applicant's Request:	Construction of a new residential 2-unit dwelling (duplex) with one detached accessory dwelling unit on vacant lot (in-fill development).
Current Zoning:	T4-HISTORIC NEIGHBORHOOD DISTRICT (T4-HN)
Contributing/Neighborhood	Vacant lot – The NW Quadrant neighborhood (In-fill development)
Flood Zone/Base Flood	Flood Zone: X, Elevation: 11 ft – 13 ft
Existing Trees	No Specimen/Landmark trees are affected by this request.

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-HN	807 Church Street (Non-contributing, ca. 1975), Residential	N/A
South: T4-HN	801 Church Street (Non-contributing, ca. 1990), Residential	N/A
East: T4-HN	808 Newcastle Street (Non-contributing, ca. 2017), Residential	N/A
West: T4-HN	806 Newcastle Street (Non-contributing, ca. 1980) – Elks Lodge	N/A

Background:

The applicant is proposing to construct a new residential 2-story duplex (968 sf. heated in total per unit) and an ADU (1-story; 384 sq. ft. heated). **The applicant has been to one HTRC Meeting (Nov. 12, 2025).**

Project Timeline:

Jan. 2025	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.
										11/12: 1st HTRC Meeting	

Jan. 2026	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.
			4/24: 1st HDRB Meeting Submittal	**5/13: 1st HDRB Meeting**							

Summary of the 11/12/2025 HTRC Meeting – Synopsis of Staff Comments:

1. **Planning and Zoning**:
   - 4 Parking spaces required
   - Ensure setback compliance – chimneys are permitted to encroach 2 ft into any setback.
   - Consider brick chimney instead of stucco
2. **Building Codes**:
   - X flood zone, make sure FFE is at least 13'.
3. **Architecture**:
   - Staff supports the simplistic form and the use of 1101 Greene Street as inspiration.
   - There aren't any two-story structures in the immediate vicinity of the subject property. However, given that this property appears to sit in a low lying area between Washington and Duke Street, a two-story structure may not appear out of place within this block. A street section showing terrain elevation changes and the height of adjacent roofs would be beneficial for the HRB.
   - To mitigate the overall height of the structure, could the roof pitch be lowered to 7 and 12 from 9 and 12?
   - Could the second-floor master bedroom be rearranged to allow for windows down the side elevations?
   - Could the applicant consider adding a window above the toilet on the second floor (does this line up with the sink window on the first floor?) and/or a window on the side elevation of bedroom #3?
   - Demonstrate compliance with all Section 2.4.1 requirements.
   - Provide materials, cutsheets (with selections circled), details, and sections if applicant wishes to

attend an HRB meeting for final approval.

4. **HBF**:
    - Brick instead of stucco chimney is preferred.
    - Recommend simplifying the chimney cap.

Tree Removal Proposed:

No Specimen/Landmark trees are affected by this in-fill development request.

Surrounding Area:

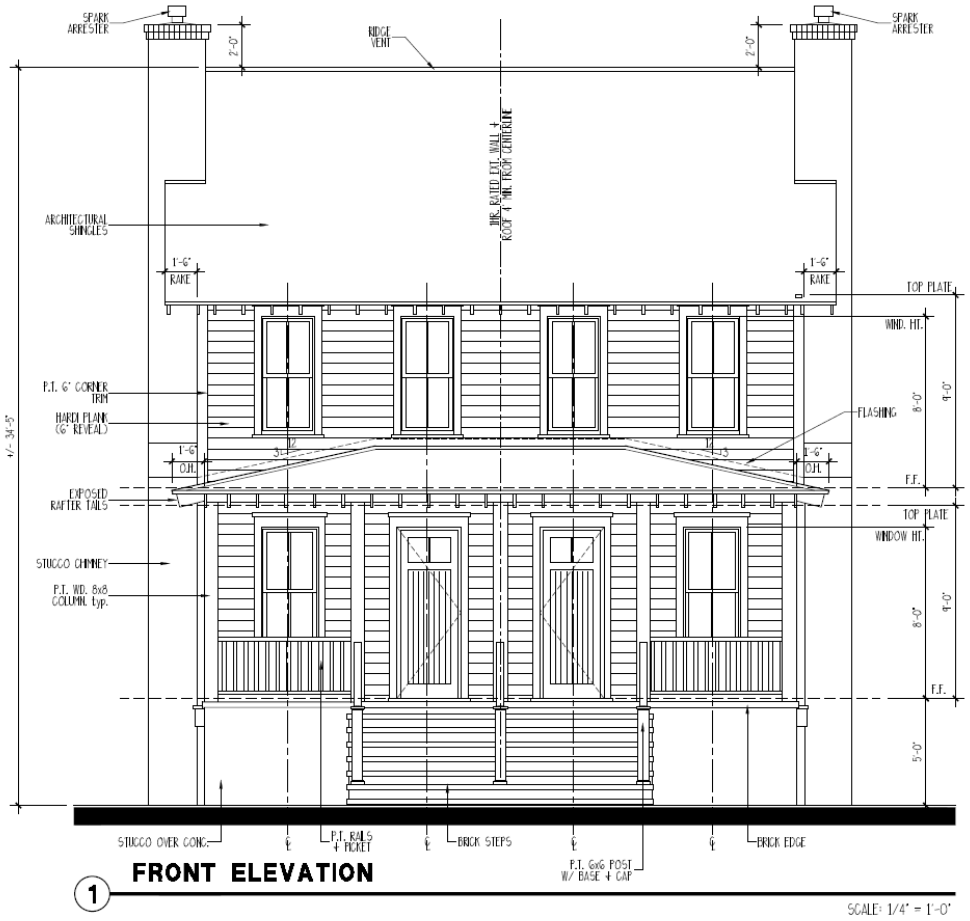
The property at 805 Church Street, located on the middle and western portion of the 800 block between Washington St. to the north, Duke St. to the south as well as Newcastle St. to the east and Church St. to the west, is part of the North-West Quadrant neighborhood and thus, part of the Beaufort Historic District. The surrounding properties can be characterized as mostly simple, one-story single-family and/or two-family residential dwellings, with some 2-story houses along Duke and Washington Streets. As for their historical value, they represent a mix of contributing and non-contributing dwellings (e.g. Hall & Parlor, Freedmen's Cottages, Shotgun houses).

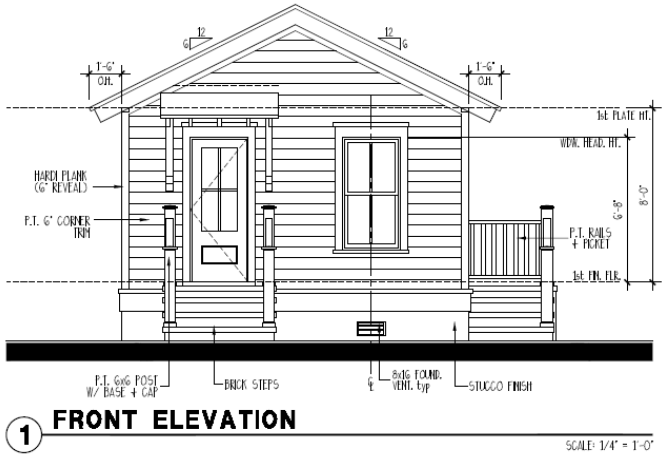
Determination of adequate historic integrity for New Construction, Infill, Additions and Demolition:

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**. Refer to a detailed staff analysis and recommendations in the sections / table below.

811 Congress Street – Overview of architectural design, lot placement and other review aspects

Architectural Design





Main 2-unit dwelling, 3 BR, 2 BA per unit:
Roofed building footprint: 1,401 sq. ft.; Heated living space per unit: 968 sq. ft. (or 1,936 sq. ft. total heated space combined); Size of front porch: 170 sq. ft. roofed; Size of front steps: 70 sq. ft. uncovered)

Accessory Dwelling Unit, 1 BR, 1 BA:
Roofed building footprint: 394 sq. ft.; Heated living space: 384 sq. ft.; Size of front porch: 10 sq. ft. roofed; Area of front steps: 13 sq. ft. uncovered; Other: 42 sq. ft. semi-covered side stairs/ADA-accessible ramp)

STREET SECTION

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

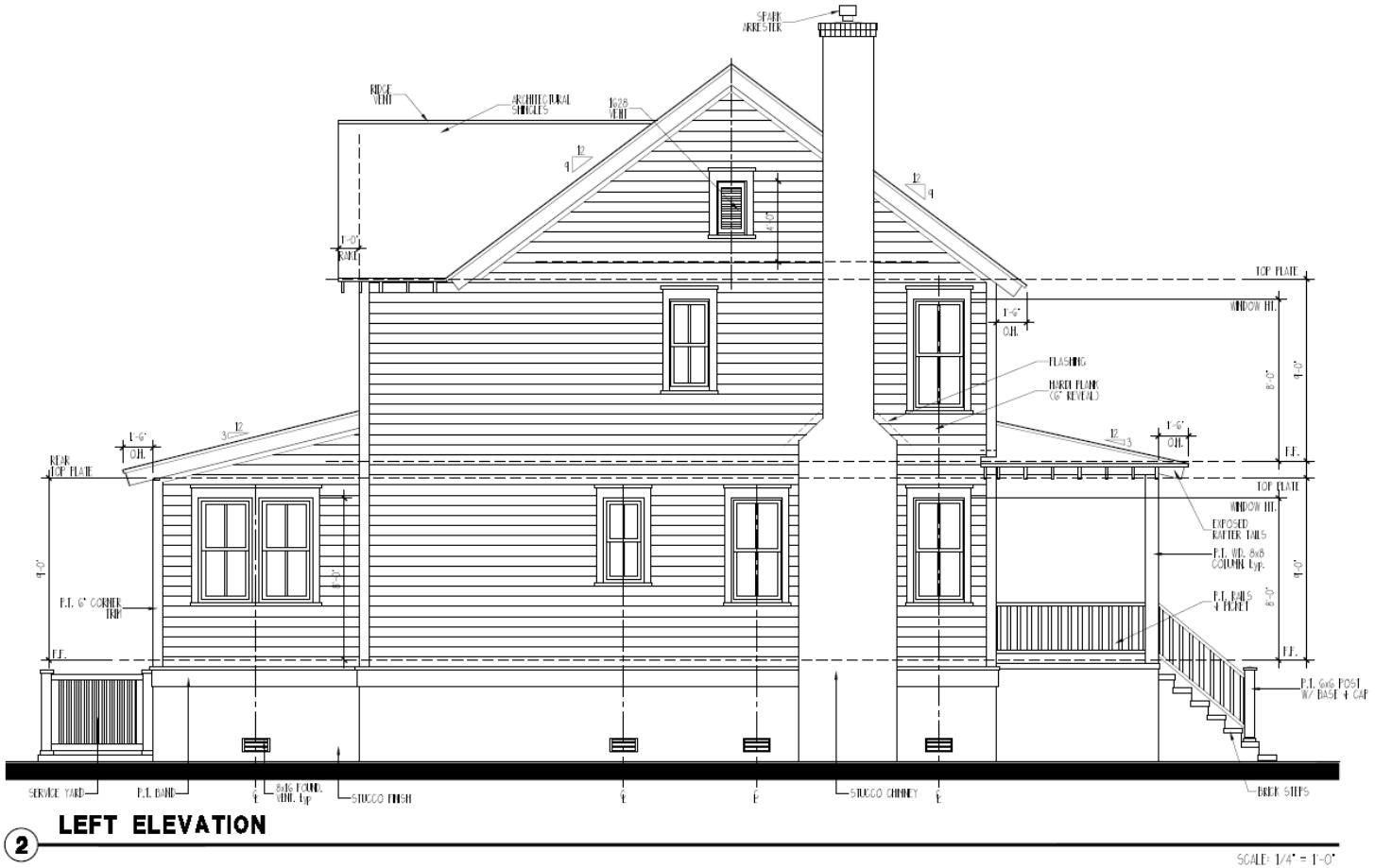
C. <u>1103 Greene Street</u>:
Picture of historic duplex (Google Maps, Apr. 2026)

Staff analysis:

1. **Beaufort Development Code Section 2.4.1 – Transect-Based District Standards, A.3 Maximum Lot Coverage: Size of lot: 4,659 sq. ft. (0.107 ac.); Combined roofed area coverage – proposed: ~50% (permissible in T4-HN: 55%); Combined impervious lot coverage – proposed: ~60% (permissible in T4-HN: 65%);**
2. **Beaufort Development Code Section 5.6.4 – Parking Space Requirements, 2- and 3-Family, 3+ Bedrooms: 2 per unit;**
    - **"B. Credits for On-Street Parking, 2. For multi-family dwellings over 3 units, and for commercial buildings over 4,000 square feet, adjacent existing on-street parking within 400 feet from the property line may be used to count toward the on-site parking requirement if needed."**
3. **Beaufort Development Code Section 4.5.3 – Building Types - Carriage House, B. Special Requirements, 9. Parking: 1 space per Carriage House**
4. **Beaufort Development Code Section 4.5.5 – Building Types - 2-3-Unit House, B. Special Requirements, 2. Parking: "Parking must be well defined, located behind the building, and accessed off a side street or rear alley. On-site parking for all vehicles, including boats, must not be in front of the building. No variances to this provision are permitted."**
5. **Beaufort Development Code Section 4.6.1 – Building Design Standards – General to all districts, A. Size, Mass and Scale:** "(…) shall be appropriate to the scale of structures in the neighboring context."
6. **Beaufort Development Code Section 4.7.2.C – New Construction Shall Complement and Support the District:** "The Historic District has a distinct rhythm of massing, scale, and siting. Infill buildings should not deviate in a detracting manner from these elements, but appear as complementary members of the district.

   1. Lot size, massing, siting, floor area ratio, and height must correspond to the adjacent buildings that contribute to or complement the rhythm of the district.
7. **2022 Beaufort Preservation Manual – App. A: NW Quadrant Design Principles, Character Defining Features (pages 237 et seq.):**
    - **House orientation:** Most houses face the street. This helps the property 'connect' with the neighborhood.
    - **Roofs:** roofs were simple sloping forms (gable or hip types)
    - **Porches:** Most houses had a deep porch which faced the street and helped identify the front (wooden) door(s).

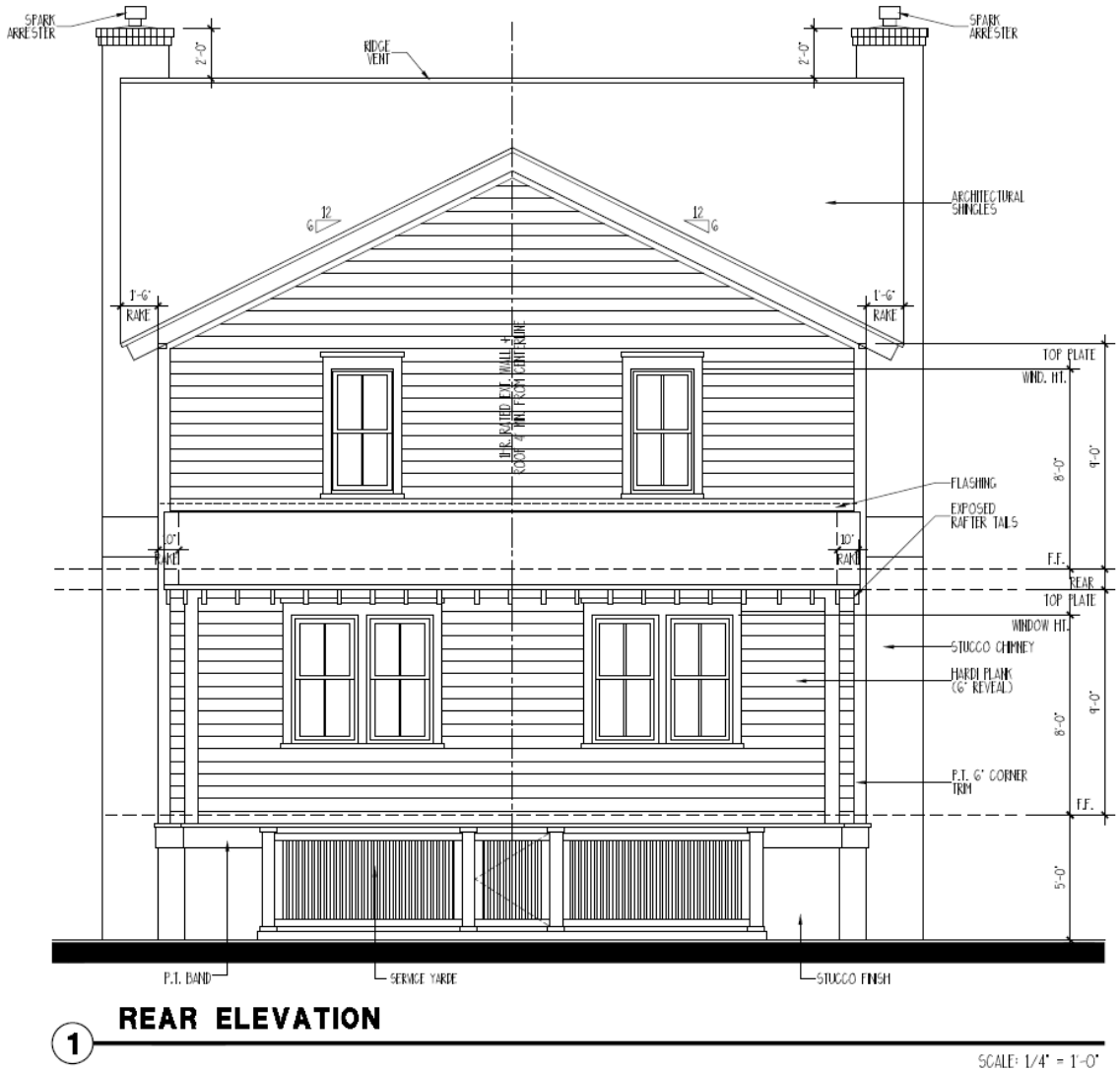
Other elevations (side and rear) of the main duplex and ADU dwellings:



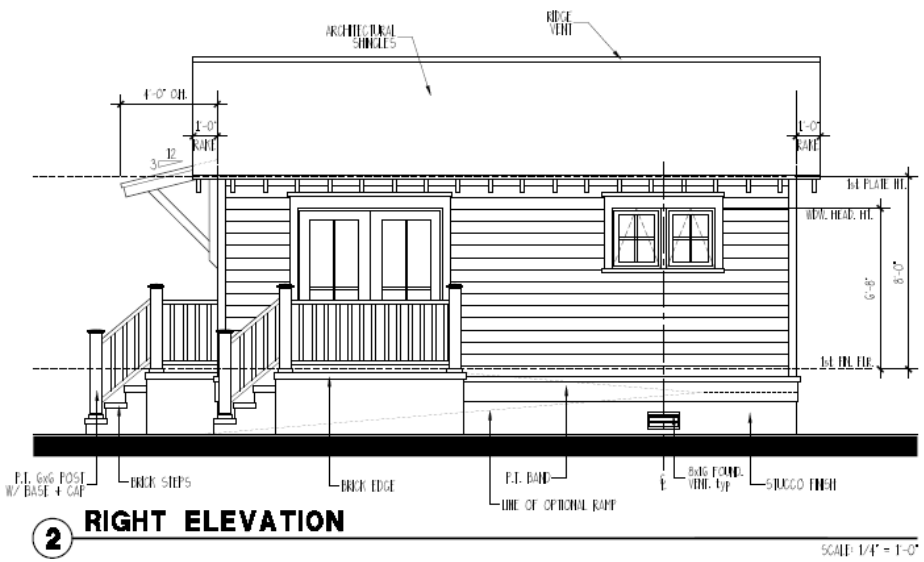
2 LEFT ELEVATION

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

Main 2-unit dwelling, "left" elevation, facing north ("right" elevation facing south is identical):
Labels: "Architectural shingles" (main roof – 9:12 slope; shed roofs – 3:12); "Stucco chimney"; "Hardi Plank with 6" reveal" (siding); "Exposed rafter tails"; "Painted rails and picket baluster"; "8x8 columns, painted"; "6x6 posts with base & cap"; open chimney cap with "spark arrester"; 9.0 ft. plate heights for first and second floors; "Service yard" screened with 5 ft. high screen (equals raised first floor elevation in the front); Brick steps in the front

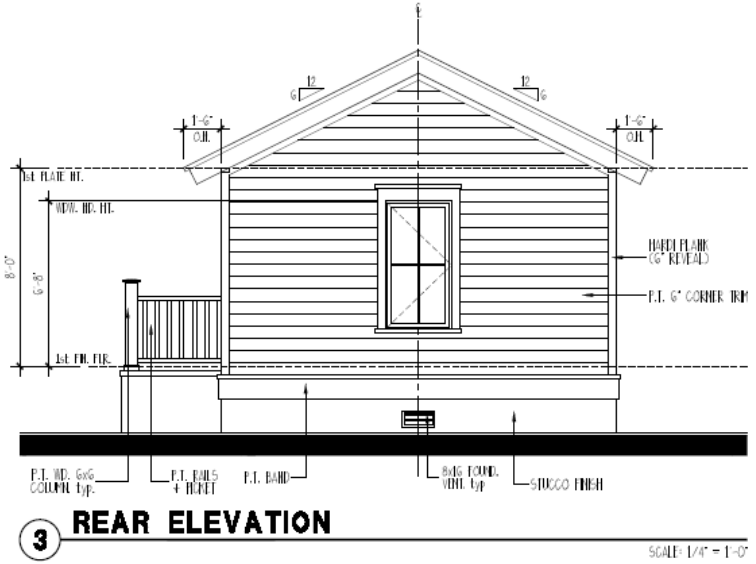


<u>Main 2-unit dwelling, "rear" elevation, facing east</u>:
Labels: "Stucco finish" on raised foundation/ground floor (5 ft.); "exposed rafter tails" under rear shed roof



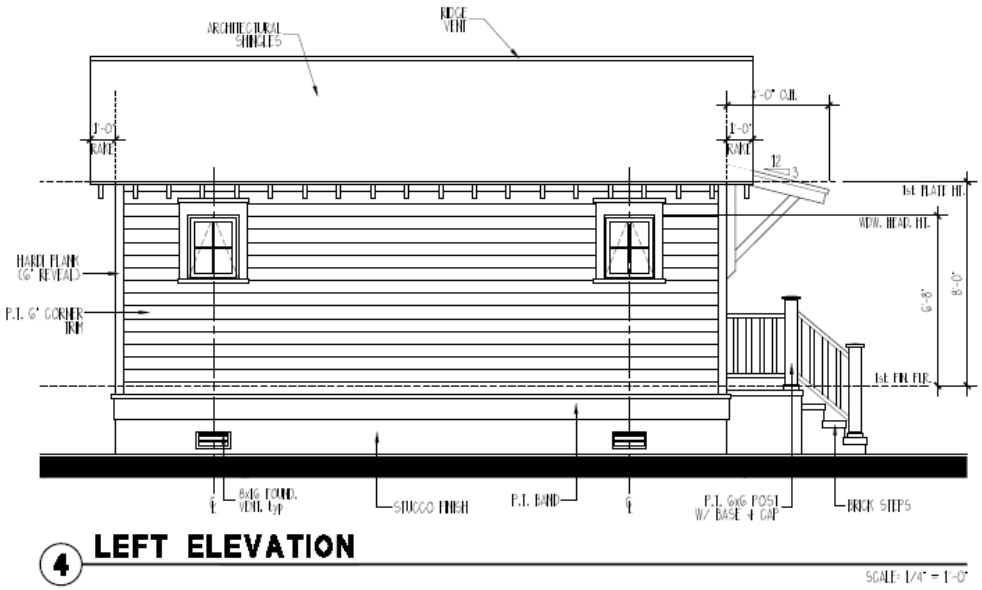
2 RIGHT ELEVATION

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



3 REAR ELEVATION

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



4 LEFT ELEVATION

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

<u>Accessory Dwelling Unit (ADU), "left" elevation, facing north, "right" elevation, facing south, "rear" elevation facing east</u>:

Labels: "Architectural shingles" on main roof, sloped 6:12; "1 ft. rake" on both sides of roof; "1st floor plate height: 8 ft."; "brick steps" on 'right' elevation and front steps"; "stucco finish" on raised foundation; "Hardi plank siding with 6" reveal"; "6x6 posts, painted" next to banister and steps (front & right side); "painted rails and picket"

4.7.2 Integrity Guidelines (as per Beaufort Development Code)	**Rationale Present**	**Staff Analysis of Rationale**
1. Location: This is the relationship between the property and its historical context.	**YES**	✓ The subject lot is located within the NW Quadrant. The proposed residential duplex with detached ADU follows the traditional building design of this neighborhood. Similar historic examples for the type of four-bay, 2-story duplex with front porch already exists, e.g. 1103 Greene 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.	**YES**	✓ The proposed design elements are all representative of both the NW Quadrant neighborhood as well as the Beaufort Historic District overall. The massing and scaling in direct relation with neighboring properties may seem out of line, however, there are many good examples of 2-story residential dwellings in the immediate neighborhood. Also, the adjacent dwellings are historically non-contributing and do not complement the rhythm of the 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 setting for the proposed residential duplex within the NW Quadrant neighborhood has been chosen well. It follows principal design guidelines that are represented here. Also, it creates more housing opportunities and potential for added property values in this rather neglected area. Only the parking situation with only one common driveway may need to be re-examined/re-studied.
4. Materials: These are the physical elements that make up a property or district.	**YES**	✓ All proposed materials, as labeled, represent materials that are and historically have been common on residential dwellings in this neighborhood.
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	**YES**	✓ Staff believes that the workmanship for this new residential infill project will nicely complement that of the surrounding NW

of surrounding structures should be considered and respected.		Quadrant neighborhood and the Beaufort Historic District overall.
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**	✓ Staff believes the aesthetic contribution by this residential infill project will positively contribute to the existing sense and feeling and even increase the positive results on the Historic District for the future.
7. Association: This is the direct link between an important historic event or person and a property.	**YES**	✓ No direct historical association exists.

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 conditions and recommendations:

1. **Applicant to restudy the on-site parking to either include a combined 2-car garage within the detached ADU or add a second driveway (one on each side for each unit) to avoid individual car blockage. Additionally, the HDRB together with Code Administrator need to determine if provision in Code Sec. 5.6.4.B.2. (Credits for On-Street-Parking) could apply to this project. There are numerous on-site parking spaces available within <200 feet along Duke Street.**
2. **Staff is supportive of the 2-story program but believes the height (~34'-5") should be reduced given the nature of the one-story houses on this block. Staff recommends the applicant study ways to reduce the height such as lowering the first floor height above grade from 5'-0" to 3'-0," or reducing the roof pitch from 9/12 to 7/12.**
3. **Applicant to submit cutsheets for exterior materials to staff including, but not limited to roofing, lap siding, doors, windows, paint colors, etc.**
4. **Applicant shows an "optional" ramp adjacent to the ADU's side stair landing. Applicant to submit a ramp design for staff approval if the owner proceeds with building the ramp.**
5. **Applicant to note that the cementitious lap siding and any other cementitious elements must have a smooth finish per Section 4.6.3.A.1.b of the Beaufort Code.**
6. **Staff recommends the applicant add a small base to the front porch columns. Applicant also shows a column capital in section 1, sheet 1, but not in the elevations. Staff would be supportive of a simpler column capital than the crown mold shown in the drawing 1/1.**

SYMBOLS + KEYS

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

DRAWING NUMBER — 1 / 3 = SECTION OR ELEVATION — SHEET NUMBER

ROOM TITLE
KITCHEN
10' CLG. WOOD
CEILING HEIGHT — FLOOR FINISH

1 **DRAWING TITLE**
DETAIL OR ELEVATION NUMBER

14.00' = ELEVATION ABOVE SEA LEVEL
1 = REVISION NUMBER
= REVISION CLOUD
REF. N = PLAN REFERENCE NORTH

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

CONCEPTUAL RENDERING

DRAWING INDEX

0	COVER SHEET
S	SITE PLAN
1	FOUNDATION PLAN
2	FLOOR PLANS
3	ELEVATIONS
4	ELEVATIONS
5	ELECTRICAL LAYOUTS
G1	ADU FLOOR PLANS
G2	ADU ELEVATIONS/ WALL SECTION
SP	SPECIFICATION SHEETS (SEPARATE)

GENERAL INFO.

UNIT 1 - AREA CALCULATIONS

FIRST FLOOR HEATED	579 sq. ft.
SECOND FLOOR HEATED	399 sq. ft.
TOTAL HEATED	968 sq. ft.
COVERED PORCHES	85 sq. ft.

UNIT 2 - AREA CALCULATIONS

FIRST FLOOR HEATED	579 sq. ft.
SECOND FLOOR HEATED	399 sq. ft.
TOTAL HEATED	968 sq. ft.
COVERED PORCHES	85 sq. ft.

ADU - AREA CALCULATIONS

FIRST FLOOR HEATED	384 sq. ft.

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1003 Charles St.
Beaufort SC, 29902
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www.allisonramseyarchitect.com

THIS PLAN HAS BEEN PREPARED TO MEET TOP PROFESSIONAL STANDARDS AND PRACTICES. HOWEVER, BUILDING CODES AND ENVIRONMENTAL CONDITIONS VARY FOR DIFFERENT LOCATIONS. IT IS THE RESPONSIBILITY OF THE PURCHASER OF THIS PLAN TO PERFORM THE FOLLOWING BEFORE BEGINNING CONSTRUCTION. ALLISON RAMSEY ARCHITECTS, INC. ASSUMES NO LIABILITY FOR ANY HOME CONSTRUCTED FROM THIS PLAN.

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- VERIFY COMPLIANCE WITH ALL LOCAL CODES
- PLANS INDICATE LOCATIONS ONLY. ENGINEERING ASPECTS SHOULD INCORPORATE ACTUAL SITE CONDITIONS.
- MAC + PLUMBING LAYOUTS ARE NOT INCLUDED. THESE SHOULD BE OBTAINED FROM A LOCAL MECH. CONTRACTOR OR ENGINEER TO ENSURE COMPLIANCE WITH LOCAL CODE AND THAT EQUIPMENT IS SIZED CORRECTLY FOR YOUR PARTICULAR REGION AND CONDITIONS.
- VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER AND/OR ARCHITECT.

DATE:	02/17/2026
JOB NO.	25374
DWN. BY:	JW
DWG. NAME:	25374.DWG

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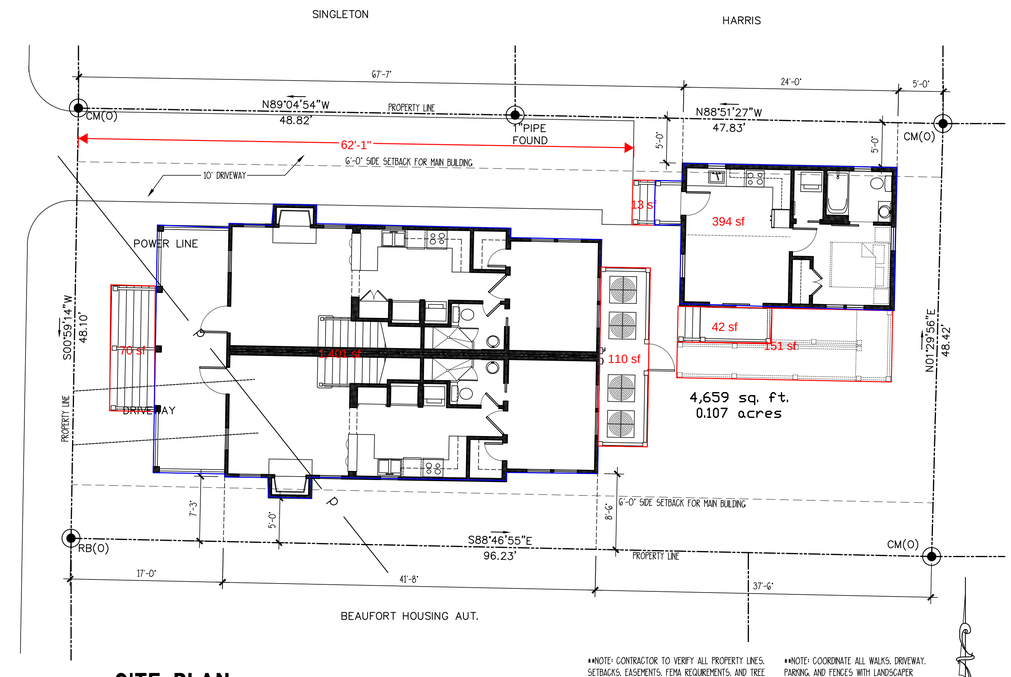
STREET SECTION

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

TOTAL LOT COVERAGE:
2552 SF / 4659 = 55%

MAXIMUM ALLOWABLE BY ROOF = 55%
PLUS ADDITIONAL 10%

CHURCH STREET 60' R\W



SITE PLAN

REFERENCE PLAT: PLAT
A PORTION OF 86
CITY OF BEAUFORT
PREPARED FOR: MARK HARRIS
PREPARED BY: CHRISTENSEN + KHALIL SURVEYORS, INC.
3 FACULTY DRIVE, BEAUFORT, SOUTH CAROLINA
PREPARED ON: 01/23/2024 AS JOB # S-10011

•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 NOTES (REPRODUCED FROM REFERENCE PLAT):

LEGEND

CM(O) = CONCRETE MONUMENT OLD
CM(N) = CONCRETE MONUMENT NEW
RB(O) = 1/2" REBAR FOUND
RB(N) = 1/2" REBAR SET
OHP = OVERHEAD POWER LINES

GENERAL NOTES:

1.) PRESENT OWNER OF PROPERTY SHOWN HEREON:
MARK A. HARRIS
2.) TMN # 120-04-1006
3.) THE BEARINGS SHOWN HEREON ARE MAGNETIC AND AS SUCH SUBJECT TO LOCAL ATTRACTION.
4.) PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "X" ELEVATION (N\A) PER FEMA PANEL #45013C0166G
DATED: MARCH 23, 2021

REFERENCE PLATS & DEEDS

1.) JR # 126322
2.) DEED 2089/1373

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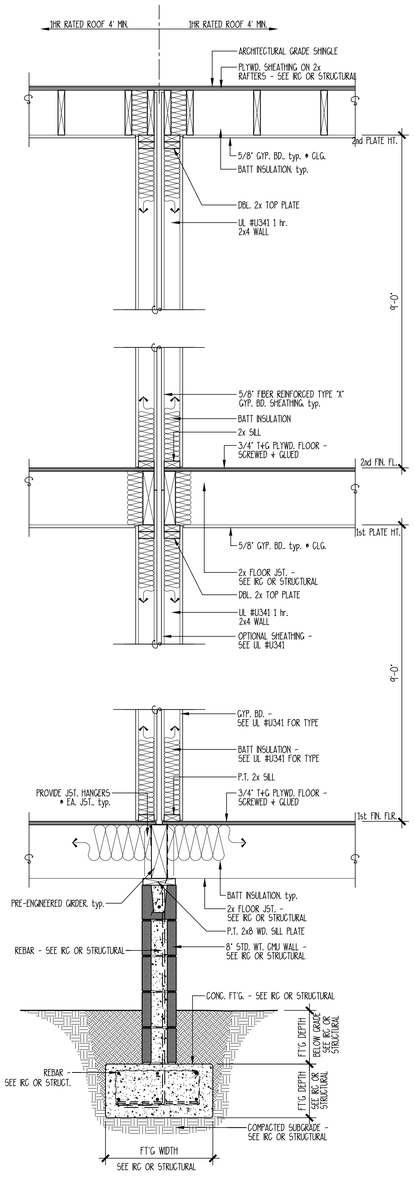
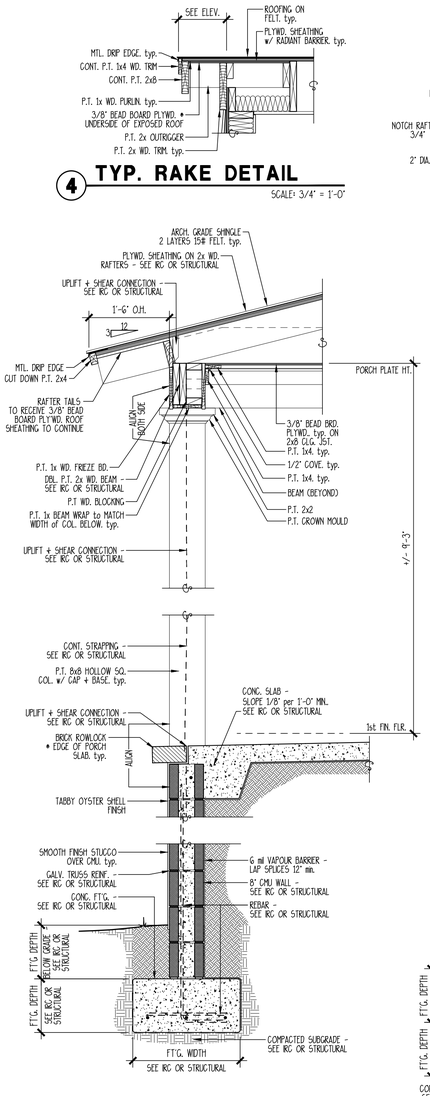


3 TYPICAL FIRE-WALL SECTION

SCALE: 3/4" = 1'-0"

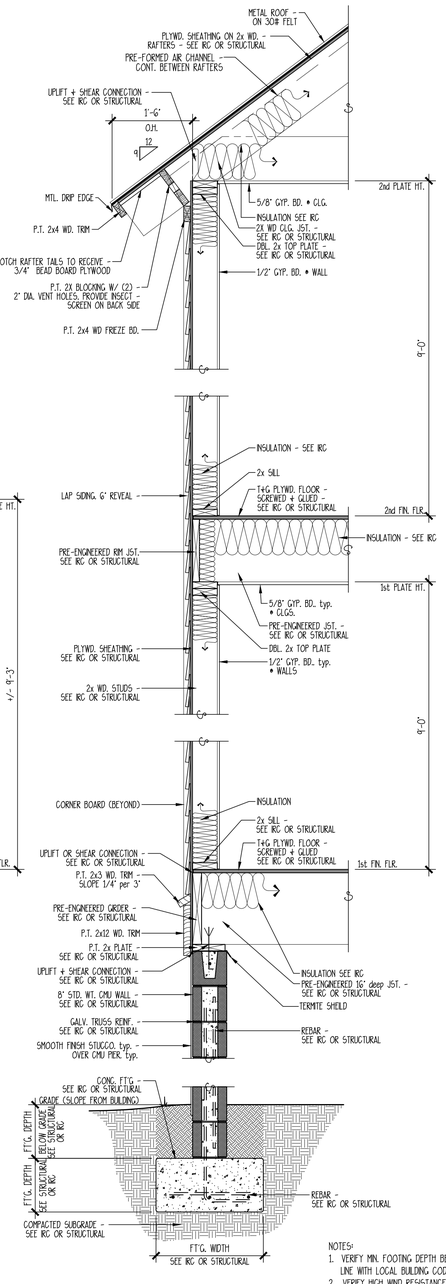


4 TYP. RAKE DETAIL

SCALE: 3/4" = 1'-0"

2 ONE STORY FRONT PORCH

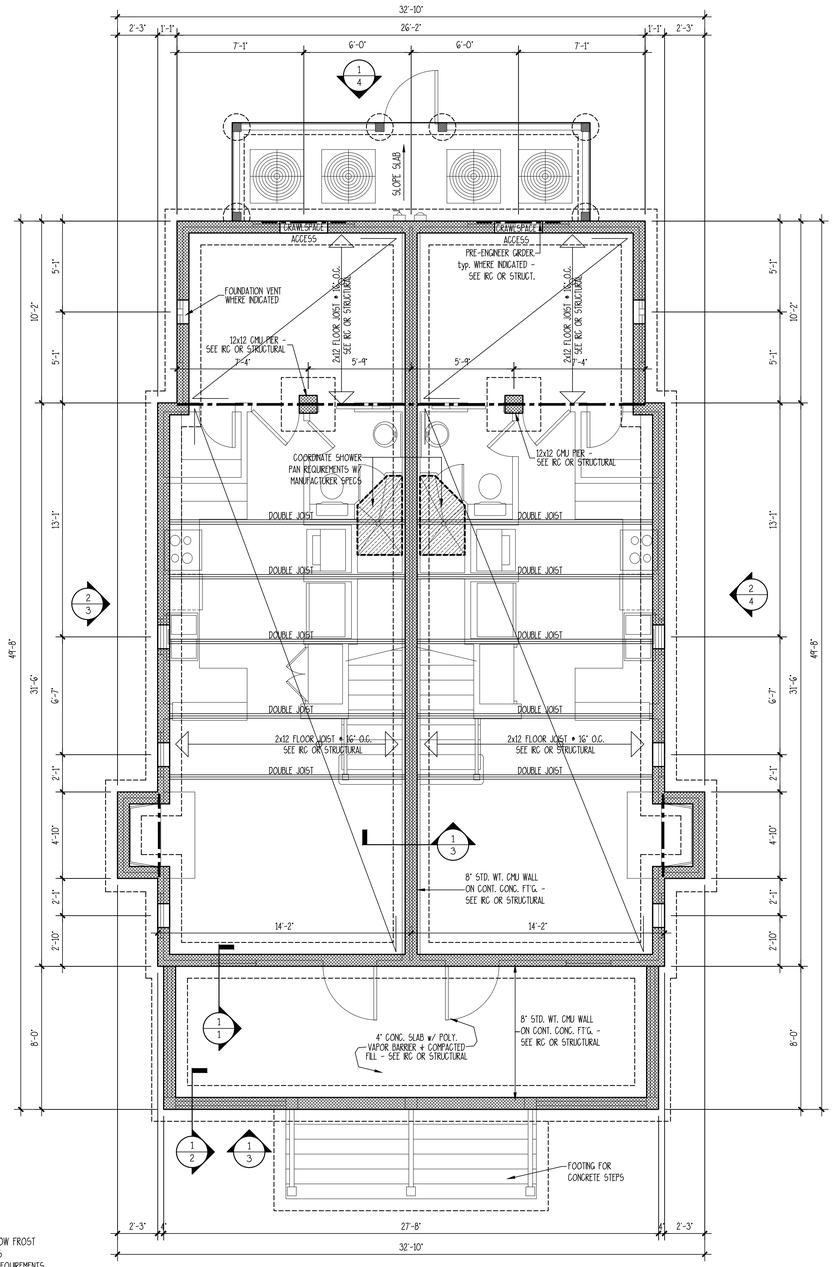
SCALE: 3/4" = 1'-0"



NOTES:
1. VERIFY MIN. FOOTING DEPTH BELOW FROST LINE WITH LOCAL BUILDING CODES
2. VERIFY HIGH WIND RESISTANCE REQUIREMENTS WITH LOCAL BUILDING INSPECTOR.

1 TYPICAL WALL SECTION

SCALE: 3/4" = 1'-0"



FOUNDATION PLAN

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

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-VERIFY ALL APPLIANCES, FIXTURES, AND EQUIPMENT WITH YOUR SUPPLIER AND INSTALLER

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DWG. NAME:	25374.DWG

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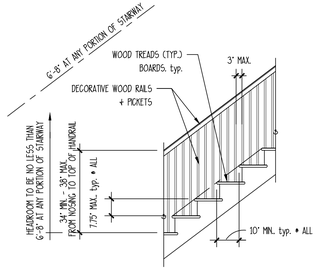
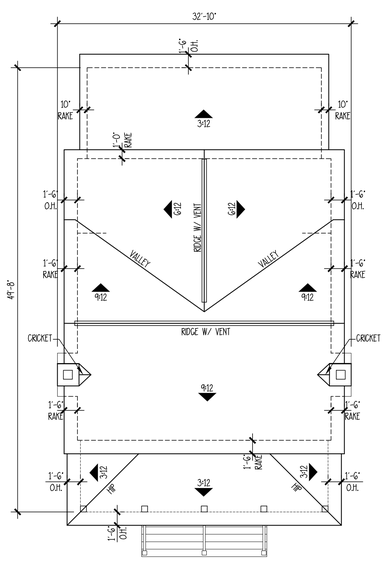


1 DETAIL • INT. STAIRS

SCALE: 3/8" = 1'-0"

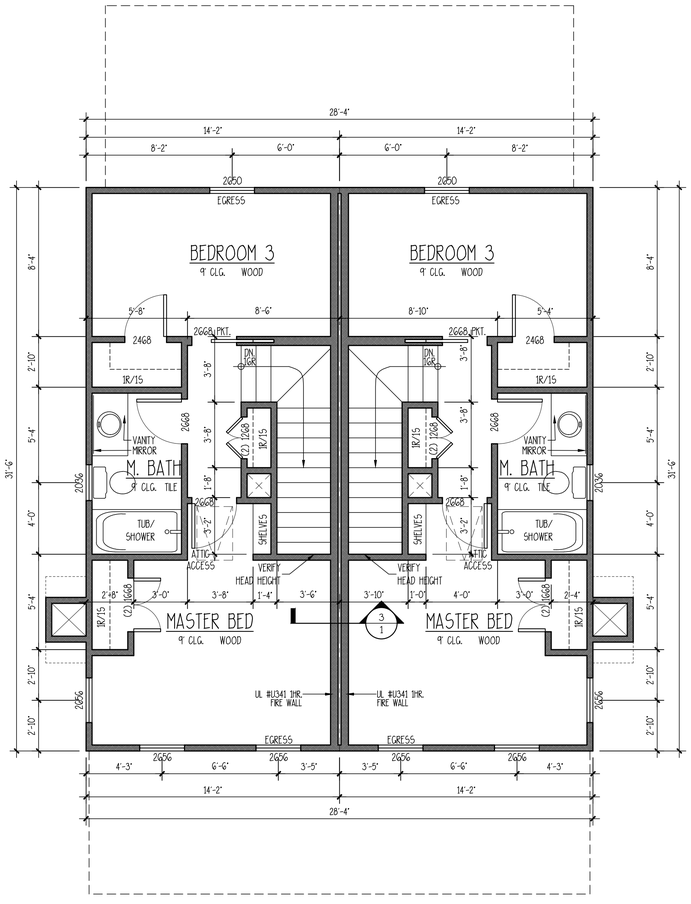


ROOF PLAN

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

•NOTE:

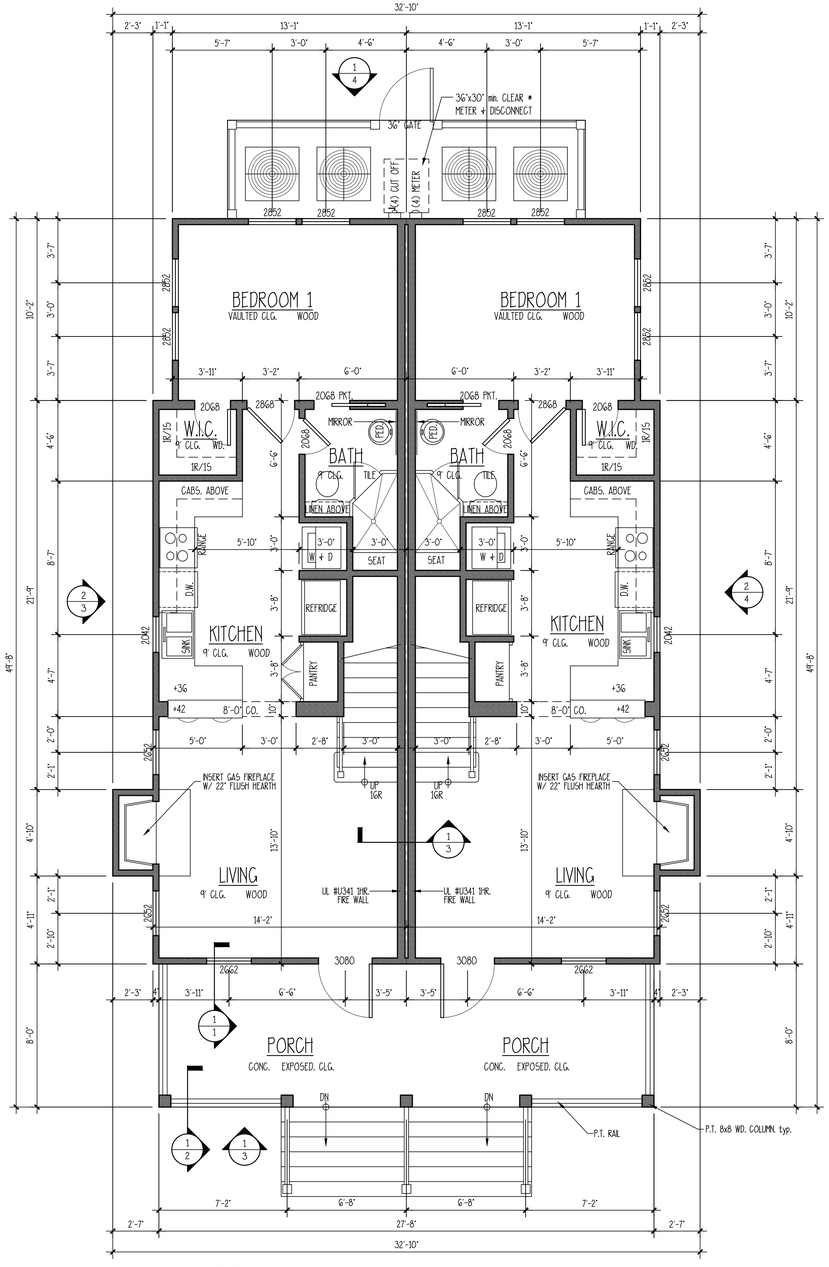
1. ALL PENETRATIONS TO BE LOCATED AS INCONSPICUOUSLY AS POSSIBLE. • REAR OR SIDES OF HOUSE AS POSSIBLE.
2. ROOF PENETRATIONS NEED TO BE KEPT TO A MINIMUM. (COMBINED WHEN POSSIBLE).
3. ALL ROOF / WALL PENETRATIONS TO BE PAINTED TO MATCH ROOF COLOR.
4. TWO (2) LAYERS UNDERLAYMENT REQUIRED WHEN 4:12 ROOF PITCH OR LOWER.
5. METAL ROOF SEAMS NOT TO EXCEED 16' O.C.
6. METAL ROOF SEAMS TO BE 1 1/2" TO 1 3/4" IN HEIGHT



NOTES:
1. WINDOW MFG. TO VERIFY EGRESS WINDOWS AND HARDWARE AS PER LOCAL CODES.

SECOND FLOOR PLAN

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



FIRST FLOOR PLAN

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

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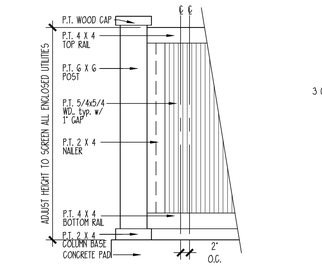
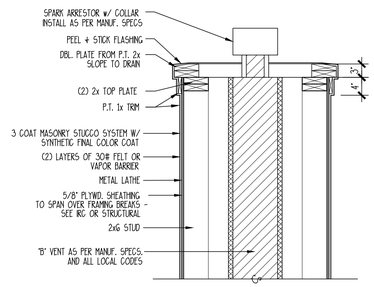


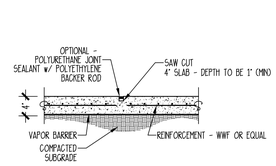
9 SERVICE COURT DETAIL

SCALE: 3/4" = 1'-0"



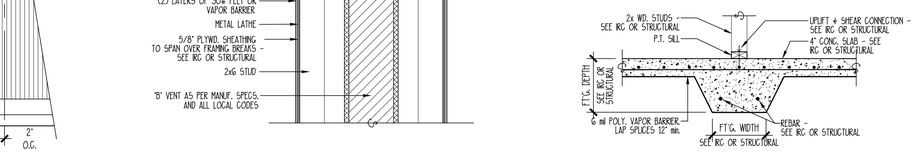
8 CHIMNEY CAP SECTION

SCALE: 3/4" = 1'-0"



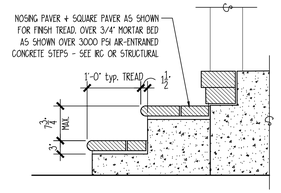
7 CONTROL JOINT DETAIL

SCALE: 3/4" = 1'-0"



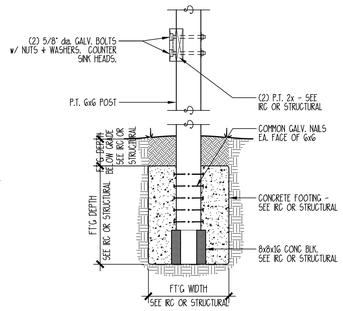
6 THICKENED SLAB DETAIL

NOT TO SCALE



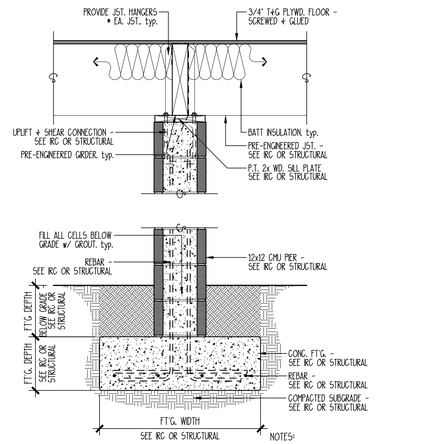
5 CONC. STAIR DETAIL

SCALE: 3/4" = 1'-0"



4 6x6 POST DETAIL

SCALE: 3/4" = 1'-0"

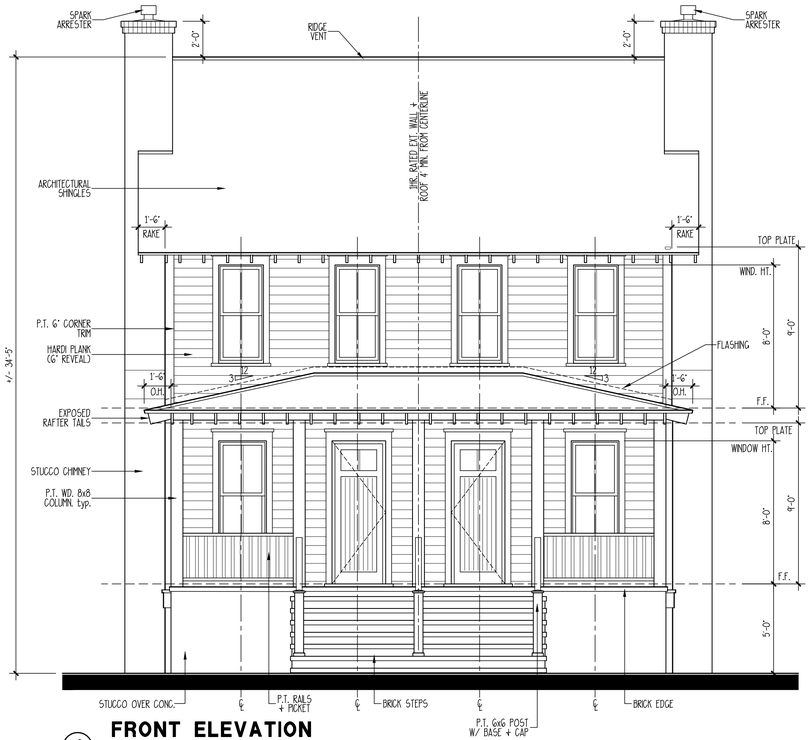


3 TYPICAL INTERIOR PIER

SCALE: 3/4" = 1'-0"

2 LEFT ELEVATION

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



1 FRONT ELEVATION

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

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-VERIFY COMPLIANCE WITH ALL LOCAL CODES
-PLANS INDICATE LOCATIONS ONLY FOR ELECTRICAL OUTLETS, SWITCHES, LIGHTING, ETC.
-MECH. & PLUMBING LAYOUTS ARE NOT INCLUDED. THESE SHOULD BE OBTAINED FROM A LOCAL MECH. CONTRACTOR OR ENGINEER TO ENSURE COMPLIANCE WITH LOCAL CODE AND THAT EQUIPMENT IS SIZED CORRECTLY FOR YOUR PARTICULAR HOUSE AND CONDITIONS.
-VERIFY ALL FRAMING, FOOTING & SOILS REQUIREMENTS WITH A LICENSED ENGINEER

DATE:	02/17/2026
JOB NO.	25374
DWN. BY:	JW
DWG. NAME:	25374.DWG

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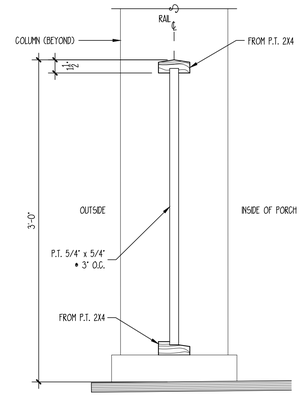
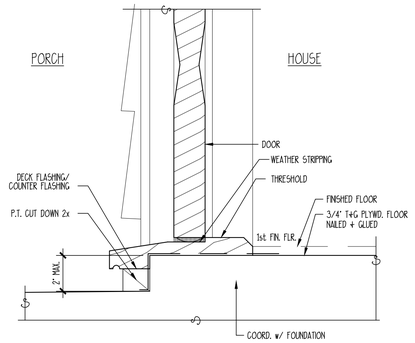
3



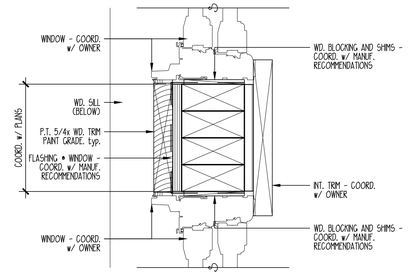
8 PICKET & RAIL DETAIL

SCALE: 1 1/2" = 1'-0"



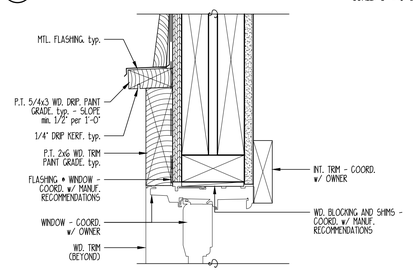
7 TYPICAL EXTERIOR DOOR SILL

SCALE: 3" = 1'-0"



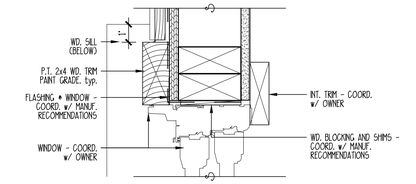
6 TYPICAL WINDOW JAMB @ MULL

SCALE: 3" = 1'-0"



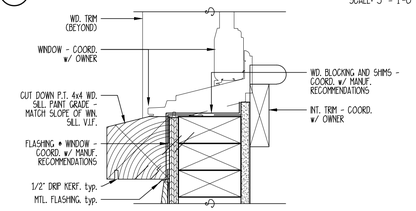
5 TYPICAL WINDOW & DOOR HEAD

SCALE: 3" = 1'-0"



4 TYPICAL WINDOW & DOOR JAMB

SCALE: 3" = 1'-0"

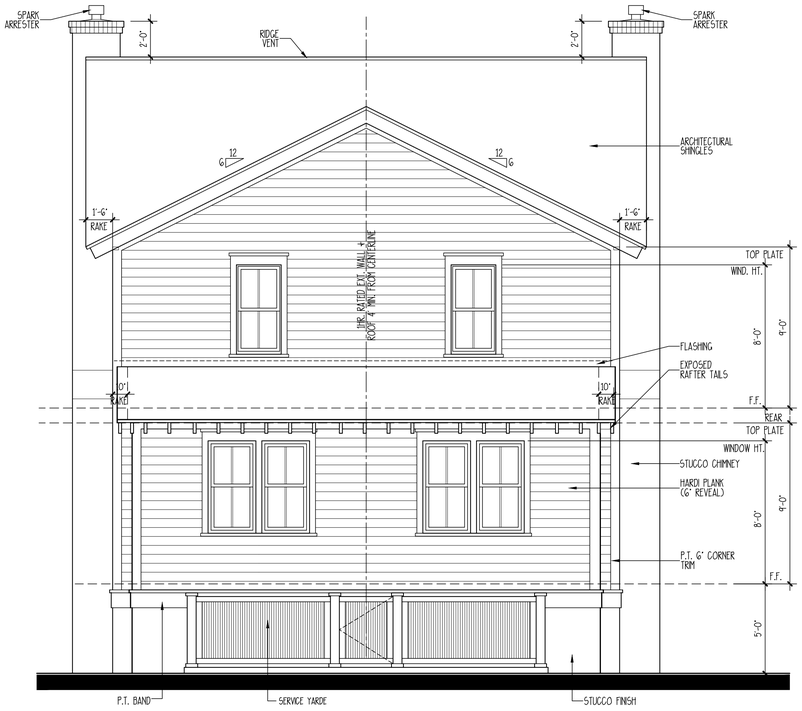


3 TYPICAL WINDOW SILL

SCALE: 3" = 1'-0"

2 RIGHT ELEVATION

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



1 REAR ELEVATION

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

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- VERIFY COMPLIANCE WITH ALL LOCAL CODES
- PLANS INDICATE LOCATIONS ONLY; ENGINEERING ASPECTS SHOULD INCORPORATE ALL ELECTRICAL, PLUMBING, HVAC, & STRUCTURAL DESIGN
- SINGLE PLUMBING LAYOUTS ARE NOT PULLED. THESE SHOULD BE OBTAINED FROM A LOCAL MECH. CONTRACTOR OR ENGINEER TO ENSURE COMPLIANCE WITH LOCAL CODE AND THAT EQUIPMENT IS SIZED CORRECTLY FOR YOUR PARTICULAR HOUSE AND CONDITIONS.
- VERIFY ALL FRAMING, SUPPORTS, & LOCAL STRUCTURAL NEEDS & REQUIREMENTS

DATE:	02/17/2026
JOB NO.	25374
DWN. BY:	JW
DWG. NAME:	25374.DWG

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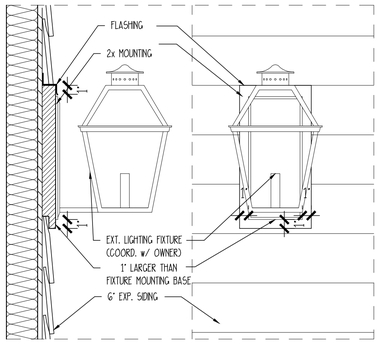
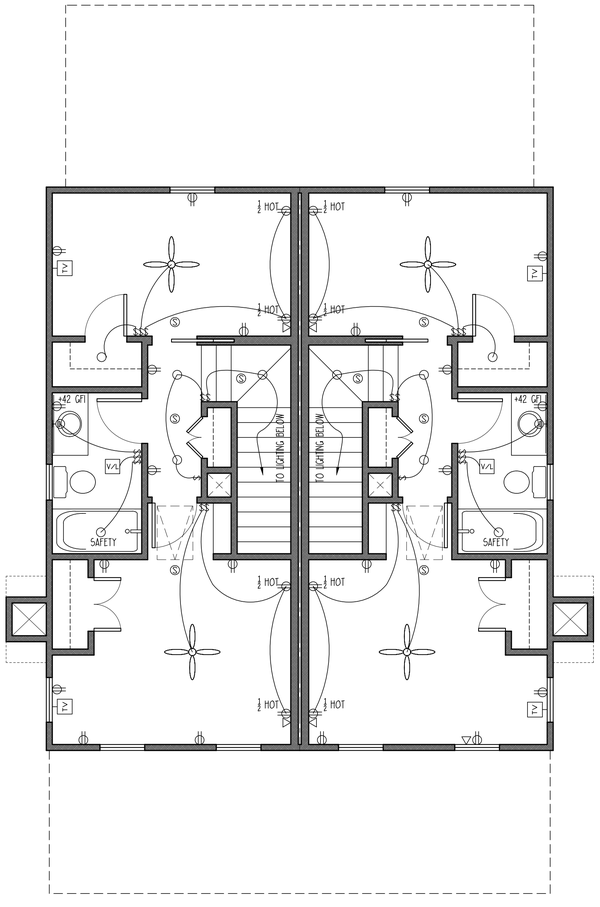


1 EXTERIOR LIGHTING MOUNT DETAIL

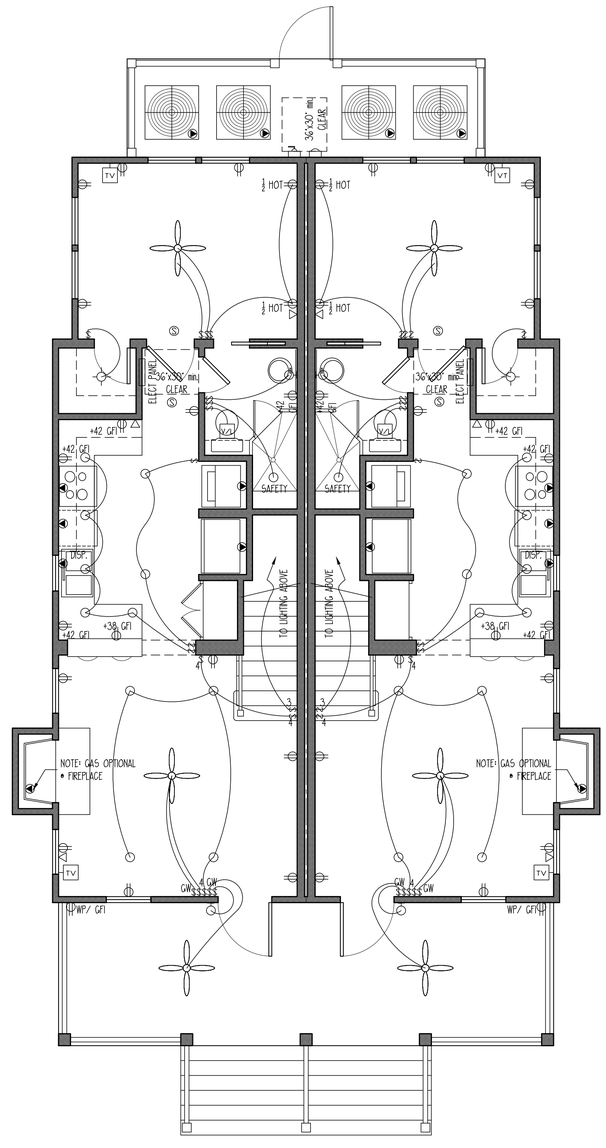
SCALE: 1 1/2" = 1'-0"

S	SINGLE POLE SWITCH
S3	THREE WAY SWITCH
S4	FOUR WAY SWITCH
SD	DIMMER SWITCH
SS	SPEED CONTROL
	DUPLEX OUTLET
	1/2 HOT OUTLET
WP	WATER PROOF OUTLET
GF	GROUND FAULT OUTLET
	QUADRUPLEX OUTLET
	SPECIALTY OUTLET
	FLOOR OUTLET
	TELEPHONE JACK
T	THERMOSTAT
TV	TELEVISION JACK
V	VENT
V/L	VENT w/ LIGHT
	SURFACE MOUNTED FIXTURE
	RECESSED FIXTURE
	WALL MOUNTED FIXTURE
	FLOOD LIGHT
	LED FIXTURE
	CEILING FAN
	STRIP LIGHTING
J	CEILING BOX
CH	DOOR CHIME
	ELECTRICAL PANEL
S	SMOKE DETECTOR
CO	CARBON MONOXIDE DETECTOR



SECOND FLOOR ELECTRICAL PLAN

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



FIRST FLOOR ELECTRICAL PLAN

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

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- VERIFY COMPLIANCE WITH ALL LOCAL CODES
- PLANS INDICATE LOCATIONS ONLY; ENGINEERING ASPECTS SHOULD BE APPROVED BY A LICENSED ENGINEER
- HVAC + PLUMBING LAYOUTS ARE NOT INCLUDED; THESE SHOULD BE OBTAINED FROM A LOCAL HVAC CONTRACTOR OR ENGINEER TO ENSURE COMPLIANCE WITH LOCAL CODE
- ANY ITEM ELEMENTS IN SECTIONS CONFLICT FOR TRADE PARTICULAR REGARDS AND CONDITIONS. VERIFY ALL DIMENSIONS AND NOTES WITH LOCAL CODES AND/OR AUTHORITIES

DATE:	02/17/2026
JOB NO.	25374
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	SINGLE POLE SWITCH
3	THREE WAY SWITCH
4	FOUR WAY SWITCH
D	DIMMER SWITCH
S	SPEED CONTROL
	DUPLEX OUTLET
	1/2 HOT OUTLET
WP	WATER PROOF OUTLET
GF	GROUND FAULT OUTLET
	QUADRUPLEX OUTLET
	SPECIALTY OUTLET
	FLOOR OUTLET
	TELEPHONE JACK
T	THERMOSTAT
TV	TELEVISION JACK
V	VENT
V/L	VENT w/ LIGHT
	SURFACE MOUNTED FIXTURE
	RECESSED FIXTURE
	WALL MOUNTED FIXTURE
	FLOOD LIGHT
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	STRIP LIGHTING
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	ELECTRICAL PANEL
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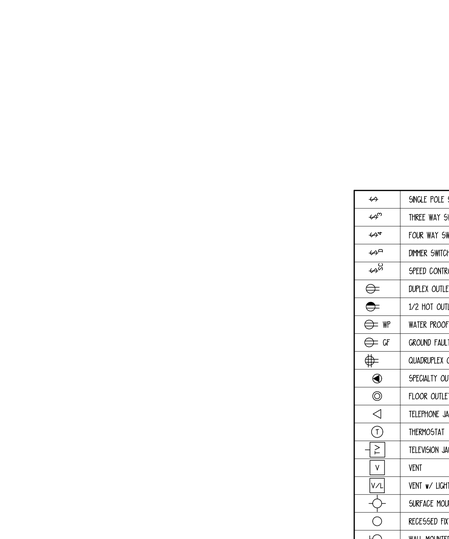
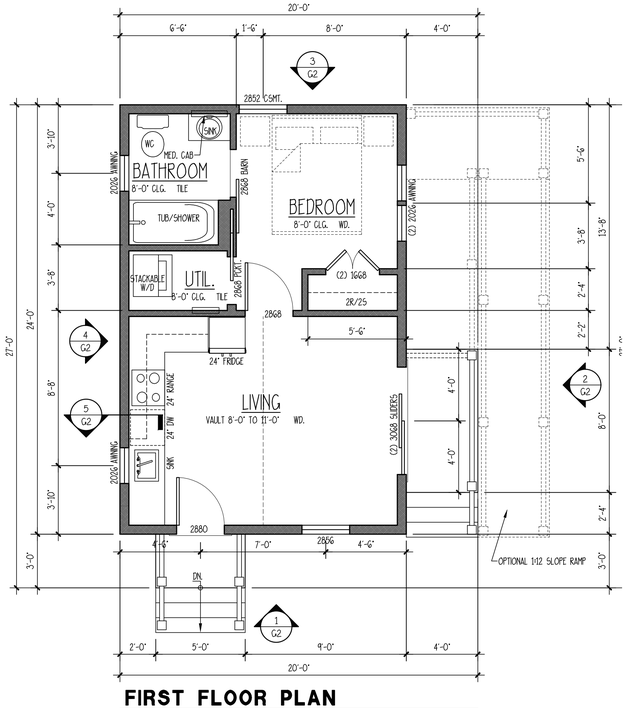


•NOTE:

1. COORDINATE TANKLESS HOT WATER HEATER LOCATIONS w/ OWNER.
2. COORDINATE MINISPLIT UNIT LOCATIONS w/ OWNER.
3. COORDINATE STEP LIGHTING w/ OWNER.

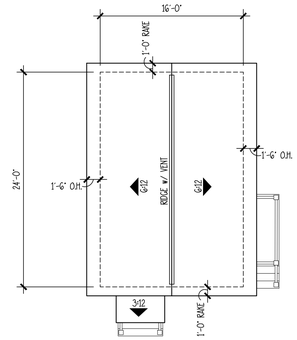
FIRST FLOOR ELECTRICAL PLAN

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



FIRST FLOOR PLAN

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

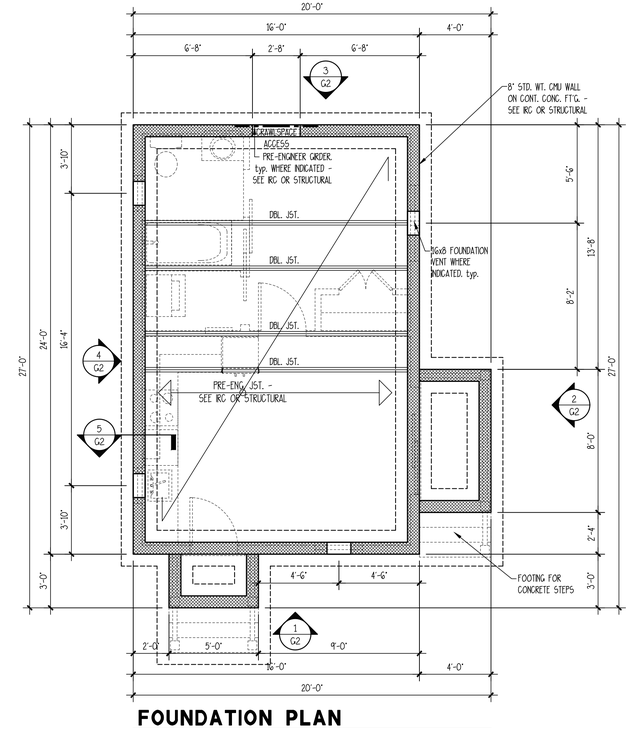


•NOTE:

1. ALL PENETRATIONS TO BE LOCATED AS INCONSPICUOUSLY AS POSSIBLE. • REAR OR SIDES OF HOUSE AS POSSIBLE.
2. ROOF PENETRATIONS NEED TO BE KEPT TO A MINIMUM. (COMBINED WHEN POSSIBLE).
3. ALL ROOF / WALL PENETRATIONS TO BE PAINTED TO MATCH ROOF COLOR.
4. TWO (2) LAYERS UNDERLAYMENT REQUIRED WHEN 4:12 ROOF PITCH OR LOWER.
5. METAL ROOF SEAMS NOT TO EXCEED 16" O.C.
6. METAL ROOF SEAMS TO BE 1 1/2" TO 1 3/4" IN HEIGHT

ROOF PLAN

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



FOUNDATION PLAN

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

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•VERIFY COMPLIANCE WITH ALL LOCAL CODES

•PLANS INDICATE LOCATIONS ONLY; ENGINEERING ASPECTS SHOULD INCORPORATE ALL LOCAL CODE REQUIREMENTS

•ITALIC # STAMPING LEGENDS ARE NOT INCLUDED. THESE SHOULD BE OBTAINED FROM A LOCAL METAL CONTRACTOR OR ENGINEER TO ENSURE COMPLIANCE WITH LOCAL CODE

•ANY TRIM ELEMENTS IN DUTCH LAP/BELLCAST TRIM PROFILES ARE NOT INCLUDED. THESE SHOULD BE OBTAINED FROM A LOCAL METAL CONTRACTOR OR ENGINEER TO ENSURE COMPLIANCE WITH LOCAL CODE AND THAT ELEMENTS DO NOT CONFLICT WITH LOCAL SNOW AND ICE LOADS.

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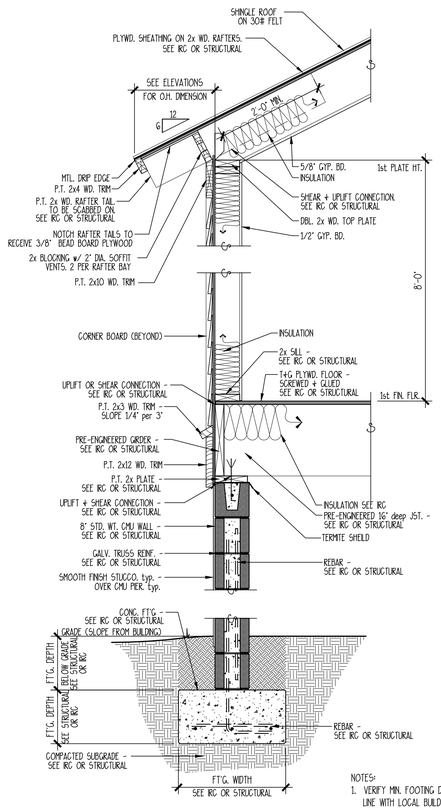
DWG. NAME:	25374DWG

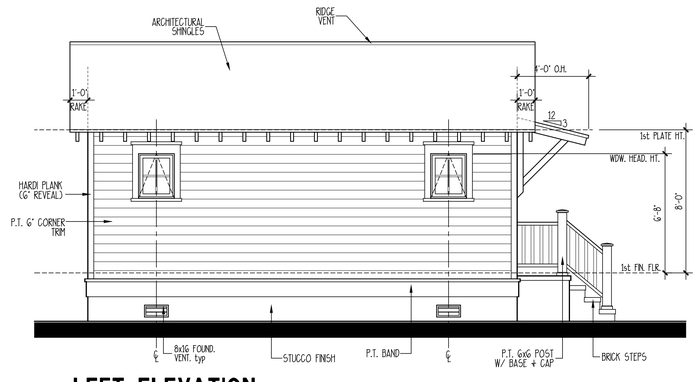
G1



NOTES:
1. VERIFY MIN. FOOTING DEPTH BELOW FROST LINE WITH LOCAL BUILDING CODES
2. VERIFY HIGH WIND RESISTANCE REQUIREMENTS WITH LOCAL BUILDING INSPECTOR.

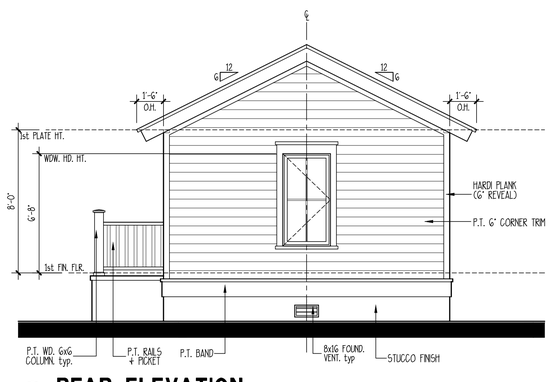
5 TYPICAL WALL SECTION

SCALE: 3/4" = 1'-0"



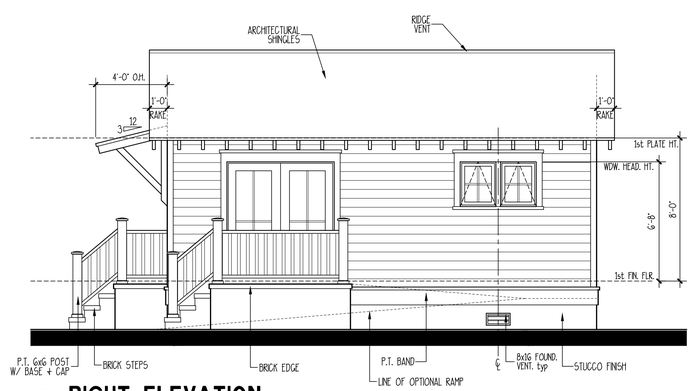
4 LEFT ELEVATION

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



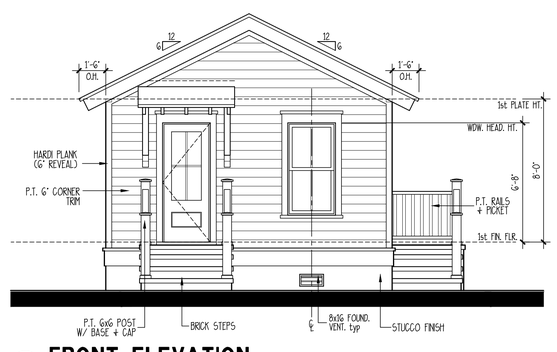
3 REAR ELEVATION

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



2 RIGHT ELEVATION

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



1 FRONT ELEVATION

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

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PLANS INCLUDE LOCATIONS ONLY FOR ELECTRICAL ASPECTS SHOULD INCORPORATE ANGLE + FLOORING LAYOUTS ARE NOT INCLUDED. THESE SHOULD BE OBTAINED FROM A LOCAL TRADE CONTRACTOR OR ENGINEER TO ENSURE COMPLIANCE WITH LOCAL CODE AND THE EQUIPMENT TO BE USED CONNECTED. THE YOUR PARTICULAR REGION AND CONDITIONS. ADOPT ALL FUNCTIONAL ELEMENTS WITH LOCAL PURPOSES AND/OR AESTHETICS.

DATE:	02/17/2026
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DWG. NAME:	25374.DWG

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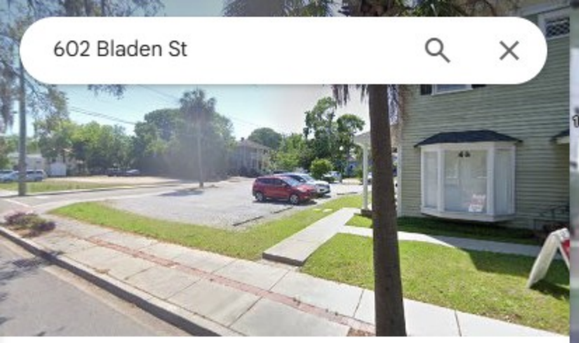
G2

602 BLADEN STREET – The NW Quadrant (Vacant – Infill Dev.)

Request for approval for construction of a new single-family residential dwelling with attached garage

602 Bladen St



602 Bladen St

Directions | Save | Nearby | Send to phone | Share

602 Bladen St, Beaufort, SC 29902

Confirm or fix this location
The location shown is not precise

Suggest an edit on 602 Bladen St

Add a missing place

Add your business

Photos

STAFF REPORT: Historic District Review Board (HDRB)

602 Bladen Street

DATE: May 13, 2026

GENERAL INFORMATION		
Applicant:	Cooter Ramsay, agent for Chandler Trask/Trask Development Co.	
Site Location/Address:	602 Bladen Street; PIN: R120 003 000 0215 0000	
Applicant's Request:	The applicant is requesting Conceptual approval for a new single-family house at 602 Bladen Street.	
Current Zoning:	T4-NEIGHBORHOOD DISTRICT (T4-N)	
Contributing/Neighborhood	Non-Contributing/Vacant Lot	
Flood Zone/Base Flood	Flood Zone X	
Existing Trees	No tree survey submitted or required (one palmetto tree on ROW)	
ZONING DISTRICT INFORMATION		
T4-NEIGHBORHOOD DISTRICT (T4-N)		
Lot Width at Setback:	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)	
Min. Frontage Build Out	60% min, 85% max.	
Front Setback	0' min/15' max.	
Side Setback	0' min, 10' max. alley	
Rear Setback	10' min.	
Building Height:	2 stories min. 3.5 stories max in historic district	
SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS		
Adjacent Zoning	Adjacent Land Uses	Setbacks for Adjacent Zoning /Buffer required if rezoned
North: T4-N	2-story historic building	N/A
South: T4-N	Parking Lot/Herban Market	N/A
East: T4-HN	Pat Conroy Center	N/A
West: T4-N	Historic Homes/Law Office	N/A

Background:

The applicant originally made a conceptual application for a ~2577 sq. ft. proposed single family house at 602 Bladen Street in March of 2025. The lot is just out of the Bladen Street overlay district, in which requests are administratively approved. The original concept plan request was heard by the HDRB on April 9, 2025, and tabled primarily due to concerns regarding the four stories of height. The building was previously four stories, with over 250 square foot enclosed upper level and rooftop deck removed since the April 2025, HDRB meeting.

Project Timeline:

Jan. 2025	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.
		March 5, 2025, HTRC meeting	April 9. 2025 Tabled by HDRB								

Jan. 2026	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.
		3/4: HTRC Meeting		5/13 HRB Meeting							

Current Site:

The lot is vacant on the corner of Bladen and King Street. The lot is 0.06 acres, and just ~50'x 60' large, accessed by a private alley and drive off King Street. There is a portion of an attached sidewalk along King Street and a detached sidewalk on Bladen. In addition, there is an existing curb cut on King Street, which would need to be closed should this plan be developed. The applicant is proposing an overhang with columns which do not extend into the public sidewalk.

Exterior Materials:

	Material	Color
Exterior Cladding	**Stucco first floor; clapboard upper stories**	**To be provided**

Doors:	**Glass**	**To be provided**
Windows:	**2 over 2**	**To be provided**
Shutters	**On third floor North Elevation and second floor East Elevation**	**To be provided**
Roof	**Standing seam metal on upper story and East elevation, flat with parapet on remainder**	**To be provided**
Existing Trees on Site:	**No existing trees on site**	
Flood Ordinance:	**All structures are well above the 13' flood requirement.**	

Tree Removal Proposed:

No trees are proposed to be removed.

Surrounding Area:

This property is located in the Northwest Quadrant. The buildings on the block and surrounding area are made up of a mix of historic structures, several of which have been converted into commercial spaces. A collection of building heights are found on Bladen Street, from three stories, to many two and one story structures, with pictures provided by the Applicant.

HTRC March 5, 2025 Meeting Comments:

The applicant attended a March 5th HTRC meeting. Comments from the HTRC panel which included the Community Development Director, Planner III, Code Enforcement Officer, Building Official, Staff Architect and the Deputy Director of the Historic Beaufort Foundation. The comments made and given to the applicant are as follows:

1. Overall, staff believes the four-story portion of the building is too tall. There are no precedents for four-story structures along Bladen Street, and this portion seems out of scale compared to the other buildings on the street, both historic and new structures.
2. Staff recommends removing the top floor (porch and bar) and capping the building at three stories.
3. Staff believes that the ground floor fenestration should be altered to appear more "commercial" in nature, in keeping with the other new buildings on the street, such as 709 Bladen and 711 Bladen Street.
4. Staff recommends removing the shutters from the project, but especially on the ground floor.

5. Staff recommends enlarging the windows on the ground floor facing Bladen Street (east façade). The smaller windows in the garage should be enlarged to match the other windows on the ground floor of this façade.
6. The faux window is not an appropriate detail, but particularly not on the Bladen Street façade (east façade). There is one faux window on the ground floor and another on the third floor, which are governed by the interior layouts. Applicant to note that all shutters must also be operable, so these a
7. reas cannot have faux "fixed" shutters. Staff recommends the interiors be adjusted so that true windows can be accommodated in these areas.
8. Staff recommends enlarging the windows on the south façade (King Street) to match the sizes of the windows above. These windows should also be aligned with the ones above.
9. Applicant to provide site pervious/impervious coverage. Per Section 2.4.1.A, the maximum lot coverage is 70% (total lot coverage by roofs). An additional 10% is allowed for pervious coverage.
10. Applicant to provide frontage buildout. Per Section 2.4.1.A, the frontage buildout is 60% min., 85% max.
11. Curb cut on Bladen would need to be turned into a curb
12. Keeping columns out of sidewalk would be good
13. Applicant to demonstrate compliance with setbacks per Section 2.4.1.B.
14. HBF: The proposed project is too tall and vertical for the historic patterns and rhythms of the Bladen Street corridor or King Street.
15. The immediately adjacent structure at 604 Bladen (ca. 1880s) was relocated to that site from North Street in the late 1970s and had double wrap a round piazzas added in the 1930s which were too fragile to move with the house. When moved the building was placed on the lot with the front door facing South rather than facing East.
16. New construction on the adjacent lot (602) should respect the height, massing and scale of 604 Bladen so as not to disrupt the historic patterns and rhythm of the street and adjacent structures.
17. Applicant's Next Steps: Conceptual HRB meeting (bring docs in by March 28th to meet the deadline for the April 9th HRB meeting).

HTRC March 4, 2026 Meeting Comments:

Architecture: Generally, staff believes this project is headed in the right direction, but has some additional comments and concerns.

1. From grade to top of ridge, the building is over 42' tall. Staff believes this structure is still too tall and recommends reducing the plate heights of the 10'-0" tall floors (second and third floor). Applicant should also study reducing the slope of the roof to something lower than 10/12. The roof can be much lower pitched given the hipped nature of the design. The gable roof should aso be lowered.
2. Staff is not supportive of the chimney on the front (east) elevation. The chimney begins on the second floor and looks visually unsupported. The chimney's placement also prohibits fenestration that would create a more cohesive rhythm on this façade. Staff recommends the applicant move the chimney to a different location to free up space for fenestration on the primary façade, and to extend the chimney down to grade level.

3. Staff has concerns about the bay window and requests clarification why it is part of the design. The bay window on the second floor does not appear to correlate to any space. Additionally, the first-floor entry door does not align with the bay window grid above. This area in general should be revised. Staff would be supportive of the removal of the bay window, and extension of the awning on the south façade to cover the entry door as well. o Staff is not supportive of the fenestration on the west (square) and north elevations (square). The windows on the stairwell should be restudied as the rhythm here is odd and haphazard.
4. 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 east façade are smaller than the ones above.
5. Staff recommends raising the sill height of the three second-floor east windows to reduce the amount of siding between the head casing and cornice.
6. Staff recommends that any single full-width shutters be converted to a pair of half-width shutters. This mix of singles and pairs seems haphazard.

HBF (Suggestions/Comments only – not staff opinion): Garage underneath house is not traditional to northwest quadrant or the historic district in general.

Applicant's Next Steps: Make any revisions, can come back to HTRC for another round of review or apply to present to the HRB.

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

Section 4.7 of the Development sets the standards the HRB must use in considering an infill project in the historic district. Section 4.7 states, "The District is the Resource, Not Only Its Individual Parts: Beaufort is comprised of a number of individually significant buildings. Additionally, Beaufort's historic areas are significant as a collective whole, and shall be considered as such and protected in their entirety. This is the primary, overarching principle." To this end, seven integrity standards found in Section 4.7.2 — why, where and when a property is important — were created to be upheld in all new construction and rehabilitation projects. Guidelines for determining integrity, and staff analysis of each are found below:

4.7.2 Integrity Guidelines	**Rationale Present (yes/no)**	**Staff Analysis of Rationale**
1. Location: This is the relationship between the property and its historical context.	**Yes**	✓ This is a vacant lot with no historic structure. ✓ The lot takes up a prominent corner in the area, and any structure should honor this fact.
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/ condition**	✓ The lower windows should be expanded to match the more commercialized larger window patterns found in the surrounding area.

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/** **Condition**	✓ The surrounding properties are a mix of residential and commercial spaces. The lower floor should reflect the more commercial pattern even if it is not utilized as such.
4. Materials: These are the physical elements that make up a property or district.	**Yes/** **condition**	✓ The building has typical Beaufort architectural details and materials that are seen in other commercial buildings in the historic district constructed around the same time. ✓ The lower windows should be expanded to match the more commercialized larger window patterns found in the surrounding
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. Retaining the details of the original craft and craftsman (i.e., wood, masonry, tabby etc.) of the original building ensures the historic fabric is retained and serves as an important component of the integrity and the patina of age of individual structures and the district as a whole.	**Yes**	✓ The building shares common architectural details and materials found in several other buildings in Beaufort, such as the front parapet wall, windows, stucco first floor and upper story clapboard.
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/** **Cond.**	✓ New construction on the adjacent lot (602) should respect the height, massing and scale of 604 Bladen so as not to disrupt the historic patterns and rhythm of the street and adjacent structures
7. Association: This is the direct link between an important historic event or person and a property. This particularly applies to rehabilitation projects, but for new infill projects, association of particular sites and neighborhoods considered.	**N/A**	✓ Staff has not found any relevant history or persons directly linked to this specific property.

FINDINGS AND RECOMMENDATIONS

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

1) From grade to top of ridge, the building is over 42' tall. Staff believes this structure is still too tall and recommends reducing the plate heights of the 10'-0" tall floors (second and third floor). Applicant should also study reducing the slope of the roof to something lower than 10/12. The roof can be much lower pitched given the hipped nature of the design. The gable roof should also be lowered.
2) Staff is not supportive of the second- and third-floor fireplace elements that encroach into the porch on the front (east) elevation as this appears as a suburban design element and not appropriate for the historic district. Staff recommends this element be removed entirely by pushing the fireplace interior of the structure.
3) Staff believes that the ground floor fenestration should be altered to appear more "commercial" in nature, in keeping with the other new buildings on the street, such as 709 Bladen and 711 Bladen Street. The fenestration at the ground floor guest bedroom does not appear to have changed since the previous HRB meeting. The fenestration facing Bladen Street appears to be randomly placed as it is not centered on the room nor the porch column bays. Staff recommendation is the related the windows to the column bays and possibly flip the bathroom with the closets to allow for additional window(s) in the northern column bay.
4) Staff recommends enlarging the ground floor windows on the front façade (Bladen Street) to match the sizes of the windows above. Per Section 4.6.3.C.2.c.i, "Façades should have several window sizes with smaller ones above. This is particularly important when buildings rise more than 2 stories."
5) Staff recommends enlarging the windows at the stair landings on the west façade and matching the adjacent windows to the updated sizes of the windows at the landings.
6) Staff recommends that all single, full-width shutters be replaced with pairs of half-width shutters.
7) Applicant to provide site pervious/impervious coverage. Per Section 2.4.1.A, the maximum lot coverage is 70% (total lot coverage by roofs). An additional 10% is allowed for pervious coverage.
8) Applicant to provide frontage buildout. Per Section 2.4.1.A, the allowable frontage buildout is 60% min., 85% max.
9) Staff recommends the applicant shift the door on the south elevation to align with one of the bay windows above.
10) Applicant to provide cutsheets and materials for all exterior materials, including but not limited to windows, doors (pedestrian and garage), railings, columns, shutters, roofing, exterior lights and ceiling fans (if applicable), paint colors, etc.

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

DECISION LETTER

April 11, 2025

Cooter Ramsey, Allison Ramsey Architects, Inc.
Via email: [redacted]

RE: (28551) 602 Bladen Street – New Construction

Dear Mr. Ramsey:

On April 9, 2025, the City of Beaufort Historic Review Board (HRB) met to review your application for new construction of a new-single dwelling unit on property located at 602 Bladen Street. The HRB voted to table the project.

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

Sincerely,

Mike Sutton, Chairman
Historic District Review Board

cc: file copy

SYMBOLS + KEYS

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

DRAWING NUMBER — 1 / 3 = SECTION OR ELEVATION — SHEET NUMBER

ROOM TITLE
KITCHEN
10' CLG. WOOD
CEILING HEIGHT — FLOOR FINISH

1 **DRAWING TITLE**
DETAIL OR ELEVATION NUMBER

14.00' = ELEVATION ABOVE SEA LEVEL
1 = REVISION NUMBER
= REVISION CLOUD
REF. = PLAN REFERENCE NORTH

	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
	QUADRUPLEX OUTLET
	SPECIALTY OUTLET
	FLOOR OUTLET
	TELEPHONE JACK
T	THERMOSTAT
TV	TELEVISION JACK
V	VENT
V/L	VENT w/ LIGHT
	SURFACE MOUNTED FIXTURE
	RECESSED FIXTURE
	WALL MOUNTED FIXTURE
	FLOOD LIGHT
	LED FIXTURE
	CEILING FAN
	STRIP LIGHTING
J	CEILING BOX
B	DOOR CHIME
	ELECTRICAL PANEL
S	SMOKE DETECTOR
CO	CARBON MONOXIDE DETECTOR

CONCEPTUAL RENDERING

DRAWING INDEX

0	COVER SHEET
S	SITE DIAGRAM/ STREETSCAPE
1	FOUNDATION PLAN
2	GROUND FLOOR + FIRST FLOOR PLAN
3	SECOND FLOOR PLAN
4	ELEVATIONS
5	ELEVATIONS
6	WALL SECTIONS/ DETAILS/ ROOF PLAN
7	FIRST FLOOR ELECTRICAL LAYOUT
8	SECOND FLOOR ELECTRICAL LAYOUT
SP	SPECIFICATION SHEETS (SEPARATE)

GENERAL INFO.

AREA CALCULATIONS

GROUND FLOOR HEATED = 638 S.F.	GROUND FLOOR PORCH = 220 S.F.
FIRST FLOOR HEATED = 1173 S.F.	FIRST FLOOR PORCH = 220 S.F.
SECOND FLOOR HEATED = 766 S.F.	SECOND FLOOR PORCH = 220 S.F.
TOTAL HEATED = 2577 S.F.	GARAGE = 544 S.F.

602 BLADEN STREET

BEAUFORT, SOUTH CAROLINA

602 BLADEN ST.
BEAUFORT, SOUTH CAROLINA

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1003 Charles St.
Beaufort SC, 29902
(843) 986-0559
www.allisonramseyarchitect.com

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- VERIFY ALL STRUCTURAL ELEMENTS WITH LOCAL ENGINEER AND/OR ARCHITECT.

DATE:	01/19/2026
JOB NO.	23415
DWN. BY:	RWM
DWG. NAME:	23415.DWG

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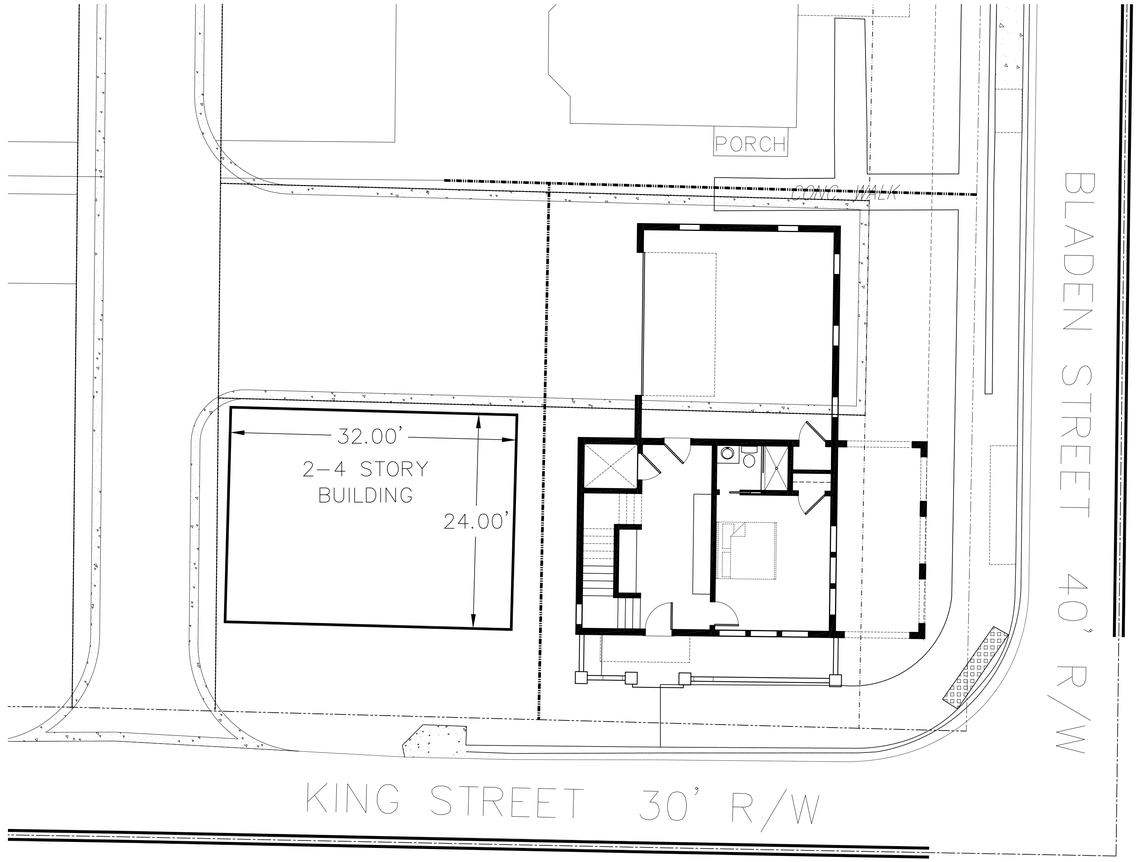
1 **STREETSCAPE - BLADEN STREET**

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



SITE DIAGRAM

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

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- VERIFY ALL STRUCTURAL SUPPORTS & LOCAL CONDITIONS WITH ARCHITECT

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602 BLADEN ST.

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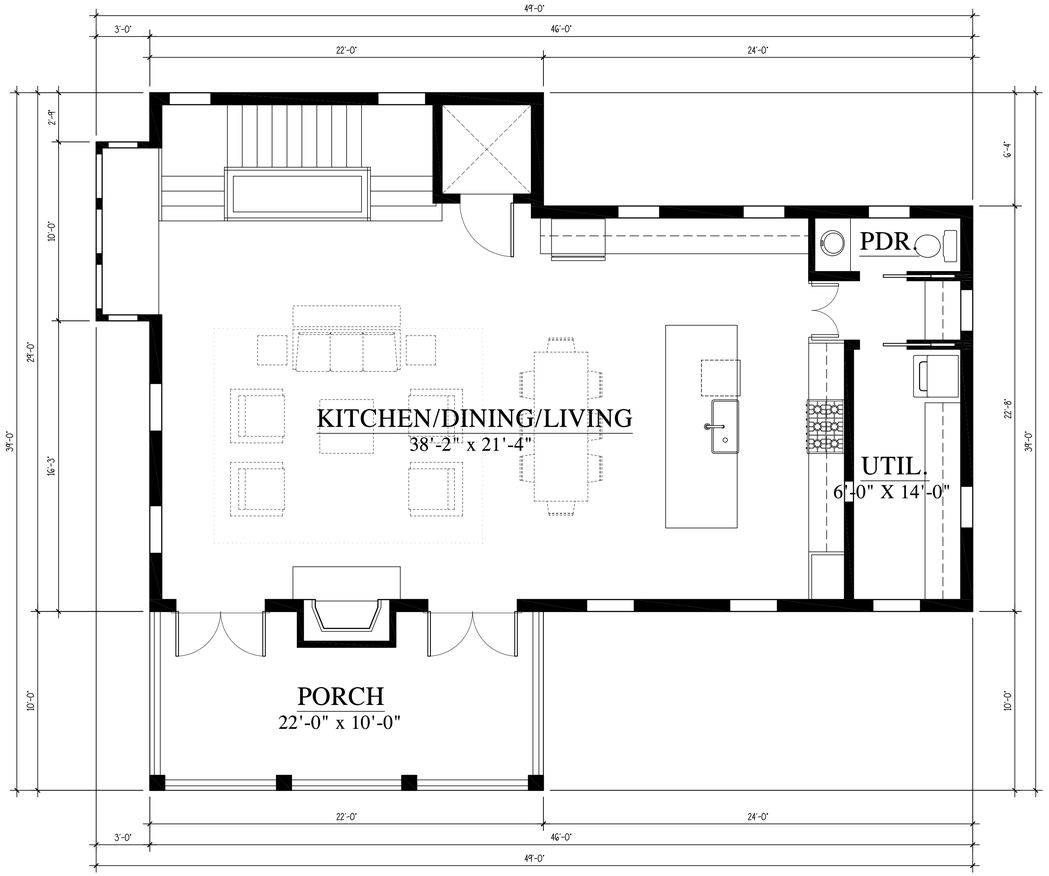
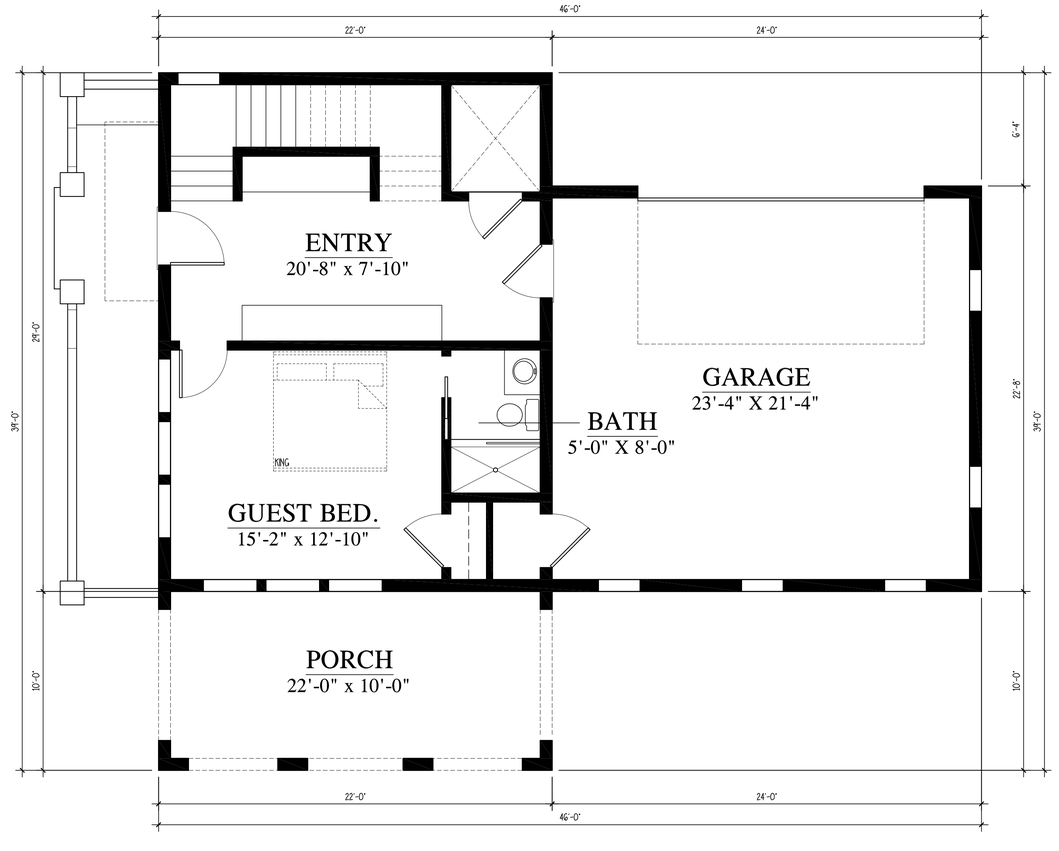


MAIN FLOOR PLAN

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



GROUND FLOOR PLAN

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

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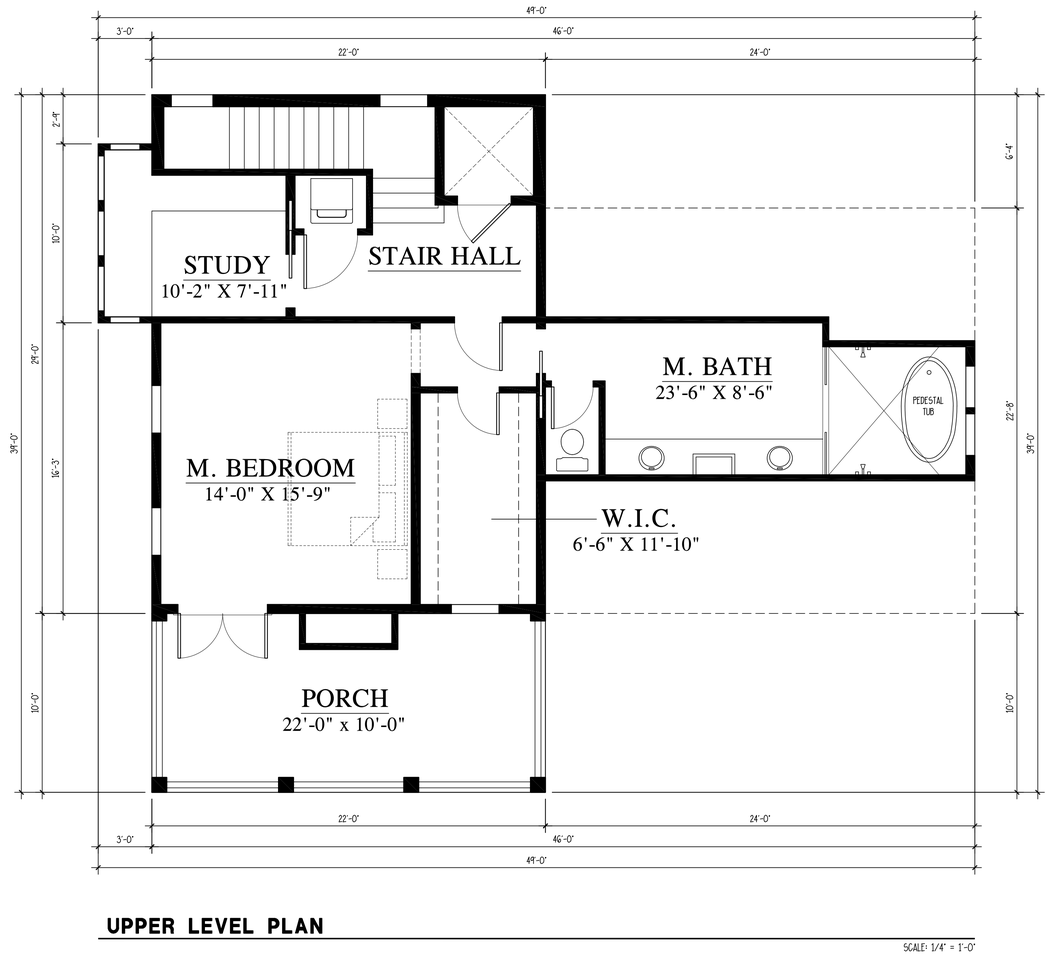

UPPER LEVEL PLAN

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

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3

2 EAST ELEVATION

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

1 SOUTH ELEVATION

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

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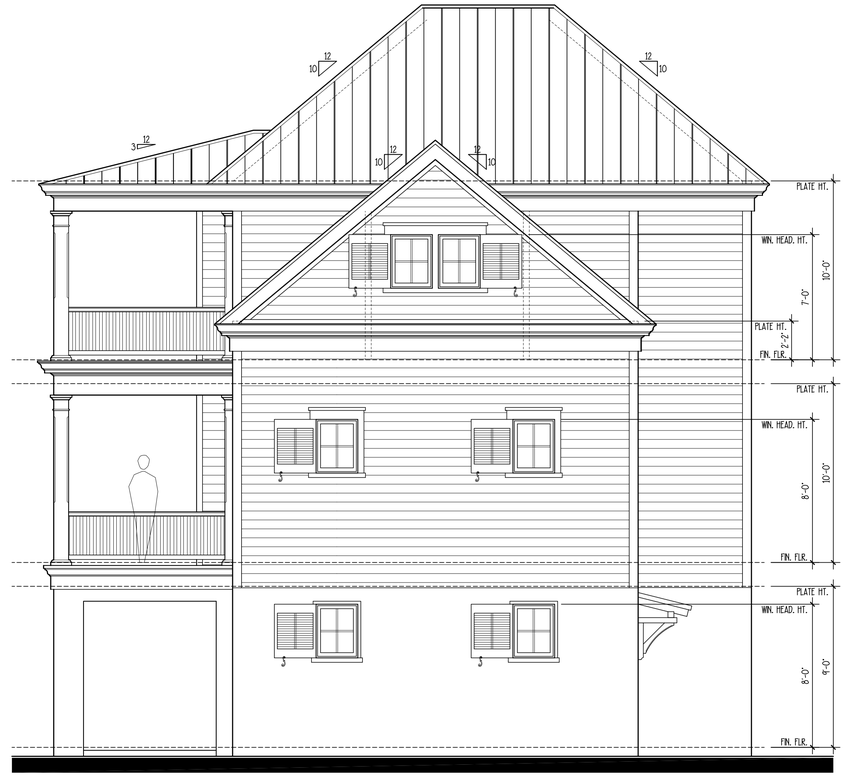
4 WEST ELEVATION

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



3 NORTH ELEVATION

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

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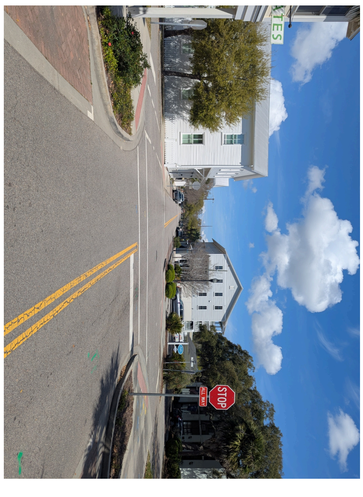

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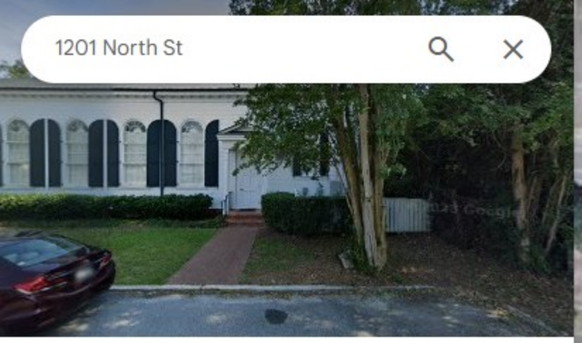
602 BLADEN ST.

BEAUFORT, SOUTH CAROLINA

1201 NORTH STREET – The Bluff

(Non-Contributing; altered)

Request for approval for various modifications/upfits to Education and Outreach Building of the First Presbyterian Church of Beaufort



1201 North St

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1201 North St, Beaufort, SC 29902

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Sign in

King St | Harrington St | Church St | Newcastle St | Charles St | North St | Craven St

1212 Corley Frederick M

509

1207

1201

1217

St. Helena Graveyard

The Parish Church of St. Helena Sanctuary

St Helena's Anglican Church

1008

Old Grace Chapel AME Building

408

409

1108

416

1016

1014

1010

1006

417

403

412

415

401

Tesla Destination Charger

Tabby Manse

Secession House

1109

1105

Rhett House Inn 4.5 (249) 4-star hotel

Harvey & Battey, P.A.

1005

1301

Cuthbert House Inn

Map | Terrain | Traffic | Transit | Biking | More

Google Maps

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STAFF REPORT: Historic District Review Board (HDRB)

1201 NORTH STREET

DATE: May 13, 2026

GENERAL INFORMATION	
Applicant:	Arnie McClure (Architect) for First Presbyterian Church of Beaufort
Site Address / Tax PIN:	1201 North Street; PIN: R120 004 000 0682 (-0683; -0684) 0000
Applicant's Request:	Applicant is requesting various interior and exterior modifications and additions on the Education and Outreach Building of the First Presbyterian Church, including a new 2-story entrance, extension of the covered front porch, replacement of old windows on the north and additional window openings on the east side, demolition of exterior steps at the rear amongst others.
Current Zoning:	T4-HISTORIC NEIGHBORHOOD DISTRICT (T4-HN)
Contributing/Neighborhood	Non-Contributing (altered) – The Bluff neighborhood
Flood Zone/Base Flood	Flood Zone: X, Elevation: 21 ft – 22 ft
Existing Trees	No Specimen/Landmark trees are affected by this request.

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%.
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	1212 King St. – Parking Lot for St. Helena Episcopal Church	N/A
South: T4-HN	410 Church St. (Contributing, ca. 1912) –First Presbyterian Church of Beaufort (main location)	N/A
East: T1	505 Church St. (Contributing, ca. 1817) – St. Helena Episcopal Church (main location)	N/A
West: T4-HN	1217 North St. (Contributing, ca. 1910) – residential dwelling	N/A

Background:

The applicant is requesting approval for various modifications & upfits to the non-contributing structure, including a new entrance with modification/extension of the existing front porch on the south façade, replacement of windows and addition of a shed dormer on the north façade, and elimination of the exterior stairs and new windows on east façade amongst other modifications. **The applicant has attended one HTRC Meeting on March 18, 2026.**

Project Timeline:

Jan. 2026	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.
		3/18: 1st HTRC Meeting	4/24: 1st HDRB Meeting Submittal	5/13: 3rd HDRB Meeting							

Summary of the 3/18/2026 HTRC Meeting – Synopsis of Staff Comments:

1. **Planning and Zoning**:
   - Zoned T4-HN
   - Noncontributing Structure, originally built in 1929, altered in the 1960s

2. **Building Codes**:
   - FFE: Finished grade outside 21'-22'. Basement level needs to be at least 13' above flood elevation
   - Fire sprinkler will be needed
   - Fire alarm system
   - New windows will need to comply with impact/wind ratings
   - Recommend getting a bottom floor elevation certificate

3. **Architecture**:
   - Noncontributing, ca. 1929 (altered)
   - Exterior changes:
     - East façade along Church Street:
       - Removal of existing doors & stairs to second floor entrance & basement
       - Addition of pilasters & fenestration to match south façade (two bays have recessed brick areas with sills on first floor)
     - South façade along North Street:
       - Remove of existing front-gable porch and entrance
       - Extension of existing one-story hip-roof porch to new two-story open porch & lobby area
       - New fenestration at previous gable entrance to match existing pattern
       - Three new dormers
     - North façade (internal to site)
       - Three new dormers
       - New entrance with stairs and covered porch

- Per Section 4.5.13.D.4, "Building design elements should be used which allow civic buildings to act as focal points of the community. Depending on the architectural style of the building, the following elements should be considered in the building design:
    - Pronounced window lintels/sills/mullions, etc.
    - Columns with a capital and base
    - A water table constructed of high-quality masonry units (such as cast-in-place stone) that extends beyond the face of the façade
    - Vertically oriented windows of at least a 2:1 ratio
    - Cornice lines with significant depth and multiple levels of relief
    - A monumental, raised entry
    - A formal landscaped area or plaza
    - A tower element with a turret, cupola, or similar treatment
- Chapter 4.7 Principles for Compatible Infill (see staff report from City of Beaufort)
    - Staff is supportive of the project and believes that the proposed changes enhance the building's street presence and creates a more defined entrance at the corner. Several notable improvements include utilizing existing character-defining features such as the ordered arrangement of fenestration, use of engaged pilasters to define the bays, continuation of the pronounced cornice line around the new entrance, and extension of the existing one-story porch.
    - Staff recommends the applicant study ways to break up the storefront and make it appear less "corporate." Could a horizontal element be applied at the second-floor level? Study ways to improve the scale of the storefront fenestration. The storefront should maintain the original scale, rhythm, and structural proportions of the building (e.g., matching the spacing of existing window bays). Avoid stock, thick extruded aluminum frames. The applicant should consider aligning the first-floor window head with a horizontal mullion to create a transom over the doors picking up the transom detail over the single pedestrian door under the porch.
- Dormer/roof options:
    - Staff doesn't support the cupola. It adds considerably more height to the structure which is already taller than the historic church across the street.
    - The windows in the shed dormer feel squatty and their divided lite pattern is landscape oriented rather than portrait. The trim between the windows feels too wide.
    - The single dormers seem more appropriate, but the window divided lite pattern is more square than the 1st and 2nd floor windows. Staff recommends the dormer windows be the same proportion as the 2nd floor units.
- Applicant to provide submittal requirements including building sections, details, cutsheets for all exterior materials, etc. if submitting for final approval.

Tree Removal Proposed:

No Specimen/Landmark trees are affected by this in-fill development request.

Surrounding Area:

The existing Education and Outreach Building at the First Presbyterian Church of Beaufort, located at 1201 North Street, is across the street from the parish's main church at 410 Church Street. The surrounding area is characterized by several of Beaufort's most prominent and historic churches, such as the Church of St. Helena Parishes and the Baptist Church of Beaufort and includes historic cemeteries. Other than its historic churches, this historic core/downtown location is home to many contributing residential dwellings of the Bluff and Old Commons neighborhoods.

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**. Refer to a detailed staff analysis and recommendations in the sections / table below.

1201 North Street – Overview of exterior modifications/additions

Item No. 1: Extension of covered front porch/handicap-accessible walkway with new main building entrance (South elevation)

A1 A201 RENOVATION SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

E1 A201 EXISTING SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

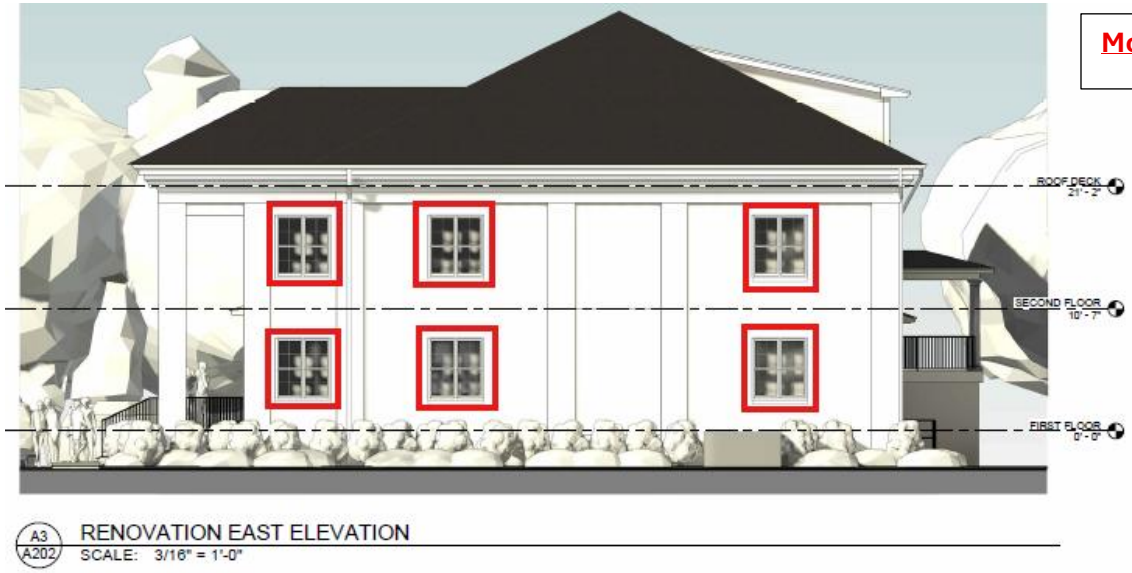
STAFF ANALYSIS:

- Improvements on the south façade elevation include utilizing existing character-defining features, such as the ordered arrangement of fenestration, use of engaged pilasters to define the bays, continuation of the pronounced cornice line around the new entrance, and extension of the existing one-story covered porch/walkway. Staff is supportive of this change.
- The new entrance at the south-east corner (two stories high) creates a street-and-corner facing focal point and more modern portico that architecturally somewhat mirrors that of the existing parent church next door. Staff is supportive of this change.
- Some second-floor windows are replaced and/or added to complement the existing fenestration massing/scaling. Staff is supportive of this change.

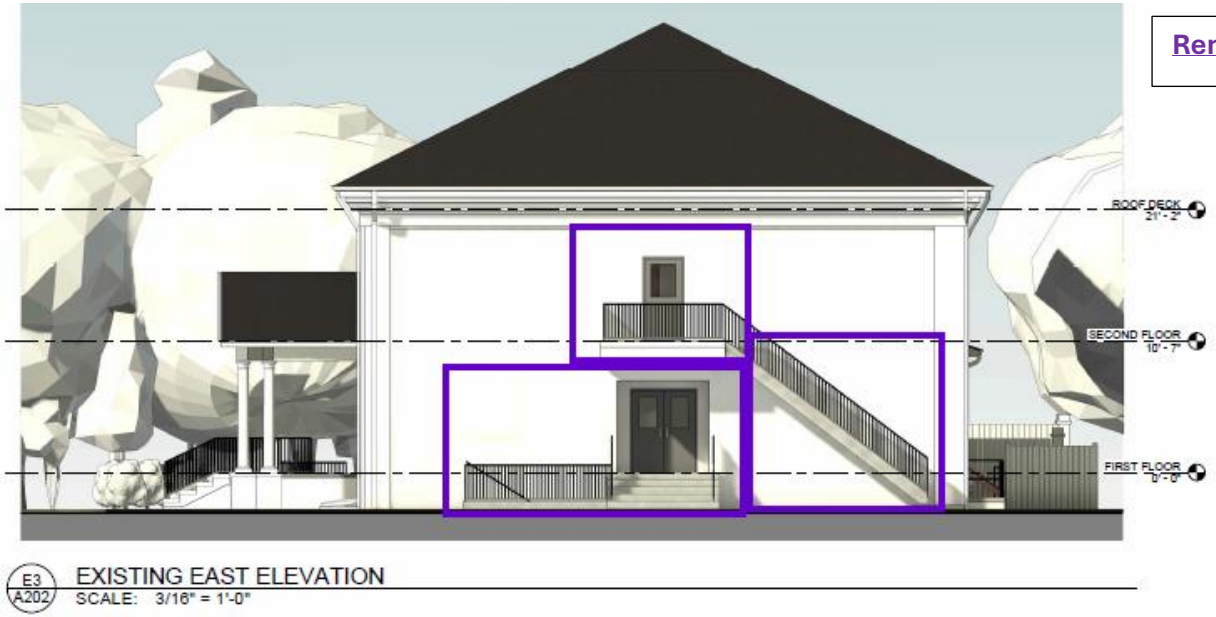
➢ **STAFF RECOMMENDATIONS:**

- Staff recommends the applicant study ways to break up the storefront and make it appear less "corporate."
- The applicant should consider aligning the first-floor window head with a horizontal mullion to create a transom over the doors picking up the transom detail over the single pedestrian door under the porch.

Item No. 2: Removal of entrances and external staircases as well as addition of fenestration (East elevation)



Modifications - new (East façade)



Removals - old (East façade)

STAFF ANALYSIS:

- Improvements on the east façade elevation include addition of fenestration with larger-style windows (6) as already in place on the front/south façade.
- At the same time, current entrance doors on the first (double door) and second floor (single) together with front steps / staircase will be removed.
  - Staff is supportive of this change as the east side of the building is highly visible and by adding prominent fenestration, achieves more aesthetic engagement the building with Church Street on the east side.

Item No. 3: Replacement of windows on first & second floors, addition of rear entrance, and new dormer on roof (North elevation)

A1 / A203 RENOVATION NORTH ELEVATION
SCALE: 3/16" = 1'-0"

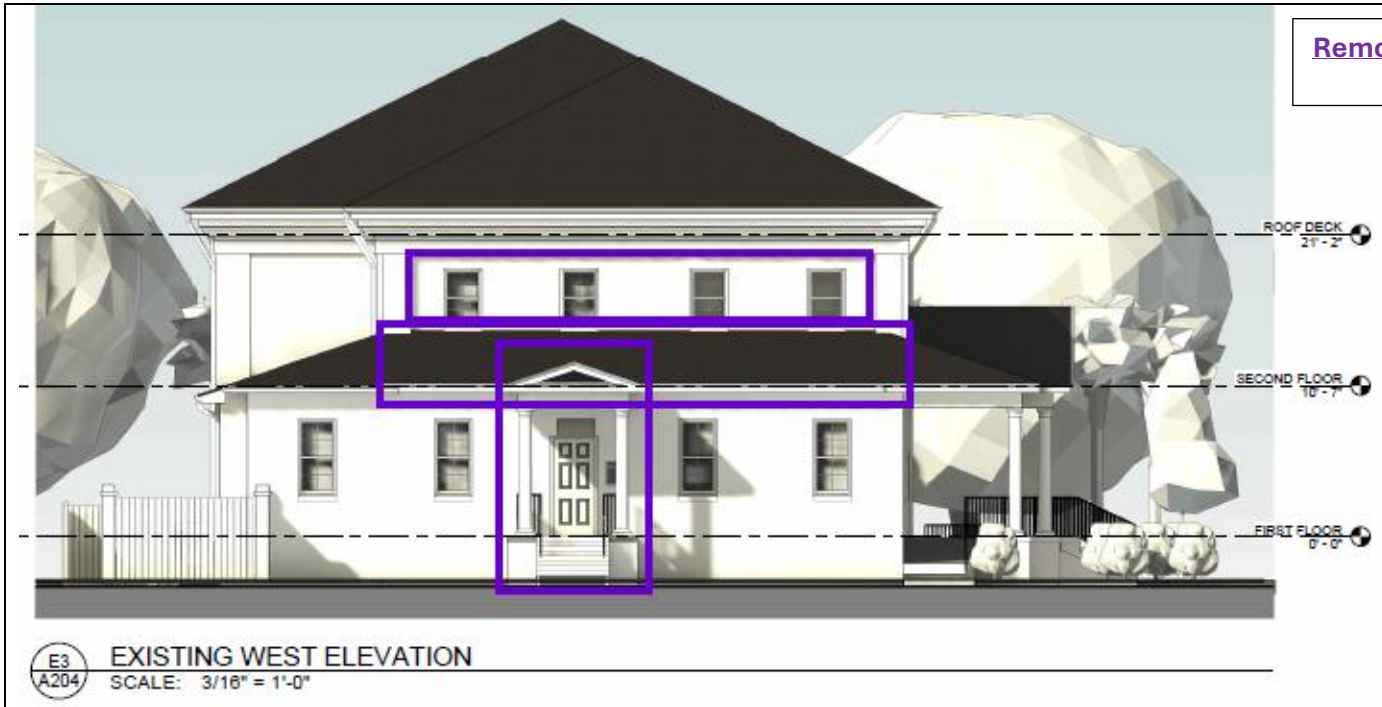
E1 / A203 EXISTING NORTH ELEVATION
SCALE: 3/16" = 1'-0"

STAFF ANALYSIS:

- Existing windows to be replaced with more prominent window type as exists on front elevation.
- The new shed dormer on top of the roof on the includes windows that are the same width as the new windows added to the first and second floors.
- At the same time, a new double-door emergency exit, together with stairs, is to be added.
  - ➢ Staff is supportive of the new fenestration resembling that of the front and side (east) elevation. However, staff recommends the dormer windows be the same proportion as the 2nd floor units.

Item No. 4: Removal of side entrance and wrap-around shed roof with new windows on second floor (West elevation)

Modifications - new (West façade)



STAFF ANALYSIS:

- Existing first-floor side entrance together with small gabled roof to be removed.
- Also, existing shed roof that wraps around from front (south) façade on first floor to be removed/discontinued on side.
- Installation of new window where door was and also same size windows on second floor to create uniformly scaled fenestration.
  - ➢ Staff is supportive of creating uniform fenestration and an overall less busy façade on this west side of the building.

4.7.2 Integrity Guidelines (as per Beaufort Development Code)	**Rationale Present**	**Staff Analysis of Rationale**
1. Location: This is the relationship between the property and its historical context.	**YES**	✓ Despite the existing building being historically contributing, the proposed exterior modifications and additions respect and upgrade its integrity at this prominent location by matching and engaging upon prominent design elements, patterns, textures and materials that reflect the aesthetic and historic themes of this locale.
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 for specific materials, design elements as well as workmanship pro-actively aspires to not only match but also engage upon the prominent design elements, patterns, textures and materials that reflect the aesthetic and historic themes of this locale.
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**	✓ See above.
4. Materials: These are the physical elements that make up a property or district.	**YES**	✓ See under 2. Design.
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**	✓ See under 2. Design.
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**	✓ Staff believes the aesthetic contribution by the various proposed modification/additions will positively add to existing sense and feeling of the Historic District.

7. Association: This is the direct link between an important historic event or person and a property.	**N/A**	✓ No direct historic association to an important event or person exists.

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 conditions:

1. Staff recommends the applicant pay careful attention to the detailing of the storefront system as they move forward with the design to ensure an elegance in the detail is maintained through construction. This concern is in relation to the profile, curve, depth, and dimension of the aluminum storefront system.
2. Applicant to provide cutsheets and materials for all exterior materials, including but not limited to windows, doors, railings, columns, shutters, roofing, exterior lights and ceiling fans (if applicable), paint colors, etc. for final approval.
3. Applicant to provide typical building sections and typical details including window head/sill/jamb details, column and decking/trim connections, cornice conditions, etc. for final approval.

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LOCATOR MAP

ACT	ACOUSTICAL CEILING TILE
ADA	AMERICAN WITH DISABILITIES ACT
A.F.F.	ABOVE FINISH FLOOR
ALUM.	ALUMINUM
ANOD.	ANODIZED
ASF.	ALUMINUM STOREFRONT
ARCH.	ARCHITECTURAL/ARCHITECT
@	AT
BRG.	BEARING
BTM.	BOTTOM
BLDG.	BUILDING
(C)	CAULK
CAB.	CABINET
C.F.C.I.	CONTRACTOR FURNISHED, CONTRACTOR INSTALLED
C.F.O.I	CONTRACTOR FURNISHED, OWNER INSTALLED
CLG.	CEILING
CPT	CARPET
CTR.	CENTER
CLOS.	CLOSET
COL.	COLUMN
CONC.	CONCRETE
C.J.	CONTROL JOINT
DTL.	DETAIL
DIA.	DIAMETER
DIM.	DIMENSION
DN.	DOWN
DWG.	DRAWING
EA.	EACH
ELEC.	ELECTRIC/ELECTRICAL
E.W.C.	ELECTRIC WATER COOLER
ELEV.	ELEVATION-GRADE OR BLG.
E.ZEJ.	EXPANSION JOINT
EPS	EXTRUDED POLYSTYRENE
EQ.	EQUAL
EQUIP.	EQUIPMENT
E.F.	EXHAUST FAN
EXIST.; (E)	EXISTING
EXT.	EXTERIOR
FT.	FEET
FIN.	FINISH
F.E.	FIRE EXTINGUISHER ON BRACKET
F.E.C.	FIRE EXTINGUISHER CABINET
FLR.	FLOOR
FRT	FIRE RETARDANT TREATED
F.D.	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
GALV.	GALVANIZED
GA.	GAUGE
GWB	GYPSUM WALLBOARD
GYP.BD.	GYPSUM BOARD
HC	HANDICAP ACCESSABLE
HDWR.	HARDWARE
HT.	HEIGHT
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
INSUL.	INSULATION
INT.	INTERIOR
JAN.	JANITOR
JT.	JOINT
K.S.	KNEE SPACE
LAM.	LAMINATE
LAV.	LAVATORY
LVT	LUXURY VINYL TILE
MFR.	MANUFACTURER
M.O.	MASONARY OPENING
MATL.	MATERIAL
MAX.	MAXIMUM
MECH.	MECHANICAL
MTL.	METAL
(N)	NEW
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
O. F.C.I.	OWNER FURNISHED, CONTRACTOR INSTALLED
OPNG.	OPENING
O.H.	OPPOSITE HAND
O.R.D.	OVERFLOW ROOF DRAIN
(P)	PAINT
PL	PLASTIC LAMINATE
PLYWD	PLYWOOD
PR	PAIR
PREF.	PREFINISHED
PREFAB.	PREFABRICATED
P.T.	PRESSURE TREATED
RAD., R.	RADIUS
RE:	REFERENCE
REINF.	REINFORCE/REINFORCING
REQ'D.	REQUIRED
R.D. (L)	ROOF DRAIN (LEADER)
R.O.	ROUGH OPENING
SHT.	SHEET
SIM.	SIMILAR
SPECS.	SPECIFICATIONS
S.S.	STAINLESS STEEL
STD.	STANDARD
STL.	STEEL
STRUCT.	STRUCTURAL
TEL.	TELEPHONE
TR.	TREATED
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
(V)	VERIFY
VCT	VINYL COMPOSITE TILE
VERT.	VERTICAL
VTR	VENT THROUGH ROOF
WC	WATER CLOSET
WD.	WOOD

OWNER

FIRST PRESBYTERIAN CHURCH OF BEAUFORT
1201 NORTH STREET
BEAUFORT, SC 29902
843.524.3051

ARCHITECTURAL

COAST ARCHITECTS, INC.
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CHARLESTON, SC 29407
843.763.7064

STRUCTURAL ENGINEER

29E6, LLC
1011 BAY STREET, 3RD FLOOR
BEAUFORT, SC 29902
843.441.9828

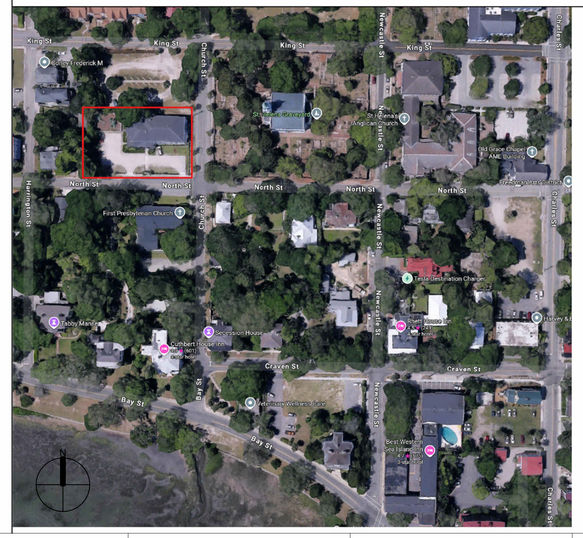
PLUMBING & MECHANICAL ENGINEERING

ING CONSULTING
PO BOX 1586
AUGUSTA, GA 30903
706.774.1020

ELECTRICAL ENGINEERING

ELECTRICAL DESIGN CONSULTANTS
24 COMMERCE PLACE, SUITE A
SAVANNAH, GA 31406
912.225.4832

LOCATOR MAP



First Presbyterian Church of Beaufort

EDUCATION OUTREACH BUILDING RENOVATION

HRB MEETING 05.13.2026

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D102	DEMOLITION FIRST FLOOR PLAN
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A207.2	PERSPECTIVE VIEW

HRB SUBMITTAL FOR 05.13.2026 MEETING

coast architects
671 St. Andrews Blvd., Charleston, SC 29407
Phone: 843.763.7064 Fax: 843.763.7061
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04.21.2026

EDUCATION OUTREACH BUILDING
RENOVATION - FIRST PRESBYTERIAN
CHURCH OF BEAUFORT
1201 NORTH STREET | BEAUFORT, SC

Revisions	
Rev. No.	Rev. Date

DRAWN BY: XXX
CHECKED BY: XXX
DATE: 04.21.2026
COAST PROJECT NO.: 2604.00

TITLE SHEET & DRAWING INDEX

G001

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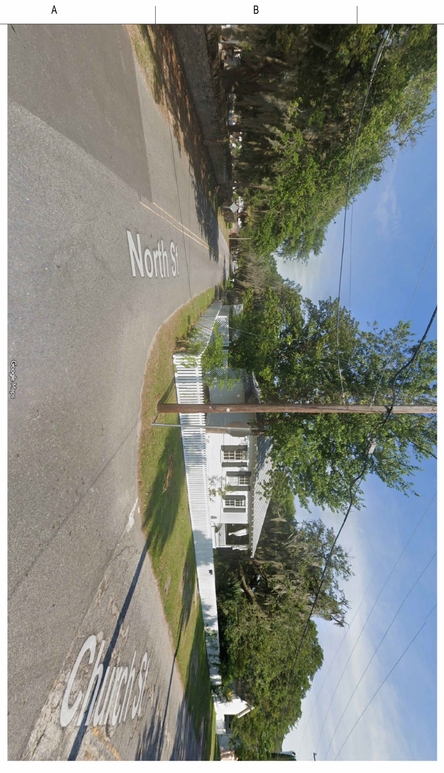

HRB SUBMITTAL FOR 05.13.2026 MEETING

G002

CONTEXT PHOTOGRAPHS

COAST PROJECT NO. 2604.00

DRAWN BY: Author
CHECKED BY: Designer
DATE: 04.21.2026

Revisions	
Rev. No.	
Rev. Date	

EDUCATION OUTREACH BUILDING RENOVATION - FIRST PRESBYTERIAN CHURCH OF BEAUFORT
1201 NORTH STREET | BEAUFORT, SC

04.21.2026

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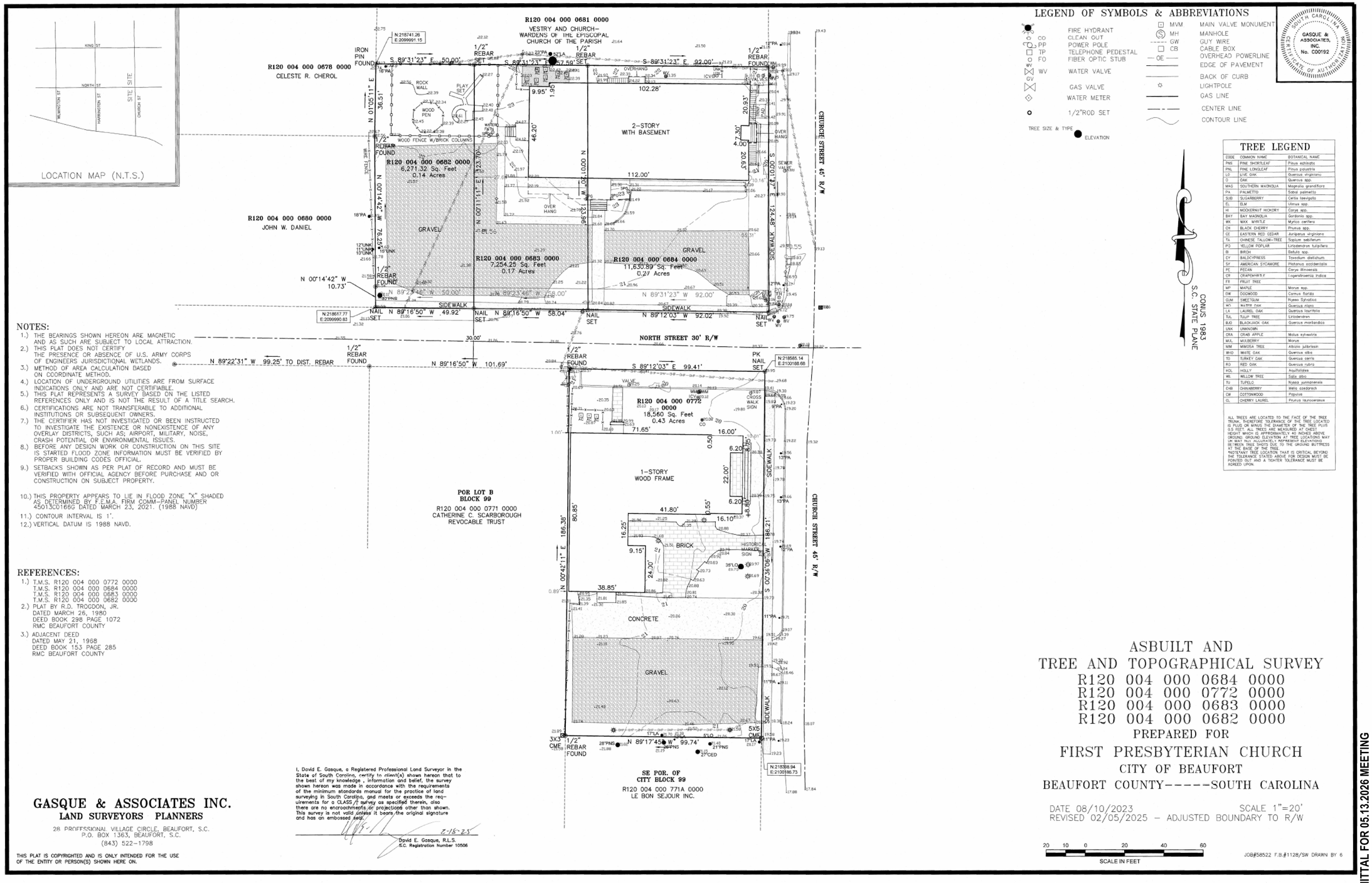
LOCATION MAP (N.T.S.)



LEGEND OF SYMBOLS & ABBREVIATIONS

	FIRE HYDRANT	MVM	MAIN VALVE MONUMENT
CO	CLEAN OUT	MH	MANHOLE
PP	POWER POLE	GW	GUY WIRE
TP	TELEPHONE PEDESTAL	CB	CABLE BOX
FO	FIBER OPTIC STUB	OE	OVERHEAD POWERLINE
WV	WATER VALVE		EDGE OF PAVEMENT
GV	GAS VALVE		BACK OF CURB
	WATER METER		LIGHTPOLE
	1/2"ROD SET		GAS LINE
			CENTER LINE
			CONTOUR LINE

TREE SIZE & TYPE
ELEVATION

CONUS 1983 S.C. STATE PLANE

TREE LEGEND

CODE	COMMON NAME	BOTANICAL NAME
PNS	PINE SHORTLEAF	Pinus echinata
PNL	PINE LONGLEAF	Pinus palustris
LO	LIVE OAK	Quercus virginiana
O	OAK	Quercus spp.
MAG	SOUTHERN MAGNOLIA	Magnolia grandiflora
PA	PALMETTO	Sabal palmetto
SUB	SUGARBERRY	Celtis laevigata
EL	ELM	Ulmus spp.
H	MOCKERNUT HICKORY	Carya spp.
BAY	BAY MAGNOLIA	Gordonia spp.
WX	WAX MYRTLE	Myrica cerifera
CH	BLACK CHERRY	Prunus spp.
CE	EASTERN RED CEDAR	Juniperus virginiana
TA	CHINESE TALLOW-TREE	Sapium sebiferum
PO	YELLOW POPLAR	Liriodendron tulipifera
BI	BIRCH	Betula spp.
CY	BALDCYPRESS	Taxodium distichum
SY	AMERICAN SYCAMORE	Platanus occidentalis
PE	PECAN	Carya illinoensis
CP	CRAPEMYRTLE	Lagerstroemia indica
FR	FRUIT TREE	
MP	MAPLE	Morus spp.
DW	DOGWOOD	Cornus florida
GUM	SWEETGUM	Nyssa Sylvatica
WO	WATER OAK	Quercus nigra
LA	LAUREL OAK	Quercus laurifolia
TUL	TULIP TREE	Liriodendron
BJO	BLACKJACK OAK	Quercus marilandica
UNK	UNKNOWN	
CRA	CRAB APPLE	Malus sylvestris
MUL	MULBERRY	Morus
MIM	MIMOSA TREE	Albizia julibrissin
WHO	WHITE OAK	Quercus alba
TO	TURKEY OAK	Quercus cerris
RO	RED OAK	Quercus rubra
HOL	HOLLY	Aquifoliales
WL	WILLOW TREE	Salix alba
TU	TUPELO	Nyssa yunnanensis
CHB	CHINABERRY	Melia azedarach
CW	COTTONWOOD	Populus
CL	CHERRY LAUREL	Prunus laurocerasus

ALL TREES ARE LOCATED TO THE FACE OF THE TREE TRUNK. THEREFORE TOLERANCE OF THE TREE LOCATED IS PLUS OR MINUS THE DIAMETER OF THE TREE PLUS 0.5 FEET. ALL TREES ARE MEASURED AT CHEST HEIGHT WHICH IS APPROXIMATELY 4.0 INCHES ABOVE GROUND. GROUND ELEVATION AT TREE LOCATIONS MAY OR MAY NOT ACCURATELY REPRESENT ELEVATIONS BETWEEN TREE SHOTS DUE TO THE GROUND BUTTRESS OF THE TREE AT THE BASE.
*IMPORTANT TREE LOCATION THAT IS CRITICAL BEYOND THE TOLERANCE STATED ABOVE FOR DESIGN MUST BE POINTED OUT AND A TIGHTER TOLERANCE MUST BE AGREED UPON.

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 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.
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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" SHADED AS DETERMINED BY F.E.M.A. FIRM COMM-PANEL NUMBER 45013C0166G DATED MARCH 23, 2021. (1988 NAVD)
11.) CONTOUR INTERVAL IS 1'.
12.) VERTICAL DATUM IS 1988 NAVD.

REFERENCES:

1.) T.M.S. R120 004 000 0772 0000
T.M.S. R120 004 000 0684 0000
T.M.S. R120 004 000 0683 0000
T.M.S. R120 004 000 0682 0000
2.) PLAT BY R.D. TROGDON, JR.
DATED MARCH 26, 1980
DEED BOOK 298 PAGE 1072
RMC BEAUFORT COUNTY
3.) ADJACENT DEED
DATED MAY 21, 1968
DEED BOOK 153 PAGE 285
RMC BEAUFORT COUNTY

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

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I, David E. Gasque, a Registered Professional Land Surveyor in the State of South Carolina, certify to client(s) shown hereon 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 A 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.

2-18-25
David E. Gasque, R.L.S.
S.C. Registration Number 10506

GASQUE & ASSOCIATES, INC. No. C00192

ASBUILT AND TREE AND TOPOGRAPHICAL SURVEY

R120 004 000 0684 0000
R120 004 000 0772 0000
R120 004 000 0683 0000
R120 004 000 0682 0000

PREPARED FOR

FIRST PRESBYTERIAN CHURCH
CITY OF BEAUFORT
BEAUFORT COUNTY-----SOUTH CAROLINA

DATE 08/10/2023 SCALE 1"=20'
REVISED 02/05/2025 - ADJUSTED BOUNDARY TO R/W

20 10 0 20 40 60
SCALE IN FEET

JOB#58522 F.B.#1128/SW DRAWN BY 6

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PLAT

C001

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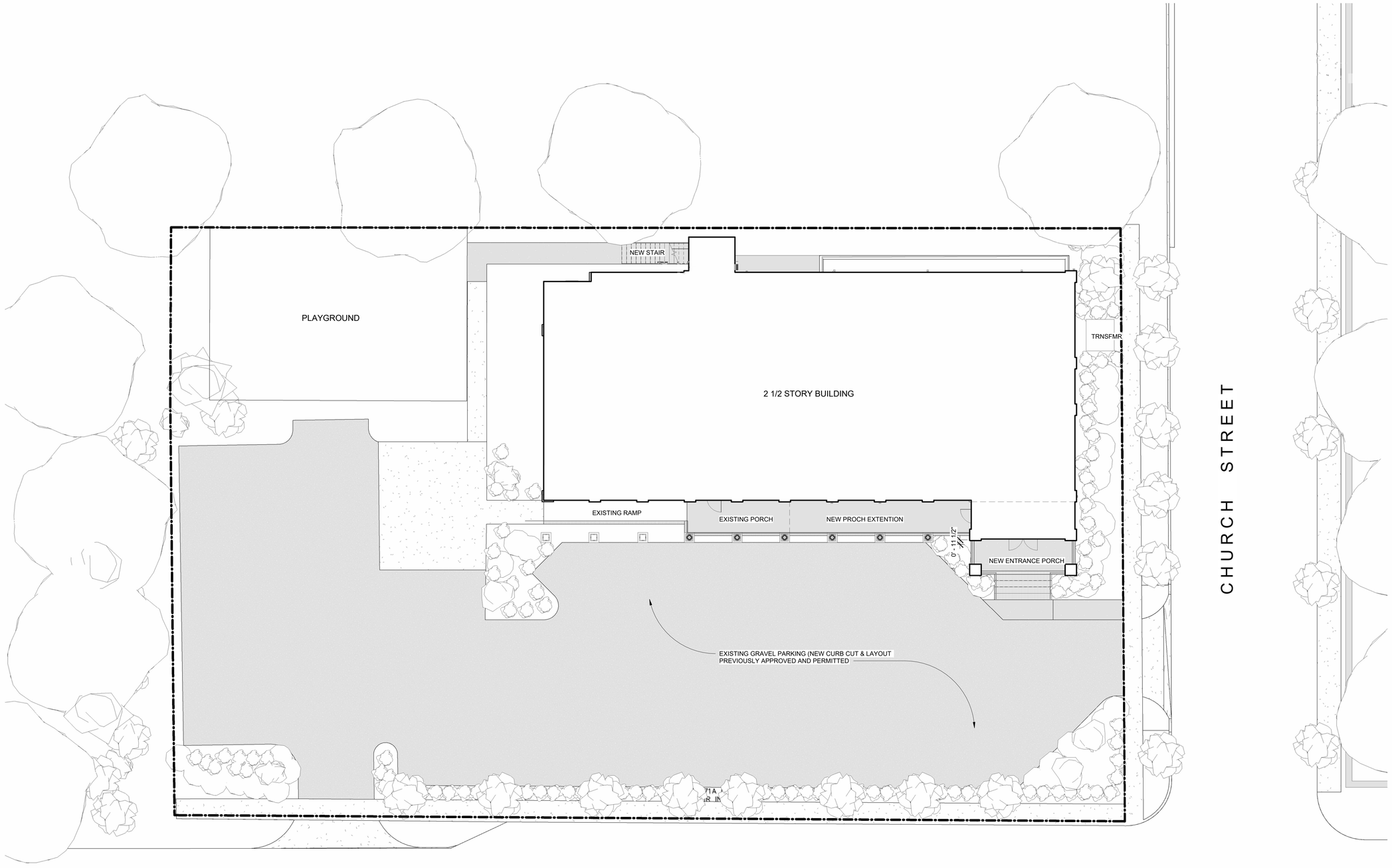

A1
C100

CONCEPTUAL SITE PLAN
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CONCEPTUAL SITE PLAN

C100

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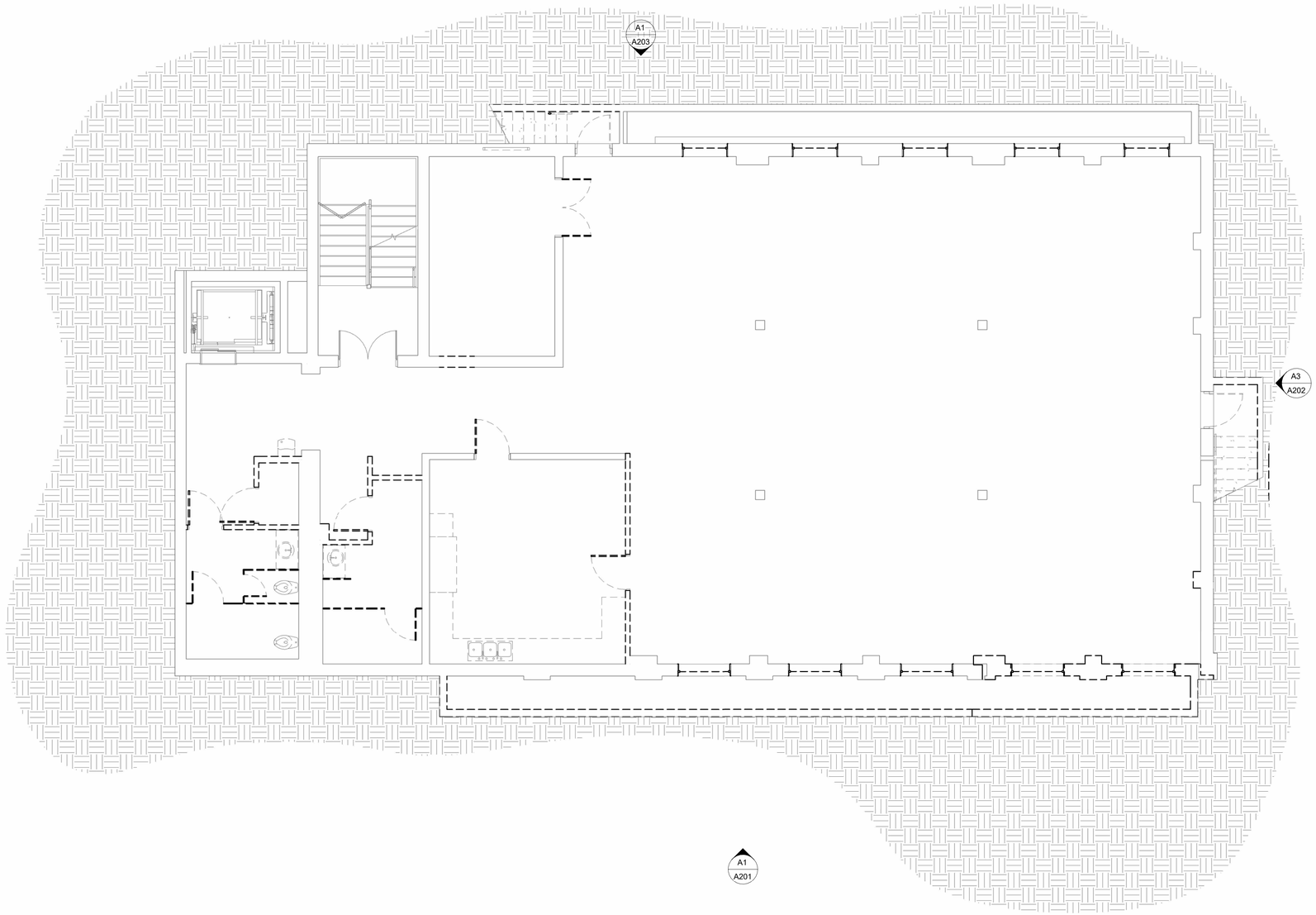

N

A1
D101

DEMOLITION BASEMENT FLOOR PLAN
SCALE: 3/16" = 1'-0"

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DEMOLITION BASEMENT FLOOR PLAN

D101

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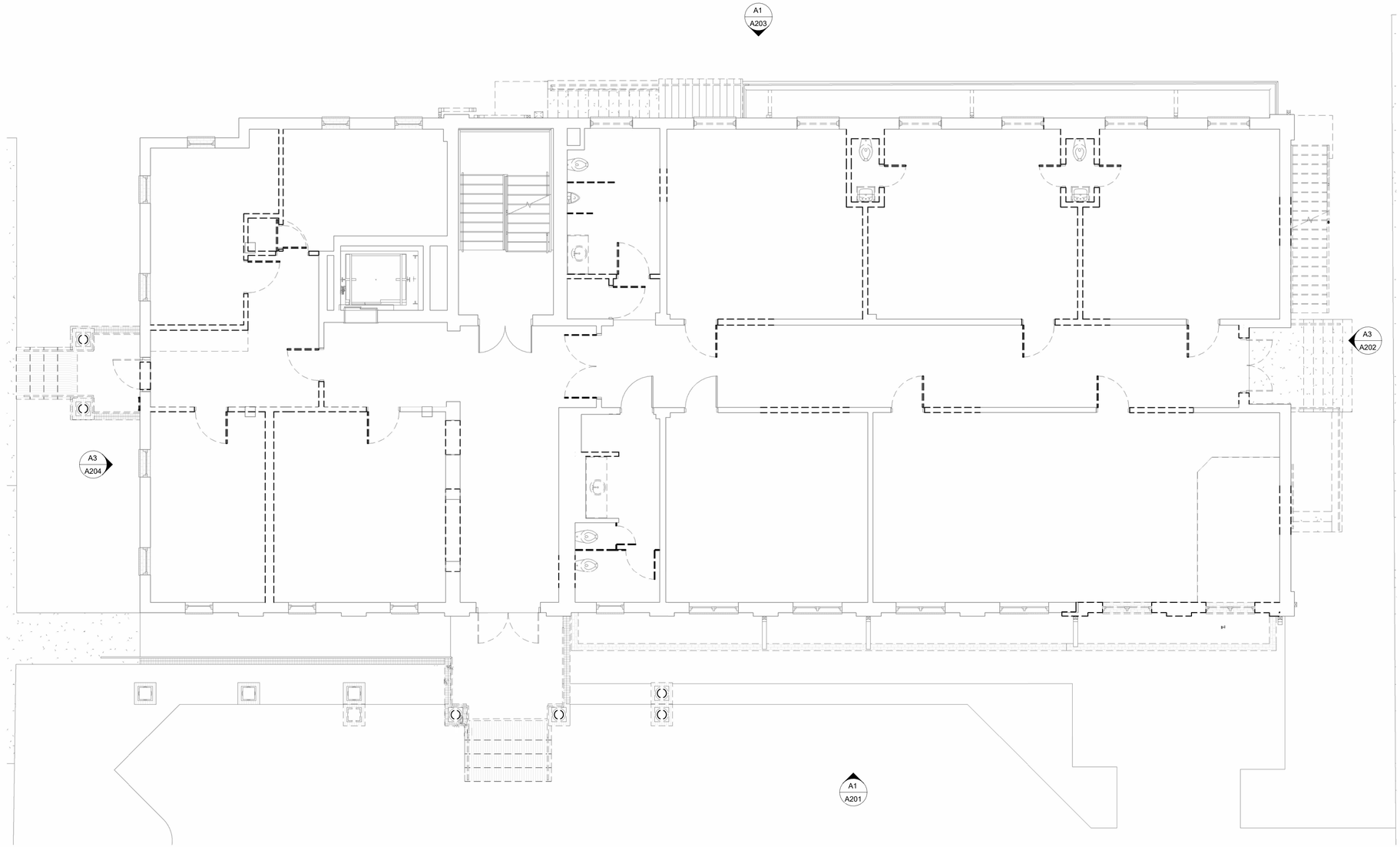

N

A1
D102

DEMOLITION FIRST FLOOR PLAN

SCALE: 3/16" = 1'-0"

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DEMOLITION FIRST FLOOR PLAN

D102

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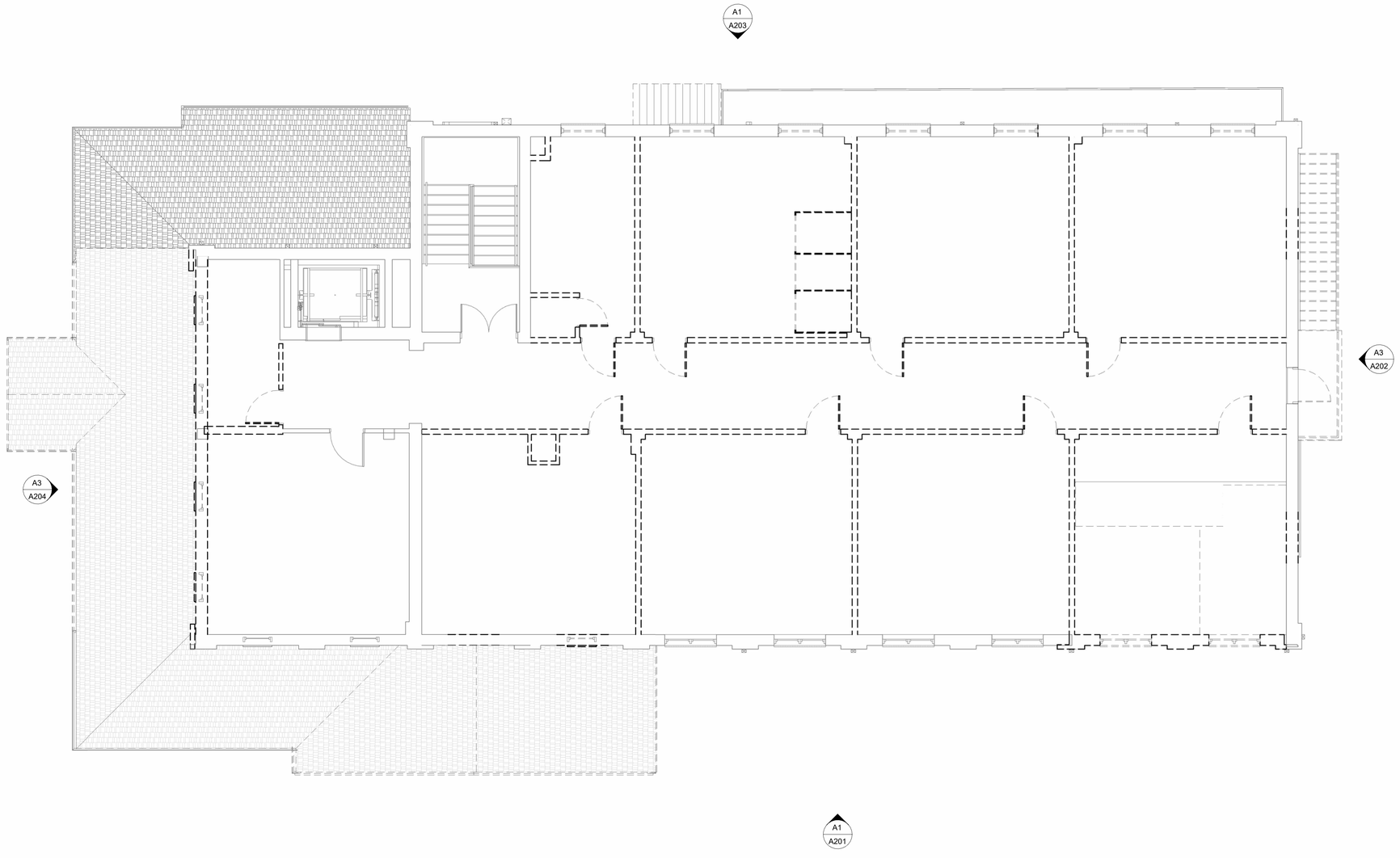

N

A1
D103

DEMOLITION SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

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DEMOLITION
SECOND FLOOR
PLAN

D103

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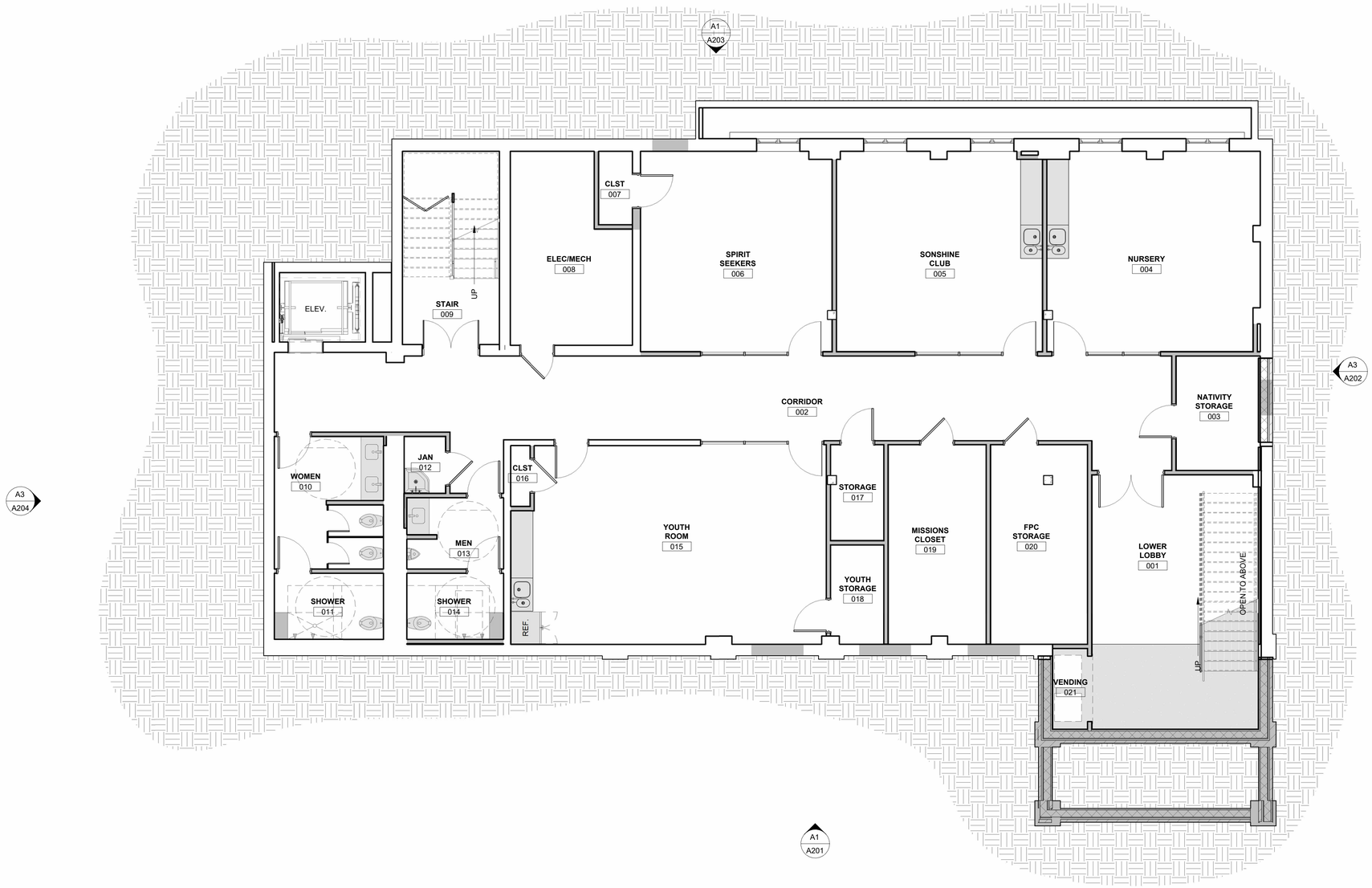

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RENOVATION
BASEMENT
FLOOR PLAN

A101

N
A1
A101

RENOVATION BASEMENT FLOOR PLAN
SCALE: 3/16" = 1'-0"

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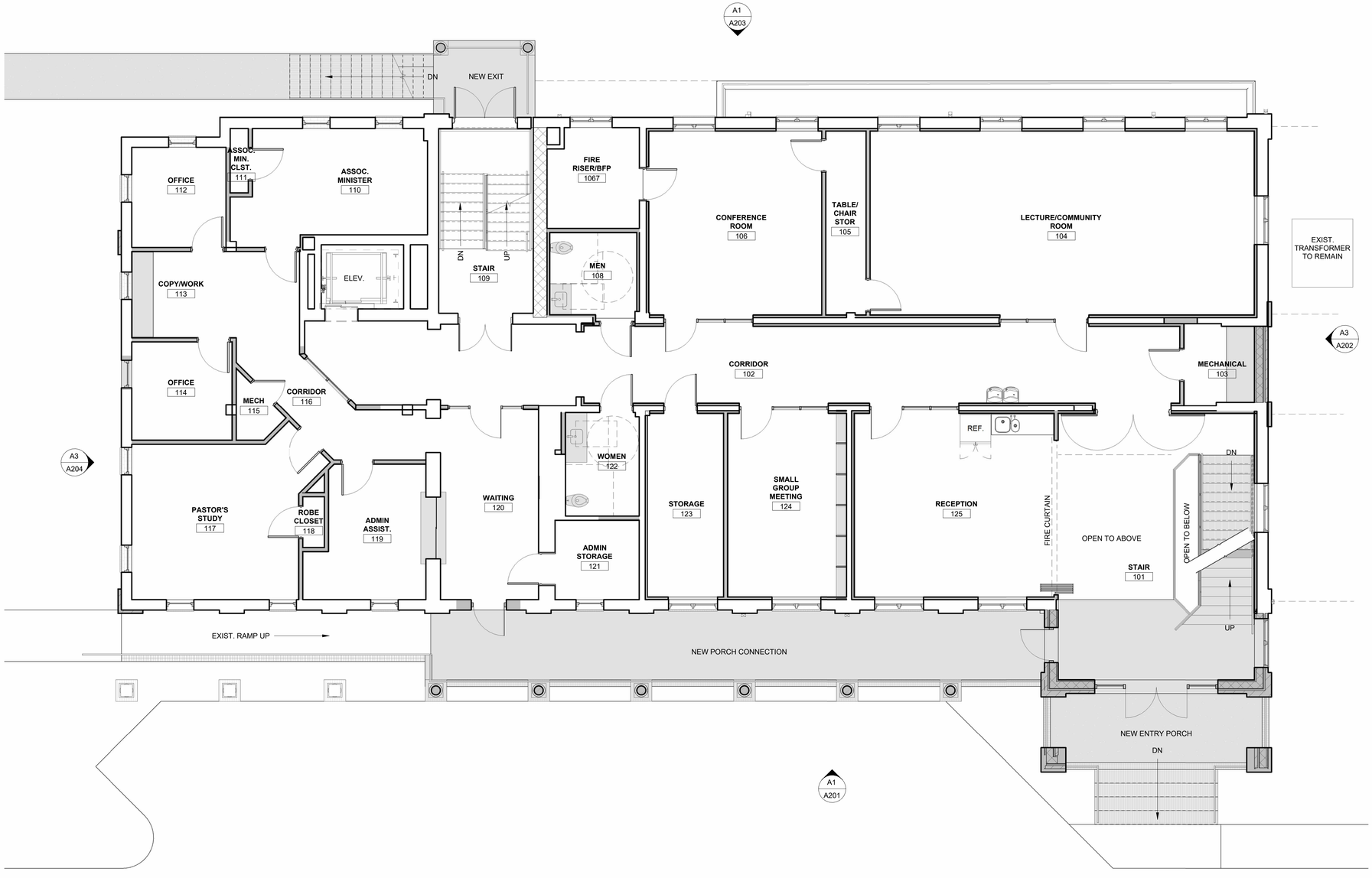

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RENOVATION FIRST FLOOR PLAN

A102

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A1
A102

RENOVATION FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

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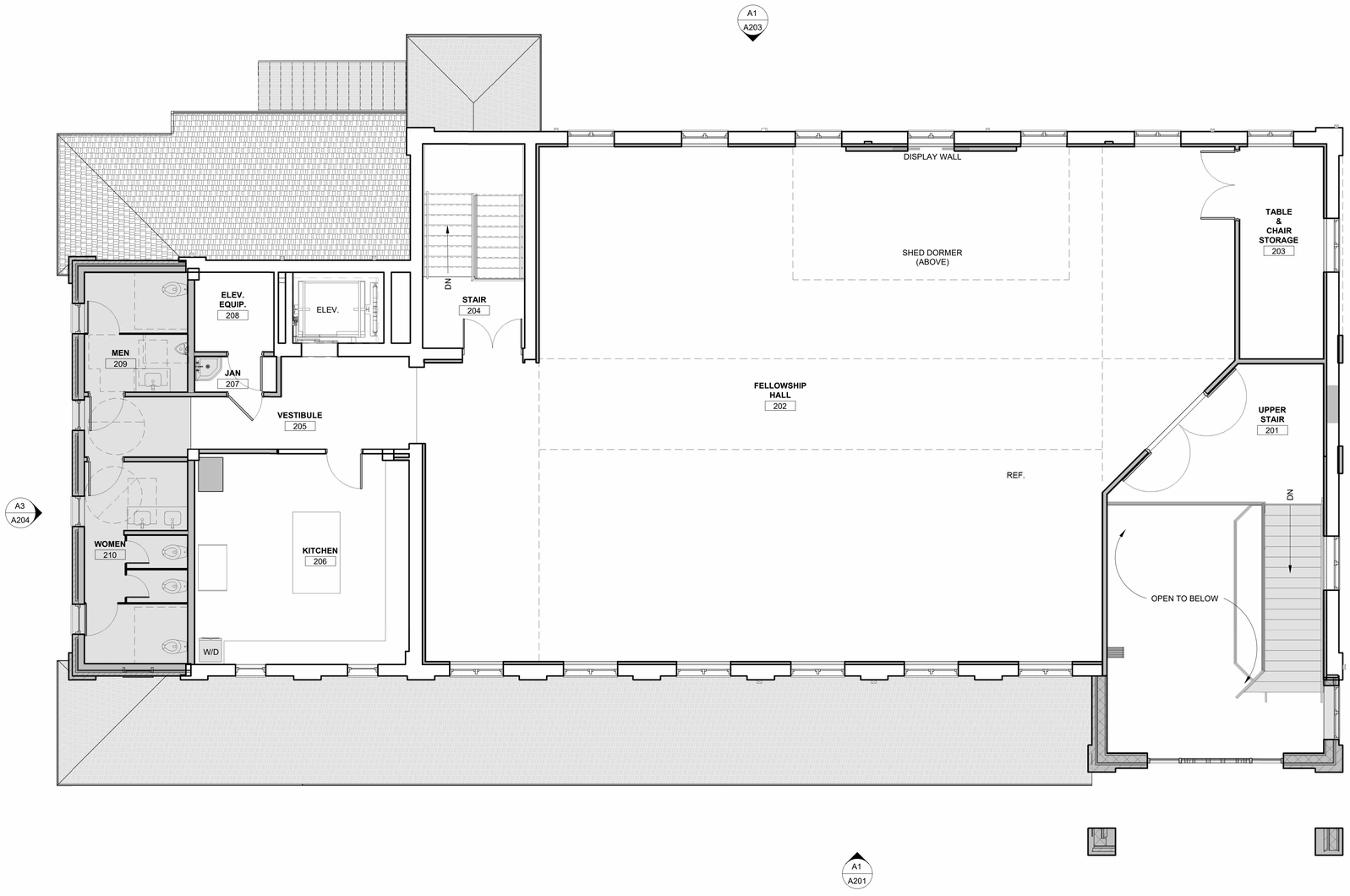

1 A103 RENOVATION SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

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RENOVATION SECOND FLOOR PLAN

A103

E1
A201

EXISTING SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

A1
A201

RENOVATION SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

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EXTERIOR ELEVATIONS

A201

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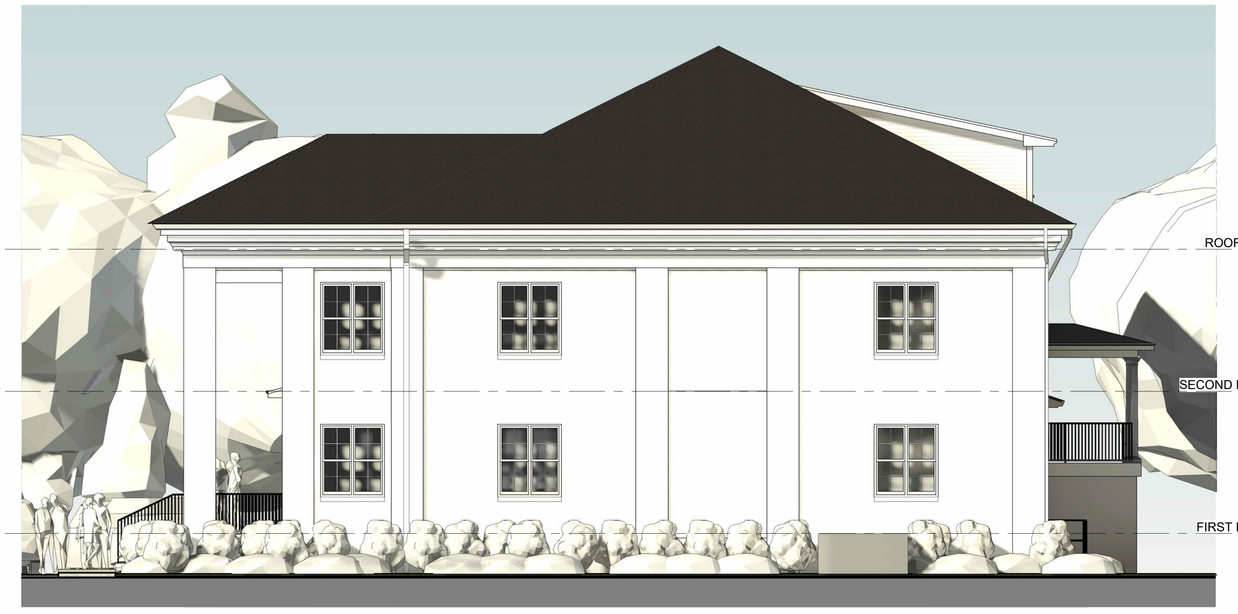
E3
A202

EXISTING EAST ELEVATION

SCALE: 3/16" = 1'-0"



A3
A202

RENOVATION EAST ELEVATION

SCALE: 3/16" = 1'-0"

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EXTERIOR ELEVATIONS

A202

E1
A203

EXISTING NORTH ELEVATION

SCALE: 3/16" = 1'-0"

A1
A203

RENOVATION NORTH ELEVATION

SCALE: 3/16" = 1'-0"

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A203

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E3
A204

EXISTING WEST ELEVATION

SCALE: 3/16" = 1'-0"

A3
A204

RENOVATION WEST ELEVATION

SCALE: 3/16" = 1'-0"

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EXTERIOR ELEVATIONS

A204

EXISTING VIEW LEAVING SANCTUARY LOOKING NORTH ON CHURCH STREET

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VIEW LEAVING SANCTUARY LOOKING NORTH ACROSS NORTH STREET

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PERSPECTIVE VIEW

A205.2

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VIEW FROM CHURCH STREET LOOKING NORTHWEST

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VIEW FROM NEW CHURCH STREET PARKING ENTRANCE LOOKING NORTHWEST

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PERSPECTIVE VIEW

A206.2

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VIEW OF NORTH FACADE, LOOKING SOUTH

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VIEW OF RENOVATED NORTH FACADE LOOKING SOUTH

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PERSPECTIVE VIEW

A207.2

1006 CHURCH STREET – The NW Quadrant (c. 1910/-24; Contributing)

Request for partial demolition of dilapidated lean-to & construction of new addition to existing dwelling

STAFF REPORT: Historic District Review Board (HDRB)

1006 CHURCH STREET

DATE: May 13, 2026

GENERAL INFORMATION	
Applicant:	Marcie L. Banks (Owner)
Site Address / Tax PIN:	1006 Church Street / PIN: R120 004 000 0159 0000
Applicant's Request:	1006 Church Street is an existing 495 sf cottage. Applicant is requesting approval for: • Demolition of rear 230 sf addition • Addition of 896 sf living space
Current Zoning:	T4-HISTORIC NEIGHBORHOOD (T4-HN)
Contributing/Neighborhood	Contributing (ca. 1910 w/ rear lean-to ca. 1924) / The Northwest Quadrant
Flood Zone/Base Flood	Flood Zone: X, Elevation: 15 ft – 17 ft (BFE: 13 ft)
Lot Size	~5,663 sf (0.13 ac); • Existing dwelling: 495 sf • Proposed total dwelling sf: 1161 sf

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	1008 Church St. (ca. 1910; Contributing) – Residential	N/A
South: T4-HN	1002 Church St. (ca. 1940; Contributing) – Residential	N/A
East: T4-HN	1009 Church St. (ca. 1960; Non-contributing) - Residential	N/A
West: T4-HN	1210 Congress St. (c. 1900; Non-Contributing) – Residential	N/A

Background:

The applicant is restoring and repairing 1006 Church Street. The applicant is requesting approval to demolish a rear portion (230 sf) of the existing 495 sf cottage. This rear portion is a lean-to addition from 1924 that was added on to the original 1910 structure. The applicant is proposing an 896 sf addition to the rear of the home, in place of the lean-to. **The applicant has been to three (3) HTRC Meetings on 6/18/2025, 10/29/2025, and 11/19/2025. Staff also met with the applicant on-site at 1006 Church Street on 8/7/2025 in between the 1st and 2nd HTRC meetings.** This was to discuss and analyze the conditions of the lean-to and of the overall cottage.

Project Timeline:

Jan. 2025	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.
					6/18: 1st HTRC Meeting		8/7: On-site visit with Staff		10/29: 2nd HTRC Meeting	11/19: 3rd HTRC Meeting	

Summary of the Final HTRC Meeting (11/19/2025):

- **Planning and Zoning**:
  - HRB request will include the partial demo and final approval for the addition.
  - COA will be issued with the conclusion of the HRB meeting. You can start pulling project permits after receiving the COA, as the COA will be a condition for the project permits.
- **Architecture**:
  - New Addition seems appropriate for the scale of the existing house. Ideally, staff would have preferred to see the lean-to from be retained, but staff is supportive of the proposed addition.
  - Staff recommends salvaging as much original material on the main house as possible – can siding be salvaged?
  - Provide cutsheets and colors for all new materials.
  - Provide detailed section drawings for the new addition, including new window head/jamb/sill details.
  - Provide existing window photos and define profiles for muntins, rails and stiles.
  - Consider replacing the horizontal shower window with two square windows.
  - Staff recommends moving the shower window slightly away from the cornerboard.

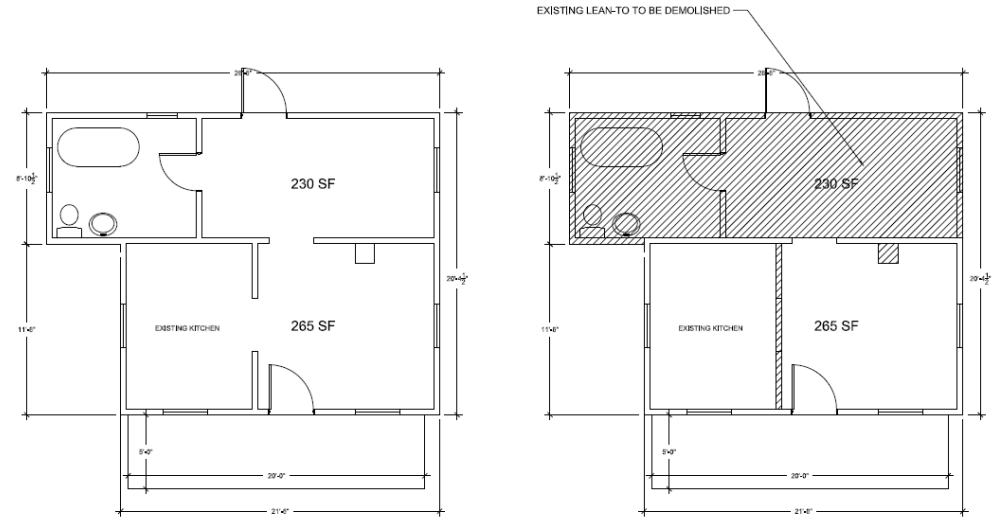
Determination of adequate historic integrity for New Construction, Infill, Additions and Demolition:

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 staff analysis and recommendations below.

1006 Church Street – Analysis of Request

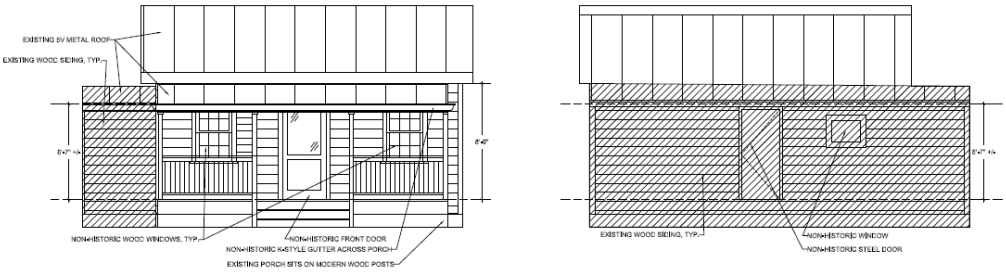
1. Demolition

EXISTING TOTAL SQUARE FOOTAGE: 495
PROPOSED SQUARE FOOTAGE TO BE DEMOLISHED: 230



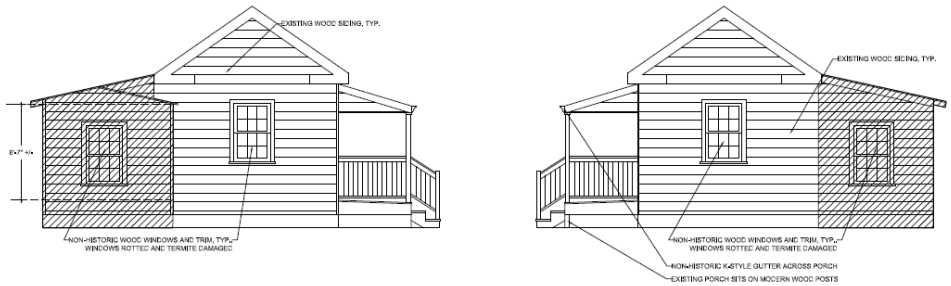
1 EXISTING FLOOR PLAN
3/8" = 1'-0"

2 PROPOSED DEMO FLOOR PLAN
3/8" = 1'-0"



1 PROPOSED DEMO FRONT ELEVATION
3/8" = 1'-0"

2 PROPOSED DEMO REAR ELEVATION
3/8" = 1'-0"



3 PROPOSED DEMO SIDE ELEVATION
3/8" = 1'-0"

4 PROPOSED DEMO SIDE ELEVATION
3/8" = 1'-0"

PROPOSED AREA TO BE DEMOLISHED

Staff Analysis:

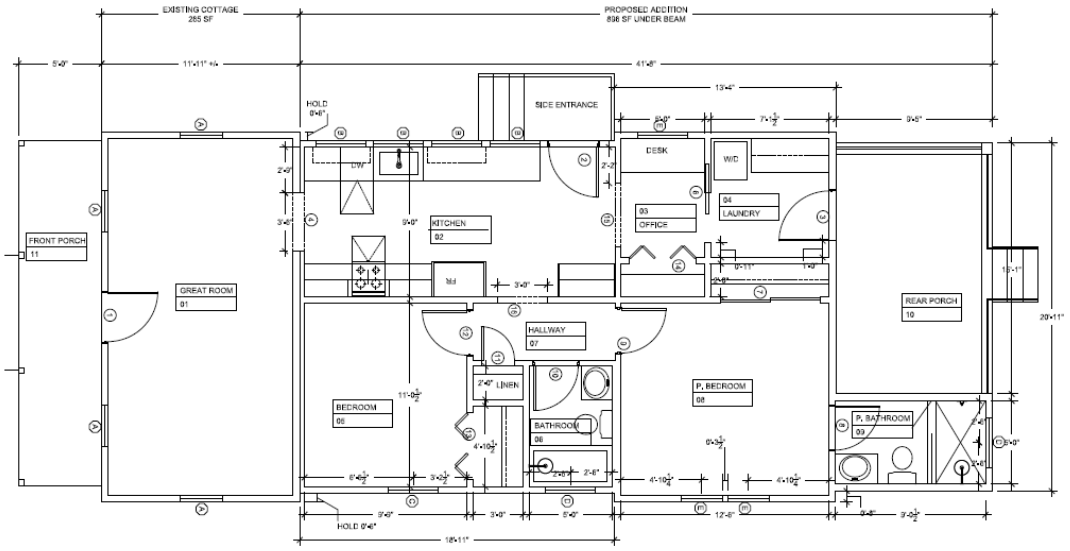
- The lean-to is in an unsalvageable condition.
- The floor-to-ceiling height in the lean-to is approx. 6'-7".
- Staff fully supports demolition of the lean-to.

1006 Church Street – Analysis of Request

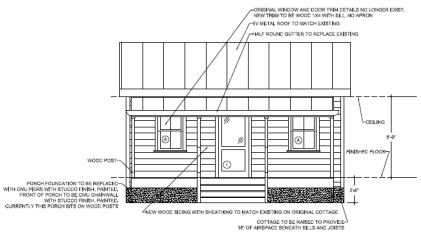
2. Addition

EXISTING COTTAGE: 265 SF
NEW ADDITION: 896 SF
TOTAL PROPOSED UNDER BEAM: 1161 SF

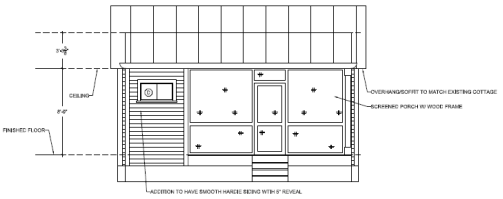
TOTAL PROPOSED CONDITIONED: 1018 SF



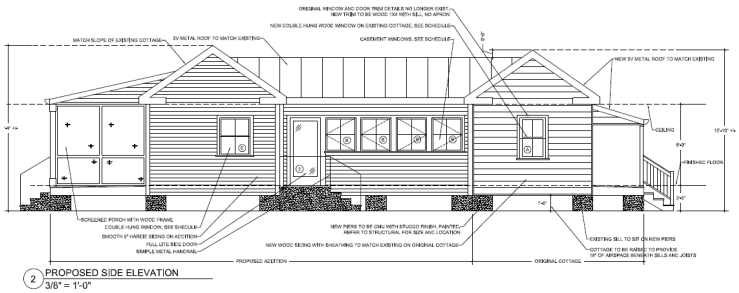
1 PROPOSED FLOOR PLAN
3/8" = 1'-0"



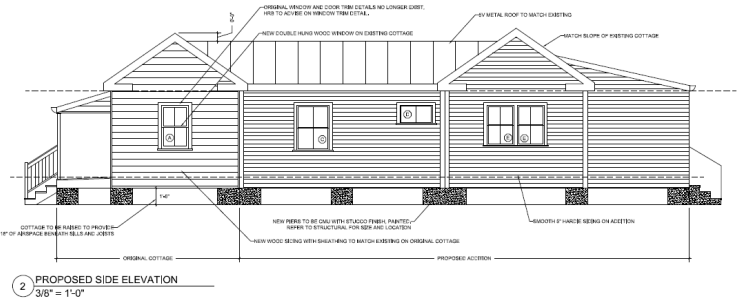
1 PROPOSED FRONT ELEVATION
3/8" = 1'-0"



1 PROPOSED REAR ELEVATION
3/8" = 1'-0"



2 PROPOSED SIDE ELEVATION
3/8" = 1'-0"



2 PROPOSED SIDE ELEVATION
3/8" = 1'-0"

Staff Analysis:

- The layout of the addition is the result of a collaborative effort between Staff and the applicant.
- The addition is nicely concealed behind the front historic portion of the house.
- The materials and roof forms integrate appropriately into the main house.
- Staff supports 896 sf of additional living space added to the house, as it brings the house to a livable standard, while still being completely appropriate in size and scale to the surrounding environment.
- Overall, Staff fully supports the addition as it is proposed.

4.7.2 Integrity Guidelines (as per Beaufort Development Code)	**Rationale Present**	**Staff Analysis of Rationale**
1. Location: This is the relationship between the property and its historical context.	**YES**	✓ The relationship between the property and its historical context is maintained.
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 design choices fulfil preservation guidelines and recommendations for 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 proposal respects 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 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 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 proposal maintains the aesthetic and historic sense of the ca. 1910 contributing structure.
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 FINAL APPROVAL in that the proposal satisfies the intent of the Beaufort Preservation Manual and requirements of the Beaufort Code, as well as satisfying the conditions placed by the board for obtaining final approval.

1. Applicant notes on sheet A201 and A202 that all wood siding will be replaced on the main cottage. Staff recommends applicant salvage and reuse as much wood siding as possible, either from the main house or the lean-to.
2. Staff recommends the applicant move the top post as shown in the "stair details" drawing on 6/A205 so that the outside face of the post aligns with the outside face of the pier below. The post does not appear fully supported by the pier due to its misalignment.
3. Applicant to clarify the use of a 6"x8" wood column. A plan detail is shown in the "column and rail details" drawing on 6/A205 and noted in 6/A204. Staff believes a 6x6 column would be a more traditional size.
4. Applicant to submit cutsheets for any exterior fans and light fixtures to staff for review.
5. Applicant to show the location of any HVAC service yards on the plan and provide information on how the yard will be screened.
6. Applicant to note any other site-related items such as new paving or fencing to staff for further review.

List of Contributing Resources, Continued

Address	Historic Use / Name	Date	Description	Block	Site Number
Charles St., 502	church Grace Bethel AME Church	1870 ca.	1-story frame church	79	1074
Charles St., 600	church Baptist Church of Beaufort	1844	2-story stuccoed brick church	78	1073
Charles St., 705	single dwelling	1880 ca.	2-story frame dwelling	66	1011
Charles St., 706	single dwelling	1900	2-story frame dwelling	77	1070
Charles St., 709	single dwelling	1880 ca.	2-story frame dwelling	66	1012
Charles St., 710	single dwelling	1900	2-story frame dwelling	77	1069
Charles St., 712	single dwelling	1880	1-story frame dwelling	77	1068
Charles St., 713	single dwelling	1870	2-story frame dwelling	66	1013
Charles St., 714	single dwelling	1930	1-story frame dwelling	77	1067
Charles St., 806	single dwelling	1890	2-story frame dwelling, now offices	76	1058
Charles St., 809	single dwelling	1935 ca.	1-story frame dwelling	65	1004
Charles St., 814	single dwelling Washington, Richard, Jr. House	1890 ca.	2-story frame dwelling	76	1057
Charles St., 905	single dwelling	1900 ca.	1-story frame dwelling, now offices	64	996
Charles St., 911	single dwelling	1930	1-story frame dwelling	64	997
Charles St., 914	single dwelling	1900	2-story frame dwelling, now a retail shop	75	1055
Charles St., 1001	commercial	1930 ca.	1-story frame commercial building	63	987
Charles St., 1003	single dwelling	1920 ca.	1-story frame dwelling, now offices	63	989
Charles St., 1008	single dwelling	1915	1-story frame dwelling	74	1048
Charles St., 1010	single dwelling	1935	1-story frame dwelling, now offices	74	1047
Charles St., 1012	single dwelling	1935	1-story frame dwelling	74	1046
Charles St., 1110	single dwelling	1915	1-story frame dwelling	73	1042
Church St., 409	single dwelling	1925 ca.	1-story frame dwelling	90	1110.02
Church St., 501	church St. Helena Episcopal Church	1817;	2-story stuccoed brick church	89	1105
Church St., 706	single dwelling	1910	1-story frame dwelling	96	1138
Church St., 906	single dwelling	1935	1-story frame dwelling	94	1133
Church St., 1002	single dwelling	1940	1-story cmu dwelling	93	1124
Church St., 1006	single dwelling	1910	1-story frame dwelling	93	1123
Church St., 1008	single dwelling	1910	1-story frame dwelling	93	1122
Church St., 1010	single dwelling	1915	1-story frame dwelling	93	1121

x See continuation sheet 7-19

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 - 1123
(Access / County / Site #)

USGS Quad: 025 Beaufort
Doc. Level: Reconnaissance Level

Historic name(s):
Map Ref.: BFT 09 (TL)
Tax Number: R120 004 000 0159 0000

Common name(s):
City Block Ref.: 93
Island: Port Royal Is.

Address/location: **1006 Church St.**
City/Vicinity of (vic.) Beaufort

Date: 1910
Alteration date: ca. 1980

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 3 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-11	11	E facade & S elev., fac. NW

1006 CHURCH STREET

beaufort south carolina

HISTORIC RENOVATION AND ADDITION

Existing Conditions

LEAN-TO

LEAN-TO: EVIDENCE OF SEVERAL ROOF LINES OVER TIME AND POTENTIAL FIRE DAMAGE. ALSO FOUND CLOTH WIRING.

LEAN-TO: TERMITE-DAMAGED WALL STUDS. EVIDENCE OF OLD ROOF LINE (DIAGONAL STUD). WALL IS MISSING ADEQUATE FRAMING. MODERN WINDOW ROTTED AND TERMITE-DAMAGED. MODERN TONGUE AND GROOVE OVER MODERN AND HISTORIC FRAMING. MODERN WOOD SIDING.

LEAN-TO: TERMITE DAMAGED WALL STUDS

ROTTED SIDING AND WINDOW
MOST SIDING APPEARS MODERN
WINDOW IS MODERN

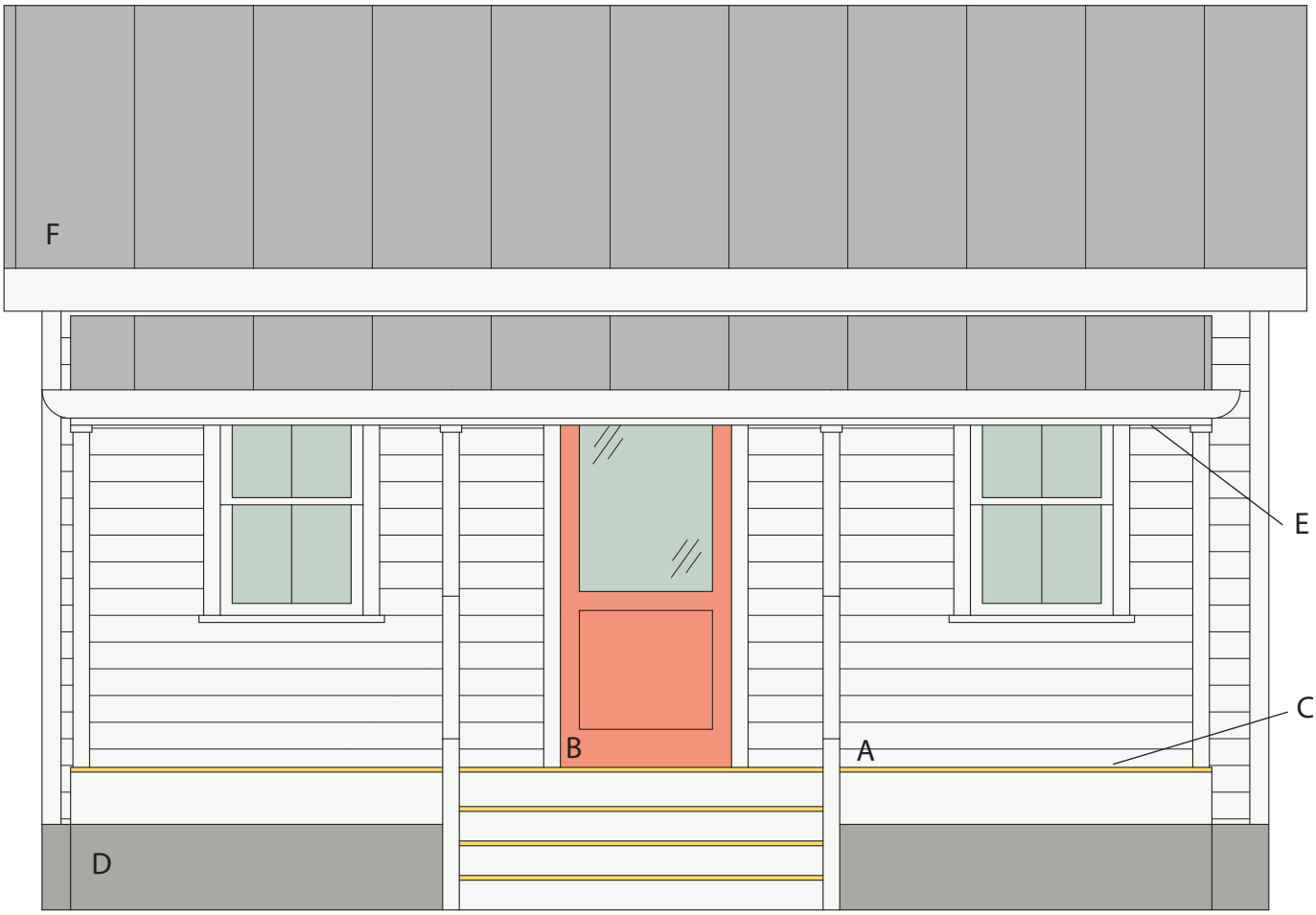
LEAN-TO: TERMITE-DAMAGED WALL STUDS. EVIDENCE OF OLD ROOF LINE (DIAGONAL STUD). WALL IS MISSING ADEQUATE FRAMING. MODERN WINDOW ROTTED AND TERMITE-DAMAGED. MODERN TONGUE AND GROOVE WALL BOARD OVER MODERN AND HISTORIC FRAMING. MODERN WOOD SIDING.

NOTE: PREVIOUS WORK/REPAIRS APPEAR TO HAVE INCLUDED INSTALLING NEW WOOD OVER TERMITE-DAMAGED AND ROTTED STUDS AND FRAMING. FRAMING IS INADEQUATE AND IMPROPER. THE ONLY THING HOLDING WALL UP IN SOME AREAS IS THE SIDING.

LEAN-TO: MIX OF MODERN AND HISTORIC FRAMING AND PIERS. TERMITE-DAMAGED JOISTS AND SILLS. DETERIORATED BRICK PIERS.

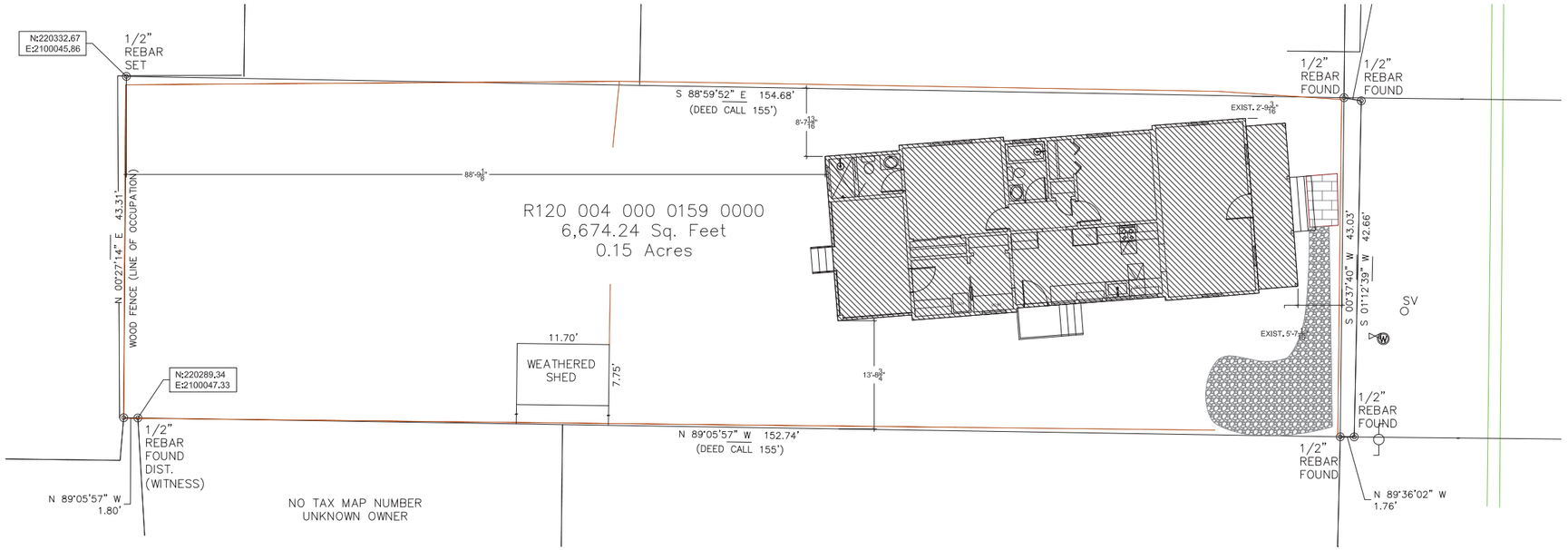
LEAN-TO: TERMITE DAMAGED SILL

LEAN-TO: MIX OF MODERN AND HISTORIC JOISTS, SILLS AND PIERS. TERMITE DAMAGE AND IMPROPER SUPPORT.

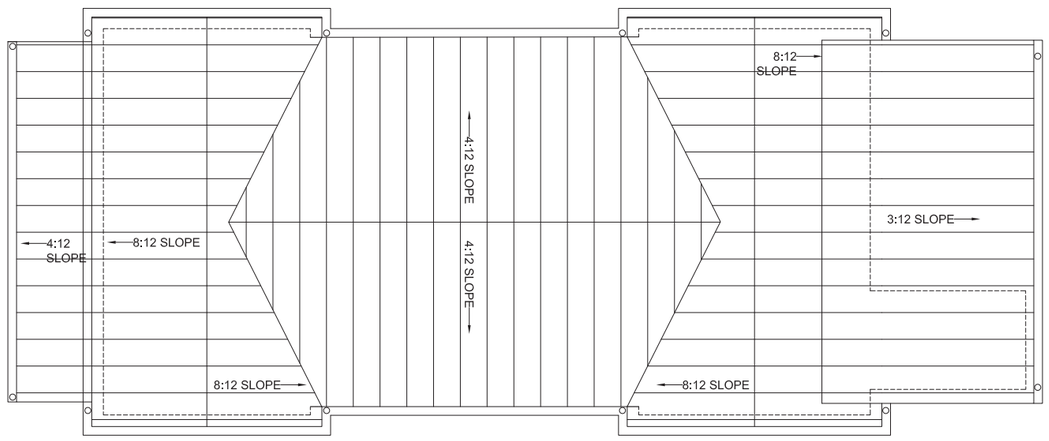


A B C D E

A: Siding and Trim *Benjamin Moore Chantilly Lace*
B: Front Door *Benjamin Moore Lei Flower*
C: Porch Floor and Steps *Benjamin Moore Raincoat*
D: Stucco Piers/Chainwall *Benjamin Moore Platinum Gray*
E: Porch Ceiling *Benjamin Moore Palladian Blue*
F: 5V Metal Roof - Gray *(exact color to be specified)*



1 PROPOSED SITE PLAN
1/8" = 1'-0"



2 ROOF PLAN
1/4" = 1'-0"

SUNSHINE COTTAGE
BANKS FAMILY

Project Address:
1006 Church Street
Beaufort SC 29902

Owner:
Marcie & Brian Banks

Drawn By: MB

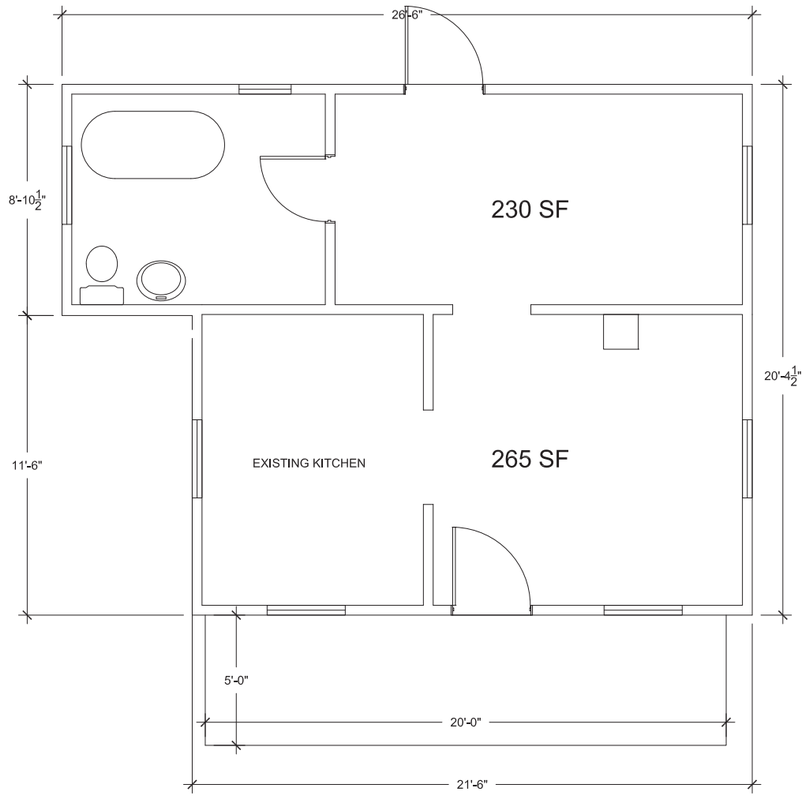
Issue Date:
April 1, 2026

PROPOSED
SITE PLAN

C101

EXISTING TOTAL SQUARE FOOTAGE: 495

PROPOSED SQUARE FOOTAGE TO BE DEMOLISHED: 230



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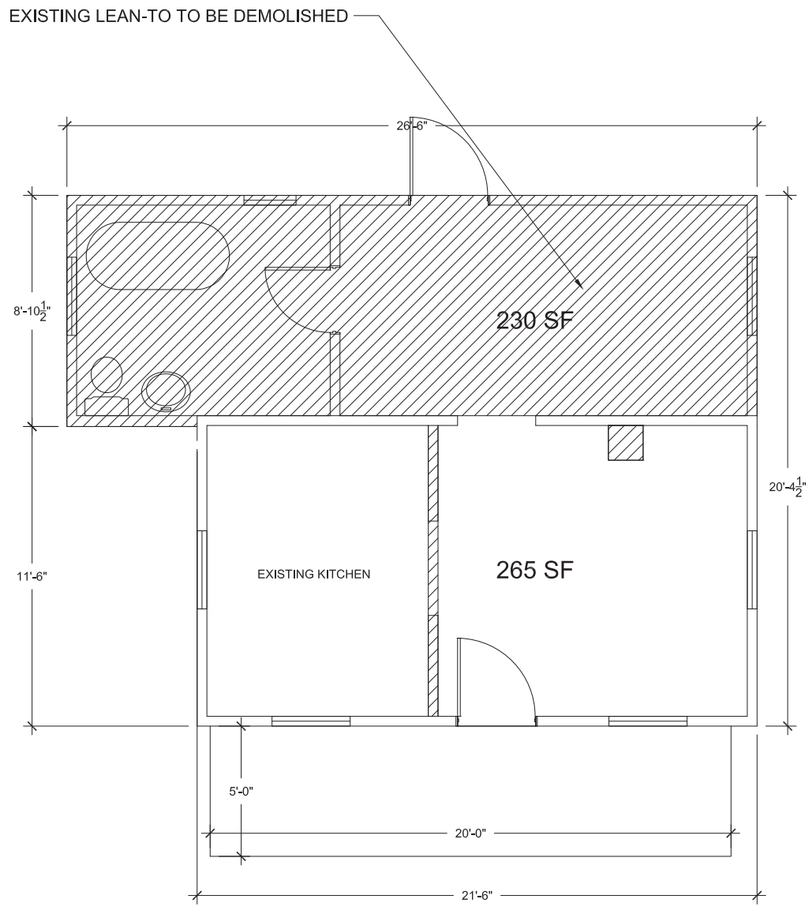


2 PROPOSED DEMO FLOOR PLAN
3/8" = 1'-0"

SUNSHINE COTTAGE
BANKS FAMILY

Project Address:
1006 Church Street
Beaufort SC 29902

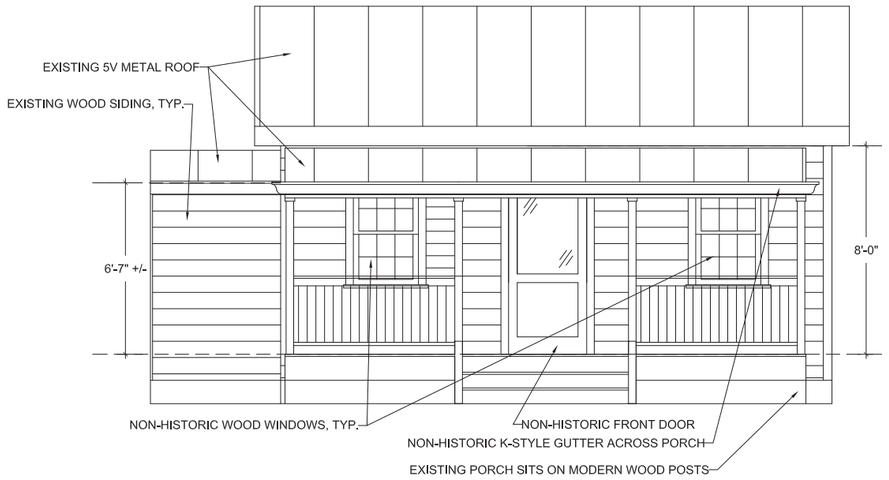
Owner:
Marcie & Brian Banks

Drawn By: MB

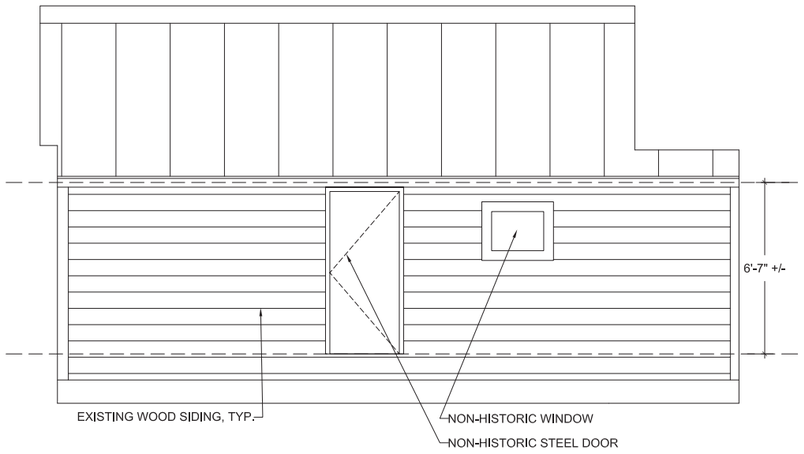
Issue Date:
April 1, 2026

EXISTING &
DEMO
FLOOR PLANS

AD101

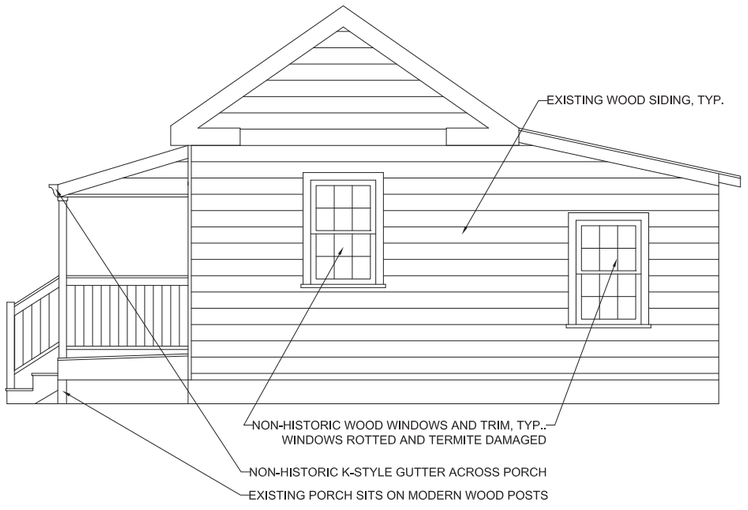


1 EXISTING FRONT ELEVATION
3/8" = 1'-0"



2 EXISTING REAR ELEVATION
3/8" = 1'-0"

3 EXISTING SIDE ELEVATION
3/8" = 1'-0"



4 EXISTING SIDE ELEVATION
3/8" = 1'-0"

SUNSHINE COTTAGE
BANKS FAMILY

Project Address:
1006 Church Street
Beaufort SC 29902

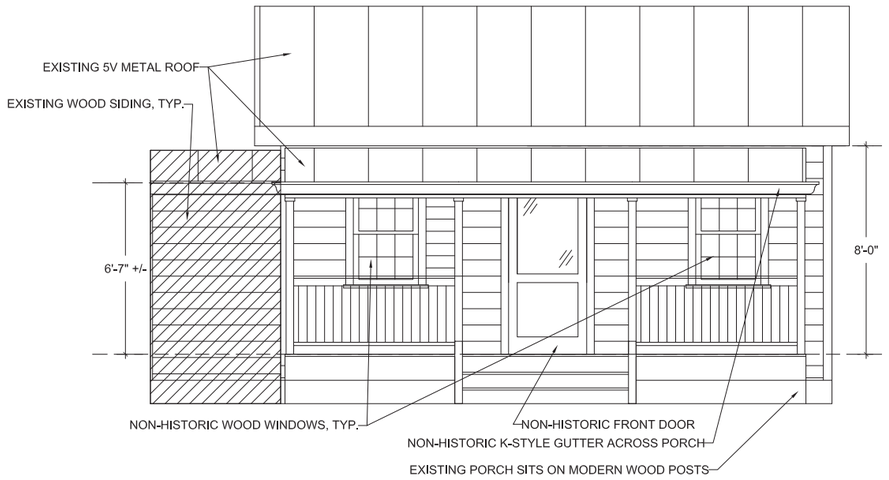
Owner:
Marcie & Brian Banks

Drawn By: MB

Issue Date:
April 1, 2026

EXISTING ELEVATIONS

AD201



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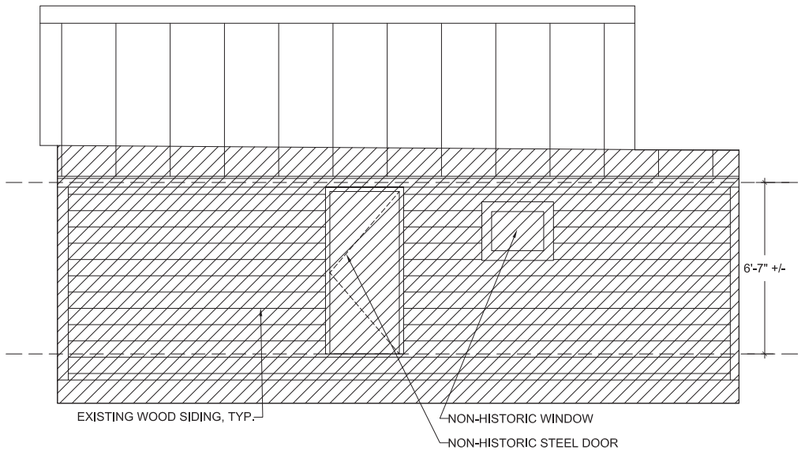

2 PROPOSED DEMO REAR ELEVATION
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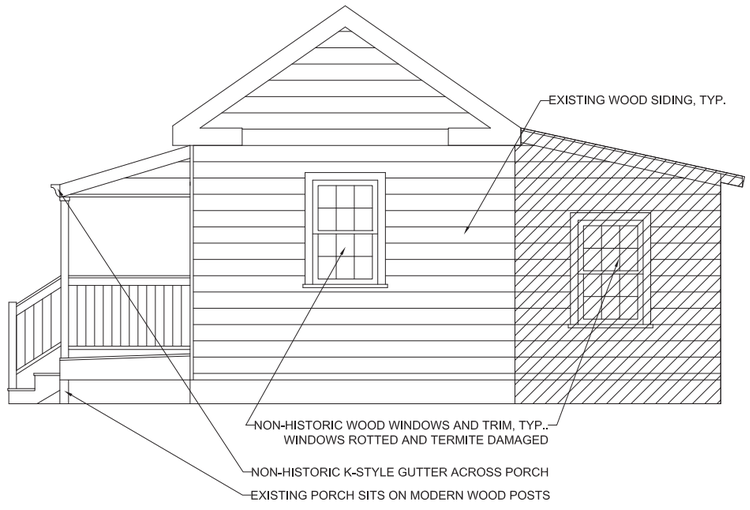
3 PROPOSED DEMO SIDE ELEVATION
3/8" = 1'-0"



4 PROPOSED DEMO SIDE ELEVATION
3/8" = 1'-0"

PROPOSED AREA TO BE DEMOLISHED

SUNSHINE COTTAGE
BANKS FAMILY

Project Address:
1006 Church Street
Beaufort SC 29902

Owner:
Marcie & Brian Banks

Drawn By: MB

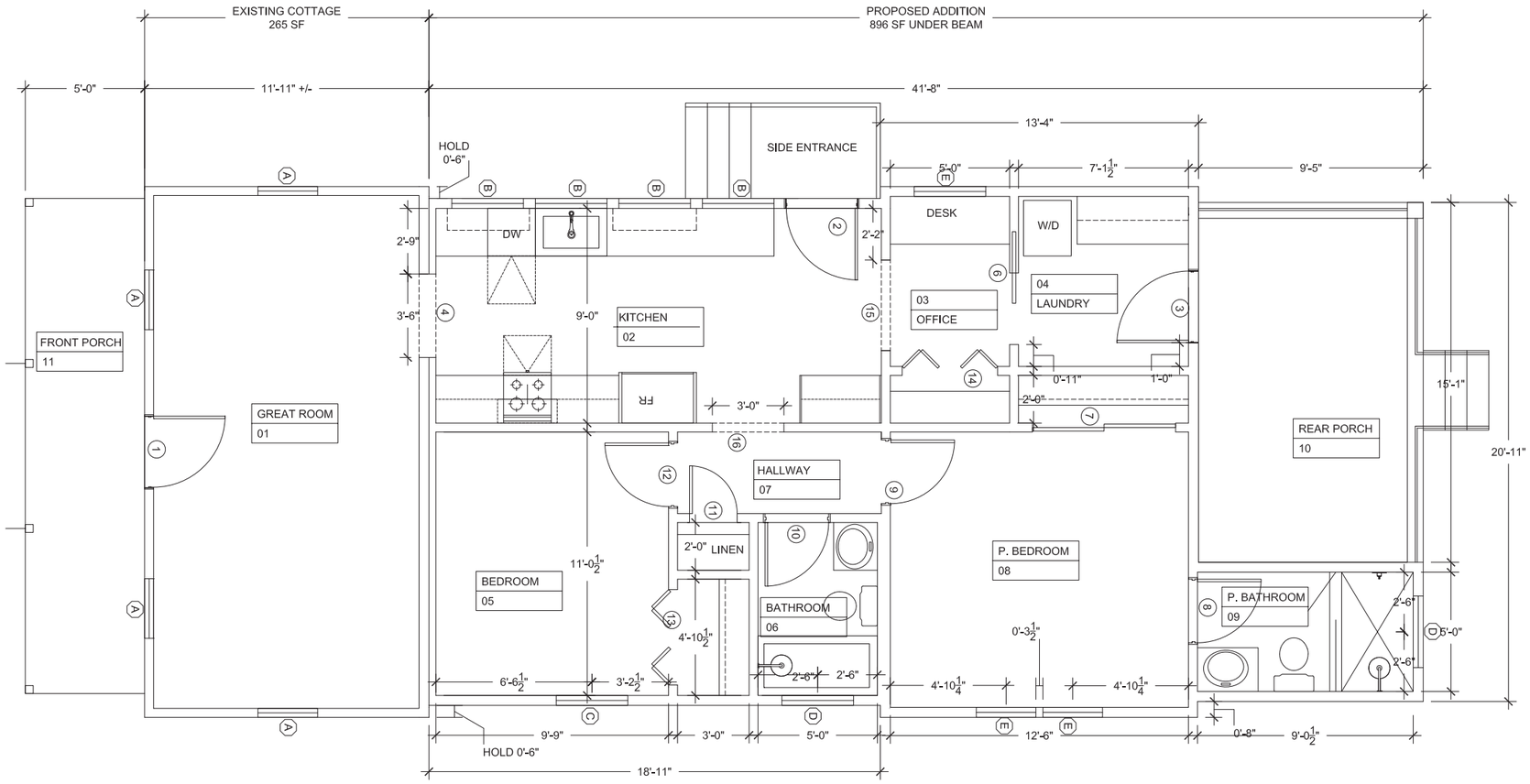
Issue Date:
April 1, 2026

DEMO
ELEVATIONS

AD202

EXISTING COTTAGE: 265 SF
NEW ADDITION: 896 SF
TOTAL PROPOSED UNDER BEAM: 1161 SF

TOTAL PROPOSED CONDITIONED: 1018 SF



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3/8" = 1'-0"

SUNSHINE COTTAGE
BANKS FAMILY

Project Address:
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Beaufort SC 29902

Owner:
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Drawn By: MB

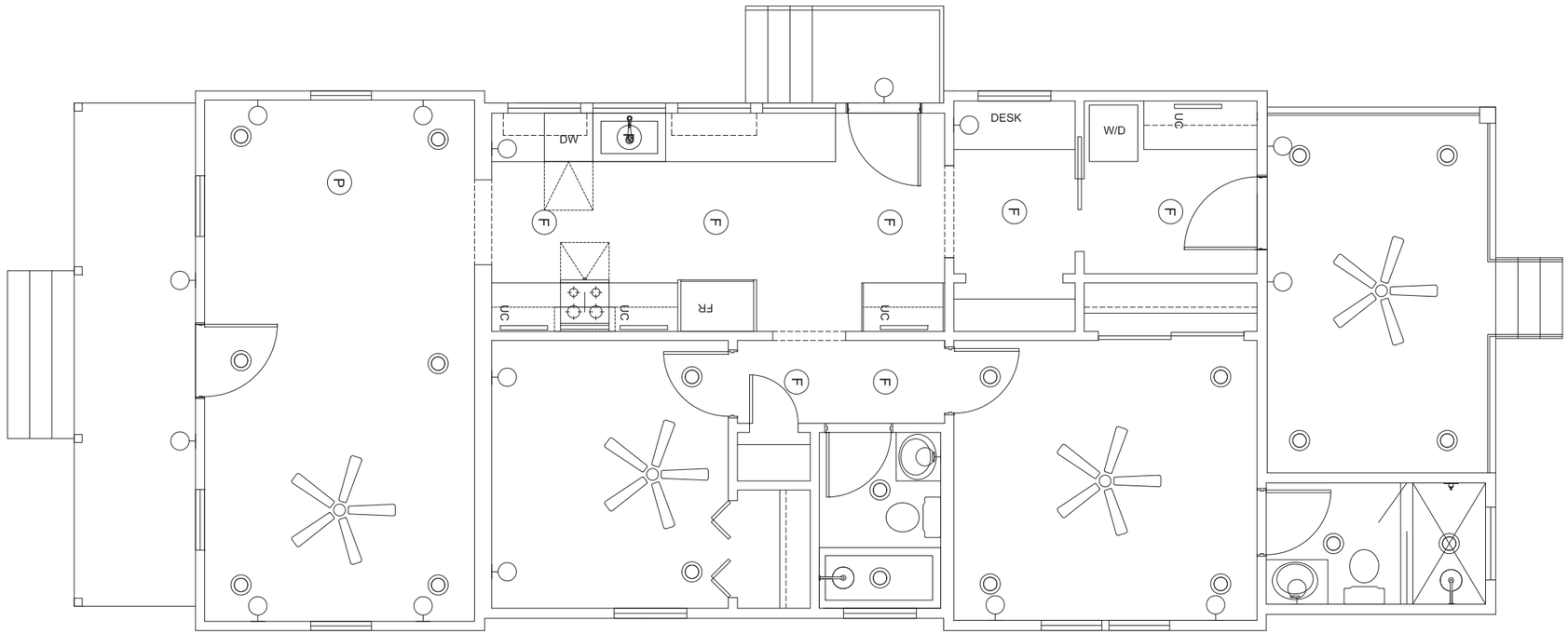
Issue Date:
April 1, 2026

PROPOSED
FLOOR PLANS

A101

EXISTING COTTAGE: 265 SF
NEW ADDITION: 896 SF
TOTAL PROPOSED UNDER BEAM: 1161 SF

TOTAL PROPOSED CONDITIONED: 1018 SF



1 PROPOSED FLOOR PLAN
3/8" = 1'-0"

ELECTRICAL KEY	
TAG	TYPE
	CAN LIGHT
F	CEILING FLUSH MOUNT
	WALL SCONCE
	CEILING FAN

SUNSHINE COTTAGE
BANKS FAMILY

Project Address:
1006 Church Street
Beaufort SC 29902

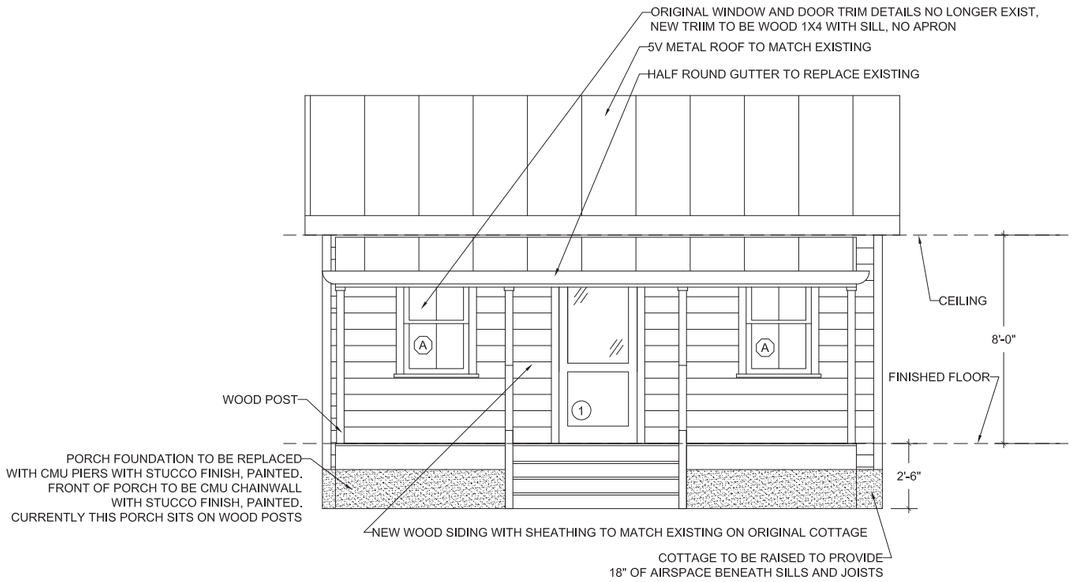
Owner:
Marcie & Brian Banks

Drawn By: MB

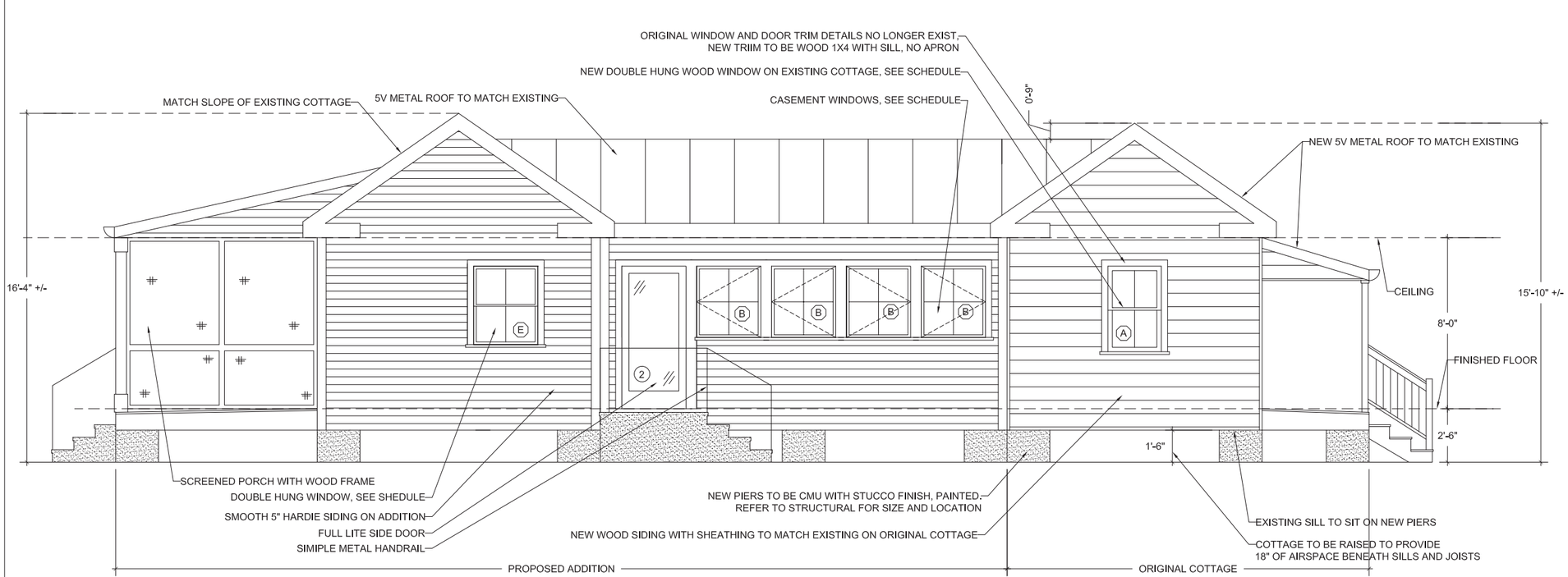
Issue Date:
April 1, 2026

ELECTRICAL LAYOUT

A102



1 PROPOSED FRONT ELEVATION
3/8" = 1'-0"



2 PROPOSED SIDE ELEVATION
3/8" = 1'-0"

SUNSHINE COTTAGE
BANKS FAMILY

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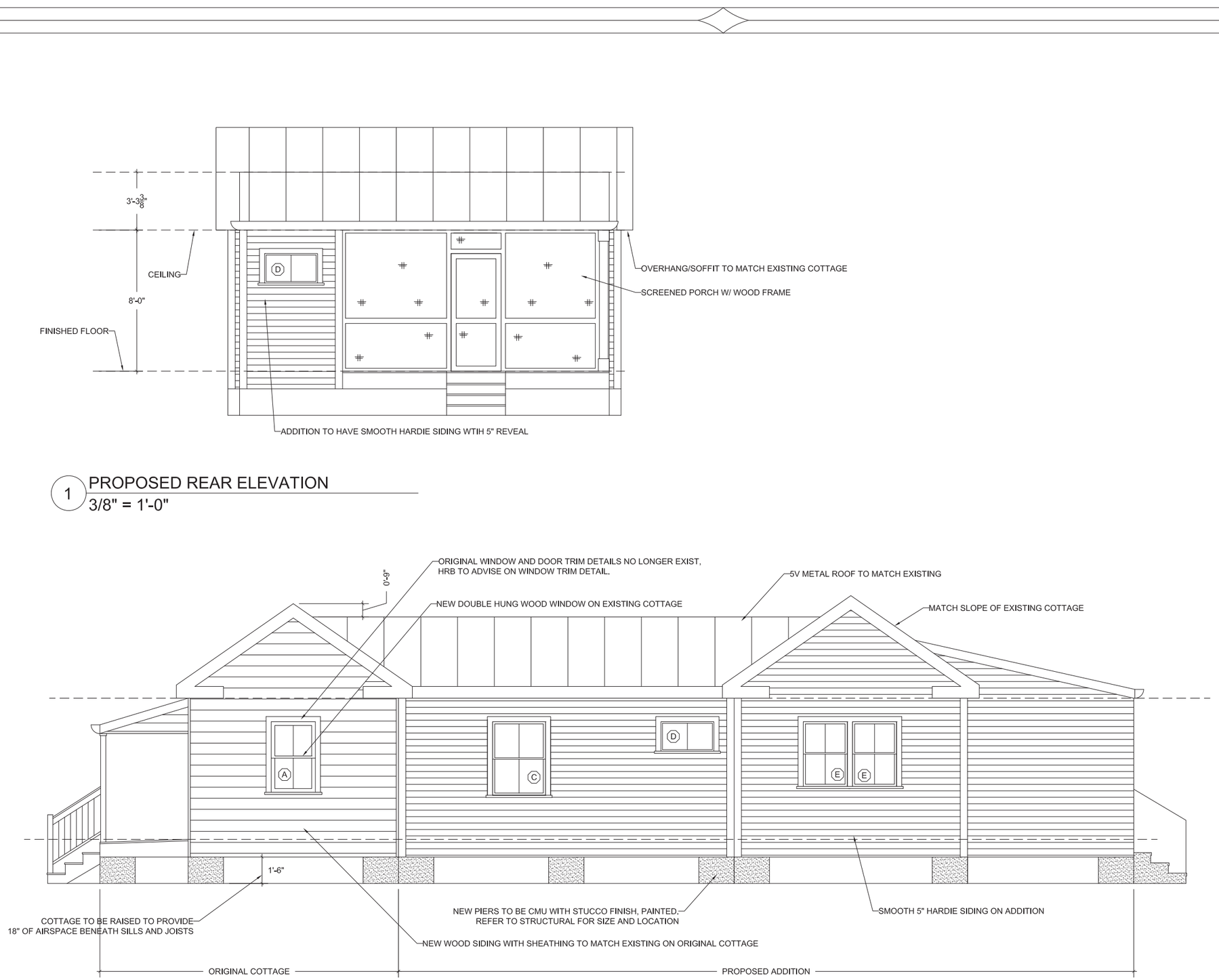
PROPOSED ELEVATIONS

A201

1 PROPOSED REAR ELEVATION
3/8" = 1'-0"



2 PROPOSED SIDE ELEVATION
3/8" = 1'-0"

SUNSHINE COTTAGE
BANKS FAMILY

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PROPOSED ELEVATIONS

A202

DOOR SCHEDULE

MARK	WIDTH	HEIGHT	TYPE	STYLE	HAND	HARDWARE	HARDWARE TAG
1	3'-0"	6'-8"	EXTERIOR HALF LITE OVER PANEL WOOD DOOR		LH - IS	EXT ENTRY	A
2	3'-0"	6'-8"	EXTERIOR FULL LITE FIBERGLASS DOOR	MASONITE VistaGrande Flush-Glazed Full Lite	LH - IS	EXT ENTRY	B
3	3'-0"	6'-8"	EXTERIOR FULL LITE FIBERGLASS DOOR	MASONITE VistaGrande Flush-Glazed Full Lite	RH - IS	EXT ENTRY	B
4	3'-6"	6'-8"	CASED OPENING	-	-	-	-
5	-	-	-	-	-	-	-
6	3'-0"	6'-8"	POCKET DOOR	MASONITE LINCOLN PARK - SOLID CORE	-	POCKET PASSAGE	C
7	6'-0"	6'-8"	BYPASS - PAIR OF 3'-0" DOOR SLABS	MASONITE LINCOLN PARK - SOLID CORE	-	CUP PULL	D
8	2'-8"	6'-8"	SWING DOOR	MASONITE LINCOLN PARK - SOLID CORE	LH	PRIVACY	E
9	2'-8"	6'-8"	SWING DOOR	MASONITE LINCOLN PARK - SOLID CORE	LH	PRIVACY	E
10	2'-8"	6'-8"	SWING DOOR	MASONITE LINCOLN PARK - SOLID CORE	RH	PRIVACY	E
11	2'-0"	6'-8"	SWING DOOR	MASONITE LINCOLN PARK - SOLID CORE	LH	PASSAGE	F
12	2'-8"	6'-8"	SWING DOOR	MASONITE LINCOLN PARK - SOLID CORE	RH	PRIVACY	E
13	4'-0"	6'-8"	BIFOLD DOOR	MASONITE LINCOLN PARK - SOLID CORE	-	DUMMY	G
14	4'-0"	6'-8"	BIFOLD DOOR	MASONITE LINCOLN PARK - SOLID CORE	-	DUMMY	G
15	3'-9"	6'-8"	CASED OPENING	-	-	-	-
16	3'-0"	6'-8"	CASED OPENING	-	-	-	-

PAINT KEY

TAG	MANUF	COLOR	CODE
P-1	BENJAMIN MOORE	CHANTILLY LACE	0C-65
P-2	BENJAMIN MOORE	PALE OAK	OC-20
P-3	SHERWIN WILLIAMS	SEA SALT	6204
P-4	SHERWIN WILLIAMS	LEI FLOWER	6613
P-5	BENJAMIN MOORE	PLATINUM GRAY	HC-179
P-6	BENJAMIN MOORE	PALLADIAN BLUE	HC-144
P-7	BENJAMIN MOORE	RAINCOAT	
P-8	BENJAMIN MOORE	LILY PAD	
P-9	FARROW & BALL	RANGWALI	

WINDOW SCHEDULE

TAG	WIDTH	HEIGHT	SILL HEIGHT	HEAD HEIGHT	MATERIAL	TYPE	STYLE
A	2'-6"	4'-0"	2'-8"	6'-8"	WOOD / WOOD	MARVIN ULTIMATE WOOD WINDOW w/ simulated divided lite with spacer bar (primed white)	DOUBLE HUNG 2/2
B	3'-0"	3'-4"	3'-0"	6'-8"	FIBERGLASS / WOOD	MARVIN ELEVATE W/ IMPACT GLASS w/ Simulated Divided Lite with Spacer Bar (primed white interior)	CASEMENT 4 LITE
C	3'-0"	4'-2"	2'-6"	6'-8"	FIBERGLASS / WOOD	MARVIN ELEVATE W/ IMPACT GLASS w/ Simulated Divided Lite with Spacer Bar (primed white interior)	DOUBLE HUNG 2/2
D	3'-0"	1'-8"	5'-0"	6'-8"	FIBERGLASS / FIBERGLASS	MARVIN ELEVATE W/ IMPACT GLASS w/ Simulated Divided Lite with Spacer Bar	FIXED PICTURE 2 LITE
E	2'-6"	3'-4"	3'-0"	6'-8"	FIBERGLASS / WOOD	MARVIN ELEVATE W/ IMPACT GLASS w/ Simulated Divided Lite with Spacer Bar (primed white interior)	DOUBLE HUNG 2/2

ELECTRICAL KEY

TAG	TYPE
◯	CAN LIGHT
F	CEILING FLUSH MOUNT
⊙	WALL SCONCE
	CEILING FAN

INTERIOR FINISH SCHEDULE

ROOM NO.	FLOOR	BASEBOARD	CASING	WALL COLOR	TRIM / DOOR / INT WINDOW / CASING COLOR	CEILING COLOR
01	WOOD	1x6 W/ SINGLE BEAD	1X4 W/ SINGLE BEAD	P-1	P-8	P-3
02	WOOD	1x6 W/ SINGLE BEAD	1X4 W/ SINGLE BEAD	P-1	P-2	P-3
03	WOOD	1x6 W/ SINGLE BEAD	1X4 W/ SINGLE BEAD	P-1	P-2	P-3
04	T-1	1x6 W/ SINGLE BEAD	1X4 W/ SINGLE BEAD	P-1	P-8	P-3
05	WOOD	1x6 W/ SINGLE BEAD	1X4 W/ SINGLE BEAD	P-1	P-9	P-3
06	T-2	1x6 W/ SINGLE BEAD	1X4 W/ SINGLE BEAD	P-1	P-2	P-3
07	WOOD	1x6 W/ SINGLE BEAD	1X4 W/ SINGLE BEAD	P-1	P-2	P-3
08	WOOD	1x6 W/ SINGLE BEAD	1X4 W/ SINGLE BEAD	P-1	P-2	
09	T-3	1x6 W/ SINGLE BEAD	1X4 W/ SINGLE BEAD	P-1	P-2	

EXTERIOR FINISH SCHEDULE

LOCATION	MATERIAL	COLOR	FINISH
EXISTING COTTAGE SIDING	WOOD	P-1	SATIN
ADDITION SIDING	SMOOTH HARDIE SIDING	P-1	SATIN
TRIM	1X4 WITH SILL, NO APRON. SEE ELEV.	P-1	SEMI-GLOSS
FRONT DOOR	SEE SCHEDULE	P-4	SEMI-GLOSS
SIDE DOOR	SEE SCHEDULE	P-4	SEMI-GLOSS
REAR DOOR	SEE SCHEDULE	P-4	SEMI-GLOSS
FRONT PORCH FLOOR	WOOD T&G	P-7	SEMI-GLOSS
FRONT PORCH CEILING	WOOD T&G	P-6	SEMI-GLOSS
REAR PORCH FLOOR	AERETIS T&G	P-7	SEMI-GLOSS
REAR PORCH CEILING	WOOD T&G	P-6	SEMI-GLOSS
WINDOWS	SEE SCHEDULE	P-1	SEMI-GLOSS
PIERS AND CHAIN WALL	PAINTED STUCCO	P-5	SEMI-GLOSS

SUNSHINE COTTAGE
BANKS FAMILY

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Drawn By: MB

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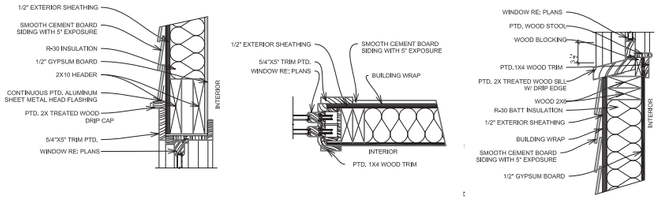
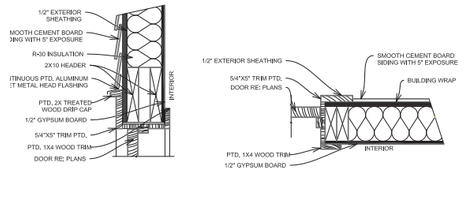
SCHEDULES

A203



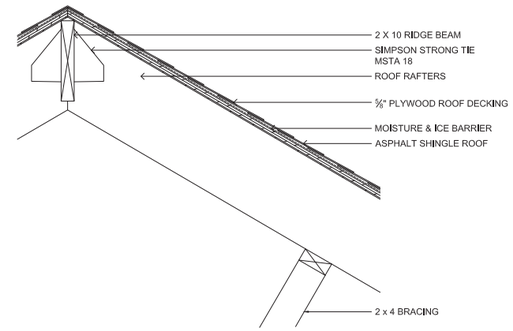
HEAD JAMB SILL



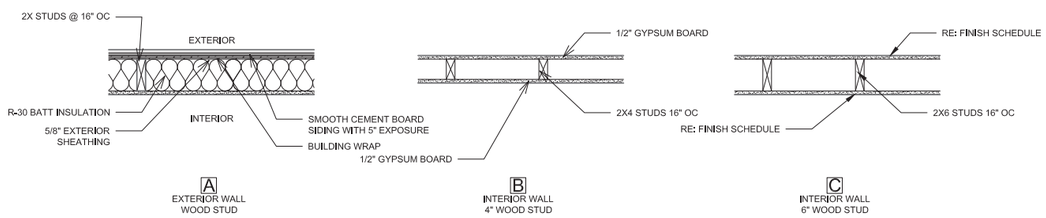
HEAD JAMB

1 WINDOW DETAILS
1" = 1'-0"

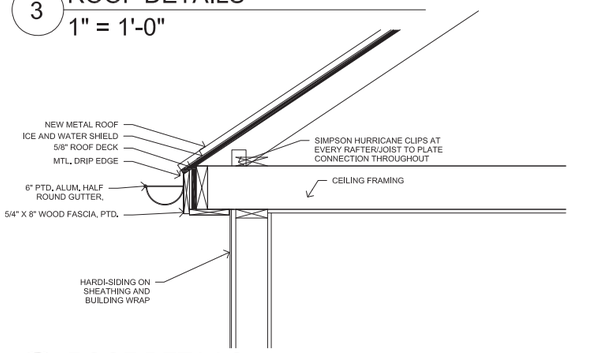
2 DOOR DETAILS
1" = 1'-0"



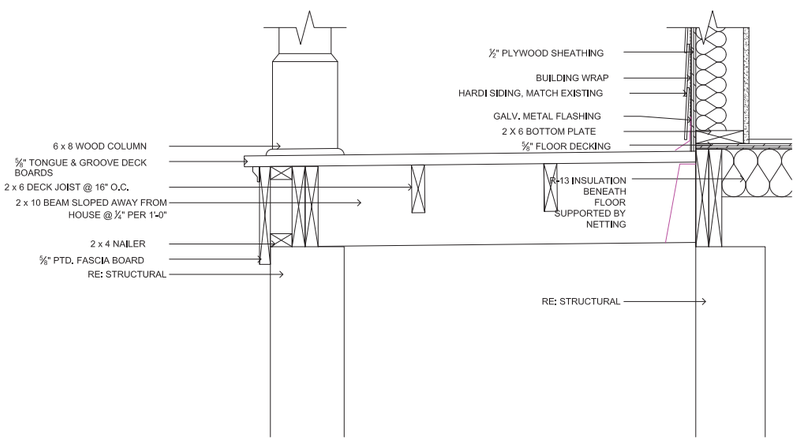
3 ROOF DETAILS
1" = 1'-0"



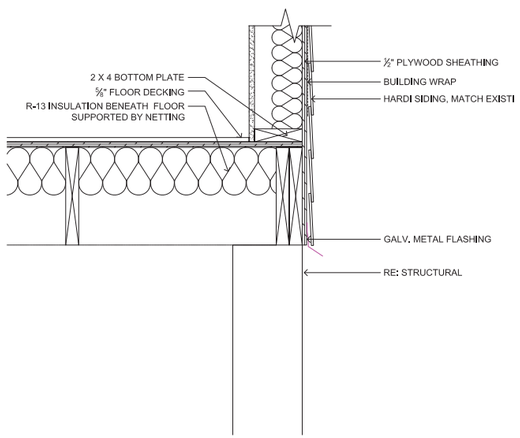
4 WALL TYPE DETAILS
1" = 1'-0"

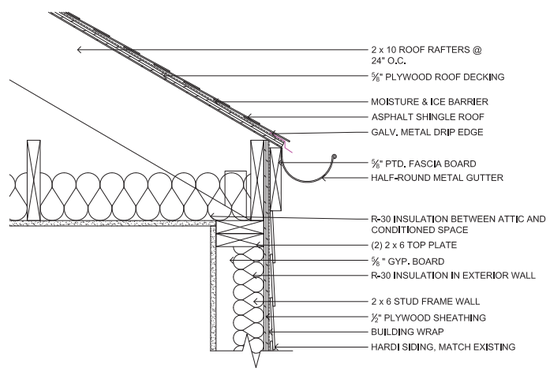


5 ROOF DETAILS
1" = 1'-0"



6 FLOOR DETAILS
1-1/2" = 1'-0"





7 ROOF DETAILS
1" = 1'-0"

SUNSHINE COTTAGE
BANKS FAMILY

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Owner:
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Drawn By: MB

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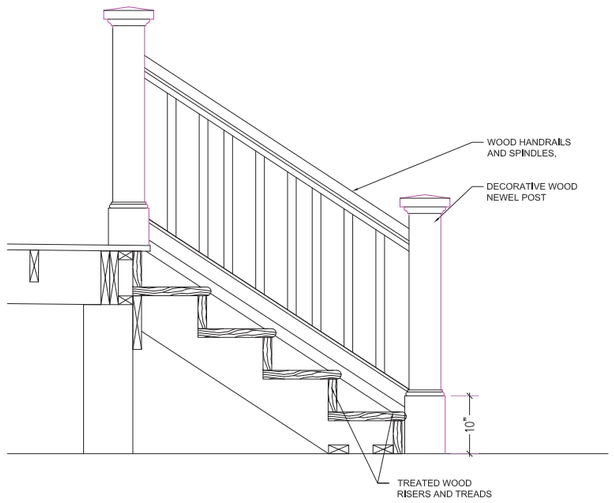
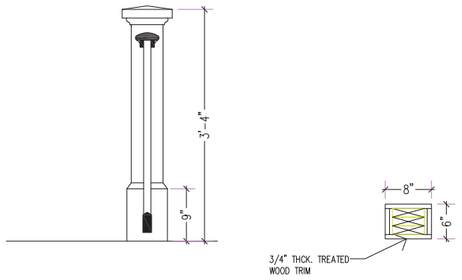
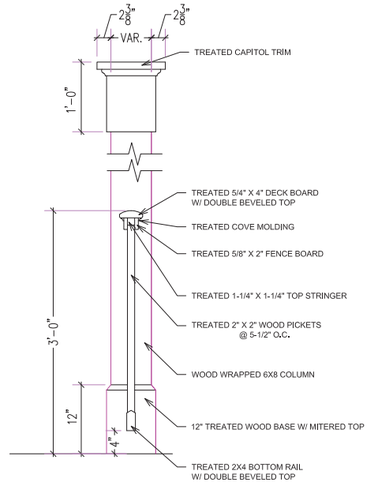
DETAILS

A204

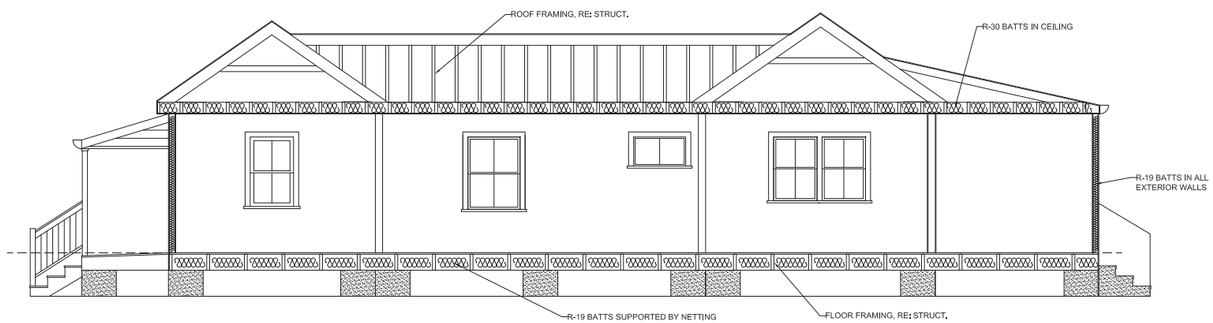


6 STAIR DETAILS
1" = 1'-0"





6 COLUMN AND RAIL DETAILS
1" = 1'-0"



7 ROOF DETAILS
1" = 1'-0"

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DETAILS &
SECTION

A205

Beaufort County, SC

Zoning Map

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

Congress St

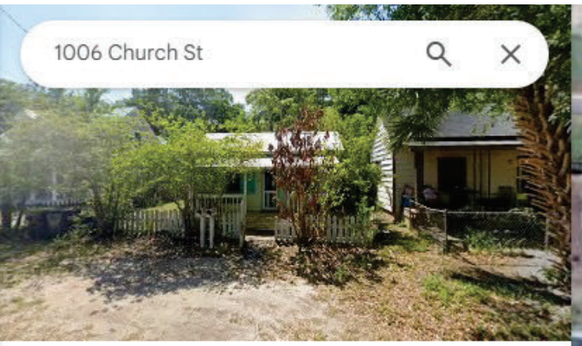
Church St

40ft

Flood Zones

Flood Zones

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



1006 Church St

Building

Directions | Save | Nearby | Send to phone | Share

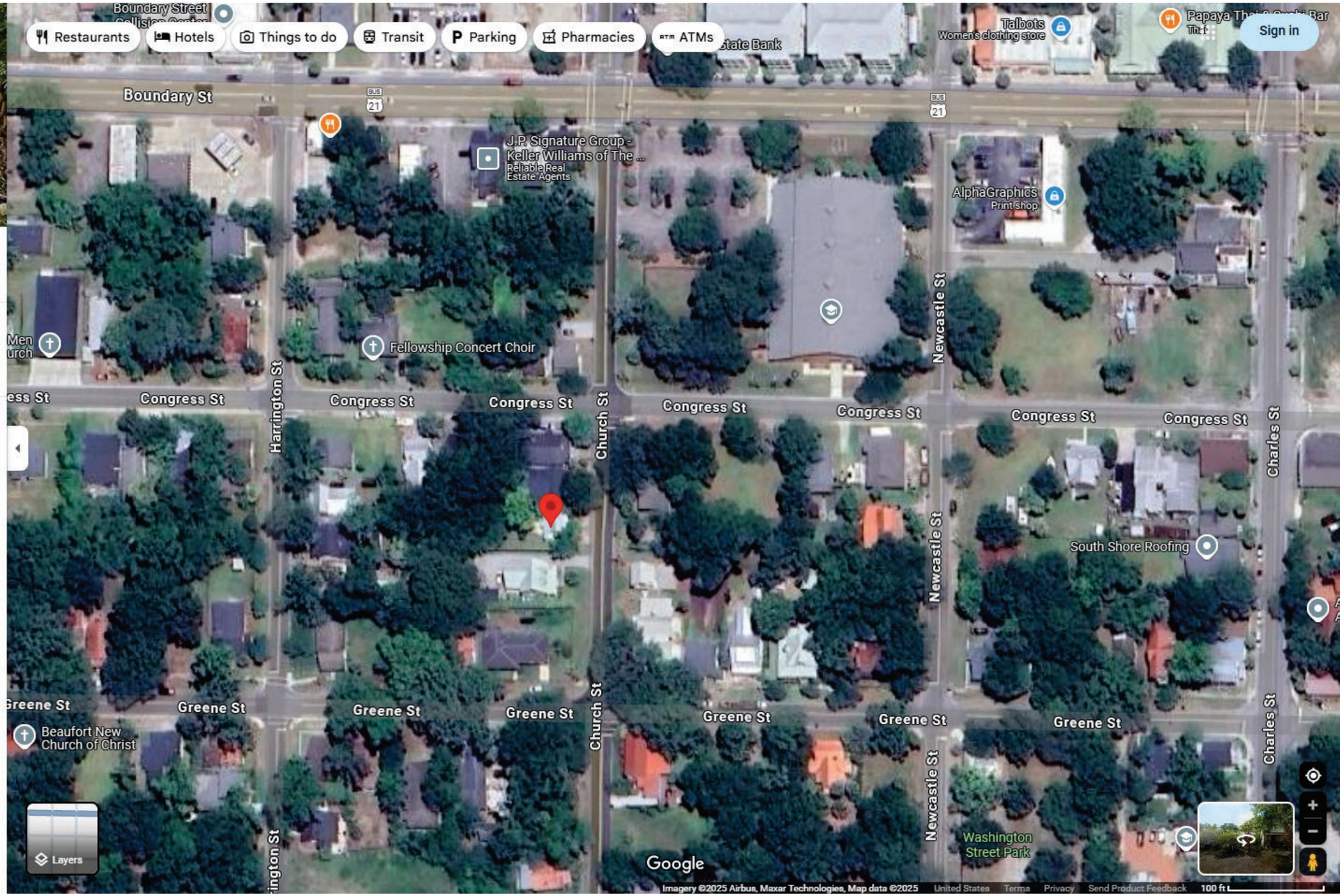
1006 Church St, Beaufort, SC 29902

Suggest an edit on 1006 Church St

Add a missing place

Add your business

Photos



1006 Church St
1006 Church St
Beaufort, South Carolina
Google Street View
Apr 2022
See more dates
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Hamar St
Bladen St
Harrington St
Church St
Newcastle St
Expand
Google
Image capture: Apr 2022
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