



MEETING AGENDA

CITY OF BEAUFORT - HISTORIC DISTRICT REVIEW BOARD

Wednesday, August 12, 2026, 2:00 P.M.

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

Please click the link below to access the webinar:

<https://us02web.zoom.us/j/88167498049?pwd=6WwBsbRoZ0FmGPVX9jJKt6dVinou75.1>

Password: 769117 Meeting ID: 881 6749 8049 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:

- July 8, 2026 - Meeting

III. Consent agenda items:

- A. 1411 North Street, PIN: R120 004 000 0663 0000: Approval of Bailey Bill Tax Credit application for completed rehabilitation of historically contributing dwelling (Emil E. Lengnick House)**

Applicant: Rosdhu Properties, LLC c/o Mr. Steve Goggans, Owner

The applicant is requesting approval for a 10-year property tax freeze for previously completed historic renovation work to the historically contributing dwelling, based on the local Bailey Bill Act.

IV. Applications:

- A. 910 Harrington Street, PIN: R120 004 000 0256 0000: Change-after request for exterior siding material and replacement windows for renovation/upfit of contributing dwelling**

Applicant: Carlton Linnen, Owner

The applicant is requesting change of the previously approved exterior materials, including installation of Hardie Plank lap-siding (instead of wood siding) and installation of appropriate replacement

windows (instead of original window repair). The original Certificate of Appropriateness letter was issued June 1, 2026.

**B. 1010 Boundary Street/1112 Charles Street, PIN: R120 004 000 0071-/0072-/0073 0000:
Construction of eight (8) new townhomes (two 4-unit buildings) & four (4) duplexes (two 2-unit buildings; infill development)**

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

The applicant is requesting conceptual/preliminary approval for new construction/infill-development of two 4-unit townhome buildings (attached) fronting Boundary Street, and two duplex (2-unit) buildings in the rear which would be accessible from both Charles and Newcastle Streets.

V. Adjournment

HISTORIC DISTRICT REVIEW BOARD

MEETING MINUTES

FROM July 8th, 2026



Historic District Review Board

Meeting Minutes – July 8, 2026

CALL TO ORDER

1:24

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, July 8, 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), Eric Berman, (Vice-Chair), Kim Petrella, Grady Woods, and Rita Wilson.

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

WELCOME NEW MEMBER

1:35

Chairman Sutton introduced the new Historic District Review Board (HDRB) member, Richard Drake.

REVIEW OF THE JUNE 10, 2026 MINUTES

2:25

Ms. Petrella noted on page 2, the applicant's last name was misspelled. Ms. Wilson noted on page 3, under the project for 1010 Boundary Street, she recused herself from that project. Ms. Wilson also noted on the top of page 4, the sentence reads awkwardly.

Motion: Ms. Petrella made a motion to approve the June 10, 2026 minutes with the corrections noted. Mr. Berman seconded the motion. The motion passed unanimously.

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

APPLICATIONS

3:32

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.

Chairman Sutton recused himself from the project.

Nick Navia presented his staff report.

Public Comment:

Lise Sundrla, HBF Director, commented that the Preservation Committee is in support of the modifications that were made.

Public comment closed.

Motion: Ms. Wilson made a motion to approve the project with staff conditions. Ms. Petrella seconded the motion. The motion passed unanimously.

Mr. Sutton returned to the Board at this time.

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

18:27

Applicant: Cooter Ramsey, Architect

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

Curt Freese presented his staff report.

Public Comment:

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

Public comment closed.

Motion: Mr. Berman made a motion to grant final approval based on the following certain conditions:

1. Nix the 5V. The Board is not recommending that the applicant switch to standing seam;
2. Keep #2 (We are including the recommendation to align the two ground floor windows);
3. Nix #3; not making this a recommendation;
4. Nix #1 under Staff Recommendations; and
5. Keep all the conditions listed under "Conditions to be verified by staff".

Ms. Petrella seconded the motion.

Mr. Sutton suggested giving the applicant more options regarding the 5V.

Mr. Berman amended his motion to say, instead of dictating that the applicant stays 5V, that it can be either 5V or standing seam.

Ms. Petrella seconded the amended motion. The motion passed unanimously.

MISCELLANEOUS DISCUSSION

56:42

Staff and the Board discussed having a workshop possibly in September. Mr. Freese will send out an email to the board members with several dates for them to choose from.

Mr. Freese introduced Yvette Fleming, the City's Permit Tech, who started six months ago. He also introduced Max Larkby, the summer intern for the Planning Department.

ADJOURNMENT

1:01:31

Mr. Berman made a motion to adjourn seconded by Mr. Sutton. The meeting ended at 3:00 pm.

1411 North Street (“Emil E. Lengnick House”)

**“The Bluff” neighborhood; Historically
Contributing, c. 1907)**

**Bailey Bill Tax Credit/Abatement
Application for Historic Renovation Work
on exterior and interior**

JOHN MILNER ASSOCIATES
west chester, pennsylvania 19380

Historic Building Data Sheet
Beaufort Historic District
National Historic Landmark
City-Enforced Sector
Beaufort, South Carolina



View: 9:34

Camera Facing: NE

3. CLASSIFICATION

OWNERSHIP		STATUS	ACCESSIBLE TO PUBLIC
☐ Public	Public Acquisition:	☒ Occupied	Yes:
☒ Private	☐ In Process	☐ Unoccupied	☐ Restricted
☐ Both	☐ Being Considered	☐ Work in Progress	☐ Unrestricted
		☐ Pres. ☐ Altera.	☒ No

PRESENT USE (Check One or More if Applicable)

☐ Agriculture	☐ Industrial	☐ Professional	☐ Scientific
☐ Commercial	☐ Military	☐ Religious	☐ Transportation
☐ Educational	☐ Museum	☒ Residence	☐ Other
☐ Government	☐ Park		()

ORIGINAL USE: _____

4a. OWNERSHIP (Present)

Name: <u>Nancy C. Brown</u>	Street and Number: <u>1411 North Street</u>
City or Town: <u>Beaufort</u>	4b. ORIGINAL OWNER (if known) <u>Emile Lennick</u>

5. DESCRIPTION

Features (exterior)	Materials									
Facade <u>irregular - corner oriented</u>	<u>decorative shingles</u>									
Foundations <u>excavated</u>	<u>brick</u>									
Roof Type: ☐ flat ☒ gable ☐ shed ☐ "French" ☐ gambrel ☐ hip ☐ saltbox	<u>shingles</u>									
Chimney(s)-architectural <u>fireplace/furnace</u>	<table border="1"><thead><tr><th>No.</th><th>Location</th><th>Materials</th></tr></thead><tbody><tr><td></td><td>east wall</td><td>brick</td></tr><tr><td></td><td>north wall, rear ell</td><td>brick</td></tr></tbody></table>	No.	Location	Materials		east wall	brick		north wall, rear ell	brick
No.	Location	Materials								
	east wall	brick								
	north wall, rear ell	brick								
utilitarian <u>stove</u>										
Porch(es)-architectural <u>corner entrance</u>	<u>wood</u>									
utilitarian _____										
Addition(s) _____										
Structural System (if known):										
☐ wood frame, interlocking joints ☒ wood frame, light member ☐ log ☐ metal										
☐ masonry load bearing walls (describe) _____										
☐ other (_____)										
Number of Stories <u>2</u>										

NAME: _____
Common _____

LOCATION: 1411 North Street

Map Ref. Key # 114(663)-5
Feiss-Wright ☒

5. DESCRIPTION (CONT'D.)

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

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

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

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

Date(s) (if known) _____

Related Outbuildings and Property:

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

Threats and/or intrusions to Building:

☐ none known ☐ zoning ☐ roads ☐ development ☐ deterioration ☐ other (_____)

6. INTERRELATIONSHIPS OF BUILDING AND SURROUNDINGS

a. Relationship to Street: ☒ Pivotal ☐ Positive ☐ Neutral ☐ Negative

b. Relationship to District: ☒ Pivotal ☐ Positive ☐ Neutral ☐ Negative

Basis for relationship: a. corner location

b. integrity - condition - style is unique in district

7. SIGNIFICANCE

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

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

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

8. SOURCES

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

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

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

1411 NORTH STREET
SOUTHWEST ELEVATION



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

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

PLANNING DEPARTMENT USE ONLY: Application #: <u>HDRB-0001915-2026</u>		Date Received: <u>7/23/2026</u>	Date Responded: _____
☒ Certificate of Appropriateness Received # <u>HR</u>	☒ Project Approved		
☐ Project Approved with Conditions (see attached sheet)	☐ Project Denied (see attached sheet)		
 Authorized Signature	<u>7/23/2026</u> Date		

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

1. PROPERTY INFORMATION

Historic Name of Property (if known) LEGNICK HOUSE Parcel Id. Number: 120-004-0883
Street Address: 1411 NORTH ST. Use: ☐ Owner-occupied, or ☐ Income-producing
Estimated project start date JUNE 1, 2025 Estimated project completion date JUNE 15, 2026
Fair market value (FMV) of building \$ 561,100 Estimated project costs \$ 1,058,000
How was FMV determined? ☐ SC Licensed appraisal within 45 days ☐ Bona fide sales contract within 12 months ☒ County Assessor
Has an application for any other tax incentives been filed for this property? ☐ Yes ☒ No
If Yes, please describe _____

2. HISTORIC DESIGNATION

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

This building is a:

- ☒ Contributing structure in the Historic District
☐ Non-contributing structure, but over 50 years old, and in the Historic District
☐ Structure located outside of the Historic District, but listed on the Beaufort County 1997 Historic Survey

Significance:

Construction Date: CA 1900 property individually listed on the National Register? ☐ Yes ☒ No

Describe previous major alterations or additions (give dates): VARIOUS PLUMBING, HVAC, KITCHEN IMPROVEMENTS. THE EXACT DATE OF THOSE IMPROVEMENTS IS UNKNOWN

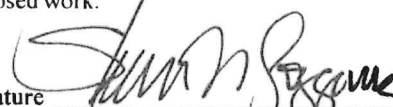
3. ATTACHMENTS

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

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

4. OWNER INFORMATION

Name ROSSDHU PROPERTIES, LLC.
Mailing Address PO BOX 1859
Email Address _____


Signature _____ Date 7/13/2026
City PAWLEYS ISLAND State SC Zip 29585
Primary Phone Number _____

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PART A – PRELIMINARY REVIEW FORM

5. DESCRIPTION OF PROPOSED WORK

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

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

Architectural element: ROOFS Approximate age: ___ original ☒ added; if added ___ date ___ ___ Interior ☒ Exterior; Location: N S E W Describe feature and its condition: The existing roof cladding was several decades old and had begun to fail, causing significant leaks throughout the asphalt-shingle, rolled-roofing, and low-slope roof areas. Photograph No. 1-9 Drawing No. _____	Describe work and impact on feature All roofs were replaced, along with any rotted or deteriorated roof decking. The primary high roof received GAF Presidential shingles to create a strong shadow line, and the turret finial was restored. Hand-crimped copper roofing was installed on the lower roofs, while a PVC membrane was used on the low-slope roof areas.
Architectural element: PINE SHAKE SHINGLES Approximate age: ___ original ☒ added; if added ___ date ___ ___ Interior ___ Exterior; Location: N S E W Describe feature and its condition: The pine shake shingle cladding was very deteriorated and paint eroded, exposing bare wood. Numerous shakes were missing. Photograph No. 10-12 Drawing No. _____	Describe work and impact on feature Rotted and missing shakes were replaced in kind and the deteriorated paint removed.
Architectural element: DOORS AND WINDOWS Approximate age: ☒ original ___ added; if added ___ date ___ ___ Interior ___ Exterior; Location: N S E W Describe feature and its condition: Five (5) to six (6) windows were falling apart. These were shop rebuilt. Photograph No. 13-21 Drawing No. _____	Describe work and impact on feature All windows were fully restored and several were rebuilt in the shop. Ballasts and pulles were put into good working order. The exterior doors were stripped and refinished. Interior doors were stripped and painted. Handmade replacement doors were fabricated to replicate the original doors.
Architectural element: CHIMNEYS Approximate age: ☒ original ___ added; if added ___ date ___ ___ Interior ___ Exterior; Location: N S E W Describe feature and its condition: The kitchen chimney had collapsed and the remaining chimneys (two) needed re-pointing, and the new chimney caps were rusted out. Photograph No. 22-30 Drawing No. _____	Describe work and impact on feature The fallen chimney at the rear was rebuilt using original bricks salvaged from the property (following storm damage), all chimneys were repointed and new chimney caps were installed.

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CORNICES Architectural element: _____ Approximate age: ☒ original ☒ added; if added _____ date _____ _____ Interior ☒ Exterior; Location: N S E W Describe feature and its condition: _____ Exterior cornices were badly deteriorated and destroyed in specific locations. Some attempts at replacement had occurred 14 years prior. Photograph No. 31-36 Drawing No. _____	Describe work and impact on feature Cornices were restored and rebuilt with in kind material where needed. Copper flashings were installed and painted, galvanized gutters and downspouts were installed to protect the cornice and cladding.
PORCHES Architectural element: _____ Approximate age: ☒ original _____ added; if added _____ date _____ _____ Interior _____ Exterior; Location: N S E W Describe feature and its condition: _____ Some porch columns had missing or broken capitals. The flooring, ceilings, and Queen Anne arches were rotted. The porch steps had settled and rotted. They were not level, nor were they safe. Photograph No. 37-52 Drawing No. _____	Describe work and impact on feature Column capitals were recreated by first sculpting a clay model and then reproducing a positive and negative mold. The porch framing and arches were carefully reconstructed to reflect the original architectural elements of the porch. Porch floors and ceilings restored and three coats of paint applied. The steps were rebuilt.
PLASTER & GYP BOARD WALLS Architectural element: _____ Approximate age: ☒ original ☒ added; if added _____ date _____ _____ Interior _____ Exterior; Location: N S E W Describe feature and its condition: _____ Numerous plaster walls and ceilings had been delaminated from lath or failed due to water intrusion. Photograph No. 53-55 Drawing No. _____	Describe work and impact on feature Ceilings and walls were repointed where possible. New walls and larger expanses of plaster walls and ceilings which had failed were replaced by gyp. board. Seams were carefully joined to skillfully blend plaster and gyp. board.
ELECTRICAL SYSTEMS Architectural element: _____ Approximate age: _____ original _____ added; if added _____ date _____ _____ Interior _____ Exterior; Location: N S E W Describe feature and its condition: _____ The existing panel box and service were obsolete, wiring suspect with 100 AMP service, no grand fault circuits or devices. Some knob and tube wiring was still in use. Photograph No. 56-61 Drawing No. _____	Describe work and impact on feature A new 400 AMP service was provided, with two new electrical distribution provided throughout. New devices and fixtures were provided and all brought to current code.

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Architectural element: <u>HEATING AND AIR CONDITION</u> Approximate age: ☒ original ☒ added; if added ____ date ____ ____ Interior ☒ Exterior; Location: N S E W Describe feature and its condition: The HVAC systems were undersized and ducts were not in good condition. Moreover, the distribution did not conform to architectural plan changes. The equipment was also poorly located in the context of a historical home. Photograph No. <u>62-68</u> Drawing No. _____	Describe work and impact on feature An additional HVAC unit was installed, and approximately 90% of the ductwork was replaced. The equipment was repositioned to better respect the home's historic architecture. The floor-mounted return-air grille in the foyer was relocated beneath the staircase, allowing the finished pine flooring to continue uninterrupted. Vintage-style grilles were installed throughout.
Architectural element: <u>KITCHEN</u> Approximate age: ☒ original ____ added; if added ____ date ____ ____ Interior ____ Exterior; Location: N S E W Describe feature and its condition: The original 1990s kitchen had undergone several renovations over the years but suffered significant water damage from roof leaks. The appliances and cabinetry were also heavily worn and outdated. Photograph No. <u>75-76</u> Drawing No. _____	Describe work and impact on feature All finishes, cabinetry, countertops, and appliances were replaced. The original millwork was restored, and the kitchen's electrical panel was relocated.
Architectural element: <u>BATHROOMS</u> Approximate age: ☒ original ☒ added; if added ____ date ____ ____ Interior ____ Exterior; Location: N S E W Describe feature and its condition: The existing bathrooms were likely added after World War II and had become significantly outdated. Photograph No. <u>78-80</u> Drawing No. _____	Describe work and impact on feature The existing bathrooms were redesigned, and two new bathrooms were added. A powder room was also incorporated beneath the servants' staircase.
Architectural element: <u>MILLWORK</u> Approximate age: ____ original ____ added; if added ____ date ____ ____ Interior ____ Exterior; Location: N S E W Describe feature and its condition: The house retained much of its original millwork and Neoclassical detailing, though these elements were obscured by layers of paint and accumulated dirt. The dining room also contained wainscoting, trim, and other moldings that were not original to the house. Photograph No. <u>81-86</u> Drawing No. _____	Describe work and impact on feature All woodwork was stripped and freshly painted. Non-original elements were removed, and the original millwork was carefully restored. Where replacement pieces were required, custom molding knives were fabricated to accurately replicate the historic profiles.

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Architectural element: FLOORS Approximate age: ☒ original ☒ added; if added ____ date ____ ____ Interior ☒ Exterior; Location: N S E W Describe feature and its condition: The floors consisted primarily of 3¼-inch pine boards that had been repeatedly patched and were heavily worn. The third floor was covered with severely damaged carpeting. Photograph No. 87-89 Drawing No. _____	Describe work and impact on feature Heart pine matching the original flooring was sourced and milled to replace poorly installed patches and completely resurface the third floor. All pine floors were then carefully refinished.
Architectural element: INTERIOR HARDWARE Approximate age: ☒ original ____ added; if added ____ date ____ ____ Interior ____ Exterior; Location: N S E W Describe feature and its condition: The existing hardware was missing in several locations, nonfunctional in many others, and generally obscured by dirt and layers of paint. Photograph No. 90-92 Drawing No. _____	Describe work and impact on feature All door and window hardware, consisting of a combination of stamped tin and brass, was carefully cleaned, restored, and returned to full working condition.
Architectural element: LIGHT FIXTURES AND DEVICES Approximate age: ☒ original ☒ added; if added ____ date ____ ____ Interior ____ Exterior; Location: N S E W Describe feature and its condition: The existing light fixtures were recently installed, builder-grade fixtures sourced from a building supply store and were not appropriate for the home's historic character. Photograph No. 93-95 Drawing No. _____	Describe work and impact on feature New LED downlights were installed in the kitchen and bathrooms, while period-appropriate decorative fixtures were added where previous fixtures had been removed. Electrical switches, receptacles, and other devices were also updated to meet current
Architectural element: FIREPLACES Approximate age: ____ original ____ added; if added ____ date ____ ____ Interior ____ Exterior; Location: N S E W Describe feature and its condition: The home contained five fireplaces served by two main chimneys. All were in need of restoration, and the dining room fireplace had been completely sealed. Photograph No. 96-101 Drawing No. _____	Describe work and impact on feature Four of the five fireplaces were carefully restored, including their original millwork surrounds. The fifth fireplace was concealed—but neither removed nor damaged—to accommodate modifications to the architectural layout.

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

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

Architectural element: GROUNDS Approximate age: ☒ original ☒ added; if added ____ date ____ ____ Interior ☒ Exterior; Location: N S E W Describe feature and its condition: After years of neglect, the site had become overgrown, suffered from inadequate drainage, and contained deteriorated and broken hardscape. Photograph No. 103-107 Drawing No. _____	Describe work and impact on feature THE SITE WAS TOTALLY CLEANED WHILE PRESERVING A LARGE LIVE OAK AND SEVERAL ANCIENT CREPE MYRTLES. NEW HARDSCAPE AND IRRIGATION WERE INSTALLED. NEW BRICK WALKWAYS AND STOPS REPLACED THE OLD AND THE ENTRY PIERS WERE INSTALLED
Architectural element: PLUMBING Approximate age: ____ original ____ added; if added ____ date ____ ____ Interior ____ Exterior; Location: N S E W Describe feature and its condition: The house had considerate amounts of polybutane and galvanized piping. The water heater was located in the basement. The plumbing was not original to the house and also of poor quality. Photograph No. 69-74 Drawing No. _____	Describe work and impact on feature The house received all new plumbing with PVC waste lines and pex water supply lines were installed. The house received all new plumbing fixtures and two new Renai tankless water heaters.
Architectural element: _____ Approximate age: ____ original ____ added; if added ____ date ____ ____ Interior ____ Exterior; Location: N S E W Describe feature and its condition: Photograph No. _____ Drawing No. _____	Describe work and impact on feature
Architectural element: _____ Approximate age: ____ original ____ added; if added ____ date ____ ____ Interior ____ Exterior; Location: N S E W Describe feature and its condition: Photograph No. _____ Drawing No. _____	Describe work and impact on feature

Steve Goggans

From: Christopher Klement <cklement@cityofbeaufort.org>
Sent: Wednesday, June 24, 2026 2:43 PM
To: Steve Goggans
Subject: RE: 1411 North Street - Bailey Bill Tax Incentive application packet



External (cklement@cityofbeaufort.org)



[Graymail](#) [Spam](#) [Phish](#) [More...](#) [FAQ](#) [Protection by INKY](#)

Hello Steve,

It was good talking with you! Below is the **property evaluation from County's Tax Assessor's webpage:**



GIS Map Information

Property ID (PIN)	Link to Interactive Map (Click Here)
R120 004 000 0663 0000	219061

Assessment Information

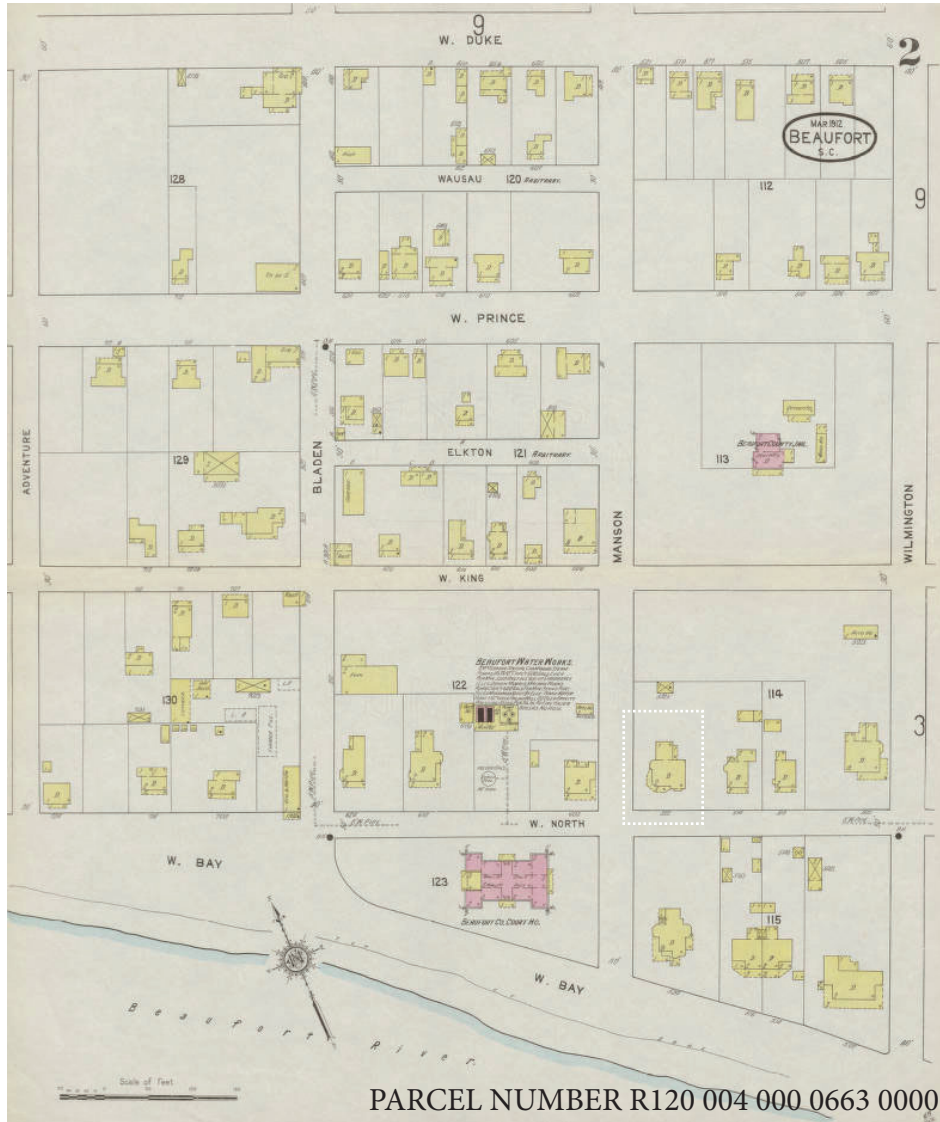
Prior Year	2024	Current Year
Appraised Value Land	\$487,500	Appraised Value Land
Appraised Value Improvements	\$561,100	Appraised Value Improvements
Total Appraised Value	\$1,048,600	Total Appraised Value
Limited (Capped) Appraised Value Total	\$581,900	Limited (Capped) Appraised Value Total
Exemption Amount		Exemption Amount
Taxable Value	\$28,160	Taxable Value
Assessment Ratio	6%	Assessment Ratio
Assessed Value	\$28,160	Assessed Value



1411 NORTH ST.

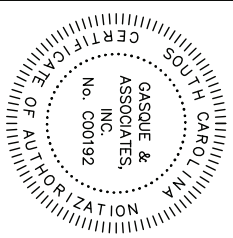
BEAUFORT, SC

HISTORIC LOCATION



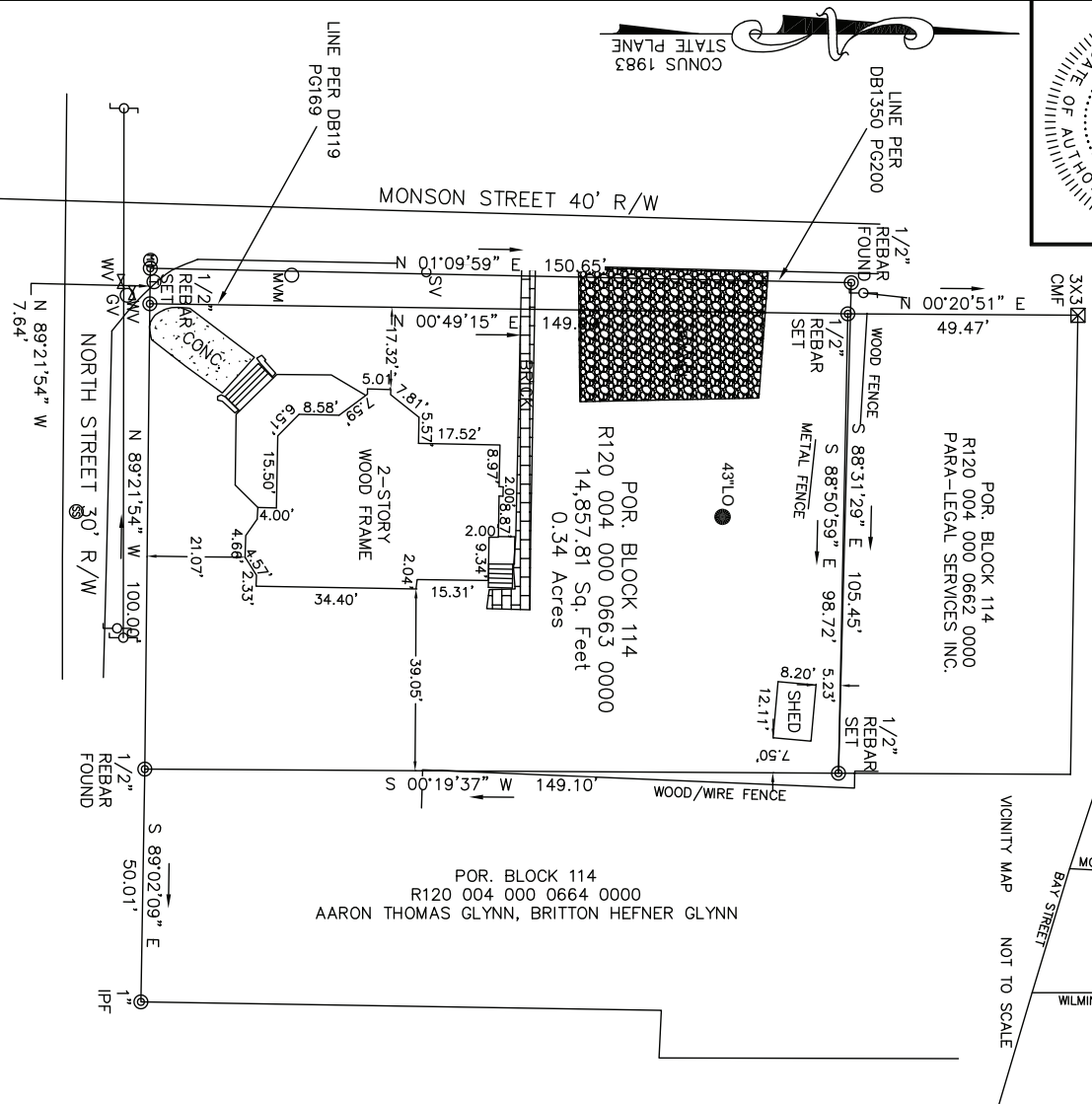
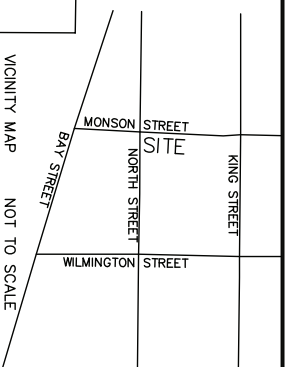
141 NORTH ST.

BEAUFORT,
SOUTH CAROLINA



**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

STEVE GOGGANS

BEING A PORTION OF BLOCK 114 CITY OF BEAUFORT BEAUFORT COUNTY, SOUTH CAROLINA, AS DESCRIBED IN DEED BOOK 119 PAGE 169 IN THE OFFICE OF THE REGISTER OF DEEDS FOR BEAUFORT COUNTY, SOUTH CAROLINA. FURTHER DESCRIBED ON A PLAT BY DAVID F. GASQUE, DATED 10/12/2000 IN DEED BOOK 1350 AT PAGE 200 IN THE OFFICE OF THE REGISTER OF DEEDS FOR BEAUFORT COUNTY, SOUTH CAROLINA. TAX MAP NUMBER R20 004 000 0663 0000. 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.

SETBACKS SHOWN AS PER PLAT OF RECORD AND MUST BE VERIFIED WITH OFFICIAL AGENCY BEFORE PURCHASE. AND OR CONSTRUCTION ON SUBJECT PROPERTY. BEFORE ANY DESIGN WORK OR CONSTRUCTION ON THIS SITE IS STARTED FLOOD ZONE INFORMATION MUST BE VERIFIED BY PROPER BUILDING CODES OFFICIAL.

THIS PROPERTY APPEARS TO LIE IN FLOOD ZONE "X" UNSHADED AS DETERMINED BY F.E.M.A. FIRM COM-PANEL NUMBER 45013C0166C DATED MARCH 23, 2021. (1988 NAVD)
THE UNDERSIGNED DOES NOT CERTIFY THAT THE PROPERTY SHOWN HEREON COMPLIES WITH ANY RESTRICTIVE COVENANTS OR ANY CITY AND/OR COUNTY ORDINANCES.

THIS SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A CLASS SURVEY AS SPECIFIED THEREIN. IN ADDITION, THERE ARE NO ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN. THIS SURVEY IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE AND HAS AN EMBOSSED SEAL. AREA DETERMINED BY COORDINATE METHOD.



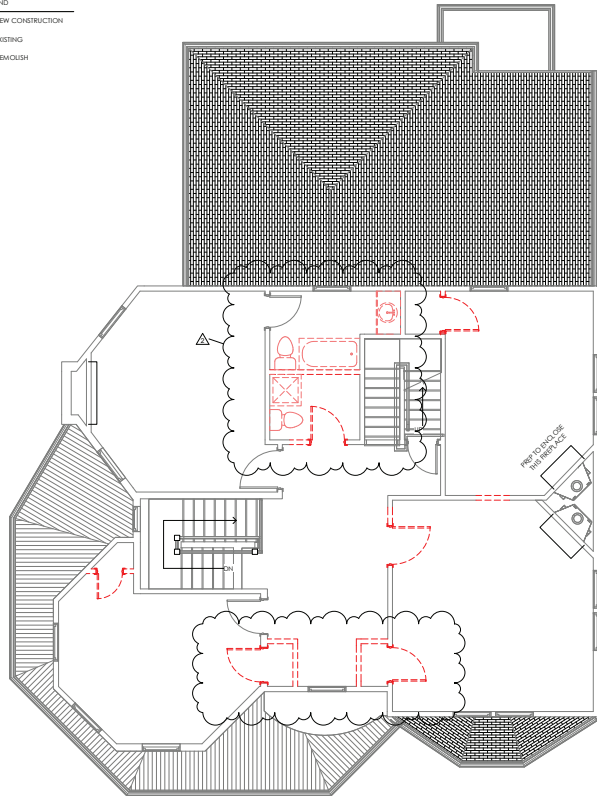
DAVID E. GASQUE, R.L.S. JOB # 61460
S.C. REGISTRATION NUMBER 10506 FB#/CCG DSGN#6
THIS PLAT IS NOT BINDING UNLESS ACCOMPANIED BY
AN ORIGINAL SIGNATURE AND AN EMBOSSED SEAL.

NORTH

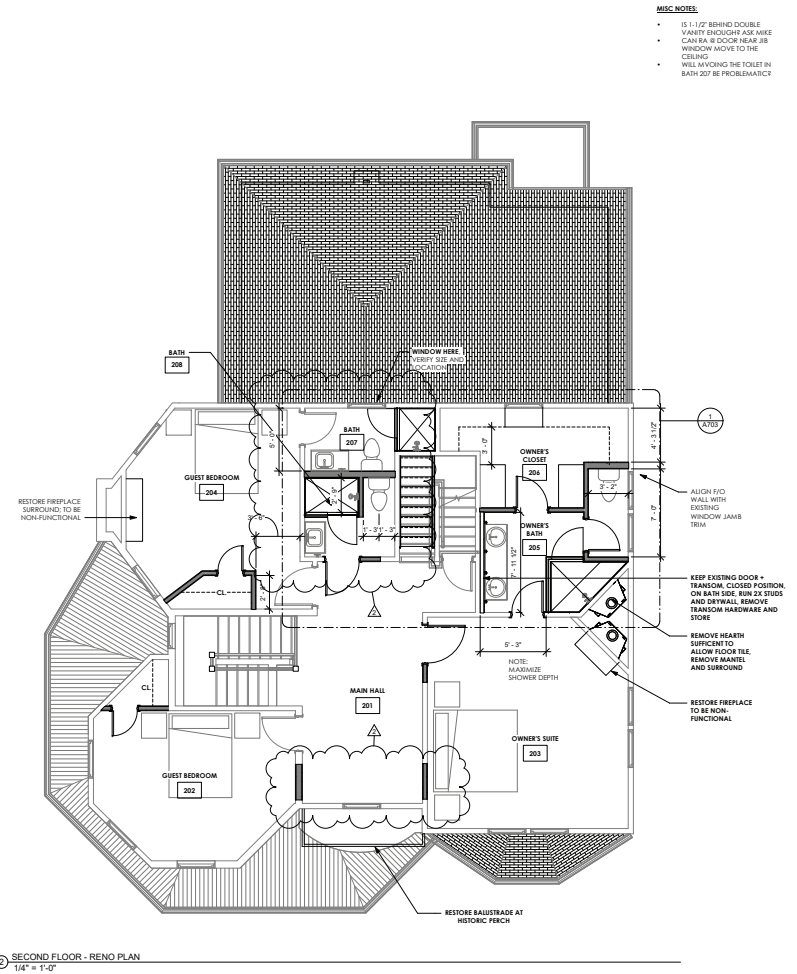


FLOOR PLANS

RENO LEGEND
 ■ NEW CONSTRUCTION
 □ EXISTING
 - - - DEMOLISH



① SECOND FLOOR - DEMO PLAN
 1/4" = 1'-0"

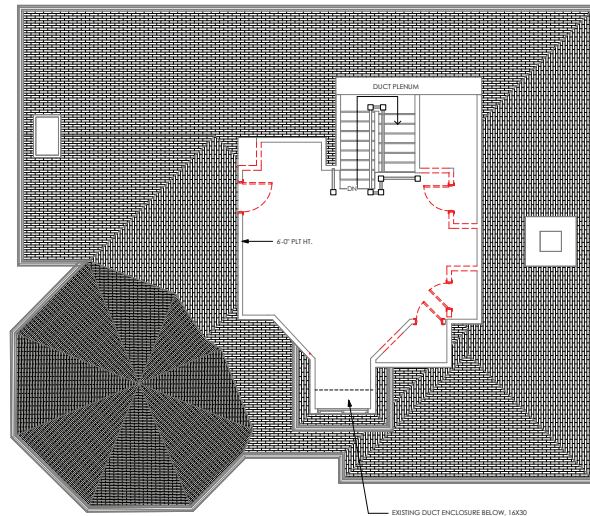


② SECOND FLOOR - RENO PLAN
 1/4" = 1'-0"

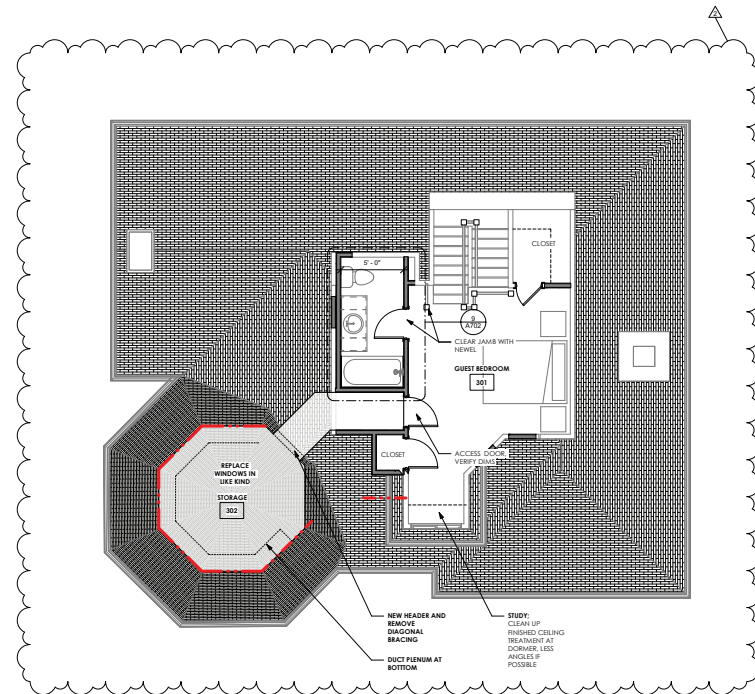
1411 NORTH ST.

BEAUFORT,
 SOUTH CAROLINA

FLOOR PLANS



ATTIC - DEMO PLAN
1/4" = 1'-0"



ATTIC - RENO PLAN
1/4" = 1'-0"

1411 NORTH ST.

BEAUFORT,
SOUTH CAROLINA

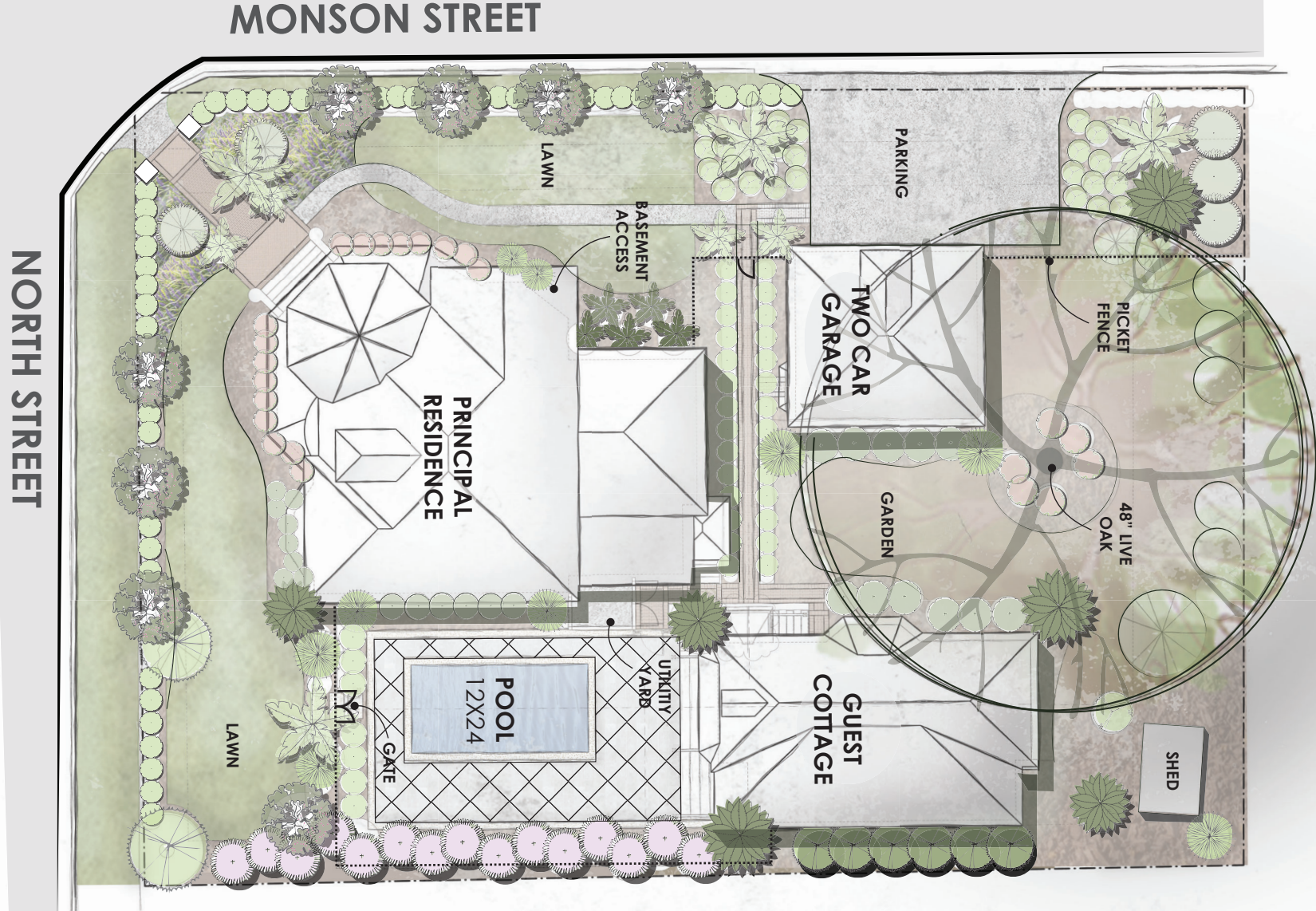
BUILDING ELEVATIONS



1411 NORTH ST.

BEAUFORT,
SOUTH CAROLINA

SITE PLAN



1411 NORTH ST.
BEAUFORT, SC

CONCEPTUALLY APPROVED BY THE BEAUFORT HISTORIC REVIEW BOARD
| SITE PLAN WITH ADDITIONAL POOL, GUEST COTTAGE, AND GARAGE

**Note: Landscaping shown for illustrative purposes and may be subject to change*

ROOF RESTORATION



1411 NORTH ST.

BEAUFORT,
SOUTH CAROLINA

ROOF RESTORATION



1411 NORTH ST.

BEAUFORT,
SOUTH CAROLINA

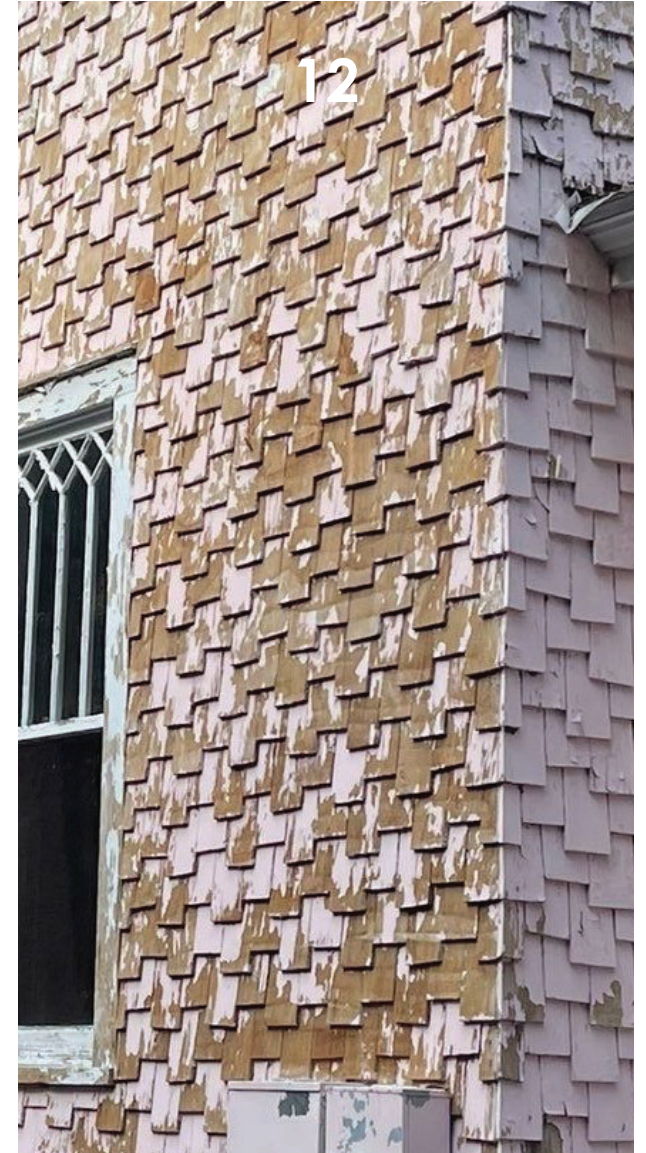
ROOF RESTORATION



1411 NORTH ST.

BEAUFORT,
SOUTH CAROLINA

PINE SHAKE SHINGLES



1411 NORTH ST.

BEAUFORT,
SOUTH CAROLINA

DOORS AND WINDOWS



1411 NORTH ST.

BEAUFORT,
SOUTH CAROLINA

DOORS AND WINDOWS



1411 NORTH ST.

BEAUFORT,
SOUTH CAROLINA

DOORS AND WINDOWS



1411 NORTH ST.

BEAUFORT,
SOUTH CAROLINA

CHIMNEYS



1411 NORTH ST.

BEAUFORT,
SOUTH CAROLINA

CHIMNEYS



1411 NORTH ST.

BEAUFORT,
SOUTH CAROLINA

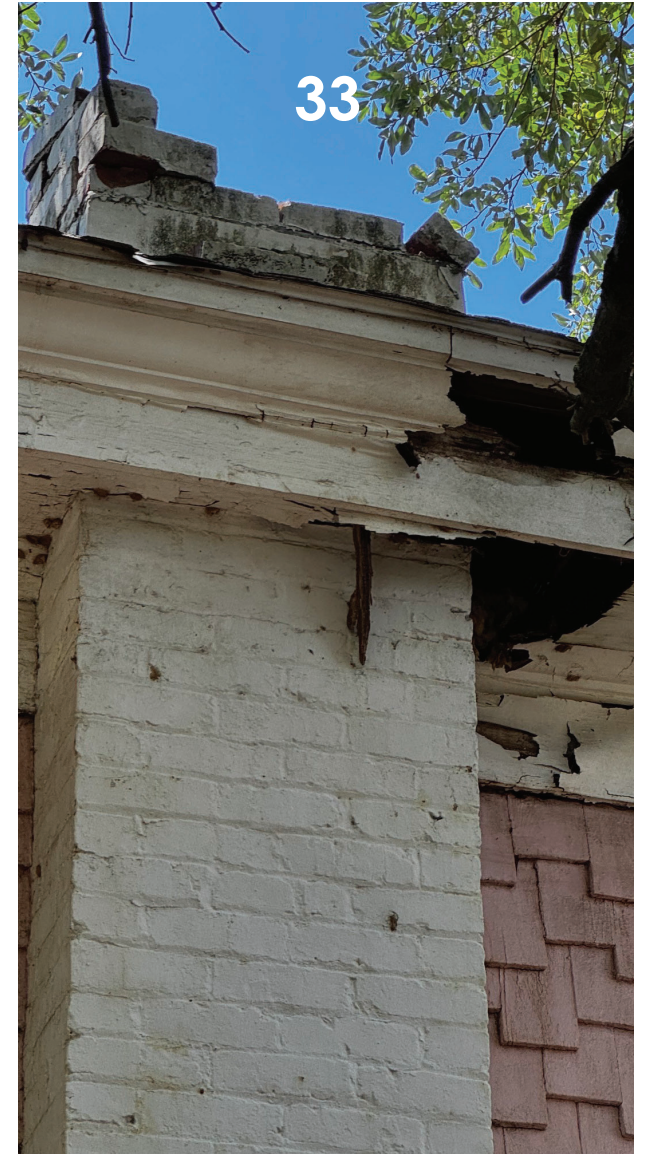
CHIMNEYS



1411 NORTH ST.

BEAUFORT,
SOUTH CAROLINA

CORNICES



1411 NORTH ST.

BEAUFORT,
SOUTH CAROLINA

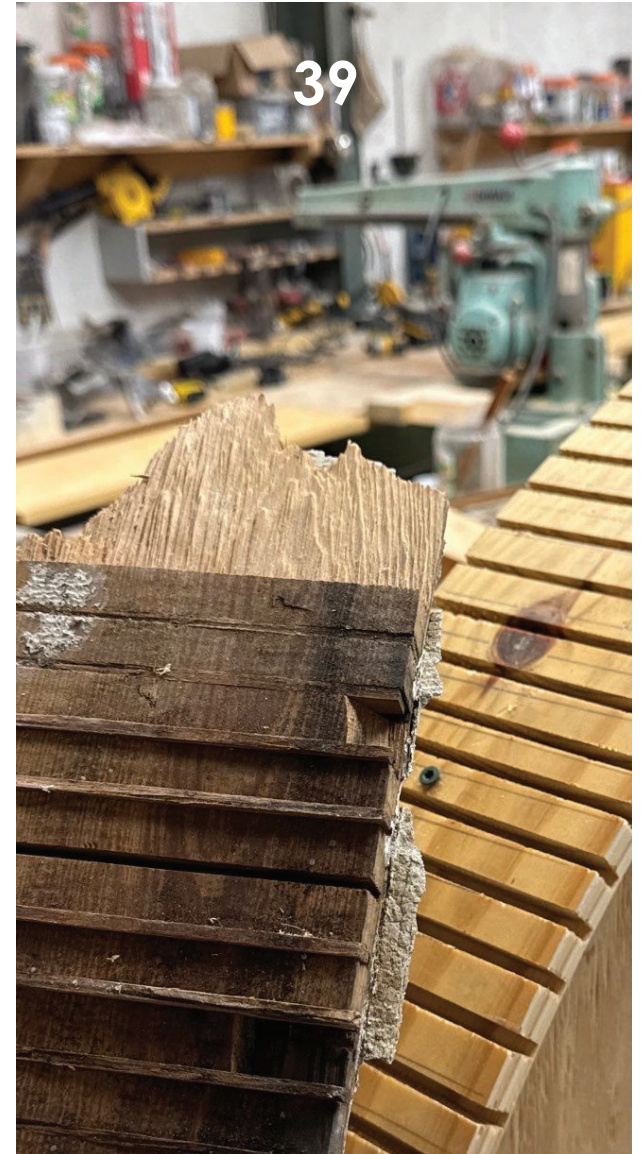
CORNICES



1411 NORTH ST.

BEAUFORT,
SOUTH CAROLINA

PORCHES



1411 NORTH ST.

BEAUFORT,
SOUTH CAROLINA

PORCHES



1411 NORTH ST.

BEAUFORT,
SOUTH CAROLINA

PORCHES



1411 NORTH ST.

BEAUFORT,
SOUTH CAROLINA

PORCHES



1411 NORTH ST.

BEAUFORT,
SOUTH CAROLINA

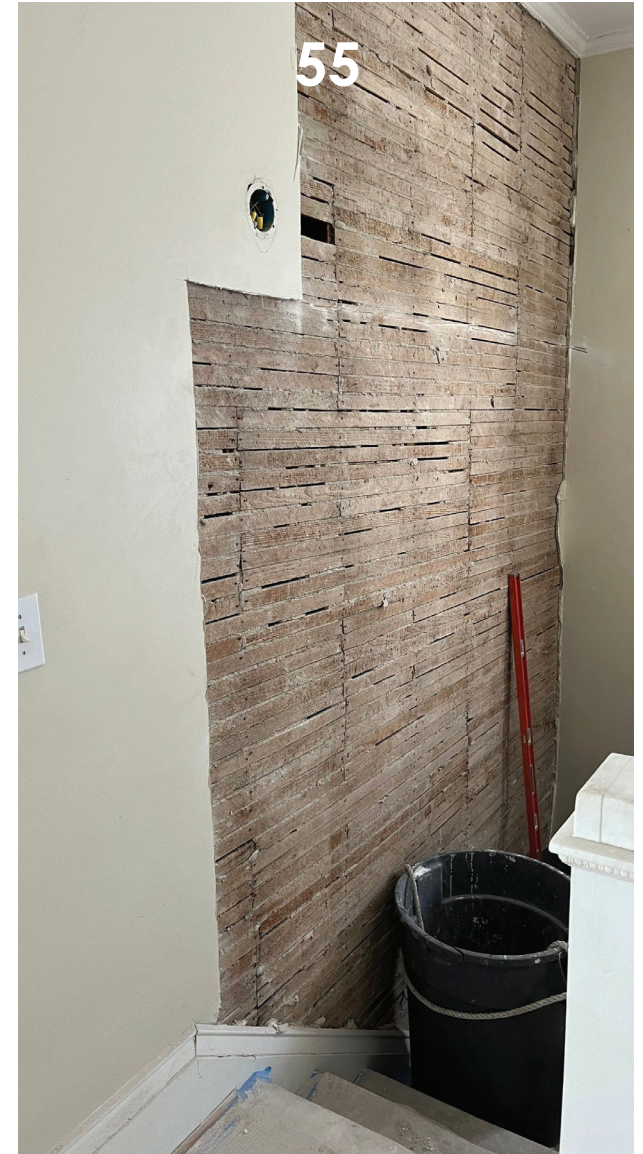
PORCHES



1411 NORTH ST.

BEAUFORT,
SOUTH CAROLINA

PLASTER & GYP WALLS



1411 NORTH ST.

BEAUFORT,
SOUTH CAROLINA

ELECTRICAL SYSTEMS



1411 NORTH ST.

BEAUFORT,
SOUTH CAROLINA

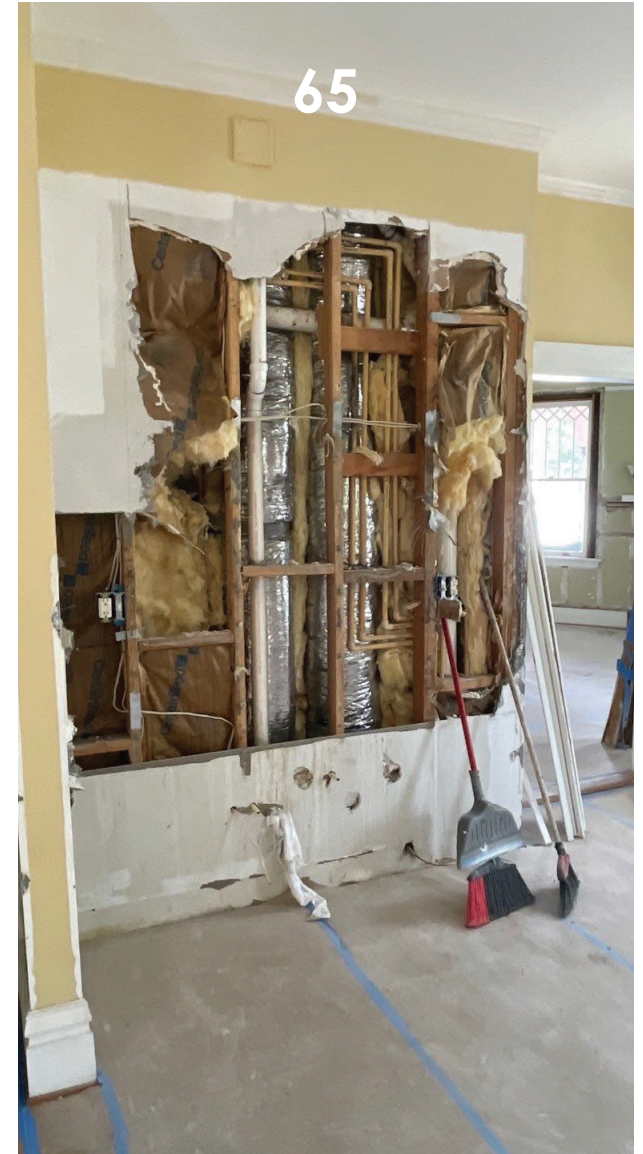
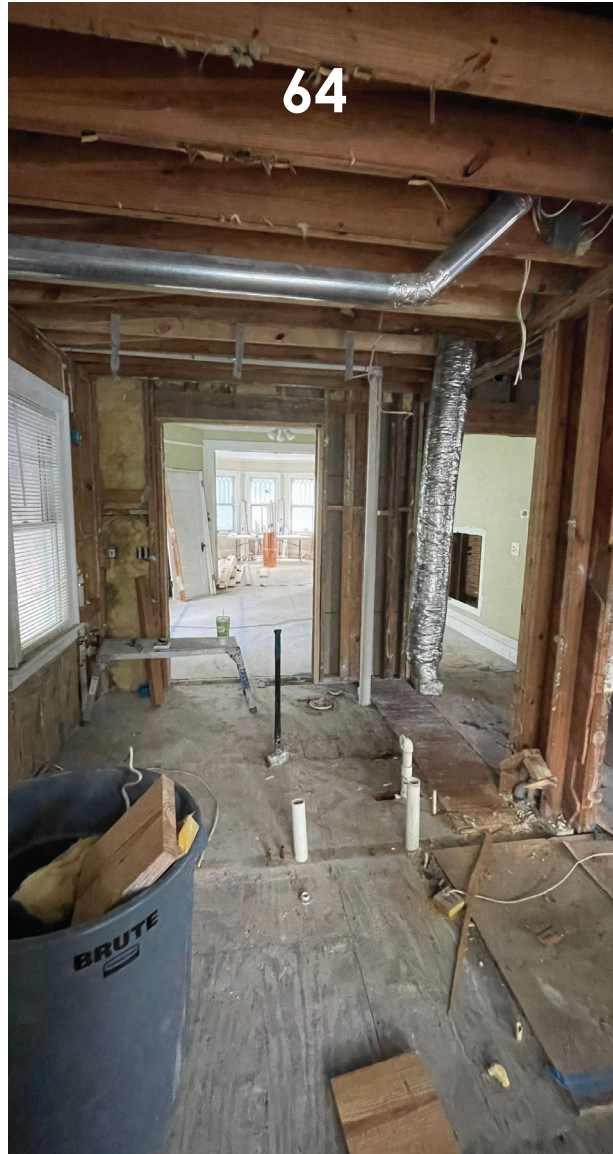
ELECTRICAL SYSTEMS



1411 NORTH ST.

BEAUFORT,
SOUTH CAROLINA

HVAC



1411 NORTH ST.

BEAUFORT,
SOUTH CAROLINA

HVAC



1411 NORTH ST.

BEAUFORT,
SOUTH CAROLINA

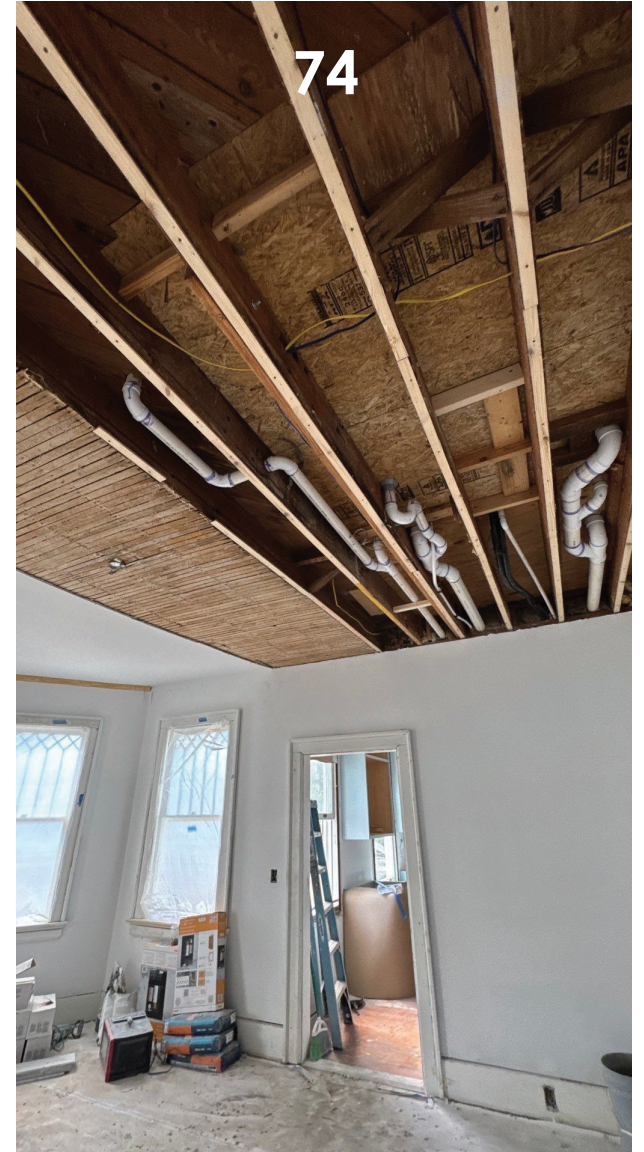
PLUMBING



1411 NORTH ST.

BEAUFORT,
SOUTH CAROLINA

PLUMBING



1411 NORTH ST.

BEAUFORT,
SOUTH CAROLINA

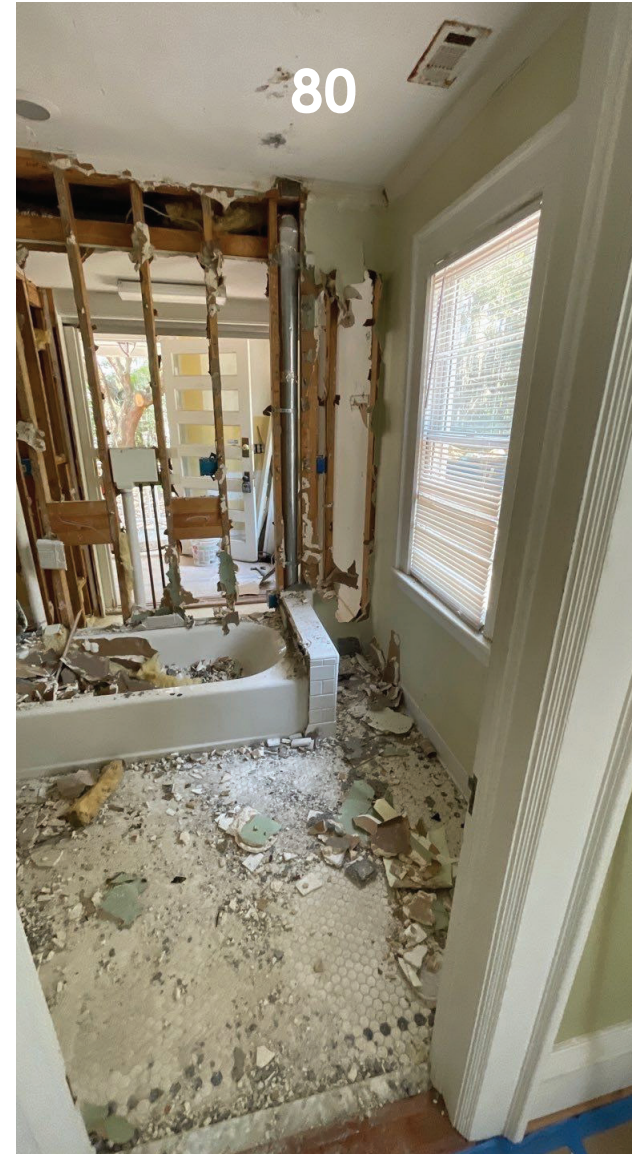
KITCHEN



1411 NORTH ST.

BEAUFORT,
SOUTH CAROLINA

BATHROOMS



1411 NORTH ST.

BEAUFORT,
SOUTH CAROLINA

MILLWORK



1411 NORTH ST.

BEAUFORT,
SOUTH CAROLINA

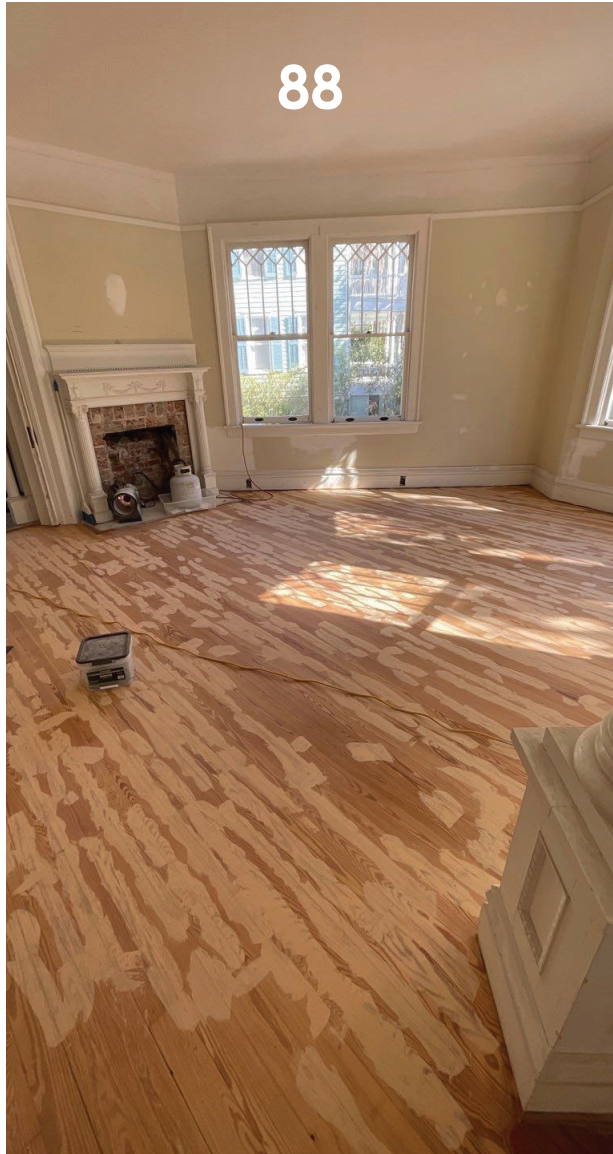
MILLWORK



1411 NORTH ST.

BEAUFORT,
SOUTH CAROLINA

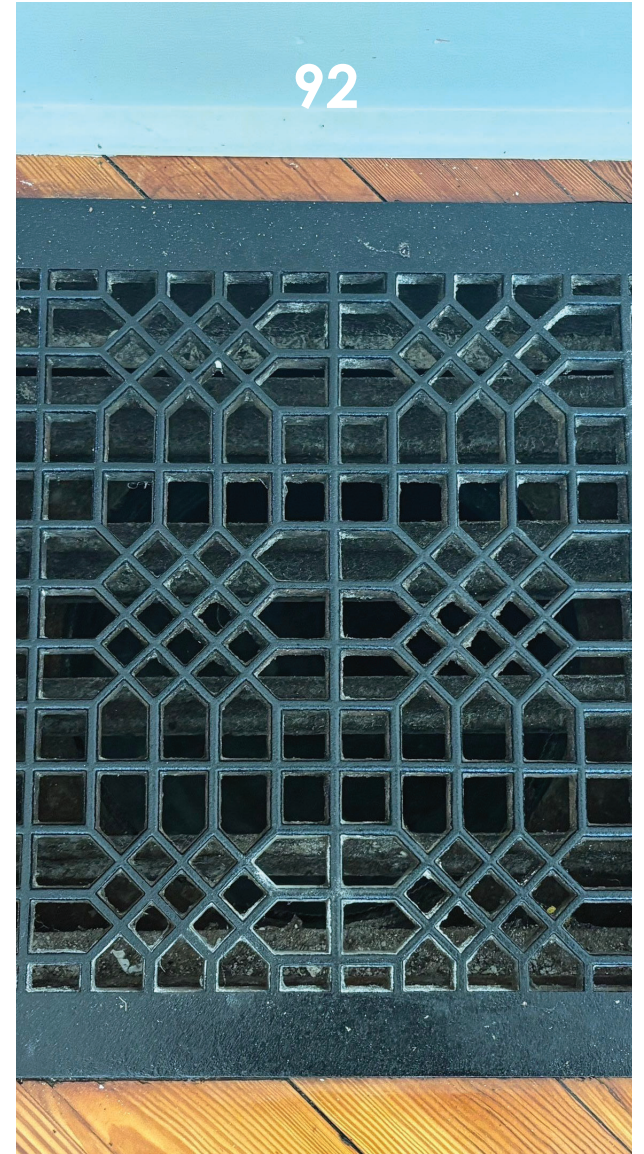
FLOORS



1411 NORTH ST.

BEAUFORT,
SOUTH CAROLINA

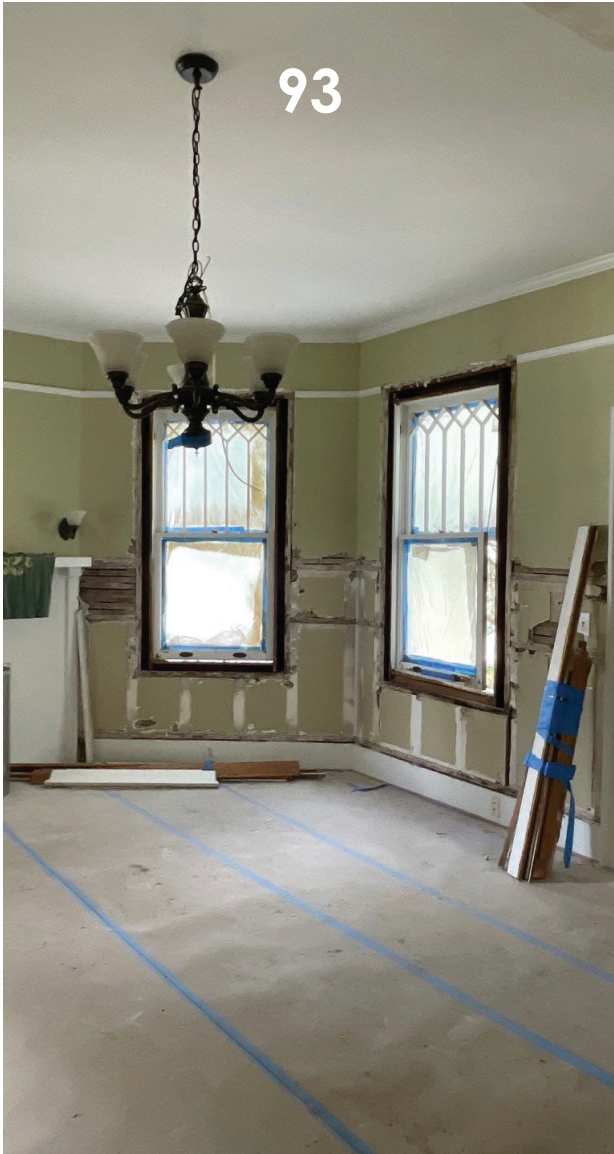
INTERIOR HARDWARE



1411 NORTH ST.

BEAUFORT,
SOUTH CAROLINA

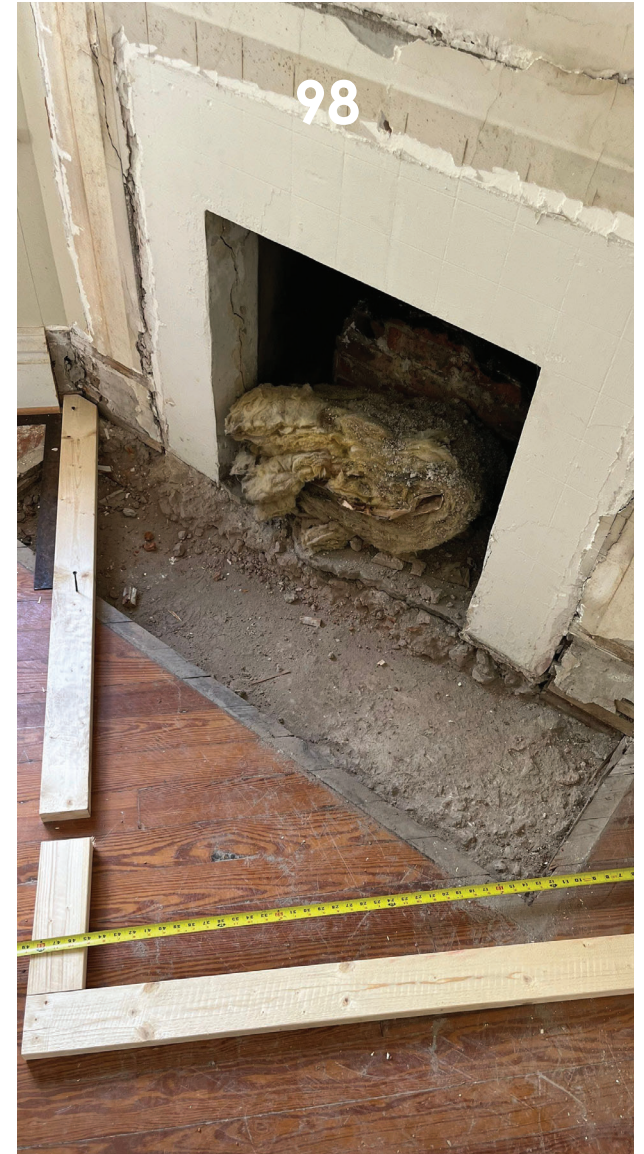
LIGHTING FIXTURES



1411 NORTH ST.

BEAUFORT,
SOUTH CAROLINA

FIREPLACES



1411 NORTH ST.

BEAUFORT,
SOUTH CAROLINA

FIREPLACES



1411 NORTH ST.

BEAUFORT,
SOUTH CAROLINA

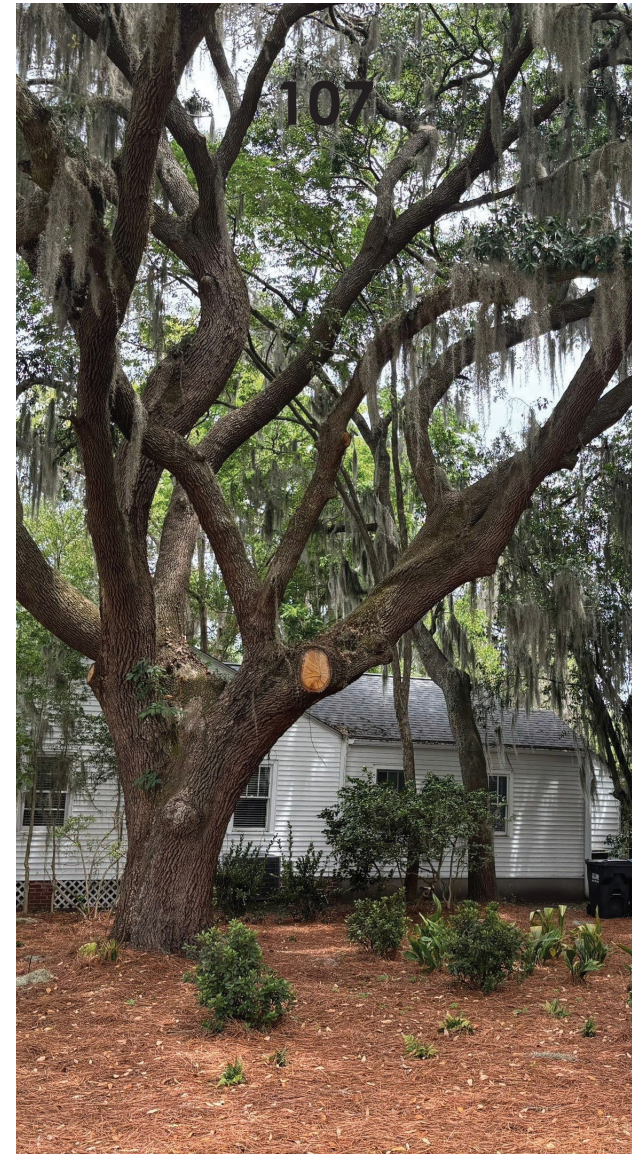
— GROUNDS —



1411 NORTH ST.

BEAUFORT,
SOUTH CAROLINA

GROUNDS



1411 NORTH ST.

BEAUFORT,
SOUTH CAROLINA

MONSON STREET

BEFORE



AFTER



1411 NORTH ST.

BEAUFORT,
SOUTH CAROLINA

ELEVATIONS

NORTH STREET



BEFORE



AFTER

1411 NORTH ST.

BEAUFORT,
SOUTH CAROLINA

ELEVATIONS

EAST ELEVATION



BEFORE



AFTER

1411 NORTH ST.

BEAUFORT,
SOUTH CAROLINA

ELEVATIONS

SOUTH ELEVATION



BEFORE



AFTER

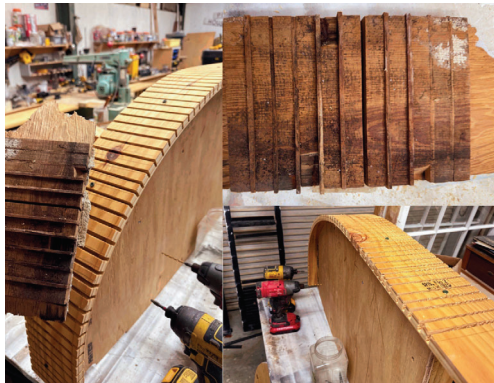
1411 NORTH ST.

BEAUFORT,
SOUTH CAROLINA

ELEVATIONS

HISTORIC DETAILS

BEFORE



AFTER

1411 NORTH ST.

BEAUFORT,
SOUTH CAROLINA

INTERIOR RESTORATION

BEFORE



AFTER



1411 NORTH ST.

BEAUFORT,
SOUTH CAROLINA

FLOOR RESTORATION

BEFORE



AFTER



1411 NORTH ST.

BEAUFORT,
SOUTH CAROLINA

INTERIOR RESTORATION

BEFORE



AFTER



1411 NORTH ST.

BEAUFORT,
SOUTH CAROLINA

FIREPLACE RESTORATION



1411 NORTH ST.

BEAUFORT,
SOUTH CAROLINA

BATHROOM RESTORATION

BEFORE



AFTER



1411 NORTH ST.

BEAUFORT,
SOUTH CAROLINA

BATHROOM RESTORATION

BEFORE



AFTER



1411 NORTH ST.

BEAUFORT,
SOUTH CAROLINA

OWNERS SUITE



1411 NORTH ST.

BEAUFORT,
SOUTH CAROLINA

PRESERVING DETAILS



1411 NORTH ST.

BEAUFORT,
SOUTH CAROLINA

THE GROUNDS



1411 NORTH ST.

BEAUFORT,
SOUTH CAROLINA

FRONT CORNER



BEFORE



AFTER

1411 NORTH ST.

BEAUFORT,
SOUTH CAROLINA

910 Harrington St. aka 1302 Greene St.

**“The Northwest Quadrant” neighborhood;
Historically Contributing, c. 1910)**

**Change-After Request for cementitious
siding (Hardie Plank) and new
replacement windows**

**BEAUFORT COUNTY
HISTORIC SITES SURVEY - 1997**

RECONNAISSANCE LEVEL BUILDING INVENTORY FORM

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

Site Number: U- 13 - 1165
Access County Site #
USGS Quad: 025 Beaufort
Doc. Level: Reconnaissance Level

Historic name(s): _____ Map Ref.: BFT 09 (TL) Tax Number: R120 004 000 0256 0000
Common name(s): _____ City Block Ref.: 102 Island: Port Royal Is.
Address/location: 1302 Greene St. (currently addressed under 910 Harrington St.) City/Vicinity of (vic.): Beaufort
Date: 1910 Alteration date: ca. 1970
Ownership: ☒ 1. private ☐ 2. city ☐ 3. county ☐ 4. state ☐ 5. federal ☐ 6. unknown
Category: ☒ 1. building ☐ 2. site ☐ 3. structure ☐ 4. object
Historic use(s): single dwelling Current uses: single dwelling

Notes: Rectangular 1 story 5 x 2 bay frame dwelling w/lateral gable roof

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

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

Consultant Recommendation: _____ Name: _____

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

Photograph:



Photographs:

- ☒ prints
☐ slides
☒ negatives

Date: 8/1/97

Recorder: D. Schneider, Historic Beaufort Fdn.

Roll # Neg. View of:
S-12 18 E facade & S elev., fac. NW



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

CERTIFICATE OF APPROPRIATENESS

June 1, 2026

To: Allison Ramsey Architects c/o Jeremiah Smith (Architect) for Carlton Linnen, Senior (Owner)
Via Email: jeremiah@allisonramseyarchitect.com; linnenb41@gmail.com

RE: 910 Harrington Street (aka 1302 Greene Street) – Administrative Approval for in-kind repairs

To whom it may concern:

As a result of the City of Beaufort Historic District Technical Review Committee (HTRC)/Pre-Design Meeting on March 11, 2026, the City of Beaufort Historic Planning Staff has reviewed your application **for various in-kind repairs and replacements of the existing primary dwelling located at 910 Harrington Street (aka 1302 Greene Street); a 1-story frame dwelling, built c. 1910**, and listed on the National Register of Historic Places as a contributing resource within the Beaufort Historic National Landmark District.

As a result of our discussions, and under guidance with the 2022 Beaufort Preservation Manual, and the Beaufort Development Code, staff is supportive of your proposed in-kind repairs and improvements, as specified below:

1. **In-kind repair of windows:** Fourteen (14) original wood windows to be repaired as necessary. Some glass panes and sashes to be replaced/salvaged.
2. **Asbestos lap siding:** Removal of existing asbestos siding (10" reveal) and replacement with wood lap siding (6" reveal).
3. **Roof:** Replacement of the existing low pitched, asphalt-shingled shed roof at the dwelling's rear with an appropriately higher, slightly steeper gable roof (3:12) to be covered with a red 5-V metal roof.
4. **Front porch:** Removal of half-enclosure (plywood) at bottom and screening (top) to be replaced with wood pickets only.
5. **Stabilization of foundation:** Sagging foundation, especially at the rear, will be repaired/stabilized.
6. **Fence:** Existing chain-link fence to be replaced with a 3-foot-high picket fence.



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

CERTIFICATE OF APPROPRIATENESS

This Certificate of Appropriateness applies only to the requirements of the Beaufort Historic District and does not supersede other city ordinances. Compliance with all other provisions of the City of Beaufort Code of Ordinances may be required.

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

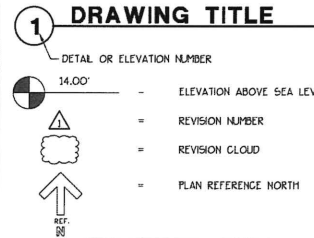
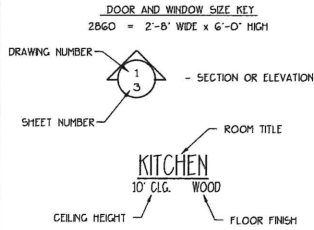
If you have any questions, feel free to call the Community Development Department at (843) 525-7011.

Sincerely,

Curt Freese, Director
Community Development Department

cc: file copy

SYMBOLS + KEYS



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

CONCEPTUAL RENDERING



DRAWING INDEX

- 0 COVER SHEET
- 5 SITE PLAN
- 1 EXISTING + PROPOSED FLOOR PLANS
EXISTING + PROPOSED ROOF PLANS
- 2 EXISTING ELEVATIONS
- 3 PROPOSED ELEVATIONS
- SP1 SPECIFICATIONS
- SP2 SPECIFICATIONS
- SP3 SPECIFICATIONS

GENERAL INFO.

AREA CALCULATIONS
EXISTING FIRST FLOOR HEATED =
1078 S.F.

PROPOSED FIRST FLOOR HEATED =
1078 S.F.

EXISTING PORCHES = 192 S.F.

PROPOSED PORCHES = 192 S.F.

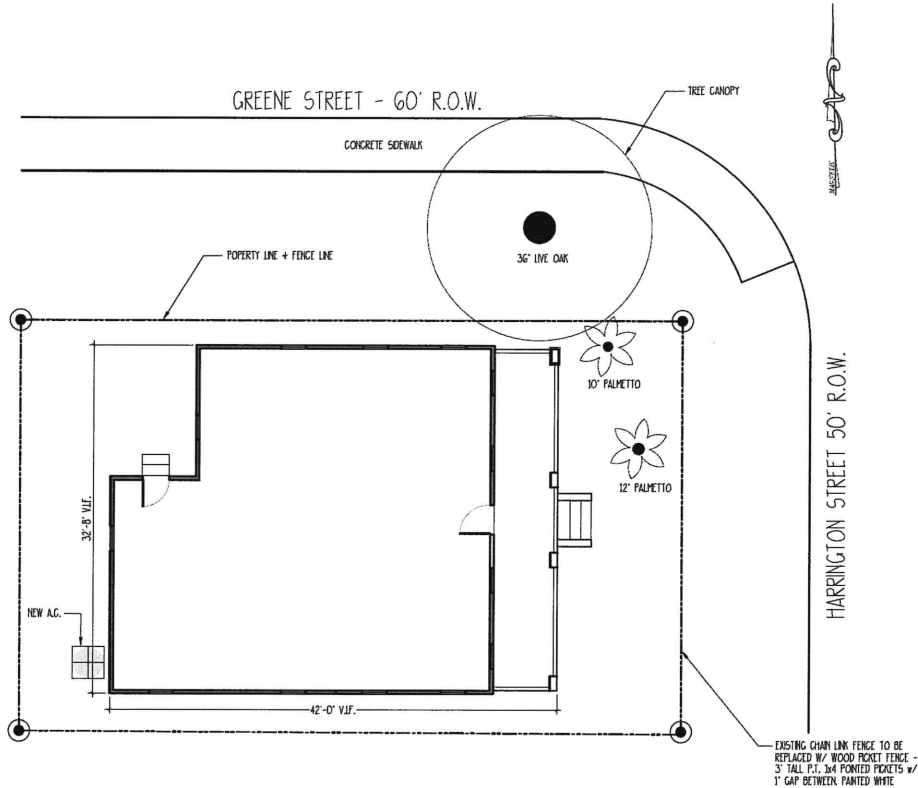
910 HARRINGTON RENOVATION - 26101

CITY OF BEAUFORT, SOUTH CAROLINA

ARA
ALLISON RAMSEY
Architects Inc.
1003 Charles St.
Beaufort SC 29902
(843) 986-0559
www.allisonramseyarchitect.com

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DATE:	06/15/2026
JOB NO.	26101
DRAW. BY:	SLP
DWG. NAME:	910 HARRINGTON 26101



SITE PLAN

***NOTE: CONTRACTOR TO VERIFY ALL PROPERTY LINES, SETBACKS, EASEMENTS, PERM REQUIREMENTS, AND TREE SIZES AND LOCATIONS PRIOR TO CONSTRUCTION

***NOTE: COORDINATE ALL WALKS, DRIVEWAY, PARKING, AND FENCES WITH LANDSCAPER

***NOTE: ALL HEIGHTS AND DIMS SHOWN ARE BASED ON REFERENCE SURVEY INFORMATION. ALL TO BE VERIFIED PRIOR TO CONSTRUCTION

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

EXISTING CHAIN LINK FENCE TO BE REPLACED BY WOOD PICKET FENCE - 3' TALL P.I.L. 3x4 POINTED PICKETS w/ 1" GAP BETWEEN. PAINTED WHITE

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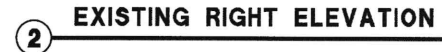
DATE:	05/15/2026
JOB NO.	26101
DRAWN BY:	SLB
DWG. NAME:	910 HARRINGTON 26101

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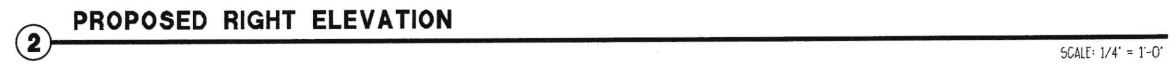
DATE: 05/15/2026

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3



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DATE:	05/01/2026
JOB NO.	26101
DWN. BY:	JWAS
DWG. NAME:	910 HARRINGTON 26101

E

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PORCH EXTERIOR



PORCH INTERIOR



SOUTH



WEST



WEST



NORTH



NORTH



EAST

910 HARRINGTON -
26101
BEAUFORT, SOUTH CAROLINA

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DATE:	05/07/2020
JOB NO.	26101
DRAWN BY:	JWAS
CLIENT NAME:	910 HARRINGTON 26101

E2



HISTORIC DISTRICT REVIEW (Major) HRB Review – Application Form

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

Application Fee:
see attached schedule

OFFICE USE ONLY: Date Filed: 7/24/26 Application #: HDRB-000190-2026 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: _____

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: CARLTON LINNEN

Applicant Address: 12 HARBISON PLACE, BEAUFORT, S.C. 29906

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

Applicant Title: ☒ Homeowner ☐ Tenant ☐ Architect ☐ Engineer ☐ Developer ☐ Contractor



HISTORIC DISTRICT REVIEW (Major) HRB Review – Application Form

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

Application Fee:
see attached schedule

Owner (if other than the Applicant): _____

Owner Address: _____

Owner E-mail: _____ Owner Phone No. _____

Property Address: 910 HARRINGTON ST, BEAUFORT S.C. 29902

Property Identification Number(s): R120 004 000 0256 0000

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

REQUEST APPROVAL TO AMEND THE PREVIOUSLY APPROVED CERTIFICATE OF
APPROPRIATENESS FOR EXTERIOR MATERIALS. THE REVISION INCLUDE
REPLACEMENT OF DETERIORATED HISTORIC WINDOWS AND PREVIOUSLY
APPROVED WOOD SIDING WITH AN APPROPRIATE ALTERNATIVE SIDING
MATERIAL DUE TO COST AND DURABILITY. PREFERABLY WITH A HARDIE
PLANK OR SIMILAR FIBER CEMENT SIDING IN PLACE ASBESTOS IN
WHICH IS CURRENTLY ON THE STRUCTURE.

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

Applicant's Signature: [Signature] Date: 7/24/26

Owner's Signature: [Signature] Date: 7/24/26

(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.

Christopher Klement

From: Carl Linnen [REDACTED]
Sent: Sunday, August 2, 2026 3:43 PM
To: Christopher Klement
Subject: Proposed Exterior Materials
Attachments: 910 Harrington St proposed siding and windows.png; IMG_2466.jpg; IMG_2523.jpg; IMG_2521.jpg; IMG_2522.jpg

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: HRB

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

As a follow-up to my Historic District Review Board application, I would like to submit the attached concept images and material specifications for consideration by the Board. These images are intended to illustrate the appearance I am proposing for the exterior rehabilitation of the home.

The proposed improvements include the following:

Proposed Siding

- James Hardie HardiePlank® Lap Siding
- Smooth finish (non-textured)
- Approximately 6-inch exposure (reveal)
- Light cream/off-white color (similar to Sherwin-Williams "Light Mist" or an equivalent historic color)
- Installed with traditional horizontal lap detailing to maintain the historic character of the home.

Proposed Replacement Windows

- Traditional single-hung windows
- 6-over-6 simulated divided light (SDL) configuration
- Wood interior with aluminum-clad exterior
- Dark green exterior finish to match the existing trim
- White painted or natural wood interior
- Clear Low-E insulated glass
- Traditional historic profile with full screens

Thank you for your assistance with this application.

Carl Linnen

910 Harrington Street – Change-After Request for modification of previously approved exterior materials for renovation/modification of contributing dwelling (Pictures)

1. Overview of proposed materials



HARDIE PLANK LAP SIDING



- Smooth Finish
- 6" Reveal
- Color: Light Mist (SW mist or similar)

WINDOWS

Proposed Replacement Windows:
Aluminum-Clad Wood, 6-over-6,
Simulated Divided Light (SDL), Single-Hung

- Style: Single-Hung
- Configuration: 6-over-6 SDL
- Material: Wood Interior with Aluminum-Clad Exterior
- Color (Exterior): Dark Green to Match Trim
- Color (Interior): White or Natural Wood
- Glass: Clear Low-E Insulated Glass
- Grid: Simulated Divided Light (SDL)
- Profile: Traditional Historic
- Screens: Full Screens Included
- Purpose: Replicates the appearance of original historic wood windows while improving durability and energy efficiency



2. Picture of gutted interior of dwelling (looking out onto front porch)



3. Pictures of original (irreparable) windows









STAFF REPORT: Historic District Review Board (HDRB)

910 HARRINGTON STREET

DATE: AUGUST 12, 2026

GENERAL INFORMATION		
Applicant:	Carlton Linnen	
Site Address / Tax PIN:	910 Harrington Street / PIN: R120 004 000 0256 0000	
Applicant's Request:	Applicant is requesting changes to previously approved exterior materials of a contributing structure, to include: - Hardie Plank Lap Siding (instead of wood lap siding) - Aluminum-Clad Wood Windows (instead of in-kind repair of original wood windows)	
Current Zoning:	T4-HISTORIC NEIGHBORHOOD (T4-HN)	
Contributing/Neighborhood	- Contributing Structure, ca. 1910, formerly 1302 Greene Street. - The Northwest Quadrant	
Flood Zone/Base Flood	Flood Zone: X, Elevation: ~22 ft (BFE: 13 ft)	
Lot Size	~3,100 Sqft (0.07 acres)	
ZONING DISTRICT INFORMATION		
T4-HISTORIC NEIGHBORHOOD (T4-HN)		
Lot Width at Setback:	40 ft min.	
Minimum Lot Size:	4,000 sqft min.	
Max Lot Coverage:	55% + 10%	
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	1301 Greene St – Residential	N/A
South: T4-HN	908 Harrington St – Residential	N/A
East: T4-HN	1214 Greene St – Residential	N/A
West: T4-HN	1304 Greene St – Residential	N/A

Background:

The applicant met with Staff at the March 11th, 2026, HTRC Meeting to discuss **various in-kind repairs and replacements** of the existing primary dwelling located at **910 Harrington Street (aka 1302 Greene Street)**. At the conclusion of the meeting, Staff was supportive of the project attaining administrative approval due to the entire scope of work being in-kind repairs/replacements. As a result, Staff issued a Certificate of Appropriateness (COA) to the applicant, allowing him to commence work on the house.

Afterwards, at the June 10th Historic Review Board meeting, the applicant applied for and was granted a Decision Letter for a Bailey Bill Tax Assessment Application for Rehabilitated Historic Properties.

Now, the applicant comes forth to the board requesting approval to amend the previously approved COA for 2 of the exterior materials. The revisions are to the siding and windows. Previously, the applicant received approval to remove the asbestos lap siding, and to replace it with a 6" reveal wood siding, as that was the original siding underneath the asbestos lap siding. However, due primarily to cost issues, as well as durability concerns, the applicant is now requesting to go with 6" reveal Hardie Plank (smooth cementitious siding). For the windows, the applicant is requesting to replace, rather than repair, the windows with aluminum-clad wood, 6-over-6, SDL, single-hung. **The applicant has been to one (1) HTRC Meeting on 3/11/2026, and one (1) HDRB Meeting on 6/10/2026 for the Bailey Bill request.**

Project Timeline:

Jan. 2026	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.
											
		3/11: HTRC Meeting			6/10: HDRB Meeting for Bailey Bill		8/12: HDRB Meeting for Change after Certification				

Summary of the HTRC Meeting (5/6/2026):

- **Planning and Zoning:**
 - Contributing Structure, ca. 1910.
 - Formerly 1302 Greene Street
 - On the vacant & dilapidated structures list
 - Fully supportive of project.
 - Support raising plate height to 8' or potentially more.
- **Building Codes:**
 - X Flood zone, contours are 22'-23'
 - Removal of asbestos is not strictly required if in good shape
 - Also in support of raising the plate height to at least 8'.
- **Architecture:**
 - Generally, staff is supportive of the proposed roof changes. The current 7'-0" plate height at the rear is very low, and given that this is likely a later addition, staff supports its modification

- 1924 Sanborn shows small addition on the rear – does applicant/HBF know of the dates of the shed roof portions of the building?
- Applicant to confirm that the main side gable portion of the building or front porch is not changing.
- Staff is not supportive of the applicant's request to replace the existing asbestos siding with smooth fiber cement siding. While the fiber cement is a better product and more appropriate for the historic district than the asbestos siding, this structure would originally have had wood siding, Since this is a contributing structure that is highly visible from a street corner, staff recommends putting back the wood lap siding that would have been characteristic on this historic structure.
- Applicant to document the locations of windows that are in the scope of work and note which ones will be restored and which ones will need replacement. Submit proper documentation for those windows which need replacement and detail why they need replacement.
- Is rear door being replaced? Applicant to provide documentation
- Note any other proposed changes or replacements.

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.

910 Harrington Street – Analysis of Request

1. Siding



HARDIE PLANK LAP SIDING



- Smooth Finish
- 6" Reveal
- Color: Light Mist (SW mist or similar)

Staff Analysis:

- While the property is classified as a contributing structure, Staff also recognizes the reality that it is a small, single-story house in the Northwest Quadrant, of humble origins. While wood siding may be historically more accurate, Staff believes cost concerns and durability play an important factor, especially in the Northwest Quadrant. Staff agrees that smooth cementitious siding is a superior material that is more cost effective and durable. Staff supports the requested change from wood siding to smooth cementitious siding.

910 Harrington Street – Analysis of Request

2. Windows



WINDOWS

Proposed Replacement Windows:

Aluminum-Clad Wood, 6-over-6, Simulated Divided Light (SDL), Single-Hung

- Style: Single-Hung
- Configuration: 6-over-6 SDL
- Material: Wood Interior with Aluminum-Clad Exterior
- Color (Exterior): Dark Green to Match Trim
- Color (Interior): White or Natural Wood
- Glass: Clear Low-E Insulated Glass
- Grid: Simulated Divided Light (SDL)
- Profile: Traditional Historic
- Screens: Full Screens Included
- Purpose: Replicates the appearance of original historic wood windows while improving durability and energy efficiency

Staff Analysis:

- Staff is supportive of replacing the deteriorated windows with an aluminum-clad wood alternative rather than attempting to repair the windows, with the conditions that the applicant provides the replacement window cutsheet and clarifies if he intends to replace all 14 windows, or just the ones that are beyond the point of repairability.

4.7.2 Integrity Guidelines (as per Beaufort Development Code)	Rationale Present	Staff Analysis of Rationale
1. Location: This is the relationship between the property and its historical context.	YES	✓ The relationship between the property and its historical context is maintained.
2. Design: This is the combination of elements that create the feeling of a district or structure. These elements include building patterns, streetscapes, site elements, building size, mass and scale, spatial relationships, and specific architectural elements and details.	YES	✓ The design choices will fulfil infill guidelines and recommendations for Historic District projects.

3. Setting: This is the physical environment of a property and should be evaluated on its context as well as on the historical role the property has played and continues to play. Important features include topography, vegetation, man-made features, and relationships between existing structures and their surroundings.	YES	✓ The proposal respects the historic integrity of its setting on the corner of Harrington and Greene Street.
4. Materials: These are the physical elements that make up a property or district.	YES	✓ Staff is supportive of the smooth cementitious siding. Staff agrees smooth cementitious siding is a cost-effective and more durable product, while still being appropriate for the Historic District. ✓ Staff supports the proposed aluminum-clad windows for replacement instead of repair, with the conditions that the applicant provides the replacement window cutsheet and clarifies if he intends to replace all 14 windows, or just the ones that are beyond the point of repairability.
5. Workmanship: This is the physical evidence of the crafts of a particular culture or time period. This particularly applies to rehabilitation projects, but for new infill projects, workmanship of surrounding structures should be considered and respected.	YES	✓ The workmanship of surrounding structures have been considered and are respected.
6. Feeling: This is the property's expression of the aesthetic or historic sense of a particular period of time. This particularly applies to rehabilitation projects, but for new infill projects, the feeling of surrounding structures should be considered and respected.	YES	✓ The feeling of the property as well as its surrounding structures will be considered and respected.
7. Association: This is the direct link between an important historic event or person and a property.	N/A	✓ N/A.

FINDINGS AND RECOMMENDATIONS

Staff Recommendation: Staff recommends **APPROVAL** in that the changes satisfy the intent of the Beaufort Preservation Manual and requirements of the Beaufort Code. Staff has the following recommendations:

1. Applicant to provide Staff with the cutsheet for the smooth cementitious siding with a 6" reveal.
2. Applicant to provide Staff with the replacement window cutsheet and to clarify if he intends to replace all 14 windows, or just the ones that are beyond the point of repairability.

1010 Boundary St./1112 Charles Street

**“The Northwest Quadrant” neighborhood;
Vacant lots – Infill development request)**

**New construction of
Townhouses/duplexes
(12 units in total)**

1010 Boundary St



1010 Boundary St



Directions



Save



Nearby



Send to
phone



Share



1010 Boundary St, Beaufort, SC 29902



Suggest an edit on 1010 Boundary St



Add a missing place



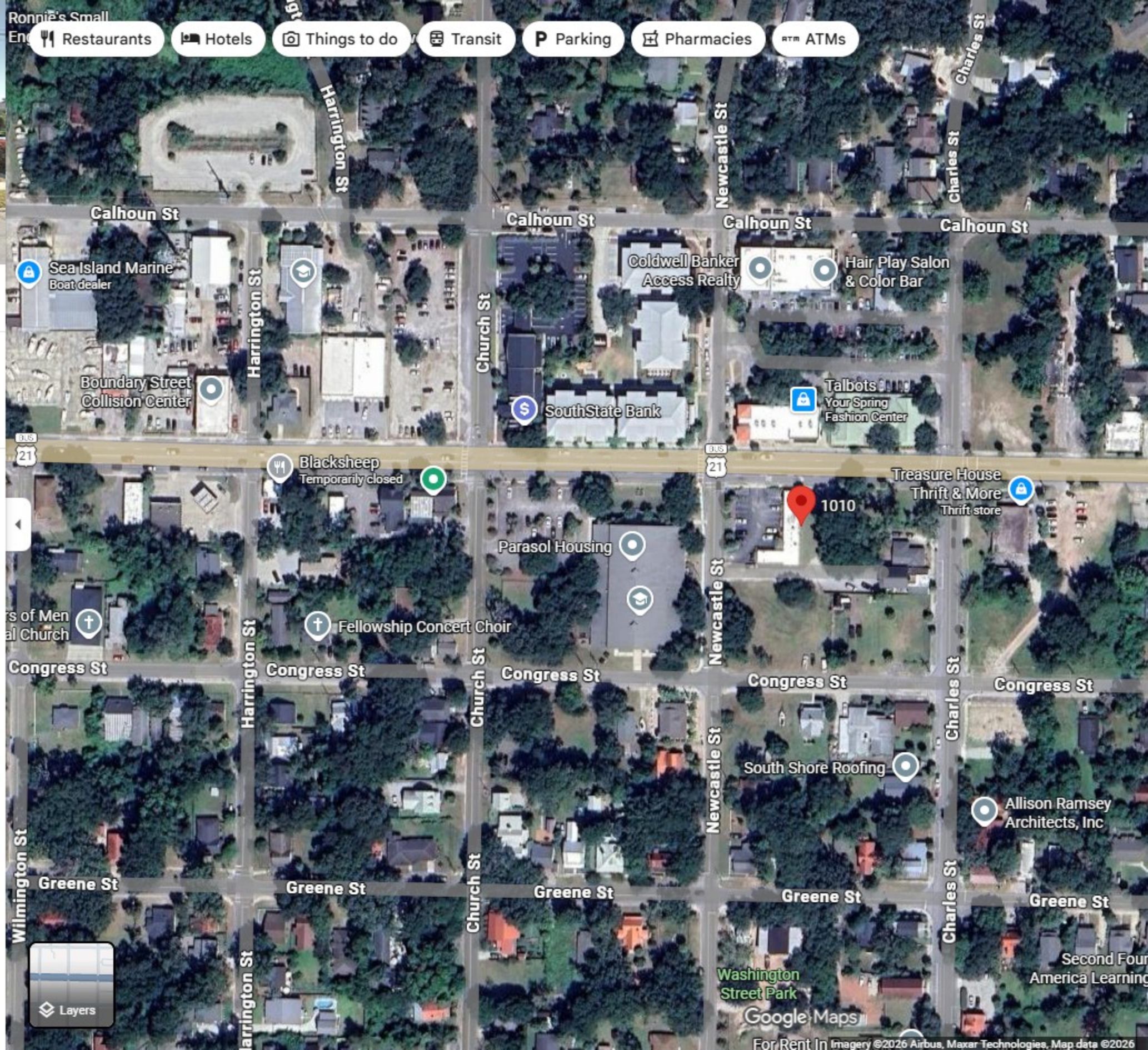
Add your business

Photos



Get the most out of Google Maps

Sign in





1010 Boundary St, City of Beaufort

Search result

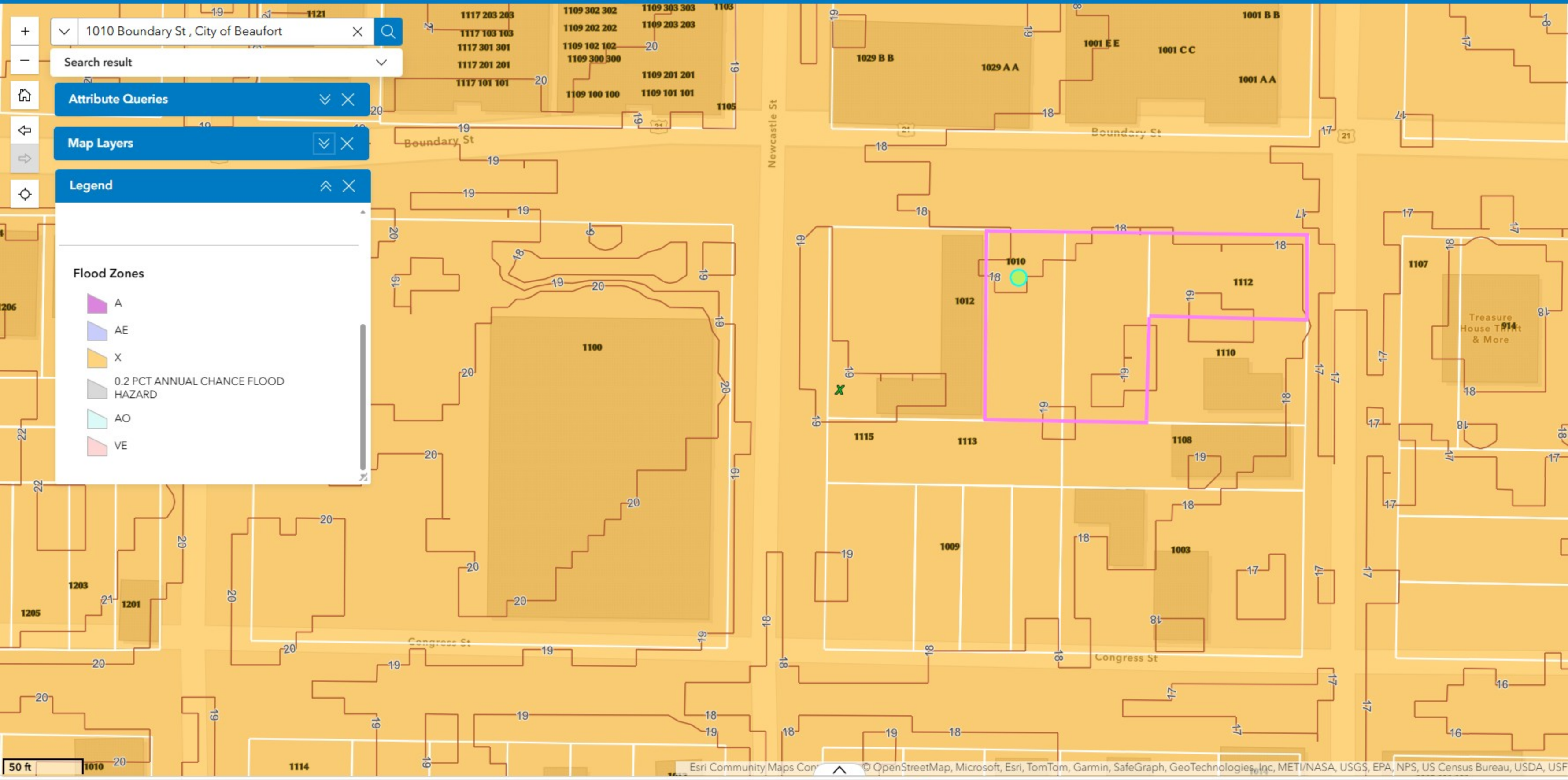
Attribute Queries

Map Layers

Legend

Flood Zones

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



DATUM=NAVD88

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

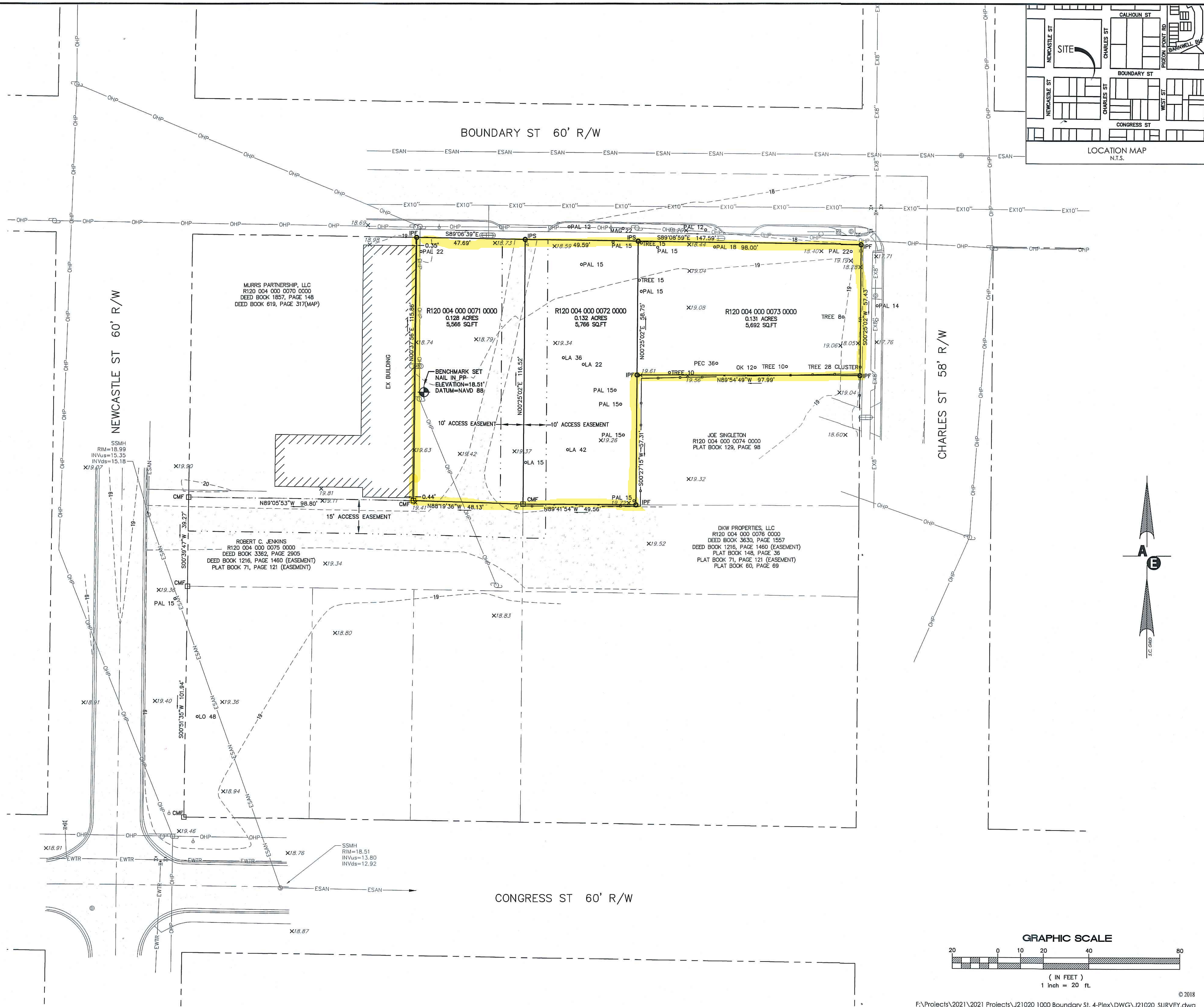
NOTES:

1. BEARINGS ARE BASED ON THE SC STATE PLANE COORDINATE SYSTEM NAD 83(2011).
2. VERTICAL DATUM IS REFERENCED TO NAVD 88.
3. FIELD WORK COMPLETED: 4/16/2021.
4. THIS PARCEL IS LOCATED IN FLOOD ZONE "X" (OTHER AREAS) AS SHOWN ON PANEL NO. 450130 01586 EFFECTIVE DATE OF MARCH 23, 2021 - FEDERAL INSURANCE ADMINISTRATION FLOOD INSURANCE RATE MAPS.
5. OWNER OF RECORD: BEAUFORT WORKS, LLC
6. TAX MAP No.s: R120 004 000 0073 0000, R120 004 000 0072 0000 AND R120 004 000 0071 0000
7. TOTAL ACRES: R120 004 000 0073 0000 0.131 ACRES (5,692 SQ.FT) R120 004 000 0072 0000 0.132 ACRES (5,776 SQ.FT) R120 004 000 0071 0000 0.128 ACRES (5,566 SQ.FT)
8. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS AND/OR RIGHT OF WAYS OF RECORD.
9. REFERENCES: DEED BOOK 2917, PAGE 598 DEED BOOK 1191, PAGE 1110 (MAP) DEED BOOK 1335, PAGE 1415 (MAP) DEED BOOK 1216, PAGE 1460 (EASEMENT AGREEMENT) PLAT BOOK 71, PAGE 121 (EASEMENT AGREEMENT)

LEGEND:

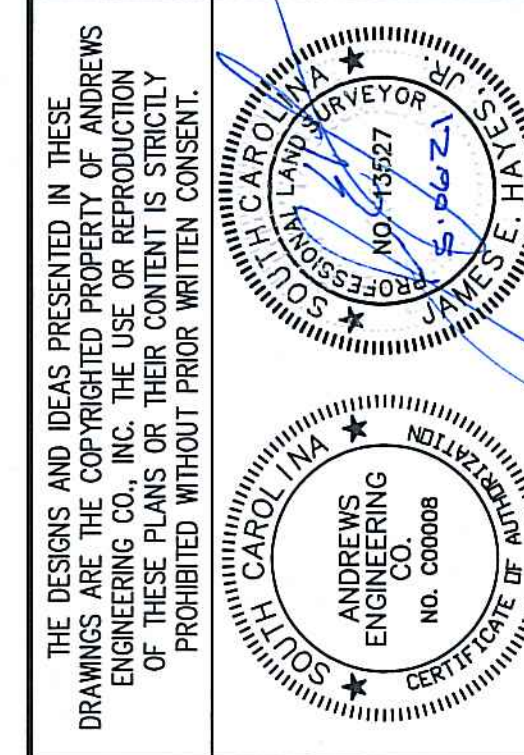
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	BENCH MARK
	BOTTOM OF BANK
	CATCH BASIN
	CMF
	CABLE TELEVISION BOX
	CENTERLINE OF DITCH
	CONTROL PANEL
	ELECTRIC BOX
	ELECTRIC LINE (UNDERGROUND)
	ELECTRIC METER
	CHAIN FENCE
	WOOD FENCE
	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT
	FLAG POLE
	GRATE INLET
	GROUND LIGHT
	GAS LINE
	GAS LINE MARKER
	GAS TANK
	GAS VALVE
	GAS VALVE MARKER
	GUY WIRE
	HOSE BIB
	1/2" IRON PIN FOUND
	5/8" IRON PIN SET
	IRRIGATION VALVE
	LIGHT POLE / LAMP POST
	MAILBOX
	MONITORING WELL
	OVERHEAD POWER LINE
	POST
	POST INDICATOR VALVE
	POWER POLE
	RIGHT-OF-WAY
	SANITARY SEWER CLEANOUT
	SANITARY SEWER FORCEMAIN
	SANITARY SEWER LINE
	SANITARY SEWER MANHOLE
	SEWER LINE MARKER
	SEWER VALVE
	SEWER VALVE MARKER
	SIGN
	SPRINKLER HEAD
	STORM DRAIN MANHOLE
	STORM DRAIN PIPE
	TELEPHONE LINE
	TELEPHONE MANHOLE
	TELEPHONE PEDESTAL
	TOP OF BANK
	TRANSFORMER
	WELL
	WATER FOUNTAIN
	WATER LINE
	WATER LINE MARKER
	WATER METER
	WATER TANK
	WATER VALVE
	WATER VALVE MARKER

TREE LEGEND	
LA	LAUREL OAK
LO	LIVE OAK
MAG	SOUTHERN MAGNOLIA
OK	OAK
PAL	PALMETTO PALM
PEC	PECAN
TREE	UNKNOWN SPECIES



PLAN REVISIONS

NO.	DESCRIPTION:	DATE:	BY:
1			
2			
3			
4			
5			
6			
7			
8			



2712 Bull Street Suite A
Beaufort, SC 29902
843.379.2222
Fax 843.379.2223

Andrews Engineering & Surveying

ASBUILT SURVEY
Prepared for
BEAUFORT WORKS, LLC

TAX MAP No.s
R120 004 000 0073 0000
R120 004 000 0072 0000
R120 004 000 0071 0000
CITY OF BEAUFORT
BEAUFORT COUNTY
SOUTH CAROLINA

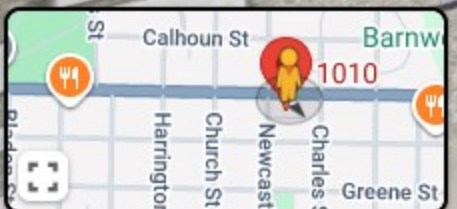
Date Drawn: 5/05/2021
Last Revised: 5/06/2021
Drawn By: J. Gray
Surveyor: J. Hayes

SHEET #:
1
JOB: J21020

1010 US-21 Business
Beaufort, South Carolina

 Google Street View

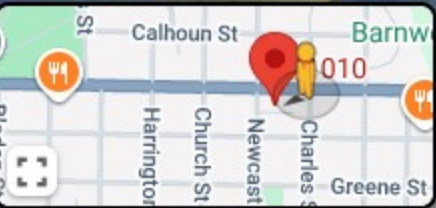
Apr 2026 [See more dates](#)



1000 US-21 Business
Beaufort, South Carolina

Google Street View

Apr 2026 [See more dates](#)





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: 7/15/2026

Project Address: 1010 Boundary Street

Project Narrative: Follow-up discussion on revisions to proposed infill development with residential townhomes.

Applicant: Ben & Christine Wiley (Applicant)

Synopsis of staff comments:

- **Planning and Zoning:**
 - Any/all shutters are required to be operable.
 - Proximity to the printing building might be a problem – need to analyze distance from the building, figure out how to obtain at least 5 ft separation. Faux windows are not permitted. Fire-rated windows would be acceptable. Staff recommends shortening the buildings to reach the 5 ft separation.
 - Drainage/civil engineering will be required after design approvals.
 - Curb cut from Charles St will be required (SCDOT encroachment permit)
 - Tell SCDOT you want to close the Boundary Street curb cuts.
 - Duplex elevations/details/turning radius will be required.
 - Roofs can be flat or sloped.
 - If sloped, primary roof pitch must be a minimum of 4:12. Ancillary roof pitches can be 2:12.
 - Side setback on Charles St can be 0 ft – right up to the property line. Upper bay windows are permitted to encroach (Check encroachments list in Code Section 2.5.6 for specific encroachment allowance and requirements).
- **Building Codes:**
 - Building Code Fire Separation:
 - 705.8.6
 - Table: 705.8 Maximum Area of Exterior Wall Openings Based on Fire Separation Distance and Degree of Opening Protection
- **Architecture:**
 - Staff is generally supportive of the building's massing.
 - Staff is supportive of the addition of the stairs to a second floor entrance, but recommends the applicant study converting the wood-framed stairs into masonry to create a more "monumental" entry. Staff would recommend looking into historic

precedents such as Savannah (ex. 405-411 E Charlton Street). Could there be shared landings between units?

- More like what applicant is proposing....not preferred: 511-525 Liberty Street
 - Garages and Front Stairs (maybe for rear buildings not fronting a major street): 308-318 W Taylor Street
 - Check out this duplex at 12 and 14 E. Taylor Street.
 - Variety of materials and nuance of detailing, but same form: 16-32 E. Taylor Street.
- Applicant could consider flipping the center units so that each unit has its own entry.
 - Where will trash enclosure be? Staff sees service yard on the rear of the building.
 - Staff is not supportive of the two bay windows on the front façade as they do not appear to have any relationship to anything on this façade.
 - Staff recommends studying the fenestration of the two middle units' front facades. Currently, the windows do not appear evenly spaced.
 - Applicant to confirm that the shutters on the side façades will be operable.
 - Staff is not supportive of the connection between the side gable roofs and the low-sloped hip roofs on the end units. Staff recommends combining the gable and low-sloped hip roof into a single roof form and keeping the height at the taller roofline.
 - Staff believes the offsets can be simplified to avoid the awkward openings in the façade.

Applicant's Next Steps: For August HRB meeting, make revisions discussed in this meeting, provide duplex elevations and details, stairway revisions, resolved issue with separation for the printing building

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



STAFF REPORT: Historic District Review Board (HDRB)

1010 BOUNDARY STREET / 1112 CHARLES STREET

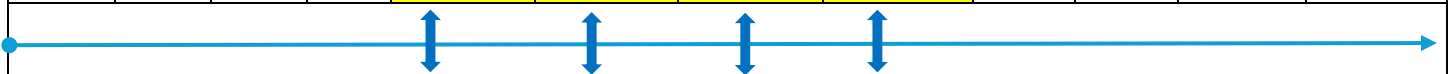
DATE: August 12, 2026

GENERAL INFORMATION		
Applicant:	MediaLink LLC (Ben and Christine Wiley)	
Site Address / Tax PIN:	1010 Boundary Street / 1112 Charles Street / PINs: R120 004 000 0071 0000, R120 004 000 0072 0000, R120 004 000 0073 0000	
Applicant's Request:	Applicant is requesting preliminary approval for 12 dwelling units divided between 3 parcels, consisting of: - Two 4-unit townhouses (8 dwellings) - Two duplexes (4 dwellings)	
Current Zoning:	T5-URBAN CORRIDOR (T5-UC)	
Contributing/Neighborhood	Three (3) separate vacant lots / The Northwest Quadrant	
Flood Zone/Base Flood	Flood Zone: X, Elevation: 17 ft – 19 ft (BFE: 13 ft)	
Overall Lot Size	17,024 Sqft (0.391 acres) [5,566 sqft + 5,766 sqft + 5,692 sqft]	
ZONING DISTRICT INFORMATION		
T5-URBAN CORRIDOR (T5-UC)		
Lot Width at Setback:	N/A	
Minimum Lot Size:	N/A	
Max Lot Coverage:	100%	
Frontage Build Out	60% min	
Front Setback – Primary	0 ft min – 15 ft max	
Side Setback – Primary	Corner/Alley: 0 ft – 15 ft Interior: 0 ft	
Rear Setback – Primary	5 ft min; from alley: 0 ft.	
Building Height:	Primary Structures: 5 stories max; 3.5 stories max in & fronting Historic District Accessory Structures: 2 stories max	
SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS		
Adjacent Zoning	Adjacent Land Uses	Setbacks for Adjacent Zoning /Buffer required if rezoned
North: T5-UC	1211 Newcastle St. - Non-Contributing; Commercial	N/A
South: T5-UC	1108 Charles St. - Non-Contributing; Commercial	N/A
East: T5-UC	1107 Charles St. - Non-Contributing; Commercial	N/A
West: T5-UC	1012 Boundary St. - Non-Contributing; Commercial	N/A

Background:

The applicant has met with staff at the May 6th HTRC Meeting to discuss the feasibility of a townhouse/duplex infill project that would mainly front Boundary Street and at the corner of Charles Street. The original proposal consisted of 3 sets of townhouse buildings with 4 units each. At the HDRB Meeting on June 10, at which applicant requested Conceptual Approval of two 4-unit townhouses, and two duplexes, for a combined 12 total dwelling units, the Board decided to table this request based on various concerns, including massing & scaling, building design, lot placement & setbacks as well as existing utilities amongst others. After discussing revisions to the HTRC Meeting on July 15, both HTRC Committee members and staff have felt confident that the main points of contention have been addressed as to where the applicant's project would be ready to come back to the HDRB for conceptual/preliminary approval.

Project Timeline:

Jan. 2026	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.
											
				5/6: 1 st HTRC Meeting	6/10: 1 st HDRB Meeting - tabled	7/15: 2 nd HTRC Meeting	8/12: 2 nd HDRB Meeting				

Summary of the HDRB Meeting (6/10/2026):

Applicant: MediaLink, LLC c/o Ben and Christine Wiley

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.

Ms. Wilson recused herself from the project.

Nick Navia presented his staff report.

Public Comment:

Lise Sundrla, HBF Director, commented this project is on a very prominent corner. The HBF Preservation Committee had some concerns with it blending in harmoniously into the neighborhood. Also, the mass and scale is overwhelming to Boundary Street. Ms. Sundrla referred to the dorms across the street that Mr. Stewart built which do blend into the neighborhood harmoniously. Ms. Sundrla 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 that stormwater can become 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.**

Summary of the HTRC Meeting (7/15/2026):

Synopsis of staff comments:

1. Planning and Zoning:

- Any/all shutters are required to be operable.
- *Proximity to the printing building ["Alpha Graphics"] might be a problem – need to analyze distance from the building, figure out how to obtain at least 5 ft separation. Faux windows are not permitted. Fire-rated windows would be acceptable. Staff recommends shortening the buildings to reach the 5 ft separation.*
- Drainage/civil engineering will be required after design approvals.
- Curb cut from Charles St will be required (SCDOT encroachment permit)
 - Tell SCDOT you want to close the Boundary Street curb cuts.
- *Duplex elevations/details/turning radius will be required.*
- Roofs can be flat or sloped.
 - If sloped, primary roof pitch must be a minimum of 4:12. Ancillary roof pitches can be 2:12.
- *Side setback on Charles St can be 0 ft – right up to the property line. Upper bay windows are permitted to encroach* (Check encroachments list in Code Section 2.5.6 for specific encroachment allowance and requirements).

2. Building Codes:

- Building Code Fire Separation:
- 705.8.6
 - *Table: 705.8 Maximum Area of Exterior Wall Openings Based on Fire Separation Distance and Degree of Opening Protection*

3. Architecture:

- *Staff is generally supportive of the building's massing.*
- *Staff is supportive of the addition of the stairs to a second floor entrance, but recommends the applicant study converting the wood-framed stairs into masonry to create a more "monumental" entry.*
 - *Staff would recommend looking into historic precedents such as Savannah (ex. 405-411 E Charlton Street). Could there be shared landings between units?*
 - More like what applicant is proposing....not preferred: 511-525 Liberty Street
 - Garages and Front Stairs (maybe for rear buildings not fronting a major street): 308-318 W Taylor Street
 - Check out this duplex at 12 and 14 E. Taylor Street.
 - Variety of materials and nuance of detailing, but same form: 16-32 E. Taylor Street.
- *Applicant could consider flipping the center units so that each unit has its own entry.*
- *Where will trash enclosure be? Staff sees service yard on the rear of the building.*
- *Staff is not supportive of the two bay windows on the front façade as they do not appear to have any relationship to anything on this façade.*
- *Staff recommends studying the fenestration of the two middle units' front facades. Currently, the windows do not appear evenly spaced.*
- *Applicant to confirm that the shutters on the side façades will be operable.*
- Staff is not supportive of the connection between the side gable roofs and the low-sloped hip roofs on the end units. *Staff recommends combining the gable and low-sloped hip roof into a single roof form and keeping the height at the taller roofline.*
 - Staff believes the offsets can be simplified to avoid the awkward openings in the façade.

Tree Removal Proposed:

A few existing Specimen/Landmark trees may be affected by this in-fill development request. Specimen/Landmark tree status and potential mitigation to be assessed during Development Design Review process.

Surrounding Area:

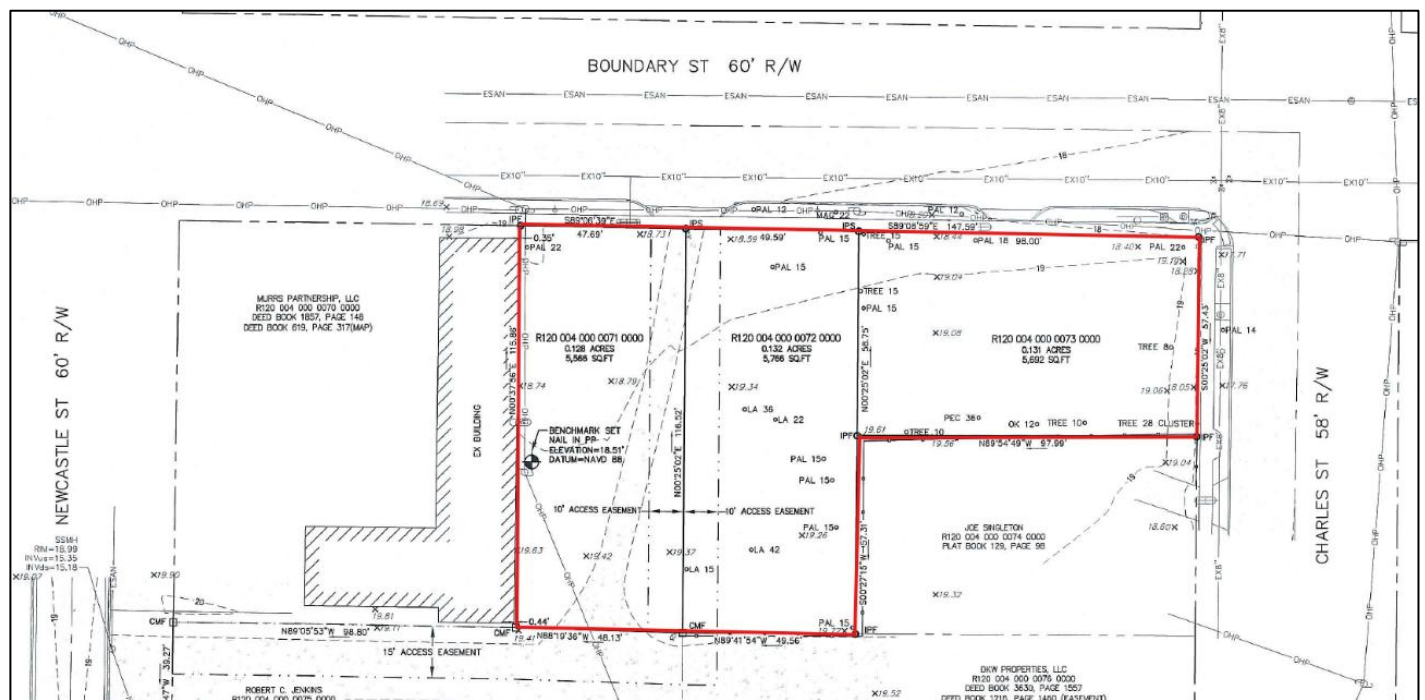
The subject property/-ies are located along Boundary Street on the northern fringes of the Beaufort Historic District and the “Northwest Quadrant” neighborhood. The subject properties are currently vacant. The surrounding area can be characterized as “urban, mixed use”, consisting of both commercial shops and businesses as well as student housing dormitories and college-related (USCB) uses nearby. The location represents a huge development potential along this main thoroughfare leading into (historic) downtown Beaufort.

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.

1010 Boundary Street – Analysis of Request

1. Current Lots / Lot Consolidation

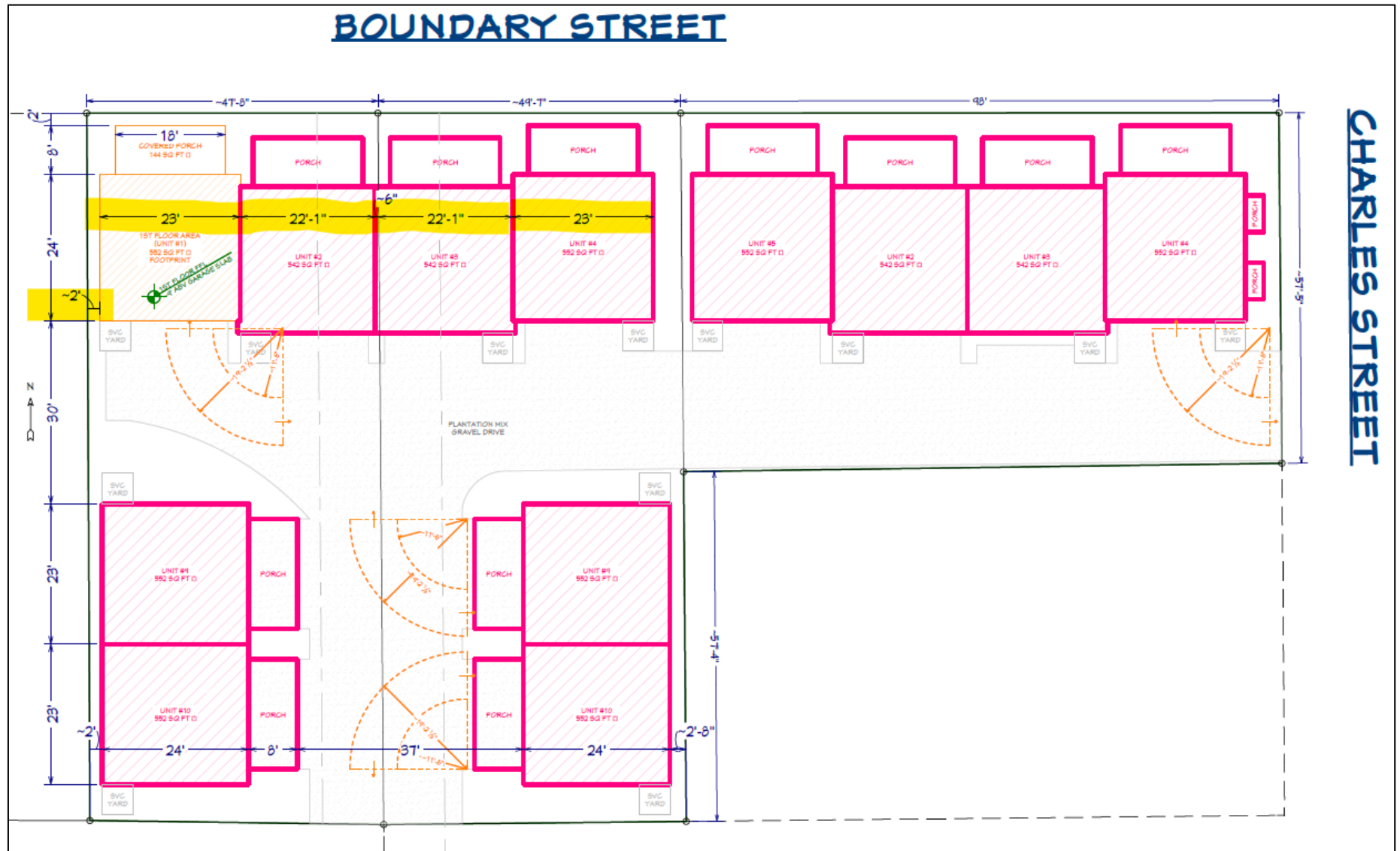


Staff Analysis:

- Staff supports the future lot consolidation on the basis that the applicant receives Conceptual/Preliminary Approval and an SCDOT Encroachment Permit for access from Charles Street.

1010 Boundary Street – Overview of main changes

2. Building placements/Lot configuration (Conceptual Site Plan)



Previously presented Site Plan (6-10-2026)



Staff Analysis:

- The latest design revisions include an overall reduction of the width of the two (2) Townhouse buildings (4 units per) along Boundary Street from the previous 97ft. 3in. to now 90ft. 11in.
- The latest change includes an increased setback to the adjacent property to the west ("Alpha Graphics") from formerly 2ft. to now 5ft. 9in.
- Also, there is a 6ft. separation between the two Townhouse buildings in the middle and a 2ft. setback from Charles St. on the east.
- Whereas the front Townhouses are served with ground-level 2-car garages in the rear, accessible through an Access Easement that connects with Charles Street on the east and Newcastle Street to the south and west, the rear 4 duplexes will have side-loading garages.

1010 Boundary Street – Analysis of Request

3. Conceptual Elevations



[Front elevation, facing Boundary Street as previously submitted on 6-10-2026]

Side elevation of townhomes,
facing Charles Street as
previously submitted on 6-10-
2026

CHARLES STREET ELEVATION
SCALE 1/8" = 1'-0"



[Front elevation of Townhouses - facing Boundary Street (as per latest submittal, 8-12-2026)]

CHARLES STREET ELEVATION
SCALE 1/4" = 1'-0"



[Latest submittal as of 8-12-2026 (Townhomes & duplexes)]

DUPLEX ELEVATION
SCALE 1/4" = 1'-0"



Staff Analysis:

- After the last HDRB (6-10) and HTRC (7-15) Meetings, the overall building design has been revised as per the following:
 - Grand staircases leading up to the main entrances of the Boundary Street-facing townhomes have been added to reflect similar concepts as seen for example in historic downtown Savannah, GA.
 - Previous balconies and dormers (non-usable) have been removed
 - Street-facing main gables roofs have been replaced with a flat roof concept for the middle townhome units and lower-pitched side facing gabled-roof lines on the sides (also roof cornices and eaves added at front elevation)
 - Front entrance porticos (some shared) as well as bay windows for the Charles St. townhouse unit have been added for a more holistic and street-corner embracing façade that appears both functional and architecturally less busy
 - Renderings of duplexes now have been included, which show a similar building design to the townhouses, except for side-bearing garage entrances (rather than rear)



4.7.2 Integrity Guidelines (as per Beaufort Development Code)	<u>Rationale Present</u>	<u>Staff Analysis of Rationale</u>
1. Location: This is the relationship between the property and its historical context.	YES	✓ Boundary Street is currently characterized by mixed land-uses (residential & commercial) in a high-density pattern (T5-UC zone). The proposal for townhomes and duplexes complies with the intent for more urbanity along this downtown corridor.
2. Design: This is the combination of elements that create the feeling of a district or structure. These elements include building patterns, streetscapes, site elements, building size, mass and scale, spatial relationships, and specific architectural elements and details.	YES	✓ After latest revisions, the applicants have successfully implemented a more coherent, yet historically fitting building design which includes many typical residential building design aspects of the Beaufort/Savannah/the Lowcountry.
3. Setting: This is the physical environment of a property and should be evaluated on its context as well as on the historical role the property has played and continues to play. Important features include topography, vegetation, man-made features, and relationships between existing structures and their surroundings.	YES	✓ The proposal respects the historic integrity and more dense urban land-use mix of the Boundary Street corridor.
4. Materials: These are the physical elements that make up a property or district.	YES/TBD	✓ Conceptual Approval, materials have not been provided yet. Appropriate historic materials will be required for Final Approval.
5. Workmanship: This is the physical evidence of the crafts of a particular culture or time period. This particularly applies to rehabilitation projects, but for new infill projects, workmanship of surrounding structures should be considered and respected.	YES	✓ Better workmanship in certain areas of the proposed buildings has been implemented, i.e. front staircases to be made of masonry and higher quality; inoperable features such as balconies/shutters have been removed.
6. Feeling: This is the property's expression of the aesthetic or historic sense of a particular period of time. This particularly applies to rehabilitation projects, but for new infill projects, the feeling of surrounding structures should be considered and respected.	YES	✓ The proposal will positively add to the urbanity of the Boundary Street corridor while creating more historical building characteristics at the same time.
7. Association: This is the direct link between an important historic event or person and the property.	N/A	✓ N/A

FINDINGS AND RECOMMENDATIONS

Staff recommends **CONCEPTUAL/PRELIMINARY APPROVAL** in that the proposal satisfies the intent of the Beaufort Preservation Manual and requirements of the Beaufort Code. However, staff has following specific recommendations for potential revision prior to **FINAL APPROVAL**:

1. Bay windows: Staff could be supportive of a bay window on the Charles Street side but has concerns about the detailing and placement. Staff recommends raising the top of the bay window so that its cornice matches that of the main structure, as well as matching the design of the main structure's cornice. Staff also recommends revising the blank panels above and below the bay windows to provide more detail.
2. Masonry base: Staff has concerns about the brick ledge at the top of the brick veneer and has concerns that this is a "suburban" detail. To appear as a traditional masonry base, the veneer should either be thin brick, or the floor framing should be cantilevered to allow the siding and brick face to be aligned on the same plane.
3. Eave brackets: Staff recommends the brackets at the top of the wall be fully contained within the cornice and not overlap into the lap siding.
4. Front entrance porches: Staff recommends that the applicant consider flipping the center units so that each unit has its own entry.
5. (Stoop) cornices/cornerboards: Staff is not supportive of the stoop cornices overlapping and extending beyond the cornerboards (see Charles Street rendering). The stoop should be moved slightly so that its roof terminates on the inside face of the cornerboard. Also, the cornice line of the two middle units could also be raised to match the end units, with a simple cross-gable over these units. Aligning all roof cornices to one level could simplify and bring clarity to the roof form.
6. Fenestration: Staff recommend studying the fenestration of the units' front facades. Currently, the windows do not appear evenly spaced or centered within the walls.
7. Faux windows: Staff is not supportive of the faux window openings with closed shutters on ground floor, side facades. Staff recommends making these true windows and using interior window treatments.
8. Downspouts: Staff recommends moving the downspouts to the inside of the recessed areas adjacent to each middle unit so that the recesses appear more purposeful.
9. Roof forms: Staff is not supportive of the connection between the side gable roofs and the parapet walls on the end units. Staff recommend removing the corner recesses to create a simpler form and use one roof form instead of two. The applicant could consider a front gabled or hipped roof at the end units.
10. Other: The Applicant to provide rear elevations for all buildings. Applicant to provide side elevations for duplex buildings.

1010 Boundary St./1112 Charles Street

**“The Northwest Quadrant” neighborhood;
Vacant lots – Infill development request)**

Conceptual Plans (May 2026)

NEWCASTLE STREET

BOUNDARY STREET

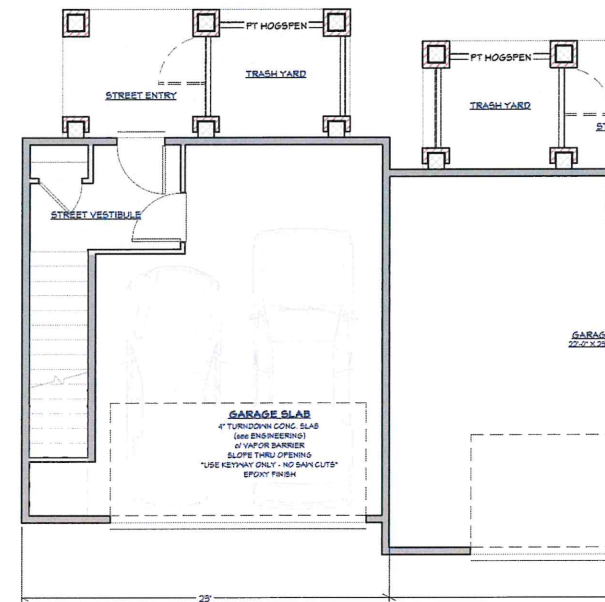
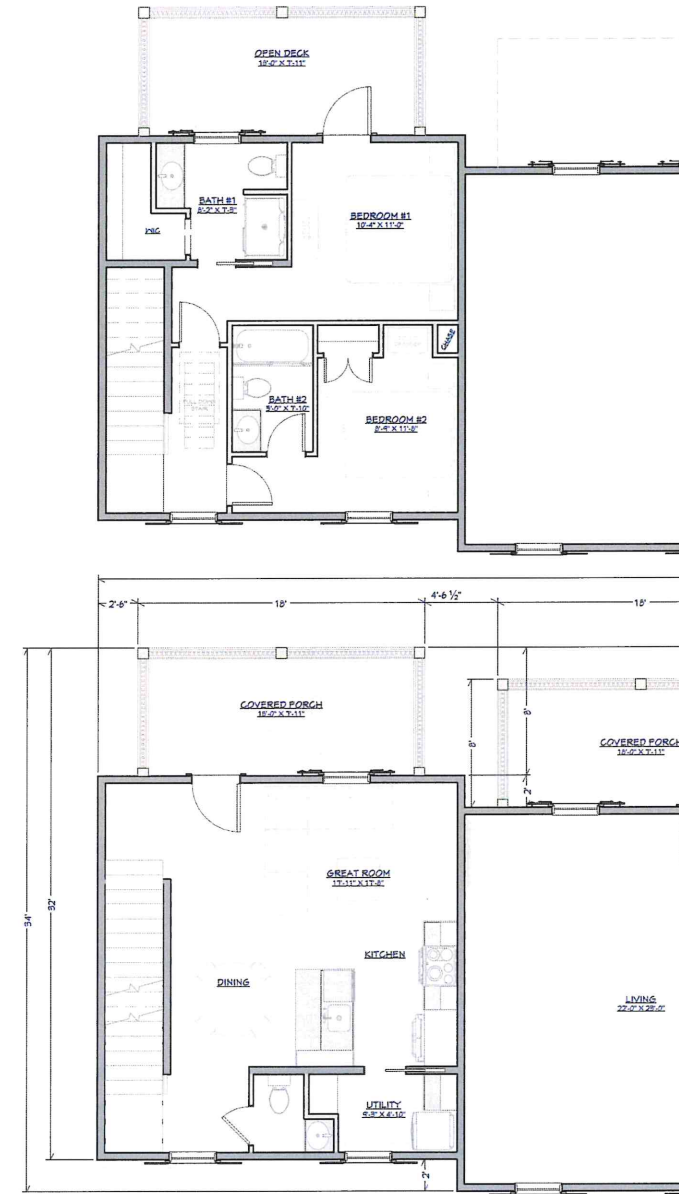
CHARLES STREET



THIS IS AN ALTERNATIVE OF VARIOUS DETAILS, ONLY FOR DISCUSSION PURPOSES - FINAL VERSION WILL HAVE A COMBO OF ONE OR THE OTHER PORCH/DORMER DETAILS.

FLOOR OVERVIEW

SCALE 3/16" = 1' - 0"
THIS IS A CONCEPT ONLY, NOT MEANT AS CONSTRUCTION DRAWINGS



BRIDGEWATER CONSULTING LLC
BEAUFORT, SOUTH CAROLINA
843.422.7778

BOUNDARY STREET TOWNHOMES RESIDENCE
1010 BOUNDARY STREET
BEAUFORT, SOUTH CAROLINA

REVISION DATE
5/20/2026

HOMEOWNER SIGNATURE &
DATE OF ACCEPTANCE

SHEET
OVER

CONSTRUCTION DOCUMENT NOTES

BUILDINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE 2021 INTERNATIONAL RESIDENTIAL CODE AND/OR LOCAL COUNTY BUILDING CODE (LOCAL CODES TO TAKE PRECEDENCE OVER ANY NOTES IN THESE PLANS). THESE PLANS ARE TO BE VERIFIED BY A STRUCTURAL ENGINEER.

- ENGINEERS DRAWINGS SHALL TAKE PRECEDENCE OVER ANY NOTES IN THESE PLANS.
- THESE DRAWINGS SHALL TAKE PRECEDENCE FOR ALL DIMENSIONS.
- MANUFACTURERS INSTALLATION INSTRUCTIONS SHALL TAKE PRECEDENCE OVER PLAN NOTES.

BUILDING PLANNING NOTES

- SITE ADDRESS SHALL BE PROVIDED IN A POSITION THAT IS PLAINLY VISIBLE AND LEGIBLE FROM STREET FRONTING THE PROPERTY.
- CONSTRUCTION, PROJECTIONS, OPENINGS AND PENETRATION OF EXTERIOR WALLS SHALL COMPLY WITH TABLE R502.1(1).
- REVIEW FIRE RESISTANT CONSTRUCTION IF LESS THAN 5' SEPARATION BETWEEN STRUCTURES.
- ALL HABITABLE ROOMS SHALL HAVE EXTERIOR GLAZING NOT LESS THAN 8% OF THEIR FLOOR AREA TO PROVIDE NATURAL LIGHT, OR THEY SHALL BE PROVIDED WITH ARTIFICIAL LIGHT.
- ALL HABITABLE ROOMS SHALL BE PROVIDED WITH NATURAL VENTILATION THROUGH OPENINGS TO THE OUTDOOR AIR IN ACCORDANCE WITH SECTION R305, OR THEY SHALL BE PROVIDED WITH MECHANICAL VENTILATION.
- LIGHT & VENTILATION FOR BATHROOMS, HICs AND SIMILAR ROOMS SHALL COMPLY WITH SECTION R305.5.
- OUTDOOR AIR INTAKE OPENINGS SHALL BE LOCATED AT LEAST 10' FROM ANY HAZARDOUS OR NOXIOUS CONTAMINANT.
- OUTSIDE EXHAUST OPENINGS SHALL BE LOCATED SO AS TO NOT CREATE A NUISANCE AND SHALL NOT BE DIRECTED ONTO ADJACENT'S NOSE PORCHES.
- DWELLING SHALL BE PROVIDED WITH HEATING FACILITIES THAT WILL MAINTAIN A TEMPERATURE OF 68°F AT 3' ABOVE THE FLOOR AND 2' FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS.
- THE MIN. CEILING HEIGHT FOR HABITABLE ROOMS, HALLWAYS, CORRIDORS, BATHROOMS, HICs, LAUNDRY ROOMS & BASEMENTS SHALL NOT BE LESS THAN 7'.
- SANITATION, TOILET, BATH & SHOWER SPACES PER SECTIONS R306 & R307.
- MIN. 2" CLEARANCE IN FRONT OF FIXTURES.
- SAFETY GLAZING SHALL BE IN ACCORDANCE WITH SECTION R308.
- OPENINGS BETWEEN THE GARAGE AND THE DWELLING SHALL BE EQUIPPED WITH 1 3/4" THICK SOLID WOOD DOORS, HONEYCOMB CORE STEEL DOORS, OR 20 MINUTE FIRE-RATED DOORS.
- ANY GARAGE SHALL BE SEPARATED FROM THE DWELLING & ATTIC AREA IN ACCORDANCE WITH SECTION R304.
- GARAGE FLOOR SURFACES SHALL BE SLOPED TO A DRAIN TOWARD THE VEHICLE ENTRY POINT.
- EVERY SLEEPING ROOM SHALL HAVE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENINGS PER SECTION R311.
- ALL EMERGENCY AND RESCUE OPENINGS SHALL HAVE A MIN. CLEAR OPENING OF 5.7sqft WITH A MIN. NET CLEAR OPENING HEIGHT OF 24" AND WIDTH OF 20" AND NO HIGHER THAN 44" AFF.
- STAIRWAYS SHALL HAVE A MIN. HEADROOM HEIGHT OF 80".
- STAIRWAYS SHALL HAVE A MINIMUM CLEAR WIDTH OF 31 1/2" AT AND BELOW THE HANDRAIL WHERE ONLY ONE HANDRAIL IS PROVIDED OR 27" WHERE HANDRAILS ARE PROVIDED ON BOTH SIDES.
- A FLIGHT OF STAIRS SHALL HAVE NO MORE THAN 14" OF VERTICAL RISE BETWEEN FLOORS OR LANDINGS.
- STAIRWELL TREADS SHALL BE AT LEAST 10" DEEP AND SHALL NOT EXCEED MORE THAN 3/8" VARIATION FROM LARGEST TO SMALLEST TREAD.
- STAIRWELL RISERS SHALL BE NOT GREATER THAN 7-3/4" IN HEIGHT AND SHALL NOT EXCEED 3/8" IN ANY FLIGHT OF STAIRS - SEE R311.7.
- A CONTINUOUS HANDRAIL SHALL BE PROVIDED ON AT LEAST ONE SIDE OF THE STAIRWAY.
- THE TOP OF THE HANDRAILS SHALL BE PLACED NOT LESS THAN 34" AND NOT MORE THAN 38" ABOVE THE NOSING OF THE TREADS.
- GUARDS AT LEAST 36" IN HEIGHT SHALL BE PROVIDED WHERE PORCHES, BALCONIES OR RAISED FLOOR SURFACES ARE GREATER THAN 30".
- GUARDS SHALL NOT HAVE OPENINGS THAT ALLOW PASSAGE OF A SPHERE 4" IN DIAMETER.
- SMOKE ALARMS SHALL BE INSTALLED PER SECTION R314 IN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, ON EACH ADDITIONAL STORY OF THE DWELLING (INCLUDING BASEMENTS AND HABITABLE ATTICS, BUT NOT INCLUDING GARAGE SPACES AND UNHABITABLE ATTICS).
- SMOKE ALARMS SHALL BE INTERCONNECTED AS INDICATED IN SECTION R314.4.
- THE POWER SOURCE FOR SMOKE ALARMS SHALL COMPLY WITH SECTION R314.6.
- PROTECTION OF WOOD FROM DECAY SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED: (1) WOOD JOISTS OR FLOORS LESS THAN 15" FROM EXPOSED GROUND OR WOOD GIRDERS LESS THAN 12" FROM EXPOSED GROUND IN CRAWL SPACES OR UNEXCAVATED AREAS WITHIN THE BUILDING FOUNDATION.
- (2) FLOOR FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY EXTERIOR WALLS AND ARE LESS THAN 8" FROM EXPOSED GROUND (3) SILL AND SLEEPERS ON A CONCRETE OR MASONRY SLAB UNLESS SEPARATED BY SUCH A SLAB BY AN IMPERVIOUS MOISTURE BARRIER (4) WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF A BUILDING LESS THAN 6" FROM THE GROUND.
- AREAS SUBJECT TO TERMITE INFESTATION SHALL COMPLY WITH SECTION R315.
- A ROUGH-FRAMED OPENING NOT LESS THAN 20'-30" W/30" MIN. HEADROOM SHALL BE PROVIDED TO ATTIC AREAS THAT HAVE A VERTICAL HEIGHT OF 30" OR GREATER (MEASURED TO THE BOTTOM OF ROOF FRAMING MEMBERS) OVER AN AREA GREATER THAN 50SQFT.
- MECHANICAL EQUIPMENT IN ATTICS SHALL BE PROVIDED WITH ACCESS PER SECTION M1305.1.3.

FLOOR JOIST SPAN REFERENCE

2021IRC - R502.3.1(2) - SOUTHERN YELLOW PINE #2
40psf LIVE LOAD - 20psf DEAD LOAD
L240 DEFLECTION

SIZE	SPACING	SPAN
2 x 6	12" o/c	10' - 3"
	16" o/c	9' - 4"
2 x 8	12" o/c	13' - 6"
	16" o/c	11' - 10"
2 x 10	12" o/c	16' - 2"
	16" o/c	14' - 0"
2 x 12	12" o/c	19' - 1"
	16" o/c	16' - 6"

*SPANS OVER 19' - 1" = ENGINEERED TRUSSES or I-JOIST

WINDOW, DOOR & GARAGE DOOR

HEADER SELECTION TABLE
SOUTHERN YELLOW PINE #2 SUPPORTING ROOF,
WALL AND FLOOR LIVE LOADS UP TO 20psf - 1.25 LOAD DURATION -
16' SPAN OF SUPPORTED ROOF & FLOOR FRAMING

CLEAR OPENING	MIN. HEADER SIZE
6' - 0" or LESS	(2) 2 x 10
6' - 0"	(3) 2 x 10
10' - 0"	3-1/2" x 9-1/4" LVL
12' - 0"	3-1/2" x 11-7/8" LVL
16' - 0"	5-1/2" x 14" LVL
OVER 16'	ENGINEERED by OTHERS

WALL & HEADER STUD

SELECTION TABLE

WEGM TABLE 3.22E SOUTHERN YELLOW PINE #2	MAX. HEADER SPAN					
	3	5	6	12	15	16
NUMBER OF JACK STUDS						
UN-SUPPORTED WALL HEIGHT	NUMBER OF KING STUDS (ENDS OF HEADERS)					
	1	1	2	2	2	2
10' OR LESS	12" o/c	2	2	3	3	3
	16" o/c	2	2	3	3	3
GREATER THAN 10'	12" o/c	2	2	3	4	5
	16" o/c	2	2	3	4	4

CEILING JOIST SPAN REFERENCE

R502.4.1(2) - SOUTHERN YELLOW PINE #2
20psf LIVE LOAD - 10psf DEAD LOAD
LIMITED STORAGE - L240 DEFLECTION

SIZE	SPACING	SPAN
2 x 4	12" o/c	9' - 0"
	16" o/c	7' - 0"
2 x 6	12" o/c	13' - 11"
	16" o/c	12' - 0"
2 x 8	12" o/c	17' - 7"
	16" o/c	15' - 5"
2 x 10	12" o/c	20' - 11"
	16" o/c	18' - 1"
2 x 12	12" o/c	*19' - 1"
	16" o/c	*16' - 6"

ROOF RAFTER SPAN REFERENCE

R502.3.1(2) - SOUTHERN YELLOW PINE #2
20psf LIVE LOAD - L240 DEFLECTION
CEILING ATTACHED TO RAFTERS

SIZE	SPACING	SPAN
2 x 4	12" o/c	9' - 0"
	16" o/c	7' - 0"
2 x 6	12" o/c	13' - 6"
	16" o/c	11' - 8"
2 x 8	12" o/c	17' - 1"
	16" o/c	14' - 9"
2 x 10	12" o/c	20' - 3"
	16" o/c	17' - 8"
2 x 12	12" o/c	23' - 10"
	16" o/c	20' - 8"

CLIMATIC & GEOGRAPHIC DESIGN CRITERIA - NOTE: STRUCTURAL ENGINEER TO VERIFY

GROUND SNOW LOAD	WIND SPEED	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
			WEATHERING	FROST LINE	TERMITES					
5psf	V-146mph	CLASS D	MODERATE	>6	V. HEAVY	21°F	NO	SEE SURVEY	20°F	67.5°F



STRUCTURE SQUARE FOOTAGE:

FIRST FLOOR CONDITIONED	x,xxx SQFT
SECOND FLOOR CONDITIONED	x,xxx SQFT
TOTAL CONDITIONED	x,xxx SQFT
GARAGE	xxx SQFT
COVERED PORCHES	xxx SQFT
TOTAL UNDER ROOF	x,xxx SQFT

ELEVATION RENDERING

NOT TO SCALE
THIS IS A CONCEPT ONLY, NOT MEANT AS CONSTRUCTION DRAWINGS

SHEET INDEX		
LABEL	TITLE	DESCRIPTION
OVER	OVERVIEW	
SITE	SITE PLAN	
A1.1	PILE/FOOTER PLAN	
A1.2	PILE/FOOTER PLAN	
F1.1	FOUNDATION PLAN	
F1.2	FRAMED FOUNDATION WALLS	
A1.3	1ST FLOOR FRAMING PLAN	
A1.4	1ST FLOOR PLAN	
A1.5	2ND FLOOR FRAMING PLAN	
A1.6	2ND FLOOR PLAN	
A1.7	ROOF PLAN	
A2.1	STREET ELEVATION	
A2.2	MARSH ELEVATION	
A2.3	LEFT SIDE ELEVATION	
A2.4	RIGHT SIDE ELEVATION	
A3.1	WINDOW, DOOR & TRIM DETAILS	
E1.1	ELECTRICAL PLAN	
M1.1	MECHANICAL PLAN	
REND	PROJECT RENDERINGS	
DEMO	EXISTING CONDITIONS/DEMO PLAN	

REVISIONS	
DATE	DESCRIPTION
5/14/2026	
5/17/2026	
5/20/2026	

AI
BD
ARCHITECTURAL
BUILDING DESIGN

BRIDGEWATER CONSULTING LLC
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BOUNDARY STREET TOWNHOMES RESIDENCE
1010 BOUNDARY STREET
BEAUFORT, SOUTH CAROLINA

REVISION DATE
5/20/2026

HOMEOWNER SIGNATURE &
DATE OF ACCEPTANCE

SHEET
COVER

NEWCASTLE STREET

BOUNDARY STREET



SITE PLAN
SCALE 1" = 10'



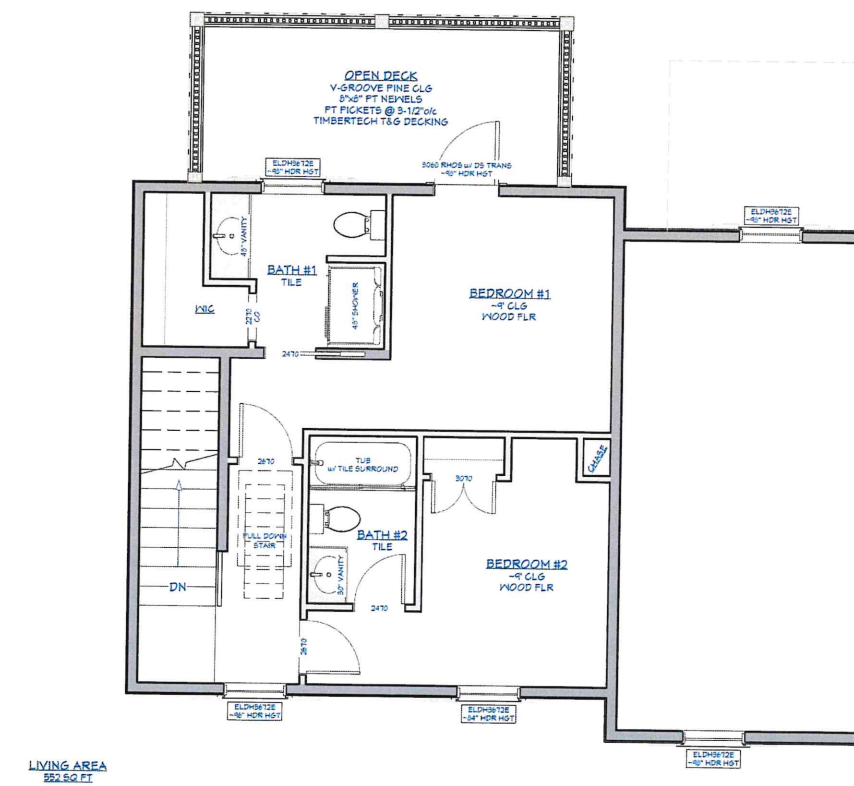
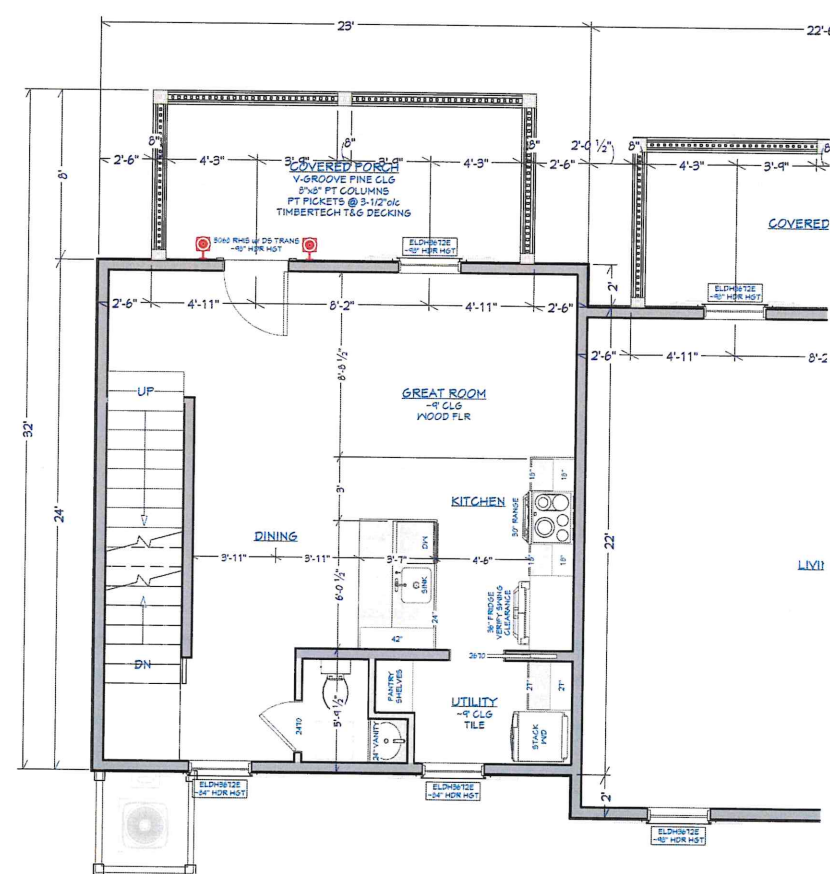
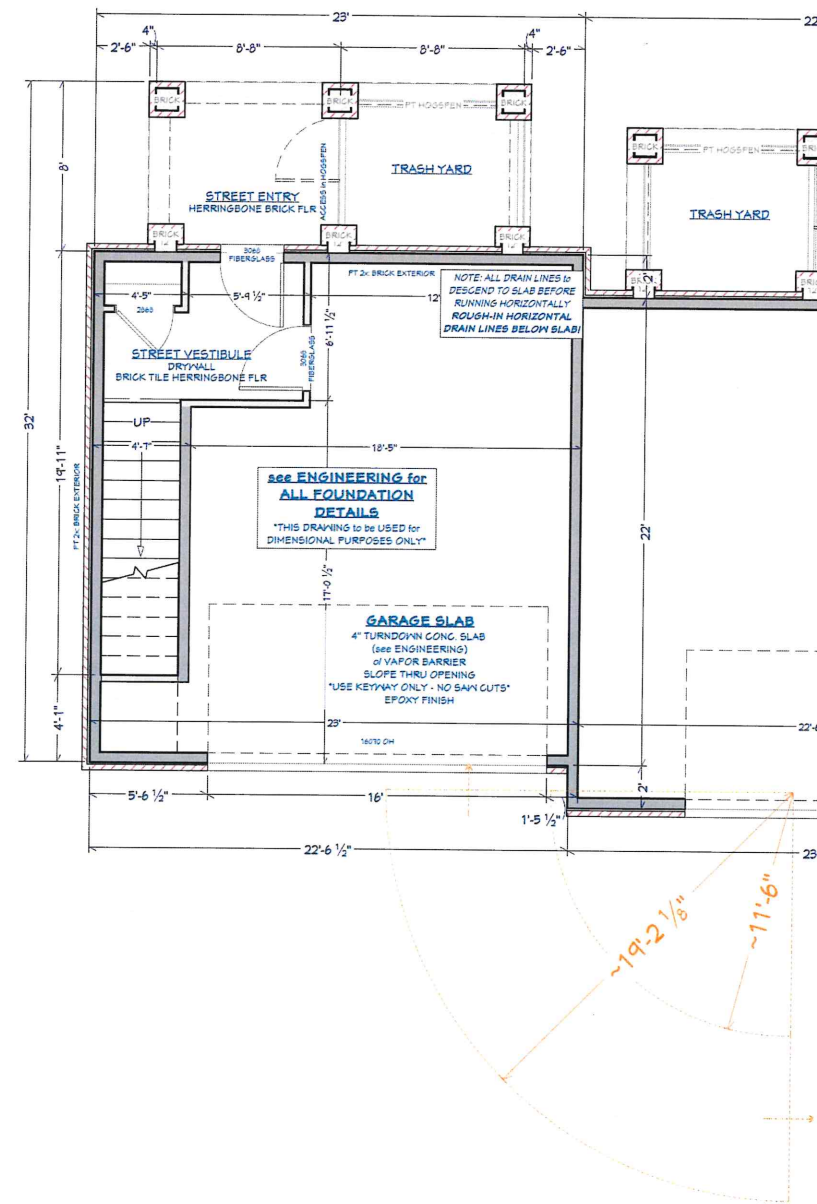
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WHERE AN INSTITUTE OF
BUILDING DESIGN

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REVISION DATE	5/20/2026
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SHEET	
SITE	





BOUNDARY STREET ELEVATION
SCALE 1/4" = 1' - 0"

THIS IS AN ALTERNATIVE OF VARIOUS DETAILS, ONLY FOR
DISCUSSION PURPOSES - FINAL VERSION WILL HAVE A
COMBO OF ONE OR THE OTHER PORCH/DORMER DETAILS.

CHARLES STREET ELEVATION
SCALE 1/4" = 1' - 0"



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BOUNDARY STREET TOWNHOMES RESIDENCE
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BEAUFORT, SOUTH CAROLINA

REVISION DATE
5/20/2026

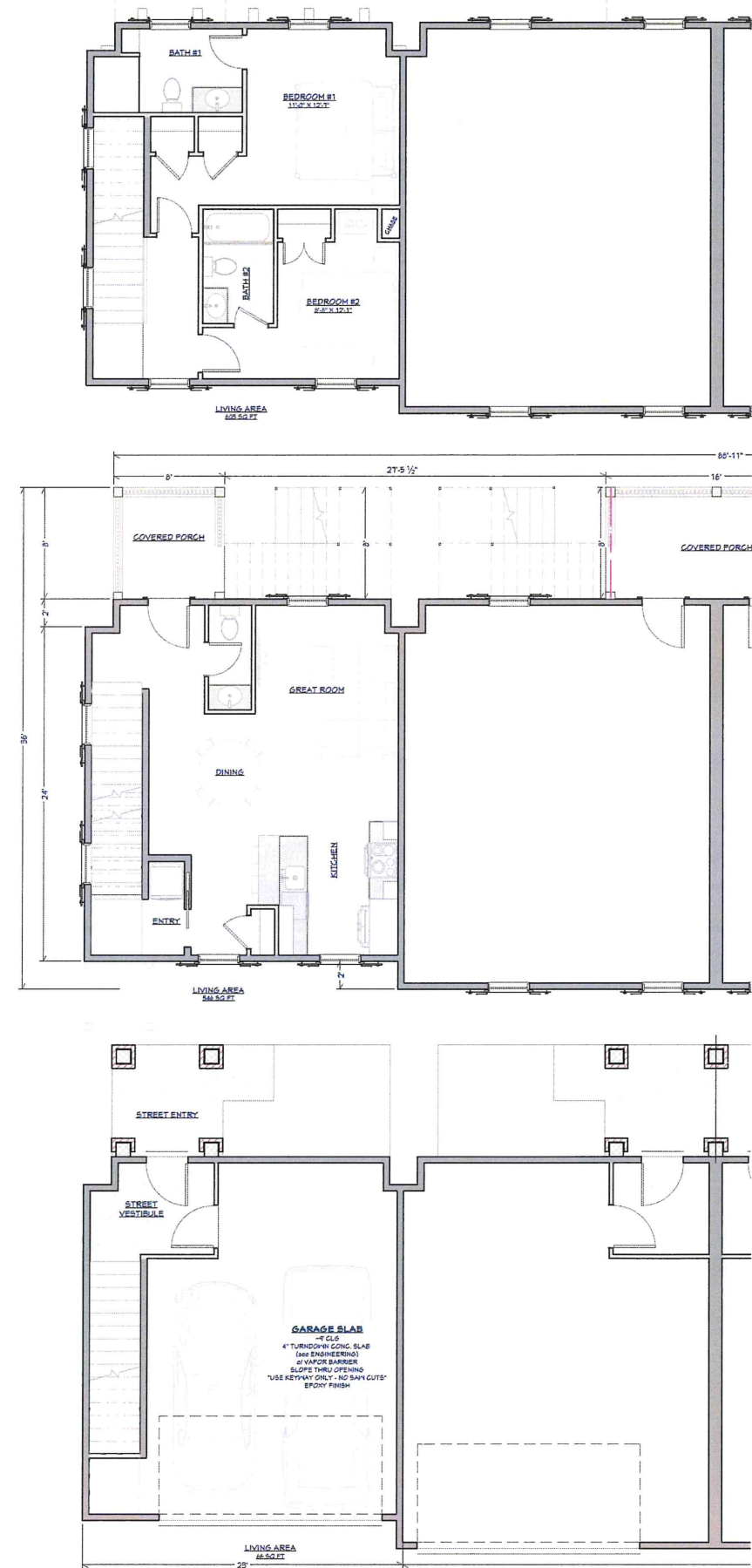
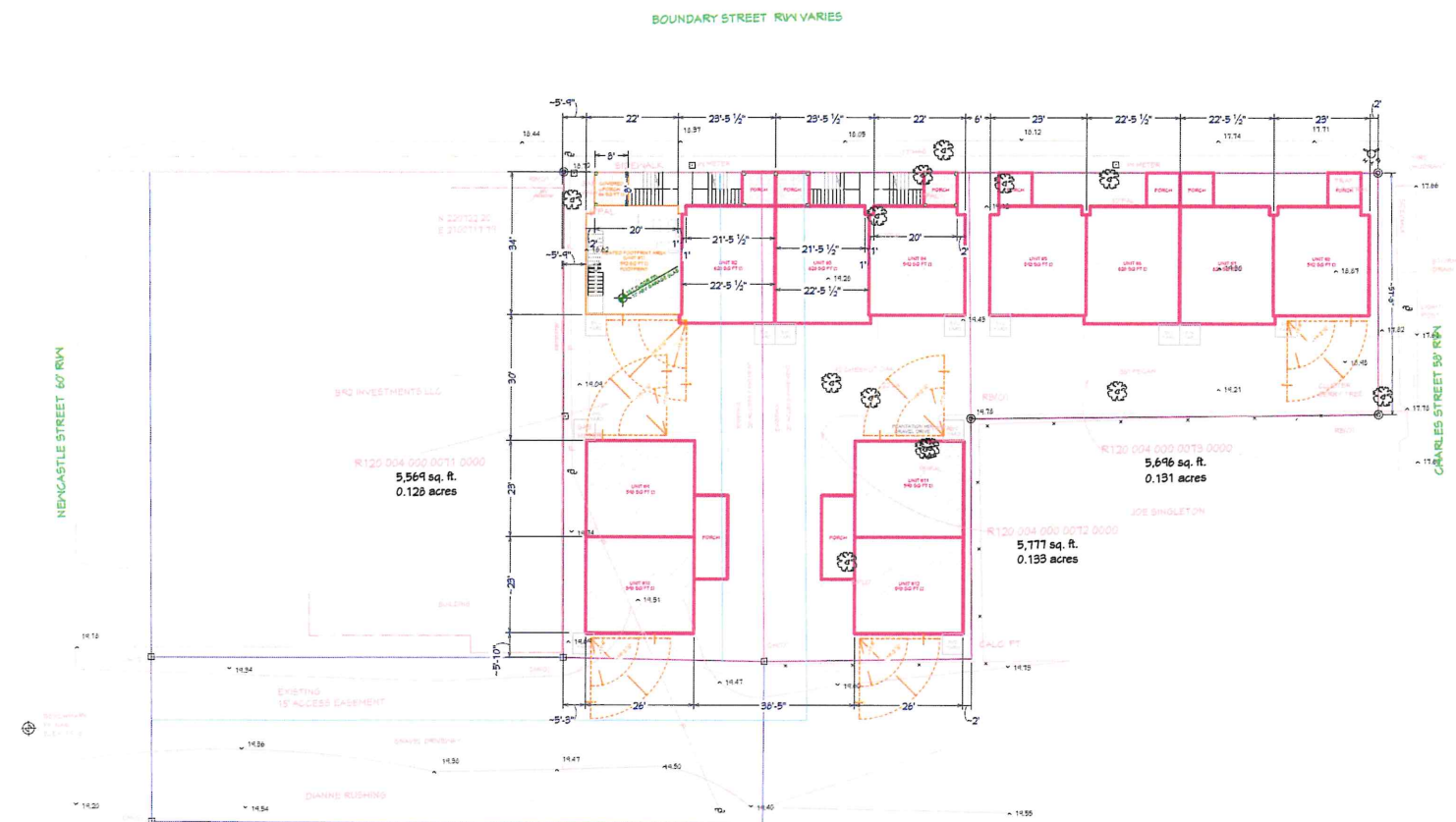
HOMEOWNER SIGNATURE &
DATE OF ACCEPTANCE

SHEET
A1.2

1010 Boundary St./1112 Charles Street

**“The Northwest Quadrant” neighborhood;
Vacant lots – Infill development request)**

**Conceptual Plans (July 2026) with
comments from Meadors Architecture**



CONSTRUCTION DOCUMENT NOTES

BUILDINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE 2021 INTERNATIONAL RESIDENTIAL CODE AND/OR LOCAL COUNTY BUILDING CODE (LOCAL CODE TO TAKE PRECEDENCE OVER ANY NOTES IN THESE PLANS). THESE PLANS ARE TO BE VERIFIED BY A STRUCTURAL ENGINEER.

- ENGINEER'S DRAWINGS SHALL TAKE PRECEDENCE OVER ANY NOTES IN THESE PLANS.
- THESE DRAWINGS SHALL TAKE PRECEDENCE FOR ALL DIMENSIONS.
- MANUFACTURER'S INSTALLATION INSTRUCTIONS SHALL TAKE PRECEDENCE OVER PLAN NOTES.

BUILDING PLANNING NOTES

- SITE ADDRESS SHALL BE PROVIDED IN A POSITION THAT IS PLAINLY VISIBLE AND LEGIBLE FROM STREET FRONTING THE PROPERTY.
- CONSTRUCTION, PROJECTIONS, OPENINGS AND PENETRATION OF EXTERIOR WALLS SHALL COMPLY WITH TABLE R302.1(1).
- REVIEW FIRE RESISTANT CONSTRUCTION IF LESS THAN 9" SEPARATION BETWEEN STRUCTURES.
- ALL HABITABLE ROOMS SHALL HAVE EXTERIOR GLAZING NOT LESS THAN 8% OF THEIR FLOOR AREA TO PROVIDE NATURAL LIGHT, OR THEY SHALL BE PROVIDED WITH ARTIFICIAL LIGHT.
- ALL HABITABLE ROOMS SHALL BE PROVIDED WITH NATURAL VENTILATION THROUGH OPENINGS TO THE OUTDOOR AIR IN ACCORDANCE WITH SECTION R303, OR THEY SHALL BE PROVIDED WITH MECHANICAL VENTILATION.
- LIGHT & VENTILATION FOR BATHROOMS, KITCHENS AND SIMILAR ROOMS SHALL COMPLY WITH SECTION R303.3.
- OUTDOOR AIR INTAKE OPENINGS SHALL BE LOCATED AT LEAST 10' FROM ANY HAZARDOUS OR NOXIOUS CONTAMINANT.
- OUTSIDE EXHAUST OPENINGS SHALL BE LOCATED SO AS TO NOT CREATE A NUISANCE AND SHALL NOT BE DIRECTED ONTO WALKWAYS NOR PORCHES.
- DWELLING SHALL BE PROVIDED WITH HEATING FACILITIES THAT WILL MAINTAIN A TEMPERATURE OF 68°F AT 3' ABOVE THE FLOOR AND 2' FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS.
- THE MIN. CEILING HEIGHT FOR HABITABLE ROOMS, HALLWAYS, CORRIDORS, BATHROOMS, KITCHENS, LAUNDRY ROOMS & BASEMENTS SHALL NOT BE LESS THAN 7'.
- SANITATION, TOILET, BATH & SHOWER SPACES PER SECTIONS R306 & R307
- MIN. 21" CLEARANCE IN FRONT OF FIXTURES.
- SAFETY GLAZING SHALL BE IN ACCORDANCE WITH SECTION R308.
- OPENINGS BETWEEN THE GARAGE AND THE DWELLING SHALL BE EQUIPPED WITH 1/4" THICK SOLID WOOD DOORS, HONEYCOMB CORE STEEL DOORS, OR 20 MINUTE FIRE-RATED DOORS.
- ANY GARAGE SHALL BE SEPARATED FROM THE DWELLING & ATTIC AREA IN ACCORDANCE WITH SECTION R304.
- GARAGE FLOOR SURFACES SHALL BE SLOPED TO A DRAIN TOWARD THE VEHICLE ENTRY POINT.
- EVERY SLEEPING ROOM SHALL HAVE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENINGS PER SECTION R311.
- ALL EMERGENCY AND RESCUE OPENINGS SHALL HAVE A MIN. CLEAR OPENING OF 5.7sq ft WITH A MIN. NET CLEAR OPENING HEIGHT OF 24" AND WIDTH OF 20" AND NO HIGHER THAN 44" AFF.
- STAIRWAYS SHALL HAVE A MIN. HEADROOM HEIGHT OF 80".
- STAIRWAYS SHALL HAVE A MINIMUM CLEAR WIDTH OF 51 1/2" AT AND BELOW THE HANDRAIL WHERE ONLY ONE HANDRAIL IS PROVIDED OR 37" WHERE HANDRAILS ARE PROVIDED ON BOTH SIDES.
- A FLIGHT OF STAIRS SHALL HAVE NO MORE THAN 14" OF VERTICAL RISE BETWEEN FLOORS OR LANDINGS.
- STAIRWELL TREADS SHALL BE AT LEAST 10" DEEP AND SHALL NOT EXCEED MORE THAN 3/8" VARIATION FROM LARGEST TO SMALLEST TREAD.
- STAIRWELL RISERS SHALL BE NOT GREATER THAN 7-3/4" IN HEIGHT AND SHALL NOT EXCEED 3/8" IN ANY FLIGHT OF STAIRS. - SEE R311.1.
- A CONTINUOUS HANDRAIL SHALL BE PROVIDED ON AT LEAST ONE SIDE OF THE STAIRWAY.
- THE TOP OF THE HANDRAILS SHALL BE PLACED NOT LESS THAN 34" AND NOT MORE THAN 36" ABOVE THE NOSING OF THE TREADS.
- GUARDS AT LEAST 36" IN HEIGHT SHALL BE PROVIDED WHERE PORCHES, BALCONIES OR RAISED FLOOR SURFACES ARE GREATER THAN 30".
- GUARDS SHALL NOT HAVE OPENINGS THAT ALLOW PASSAGE OF A SPHERE 4" IN DIAMETER.
- SMOKE ALARMS SHALL BE INSTALLED PER SECTION R314 IN EACH SLEEPING ROOM, OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, ON EACH ADDITIONAL STORY OF THE DWELLING (INCLUDING BASEMENTS AND HABITABLE ATTICS, BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS).
- SMOKE ALARMS SHALL BE INTERCONNECTED AS INDICATED IN SECTION R314.4.
- THE POWER SOURCE FOR SMOKE ALARMS SHALL COMPLY WITH SECTION R314.6.
- PROTECTION OF WOOD FROM DECAY SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS BY THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED: (1) WOOD JOISTS OR FLOORS LESS THAN 15" FROM EXPOSED GROUND OR WOOD GRIDDERS LESS THAN 12" FROM EXPOSED GROUND IN CRAWL SPACES OR UNEXCAVATED AREAS WITHIN THE BUILDING FOUNDATION (2) FLOOR FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY EXTERIOR WALLS AND ARE LESS THAN 6" FROM EXPOSED GROUND (3) SILL AND SLEEPERS ON A CONCRETE OR MASONRY SLAB UNLESS SEPARATED BY SUCH A SLAB BY AN IMPERVIOUS MOISTURE BARRIER (4) WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF A BUILDING LESS THAN 6" FROM THE GROUND.
- AREAS SUBJECT TO TERMITE INFESTATION SHALL COMPLY WITH SECTION R315.
- A ROUGH-FRAMED OPENING NOT LESS THAN 22"x30" w/50" MIN. HEADROOM SHALL BE PROVIDED TO ATTIC AREAS THAT HAVE A VERTICAL HEIGHT OF 30" OR GREATER (MEASURED TO THE BOTTOM OF ROOF FRAMING MEMBERS) OVER AN AREA GREATER THAN 30SQFT.
- MECHANICAL EQUIPMENT IN ATTICS SHALL BE PROVIDED WITH ACCESS PER SECTION M1305.1.3.

FLOOR JOIST SPAN REFERENCE

2021 IBC - R302.3.1(2) - SOUTHERN YELLOW PINE #2
20psf LIVE LOAD - 20psf DEAD LOAD
L/360 DEFLECTION

SIZE	SPACING	SPAN
2 x 6	12" o/c	10' - 3"
	16" o/c	9' - 4"
2 x 8	12" o/c	13' - 8"
	16" o/c	11' - 10"
2 x 10	12" o/c	16' - 2"
	16" o/c	14' - 0"
2 x 12	12" o/c	19' - 1"
	16" o/c	16' - 8"

*SPANS OVER 14' - 1" = ENGINEERED TRUSS or I-JOIST

WINDOW, DOOR & GARAGE DOOR

HEADER SELECTION TABLE
SOUTHERN YELLOW PINE #2 SUPPORTING ROOF,
WALL AND FLOOR LIVE LOADS UP TO 20psf - 1.25 LOAD DURATION -
16' SPAN OF SUPPORTED ROOF & FLOOR FRAMING

CLEAR OPENING	MIN. HEADER SIZE
6' - 0" or LESS	(2) 2 x 10
8' - 0"	(3) 2 x 10
10' - 0"	3-1/2" x 9-1/4" LVL
12' - 0"	3-1/2" x 11-7/8" LVL
16' - 0"	5-1/2" x 14" LVL
OVER 16'	ENGINEERED BY OTHERS

WALL & HEADER STUD

SELECTION TABLE

WEGM TABLE 5.22E OUTEREN YELLOW FINE #2		MAX. HEADER SPAN					
		5	9	12	15	18	
		NUMBER OF JACK STUDS					
		1	1	2	2	2	2
UNSUPPORTED WALL HEIGHT	STUD SPACING	NUMBER OF KING STUDS (END OF HEADERS)					
10' OR LESS	12" o/c	2	2	3	3	3	3
	16" o/c	2	2	3	3	3	3
GREATER THAN 10'	12" o/c	2	2	3	4	5	5
	16" o/c	2	2	3	3	4	4

CEILING JOIST SPAN REFERENCE

R302.4.1(2) - SOUTHERN YELLOW PINE #2
20psf LIVE LOAD - 10psf DEAD LOAD
LIMITED STORAGE - L/240 DEFLECTION

SIZE	SPACING	SPAN
2 x 4	12" o/c	9' - 0"
	16" o/c	8' - 0"
2 x 6	12" o/c	13' - 11"
	16" o/c	12' - 0"
2 x 8	12" o/c	17' - 7"
	16" o/c	15' - 3"
2 x 10	12" o/c	20' - 11"
	16" o/c	18' - 1"
2 x 12	12" o/c	*19' - 1"
	16" o/c	*16' - 8"

ROOF RAFTER SPAN REFERENCE

R302.5.1(2) - SOUTHERN YELLOW PINE #2
20psf LIVE LOAD - L/240 DEFLECTION
CEILING ATTACHED TO RAFTERS

SIZE	SPACING	SPAN
2 x 4	12" o/c	9' - 0"
	16" o/c	7' - 0"
2 x 6	12" o/c	13' - 8"
	16" o/c	11' - 8"
2 x 8	12" o/c	17' - 1"
	16" o/c	14' - 4"
2 x 10	12" o/c	20' - 8"
	16" o/c	17' - 6"
2 x 12	12" o/c	23' - 10"
	16" o/c	20' - 8"

CLIMATIC & GEOGRAPHIC DESIGN CRITERIA - NOTE: STRUCTURAL ENGINEER TO VERIFY

GROUND SNOW LOAD	WIND SPEED	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
			WEATHERING	FROST LINE	TERMITE					
Spsf	V-146mph	CLASS D	MODERATE	>6	V. HEAVY	21°F	NO	see SURVEY	20°F	67.5°F



STRUCTURE SQUARE FOOTAGE:

FIRST FLOOR CONDITIONED	x,xxx SQFT
SECOND FLOOR CONDITIONED	x,xxx SQFT
TOTAL CONDITIONED	x,xxx SQFT
GARAGE	xxx SQFT
COVERED PORCHES	xxx SQFT
TOTAL UNDER ROOF	x,xxx SQFT

ELEVATION RENDERING

NOT TO SCALE
THIS IS A CONCEPT ONLY, NOT MEANT AS CONSTRUCTION DRAWINGS

SHEET INDEX		
LABEL	TITLE	DESCRIPTION
OVER	OVERVIEW	
SITE	SITE PLAN	
XX	ELEVATION CONCEPT	
XX	FLOOR CONCEPT	
F1.1	FOUNDATION PLAN	
F1.2	FRAMED FOUNDATION WALLS	
A1.1	1ST FLOOR FRAMING PLAN	
A1.2	1ST FLOOR PLAN	
A1.3	2ND FLOOR FRAMING PLAN	
A1.4	2ND FLOOR PLAN	
A1.5	ROOF PLAN	
A2.1	BOUNDARY STREET ELEVATION	
A2.2	ALLEY ELEVATION	
A2.3	PRINT SHOP ELEVATION	
A2.4	CARTERET STREET ELEVATION	
A3.1	WINDOW, DOOR & TRIM DETAILS	
E1.1	ELECTRICAL PLAN	
M1.1	MECHANICAL PLAN	
REND	PROJECT RENDERINGS	

REVISIONS	
DATE	DESCRIPTION
5/14/2026	
5/17/2026	
5/20/2026	
5/23/2026	
7/7/2026	
7/8/2026	
7/24/2026	
8/1/26	



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BEAUFORT, SOUTH CAROLINA

REVISION DATE
8/1/26

HOMEOWNER SIGNATURE & DATE OF ACCEPTANCE

SHEET
COVER

NEWCASTLE STREET 60' RIW



SITE PLAN
SCALE 1" = 10'



BOUNDARY STREET ELEVATION
SCALE 1/4" = 1' - 0"



CHARLES STREET ELEVATION
SCALE 1/4" = 1' - 0"



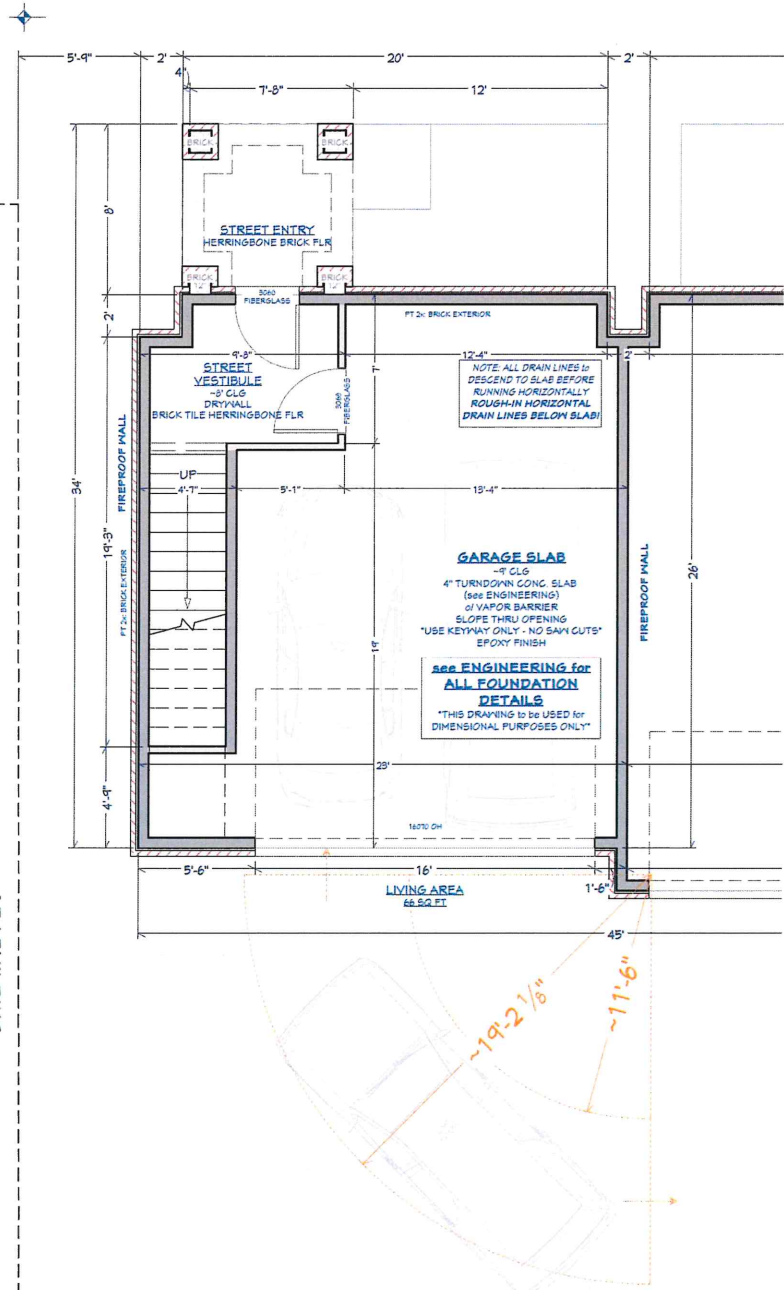
**A I
B D**
ARCHITECTURAL
BUILDING DESIGN

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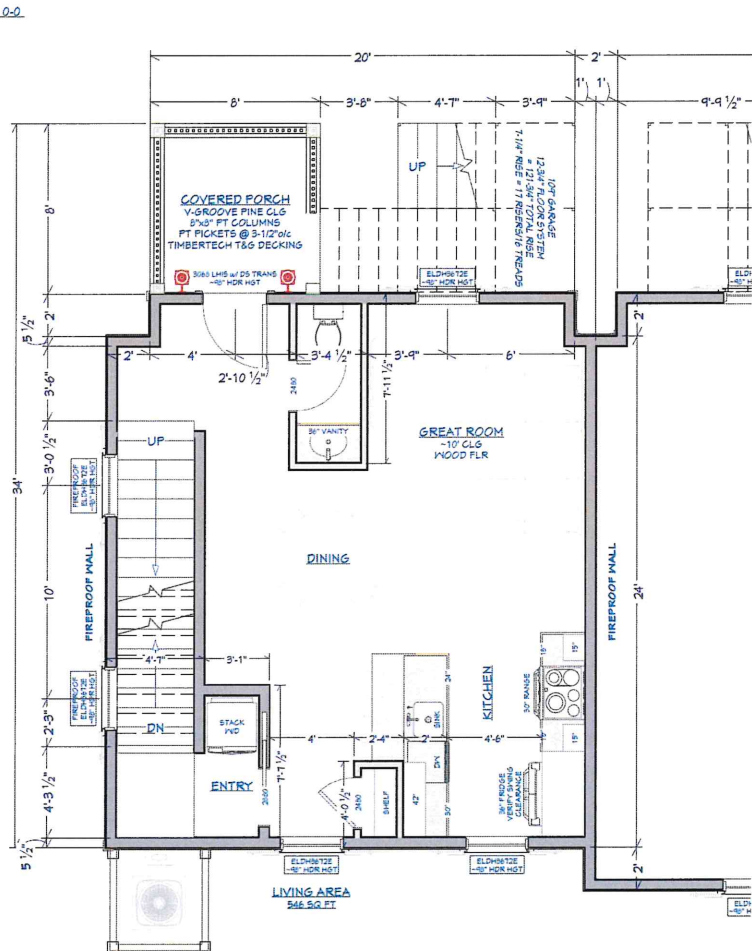
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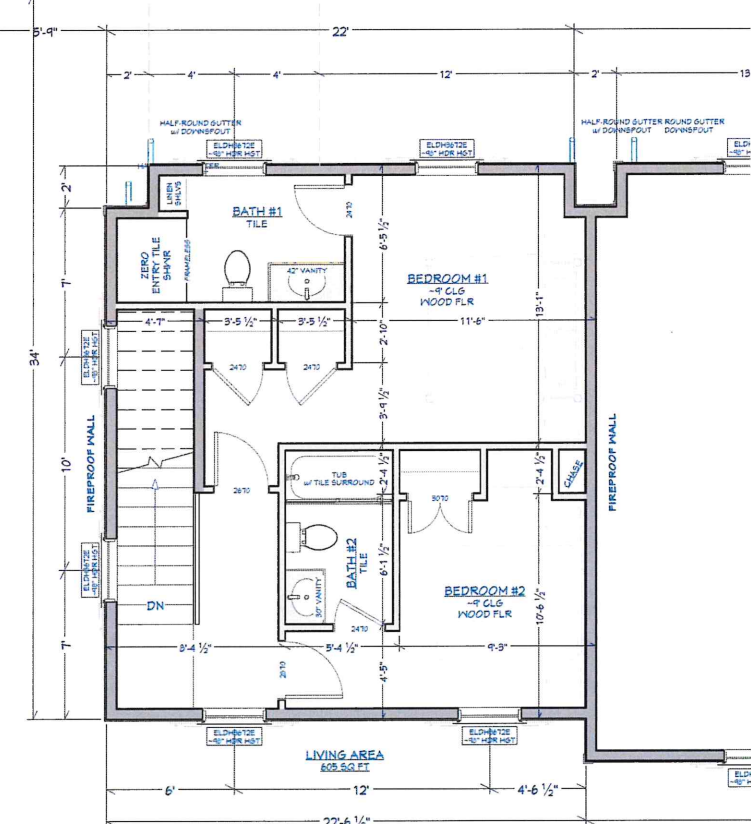
SHEET
XX



FOUNDATION PLAN
SCALE 1/4" = 1' - 0"

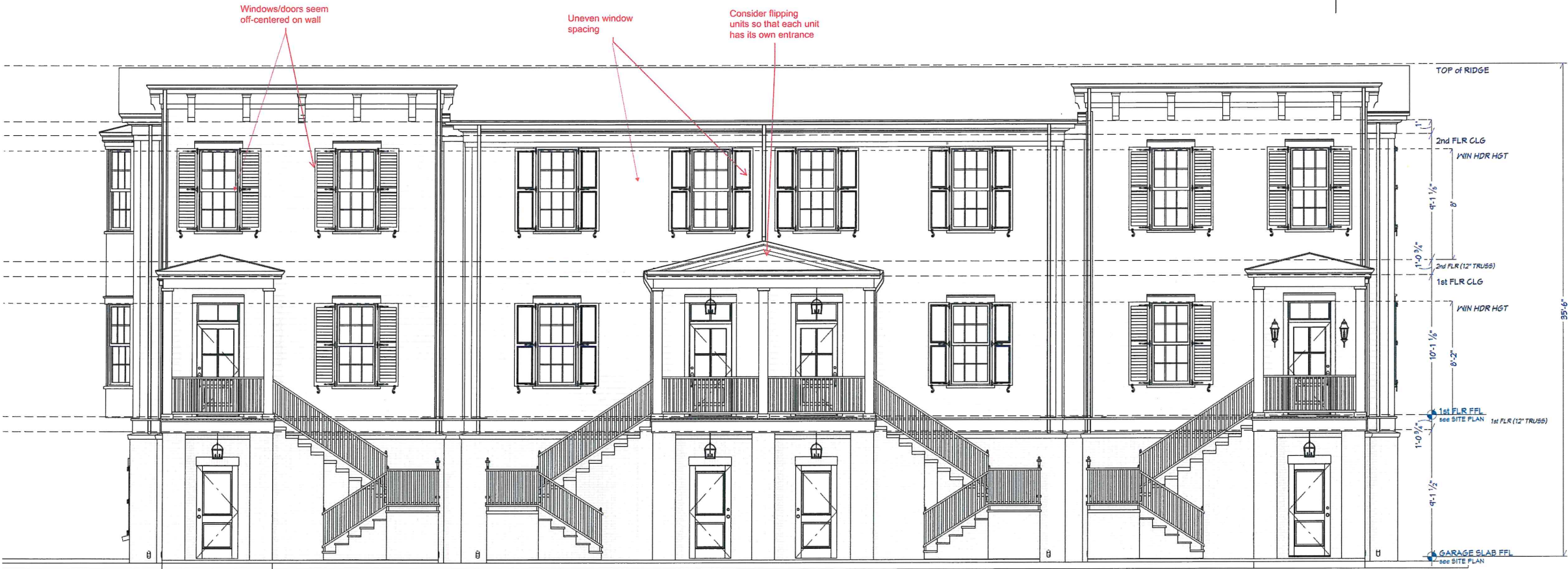


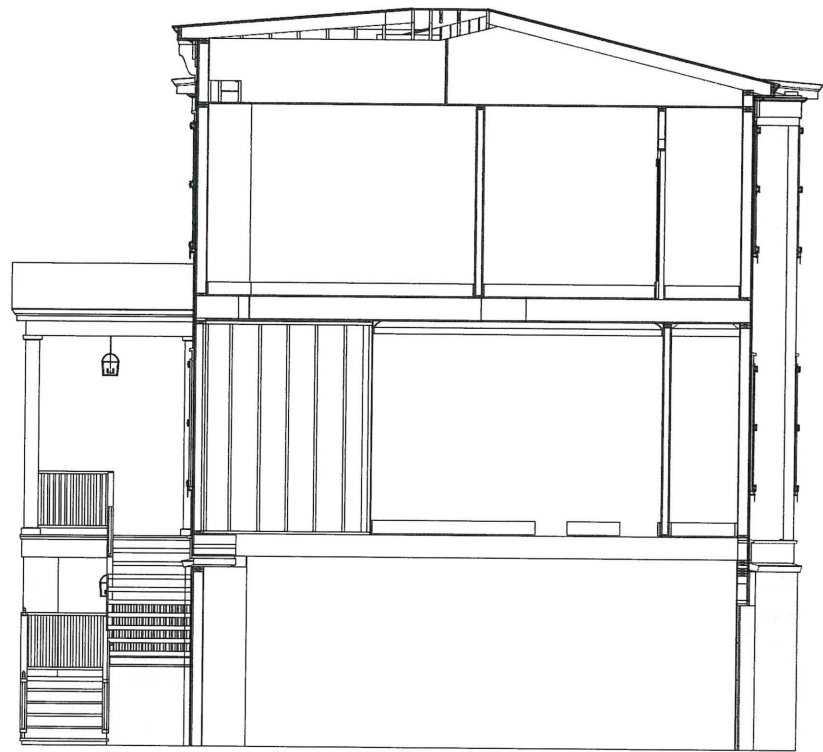
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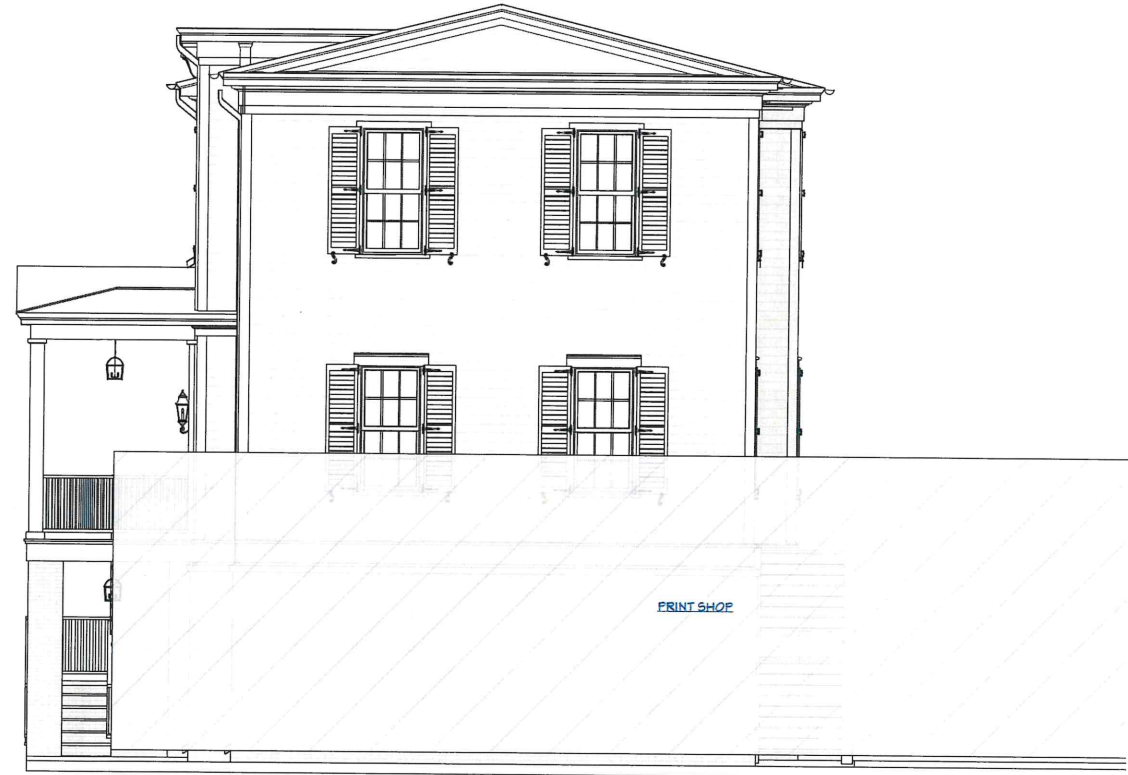
2nd FLOOR PLAN
SCALE 1/4" = 1' - 0"

See additional comments on page 3





CROSS SECTION
SCALE 1/4" = 1' - 0"



PRINT SHOP

PRINT SHOP SIDE ELEVATION
SCALE 1/4" = 1' - 0"

A I
B D

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DRAWING

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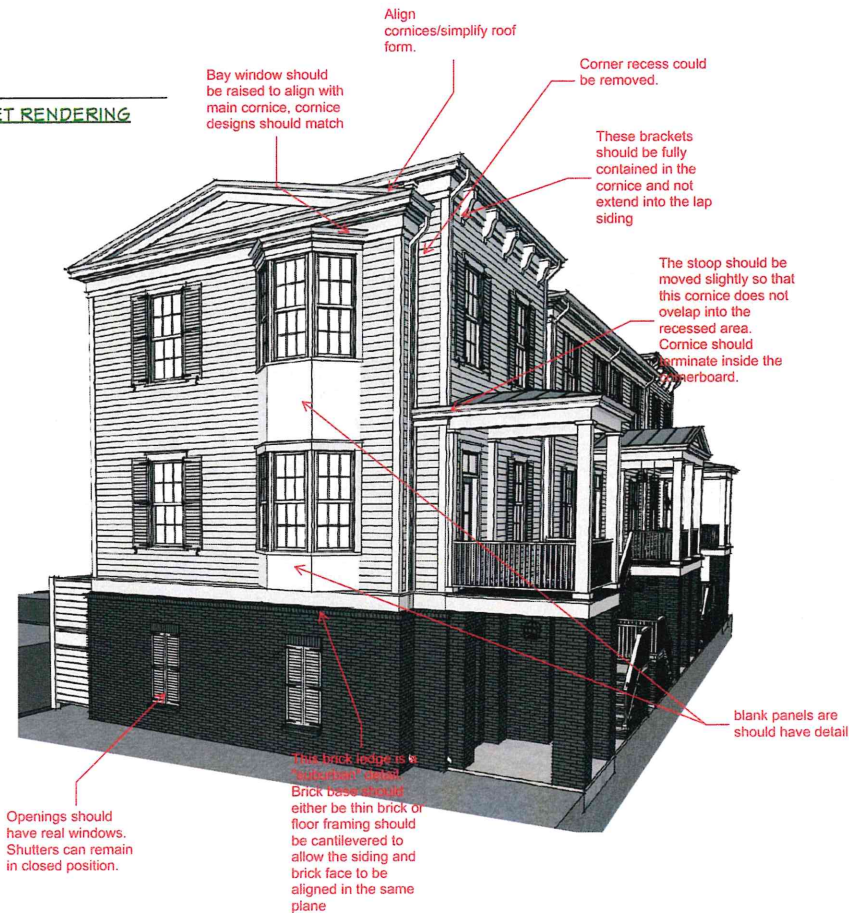
REVISION DATE
8/1/26

HOMEOWNER SIGNATURE &
DATE OF ACCEPTANCE

SHEET

A2.3

CHARLES STREET RENDERING
SCALE 1/4" = 1' - 0"



CROSS SECTION
SCALE 1/4" = 1' - 0"



DUPLEX ELEVATION
SCALE 1/4" = 1' - 0"



CHARLES STREET ELEVATION
SCALE 1/4" = 1' - 0"

**A I
B D**
ARCHITECTS
PLANNING DESIGN

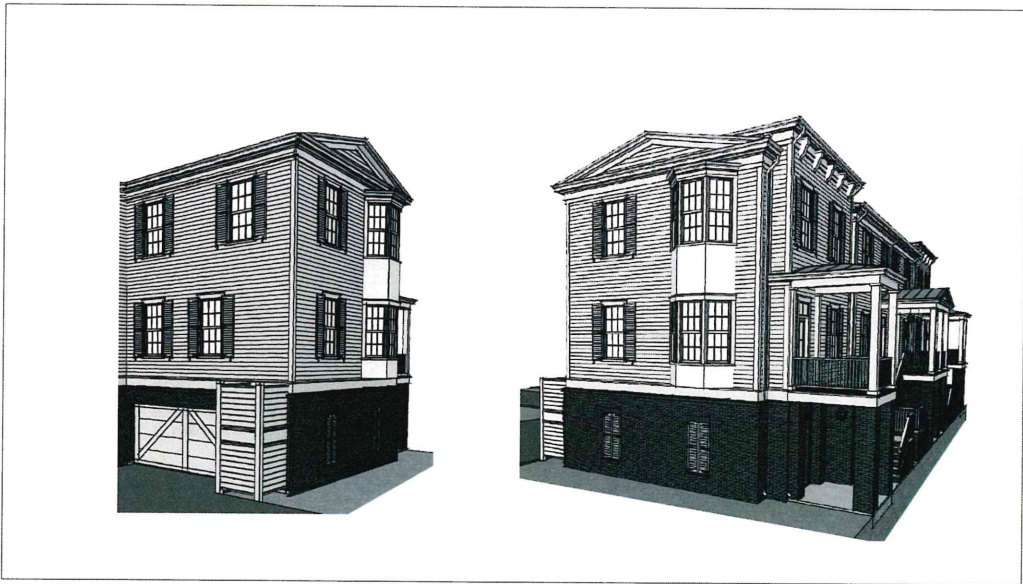
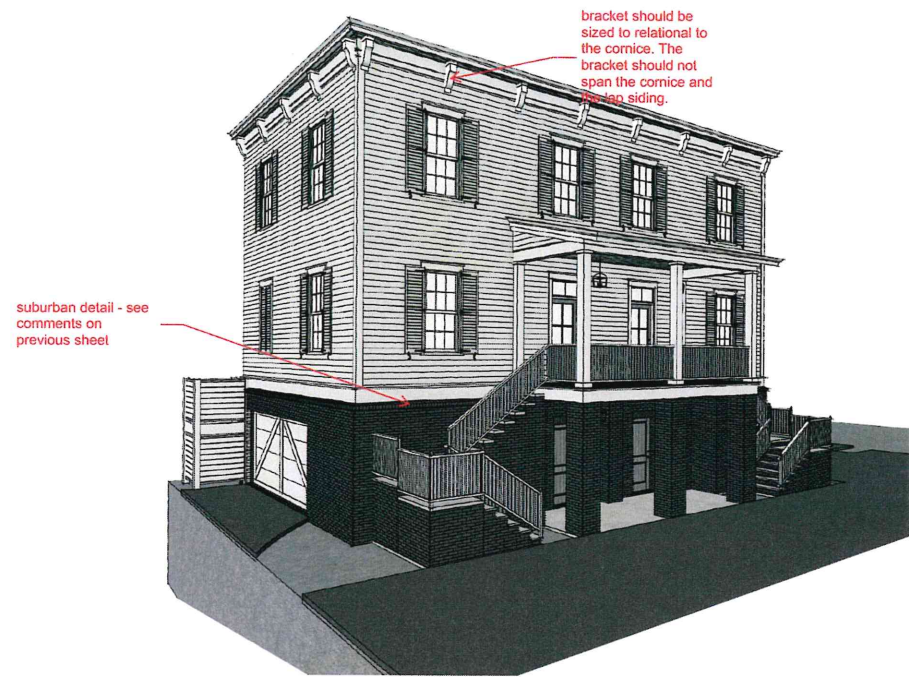
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REVISION DATE
8/1/26

SHEET
A2.4



PROJECT RENDERINGS
NOT TO SCALE
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B D
ARCHITECTURAL
DESIGN

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SHEET
REND