



MEETING AGENDA

CITY OF BEAUFORT - HISTORIC DISTRICT REVIEW BOARD

Wednesday, July 8, 2026, 2:00 P.M.

City Hall, Council Chambers, 2nd Floor – 1911 Boundary Street, Beaufort, SC

Please click the link below to access the webinar on Zoom:

<https://us02web.zoom.us/j/83593582126?pwd=XOJpiw5V39jyrauiSbUhbIPBagv5AJ.1>

Password: 639010 Webinar ID: 835 9358 2126 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:

- June 10, 2026

III. Applications:

A. **1506 Greene Street, PIN: R120 004 000 0227 0000: Addition to existing single-family dwelling**

Applicant: Mark Sutton, Architect

The applicant is requesting final approval for an addition to an existing dwelling to include a bedroom, bathroom, and laundry room.

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

Applicant: Cooter Ramsey, Architect

The applicant is requesting final approval for the construction of a new single-family home with attached garage/carriage house.

IV. Adjournment

MEETING MINUTES:

June 10, 2026

Review & Approval



Historic District Review Board Meeting Minutes – June 10, 2026

CALL TO ORDER

2:12

A meeting of the Historic District Review Board was called to order by Mike Sutton, Chairman. The meeting was held in-person in Council Chambers on Wednesday, June 10, 2026 at 2:00 PM. The meeting was broadcasted via zoom and live-streamed on YouTube. You can view this meeting at the City's page; City Beaufort Government.

ATTENDEES

Members in attendance: Mike Sutton (Chair), Kim Petrella, Grady Woods, and Rita Wilson.

Member Absent: Eric Berman, (Vice-Chair)

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

REVIEW OF THE MAY 13, 2026 MINUTES

2:25

Motion: Mr. Woods made a motion to approve the May 13, 2026 minutes. Ms. Wilson seconded the motion. The motion passed unanimously.

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

CONSENT AGENDA ITEM

3:10

A. 910 Harrington Street (aka 1302 Greene Street), PIN: R120 004 000 0256 0000: Approval of Bailey Bill Tax Incentive application for rehabilitation of historically contributing dwelling.

Applicant: Carlton Linnen, Sr., 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.

Curt Freese presented his staff report.

Motion: Mr. Woods made a motion to approve the Bailey Bill Application request seconded by Ms. Wilson. The motion passed with a vote 4:1 with Mr. Sutton being against the motion.

B. 101 Scott Street, PIN: R120 004 000 0948 000: Extension of Preliminary Decision Letter

Applicant: Green's Drugstore LLC (Graham Trask), Owner

The applicant is requesting a 12-month extension (first extension) of a Historic District Review Board Decision Letter, granting preliminary approval for a new three- and two-story building located at 101 Scott Street.

Curt Freese presented his staff report.

Motion: Mr. Woods made a motion to approve the request for a 12-month extension for the preliminary approval from Jun 12, 2024. Ms. Wilson seconded the motion. The motion passed unanimously.

APPLICATIONS

8:12

A. **1511 King Street, PIN: R120 004 000 0595 0000: Addition of a new carriage house. a single-family dwelling with attached garage/carriage house (infill development)**

Applicant: Richard Dranke, Owner

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

Nick Navia presented his staff report.

Public Comment:

Lise Sundrla, HBF Director, commented that the Preservation Committee is pleased with the changes and supportive of the project moving forward. Ms. Sundrla felt there were too many outstanding conditions for this project since it was final. She recommended to staff, moving forward, to limit the number of conditions when a project is requesting final approval.

Public comment closed.

Motion: Mr. Woods made a motion to grant final approval per staff's recommendations and that the overhang be standing seam or 5V-metal roof only, not the metal that was submitted, and that the horizontal band board around the carriage house as drawn into the preliminary elevations be removed. Ms. Petrella seconded the motion. The motion passed unanimously.

B. **1201 King Street, PIN: R120 004 000 0606 0000, replacement of mineral board siding, wall insulation, trim/fascia repairs, repainting, and replacement of rear entrance brick steps.** 31:33

Applicant: Martha Spears, Owner

The applicant is requesting approval for several exterior modifications to the existing contributing dwelling, including siding replacement with prior wall insulation, trim/fascia board repairs, repainting, and rear entrance brick steps replacement.

Christopher Klement presented his staff report.

Public Comment:

Lise Sundrla, HBF Director, commented that the Preservation Committee is supportive of the

project and comfortable with the smooth hardiplank.

Public comment closed.

Motion: Ms. Petrella made a motion to grant final approval as presented with staff's recommendations. Mr. Woods seconded the motion. The motion passed unanimously.

C. **805 Church Street, PIN: R120 004 000 1006 0000, New construction of a duplex with detached carriage house (infill development)** **42:11**

Applicant: Jeremiah Smith, Architect

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

Christopher Klement presented his staff report.

Public Comment:

Martha Spears, 1201 King Street, asked if this is three homes and a share driveway, is the parking proposed appropriate. There could be up to six cars.

Lise Sundrila, HBF Director, commented that the Preservation Committee is supportive of the project.

Public comment closed.

Motion: Ms. Wilson made a motion to grant final approval based on staff's recommendations. Ms. Petrella seconded the motion. The motion passed unanimously.

D. **1010 Boundary Street, PIN: R120 004 000 00710/0072-/0073 0000:** **59:13**
New construction of 2-4 unit townhome buildings, and 2 – duplex buildings (infill development)

Applicant: MediaLink LLC (Ben and Christine Wiley), Owner

The applicant is requesting conceptual approval for new construction/development of two 4-unit townhome buildings (attached) fronting Boundary Street, and two duplex (2-unit) buildings in the rear.

Nick Navia presented his staff report.

Public Comment:

Lise Sundrila, HBF Director, commented this project in on a very prominent corner. The Preservation Committee had some concerns with it blending in harmoniously into the neighborhood. Also, the mass and scale is overwhelming to Boundary Street. Ms. Sundrila referred to the dorms across the street that Mr. Stewart built which do blend into the neighborhood harmoniously. Ms. Sundrila suggested the project be tabled and have the applicant attend another Historic Technical Review Committee (HTRC) so it can be revisited.

Dick Stewart, referred to the project commented on the west side of the property, it is very close

to the property lines and there may be utilities that can be an issue. He also commented that there may be stormwater can be significant issues since it's a vacant lot.

Jeremiah Smith, 1107 West Street, lives and works a couples of blocks from this project and said it's exciting. The PC is having a hard time with some of these units wanting to break them up which can be very busy. The project can be 2 nice buildings. He suggested being careful of the pedestrian level at ground level since it's an important corner. The dorms across the street are a great precedent.

Motion: Mr. Sutton made a motion to table the project seconded by Mr. Woods. The motion passed unanimously.

MISCELLANEOUS DISCUSSION

1:38:38

Mr. Freese state this is the last HRB Meeting for Mr. Woods last meeting as his position Board position has expired. Mr. Richard Drake was appointed last night by Council to be his replacement.

Mr. Freese, stated City Planner, Nicholas Navia, has been promoted to Planner II.

The Board and Staff agreed a Bailey Bill Application should always be on the regular agenda if it hasn't been heard by the Board before.

Board is concerned about the number of conditions that are listed in staff's final staff reports. Mr. Sutton suggested the conditions be separate out for the code compliance vs board related review. Mr. Woods commented that some of the conditions today were processed items. He thought maybe the *processed* items can be condensed into just one comment that is just dealing with staff process.

ADJOURNMENT

1:44:13

Ms. Wilson made a motion to adjourn seconded by Ms. Petrella. The meeting ended at 3:44 pm.

APPLICATIONS:

A. 1506 GREENE STREET

Northwest Quadrant

(PIN: R120 004 000 0227 0000)

Request for final approval for
construction of an addition to existing
dwelling.



HISTORIC DISTRICT REVIEW
(Major) HRB Review – Application Form
 Community Development Department
 1911 Boundary Street, Beaufort, South Carolina 29902
 p. (843) 525-7049 / f. (843) 986-5606
 Email: development@cityofbeaufort.org / Website: www.cityofbeaufort.org

PAID
 6/18/26

Application Fee:
 see attached schedule

OFFICE USE ONLY: Date Filed: 6/18/26 Application #: HDTCB-000164-2026 Zoning District: T4-HN

Approved By: _____ Date: _____

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

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

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

Pre-application Requirement:

Has project attended a Historic Technical Review Committee (HTRC) meeting? Yes No Date: 6/17/26

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

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

Applicant & Project Information:

Applicant Name: Mark Sutton

Applicant Address: 1703 EDINBURGH AVE Port Royal, SC 29935

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

Applicant Title: Homeowner Tenant Architect Engineer Developer Contractor



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

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

Application Fee:
see attached schedule

Owner (if other than the Applicant): Tenny Carter
Owner Address: 1506 Green St. Beaufort, SC 29902
Owner E-mail: [REDACTED] Owner Phone No.: [REDACTED]
Property Address: 1506 Green St. Beaufort, SC 29902
Property Identification Number(s): 120 004 000 0227

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

13' x 24' 9" wood framed bedroom addition on
4" slab-on-grade. The roof will be a hip roof
matching the existing home

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

Applicant's Signature: [Signature] Date: 6/17/26

Owner's Signature: [Signature] Date: 6/18/26

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

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



1506 Greene

Search Zoning

R120 004 000 0227 0000: T4-HN

Zoning Information

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

Parcel Information

PIN: [R120 004 000 0227 0000](#)
AIN: 214841
Status: A
TAG: 120
Legres: LegRes
Area Code: 1241

Retail Frontage Overlay ...

City of Beaufort Road Classifications Layer ...

Address Points ...

CityOfBeaufort_Parcels ...

City Limits Public ...

Beaufort County Wetlands ...

City of Beaufort Zoning ...

CoB Building Elevation ...



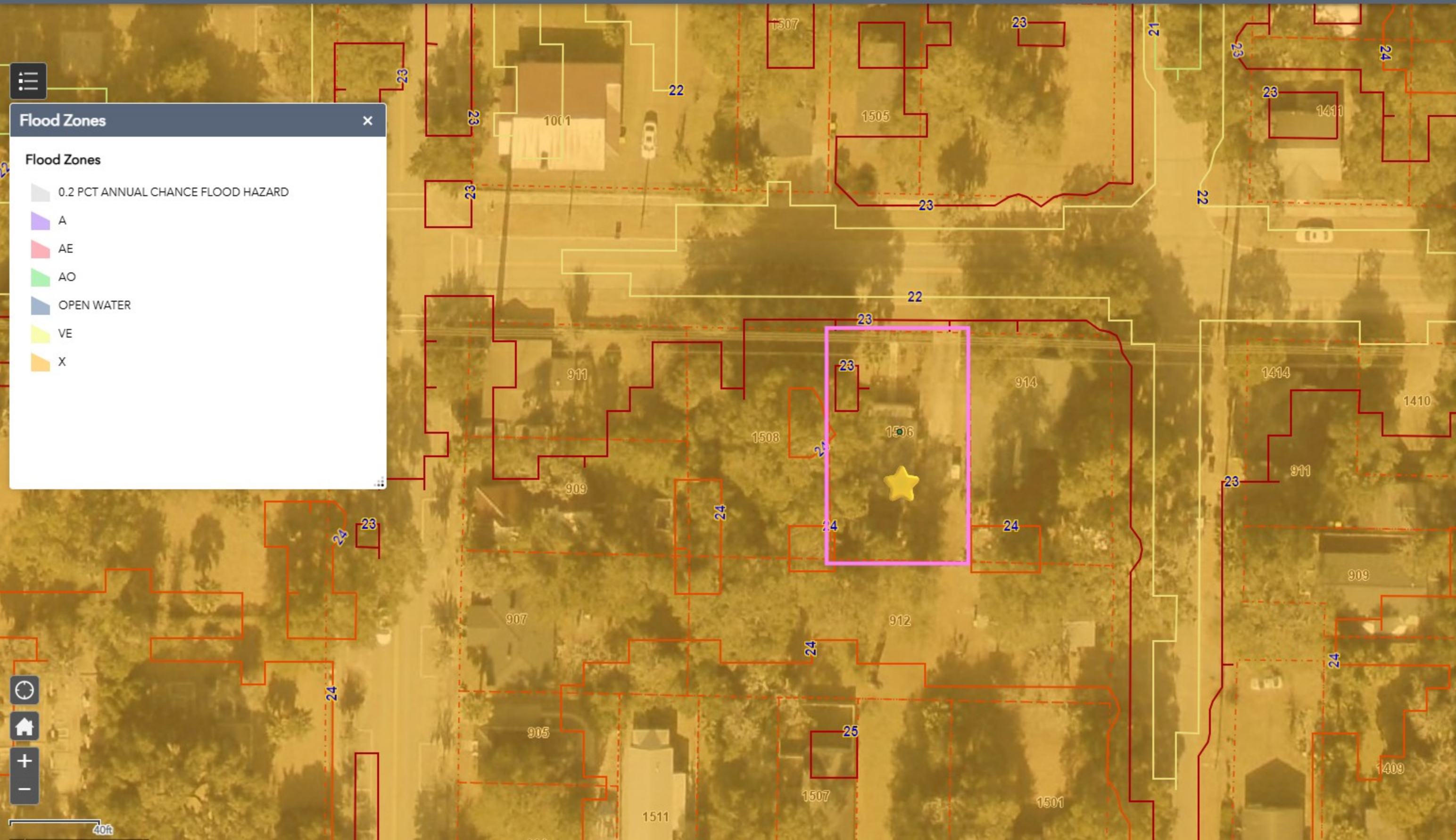



Flood Zones

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



40ft



1506 Greene St ⋮
 Beaufort, South Carolina
 Google Street View
 Apr 2026 [See more dates](#)



Hammar St
 Church St
 Harrington St
NORTHWEST QUADRANT

1506 Greene St
 Beaufort, South Carolina

Google Street View

Apr 2026 [See more dates](#)



← 1506 Greene St 🔍 ✕

↶ Share ✕

1501 Greene St
 Beaufort, South Carolina

Google Street View

Apr 2026 [See more dates](#)



Google Maps



United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Beaufort Historic District
Beaufort County, SC

Section number 7 Page 38

List of Noncontributing Resources, Continued

Address	Historic Use / Name	Date	Description	Block	Site Number
Greene St., 1102	single dwelling	1955 ca.	1-story frame dwelling	85	NS
Greene St., 1105	single dwelling	1965ca.	1-story brick dwelling	84	NS
Greene St., 1107	single dwelling	1955 ca.	1-1/2 story frame dwelling; possibly old but altered	84	NS
Greene St., 1111	single dwelling	1955 ca.	2-story frame dwelling	84	NS
Greene St., 1203	single dwelling	1970 ca.	1-story brick veneer dwelling	93	NS
Greene St., 1210	multiple dwelling	1985 ca.	1-story stucco multi-family dwelling	94	NS
Greene St., 1214	single dwelling	1990 ca.	1-story frame dwelling	94	NS
Greene St., 1304	single dwelling	1955 ca.	1-story frame dwelling; possibly older but altered	102	NS
Greene St., 1306	single dwelling	1960 ca.	1-story brick veneer dwelling	102	NS
Greene St., 1401	single dwelling	1960 ca.	1-story frame dwelling	109	NS
Greene St., 1403	single dwelling	1960 ca.	1-story frame dwelling	109	NS
Greene St., 1406	single dwelling	1965 ca.	1-story cmu dwelling	110	NS
Greene St., 1414	single dwelling	1970 ca.	1-story brick veneer dwelling	110	NS
Greene St., 1505	single dwelling	1955 ca.	1-story brick veneer dwelling	117	NS
Greene St., 1507	single dwelling	1960 ca.	1-story frame dwelling	117	NS
Greene St., 1508	single dwelling	1955 ca.	1-story cmu dwelling	118	NS
Hamer St., 87	single dwelling	1980 ca.	1-story frame dwelling	134	NS
Hamer St., 609	single dwelling	1965 ca.	1-story frame dwelling	136	NS
Hamilton St., 808	single dwelling	1965 ca.	1.5 story brick veneer dwelling	15	NS
Hamilton St., 809	single dwelling	1965 ca.	2-story brick dwelling	9	NS
Hancock St., 307	single dwelling	1975 ca.	1-1/2-story brick dwelling	9	NS
Hancock St., 404	single dwelling	1955 ca.	1-story frame ancillary dwelling	16	NS
Hancock St., SE, cor. East	single dwelling	1998 ca.	2-story frame dwelling	10	NS
Harrington St., 807	single dwelling	1960 ca.	1-story frame dwelling	95	NS
Harrington St., 1003	single dwelling	1960 ca.	1-story frame dwelling	93	NS
Harrington St., 1105	commercial	1970 ca.	1-story cmu commercial building now used as a church	92	NS
King St., 304	single dwelling	1960 ca.	1-1/2 story brick dwelling; possibly older but altered	12	NS
King St., 306	single dwelling	1960 ca.	1-story frame dwelling; possibly older but altered	12	NS



CITY OF BEAUFORT
HTRC – Pre-Design Application Meeting
1911 BOUNDARY STREET
BEAUFORT, SOUTH CAROLINA 29902
(843) 525-7011 FAX: (843) 986-5606

Meeting Summary

Date: 6/17/2026

Project Address: 1506 Greene Street

Project Narrative: Proposal for new addition (~333 sqft)

Applicant: Mark Sutton (Architect)

Synopsis of staff comments:

- **Planning and Zoning:**
 - Non-contributing, ca. 1944
 - 1-story CMU dwelling
 - Northwest Quadrant
- **Building Codes:**
 - 22’-23’ contours. No flood concerns.
- **Architecture:**
 - Staff is generally supportive of the applicant’s proposal for a side addition on the existing building, but recommends shifting the addition back – see attached sketch.
 - Renderings show board and batten siding around entire building, but current building is CMU. Staff recommends the applicant keep the CMU exposed on the main house and use board and batten on the addition only. *UPDATE post-meeting: Staff would be supportive of stucco on the CMU, Provide updated window and door details for the main house that include the stucco finish.*
 - Applicant to provide a roof plan in addition to showing the dashed roof on the floor plans.
 - Applicant to provide existing photos of the main house.
 - Applicant to confirm the soffit and fascia material.
 - Will the house be painted a new color? If so, provide a color name for the trim and the siding
 - Provide cutsheets for new windows, exterior lighting, asphalt shingle, etc.
 - Applicant has noted on the drawings that new windows will be vinyl. Vinyl windows are prohibited in the historic district. It appears that the existing house might have vinyl windows. Windows in the addition may be 1/1 aluminum- or fiberglass-clad windows. The existing window also look like they have “picture-framed” window casings and sills, and the new window details seem to mimic this. Per Section 4.6.3.C.2, “Windows shall not be flush with exterior wall

treatments. Windows shall be provided with an architectural surround at the jambs and header, and a projecting sill.” New windows shall have projecting sills and trim.

- *NOTE: If an existing structure is noncompliant with aspects of the Beaufort Code, new additions/alterations should assist in bringing the structure into better compliance with the code.*
- Applicant to provide a site plan that demonstrates compliance with setbacks and lot coverage requirements per Section 2.4.1.
- **HBF:**
 - Mark met with our preservation committee a couple of weeks ago. We suggested he not put vertical siding on the existing house, but paint it the same color as the new addition. We support the addition.

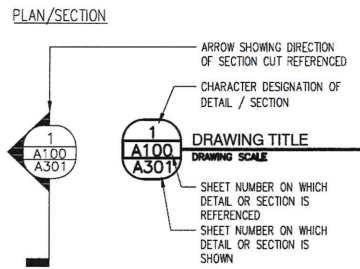
Applicant’s Next Steps: Staff is generally supportive of the project. Recommend attending the next available HRB meeting. Provide materials + application form by Monday, June 22nd, to meet the July 8th meeting deadline.

Be advised that this letter is given as a courtesy to applicants and may not contain all project guidelines. For a complete history of the meeting, please request the audio recording. Please refer to the *Beaufort Code* for applicable sections. If there are any changes to the project, not discussed in this meeting, you will need to return to a HTRC – Pre-Design meeting.

If you have any questions, feel free to call the Community Development Department at (843) 525-7014. Thank you for your patience and cooperation during the review process.

Sincerely,
City of Beaufort Community Development

SYMBOLS & KEYS



- PLAN NORTH ARROW
- STOREFRONT ELEVATION REFERENCE
- STEEL FRAME WINDOW WALL ELEVATION REFERENCE
- INTERIOR OR EXTERIOR ELEVATION REFERENCE
- WINDOW / OPENING REFERENCE
- DOOR REFERENCE
- FIRE EXTINGUISHER CABINET REFERENCE
- FIRE EXTINGUISHER - WALL MOUNTED REFERENCE
- PARTITION TYPE REFERENCE
- ELEVATION DATUM
- TOILET ACCESSORY, STOREFRONT OR H.M. DETAIL
- REVISION: NUMBERED CONSECUTIVELY ON EACH SHEET
- REVISION BUBBLE: INDICATES REVISED INFORMATION
- DETAIL REFERENCE
- COLUMN LINE
- DRAWING KEYNOTE

HATCH DESIGNATIONS

- | | | |
|----------------|-----------------------|----------------------------------|
| SAND | PLYWOOD | BRASS |
| POROUS FILL | BLANKET INSUL. | STEEL |
| EARTH | RIGID INSUL. | FINISH WOOD |
| ROCK | GYPSUM BOARD | CONTINUOUS WOOD FRAMING |
| CONCRETE | PLASTER OR STUCCO | WOOD BLOCKING OR SHIM |
| BRICK | CONCRETE MASONRY UNIT | ACOUSTICAL CEILING OR WALL PANEL |
| BRICK - FIRE | CMU - GLAZED | CARPET |
| BRICK - GLAZED | ALUMINUM | |

DRAWING INDEX

CIVIL

N/A

ARCHITECTURAL

- T1 COVER SHEET
- A100 EXISTING CONDITIONS & DEMO PLAN
- A101 OVERALL FLOOR PLAN, ENLARGED FLOOR PLAN
- ELECTRICAL PLAN
- A200 EXTERIOR ELEVATIONS, WINDOW DETAILS
- ROOF PLAN
- A300 SECTIONS & DETAILS
- S100 SITE LAYOUT PLAN & SURVEY

STRUCTURAL

N/A

MECHANICAL

N/A

PLUMBING

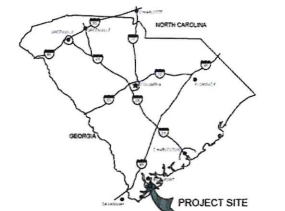
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FIRE PROTECTION

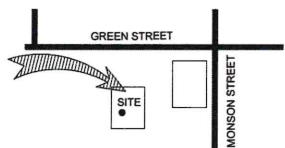
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ELECTRICAL

SEE A100



VICINITY MAP



LOCATION MAP

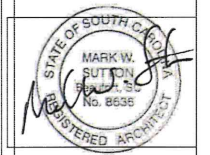


RENDERING
N.T.S.

CARTER ADDITION

1506 GREEN STREET BEAUFORT, SOUTH CAROLINA

**ADDITION
CARTER RESIDENCE
1506 GREEN STREET**
BEAUFORT, SOUTH CAROLINA



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

CONSULTANTS

REVISIONS:

6/18/26 HRB SUBMITTAL

DATE: 5/16/26
PROJECT NO: CARTER
DWN. BY: SUTTON
CHK'D BY: SUTTON

SHEET TITLE

T1



EAST ELEVATION
N.T.S.

EAST ELEVATION
N.T.S.

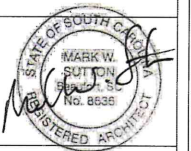
FRONT ELEVATION
N.T.S.

FRONT ELEVATION
N.T.S.

WEST ELEVATION
N.T.S.

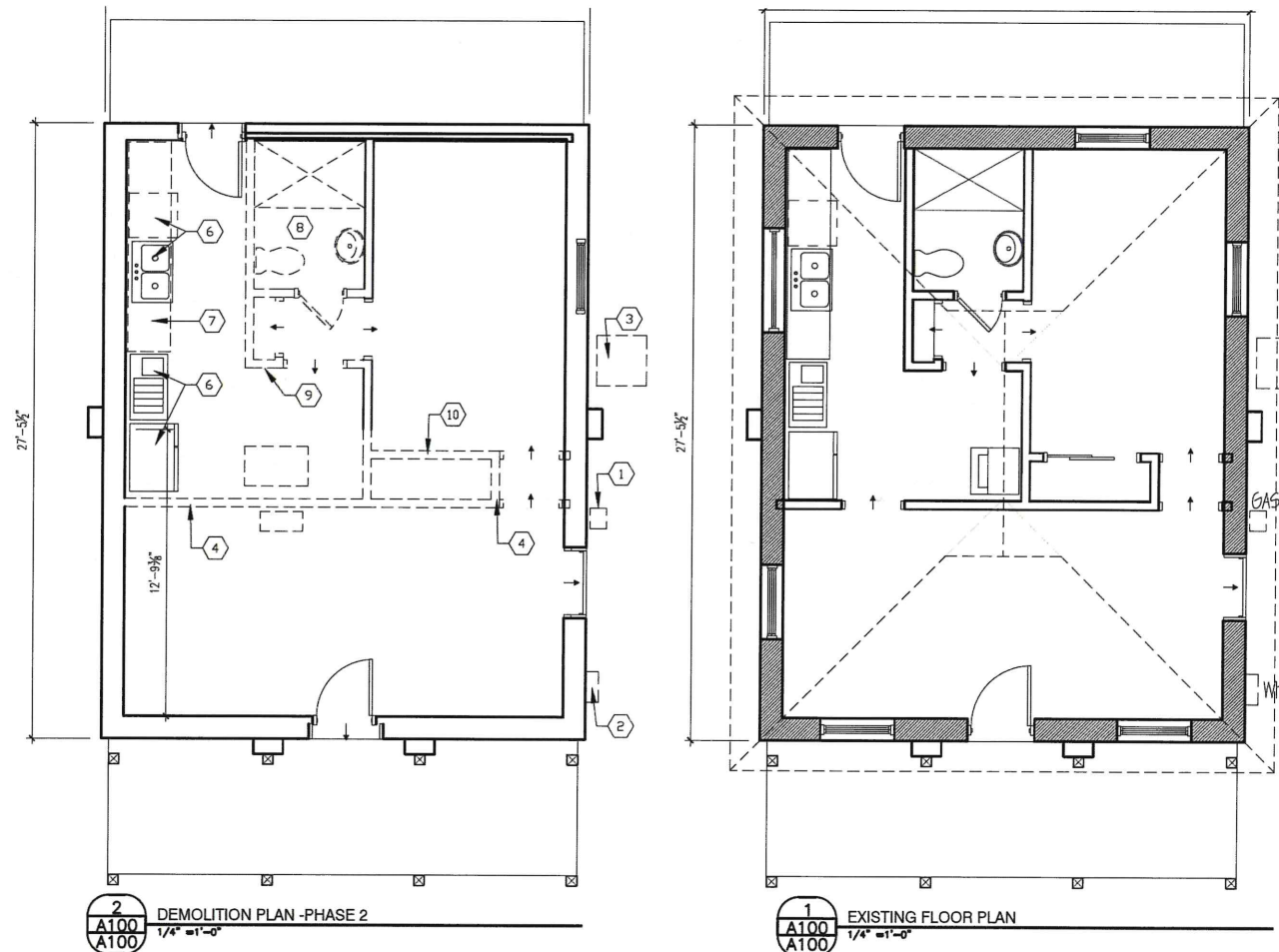
3
A100
A100
EXISTING CONDITIONS
N.T.S.

**ADDITION
CARTER RESIDENCE
1506 GREEN STREET
BEAUFORT, SOUTH CAROLINA**



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

CONSULTANTS



GENERAL NOTES:

1. THE PROJECT MUST BE COMPLETED IN TWO PHASES. DRY-IN NEW ADDITION PRIOR TO COMMENCEMENT OF PHASE 2 MAIN HOUSE DEMOLITION. COORDINATE ALL PHASES WITH OWNER THROUGHOUT PROJECT DURATION
2. ALL WORK SHALL BE PERFORMED IN A WORKMAN-LIKE MANNER
3. REPAIR EXISTING WALLS DAMAGE DURING CONSTRUCTION AS REQUIRED
4. VERIFY ALL EXISTING DIMENSIONS PRIOR TO COMMENCING WORK
5. PROVIDE NEW WALL PAINT THROUGHOUT EXISTING INTERIOR SPACE. COLOR AS SELECTED BY OWNER
6. PROVIDE NEW FLOORING THROUGHOUT. COLOR AND STYLE SELECTED BY OWNER
7. REMOVE ALL DEBRIS FROM SITE IN ACCORDANCE WITH LAW

SHEET KEY NOTES: (X)

PHASE ONE CONSTRUCTION

1. RE-LOCATE GAS SERVICE TO EAST WALL
2. RE-LOCATE EXISTING WATER HEATER
3. VERIFY RELOCATION OF AC UNIT IN FIELD. IT MAY BE ABLE TO REMAIN IN PLACE

PHASE TWO

4. PROVIDE TEMP SUPPORT FOR CEILING JOIST
 - 4.1. REMOVE AREA OF CEILING GWB FOR NEW BEAM ACCESS
 - 4.2. PROVIDE SHORT WALL SECTION ON EAST WALL FOR BEAM SUPPORT
5. RELOCATE ATTIC ACCESS & AIR DUCT & GRILL
6. REMOVE & STORE APPLIANCES IN LIVING ROOM -COVER & PROTECT FOR RE-USE
7. REMOVE CABINETS & TOP
8. REMOVE BATH & FIXTURES COMPLETE.
9. REMOVE INTERIOR BATH WALLS
10. REMOVE CLOSET WALLS

REVISIONS:

6/18/26 HRB SUBMITTAL

DATE: 5/16/26

PROJECT NO: CARTER

DNW. BY: SUTTON

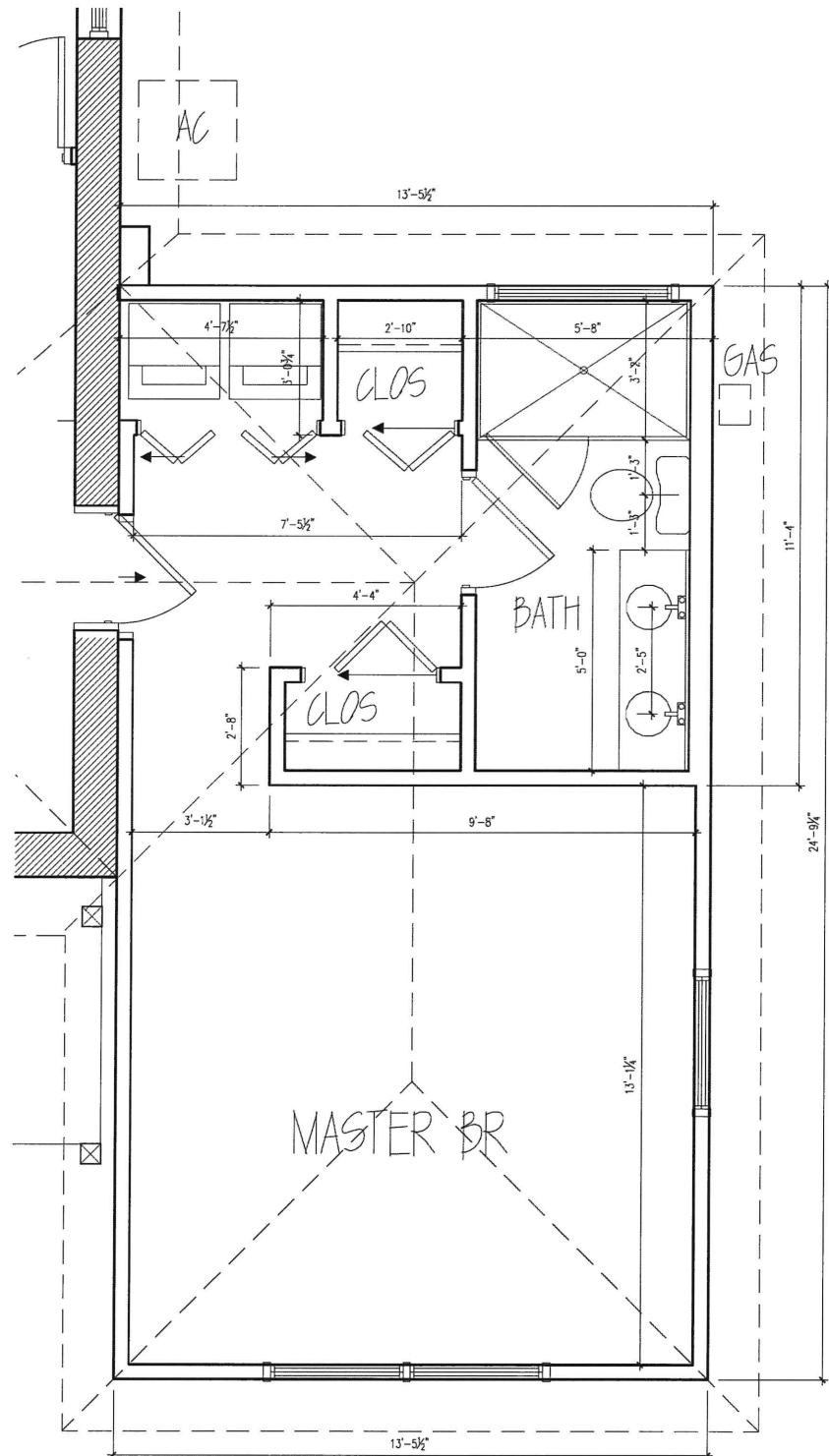
CHK'D BY: SUTTON

SHEET TITLE

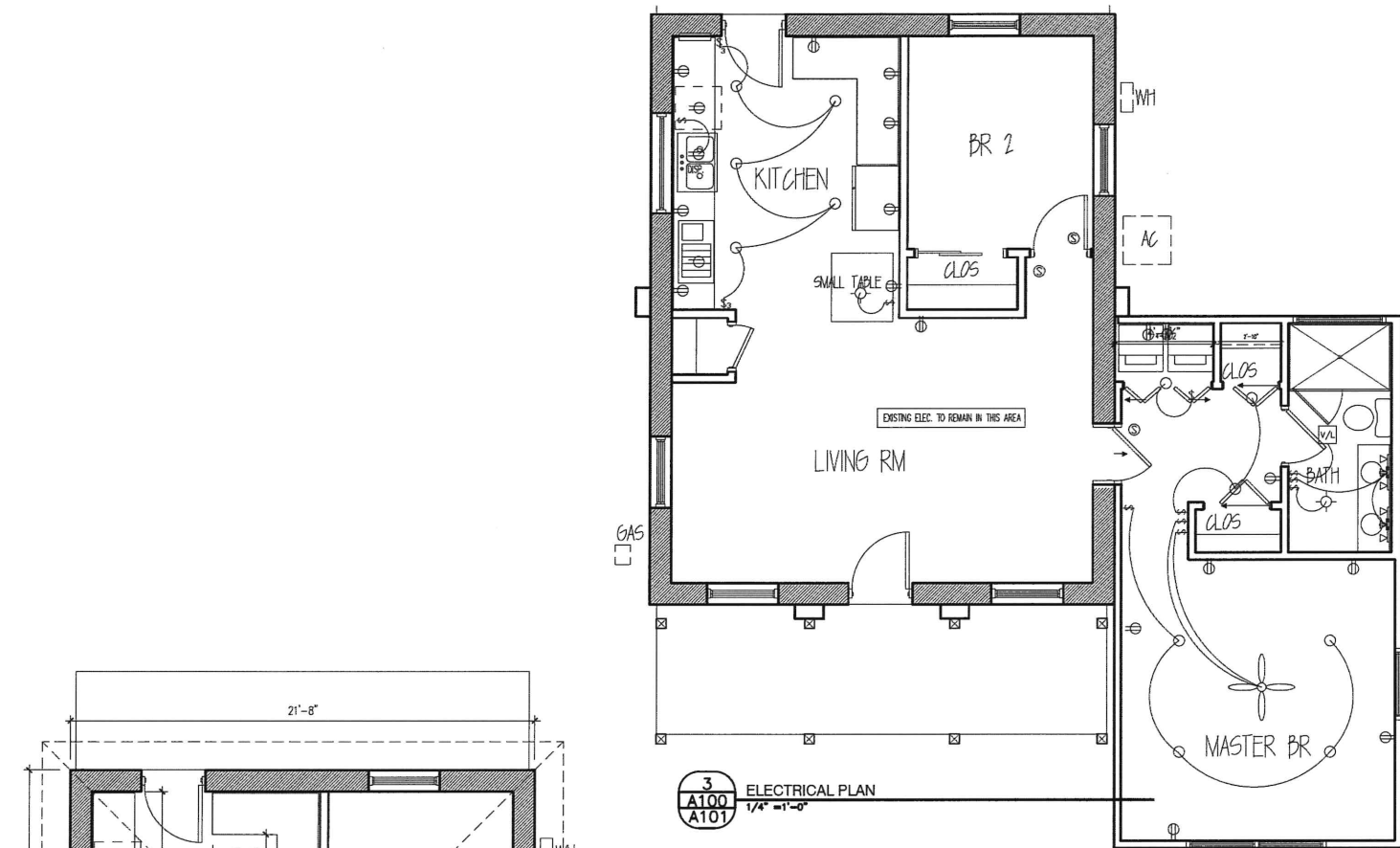
EXISTING CONDITIONS
EXISTING FLOOR PLAN
DEMOLITION PLAN

A100

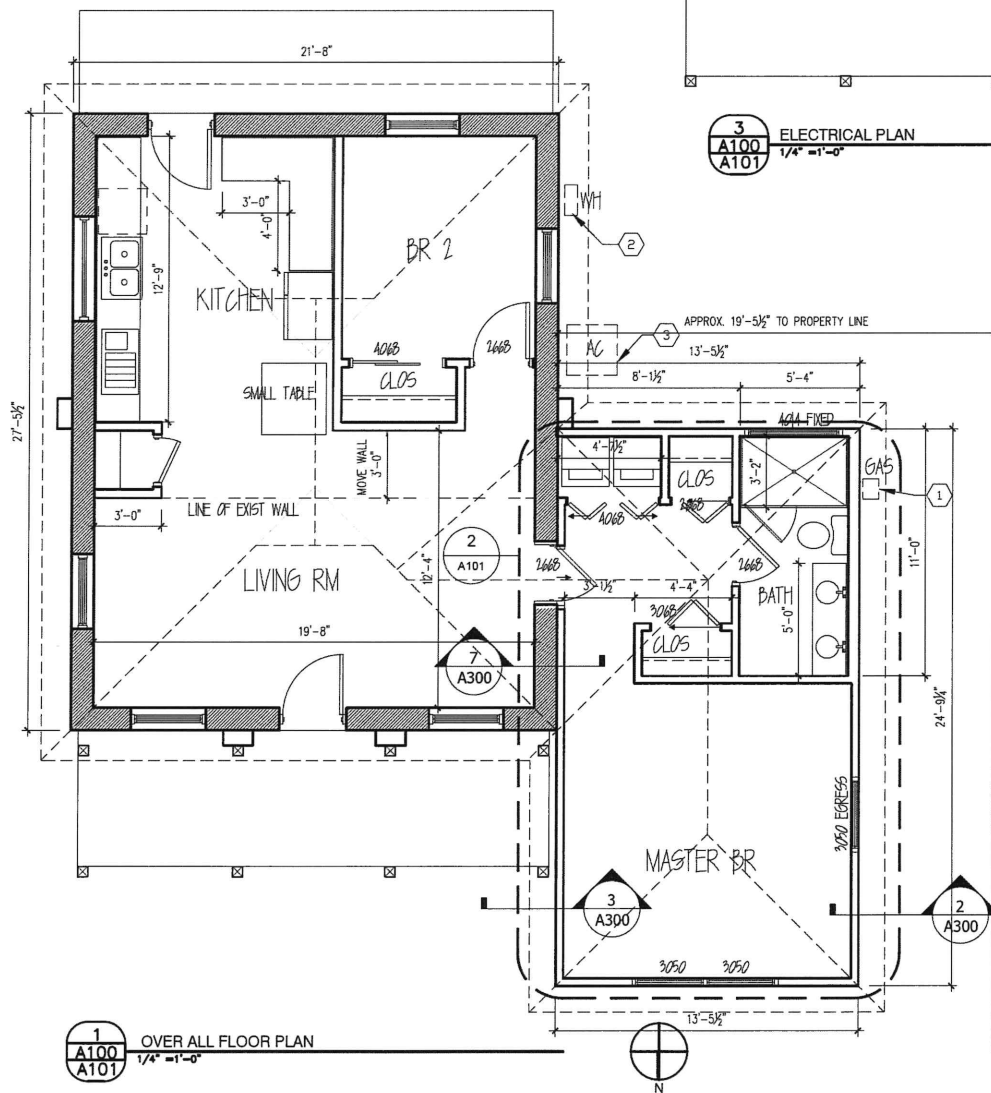
Copyright 2026 by MARK W. SUTTON, ARCHITECT ALL RIGHTS RESERVED.



2
A100
A101
ENLARGED ADDITION PLAN
1/2" = 1'-0"



3
A100
A101
ELECTRICAL PLAN
1/4" = 1'-0"



1
A100
A101
OVER ALL FLOOR PLAN
1/4" = 1'-0"

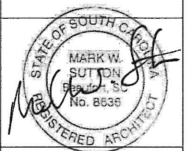
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2. ALL WORK SHALL BE PERFORMED IN A WORKMAN-LIKE MANNER
3. REPAIR EXISTING WALLS DAMAGE DURING CONSTRUCTION AS REQUIRED
4. VERIFY ALL EXISTING DIMENSIONS PRIOR TO COMMENCING WORK
5. PROVIDE NEW WALL PAINT THROUGHOUT EXISTING INTERIOR SPACE. COLOR AS SELECTED BY OWNER
6. PROVIDE NEW FLOORING THROUGHOUT. COLOR AND STYLE SELECTED BY OWNER
7. REMOVE ALL DEBRIS FROM SITE IN ACCORDANCE WITH LAW

SHEET KEY NOTES: (X)

- PHASE ONE CONSTRUCTION
1. RE-LOCATE GAS SERVICE TO EAST WALL
 2. RE-LOCATE EXISTING WATER HEATER
 3. VERIFY RELOCATION OF AC UNIT IN FIELD. IT MAY BE ABLE TO REMAIN IN PLACE
- PHASE TWO
4. PROVIDE TEMP SUPPORT FOR CEILING JOIST
 - 4.1. REMOVE AREA OF CEILING GIB FOR NEW BEAM ACCESS
 - 4.2. PROVIDE SHORT WALL SECTION ON EAST WALL FOR BEAM SUPPORT
 5. RELOCATE ATTIC ACCESS & AIR DUCT & GRILL
 6. REMOVE & STORE APPLIANCES IN LIVING ROOM -COVER & PROTECT FOR RE-USE
 7. REMOVE CABINETS & TOP
 8. REMOVE BATH & FIXTURES COMPLETE.
 9. REMOVE INTERIOR WALLS
 10. REMOVE CLOSET WALLS

**ADDITION
CARTER RESIDENCE
1506 GREEN STREET**
BEAUFORT, SOUTH CAROLINA



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

CONSULTANTS

REVISIONS:

6/18/26 HRB SUBMITTAL

DATE: 5/16/26
PROJECT NO: CARTER
DWN. BY: SUTTON
CHK'D BY: SUTTON

SHEET TITLE

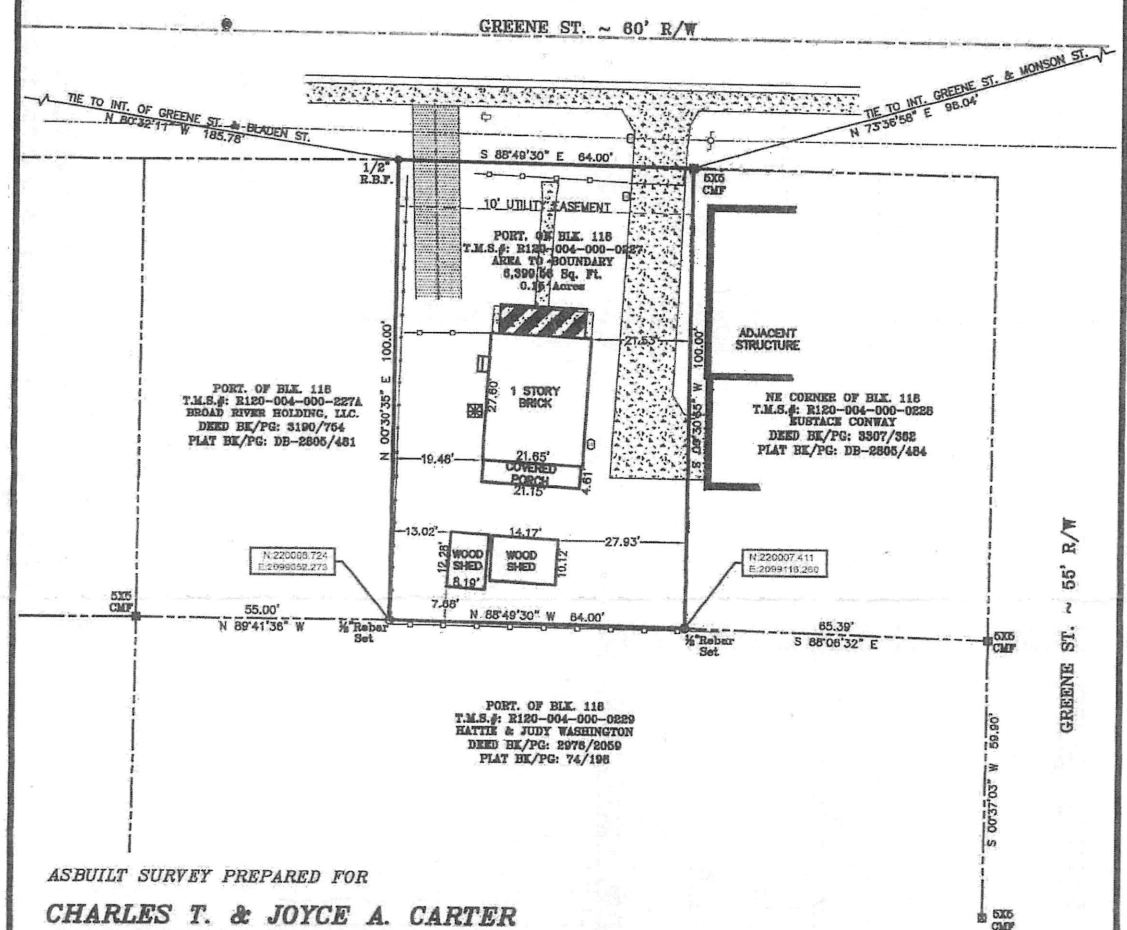
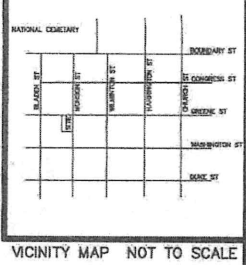
OVERALL FLOOR PLAN

A101

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



ASBUILT SURVEY PREPARED FOR
CHARLES T. & JOYCE A. CARTER
 BEING A PORTION OF BLOCK 118, CITY OF BEAUFORT, AS SHOWN ON A MAP OR PLAT ADOPTED BY THE U.S. DISTRICT TAX COMMISSIONERS FOR THE DISTRICT OF SOUTH CAROLINA. AND RECORDED IN THE REGISTER OF DEEDS OFFICE FOR BEAUFORT COUNTY, SOUTH CAROLINA IN DEED BOOK 2884, PAGE 2008. LOCATED IN THE CITY OF BEAUFORT, BEAUFORT COUNTY, SOUTH CAROLINA

TAX MAP 120-004-000-0227

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.

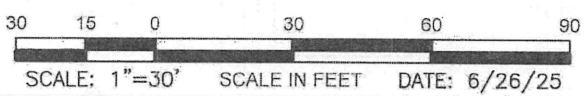
BEFORE ANY DESIGN WORK OR CONSTRUCTION ON THIS SITE IS STARTED FLOOD ZONE INFORMATION MUST BE VERIFIED BY PROPER BUILDING CODES OFFICIAL. THIS PROPERTY APPEARS TO BE IN FLOOD ZONE X UNSHADED AS DETERMINED BY FEMA FIRM COMM-PANEL NUMBER 4601SC0158G, DATED MARCH 23, 2021.

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

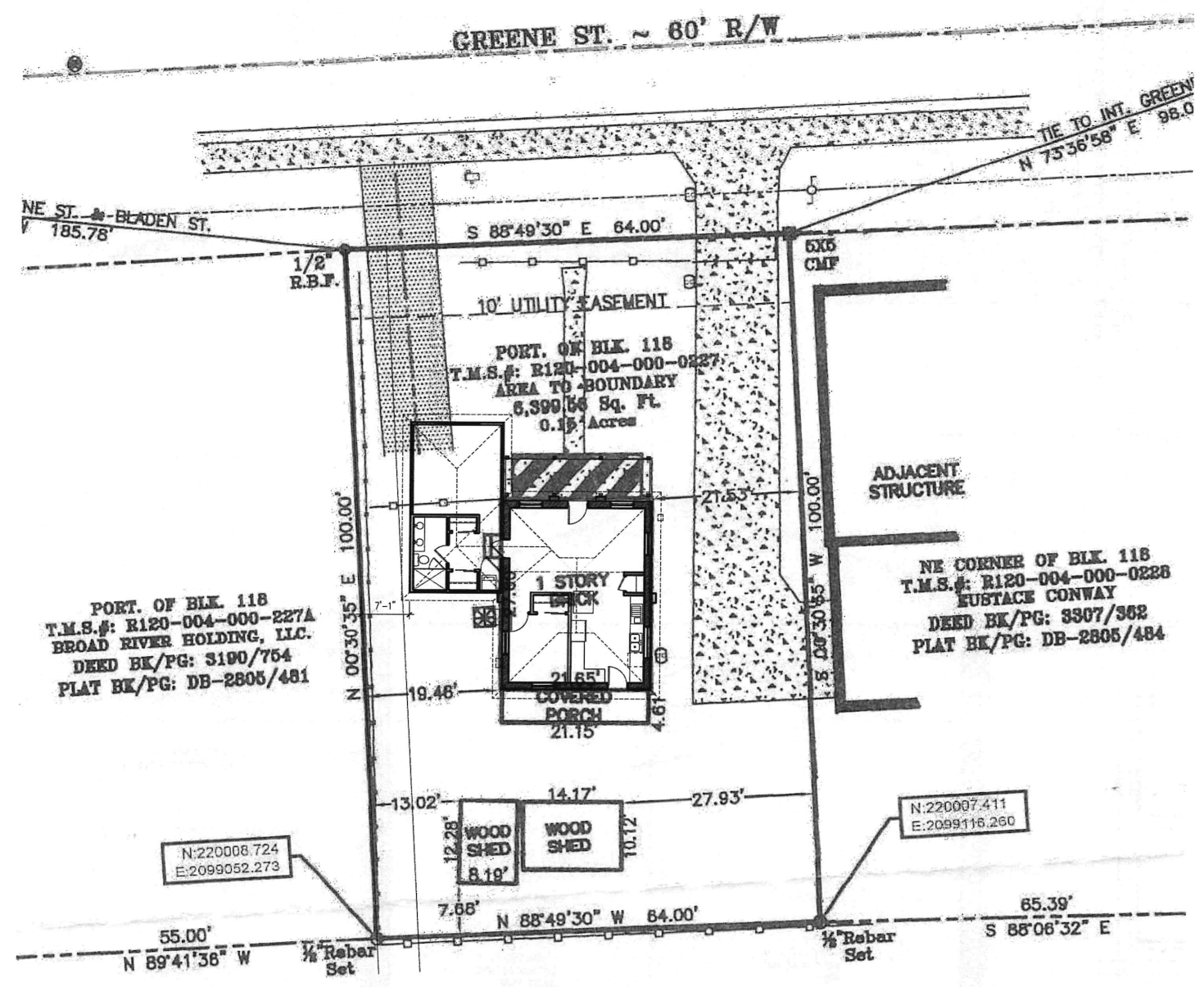
I, DAVID E. GASQUE, HEREBY CERTIFY TO CHARLES T. & JOYCE A. CARTER THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS 17 SURVEY AS SPECIFIED THEREIN. ALSO THERE ARE NO ENCROACHMENTS OR PROJECTIONS OTHER THEN SHOWN. THIS SURVEY IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE AND HAS AN EMBOSSED SEAL. AREA DETERMINED BY COORDINATE METHOD.

DAVID E. GASQUE, R.L.S. JOB # 61791
 S.C. REGISTRATION NUMBER 10506 FB#1179/MH DSGN#8
 THIS PLAT IS NOT BINDING UNLESS ACCOMPANIED BY AN ORIGINAL SIGNATURE AND AN EMBOSSED SEAL.

7-14-25



2 SITE SURVEY
 A100 SCALE AS NOTED
 S100



PORT. OF BLK. 118
 T.M.S.#: R120-004-000-227A
 BROAD RIVER HOLDING, LLC.
 DEED BK/PG: 3190/754
 PLAT BK/PG: DB-2805/481

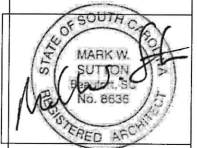
PORT. OF BLK. 118
 T.M.S.#: R120-004-000-0229
 HATTIE & JUDY WASHINGTON
 DEED BK/PG: 2976/2059
 PLAT BK/PG: 74/198

N:220008.724
 E:2099052.273

N:220007.411
 E:2099116.260

1 SITE LAYOUT PLAN
 A100 3/32" = 1'-0"
 S100

**ADDITION
 CARTER RESIDENCE
 1506 GREEN STREET**
 BEAUFORT, SOUTH CAROLINA



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

CONSULTANTS

REVISIONS:
 5/18/26 HRB SUBMITTAL

DATE: 5/16/26
 PROJECT NO: CARTER
 DWN. BY: SUTTON
 CHK'D BY: SUTTON
 SHEET TITLE

SITE LAYOUT PLAN

S100

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The best homes leave a lasting impression.

#1
Brand of Siding in
North America*

Hardie® Plank & Hardie® Shingle Light Mist
Hardie® Trim Arctic White

GEORGIA COLOR & PRODUCT AVAILABILITY

NOW FEATURING:
Hardie® Architectural Panel, Hardie™ Architectural Metal Trim & Hardie® Artisan® Trim

Build with the best to protect the beauty of your home.

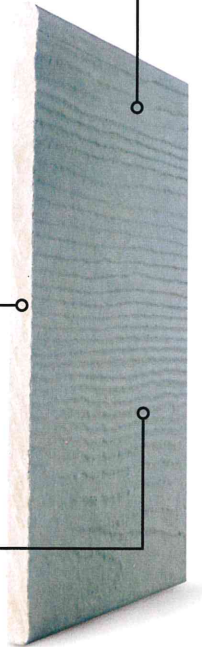
Warm woodgrain texture without the cost and high maintenance of real wood.

TRUSTED PERFORMANCE WITH HARDIE® FIBER CEMENT.

	HARDIE® SIDING	VINYL SIDING	WOOD-BASED SIDING
Will not burn; noncombustible**	✓	⊙	⊙
Will not melt	✓	⊙	✓
Holds little appeal to pests	✓	✓	⊙
Hail and impact resistant	✓	⊙	✓
Resistant to warping, shrinking, and swelling	✓	⊙	⊙
Easily painted	✓	⊙	✓
Real wood look and feel	✓	⊙	✓

5x thicker than vinyl siding provides deep shadow lines and less visible seams.

ColorPlus® Technology finishes are baked on at the factory for a long-lasting consistent finish.



All Hardie® fiber cement products come with a transferable 30-year, non-prorated limited substrate warranty, meaning we stand 100% behind Hardie® fiber cement siding, trim and soffit products for 30 years.

ColorPlus® Technology finishes come with a 15-year limited warranty.

30-YEAR, NON-PRORATED SIDING, TRIM AND SOFFIT SUBSTRATE WARRANTY COVERAGE BY JAMES HARDIE



Scan to learn more about the lifetime value of Hardie® products.

Complete Exterior™ by James Hardie

ONE MATERIAL

Only Hardie® fiber cement products are **Engineered for Climate®**, resisting damage from fire, water, and insects and delivering optimal performance for your home's specific region.

ONE SOURCE

The #1 brand of siding in North America that is made in the U.S.A. With 11 manufacturing sites and nationwide distribution, your product is available when your contractor needs it.

ONE WARRANTY

Rest easy knowing that all your siding, trim and soffit is backed with a 30-year non-prorated warranty from a single trusted manufacturer. One manufacturer to contact makes your life easier, giving you more time to enjoy your home.

(from cover) * Based on Freedonia 2022 Global Siding (Cladding) demand estimates and James Hardie sales in North America.

** Hardie® fiber cement products are noncombustible and/or have a Class A fire rating when tested in accordance with ASTM E84. Fiber cement fire resistance does not extend to applied paints or coatings, which may be damaged or char when exposed to flames. The use of noncombustible siding, combined with other fire mitigation measures, may help harden a home against external fire.

Building a Better Future for All™.



Building a Culture of Sustainability

Throughout our company and across our value chain, sustainability is foundational at James Hardie. Our sustainability goals are integrated into our business operations, governance structure and company culture. We have ambitious targets that align with our purpose of **Building a Better Future for All™**, the issues that matter most to our stakeholders and our overall corporate objectives. From our frontline employees to the builders who use our products, each person plays a role in putting our sustainability initiatives into action.



Scan code to find out more about our sustainability efforts.

ADDING VALUE TO OUR COMMUNITIES

We recognize our ability to impact the communities in which we live and work. While maintaining a global mindset, we put great care into how our business affects local communities. We contribute by sourcing, employing, delivering and giving locally.

CREATING AN IMPACT

We invest in the local community and aim to locate the plants close to suppliers, customers and potential new employees, as well as sustainable transportation opportunities.



Above statistics are the James Hardie impact from fiscal year 2024.

SETTING AMBITIOUS GOALS AS RESPONSIBLE STEWARDS



Reducing Scope 1+2 Emissions

Reduce absolute Scope 1+2 GHG emissions by 42% by 2030 from 2021 baseline and work towards net zero by 2050



Minimizing Waste

Zero manufacturing waste to landfill by 2035



Recycling Water

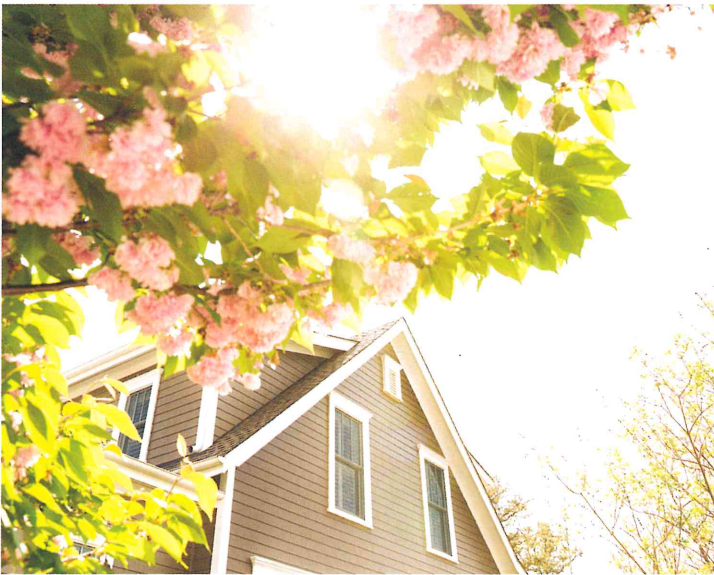
Recycle an additional 20M cubic feet of water per year by 2030, compared to 2019



Take pride in timeless beauty.

PRIMER

A quality primer is the first step to ensuring that the paint color you select expresses your home's true beauty now – and for years to come. Our distinctive primer is climate tested and engineered to enhance the performance of paint on Hardie® fiber cement exterior solutions. It helps to provide consistent, long lasting paint adhesion, even in demanding conditions.



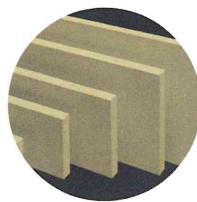
COLORPLUS® TECHNOLOGY

ColorPlus® Technology finishes are fully cured on our boards in a controlled factory environment and arrive at your home ready for installation year-round. With prefinished color products, you'll have peace of mind, knowing you'll have a more consistent color and finish that doesn't depend on good weather.

With a variety of color options available to help bring your vision to life, ColorPlus® Technology finishes help keep your home looking beautiful longer.

- Exceptional finish adhesion
- Superior color retention
- Superior UV resistance

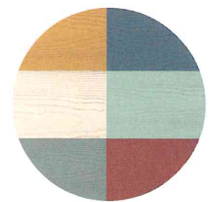
Find the perfect finish for your home.



Primed



Statement Collection®



Dream Collection®

ColorPlus® Technology Finishes

Primed & ready to paint	Your region's most popular colors	Nearly 700 finish options
Locally stocked & readily available	Locally stocked & readily available	Made to order in a wide variety of siding & trim styles
		<small>(Made specifically for you, products may incur additional cost and lead time.)</small>

Hardie® Panel

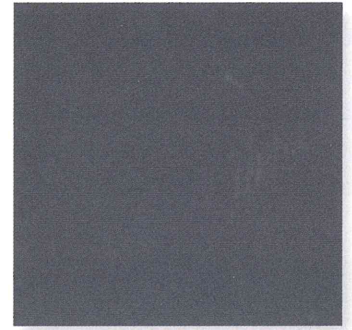
Hardie® Panel delivers style and substance. When combined with Hardie® Trim Batten, it achieves the rustic board-and-batten look that defines your charming cottage or modern farmhouse. Its crisp, clean lines and ability to pair beautifully with other siding products make Hardie® Panel a smart choice for the home of your dreams.



Hardie® Panel & Hardie® Trim Batten
Evening Blue - 2025 Color of the Year



Hardie® Panel
Select Cedarmill®



Hardie® Panel
Smooth



Hardie® Panel
Stucco



Hardie® Panel
Sierra 8

Carter
1506 Green St.



Hardie® Panel & Hardie® Trim Batten
Volcano Gray

Hardie® Trim Batten



Hardie® Trim Batten
Smooth



Hardie® Trim Batten
Rustic Grain



Hardie® Trim

Hardie® Trim provides design flexibility for columns, friezes, doors, windows and other accent areas. More durable than wood, Hardie® Trim is the perfect option for a long lasting home. Hardie® Trim is a low maintenance and durable accent for your exterior.



Hardie® Trim
Smooth



Hardie® Trim
Rustic Grain



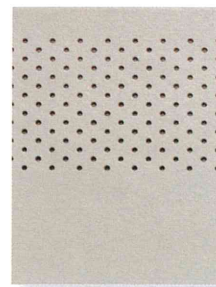
Hardie® Plank Night Gray
Hardie® Trim Arctic White

Hardie® Soffit

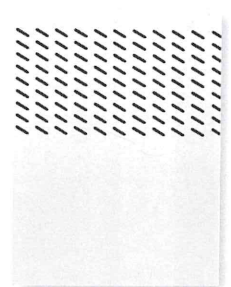
A home is only as strong as its most vulnerable areas. With Hardie® Soffit panel, you can live confidently, knowing that the gap between eaves and exterior walls is covered. These panels complete your look and help protect it from moisture and pests.



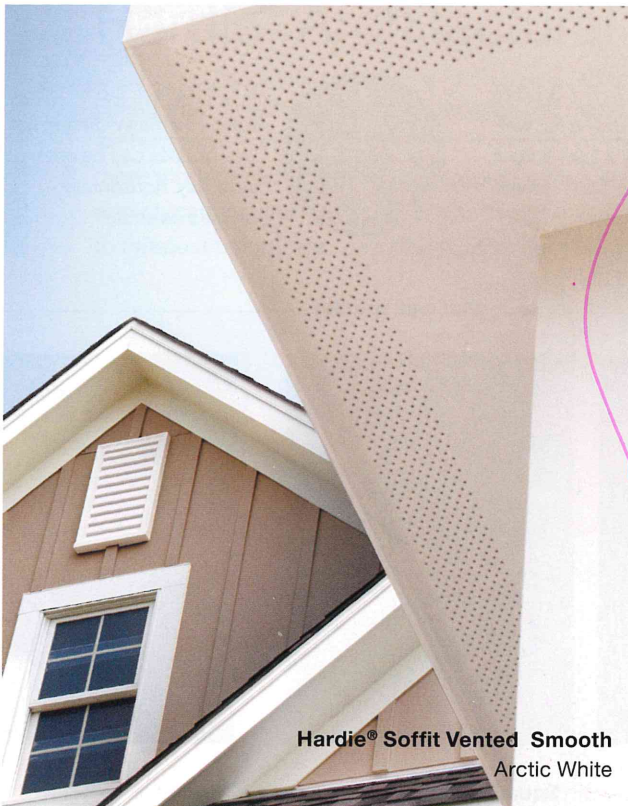
Hardie® Soffit
Nob-Vented Smooth



Hardie® Soffit
Vented Smooth



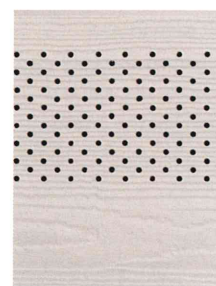
Hardie® Soffit
VentedPlus® Smooth



Hardie® Soffit Vented Smooth
Arctic White



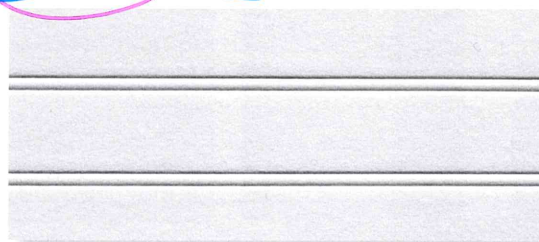
Hardie® Soffit
Non-Vented
Select Cedarmill®



Hardie® Soffit
Vented Select Cedarmill®



Hardie® Soffit
VentedPlus®
Select Cedarmill®

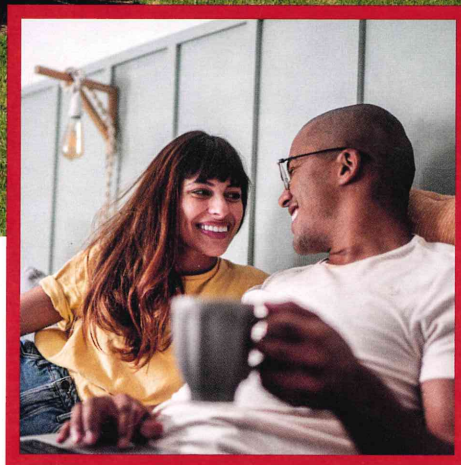


Hardie® Soffit Beaded Porch Panel



Timberline HDZ[®]

High Definition[®] Lifetime[†] Shingles



Color Shown: Charcoal

Engineered to be first. Built to last.

Our #1-selling shingle represents a legacy of relentless innovation — delivering the peak performance and dependability customers trust.





Color Shown: Barkwood

GAF's #1-selling shingle offers peace of mind



15-year infinite wind speed protection¹ when installed with four required GAF accessories



25-year algae protection warranty² with algae-fighting technology you can see



Lifetime[†] Limited Warranty on manufacturing defects



Passes UL 2218 Class 3 Impact-Resistance Test and may qualify for insurance discounts.³

[†] Lifetime refers to the length of warranty coverage provided and means as long as the original individual owner(s) of a single-family detached residence [or eligible second owner(s)] owns the property where the qualifying GAF products are installed. For other owners/structures, Lifetime coverage is not applicable. Lifetime coverage on shingles requires the use of GAF Lifetime shingles only. See the *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products.

¹ 15-year WindProven™ Limited Wind Warranty on GAF shingles with LayerLock® Technology requires the use of GAF starter strips, roof deck protection, ridge cap shingles, and leak barrier or attic ventilation. See *GAF Roofing System Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products. For installations not eligible for the WindProven™ Limited Wind Warranty, see *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions.

² 25-year StainGuard Plus™ Algae Protection Limited Warranty against blue-green algae discoloration is available only on products sold in packages bearing the StainGuard Plus™ logo. See *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions.

³ Only Timberline HDZ® Shingles sold in packages bearing the UL 2218 Class 3 Classification statement are rated for Class 3 impact resistance. Test performed under controlled laboratory conditions. GAF makes no express or implied warranty about the impact performance of this product against hail. Hail damage is not covered under the limited warranty. Insurance discounts may not be available in your area. Where available, insurance discounts may vary. Contact your insurance provider for information.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.

High Definition® colors

A timeless design with patented shadow bands to create exceptional depth and dimension.

**
CARTER*



Charcoal



Pewter Gray



Birchwood



Slate

*X
DISC*



Oyster Gray



Hunter Green

SHERWIN-WILLIAMS®

Carter
1506
Green St.

DESIGNER
COLOR COLLECTION

COLECCIÓN DE COLORES DE DISEÑADOR

WARM + WELCOMING | WARM NEUTRALS

CÁLIDOS + ACOGEDORES | NEUTROS CÁLIDOS



Wall | Pared: Slumber Sloth SW 9606 Trim | Bordes: White Sand SW 9582

CASUAL INVITATION

Make yourself at home with a palette of warm neutrals that effortlessly layer to create pulled-together personal spaces that feel cozy, comfortable, and oh so inviting.

INVITACIÓN CASUAL

WARM + WELCOMING | warm neutrals

CÁLIDOS + ACOGEDORES | neutros cálidos



Cotton
SW 9581



White Sesame
SW 9586



White Sand
SW 9582



Mushroom
SW 9587



Sanctuary
SW 9583



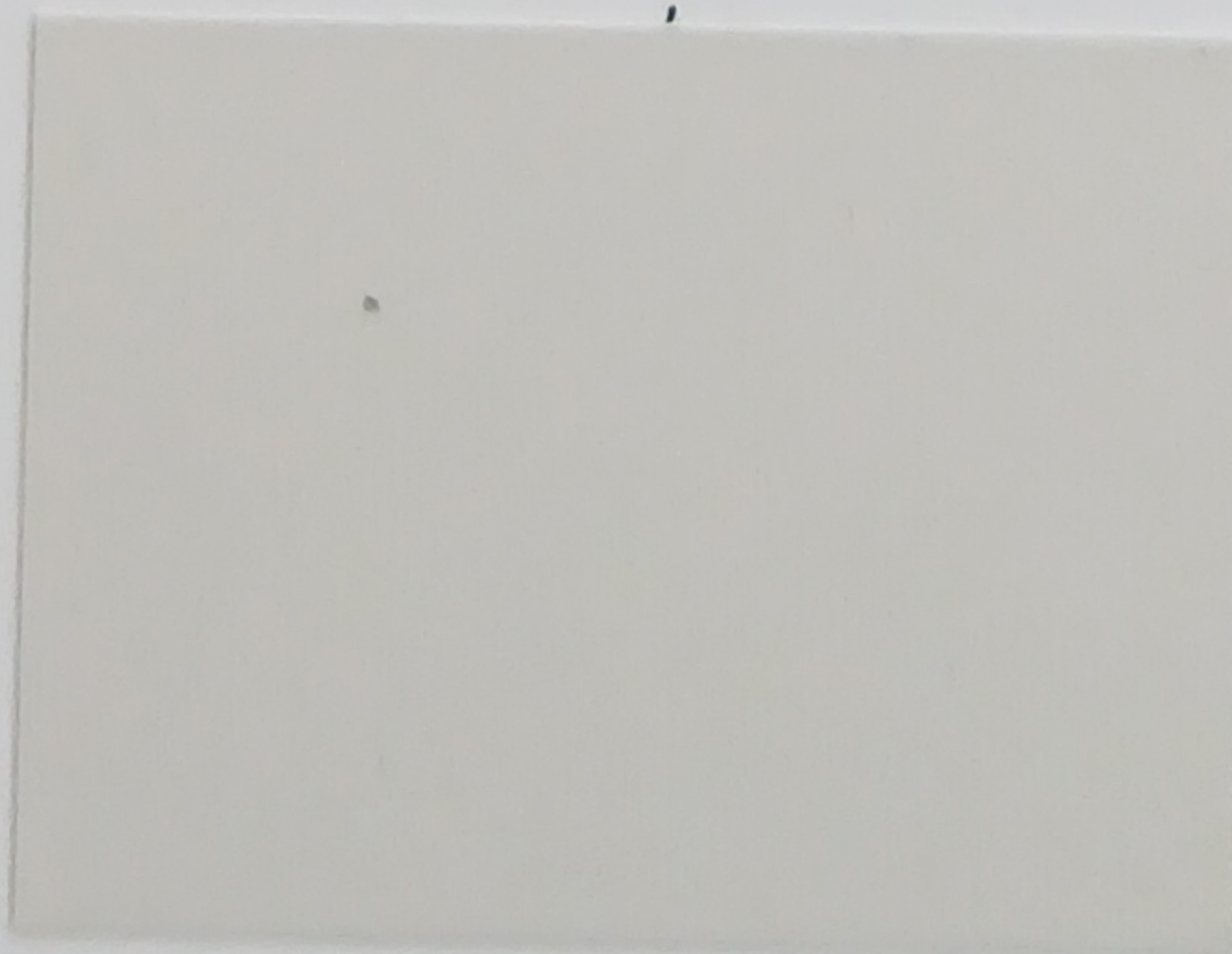
High Sierra
SW 9588



Mortar
SW 9584



Limewash
SW 9589



Sunbleached
SW 9585



Taupe of the Morning
SW 9590



Whisper
SW 9591



Pachyderm
SW 9596



Symmetry
SW 9601



Illusion
SW 9592



Western Reserve
SW 9597



Studio Beige
SW 9602



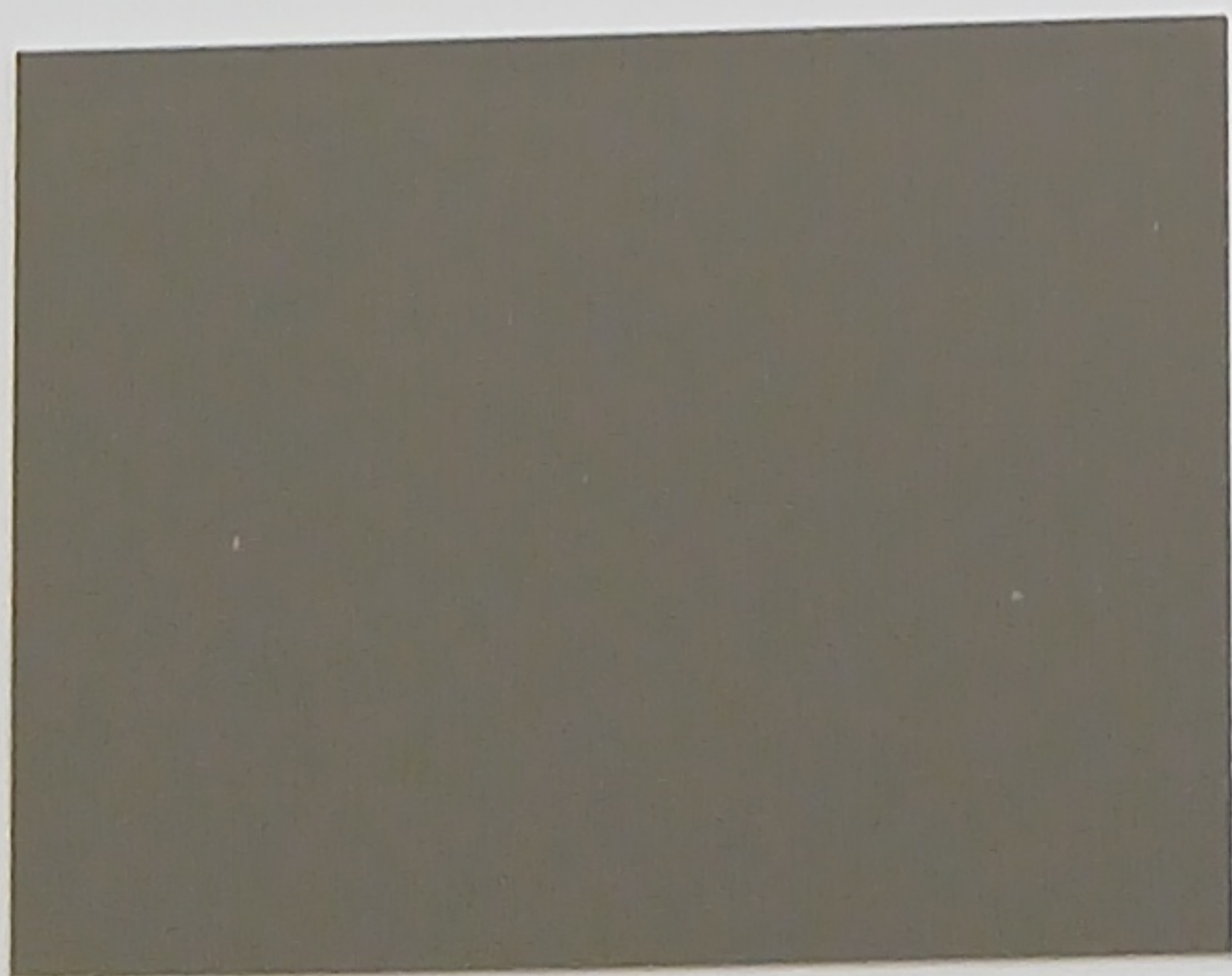
Lauriston Stone
SW 9593



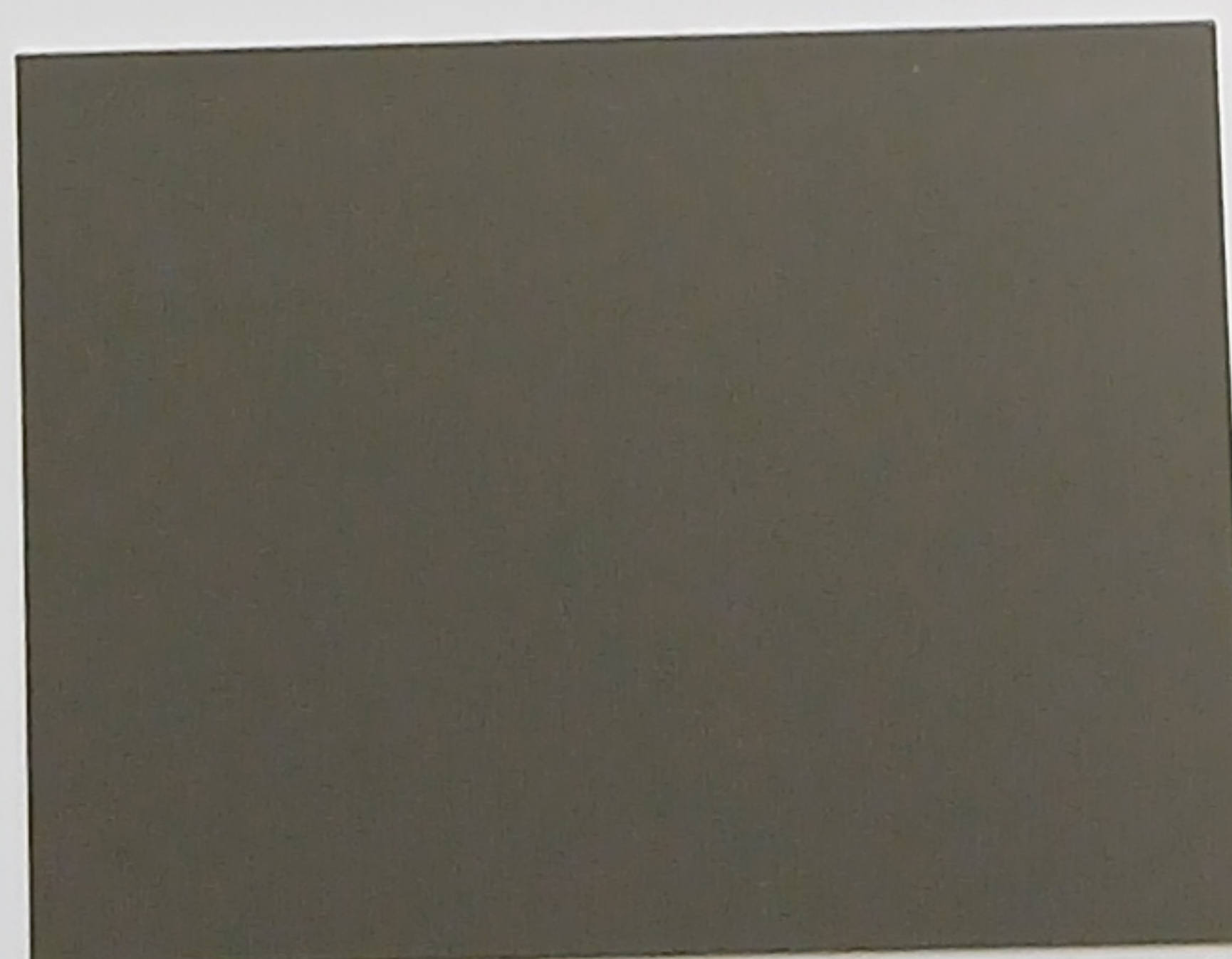
Solitary Slate
SW 9598



Quarry Stone
SW 9603



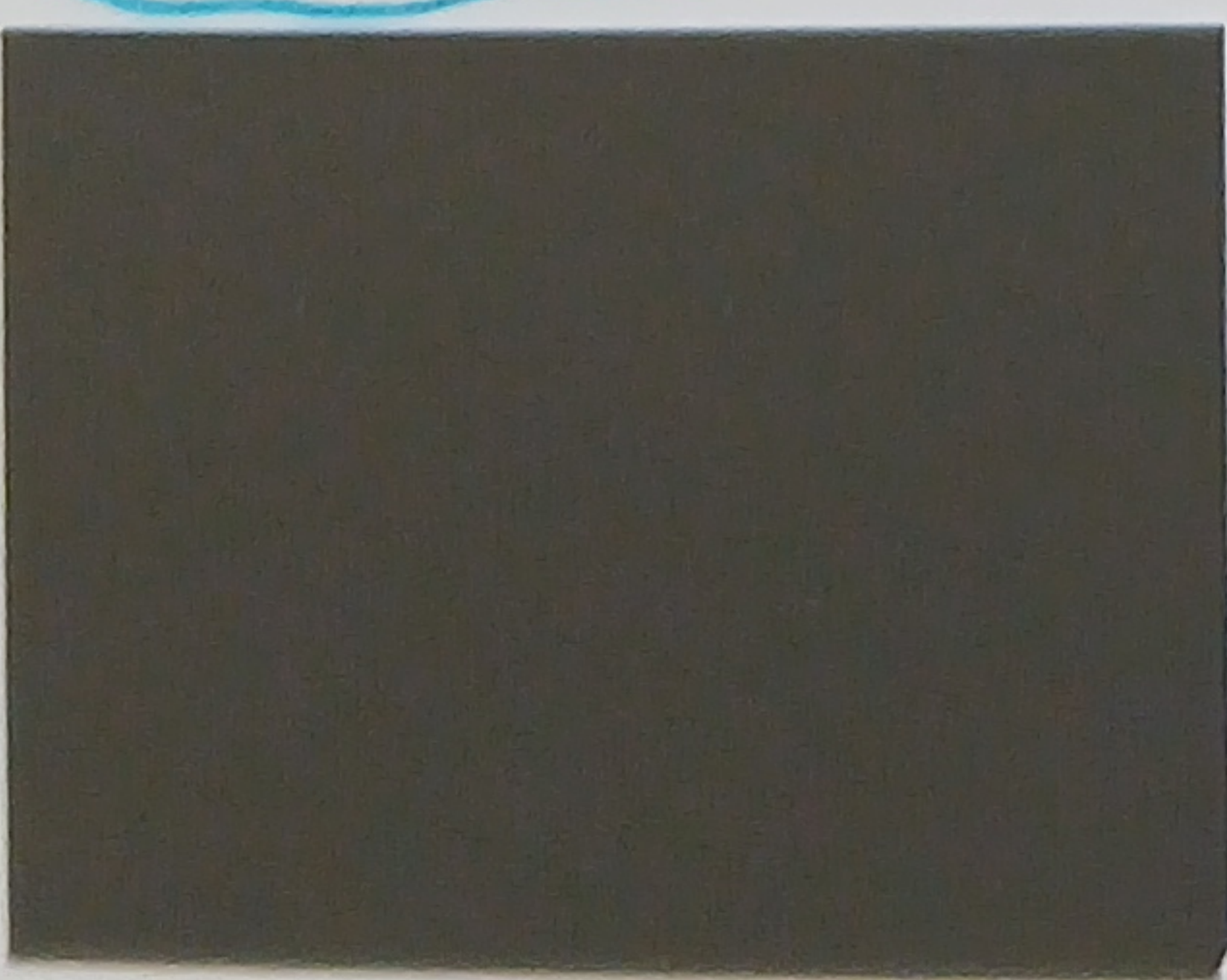
Settlement
SW 9594



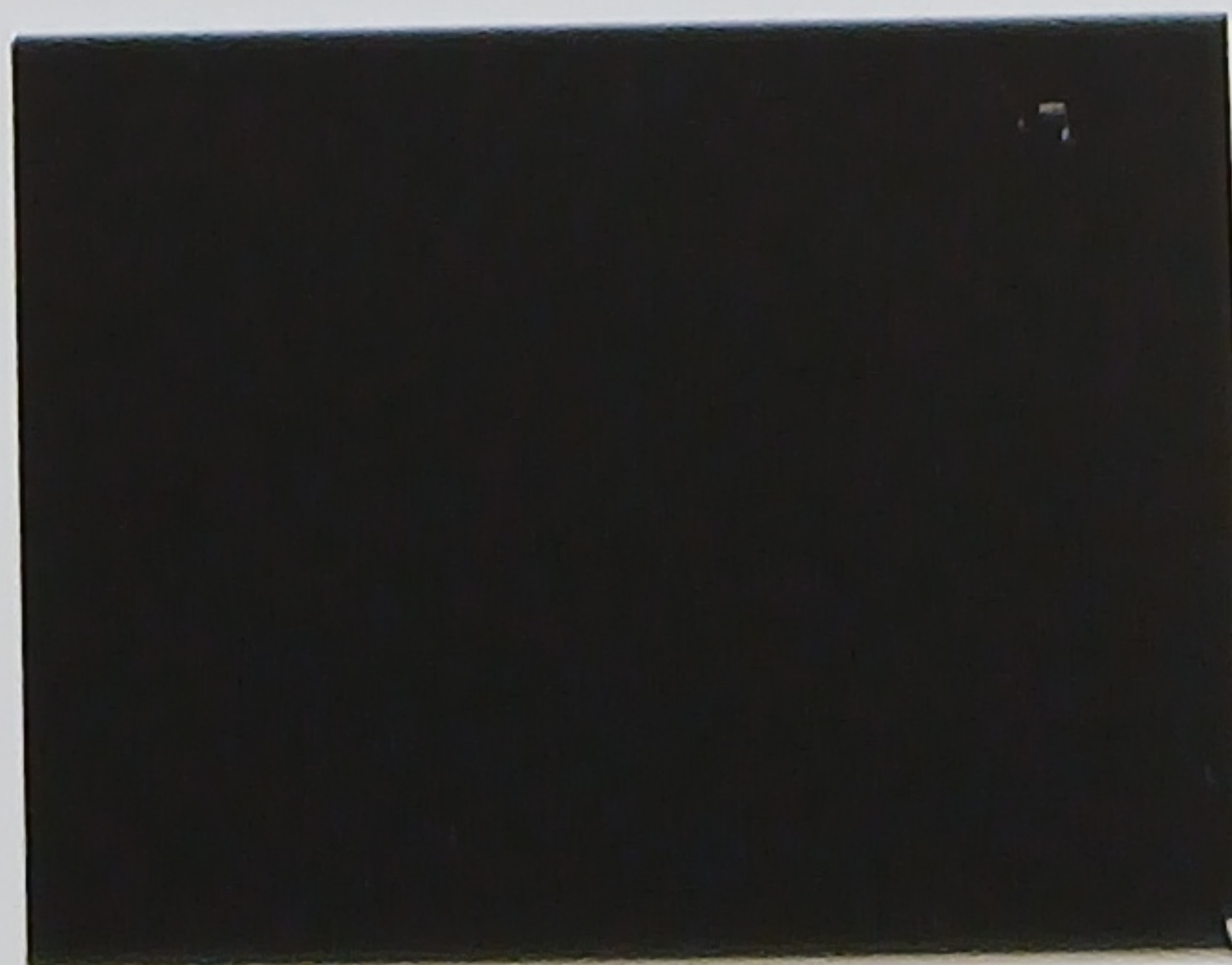
Limestone
SW 9599



Tea Leaf
SW 9604



Braintree
SW 9595



Armory
SW 9600



Clove
SW 9605

A-SERIES
Architectural Collection



**ARCHITECTURAL AUTHENTICITY,
UNPARALLELED PERFORMANCE**

UNPARALLELED PERFORMANCE

The beauty of A-Series products goes beyond their looks and authentic architectural style. They're also the best-performing, most energy-efficient windows and patio doors we've ever offered. At Andersen, we believe our job is to do more than just make windows and doors. It's also to make you look good to your customers today and for years to come.

WATER MANAGEMENT THAT WORKS

These features work together to direct water away from buildings:

- Hermetically sealed corner keys keep frames tight
- Sloped sill on double-hung windows
- Sill on patio doors directs water away from the home
- Innovative trim attachment flange secures trim independent of the window or door's water management system

SEALS OUT THE WEATHER

Weather-resistant seals stand up to eight inches of rain per hour and hurricane-force winds.* Double-hung windows feature a dual-bulb seal and casement windows use refrigerator-type gaskets to help keep air and water out.

BUILT STRONG

We use solid wood in interior door panels and window sash and frames, plus fiberglass on outer door frames and window sash exteriors, to provide an unmatched combination of strength, insulation, versatility and beauty.

Additionally, our Fibrex® composite material used in window frames and trim components delivers twice the strength and rigidity of vinyl.



PERFORMANCE GRADE (PG) UPGRADES FOR PATIO DOORS

Some codes don't require impact-resistant glass. For these situations, Performance Grade (PG) upgrades are available for patio doors.



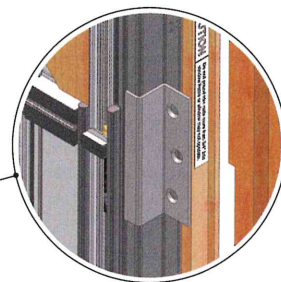
SUPERIOR PERFORMANCE

A-Series windows with Stormwatch® Protection are designed to satisfy:**

- Large missile impact test ASTM/E1886/E1996
- TAS 201, 202, 203
- AAMA/WDMA/CSA 101/1.S.2/A440-08 &-11

PG70

PERFORMANCE
FM-HD-33100-HP Impact DFLUP +6.5/-70
[AAMA/WDMA/CSA 101/1.2/A440-08 &-11]



NO EXPOSED BRACKETS

Hidden structural brackets provide 24/7 protection** and mean no visible reinforcements are necessary to meet coastal product performance requirements.

RIGOROUSLY TESTED

A-Series products with Stormwatch Protection have withstood testing that has taken them from temperatures as cold as Alaskan winters to the heat of Death Valley summers. They've stood up to hurricane-force winds and prolonged exposure to sea air. For product performance, test reports and videos, visit andersenwindows.com/coastalperformance.

EASY CONNECT JOINING SYSTEM

Utilizing the strength and durability of fiberglass, our Easy Connect Joining System provides design flexibility to create large window combinations with the ability to join smaller sub-combinations as you install them into the rough opening. See page 18.

*Tested to AAMA/WDMA/CSA 101/1.S.2/A440-08 &-11 PG50. For more information, visit andersenwindows.com/coastal.

**See your local code official for building codes requirements in your area.

BEST-IN-CLASS GLASS

Choose the exact glass you need to comply with virtually any coastal building code requirement*. Many A-Series windows and patio doors meet ENERGY STAR® v. 6.0 criteria in all 50 states. Visit andersenwindows.com/energystar to verify that the product and glass selected meet ENERGY STAR criteria 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™	● ● ● ○	● ● ● ●	● ● ● ○	● ● ● ●
SmartSun with HeatLock® Coating	● ● ● ●	● ● ● ●	● ● ○ ○	● ● ● ●
Low-E4®	● ● ● ○	● ● ● ○	● ● ● ○	● ● ● ○
Low-E4 with HeatLock Coating	● ● ● ●	● ● ● ○	● ● ● ○	● ● ● ○
Sun™	● ● ● ○	● ● ● ●	● ○ ○ ○	● ● ● ○
Clear Monolithic SmartSun†	○ ○ ○ ○	● ● ○ ○	● ● ● ●	● ● ○ ○
Gray Monolithic SmartSun**†	○ ○ ○ ○	● ● ● ○	● ● ○ ○	● ● ● ○

Center of glass performance only. Ratings based on glass options as of November 2019. Visit andersenwindows.com/energystar for ENERGY STAR® map and NFRC total unit performance data.

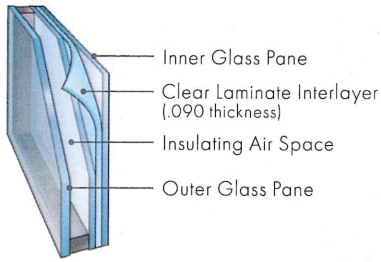
**Low-E4 Sun impact-resistant glass and gray Monolithic SmartSun impact-resistant glass each satisfy Florida Turtle Code.

†Clear or gray Monolithic SmartSun impact-resistant glass is available on patio doors and patio door sidelights and transoms only.

*See your local code official for building code requirements in your area.



Overview
103 A-Series Frenchwood®
& Awning Windows
110 A-Series Frenchwood®
Windows
114 A-Series Frenchwood®
Windows
121 A-Series Frenchwood®
Windows
128 A-Series Frenchwood®
Joining Details
136 A-Series Frenchwood®
Custom Sizes
139 A-Series Frenchwood®
A-Series Specialty Windows
141 A-Series Frenchwood®



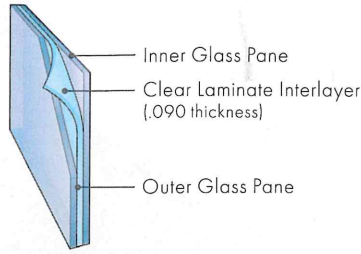
HIGH-PERFORMANCE IMPACT-RESISTANT GLASS FOR WINDOWS & PATIO DOORS

Low-E4® impact-resistant glass provides all the benefits of monolithic impact-resistant glass, while adding an insulating air space that helps keep homes cool in the summer and warm in the winter.

Low-E4 SmartSun™ impact-resistant glass delivers the benefits of Low-E4 impact-resistant glass, plus it helps shield homes from the sun's heat and filters out 95% of harmful UV rays while letting sunlight shine through.

Low-E4 Sun impact-resistant glass is tinted for maximum protection from the effects of intense sunlight and provides all the benefits of Low-E4 impact-resistant glass.

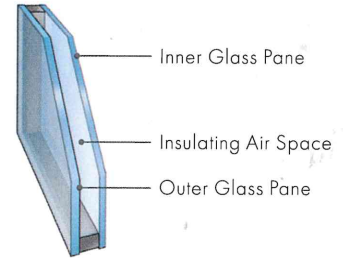
A white interlayer and obscure glass are also available, see your Andersen supplier for details.



MONOLITHIC IMPACT-RESISTANT GLASS FOR PATIO DOORS

Monolithic SmartSun impact-resistant glass is reinforced with a clear laminate interlayer sandwiched between two panes of glass to resist impact, forced entry and unwanted noise. Choose from clear monolithic or gray monolithic that's tinted to further block heat caused by sunlight. Available on patio doors and patio door sidelights and transoms only.

A white interlayer is also available, see your Andersen supplier for details.



HIGH-PERFORMANCE GLASS FOR NON-COASTAL PATIO DOORS WITH PERFORMANCE GRADE (PG) UPGRADES

Low-E4 glass provides an insulating air space that helps keep homes cool in the summer and warm in the winter.

Low-E4 SmartSun glass delivers the benefits of Low-E4 glass, plus it helps shield homes from the sun's heat and filters out 95% of harmful UV rays while letting sunlight shine through.

Low-E4 Sun glass is tinted for maximum protection from the effects of intense sunlight and provides all the benefits of Low-E4 glass.



Storm Protection
helps protect homes against extreme weather and flying debris



Sound Reduction
reduces exterior noise for a quieter environment



Safety
provides forced-entry resistance for peace of mind



Sun Protection
helps reduce damaging UV rays from coming into the home



Help Save Energy
helps shield homes from the sun's heat, keeping homes cool and lowering energy costs

HEATLOCK® TECHNOLOGY

Applied to the room-side glass surface, HeatLock coating reflects heat back into the home for improved performance.

TURTLE GLASS

Turtle glass requirements can be achieved by using the Low-E4 Sun glass option, see your Andersen supplier for details.

TIME-SAVING FILM

We protect our products during delivery and construction with translucent film on the glass that peels away for a virtually spotless window.

WINDOWS

caseta

EXTERIOR & INTERIOR OPTIONS

EXTERIOR COLORS

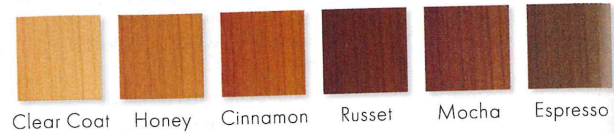


INTERIOR WOOD SPECIES



Naturally occurring variations in grain, color and texture of wood make each window one of a kind. All wood interiors are unfinished unless a finish is specified.

FACTORY-FINISHED INTERIORS



Shown on pine. Available on pine, maple and oak only.

INTERIOR PAINTED OPTIONS



Available on pine. Additional colors to match all 11 exterior colors are also available, contact your Andersen supplier.

HARDWARE OPTIONS**

Casement, Awning & Venting Transom



TRADITIONAL FOLDING HANDLE

Antique Brass | Black | Bright Brass | Brushed Chrome
Distressed Nickel | Gold Dust | Polished Chrome
Satin Nickel | Stone | White



CONTEMPORARY FOLDING HANDLE

Black | Bright Brass | Gold Dust
Satin Nickel | Stone | White

Folding handles avoid interference with window treatments.
Bold name denotes finish shown.

Double-Hung



Lock & Keeper

Antique Brass | Black | Bright Brass | Brushed Chrome | Distressed Nickel
Gold Dust | Polished Chrome | **Satin Nickel** | Stone | White



Bar Lift



Hand Lift

TRADITIONAL LIFTS

Antique Brass | Black | Bright Brass | Brushed Chrome | Distressed Nickel
Gold Dust | Polished Chrome | **Satin Nickel** | Stone | White

Bold name denotes finish shown.

HARDWARE FINISHES



*Actual wood species is either Sapele or Sipo, both non-endangered species grown in Africa, with color and characteristics similar to Central American species.
**Hardware sold separately except double-hung.

Printing limitations prevent exact replication of colors and finishes. See your Andersen supplier for actual color and finish.

DOUBLE-HUNG WINDOWS

Custom

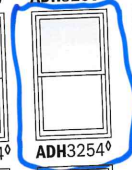
Table of Double-Hung Window Sizes
Scale 1/8" (3) = 1'-0" (305) - 1:96

Notes on the next page also apply

Unit Dimension	1'-7 1/4" (489)	1'-11 1/4" (591)	2'-3 1/4" (692)	2'-5 1/4" (743)	2'-7 1/4" (794)	2'-9 1/4" (845)	2'-11 1/4" (895)	3'-1 1/4" (946)	3'-3 1/4" (997)	3'-7 1/4" (1099)	3'-11 1/4" (1200)
Minimum Rough Opening	1'-8" (508)	2'-0" (610)	2'-4" (711)	2'-6" (762)	2'-8" (813)	2'-10" (864)	3'-0" (914)	3'-2" (965)	3'-4" (1016)	3'-8" (1118)	4'-0" (1219)
Unobstructed Glass (lower sash only)	12 5/8" (321)	16 5/8" (422)	20 5/8" (524)	22 5/8" (575)	24 5/8" (625)	26 5/8" (676)	28 5/8" (727)	30 5/8" (778)	32 5/8" (829)	36 5/8" (930)	40 5/8" (1032)

CUSTOM SIZES AVAILABLE

2'-11 1/4" (895) 3'-0" (914) 12 13/16" (325)	ADH1830	ADH2030	ADH2430	ADH2630	ADH2830	ADH21030	ADH3030	ADH3230	ADH3430	ADH3830	ADH4030
3'-3 1/4" (997) 3'-4" (1016) 14 13/16" (376)	ADH1834	ADH2034	ADH2434	ADH2634	ADH2834	ADH21034	ADH3034	ADH3234	ADH3434	ADH3834	ADH4034
3'-7 1/4" (1099) 3'-8" (1118) 16 13/16" (427)	ADH1838	ADH2038	ADH2438	ADH2638	ADH2838	ADH21038	ADH3038	ADH3238	ADH3438	ADH3838	ADH4038
3'-11 1/4" (1200) 4'-0" (1219) 18 13/16" (478)	ADH1840	ADH2040	ADH2440	ADH2640	ADH2840	ADH21040	ADH3040	ADH3240	ADH3440	ADH3840	ADH4040
4'-3 1/4" (1302) 4'-4" (1321) 20 13/16" (529)	ADH1844	ADH2044	ADH2444	ADH2644	ADH2844	ADH21044	ADH3044	ADH3244	ADH3444	ADH3844	ADH4044
4'-7 1/4" (1403) 4'-8" (1422) 22 13/16" (579)	ADH1848	ADH2048	ADH2448	ADH2648	ADH2848	ADH21048	ADH3048	ADH3248	ADH3448	ADH3848	ADH4048
4'-11 1/4" (1505) 5'-0" (1524) 24 13/16" (630)	ADH1850	ADH2050	ADH2450	ADH2650	ADH2850	ADH21050	ADH3050	ADH3250 ^o	ADH3450 ^o	ADH3850 ^o	ADH4050 ^o
5'-3 1/4" (1607) 5'-4" (1626) 26 13/16" (681)	ADH1854	ADH2054	ADH2454	ADH2654	ADH2854	ADH21054	ADH3054 ^o	ADH3254 ^o	ADH3454 ^o	ADH3854 ^o	ADH4054 ^o
5'-7 1/4" (1708) 5'-8" (1727) 28 13/16" (732)	ADH1858	ADH2058	ADH2458	ADH2658	ADH2858	ADH21058 ^o	ADH3058 ^o	ADH3258 ^o	ADH3458 ^o	ADH3858 ^o	ADH4058 ^o
5'-11 1/4" (1810) 6'-0" (1829) 30 13/16" (783)	ADH1860	ADH2060	ADH2460	ADH2660	ADH2860	ADH21060 ^o	ADH3060 ^o	ADH3260 ^o	ADH3460 ^o	ADH3860 ^o	ADH4060 ^o
6'-3 1/4" (1911) 6'-4" (1930) 32 13/16" (833)	ADH1864	ADH2064	ADH2464	ADH2664 ^o	ADH2864 ^o	ADH21064 ^o	ADH3064 ^o	ADH3264 ^o	ADH3464 ^o	ADH3864 ^o	ADH4064 ^{o+}





STAFF REPORT: Historic District Review Board (HDRB)

1506 GREENE STREET

DATE: July 8, 2026

GENERAL INFORMATION		
Applicant:	Mark Sutton (Architect)	
Site Address / Tax PIN:	1506 Greene Street / PIN: R120 004 000 0227 0000	
Applicant's Request:	Applicant is requesting final approval for construction of a new ~334 sq. ft. master bedroom addition on the west side of an existing CMU dwelling.	
Current Zoning:	T4-HISTORIC NEIGHBORHOOD (T4-HN)	
Contributing/Neighborhood	Non-Contributing (c. 1944) / The Northwest Quadrant	
Flood Zone/Base Flood	Flood Zone: X, Elevation: 22 ft – 23 ft (BFE: 13 ft)	
Existing Trees	No (specimen/landmark) trees affected.	
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; <u>total impervious coverage may be an additional 10%</u> . 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	1505 Greene St. (c. 1955; Non-Contributing) – residential	N/A
South: T4-HN	912 Monson St. (c. 1940; Non-Contributing) – residential	N/A
East: T4-HN	914 Monson St. (c. 1900; Contributing) – residential	N/A
West: T4-HN	1508 Greene St. (Vacant)	N/A

Background:

The applicant is proposing a 13'-6" x 24'-9" (approx. 334 sq. ft.) wood-framed addition on a raised slab, which will include a master bedroom, bathroom, and laundry room-addition. The existing building is a non-contributing, 1-story CMU dwelling. The addition will increase the house's habitable space to approx. 922 sq. ft. **The applicant has been to one (1) HTRC Meeting on 6/17/2026.**

Project Timeline:

Jan. 2026	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.
					6/17: 1st HTRC Meeting	7/08: 1st HDRB Meeting					

Summary from the 1st HTRC Meeting on 6/17/2026:

Synopsis of staff comments:

1. Planning and Zoning:

- Non-contributing, ca. 1944
- 1-story CMU dwelling
- Northwest Quadrant

2. Building Codes:

- 22’-23’ contours. No flood concerns.

3. Architecture:

- Staff is generally supportive of the applicant’s proposal for a side addition on the existing building, but recommends shifting the addition back – see attached sketch.
- Renderings show board and batten siding around entire building, but current building is CMU. Staff recommends the applicant keep the CMU exposed on the main house and use board and batten on the addition only. *UPDATE post-meeting: Staff would be supportive of stucco on the CMU, Provide updated window and door details for the main house that include the stucco finish.*
- Applicant to provide a roof plan in addition to showing the dashed roof on the floor plans.
- Applicant to provide existing photos of the main house.
- Applicant to confirm the soffit and fascia material.
- Will the house be painted a new color? If so, provide a color name for the trim and the siding
- Provide cutsheets for new windows, exterior lighting, asphalt shingle, etc.
 - Applicant has noted on the drawings that new windows will be vinyl. Vinyl windows are prohibited in the historic district. It appears that the existing house might have vinyl windows. Windows in the addition may be 1/1 aluminum- or fiberglass-clad windows. The existing window also look like they have “picture-framed” window casings and sills, and the new window details seem to mimic this. Per Section 4.6.3.C.2, “Windows shall not be flush with exterior wall treatments. Windows shall be provided with an architectural surround at the jambs and header, and a projecting sill.” New windows shall have projecting sills and trim.
 - *NOTE: If an existing structure is noncompliant with aspects of the Beaufort Code, new additions/alterations should assist in bringing the structure into better compliance with the code.*
- Applicant to provide a site plan that demonstrates compliance with setbacks and lot coverage requirements per Section 2.4.1.

4. HBF:

- Mark met with our preservation committee a couple of weeks ago. We suggested he not put vertical siding on the existing house, but paint it the same color as the new addition. We support the addition.

Tree Removal Proposed:

No Specimen/Landmark trees are affected by this proposed addition.

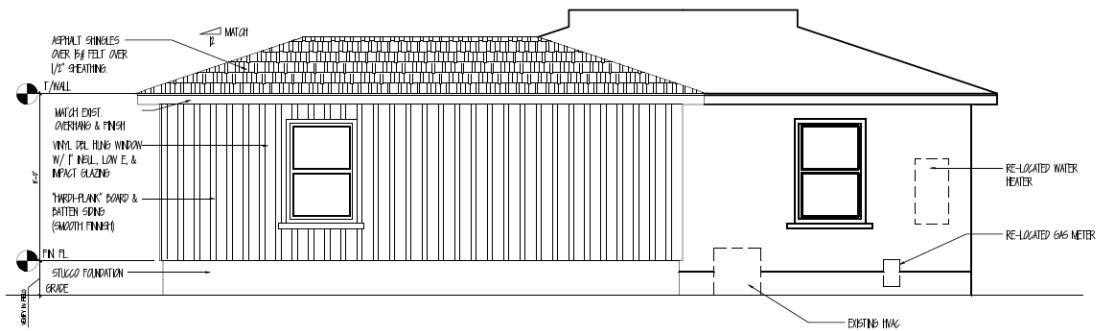
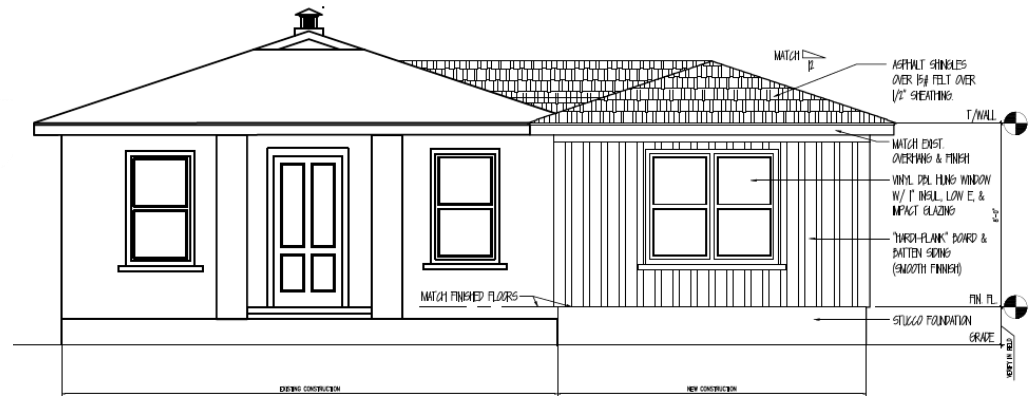
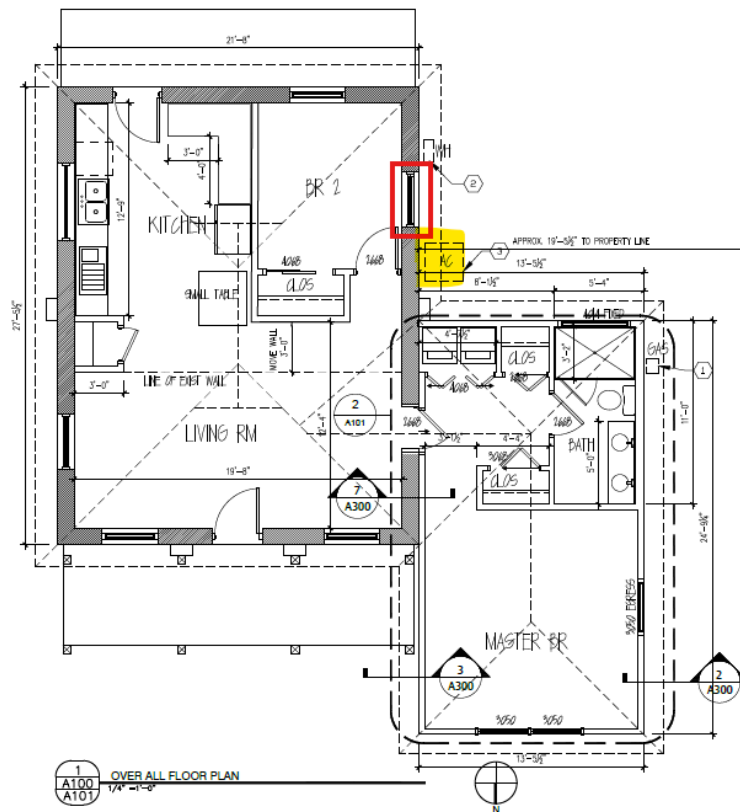
Surrounding Area:

The subject property is located within the “Northwest Quadrant” neighborhood. The predominant land uses are single-family residential in mostly 1-story, smaller dwellings. Many of which are not considered historically contributing and thus, are not listed on the National Register of Historic Places, except for 914 Monson Street, which is the adjacent house to the East (c. 1900, altered in 1960). The immediate neighborhood also contains vacant/unbuilt lots scattered here and there.

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.

Overview of proposed addition

❖ Floorplan:



Main characteristics

- Addition is set in front of existing front façade elevation to preserve an existing window (bedroom #2) and HVAC
- Will contain master bedroom, master bathroom, 2 closets and laundry room
- Siding of addition: Board and batten, painted in “settlement” (gray-greenish) color; existing portion to be stuccoed & painted
- Hip roof to match existing roof slope & asphalt shingles

4.7.2 Integrity Guidelines (as per Beaufort Development Code)	Rationale Present	Staff Analysis of Rationale
<p>1. Location: This is the relationship between the property and its historical context.</p>	<p>YES</p>	<p>✓ The proposed wood-framed addition to the existing, non-contributing CMU-dwelling, built c. 1944, will not only increase the size of habitable space to this property, but also aesthetically enhance the dwelling overall and its effect on the neighborhood.</p>
<p>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.</p>	<p>YES / NO</p>	<p>✓ The proposed architecture and size of the addition positively blend into the existing size and design of the house.</p> <p>✗ However, the proposed “board and batten” siding type is not represented in the immediate neighborhood block, where there is either brick or horizontal siding (some with asbestos or other shingles).</p>
<p>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.</p>	<p>YES</p>	<p>✓ The setting of the new addition in front of the existing front façade will benefit in providing a more cohesive average front setback area, since the existing house is set back so far in comparison to the adjacent dwelling. This will provide more harmony in regard to a more uniform front setback line.</p>
<p>4. Materials: These are the physical elements that make up a property or district.</p>	<p>YES / NO</p>	<p>✓ The proposed materials and components of the addition, i.e., foundation wall, location and size of windows, roof form (hip) and cladding are representative of the North-West Quadrant neighborhood and also complement the existing dwelling.</p> <p>✗ No full vinyl windows are allowed in the Historic District (Must be at least clad windows).</p>
<p>5. Workmanship: This is the physical evidence of the crafts of a particular culture or time period. This particularly applies to rehabilitation projects, but for new infill projects, workmanship of surrounding structures should be considered and respected.</p>	<p>YES</p>	<p>✓ The proposed workmanship is representative of the immediate block, the North-West Quadrant neighborhood and the Beaufort Historic District overall.</p>

<p>6. Feeling: This is the property's expression of the aesthetic or historic sense of a particular period of time. This particularly applies to rehabilitation projects, but for new infill projects, the feeling of surrounding structures should be considered and respected.</p>	<p>YES</p>	<p>✓ The proposed addition in its design and placement is representative of similar historic structures in form, scale, and materiality.</p>
<p>7. Association: This is the direct link between an important historic event or person and a property.</p>	<p>N/A</p>	<p>– Staff has not found any relevant history or persons directly linked to this specific property.</p>

FINDINGS AND RECOMMENDATIONS

Staff recommends **FINAL APPROVAL WITH CONDITIONS (AS FOLLOWS) TO BE APPROVED BY STAFF** in that the proposal satisfies the intent of the Beaufort Preservation Manual and the requirements of the Beaufort Code:

1. Applicant to update drawings/labels to show for non-vinyl windows (as per provided cutsheet for the Andersen A-series window product).
2. Applicant to update rendering on plan sheet T1 to omit board and batten siding over existing CMU and to replace with stucco (painted) if a different finish is preferred over the CMU. Also, applicant to provide updated window and door details for the main house that include the stucco finish if applicable.
3. Applicant to verify where the referenced paint colors of “Sanctuary” (SW 9583) and “Settlement” (SW 9594) will be applied at (as per provided cutsheets).
4. Applicant to confirm and to provide cutsheets for the soffit and fascia materials.
5. Applicant to clarify if any other changes are occurring to the existing house or site, such as new exterior light fixtures, fencing, driveways, etc.

APPLICATIONS:

B. 602 BLADEN STREET

Northwest Quadrant

(PIN: R120 003 000 0215 0000)

Request for final approval for construction of a new single-family dwelling with attached garage.



HISTORIC DISTRICT REVIEW (Major) HRB Review – Application Form

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

Application Fee: see attached schedule

pl.

OFFICE USE ONLY: Date Filed: 6/18/26 Application #: HDLB-000165-2026 Zoning District: T4-TV

Approved By: _____ Date: _____

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

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

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

Pre-application Requirement:

Has project attended a Historic Technical Review Committee (HTRC) meeting? [x] Yes [] No Date: 2/26

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

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

Applicant & Project Information:

Applicant Name: Cooter Ramsey, Allison Ramsey Architects, Inc

Applicant Address: 1003 Charles Street, Beaufort SC 29902

Applicant E-mail: [redacted] Applicant Phone No.: [redacted]

Applicant Title: [] Homeowner [] Tenant [x] Architect [] Engineer [] Developer [] Contractor



HISTORIC DISTRICT REVIEW (Major) HRB Review – Application Form

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

Application Fee:
see attached schedule

Owner (if other than the Applicant): Chandler and Amy Trask

Owner Address: _____

Owner E-mail: 602 Bladen Street Owner Phone No.: _____

Property Address: _____

Property Identification Number(s): R120 003 000 0215 0000

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

conceptual design of 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. the main mass of the building has been pushed into the corner to best address both bladen and king streets. addio

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

Applicant's Signature: 6bee1bc8-5461-4579-8d47-653e90f12d83 Digitally signed by 6bee1bc8-5461-4579-8d47-653e90f12d83 Date: 2026.03.04 14:21:09 -05'00' Date: 3/4/26 6/18/26

Owner's Signature: 6bee1bc8-5461-4579-8d47-653e90f12d83 Digitally signed by 6bee1bc8-5461-4579-8d47-653e90f12d83 Date: 2026.03.04 14:21:39 -05'00' Date: 3/4/26 6/18/26

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

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



1704

Zoning Classification

CobData

HISTORIC DISTRICT-Preservation Heighborhood

HISTORIC DISTRICT-Conservation Neighborhood

Bladen Street Redevelopment District

Boundary Street Redevelopment District

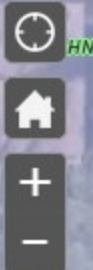
Retail Overlay (Church & Green Street)

Retail Overlay

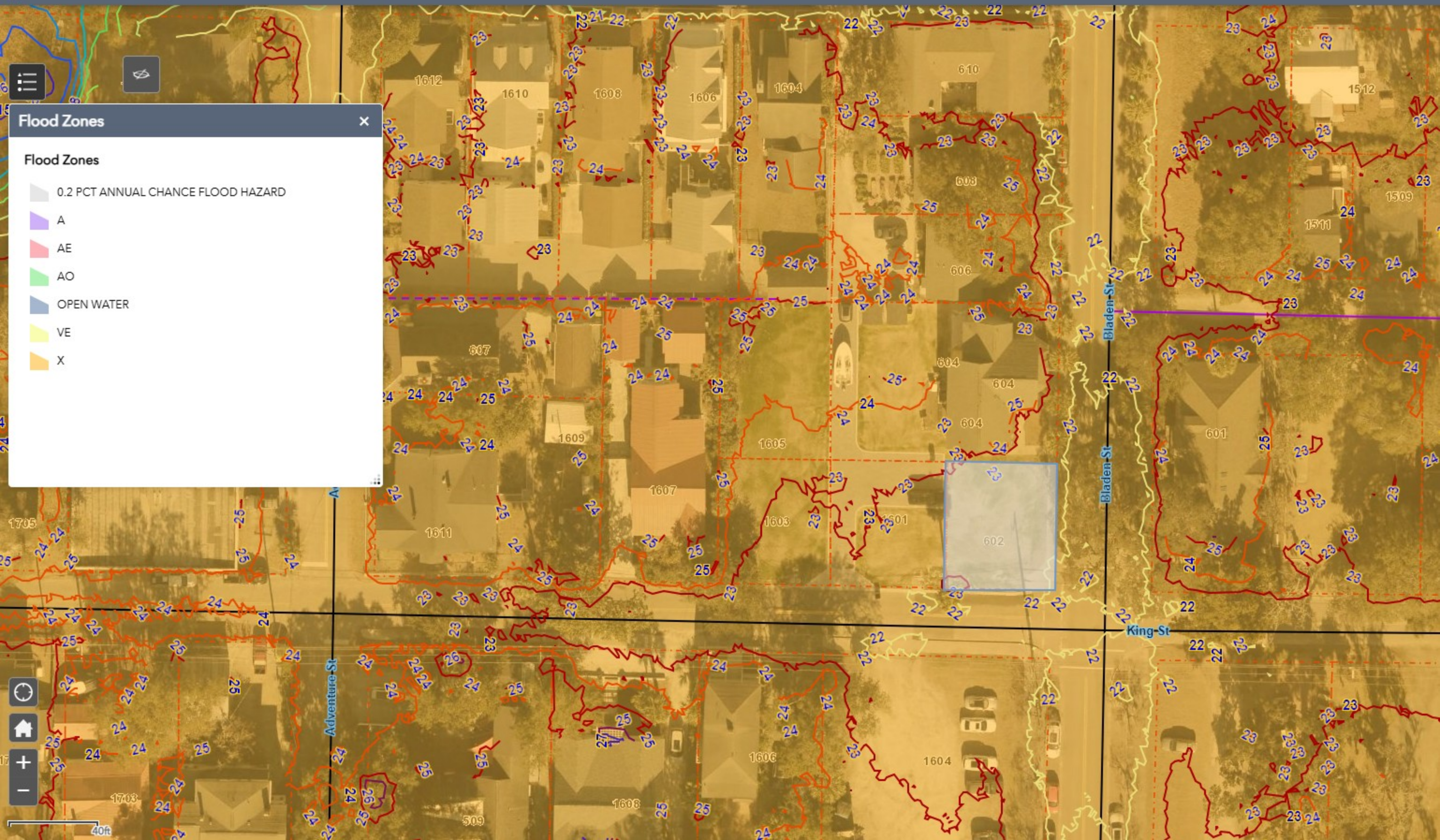
Zoning Districts

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



40ft



Flood Zones

Flood Zones

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

Map navigation controls: Refresh, Home, Zoom In (+), Zoom Out (-)

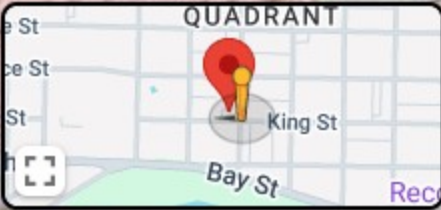
40ft

601 Bladen St 📍


Beaufort, South Carolina

Google Street View

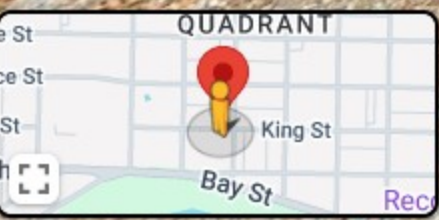
Apr 2022 [See more dates](#)



1604 King St
 Beaufort, South Carolina

 Google Street View

Apr 2022 [See more dates](#)





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

DECISION LETTER

May 14, 2026

Cooter Ramsey (Architect) for Chandler & Amy Trask (Owner)

Email: cooter@allisonramseyarchitect.com; chandlertraskconstruction@gmail.com; amybtrask@gmail.com

RE: 602 Bladen Street – New construction of a single-family dwelling with attached garage/carriage house (APP#: HDRB-000096-2026)

To whom it may concern:

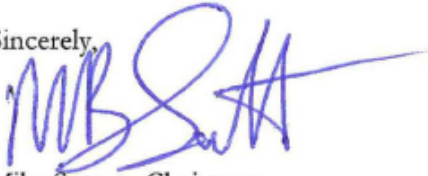
On May 13, 2026, the City of Beaufort Historic District Review Board (HDRB) met to review your application for approval for a new single-family dwelling with attached garage/carriage house to be constructed on a currently vacant lot at the corner of Bladen and King Street. **The HDRB granted conceptual approval. For final approval, the applicant shall return to a future HDRB meeting with revisions that meet following staff recommendations:**

- **Staff Recommendation #1:** Applicant to study ways to reduce the overall height (massing & scaling) of the dwelling as to better integrate new construction into the existing streetscape.
- **Staff Recommendation #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.
- **Staff Recommendation #3:** Applicant to use larger windows on the ground floor along to eastern façade facing Bladen Street.
- **Staff Recommendation #4:** Applicant to enlarge the windows at the stair landings on the west façade and to match the adjacent windows to the updated sizes of the windows at the landings.
- **Staff Recommendation #5:** Applicant to provide site pervious/impervious coverage as well as frontage buildout ratios.
- **Staff Recommendation #6:** Applicant to shift the door on the south elevation to align with one of the bay windows above.

- **Staff Recommendation #7:** 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.

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

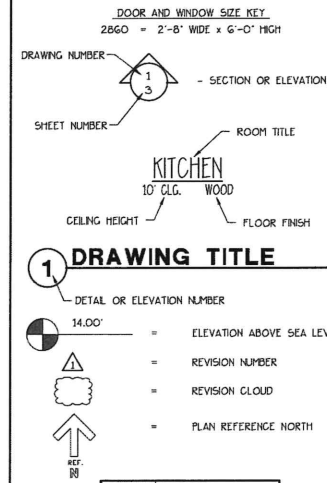
Sincerely,

A handwritten signature in blue ink, appearing to read 'MSA', with a long horizontal flourish extending to the right.

Mike Sutton, Chairman

City of Beaufort Historic District Review Board

SYMBOLS + KEYS



⚡	SINGLE POLE SWITCH
⚡⚡	THREE WAY SWITCH
⚡⚡⚡	FOUR WAY SWITCH
⚡⚡⚡⚡	DIMMER SWITCH
⚡⚡⚡⚡	SPEED CONTROL
⚡⚡⚡⚡	DUPLEX OUTLET
⚡⚡⚡⚡	3/2 HOT OUTLET
⚡⚡⚡⚡	WATER PROOF OUTLET
⚡⚡⚡⚡	GROUND FAULT OUTLET
⚡⚡⚡⚡	QUADRUPLX OUTLET
⚡⚡⚡⚡	SPECIALTY OUTLET
⚡⚡⚡⚡	FLOOR OUTLET
⚡⚡⚡⚡	TELEPHONE JACK
⚡⚡⚡⚡	THERMOSTAT
⚡⚡⚡⚡	TELEVISION JACK
⚡⚡⚡⚡	VENT
⚡⚡⚡⚡	VENT w/ LIGHT
⚡⚡⚡⚡	SURFACE MOUNTED FIXTURE
⚡⚡⚡⚡	RECESSED FIXTURE
⚡⚡⚡⚡	WALL MOUNTED FIXTURE
⚡⚡⚡⚡	FLOOD LIGHT
⚡⚡⚡⚡	LED FIXTURE
⚡⚡⚡⚡	CEILING FAN
⚡⚡⚡⚡	STOP LIGHTING
⚡⚡⚡⚡	CEILING ROSE
⚡⚡⚡⚡	DOOR CURB
⚡⚡⚡⚡	ELECTRICAL PANEL
⚡⚡⚡⚡	SMOKE DETECTOR
⚡⚡⚡⚡	CARBON MONOXIDE DETECTOR

CONCEPTUAL RENDERING



DRAWING INDEX

- 0 COVER SHEET
- 5 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
- 5P 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

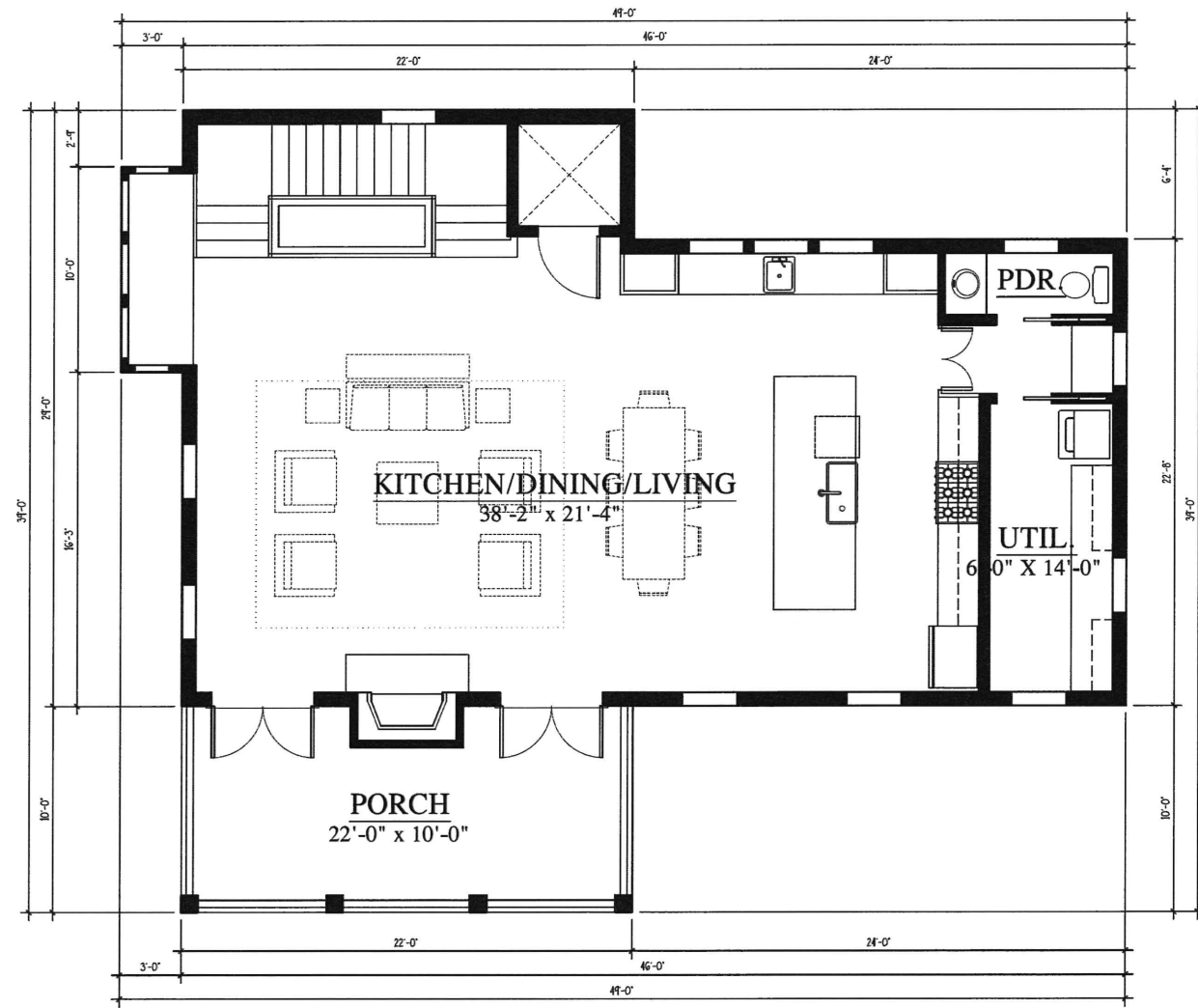
602 BLADEN ST.
BEAUFORT, SOUTH CAROLINA

ALLISON RAMSEY
Architects, Inc. creating sustainable timeless design
1003 Charles St.
Beaufort SC, 29902
(843) 984-0599
www.allisonramseyarchitect.com

DATE: 6/12/2026
JOB NO. 23415
DWG. NO. 0
DWG. NAME: 23415.DWG

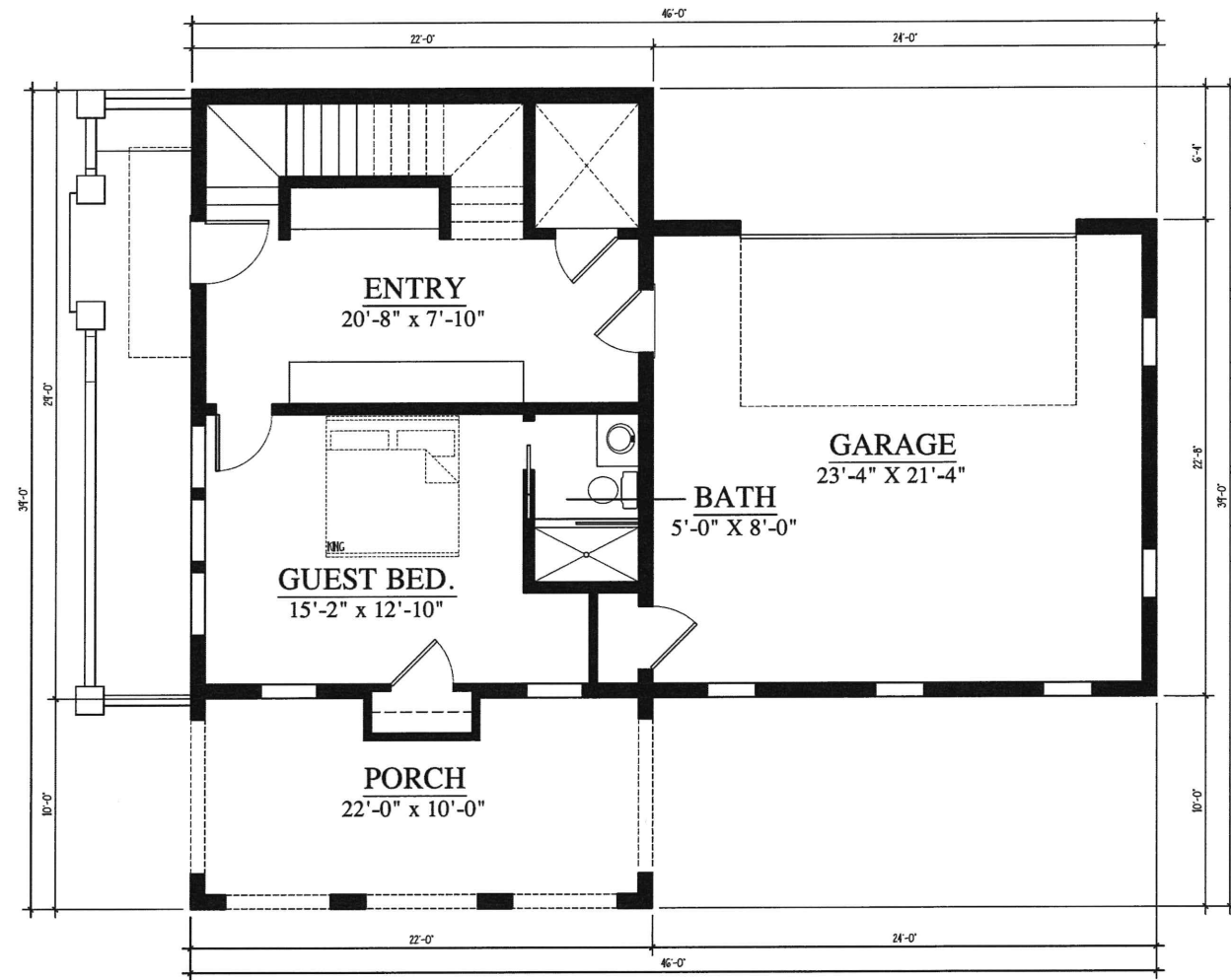
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MAIN FLOOR PLAN

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



GROUND FLOOR PLAN

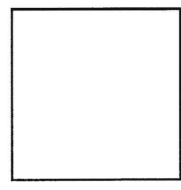
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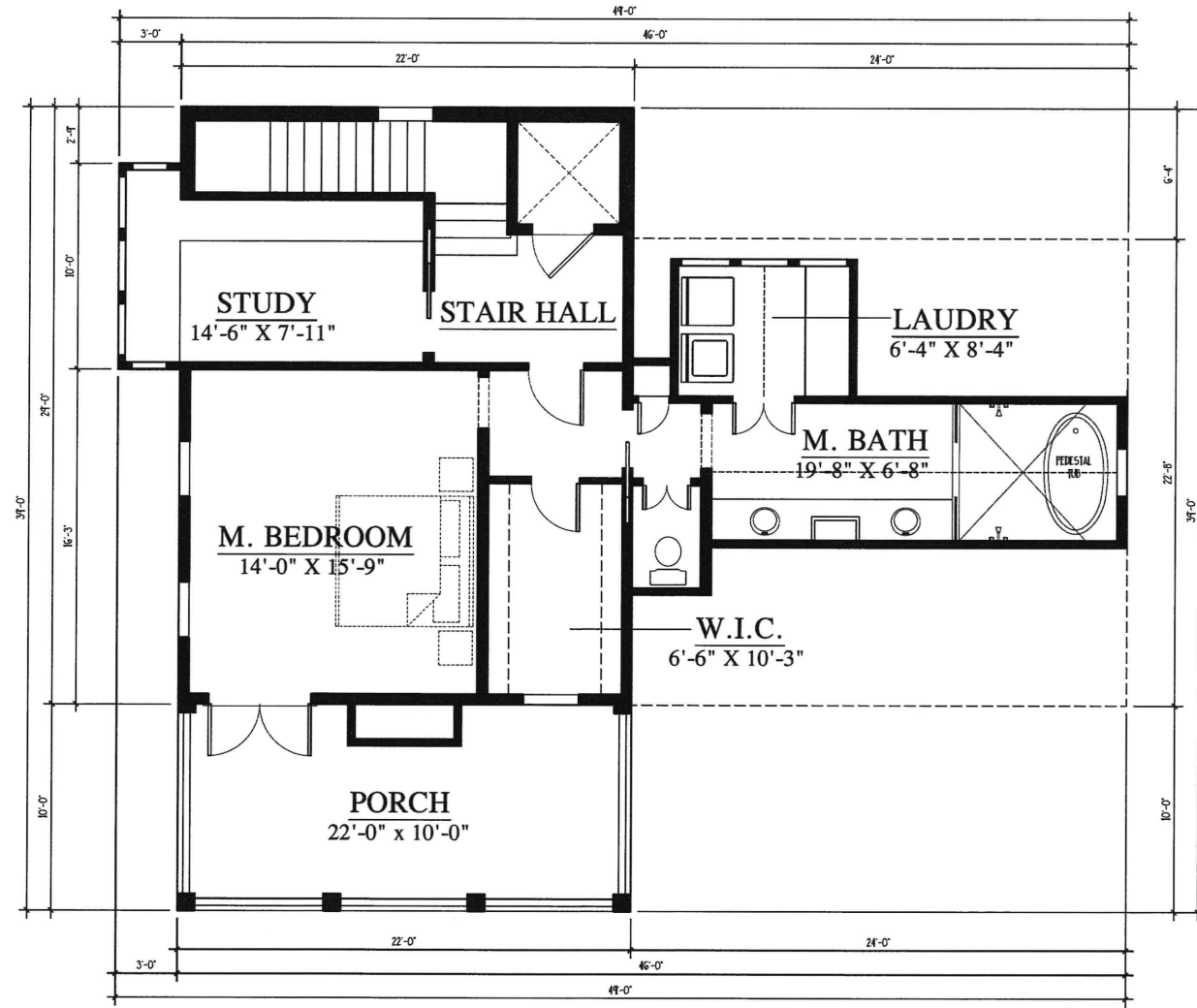
THIS PLAN HAS BEEN PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A LICENSED ARCHITECT IN THE STATE OF SOUTH CAROLINA. I AM NOT PROVIDING CONTRACT DOCUMENTS FOR THIS PROJECT. I AM PROVIDING THIS PLAN FOR INFORMATIONAL PURPOSES ONLY. I AM NOT PROVIDING CONTRACT DOCUMENTS FOR THIS PROJECT. I AM PROVIDING THIS PLAN FOR INFORMATIONAL PURPOSES ONLY. I AM NOT PROVIDING CONTRACT DOCUMENTS FOR THIS PROJECT. I AM PROVIDING THIS PLAN FOR INFORMATIONAL PURPOSES ONLY.

DATE:	6/12/2026
JOB NO.:	23415
DRAWN BY:	RWH
CHECKED BY:	23415/DPG

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 creating sustainable timeless design
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 Beaufort SC, 29902
 (843) 984-0559
 www.allisonramseyarchitect.com

602 BLADEN ST.
 BEAUFORT, SOUTH CAROLINA





UPPER LEVEL PLAN

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

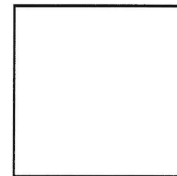
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DATE	6/12/2026
DWG NO.	2345
DWG BY	RHM
DWG NAME	2345.DWG

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602 BLADEN ST.
BEAUFORT, SOUTH CAROLINA





2 EAST ELEVATION

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



1 SOUTH ELEVATION

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

602 BLADEN ST.
BEAUFORT, SOUTH CAROLINA

ARA
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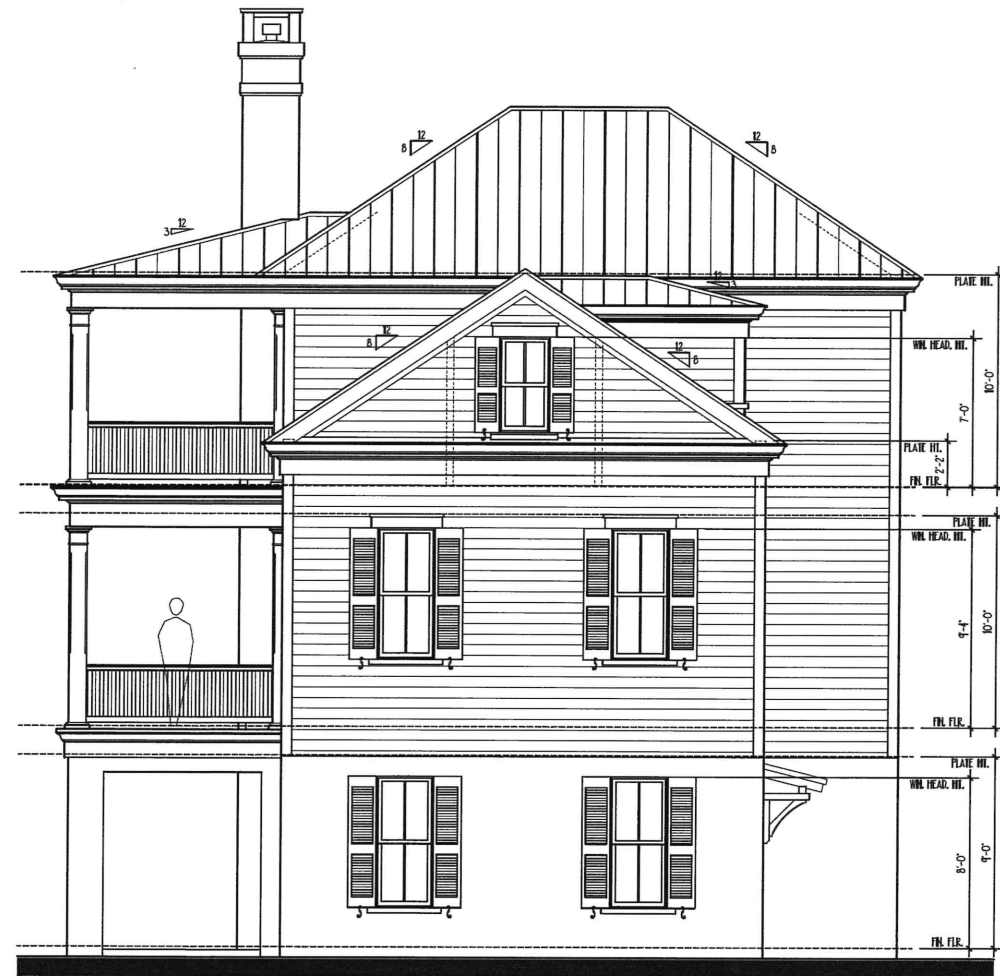
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JOB NO.:	2315	DWG. DATE:	2315.DWG
DRAWN BY:	AR		



4 WEST ELEVATION

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



3 NORTH ELEVATION

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

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DATE:	6/12/2026
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DRAWN BY:	RAM
CHECKED BY:	2345/DRG

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June 19, 2026

Trask Residence
602 Bladen Street

RE: Color and Material list

Siding – Hardi-plank, 4” reveal, smooth, BM Swiss Coffee Color

Trim, fascia, columns, beams, etc – Hardi-trim, smooth – BM Swiss Coffee +5% darker

Columns – p.t. wood smooth - BM Swiss Coffee +5% darker

Stucco Base – Smooth, Sand Finish - BM Swiss Coffee Color

Windows and doors– Marvin Elevate Series– Gun Metal

Entry Door – Mahogany

Roof – 4M Metals 5V Galvalume – silver

Railings – p.t. wood - BM Swiss Coffee +5% darker

Porch floor – P.T. T&G Decking – SW6250 Granite Peak

Porch Ceiling – 1x6 V-Grove – SW6792 – Minor Blue

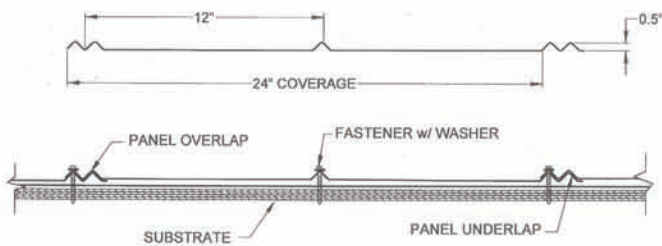
Garage Door – Clopay Carraige House Doors – Wood overlay

Shutters: Atlantic Shutter – BM Revere Pewter

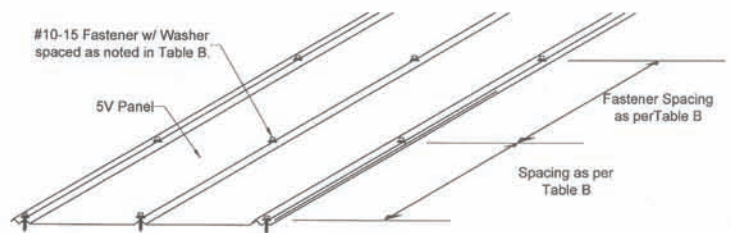
5-V METAL ROOFING

Panel Details

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



FASTENING PATTERN AT FIELD, EAVE & RIDGE OF PANEL



201 Red Oaks Way • Ridgeland, SC 29936

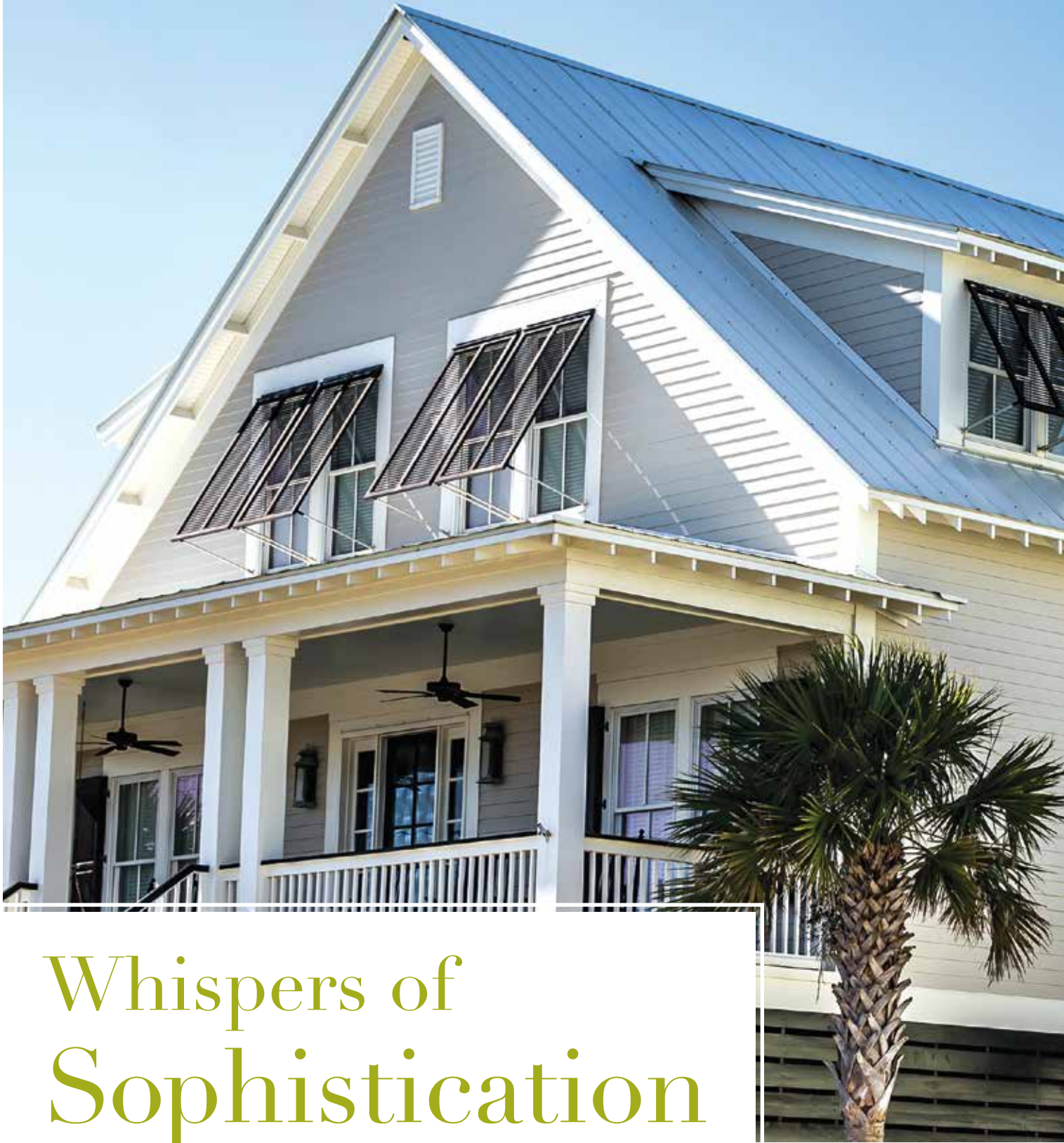
Telephone: 843.208.2433 • Fax: 843.208.2430

Website: www.4mmetals.com

Atlantic
Premium Shutters®



BECAUSE EVERY HOME
TELLS A STORY.



Whispers of Sophistication

Combining style, craftsmanship and durability, Atlantic Premium Shutters are as customizable as they are timeless. They offer a broad choice of styles that are architecturally and historically accurate - from classically traditional to uncommonly elegant to boldly adventurous.

Homes Reflect Personality.



Architectural Collection | Bahama & Panel | Black 632

In a cookie cutter world, Atlantic Premium Shutters can help your home, or your project, stand out. All while standing up to the inevitable wear and tear of time. With Atlantic Premium Shutters, you can make sure that personality is heard loud and clear.



Architectural Collection | Louvered Colonial | Board & Batten Red 650

The Architectural Collection

Repeating history, accurately and beautifully.

Uncompromisingly Durable

The shutters of the Architectural Collection beautifully reflect the time-honored look and functionality of traditional shutter design. Made with superior-quality materials, these shutters provide a lifetime of classic exterior charm without any maintenance required. The fully-functional shutters of the Architectural Collection are comprised of our Panel, Louvered Colonial, Combination and Bahama shutter styles.

Hand-crafted Quality

The Architectural Collection uses modern materials with a centuries-old technique of mortise and tenon joinery to provide the strongest structural joint. And our shutters are hand-cut and hand-assembled to meet your exact specifications.

Durable Down to the Last Detail

Architectural Collection shutter frames feature unsurpassed durability due to the strength of the marine-grade fiberglass used in our proprietary stile and louver designs.

We use our own proprietary, exterior grade composite wood to manufacture solid, sturdy shutter panels. The shutter rails are crafted from single-sheet, structural-grade PVC delivering strength and stability, and allowing for custom rail sizing in combination and louver style only. The specialized tooling of each of our selected materials enables the creation of fine, historically-correct detail.

Finishing Touches

Our advanced finishing process gives you enduring, vibrant colors that last a lifetime and our partnership with the world leader in finishes allows us to match almost any color. Meaning you can find the color you seek. And be sure you won't have to go through the agony of locating it ever again.

The **Architectural** Collection



Panel

Panel shutters offer a clean, handsome and elegant look for a variety of historic or modern home styles. The artistic depth and curves on the panels dramatically catch sunlight and impart alluring shadows. Popular two-panel and three-panel designs bring deep texture and solid, artistic appeal. A wealth of options is available for added sophistication, limited only by your imagination.



Standard



Single Panel



Extra Panel



Custom Rail Location



Arch or Radius Top



Panel & Louvered Colonial | Forest Green 633



Single Panel with
Vertical Cut Profile



Chamfered Panel



Flat Panel



V-Groove Flat Panel



Louvered Colonial | Black 632

Louvered Colonial

True to centuries-old design, our Louvered Colonial shutters provide timeless elegance with the crisp lines of genuine open louvers. Just as louvered shutters performed the duties of keeping inclement weather out, protecting the home and allowing ambient light, our shutters today provide the same functionality with integrity that will stand throughout your lifetime.



Standard



Additional Rail



Faux Tilt Rod



Louvered Colonial & Bahama | Tempest Blue 666



Custom Top or
Bottom Rail
Sizes



Solid Arch Top



Horns



Rabbeted Edge

The **Architectural** Collection

Combination | Custom Color

Combination

Combination shutters provide the creative outlet for homeowners and architects with a passion for the utmost in unique style. These shutters enable the full creativity of combining design elements of Raised Panel and Louvered Colonial shutters. Allowing a wide spectrum of personalized details, our Combination shutters can exceptionally enhance historical themes or create a signature look that's exclusively your own.



Standard



Extra Panel



Additional Rail



Faux Tilt Rod



Custom Top or
Bottom Rail Sizes



Combination | Roycraft Copper Red 668



Solid Panel
Arch Top



Rabbeted Edge

The **Architectural** Collection



Bahama

Atlantic's Bahama shutters bring refreshingly clean, versatile design. Inspired by the elegant functionality of shutters found throughout the Caribbean, Bahama shutters block out intense UV rays that can damage interiors, while allowing soft ambient light and refreshing breezes to pass through. Their airy, relaxed design offers a sophisticated privacy solution. Bahama shutters can be paired with various shutter styles to deliver a dramatic look. These shutters are a longtime favorite in coastal and tropical locales.

The *Architectural* Collection



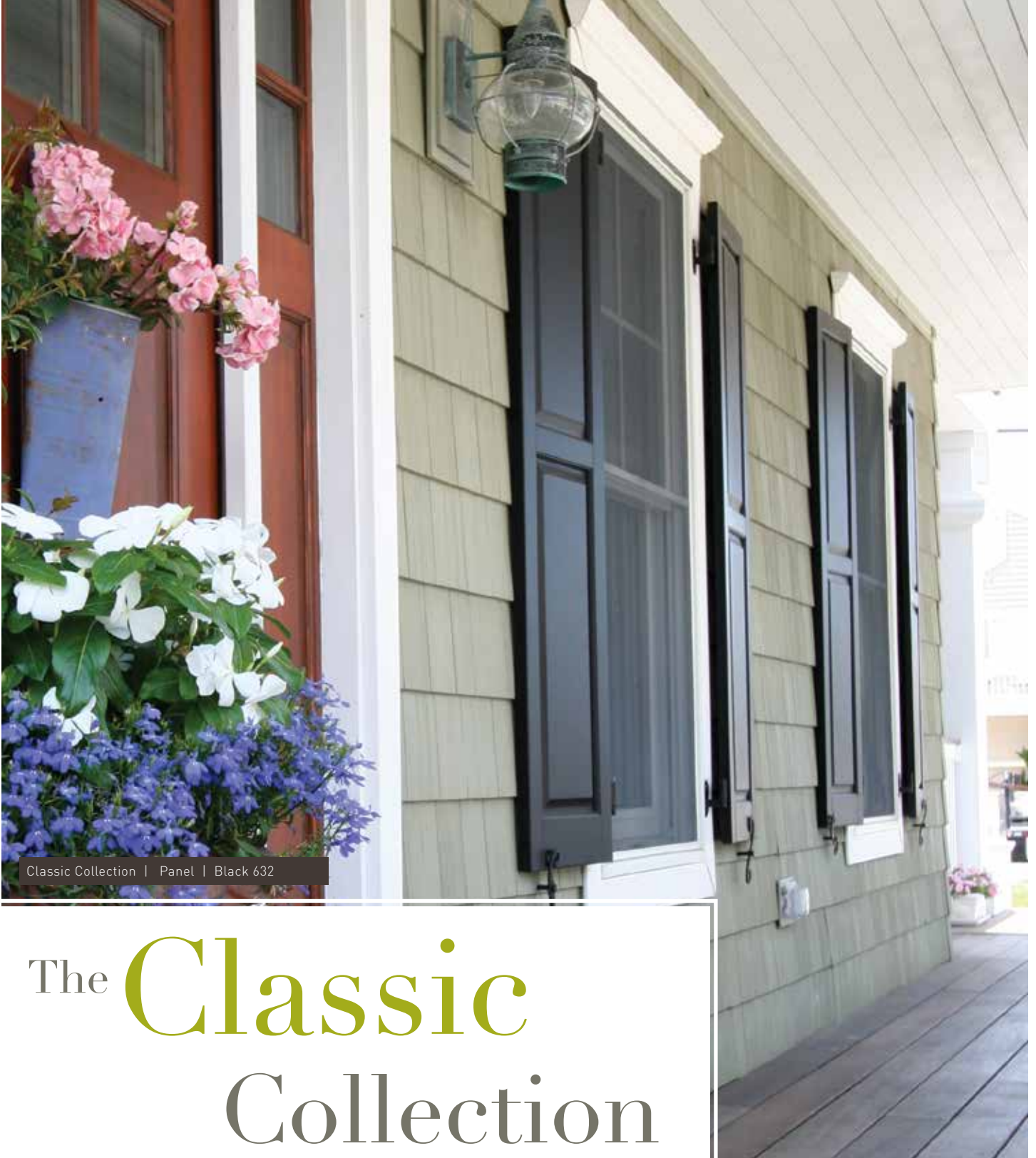
Standard



Additional Rail



Additional Vertical Mullion



Classic Collection | Panel | Black 632

The **Classic** Collection

Dimension that truly helps you stand out.

Skillfully Handcrafted

Whether operable or fixed to the home, Classic Collection shutters give any home eye-catching dimensions that truly let it stand out. Skillfully handcrafted, these shutters are available in the popular Board and Batten, Panel and Faux Louver designs.

Uncompromising Craftsmanship

Classic Collection shutters are hand-crafted from our proprietary, exterior grade composite wood, including panels, stiles, rails and closed louvers. Components are machine and hand sanded, then hand assembled using tongue and groove joinery techniques that have been employed by skilled craftsmen for ages.

Enduring Beauty

An exclusive finishing process ensures the color you select holds its richness. It begins with two coats of durable, marine-grade primer, followed by specially-formulated industrial-grade 2-part urethane finish paint. Atlantic's unique oven-curing process hardens the finish paint into a protective shell with deep, vibrant color, permanently bonding the shutter material for extreme durability.



Panel

Classic Collection Panel shutters are an ideal accent for giving a home intimate character and attractive warmth. Their traditional design offers eye-catching dimension for a complete range of designs and exterior materials. Classic Collection Panel shutters are offered with numerous options. An extra panel creates unmistakably rich texture; a single panel provides stately, crisp lines; popular arch or radius tops perfectly complement shaped windows for scenic custom looks.



Standard



Single Panel



Extra Panel



Custom Rail Location



Arch or Radius Top



Panel | Pine 644



Flat Panel



V-Groove Flat Panel

The **Classic** Collection



Faux Louver | Deep Sea Blue 637

Faux Louver

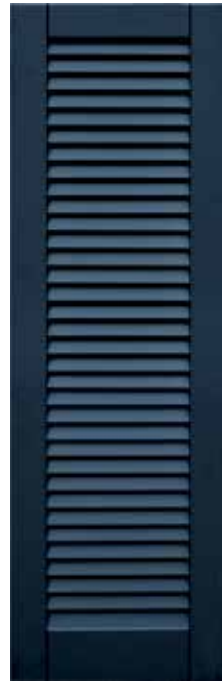
Atlantic's Faux Louver shutters use a unique patented process that delivers a beautiful louvered appearance. These shutters add a classic, traditional look with rhythmic, clean lines. Enhancing a variety of home styles, Faux Louver shutters offer the popular option of an additional rail, accentuating both horizontal and vertical appeal. Rails also accommodate optional sliding-bolt hardware for a more handsome operable-shutter application. Arch and radius top shutters are also available to match this popular window design.





Faux Louver | Custom Color

The **Classic** Collection



Standard



Additional Rail

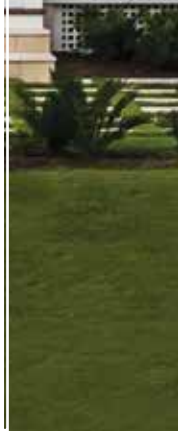


Arch top



Board and Batten

With bold dimension and solid, colorful character, Board and Batten shutters distinguish homes with Old-World charm and a flourish of rustic style. These shutters offer a classic aesthetic for a variety of homes. Board and Batten shutters are a favorite choice for picturesque forest and lake homes. Popular options include z-bars, extra battens and arch or radius tops. To ensure historical accuracy, vertical grooves are approximately every 4 inches.



Standard



Z-Bar



Extra Batten



No Battens



Arch or Radius Top



Board and Batten | Walnut 641

The ProSeries

Atlantic's ProSeries Shutters are hand-assembled from exterior-grade composite wood components that will not rot, crack or split. ProSeries Shutters come ready to be painted with any high-quality exterior paint of your choice.



Louver



Raised Panel

Stand out from the crowd

Design details complete the front and back of each shutter, with four handsome styles available: Louver, Raised Panel, Flat Panel and Board and Batten. Corners and joints are true and square with tongue and groove construction that provides superior strength.

Each ProSeries shutter is machine sanded and finished with a single coat of marine-grade primer, reducing your time in applying a finish coat of paint.

The choice for versatility, custom color and outstanding charm.



Flat Panel



Board and Batten

Versatile

ProSeries shutters can be specified to correct window scale or sized as desired. Widths are available from 12" to 24" in half-inch increments; heights from 30" to 84" in inch increments. Quarter Round Arch Tops are also available. ProSeries shutters may be installed in fixed or operable applications and are backed by a 3-year structural warranty.

Unique Cut-outs

Anything but cookie-cutter.



Nothing provides warmth like a personal touch. With our standard and custom cut-out capabilities, you can enhance your home with inviting charm and a singular, beautiful look.

From stars to crescent moons and palm trees, cut-outs add eye-catching dimension and uncommon style, while at the same time letting your individuality shine through.

Standard cut-outs

Palm, Moon, Pineapple, Anchor, Star, Heart, Tree, Diamond and Sailboat.

Unique Cut-outs



Classic Collection | Raised Panel | Anchor Cut-out | Harbor 645

Authentic Hardware



A detail no one will miss.

Our architecturally-correct and historically accurate hardware is a small detail that speaks volumes to the attentive style of your home. An ornament in themselves, they evoke the craftsmanship of a blacksmith forging clean, elegantly simple architectural elements.

For fixed mounting applications, a clean finish is possible by using our clear polycarbonate L-brackets. Bahama shutters use aluminum hardware that is available in a mill or anodized aluminum black finish.



Providing full utility, our durable hardware is forged from 304 series stainless steel with a matte black, powder coat finish. From depth-enhancing Slide Bolts to smoothly attractive "S" Holdbacks and Rat-tail Holdbacks, hardware pieces amplify style with endearing simplicity.

When shutters are in the open position, our traditional hardware adds beautiful dimension by setting the shutters off from the home, allowing a hint of exterior cladding to be visible between each shutter leaf and the structure for a noticeable fine touch.

Impact-Resistant Storm Shutters



Bahama Storm System
Can be locked from the inside and outside



"U" Locking Storm Bar System
Locks from the inside



Horizontal Storm Bar System
Locks from the outside

You can count on Atlantic's Impact-Resistant storm shutters to protect your coastal home. Atlantic's Inside Locking U-Shaped Storm Bar System features two U-shaped storm bars that lock from the interior when the shutters are closed. Each shutter leaf has a 1/8" thick clear polycarbonate panel fastened to its back, helping protect the shutter leaf, the window and your home's interior. The system meets the Large Missile Impact Test requirement as specified in the IRC and IBC 2006.

The system is available for Architectural shutters in Louver or Raised Panel styles (does not apply to arch and radius top shutters, cut-outs, combination styles, flat panel, or v-groove). When your shutters are in the open position, the polycarbonate backing remains hidden from view, so your home evokes a scenic, seamless charm.

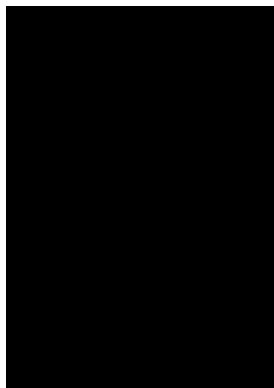


High Level of Home Protection

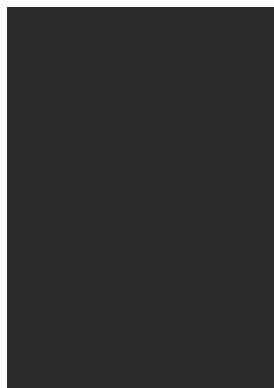
The Bahama Storm System offers the same high level of home protection, but with our unique Bahama style Architectural Collection Shutters that offer sleek, versatile aesthetics. A 1/8" thick clear polycarbonate panel is permanently attached to the back of the shutter. A camelback locking system specifically designed for the Bahama style is installed along the sides of the shutter. With the Bahama Storm System, you gain privacy, ambient light, fresh air, and home-protecting toughness independently tested to a design pressure of 60 PSF.

The Bahama Storm System meets the Large Missile Impact Test requirement as specified in the IRC and IBC 2006. This system also meets the State of Florida Building Code 2007.

Color



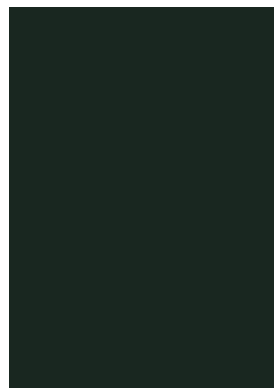
Black
632



Charleston Green
653



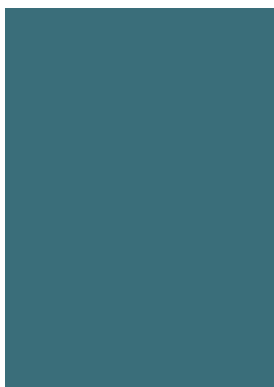
Rookwood Shutter Green
654



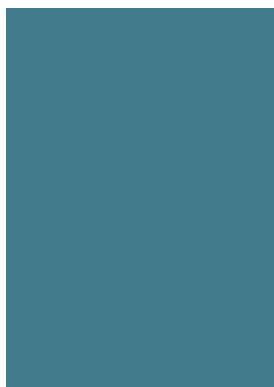
Roycraft Bottle Green
655



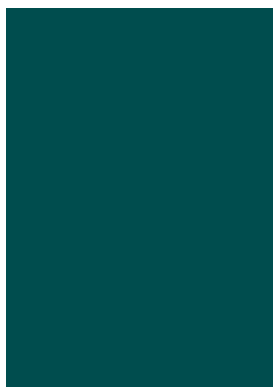
Evergreen
638



Hamilton Blue
667



Harbor
645



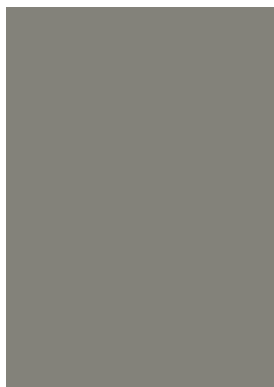
Cascade
647



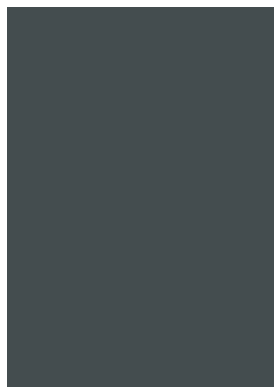
Roycraft Copper Red
668



Board & Batten Red
650



Hammered Silver
661



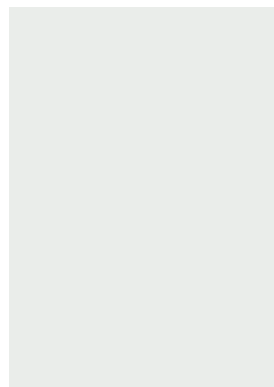
Roycraft Pewter
663



Pewter
646



Chelsea Gray
662



White
631

Visually Striking Colors to Set You Apart.



Forest Green
633



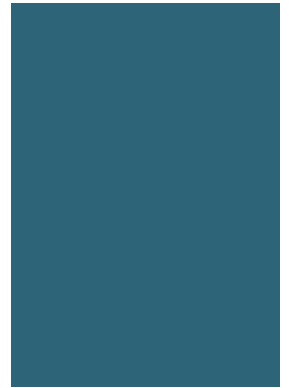
Pine
644



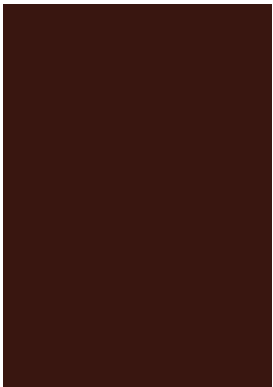
Midnight Sky
639



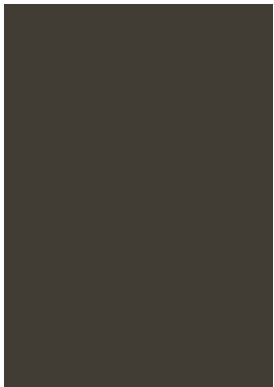
Deep Sea Blue
637



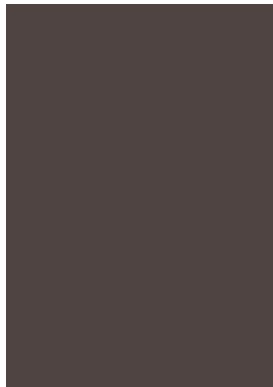
Tempest Blue
666



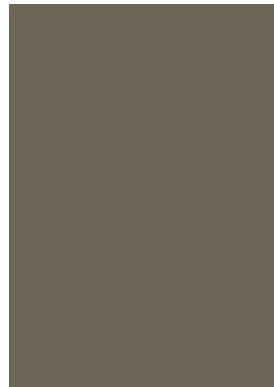
Polished Mahogany
657



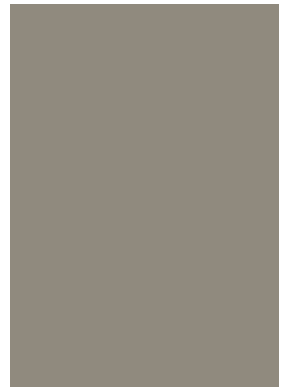
Federal Brown
635



Walnut
641



Weathered Shingle
660



Sand
642

Don't see what you're looking for? Try out our custom color program.
Our partnership with the world leader in finishes allows us to match almost any color!

ARCHITECTURAL COLLECTION

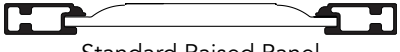
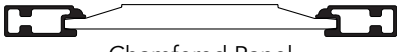
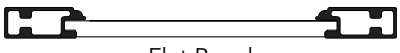
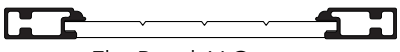
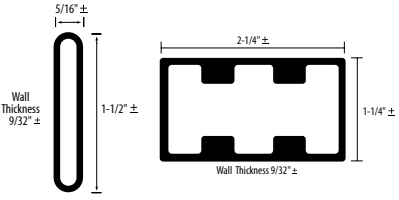

Installation: To be installed in either an operable or fixed application in accordance with manufacturer's recommendations, with no nailing or screwing through face of shutter. See installation instructions for measuring and ordering.

Hardware – Colonial style shutters: Black powder coated stainless steel, all other fasteners also to be stainless steel.

Hardware – Bahama: Aluminum mill or anodized aluminum black finish arms. Hinges are aluminum with factory-applied two-part acrylic urethane finish.

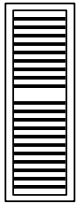
Performance: All fiberglass louvers and side rails to be thermally stable from -100°F to $+200^{\circ}\text{F}$.

Warranties: Limited Lifetime against defects in materials and factory paint finish. Limited to original purchaser. See warranty for complete details.

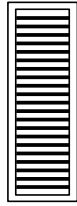
PANEL	LOUVERED COLONIAL	COMBINATION
 <p>Standard Raised Panel</p>  <p>Chamfered Panel</p>  <p>Flat Panel</p>  <p>Flat Panel, V-Groove</p>		 <p>Consists of louver and panel components</p>

Rails	Structural PVC with smooth outer skin		
Panels	Proprietary exterior grade composite wood materials	N/A	Structural PVC with smooth outer skin
Louvers	N/A	Pultruded Structural Fiberglass	
Stiles	Pultruded Structural Fiberglass		
Primer	Entire product primed	N/A	Entire product primed
Paint Finish	Industrial grade two-part urethane, oven cured finish. 25 standard colors (custom colors available).		
Thickness	1"	1-1/4"	1-1/4"
Width	12" - 30" (in 1/8" increments)	9" - 30" (in 1/8" increments) <i>Rail widths, if specified, may vary slightly due to louver/slat positioning</i>	12" - 30" (in 1/8" increments) <i>Rail widths, if specified, may vary slightly due to louver/slat positioning</i>
Height	24" - 119" (in 1/8" increments)	13-1/2" - 119" (in 1/8" increments)	24" - 119" (in 1/8" increments)
Vertical Stile	2-1/4"	2-1/4"	2-1/4"
Top Rail	3"	Standard 4"	4"
Middle Rail	3"	Standard 3-3/8"	4"
Bottom Rail	3"	Standard 4" (may vary)	4"
Custom Rail Height	N/A	Available 1-1/4" increments from standard rail	
Louver Angle	N/A	25°	
Addl Rail	N/A	3-3/8" or may vary 1-1/4" increments	3-3/8" or may vary 1-1/4" increments

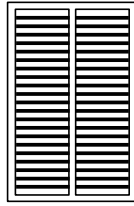
ARCHITECTURAL COLLECTION



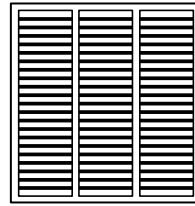
Less than 30"
With Mid-Rail



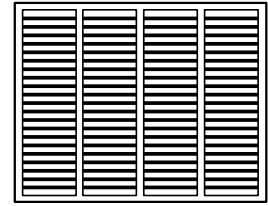
Less than 30"



Widths from
30" – 59.875" require
1 vertical mullion
(automatically added).

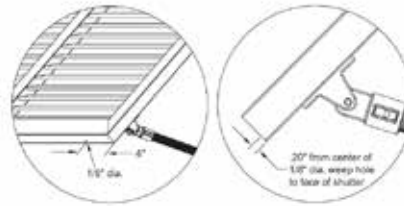
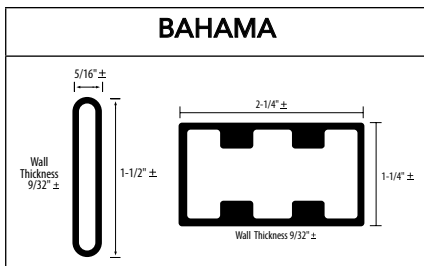


Widths from
60" – 89.875" require
2 vertical mullions
(automatically added).



Widths from
90" – 119" require
3 vertical mullions
(automatically added).

BAHAMA



Optional:

Weep hole 1/8" inch diameter on each side of the shutter. Must be requested.

Rails	Pultruded Structural Fiberglass
Slats	
Stiles	
Paint Finish	Two-part Urethane
Thickness	1-1/4"
Width	12" - 119" (in 1/8" increments)
Height	18-1/2" - 119" (in 1-1/2" increments)
Vertical Stile	2-1/4"
Top Rail	2-1/4"
Middle Rail	2-3/4"
Bottom Rail	2-1/4"
Louver Angle	36°
Prop Arm Angle	30°

Available Bahama Shutter Heights (Inches)

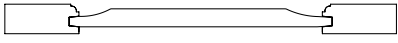

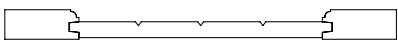
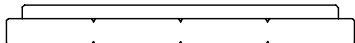
18.5	27.5	36.5	45.5	54.5	63.5	72.5	81.5	90.5	99.5	108.5	119
20	29	38	47	56	65	74	83	92	101	110	
21.5	30.5	39.5	48.5	57.5	66.5	75.5	84.5	93.5	102.5	111.5	
23	32	41	50	59	68	77	86	95	104	113	
24.5	33.5	42.5	51.5	60.5	69.5	78.5	87.5	96.5	105.5	111	
26	35	44	53	62	71	80	89	98	107	117.5	

CLASSIC COLLECTION

Installation: To be installed in a fixed or operable application in accordance with manufacturer's recommendations, with no nailing or screwing through face of shutter. Classic Raised Panel and Louver only can be installed operable.

Hardware: Clear polycarbonate mounting brackets for fixed mounting. Black powder coated stainless steel for operable mounting.

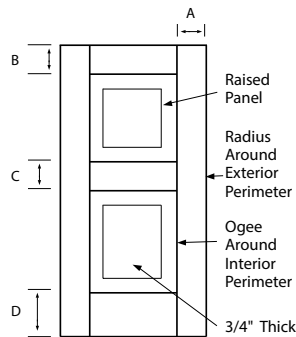
Warranties: 10 Year against defects in materials and factory paint finish. Limited to original purchaser. See warranty for complete details.

PANEL	FAUX LOUVER	BOARD AND BATTEN
 Standard Raised Panel  Flat Panel  Flat Panel, V-Groove	<p>IMAGE NOT AVAILABLE</p>	

Rails	Proprietary Exterior Grade Composite Wood	
Panels	Proprietary Exterior Grade Composite Wood	
Stiles	Proprietary Exterior Grade Composite Wood	
Primer	Marine Grade	
Paint Finish	Industrial grade two-part urethane, oven cured finish. 25 standard colors (custom colors available).	
Thickness	—	1", Batten is 1/2"
Width	12"–24" (in 1/8" increments)	9"–24" (in 1/8" increments)
Height	13-1/2"–96" (in 1/8" increments)	
Batten Height	—	4"
Batten Width	—	1-1/2" Less than shutter width
Board Width	—	Grooves are cut approx. every 4"

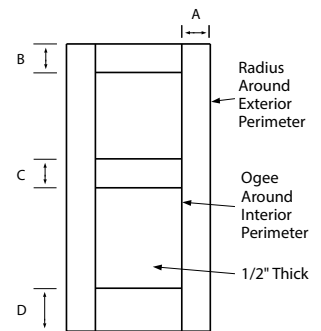
RAISED PANEL

- Thickness:** 1"
- Vertical Stile Width (A):** 2-1/2"
- Top Rail Height (B):** 2-1/2"
- Middle Rail Height (C):** 2-1/2"
- Bottom Rail Height (D):** 4-1/8"



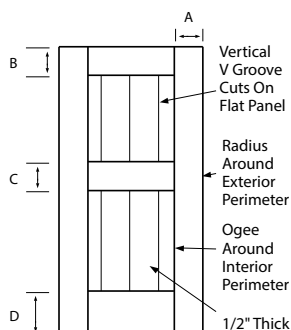
FLAT PANEL

- Thickness:** 1"
- Vertical Stile Width (A):** 2-1/2"
- Top Rail Height (B):** 2-1/2"
- Middle Rail Height (C):** 2-1/2"
- Bottom Rail Height (D):** 4-1/8"



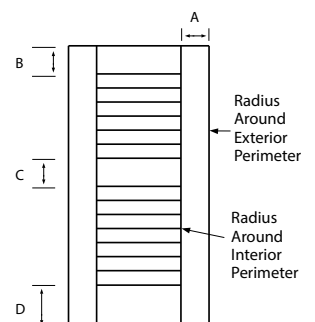
PANEL, V-GROOVE

- Thickness:** 1"
- Vertical Stile Width (A):** 2-1/2"
- Top Rail Height (B):** 2-1/2"
- Middle Rail Height (C):** 2-1/2"
- Bottom Rail Height (D):** 4-1/8"



LOUVER

- Thickness:** 1-1/4"
- Vertical Stile Width (A):** 2-1/2"
- Top Rail Height (B):** 2-1/2"
- Middle Rail Height (C):** 2-1/2"
- Bottom Rail Height (D):** 2-3/4"–4"
- Louver Angle:** 22°



PROSERIES

Atlantic's ProSeries shutters are hand-assembled from exterior-grade composite wood components that will not rot, crack or split. ProSeries shutters come ready to be painted with any high-quality exterior paint of your choice. Each shutter is machine sanded and finished with a single coat of marine-grade primer reducing your time in applying a finish coat of paint.

ProSeries shutters are available in four different styles.

- Louver, Raised Panel, Flat Panel, Board and Batten.
- Quarter Round Arch Tops are available on all styles.

ProSeries shutters are available in the following sizes.

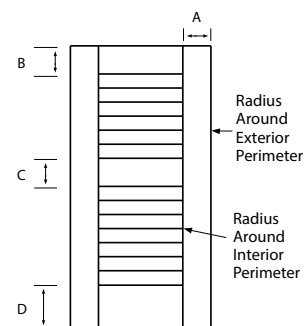
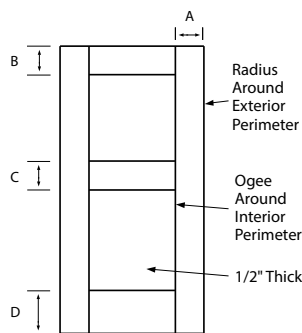
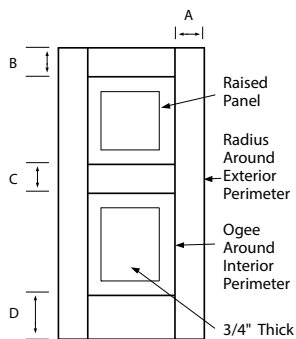
- Widths 12" to 24" in 1/2" increments.
- Heights 30" to 84" in 1" increments.

ProSeries shutters are primed only and should receive a finish coat of paint.

- Any good quality exterior grade finish paint should be used.
- Each shutter should be scuffed with a fine grit sandpaper prior to application of the finish paint coat.

Hardware for ProSeries Shutters is provided separately.

ProSeries shutters are backed by a 3-year structural warranty.



TRADITIONAL HARDWARE



Pintel on Plate

- Sold in pairs
- Pintel plate - 1-1/2" x 3-1/2" x 1/8"
- Pin diameter - 3/8"
- Stainless steel with a matte black powder coat finish
- Offsets: 1/2", 1-1/2", 2-1/4", 3-1/2"



Jamb Pintel

- Sold in pairs
- Stainless steel with a matte black powder coat finish
- Offsets: 1/2", 1", 2"



4" Lag Pintel

- Sold in pairs
- Stainless steel with a matte black powder coat finish
- Pin diameter: 3/8"



Pintel Shim

- Sold as each
- Shim is 1/4" thick and stackable
- Black polyamide plastic



6" L-Hinge with Throw

- Sold in same size pairs
- Stainless Steel with a matte black powder coat finish
- Offsets: 0", 1/2", 1-1/2", 2-1/4"



Flat Hinge with Throw

- Sold in pairs
- Stainless Steel with a matte black powder coat finish
- Offsets: 0", 1/2", 1-1/2", 2-1/4"



No Throw 6" L-Hinge

- Sold in same size pairs
- Stainless steel with a matte black powder coat finish
- Offset: 0"



No Throw Flat Hinge

- Sold in pairs
- Stainless steel with a matte black powder coat finish
- Offset: 0"



Strap Hinge

- Sold in pairs
- Stainless steel with a matte black powder coat finish
- Two sizes, 10" and 12"
- 10" Offsets: 0", 1/2", 1-1/2", 2-1/4"
- 12" Offsets: 1/2", 1-1/2"



Decorative Hinge

- Sold in pairs
- Stainless steel with a matte black powder coat finish
- Non-operable
- Two sizes, 10" and 12"



6" Lag Bolt

- Sold in pairs
- Stainless Steel with a matte black powder coat finish
- For use with "S" and Rat-Tail Holdbacks



12" Slide Bolt

- Sold as each
- Stainless Steel with a matte black powder coat finish
- Two options, standard and locking



Acorn Holdback

- Sold as each
- Chromed Bronze Bullet
- Solid steel hanger bolt and spring clip



Dog Post Holdback

- Sold as each
- Stainless steel with a matte black powder coat finish



"S" Holdback

- Sold in pairs with 4" lag bolt, washer and cotter pin
- Stainless steel with a matte black powder coat finish



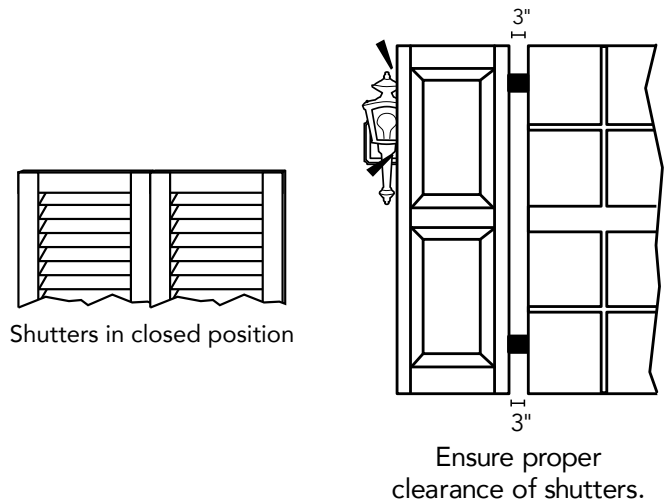
Rat-Tail Holdback

- Sold in pairs with 4" lag bolt, washer and cotter pin
- Stainless steel with a matte black powder coat finish

To deflect rain away from the structure, louvered shutters should be installed so the louvers face AWAY from the structure when shutters are closed.

Shutter swing is 3" per shutter from the edge of the open shutter to the edge of the window opening when the shutter is closed; be sure to check for proper clearance (i.e. lamps, fixtures) when the shutter is in the open position.

Hinges are usually applied to the back of the shutter. They are only visible in their entirety when the shutter is in the closed position.

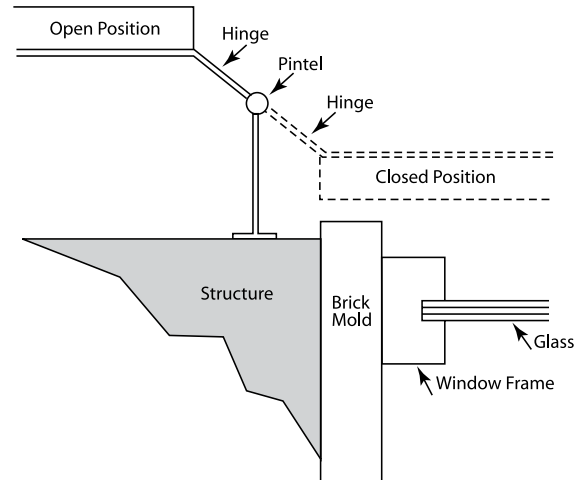


EXAMPLES OF COMMON INSTALLATION OPTIONS - TRADITIONAL HARDWARE

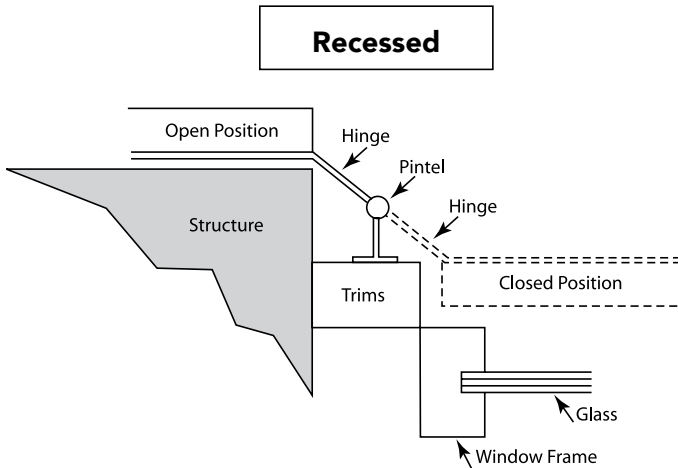
HINGE REQUIREMENTS

Shutter Height	12" to 48"	49" to 96"	97" to 108"
Hinge Requirement	2	3	4

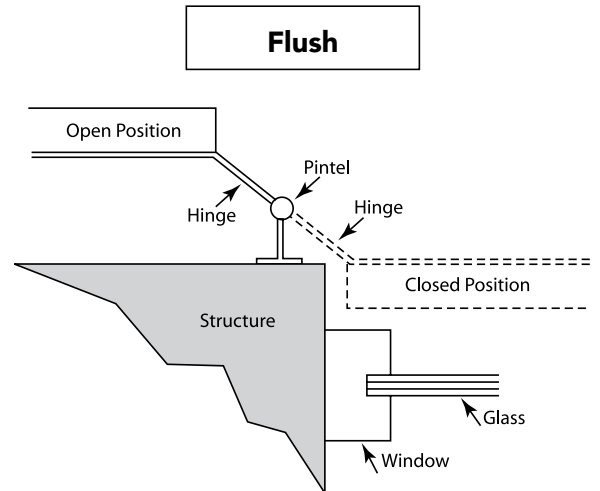
Projected



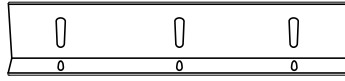
Recessed



Flush



FIXED MOUNTING HARDWARE

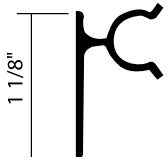


Fixed Mounting Bracket

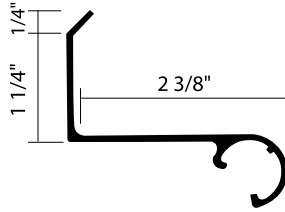
- Sold in 4-piece set
- Clear polycarbonate
- Sizes 9", 14", 18"
- 4" Side bracket included for shutters over 48" tall

BAHAMA HARDWARE

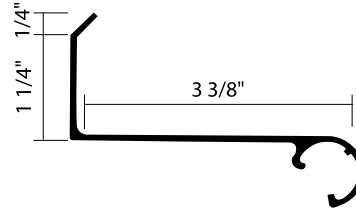
NOTE: Female hinge clearance is not factored into overall shutter height.



Male Hinge



2 - 3/8" Female Hinge



3 - 3/8" Female Hinge

TILT ARM COMPONENT PARTS

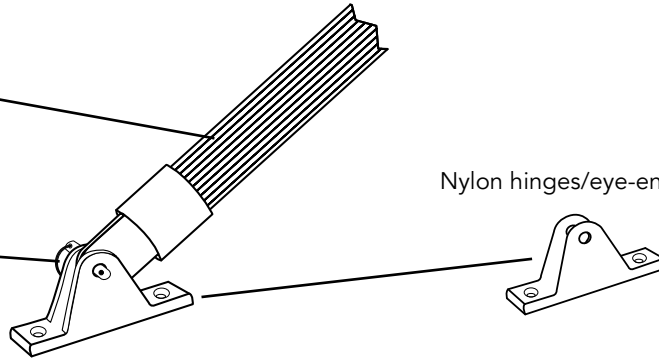
Aluminum tilt arms with nylon end caps



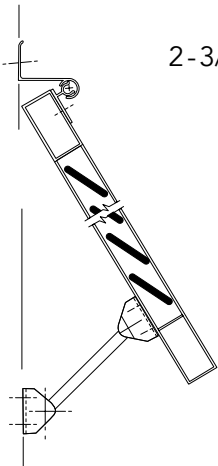
Stainless steel clevis pin



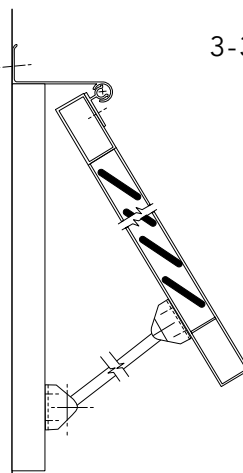
Nylon hinges/eye-end sets



Examples of Common Installation Options - Bahama Hardware



2-3/8" Female Hinge
Flush Mount



3-3/8" Female Hinge
Deep Set

IMPACT RESISTANT STORM SHUTTER HARDWARE & STORM BAR SYSTEMS



Inside Locking "U" Shaped Storm Bar System

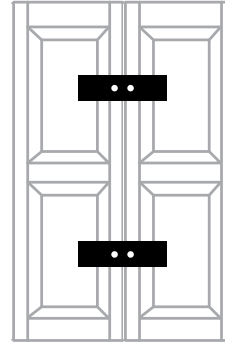
The Inside Locking "U" Shaped Storm Bar System meets the Large Missile Impact Test requirement as specified in the IRC and IBC 2006.

- Available for Architectural Collection Louver and Raised Panel shutters. Does not apply to arch and radius top shutters, cutouts, combination, bi-folds, flat-panel, or v-groove.
- Shutters can be ordered in 1/8" increments to a maximum size of 30" width and 96" length per shutter leaf.
- Each shutter leaf has a clear (1/8" thick) polycarbonate panel fastened to the back.

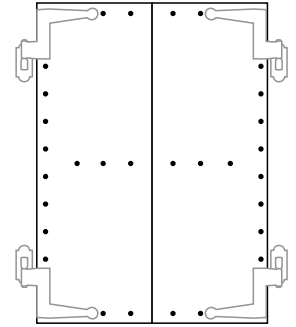
If shutter is over 46 inches, 2 Inside Locking "U" Shaped Storm Bars are required per shutter pair.

- Storm bar length 6", height 2", thickness 1/8", projection 1"
- Storm bars require installation by the shutter installer.
- Bolts and wing nuts are provided.

If Shutter is under 46 inches, it only requires 1 Inside locking "U" Shaped Storm Bar.



"U" Shaped Storm Bar



Polycarbonate Panel

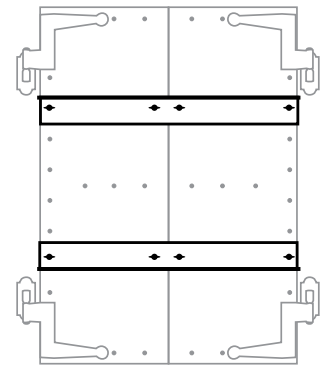
Horizontal Storm Bar System

Can be ordered in 1/8" increments to a maximum size of 60" w x 96" h window opening (shutter width of 30").

If shutter is over 46 inches, 2 Horizontal Storm Bars required per shutter pair.

- Storm bar length needs to match the total width of the shutter pair.
- Storm bars require installation by shutter installer.
- Bolts and wing nuts are provided.

If shutter is under 46 inches, it only requires 1 Horizontal Storm Bar.



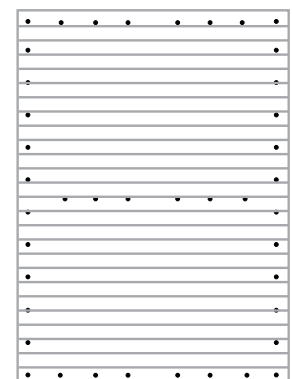
Horizontal Storm Bar

Bahama Storm System

The Bahama Storm System meets the State of Florida Building Code 2010.

- Architectural Collection Bahama style shutter.
- Shutters can be ordered in 1/8" width and 1-1/2" height increments to a maximum of 60" w x 103" h.
- Each shutter has a clear (1/8" thick) polycarbonate panel fastened to the back.

A camelback locking system is installed along the sides of the shutter, provided at no charge.



Bahama



BE BOUNDLESS™

THE PRODUCTS TO DO EVERYTHING. THE POWER TO DO EVEN MORE.

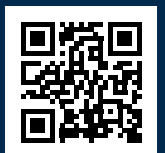
We're answering "what ifs" on a whole new level—from the solutions we create to the dreams we build. We have the tools and technology to tell design stories on a bigger scale and on a more personal level. There are no limits to how far we innovate, how deeply we express, how strongly we commit and how boldly we go.

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STAFF REPORT: Historic District Review Board (HDRB)

602 BLADEN STREET

DATE: July 8, 2026

GENERAL INFORMATION

Applicant:	Allison Ramsey c/o Cooter Ramsey (Architect)
Site Address / Tax PIN:	602 Bladen Street; PIN: R120 003 000 0215 0000
Applicant's Request:	Applicant is requesting final approval for construction of a new single-family dwelling with a 2-car garage attached on a vacant lot (in-fill development).
Current Zoning:	T4-NEIGHBORHOOD DISTRICT (T4-N)
Contributing/Neighborhood	Vacant lot – The NW Quadrant neighborhood (In-fill development)
Flood Zone/Base Flood	Flood Zone: X, Elevation: around 22 ft.
Existing Trees	No Specimen/Landmark trees are affected by this request.

ZONING DISTRICT INFORMATION

T4-HISTORIC NEIGHBORHOOD DISTRICT (T4-N)

Lot Width at Front Setback:	N/A
Minimum Lot Size:	N/A
Max Lot Coverage:	<u>70% of lot area</u> (This percentage indicates maximum lot coverage by roofs; total impervious coverage may be an additional 10%. Parcels may also be subject to Section 8.3 - Stormwater)
Frontage Build-Out	60% min., 75% max
Front Setback	0 ft. min., 15 ft. max
Side Setback	<u>Corner/Alley:</u> 0 ft. min, 10 ft. min <u>Interior:</u> 5 ft. min, or 0 ft if attached
Rear Setback	10 ft min; from alley: 0 ft.
Building Height:	<u>Primary Structures:</u> 4 stories max; 3.5 stories max. in & fronting Historic District <u>Accessory Structures:</u> 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	604 Bladen Street; Contributing, ca. 1890 , 2-story frame dwelling; commercial (offices)	N/A
South: T4-N	1604 King Street; Non-contributing, vacant ; in-fill development - proposed townhomes	N/A
East: T4-N	601 Bladen Street; Non-contributing, ca. 1996 ; Pat Conroy Center	N/A
West: T4-N	1601 King Street; Non-contributing, vacant ;	N/A

Background:

The applicant originally made a conceptual application for a ~2,847 sq. ft. proposed single family house at 602 Bladen Street in March 2025. The lot is just outside of the Bladen Street Overlay District. The original concept plan request was heard by the HDRB on **April 9, 2025**, and tabled due to concerns primarily regarding the building’s four story height. The building’s fourth floor, which included a 250 square foot enclosed upper level and rooftop deck were removed after the meeting. This project was granted conceptual approval at the **May 13, 2026, HDRB Meeting**. However, further revisions were recommended and are being presented for the **July 8, 2026, HDRB Meeting**, including height/massing & scaling as well as applying larger windows at a.) ground level along the Bladen Street elevation, b.) West and c.) North elevations. Furthermore, the applicant has shifted the front door on the south elevation along King Street to be more in synchrony with above bay windows and scaled back the front entrance feature. Meanwhile, the size of the proposed dwelling has shrunk to 2,577 sq. ft. in total conditioned area.

Project Timeline:

Jan. 2025	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.
		March 5, 2025: 1st HTRC Meeting	April 9, 2025: 1st HDRB Meeting (tabled)								

Jan. 2026	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.
	Feb. 18, 2026: 2nd HTRC Meeting			May 13, 2026: 2nd HDRB Meeting		July 8, 2026: 3rd HDRB Meeting					

Summary from the 3rd HDRB Meeting on 5/13/2026 – Decision Letter with Staff Recommendations:

“The HDRB granted conceptual approval. For final approval, the applicant shall return to a future HDRB meeting with revisions that meet following staff recommendations:

- **Staff Recommendation #1:** Applicant to study ways to reduce the overall height (massing & scaling) of the dwelling as to better integrate new construction into the existing streetscape.
- **Staff Recommendation #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.
- **Staff Recommendation #3:** Applicant to use larger windows on the ground floor along to eastern façade facing Bladen Street.
- **Staff Recommendation #4:** Applicant to enlarge the windows at the stair landings on the west façade and to match the adjacent windows to the updated sizes of the windows at the landings.
- **Staff Recommendation #5:** Applicant to provide site pervious/impervious coverage as well as frontage buildout ratios.
- **Staff Recommendation #6:** Applicant to shift the door on the south elevation to align with one of the bay windows above.
- **Staff Recommendation #7:** 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.”

Tree Removal Proposed:

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

Surrounding Area:

The subject property is a vacant lot in the “Northwest Quadrant” neighborhood and is situated along Bladen Street on the border with “The Bluff” neighborhood. The latter is home to many historic homes and representative buildings, such as the former County Courthouse, now Sherrif’s Headquarter Building, while the Bladen Street corridor represents a mix of historic Freedmen cottages, newer residential dwellings (infill-development), and commercial offices. Hence, the surrounding area can be characterized as a more urban mix between historic and non-historic as well as residential and non-residential. Building heights on Bladen Street range from 1-3 stories.

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.

602 Bladen Street – Overview of revisions

Staff Recommendation #1: Lowering of overall height, massing & scale (South & East elevations):

May 13, 2026 - Submittal



2 EAST ELEVATION

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

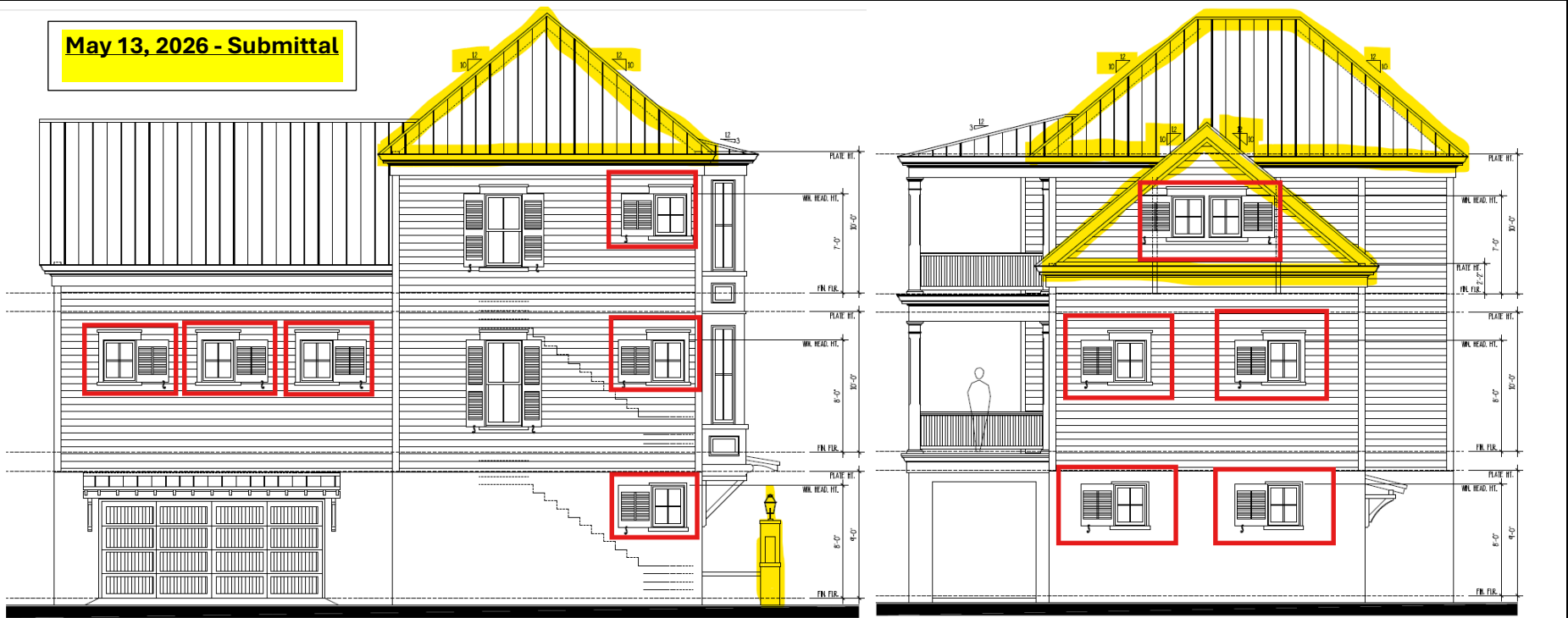
1 SOUTH ELEVATION

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

Overview (East/South Elevations):

- Plate heights: 1st floor: 9.0 ft.; 2nd floor: 10 ft.; 3rd floor: 10 ft.
- Smaller square-shaped windows on 1st floor, East elevation (right-hand side; behind garage)
- Hipped roof with a 10:12 slope
- Ornamental entrance feature with lanterns on posts (untypical)
- Unsymmetrical window assignment behind colonnade on first floor on East elevation (left-hand side)

May 13, 2026 - Submittal



4 WEST ELEVATION

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

3 NORTH ELEVATION

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

Overview (West/North Elevations):

- Plate heights: 1st floor: 9.0 ft.; 2nd floor: 10 ft.; 3rd floor: 10 ft.
- Smaller square-shaped windows on 2nd floor, West elevation (left-hand side; above garage)
- Small square-shaped windows on 1st floor, 2nd floor, and ganged windows on 3rd floor of North elevation
- Gable roof (main section) with a 10:12 slope on West elevation; subordinate gable roof with a 10:12 slope below main roof, visible on North elevation

July 8, 2026 - Submittal



2 EAST ELEVATION

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



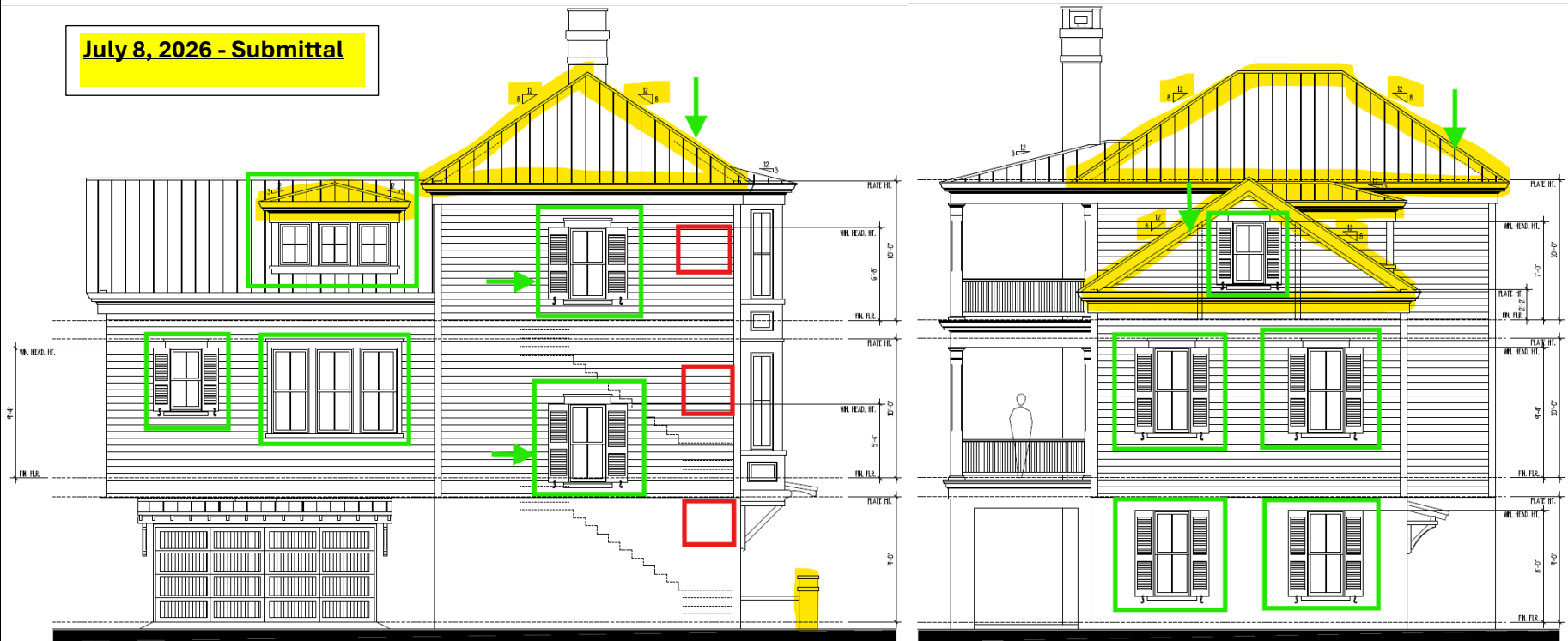
1 SOUTH ELEVATION

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

Overview of Changes (East/South Elevations):

- Plate heights: 1st floor: 9.0 ft.; 2nd floor: 10 ft.; 3rd floor: 10 ft. **remain the same**
- Smaller square-shaped windows on 1st floor **have been replaced with larger windows**, East elevation (right-hand side; behind garage)
- Slopes and height of hipped and gable roofs **have been reduced (new slope: 8:12)**;
- Ornamental entrance feature with lanterns on posts **have been removed**
- Unsymmetrical window assignment behind colonnade on first floor on East elevation (left-hand side) **has been addressed with placing different windows in a more symmetrical fashion**
- **Chimney has been added.**

July 8, 2026 - Submittal



④ WEST ELEVATION

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

③ NORTH ELEVATION

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

Overview of Changes (West/North Elevations):

- Plate heights: 1st floor: 9.0 ft.; 2nd floor: 10 ft.; 3rd floor: 10 ft. **remain the same**
- Smaller square-shaped windows on 2nd floor above garage have been replaced with larger and more diverse fenestration, West elevation (left-hand side)
- Small square-shaped windows on 1st floor, 2nd floor, and ganged windows on 3rd floor of North elevation have been replaced with larger windows
- Slopes and height of Gable/hip roof lines have been reduced/lowered (new main roof slope: 8:12)
- Chimney has been added
- New dormer with windows was added on third floor on garage-side
- Smaller square-shaped windows on edge of West elevation have been removed

April 9, 2025 – Original
Submittal



② EAST ELEVATION

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



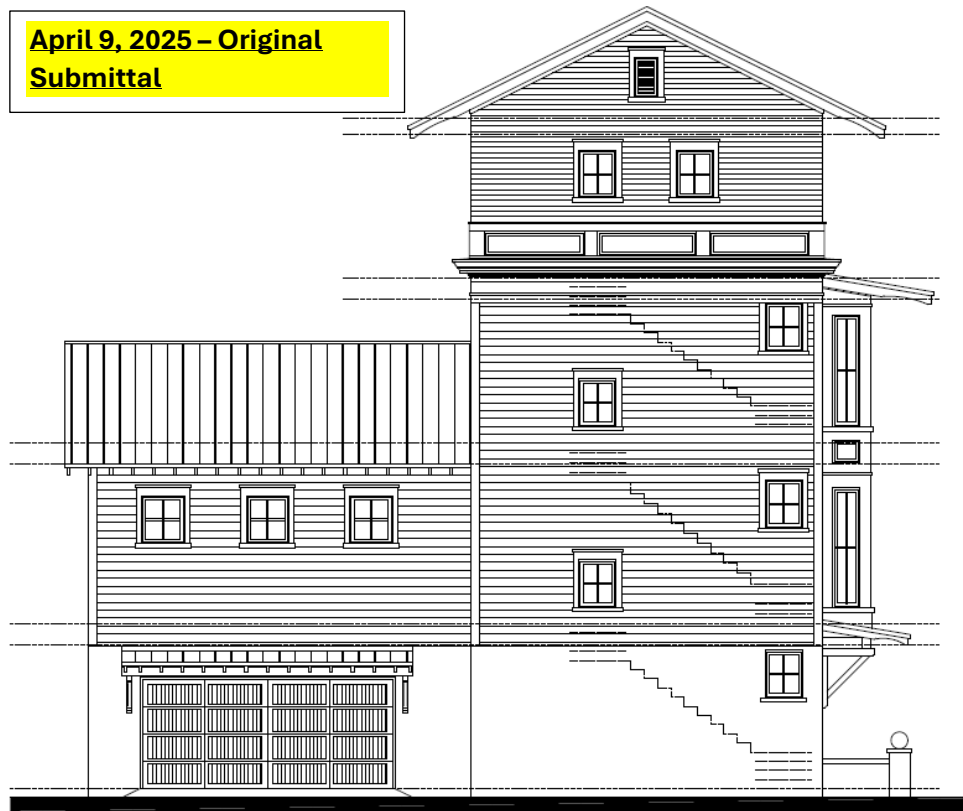
① SOUTH ELEVATION

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

Overview (East/South Elevations) – Original Submission:

- Four full stories; Zoning only allows for 3.5 stories in & front HD
- New dwelling incompatible with surrounding development pattern, particularly in regard to building height

April 9, 2025 – Original
Submittal



4 WEST ELEVATION

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



3 NORTH ELEVATION

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

Overview (West/North Elevations) – Original Submission:

- Sizes of most windows are too small in relation to façade space
- More fenestration diversity would better serve aesthetics
- Rooftop terrace structure too dominant

Overview of impact on Bladen streetscape – Evolution from April 9, 2025, thru July 8, 2026

April 9, 2025 – Original Submittal



① **STREETSCAPE – BLADEN STREET**

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

May 13, 2026 - Submittal



① **STREETSCAPE – BLADEN STREET**

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

July 8, 2026 - Submittal



1 STREETScape - BLADEN STREET

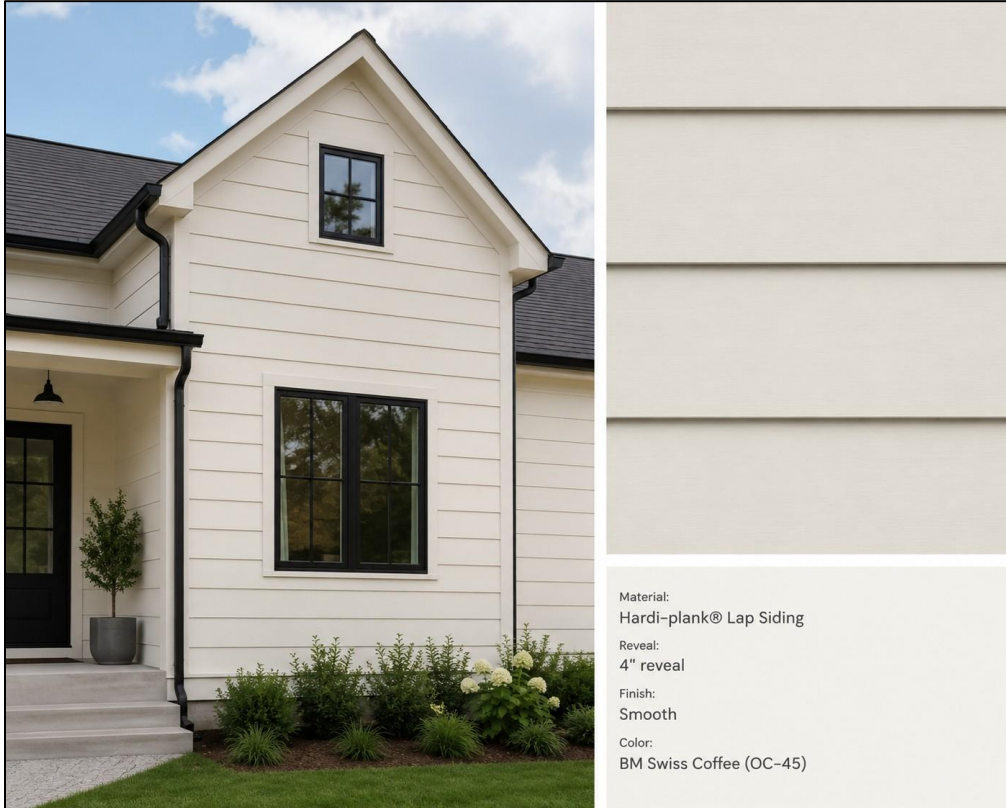
SCALE: 1/4" = 1'-0"

Rendering of 3D-model:



Overview of proposed materials and colors (Specifications)

A. Siding: Hardi-plank, 4" reveal, smooth – painted in "Swiss Coffee" color by Benjamin Moore (OC-45)



Example picture created by: ChatGPT (Open AI);
June 29, 2026

B. Trim, fascia, columns, beams, etc.: Hardi-trim, smooth – painted in “Swiss Coffee” color by Benjamin Moore (OC-45; +5% darker)



Example picture created by: ChatGPT (Open AI);
June 29, 2026

C. Columns: Pressure-treated wood, smooth, painted in “Swiss Coffee” color by Benjamin Moore (OC-45; +5% darker)



Material:
Pressure-treated wood columns

Finish:
Painted in “Swiss Coffee”
by Benjamin Moore
(OC-45; +5% darker)

Square columns with simple base and
capital detail.
Painted to match trim for a cohesive look.

Example picture created by: ChatGPT (Open AI);
June 29, 2026

D. Stucco Base: Smooth, Sand Finish – painted in “Swiss Coffee” color by Benjamin Moore (OC-45)

[No example provided]

E. Windows/Doors: Marvin Elevate Series – color: “Gun Metal”



Example picture created by: ChatGPT (Open AI);
June 29, 2026

F. Entry Door: Mahogany

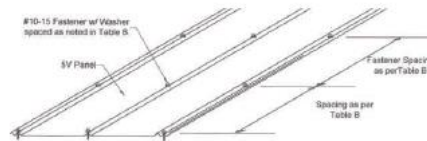
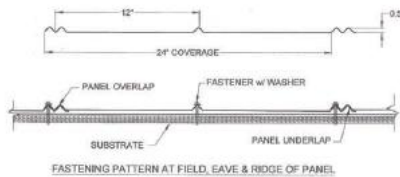
[No example provided]

G. **Roof:** 4M Metals – 5V Galvalume metal roofing, color: silver



Panel Details

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

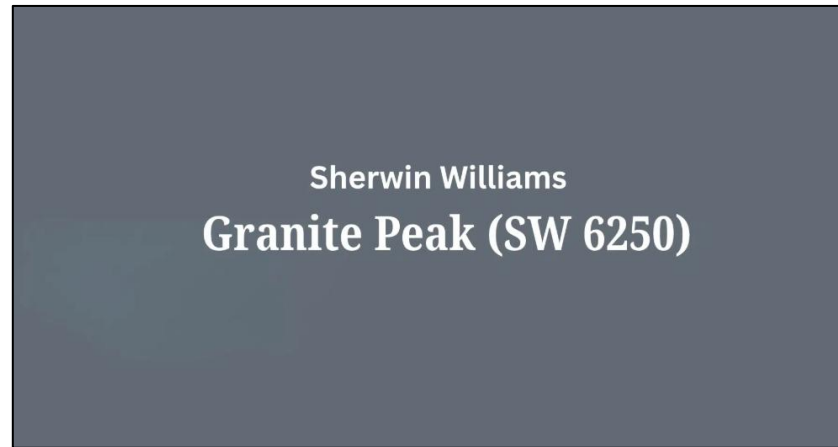


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H. Railings: Pressure-treated (P.T.) wood – painted in “Swiss Coffee” color by Benjamin Moore (OC-45; +5% darker)

[No example provided]

I. Porch floor: P.T. Tongue & Groove (T&G) Decking – painted in “Granite Peak” color by Sherwin Williams (SW 6250)



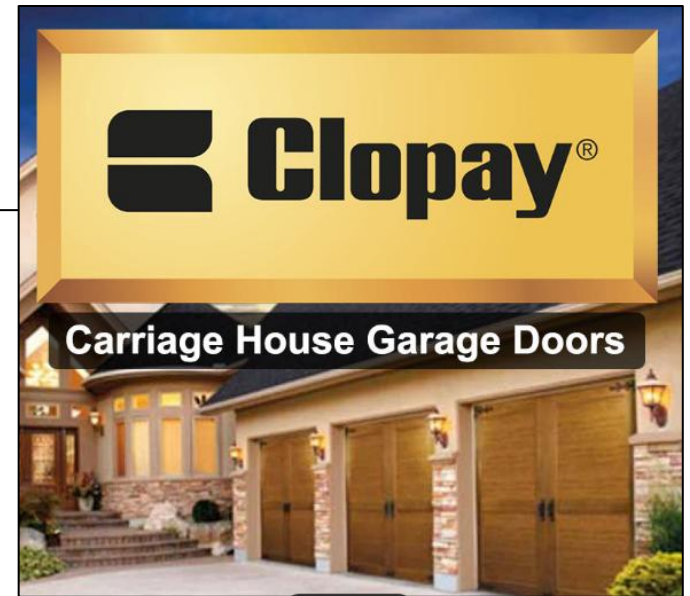
[Example picture provided by ChatGPT; 6/29/26]

J. Porch ceiling: 1x6 V-Groove – painted in “Minor Blue” color by Sherwin Williams (SW 6792)



Sherwin Williams
Minor Blue
SW 6792

K. Garage Door: Clopay Carriage House Doors – Wood Overlay



L. **Shutters: “Atlantic Shutter” – Color: “Revere Pewter” by Benjamin Moore**



Panel

Panel shutters offer a clean, handsome and elegant look for a variety of historic or modern home styles. The artistic depth and curves on the panels dramatically catch sunlight and impart alluring shadows. Popular two-panel and three-panel designs bring deep texture and solid, artistic appeal. A wealth of options is available for added sophistication, limited only by your imagination.



Standard Single Panel Extra Panel Custom Rail Location Arch or Radius Top

Examples by “Atlantic Shutter”



Louvered Colonial

True to centuries-old design, our Louvered Colonial shutters provide timeless elegance with the crisp lines of genuine open louvers. Just as louvered shutters performed the duties of keeping inclement weather out, protecting the home and allowing ambient light, our shutters today provide the same functionality with integrity that will stand throughout your lifetime.



Standard Additional Rail Faux Tilt Rod

Benjamin Moore
Revere Pewter
HC-172

4.7.2 Integrity Guidelines (as per Beaufort Development Code)	Rationale Present	Staff Analysis of Rationale
<p>1. Location: This is the relationship between the property and its historical context.</p>	<p>YES</p>	<ul style="list-style-type: none"> ✓ The subject lot is located at the prominent corner of Bladen & King Street (part of the North-West Quadrant). The lot is currently vacant. ✓ Any proposed structure should honor this prominent corner and downtown street corridor which has been part of a community design charrette and master plan created in 2001.
<p>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.</p>	<p>YES</p>	<ul style="list-style-type: none"> ✓ The latest revisions are much more in line with traditional Beaufort design elements of both the NW Quadrant neighborhood as well as the Beaufort Historic District overall. ✓ The massing and scaling in direct relation with neighboring properties has been scaled back to be more in line with neighboring 2-story (residential) dwellings.
<p>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.</p>	<p>YES</p>	<ul style="list-style-type: none"> ✓ The surrounding properties are a mix of residential and commercial spaces. The latest revisions include larger windows on the lower floor which reflect the more commercial pattern even if it is not utilized as such.
<p>4. Materials: These are the physical elements that make up a property or district.</p>	<p>YES</p>	<ul style="list-style-type: none"> ✓ All proposed materials, as labeled, represent materials that are in keeping with recommendations for the Beaufort Historic District, such as the 2022 Preservation Manual, and other guidelines.
<p>5. Workmanship: This is the physical evidence of the crafts of a particular culture or time period. This particularly applies to rehabilitation projects, but for new infill projects, workmanship of surrounding structures should be considered and respected.</p>	<p>YES</p>	<ul style="list-style-type: none"> ✓ 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.
<p>6. Feeling: This is the property's expression of the aesthetic or historic sense of a particular period of time. This particularly applies to</p>	<p>YES</p>	<ul style="list-style-type: none"> ✓ Staff believes the aesthetic contribution by this residential infill project will positively contribute to the existing historic patterns,

rehabilitation projects, but for new infill projects, the feeling of surrounding structures should be considered and respected.		the feeling of the Historic District and the mixed rhythm of Bladen Street corridor.
7. Association: This is the direct link between an important historic event or person and a property.	YES	✓ Staff has not found any relevant history or persons directly linked to this specific property.

FINDINGS AND RECOMMENDATIONS

Staff recommends CONCEPTUAL BOARD APPROVAL under the following three Conditions in that it satisfies the intent of the Beaufort Preservation Manual and requirements of the Beaufort Code with the following conditions and recommendations to be resubmitted by the applicant and verified by staff prior to issuance of a Certificate of Appropriateness (CoA) letter.

Recommended Conditions for Board Approval:

1. Applicant to use a standing seam metal roof instead of 5V.
2. Alignment of the two ground floor windows in the guest bedroom (east elevation) within the colonnade bays with the doors on the second floor.
3. Applicant to use either wood shutters, preferably sapele or pressure-treated (KDAT) pine and painted for protection, or shutters made of composite lumber with a smooth painted finish. PVC shutters should not be used.

Staff Recommendations:

1. The ground floor awning’s rafters (South elevation) overhang approximately 2’-4” beyond the brackets and appear to be an odd detail given that there are no other overhangs of this depth. Staff recommends the applicant reduce the depth of this overhang to match the overhang above the garage door.

Conditions to be verified by staff:

1. Applicant to submit cutsheets for any exterior lighting, ceiling fans (if applicable), garage door, and pedestrian door.
2. Applicant to provide typical details including window and door head/sill/jamb details, column, decking/trim connections, stucco to siding connections, typical eave conditions, etc.
3. Applicant to note that all shutters must be operable with operable hardware.
4. Applicant to note that the selected “Marvin Elevate” simulated divided lite (SDL) windows shall have exterior applied grilles and interior spacer bars.
5. Applicant to show the location of any HVAC/mechanical units/service yards on site. Applicant to provide drawings for any screening elements.