



MEETING AGENDA
The City of Beaufort
HISTORIC DISTRICT REVIEW BOARD

Wednesday, June 11, 2025, 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/86179212938?pwd=raj1h2R7ilLtYrn9TilF6RZxQ5iYyz.1>

Password: 361211 Meeting ID: 861 7921 2938 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.”

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

I. Call to Order:

II. Review of Minutes:

A. May 14, 2025 Meeting Minutes

III. Applications:

A. 314 Charles Street, PIN R120 004 000 849B 0000, alterations

Applicant: Scott Haupt and Marilyn Marino, Owners

The applicants are requesting approval to install two (2) storm doors – 1 on the front and 1 on the rear of their home.

B. 914 Newcastle Street, PIN R120 004 000 0279 0000, new construction

Applicant: Megan Chancellor Crumrine, Architect

The applicant is requesting final approval for construction of a new single-family residence.

IV. Discussion

V. Adjournment



Historic District Review Board Meeting Minutes – May 14, 2025

CALL TO ORDER

0:02

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

ATTENDEES

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

Member absent: Mike Sutton (Chair) and Grady Woods.

Staff in attendance: Curt Freese, Community Development Director, Christopher Klement, Community Development Planner, III, Nick Navia, Community Development Planner, I, Meadors Architects, and Julie A. Bachety, Community Development Administrative Assistant II.

REVIEW OF MINUTES OF APRIL 9, 2025

0:05

Mr. Berman commented that on page 2 under the motion the second bullet 9'1"2 should be corrected to either state 9 ½ feet or 9' 6". He also noted on page 2 under the motion the third bullet, *conquer* should be corrected to "concur".

Motion: Ms. Wilson made a motion to approve the April 9, 2025 minutes with the changes as noted. Ms. Petrella seconded the motion. The motion passed unanimously.

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

APPLICATIONS

1:14

- A. **1203 Bay Street (The Cuthbert House), PIN R120 004 000 771A 0000**, awning replacement
Applicant: Chris Ramm, Owner

The applicant is requesting approval for replacement of a green canvas awning at the rear of The Cuthbert House with a standing seam metal shed roof.

Christopher Klement presented the staff report.

Public Comment:

Wallace Scarborough, 1207 Bay Street thanked the Board and said what they are doing is important and keeping the historic integrity of these homes is vitally important to the economy of Beaufort and that is why tourists come here. Mr. Scarborough is in favor of the project.

Lise Sundrila, Historic Beaufort Foundation (HBF), stated HBF is in support of the project.

Public comment closed.

Motion: Ms. Petrella made a motion to approve alternative #2 – Shed-roof awning, option 1 as presented by staff. Ms. Wilson seconded the motion. The motion passed unanimously.

B. **1107 Prince Street, PIN R120 004 000 0503 0000**, alterations, additions

17:13

Applicant: Benjie Morillo, Architect

The applicant is requesting approval to partially demolish some walls within the existing structure, as to add-on to the existing house, including changes to front, side/rear porches and terrace.

Nick Navia presented the staff report.

Public Comment:

Lise Sundrila, Historic Beaufort Foundation (HBF), said HBF is in favor of the project. Ms. Sundrila commented that the building was mis-aged when it was surveyed and portions of it are actually the 1940's. Ms. Sundrila suggested keeping the character defining features.

Daniel Blackman, 1010 Duke Street said he is in favor of the project for renovations of the house. He wanted clarification that this application does not include the ADU or the other addition because the plans show them as "future addition" don't show it this way. He is concerned about the vertical board and batten versus horizontal; it's very unusual in the Northwest Quadrant (NWQ) and not consistent with the NWQ.

Public comment closed.

Motion: Ms. Petrella made a motion to preliminarily approve the application with staff's recommendations and to add the additional condition that the applicant restudy the siding, the windows, consider a gable return for the front addition and that their submission explicitly excludes the future addition and future ADU. Ms. Wilson seconded the motion. The motion passed unanimously.

ADJOURNMENT

50:38

Ms. Wilson made a motion seconded by Ms. Petrella to adjourn. The meeting ended at 2:51 pm.

314 CHARLES STREET

Request to install (2) two storm doors -
1 on the front and 1 on the rear of the
property. (Contributing, c. 1855)



HISTORIC REVIEW APPLICATION MAJOR REVIEW (HISTORIC REVIEW BOARD)

Community Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
Email: development@cityofbeaufort.org / Website: www.cityofbeaufort.org

Application Fee:
see attached schedule

OFFICE USE ONLY: Date Filed: 5/28/25 Application #: 28861
Zoning District: 74-N

- HAS PROJECT ATTENDED HTRC MEETING? (REQUIRED) YES NO
- IS PROJECT A CONTRIBUTING STRUCTURE?
 - OR NON-CONTRIBUTING STRUCTURE:

FOR A LIST OF CONTRIBUTING OR NON-CONTRIBUTING STRUCTURES, PLEASE SEE:
<https://cityofbeaufort.org/350/Beaufort-County-Historic-Sites-Survey>

APPLICABILITY FOR HISTORIC REVIEW BOARD: Major discretionary review board (HDRB) approval shall apply to applications for Certification of Appropriateness per Section 9.10.2 for the following requests (please check all that apply):

- New building(s) in Historic District
- Changes to exterior materials of Contributing Structures
- Additions to Contributing Structures
- Non-similar roof replacement on Contributing Structures (roof with different materials)
- Window replacements on Contributing Structures
- Major changes to a Contributing or Non-contributing Site
- Demolition
- Other changes to exterior of Contributing Structures

SUBMITTAL REQUIREMENTS: All forms and information shall be submitted digitally + 5 hard copies of all documents. In addition to a complete application form, applicants shall submit the required items according to the checklists on the subsequent page.

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? No

APPLICANT, PROPERTY, AND PROJECT INFORMATION:

APPLICANT NAME: SCOTT HAUPT AND MARILYN MARINO HUSBAND AND WIFE

APPLICANT ADDRESS: 314 CHARLES STREET BEAUFORT SC 29902

APPLICANT E-MAIL: SCOTTHAUPT16@gmail.com APPLICANT PHONE NUMBER: 410 302 0056
410 302 0056

APPLICANT TITLE: Homeowner Tenant Architect Engineer Developer



**HISTORIC REVIEW APPLICATION
MAJOR REVIEW (HISTORIC REVIEW BOARD)**

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p. (843) 525-7011 / 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: 314 CHARLES STREET BEAUFORT SC 29902

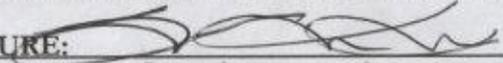
PROPERTY ADDRESS: 314 CHARLES STREET BEAUFORT SC 29902

PROPERTY IDENTIFICATION NUMBER (TAX MAP & PARCEL NUMBER): PIN: R120 004 000 849B 0000

PROVIDE A BRIEF PROJECT NARRATIVE: (Attach any necessary documentation, spec sheets, pictures, paint swatches, etc.):

WE INTEND TO INSTALL STORM DOORS ON THE FRONT AND REAR DOORS OF OUR HOME!
THEY WILL BE CUSTOM MADE DUE TO THE UNIQUE HISTORIC DIMENSIONS. THEY
WILL BE A MAINTENANCE FREE MATERIAL (ALUMINUM), BLACK, FULL GLASS VIEW
SPEC SHEETS ARE ATTACHED, ALSO ATTACHED PLEASE FIND EXAMPLES OF
SIMILAR DOORS ON PROPERTIES IN THE BEAUFORT COUNTY HISTORIC SITES
SURVEY 1997, SEE ATTACHED LIST OF PROPERTIES AND PHOTOS

CERTIFICATION OF CORRECTNESS: I/we certify that the information in this application is correct.

APPLICANT'S SIGNATURE:  DATE: _____
SCOTT HADRUP MARILYN MARNO

OWNER'S SIGNATURE: _____ DATE: _____

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

SCHEDULE:

The Historic Review Board (HRB) typically meets the 2nd Wednesday of each month at 2pm. Staff will schedule HRB meeting after HTRC and review of application submittal for completeness and compliance with the Beaufort Preservation Manual and the City of Beaufort Development Code.

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1911 Boundary Street, Beaufort, South Carolina 29902
E-Mail: development@cityofbeaufort.org | Phone: (843) 525-7011 | Fax: (843) 986-5606

Historic Review Application

Re: 314 Charles St

Storm Doors



HISTORIC REVIEW APPLICATION MAJOR REVIEW (HISTORIC REVIEW BOARD)

Community Development Department
1911 Boundary Street, Beaufort, South Carolina, 29902
p. (843) 525-7011 / f. (843) 986-5606
Email: development@cityofbeaufort.org / Website: www.cityofbeaufort.org

Application Fee:
see attached schedule

OFFICE USE ONLY: Date Filed: _____ **Application #:** _____

Zoning District: _____

- **HAS PROJECT ATTENDED HTRC MEETING? (REQUIRED)** YES NO
- **IS PROJECT A CONTRIBUTING STRUCTURE?**
 - **OR NON-CONTRIBUTING STRUCTURE:**

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APPLICANT ADDRESS: 314 CHARLES STREET BEAUFORT SC 29902

APPLICANT E-MAIL: SCOTTHAUPT16@GMAIL.COM **APPLICANT PHONE NUMBER:** 410 302 0056
410 302 0056

APPLICANT TITLE: Homeowner Tenant Architect Engineer Developer



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PROPERTY ADDRESS: 314 CHARLES STREET BEAUFORT SC 29902

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SURVEY 1997, SEE ATTACHED LIST OF PROPERTIES AND PHOTOS

CERTIFICATION OF CORRECTNESS: I/we certify that the information in this application is correct.

APPLICANT'S SIGNATURE:  DATE: _____
SCOTT HADYT MARILYN MARIE

OWNER'S SIGNATURE: _____ DATE: _____

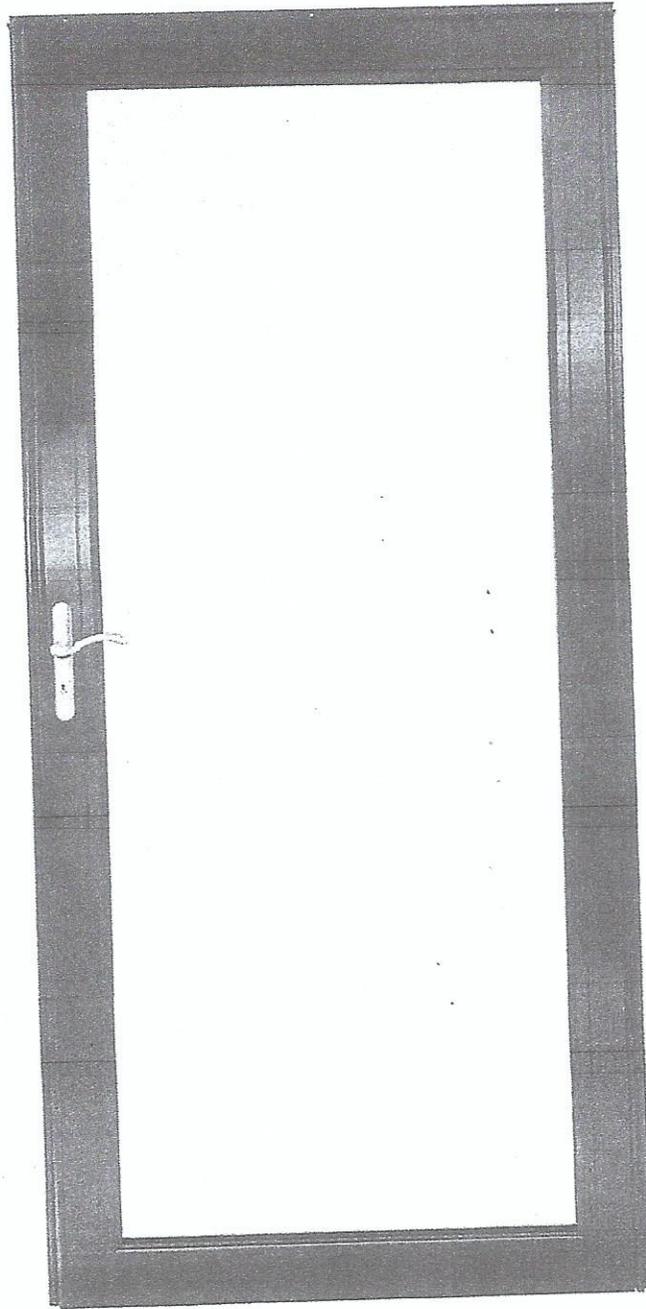
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BLACK FULL VIEW
STORM DOOR
CUSTOM MADE BY ANDESEN

PRODUCT LIMITED WARRANTY

DOOR FRAME: EMCO Enterprises, Inc. (EMCO) warrants the door frame, hinges, and painted finish on Andersen® aluminum storm door products to be free from defects in manufacturing, materials, paint adhesion, or workmanship, under normal use, for as long as the original consumer purchaser owns the home in which the door was initially installed.

COMPONENTS: EMCO warrants the non-glass and non-insect screen fabric components of Andersen® storm doors (including brass and nickel hardware finish and the mechanical functions of balancers, locksets, closers, windows and insect screens) to be free from defects in manufacturing, materials and workmanship for a period of five (5) years from the date of original retail purchase or for as long as the original consumer purchaser owns the home in which the door was initially installed, whichever is shorter. Insulated glass is also warranted for a period of five (5) years not to develop, under normal conditions, any material obstruction of vision resulting from manufacturing defects or as a result of premature failure of the glass or hermetic seal.

In the event a door frame, hinges, insulated glass or a component fails as a result of a defect in manufacturing, materials or workmanship within the limited warranty period specified above, and upon written proof of purchase, EMCO, at its option, will provide a replacement door frame, hinge, insulated glass unit and/or components with-out charge – installation is not included. Such replacement or repair is warranted for the remainder of the original limited warranty period. Please locate the door serial number and written proof of purchase and contact EMCO Consumer Support at 1-800-933-3626. Warranty claims made one (1) year after purchase are subject to a flat processing fee.

“OOPS-PROOF” INSTALLATION LIMITED WARRANTY

EMCO Enterprises, Inc. (EMCO) warrants that any part lost or mis-cut during the original installation of your Andersen storm door will be repaired or replaced at no additional charge within ninety (90) days of the date of original purchase. This limited warranty will not apply if the part has been misused, abused or altered. Cutting parts not specified by the installation guide or mis-drilled parts are not included in this warranty.

In the event a part is lost or mis-cut within the limited warranty period, EMCO, at its option, will provide the appropriate replacement part – installation is not included. Please locate the door serial number and written proof of purchase and contact EMCO Consumer Support at 1-800-933-3626.

GENERAL LIMITED WARRANTY INFORMATION

The limited warranties set forth in this document are the only express warranties (whether written or oral) applicable to Andersen® storm doors, and no one is authorized to modify or expand these limited warranties. All warranty claims must be made during the applicable warranty periods.

ALL IMPLIED WARRANTIES INCLUDING MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE ARE LIMITED TO THE APPLICABLE STATUTE OF LIMITATION, BUT IN NO CASE WILL EXTEND BEYOND THE TERM OF THE LIMITED WARRANTIES SET FORTH ABOVE. EMCO EXCLUDES AND WILL NOT PAY FOR INCIDENTAL OR CONSEQUENTIAL DAMAGES, WHETHER ARISING OUT OF CONTRACT, TORT OR OTHERWISE, AND ITS LIABILITY WILL IN ALL INSTANCES BE LIMITED TO THE REPAIR OR REPLACEMENT OF THE DEFECTIVE PRODUCT.

Some states do not allow the exclusion of incidental and consequential damages, or limitation of the duration of an implied warranty, so the above limitations or exclusions may not apply to you.

This limited warranty gives you specific legal rights, and you may also have other rights that may vary from state to state and in Canada.

What is NOT covered by this limited warranty: damage caused by 1) improper installation, maintenance, or use; 2) chemicals or airborne pollutants, such as salt or acid rain; 3) acts of God, including wind damage; 4) products not manufactured by EMCO

Re: Historic Review Application
Major Review (Historic Review Board)
314 Charles St - Strom Doors

The following are photos of houses in the Beaufort Historic District that we believe to be aluminum and full view, similar to our intentions to install – full view black frame.

White Full view Strom Door:

1609 North Ave

1411 Bay St

1207 Bay St

We currently have original windows, shutters and siding. We are hoping that you will consider this maintenance free item that is not a permanent install.

Also attached is a photo of the subject property – 314 Charles St.

Thank you,
Scott Haupt
Marilyn Marino
Owners



1609

1609 NORTH AVE



1411 BAY ST

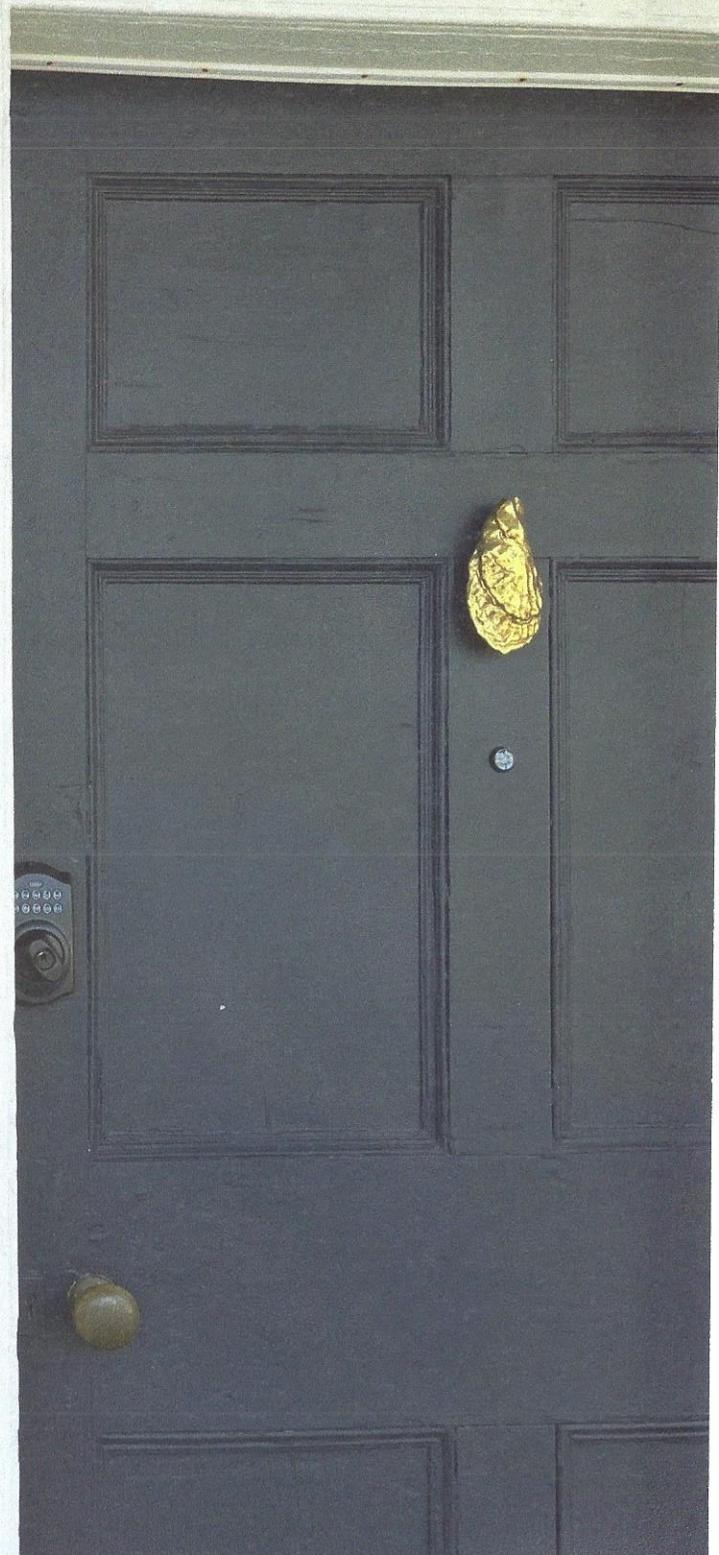


1207

1207 BAY ST

314

SUBJECT
314 CHARLES ST.





STAFF REPORT: Historic District Review Board (HRB)

314 CHARLES STREET

DATE: June 11, 2025

GENERAL INFORMATION

Applicant:	Scott Haupt & Marilyn Marino (Homeowners)
Site Address / Tax PIN:	314 Charles Street; R120 004 000 847B 0000
Applicant's Request:	Applicants are requesting approval to install two (2) storm doors - 1 on the front and 1 on the rear door of their home. Custom made (due to the unique historic dimensions), aluminum material, solid black, full glass view.
Current Zoning:	T4-NEIGHBORHOOD DISTRICT (T4-N)
Contributing/Neighborhood	Contributing - The Bluff (ca. 1855) - Sarah Gibbes Barnwell House
Flood Zone/Base Flood	Flood Zone SX, Elevation: 8'-9'
Existing Trees	No Specimen/Landmark trees are affected by this request.

ZONING DISTRICT INFORMATION

T4-HISTORIC NEIGHBORHOOD DISTRICT (T4-N)

Lot Width at Setback:	N/A
Minimum Lot Size:	N/A
Max Lot Coverage:	70% of lot area (This percentage indicates maximum lot coverage by roofs; total impervious coverage may be an additional 10%. Parcels may also be subject to Section 8.3 - Stormwater)
Min. Frontage Build Out	60% min; 85% max
Front Setback	0 ft -15 ft
Side Setback	Corner: 0 ft - 10 ft; Interior: 5 ft min., 0 ft if attached
Rear Setback	10 ft min; from alley: 0 ft.
Building Height:	Primary: 4 stories max; 3.5 stories max in & fronting Historic District & interior lots along Allison Rd Accessory: 2 stories / 30 ft max

SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS

<u>Adjacent Zoning</u>	<u>Adjacent Land Uses</u>	<u>Setbacks for Adjacent Zoning /Buffer required if rezoned</u>
North: T4-N	1001 Craven St (1-1/2 story brick veneer office building, noncontributing, ca. 1975)	N/A
South: T4-N	310 Charles St (Vacant lot)	N/A
East: T5-DC	918 Craven St (Parking lot)	N/A
West: T4-N	310 Charles St (Vacant lot)	N/A

PROJECT TIMELINE

<ul style="list-style-type: none"> 5/14/25: Attended HTRC Meeting 5/28/25: Submitted HRB Application Form 6/11/25: HRB Meeting

Background: The applicants are requesting approval to install two (2) storm doors - 1 on the front and 1 on the rear door of their home. The proposed storm doors are custom made specifically for this property by Anderson, due to the unique historic dimensions of the door. The proposed storm doors are constructed of aluminum, to be painted black, with a full glass view. **The applicants have been to one (1) HTRC Meeting on May 14th, 2025.**

Tree Removal Proposed:

No Specimen/Landmark trees are affected by this request.

Surrounding Area:

The property lies on the southwest corner of Craven St and Charles St, within The Bluff neighborhood of the Historic District. The property is classified as a contributing structure, with the surrounding properties mainly being vacant/open space, with an office building north of the property, across Craven St.

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

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

<u>4.7.2 Integrity Guidelines (as per Beaufort Development Code)</u>	<u>Rationale Present</u>	<u>Staff Analysis of Rationale</u>
1. Location: This is the relationship between the property and its historical context.	YES	✓ 314 Charles Street is located within the Bluff neighborhood of the Historic District. Staff believes the proposal would not impact the relationship between the property and its historical context within the area.
2. Design: This is the combination of elements that create the feeling of a district or structure. These elements include building patterns, streetscapes, site elements, building size, mass and scale, spatial relationships, and specific architectural elements and details.	YES	✓ Staff believes the proposal will not alter the streetscape, nearby site elements, or the spatial relationship with nearby buildings.
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	YES	✓ Staff believes the relationship between the house and the historic setting of the neighborhood are not impacted by the proposal.

features, and relationships between existing structures and their surroundings.		
4. Materials: These are the physical elements that make up a property or district.	NO	✗ Per the preservation manual, the proposed material (aluminum) is not an appropriate material for historic homes.
5. Workmanship: This is the physical evidence of the crafts of a particular culture or time period. This particularly applies to rehabilitation projects, but for new infill projects, workmanship of surrounding structures should be considered and respected.	YES	✓ Staff believes the workmanship of the existing house as well as the surrounding structures will not be impacted by the proposal.
6. Feeling: This is the property's expression of the aesthetic or historic sense of a particular period of time. This particularly applies to rehabilitation projects, but for new infill projects, the feeling of surrounding structures should be considered and respected.	YES	✓ Staff believes the feeling of the existing house as well as the surrounding structures will not be impacted by the proposal.
7. Association: This is the direct link between an important historic event or person and a property.	YES	✓ Staff believes the association between Sarah Gibbes Barnwell and the house will not be impacted by the proposal.

FINDINGS AND RECOMMENDATIONS

Staff Recommendation: Staff recommends APPROVAL of the storm doors, in that it satisfies the intent of the Beaufort Preservation Manual and requirements of the Beaufort Code, with the following condition:

- 1. Applicants switch to a wood storm door instead of aluminum. (Wood storm door may require a locking rail be added for stability).**

914 NEWCASTLE STREET

Request for construction of a new
single-family residence
(Non-Contributing)



**HISTORIC REVIEW APPLICATION
MAJOR REVIEW (HISTORIC REVIEW BOARD)**

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p. (843) 525-7011 / f. (843) 986-5606
Email: development@cityofbeaufort.org / Website: www.cityofbeaufort.org

Application Fee:
see attached schedule

OWNER (IF OTHER THAN THE APPLICANT): SHAWN + CHRISTINA KEARNS

OWNER ADDRESS: 195 E SIDE DRIVE, ALTON BAY, NH 03810

PROPERTY ADDRESS: 914 NEWCASTLE STREET, BEAUFORT, SC 29902

PROPERTY IDENTIFICATION NUMBER (TAX MAP & PARCEL NUMBER): R120 004 000 0279 0000

PROVIDE A BRIEF PROJECT NARRATIVE: (Attach any necessary documentation, spec sheets, pictures, paint swatches, etc.):

New, custom home--please see included drawings.

CERTIFICATION OF CORRECTNESS: I/we certify that the information in this application is correct.

APPLICANT'S SIGNATURE: *Megan Chancellor Crumrine* DATE: 02/20/2025

OWNER'S SIGNATURE: *[Signature]* DATE: 2/20/2025

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

SCHEDULE:

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City of Beaufort Certificate of Appropriateness Checklists

Submission Requirements for New Construction and Alterations or Additions

Please submit DIGITAL FILES ONLY via email to: development@cityofbeaufort.org

*Initial submittals should show existing and proposed conditions. For all subsequent submittals, architectural drawings should show and clearly label existing conditions, the previous proposal, and the current proposed. Each version of the same drawing should be adjacent to the others in the application for easy review.

***This Application Requirements Checklist MUST be included in applications, with submitted items checked.**

Conceptual Review

- Existing Context:** Color photographs of the existing structure and the adjacent structures.
- Plat:** A plat indicating the tax map and parcel number, existing structure(s), setbacks, existing trees, and proposed construction footprint.
- Site Plan:** A site plan, to scale, indicating the location of the existing structure on the lot, proposed new structure, any site modifications (parking, paths, landscaping, tree removal, etc...), any new or existing mechanical equipment and screening area, and percentage of the total impervious paving. The plan should also include any connections to the public right of way (street and/or sidewalk), and grade elevations of the street and/or sidewalk and the proposed construction at the first floor.
- Design:** One or more drawings that convey the intent of the proposal. This may include: floor plans, elevations, and building sections. They should display massing and scale of new construction and how it relates to the existing structure or surrounding context. For new construction and additions, this drawing should include a street elevation and/or a street section showing height and width relationships to existing adjacent buildings.
- 3-D Rendering:** A 3-D rendering, or physical scale model, showing the height, mass and scale of the proposed building in its context is required for all structures except single-family and 2-3 unit residential buildings.
- Pre-Application Conference:** A Pre-application conference is required for all commercial new construction and substantial commercial renovation projects. The requirement for an Archeological Impact Assessment will be determined at this meeting.

Preliminary Review: All the documents required for Conceptual Review, PLUS:

- Floor Plans:** Proposed floor plans of all levels of the building, including square footage. For Alterations or Additions, existing conditions drawings of the floor plan are also required, showing the area and square footage affected by the addition.
- Elevations:** Elevation drawings of all sides of the building, including heights – height above grade, floor-to-floor heights, eave height and ridge height (if applicable). For Alterations or Additions, existing conditions drawings of all four elevations are also required.
- Color Rendering:** A colored version of at least one elevation, noting proposed materials and colors.
- Additional on-site representation, such as a height story pole, and corner staking of the foundation, may be required.
- A Certified Arborist report may be required if grand trees are affected by the project.

Final Review: All the documents required for Preliminary Review, PLUS:

- Details:** A typical wall section(s), window details, door details, eave details, porch details, and any other details characteristic to the building are required.
- Material Samples and Cut Sheets:** Applicant to submit cut sheets for all exterior building materials, to include roof and typical roof details, doors, windows, dryer vents, exterior lighting, etc. Samples of windows, lighting and building materials may be required at Staff's discretion.
- Final Materials List:** A final list, including colors, is required.
- Landscaping Plan:** A landscaping plan is required for commercial projects. It shall include a schedule detailing materials and colors of all plants and landscape materials, all existing trees, with the trees to be removed noted, existing and proposed grading, and any exterior lighting proposed.

**CHANCELLOR
ATELIER LLC**

PO BOX 17
BEAUFORT, SC 29901
406.579.1925
CHANCELLORA.COM

DRAWING INDEX

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**KEARNS
RESIDENCE**

914 Newcastle Street
Beaufort, SC 29902

KEARNS RESIDENCE

914 NEWCASTLE STREET
BEAUFORT, SOUTH CAROLINA 29902

WINDOW SCHEDULE							
Type Mark	Count	Rough Opening		Manufacturer	Model	Operation	Head Height
		Width	Height				
01	6	2' - 11 1/2"	5' - 11 3/4"	Marvin Windows and Doors	ELDH3672	Double Hung	8' - 0"
02	6	2' - 11 1/2"	5' - 7 3/4"	Marvin Windows and Doors	ELDH3668	Double Hung	<varies>
03	7	2' - 4"	2' - 7 1/8"	Marvin Windows and Doors	ELCA2931	Casement	<varies>
04	2	2' - 1"	2' - 2 1/8"	Marvin Windows and Doors	ELAWN4935	Awning	8' - 0"
05	4	2' - 11 1/2"	6' - 3 3/4"	Marvin Windows and Doors	ELDH3676	Double Hung	8' - 0"
07	3	2' - 11 1/2"	4' - 11 3/4"	Marvin Windows and Doors	ELDH3660	Double Hung	8' - 0"
08	2	2' - 5 1/2"	6' - 3 3/4"	Marvin Windows and Doors	ELDH3076	Double Hung	8' - 0"
09	1	2' - 5 1/2"	3' - 11 3/4"	Marvin Windows and Doors	ELDH3048	Double Hung	6' - 4"
10	2	2' - 8"	3' - 11 1/8"	Marvin Windows and Doors	ELAWN4935	Awning	6' - 0"
11	1	2' - 0"	2' - 0"	Marvin Windows and Doors	ELDRECT3616	Fixed	7' - 6"

DOOR SCHEDULE			
Door Number	Door Type	Door Size	Notes
2a	85	ELIFD3065	w/ Transom
4a	71	28" x 96"	
5a	86	ELOFD5065	w/ Transom
8a	85	ELIFD3065	w/ Transom
8b	02	32" x 96"	
9a	02	32" x 96"	
10a	66	32" x 96"	
11a	63	28" x 96"	
12a	74	24" x 96"	
13a	63	28" x 96"	
14a	85	ELIFD3065	w/ Transom
14b	62	8' x 8'	
14c	62	8' x 8'	
14d	88	36" x 96"	
16a	88	36" x 96"	
18a	66	32" x 96"	
19a	74	24" x 96"	
20a	66	32" x 96"	
21a	77	60" x 96"	
23a	74	24" x 96"	
24a	66	32" x 96"	
28a	63	28" x 96"	
29a	66	32" x 96"	
30a	63	28" x 96"	
30b	85	ELIFD3065	w/ Transom
30c	63	28" x 96"	
30d	66	32" x 96"	

CODE REVIEW		
Zone:	T4-HN	
Max Lot Coverage by roofs:	55% of Lot Area	(51% Proposed)
Max Lot Coverage for additional pervious (driveway):	10% of Lot Area	(8% Proposed)
Frontage Build Out %:	75% Max	(73% Proposed)
Front Setback:	Average Prevailing Setback on Block	(15' Proposed)
Side Setback (Corner/Alley):	5'	
Side Setback (Interior):	6'	
Rear Setback From Alley:	Garage Doors Shall Be 15' Min. From Alley Centerline and 0' For All Others	
Accessory Building Height:	2 Stories or 30' Max	
The finished ground floor height for residential structures shall be elevated a min. of 2 feet above the average adjacent sidewalk grade or adjacent street grade where no sidewalk present		

AREA SCHEDULE	
FIRST FLOOR PLAN	1328 SF
SECOND FLOOR PLAN	901 SF
	2229 SF
APARTMENT FLOOR PLAN	624 SF
	624 SF
TOTAL HEATED SF	2853 SF

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- Verify all dimensions and locations of existing structures and utilities on the site.
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Title Sheet

Project number 24106
Date 05/27/2025
Drawn by MCC

T1

Scale 1/4" = 1'-0"

PROPOSED SITE: 914 NEWCASTLE STREET



1101/1103 GREENE STREET



VIEW FROM GREENE STREET



VIEW FROM NEWCASTLE STREET



1011 GREENE STREET



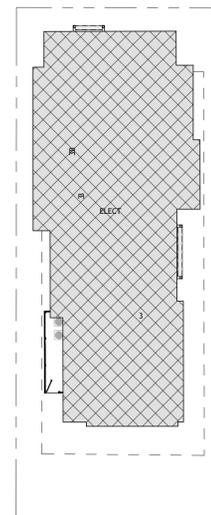
1104 GREENE STREET



WASHINGTON STREET PARK



902 NEWCASTLE STREET



② SITE PLAN - Impervious Coverage
1" = 20'-0"

IMPERVIOUS COVERAGE CALCULATIONS

PROPERTY: 5,918 SF
 ROOF COVERAGE: 3,062 SF
 IMPERVIOUS SURFACES = 52%
 IMPERVIOUS ALLOWED = 55%

AVERAGE PREVAILING SETBACK

FROM CENTER OF ROW = 35'
 FROM PROPERTY LINE = 5'-5"



① SITE PLAN - Setbacks
1" = 50'-0"

CHANCELLOR
ATELIER LLC

PO BOX 17
 BEAUFORT, SC 29901
 406.579.1925
 CHANCELLORA.COM

KEARNS
RESIDENCE

914 Newcastle Street
 Beaufort, SC 29902

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Existing Context

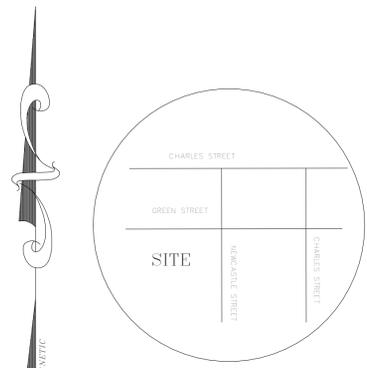
Project number	24106
Date	05/27/2025
Drawn by	MCC

C1

Scale As indicated

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ATELIER LLC**

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406.579.1925
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LOCATION MAP (Not To Scale)

LEGEND

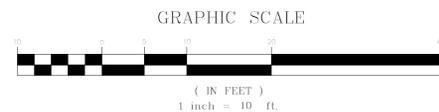
- IP(O) = OLD IRON PIPE FOUND
- CM(O) = OLD CONCRETE MONUMENT FOUND
- RB(N) = NEW REBAR SET 1/2" DIA.
- CI(O) = OLD CRIMP TOP IRON PIPE
- CI(N) = NEW CRIMP TOP IRON PIPE FOUND
- RB(O) = OLD REBAR FOUND
- P.P. = POWER POLE
- O.H.P. = OVERHEAD POWER LINES
- △ = CALCULATED POINT
- ⊗ = TREE TO BE REMOVED

GENERAL NOTES:

- 1.) PRESENT OWNER OF PROPERTY SHOWN HEREON: SHAWN & CRISTINA KEARNS
- 2.) TOTAL ACRES SURVEYED AND SHOWN HEREON: AS SHOWN
- 3.) ACREAGE DETERMINED BY RECTANGULAR COORDINATES.
- 4.) T.M.N. # 120-04-278
- 5.) IT IS EXPRESSLY UNDERSTOOD THAT CHRISTENSEN SURVEYING CO. DOES NOT CERTIFY TO THE EXISTENCE OR ABSENCE OF ANY FRESHWATER WETLANDS ON THE PROPERTY SHOWN HEREON.
- 6.) THE BEARINGS SHOWN HEREON ARE MAGNETIC AND AS SUCH SUBJECT TO LOCAL ATTRACTION.
- 7.) PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONE "X" (N/A) PER FEMA MAP PANEL 45013C-0158-G DATED: MARCH 23, 2021

REFERENCE PLATS & DEEDS

- 1.) DEED 4298/968
- 2.) PLAT BK 157/78



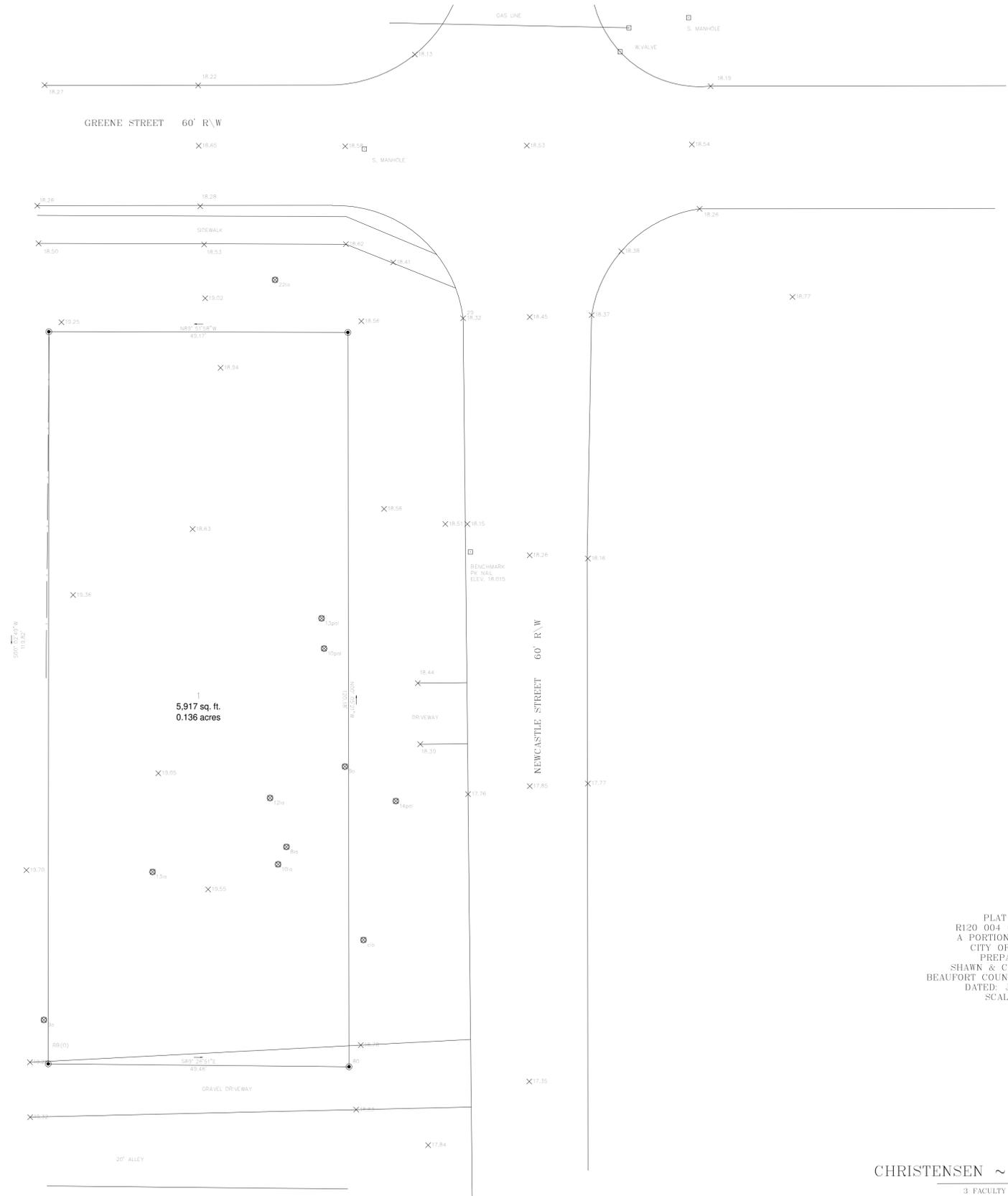
CERTIFICATION:

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



ZYAD A. KHALIL RLS
S.C. REG. NO. 15176

[THIS SURVEY IS NOT VALID UNLESS IT BEARS THE ORIGINAL SIGNATURE AND AN EMBOSSED SEAL]



CODE	COMMON NAME	BOTANICAL NAME
LOP	LODGEPOLE PINE	PINUS TAEDA
LP	LONGLEAF PINE	PINUS PALUSTRIS
SLP	SLASH PINE	PINUS ELIOTTI
BCY	BOLD CYPRESS	TAXODIUM DISTICHUM
PCP	CARRAGE PALMETTO	SABAL PALMETTO
WTO	WHITE OAK	QUERCUS ALBA
LO	LIVE OAK	QUERCUS VIRGINIANA
SRD	SOUTHERN RED OAK	QUERCUS FALCATA
NRO	NORTHERN RED OAK	QUERCUS RUBRA
WO	WATER OAK	QUERCUS NIGRA
WDO	WILLOW OAK	QUERCUS PHellos
LA	LAUREL OAK	QUERCUS LAURIFOLIA
S	SHEET OAK	LIQUIDAMBAR STYRACIFLUA
SM	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA
FDW	FLOWERING DOGWOOD	CORNUS FLORIDA
BN	BLACK WALNUT	JUGLANS NERA
SHH	SHAGBARK HICKORY	CARYA OVATA
MKH	MOCHEMUTT HICKORY	CARYA TOMENTOSA
PH	PIGNUT HICKORY	CARYA GLABRA
RM	RED MAPLE	ACER RUBRUM
ALM	AMERICAN ELM	ULMUS AMERICANA
AMS	AMERICAN SYCAMORE	PLATANUS OCCIDENTALIS
SR	SUCKERBERRY	CELTIS LAEVIGATA
BCR	BLACK CHERRY	PRUNUS SEROTINA
SAS	SASSAFRAS	SASSAFRAS ALBIDUM

PLAT SHOWING
R120 004 000 0279 0000
A PORTION OF BLOCK B5
CITY OF BEAUFORT,
PREPARED FOR:
SHAWN & CRISTINA KEARNS
BEAUFORT COUNTY, SOUTH CAROLINA
DATED: JUNE 9, 2024
SCALE: 1" = 10'

CHRISTENSEN ~ KHALIL SURVEYORS, INC.
3 FACULTY DRIVE, BEAUFORT SC 29907
(843) 524-4148

**KEARNS
RESIDENCE**
914 Newcastle Street
Beaufort, SC 29902

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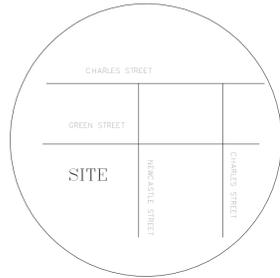
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Plat	
Project number	24106
Date	05/27/2025
Drawn by	MCC
C2	
Scale	1" = 10'-0"

**CHANCELLOR
ATELIER LLC**

PO BOX 17
BEAUFORT, SC 29901
406.579.1925
CHANCELLORA.COM



LOCATION MAP (Not To Scale)

LEGEND

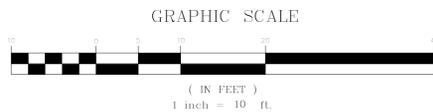
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- CI(O) = OLD CRIMP TOP IRON PIPE
- OE(O) = OLD OPEN END IRON PIPE FOUND
- RB(O) = OLD REBAR FOUND
- P- = POWER POLE
- O.H.P. = OVERHEAD POWER LINES
- ▲ = CALCULATED POINT
- ⊗ = TREE TO BE REMOVED

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- 4.) TMN # 120-04-278
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- 1.) DEED 4298/968
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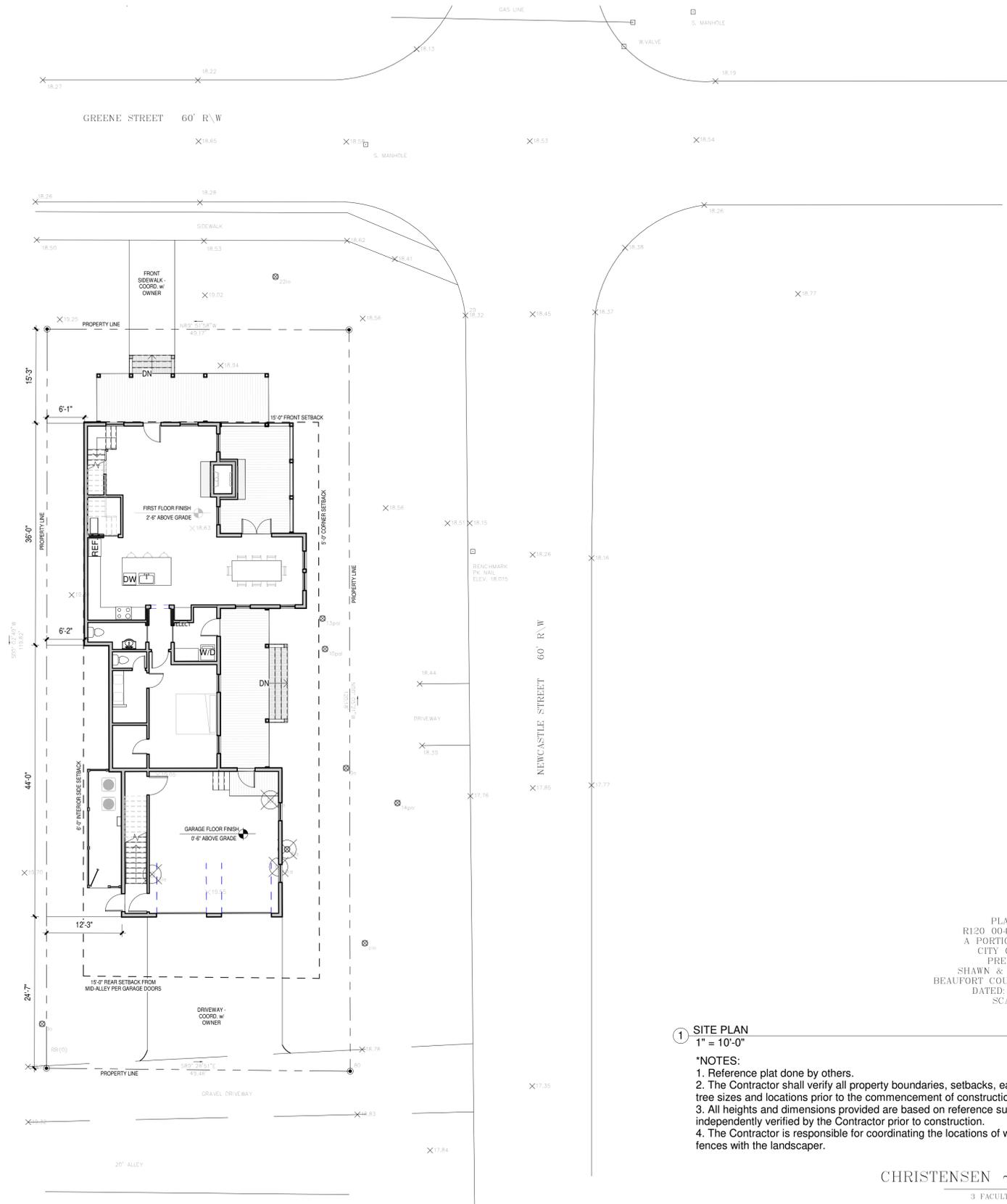
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NRO	NORTHERN RED OAK	QUERCUS BURRA
D	WATER OAK	QUERCUS NIGRA
WDO	WILLOW OAK	QUERCUS PHELLOIS
LA	LAUREL OAK	QUERCUS LAURIFOLIA
SL	SHEET GUM	LIQUIDAMBAR STRYACIFLUA
SM	SOUTHERN MADONIA	MADONIA GRANDIFLORA
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TH	TROTUIT HICKORY	CARYA GLABRA
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ALM	AMERICAN ELM	ULMUS AMERICANA
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SR	SUGARBERRY	CELTIS LACINATA
BCR	BLACK CHERRY	PRUNUS SEROTINA
SAS	SASSAFRAS	SASSAFRAS ALBIDUM



PLAT SHOWING
R120 004 000 0279 0000
A PORTION OF BLOCK 85
CITY OF BEAUFORT.
PREPARED FOR:
SHAWN & CRISTINA KEARNS
BEAUFORT COUNTY, SOUTH CAROLINA
DATED: JUNE 9, 2024
SCALE: 1" = 10'

**1 SITE PLAN
1" = 10'-0"**

- *NOTES:**
1. Reference plat done by others.
 2. The Contractor shall verify all property boundaries, setbacks, easements, FEMA requirements, and tree sizes and locations prior to the commencement of construction.
 3. All heights and dimensions provided are based on reference survey data and must be independently verified by the Contractor prior to construction.
 4. The Contractor is responsible for coordinating the locations of walks, driveways, parking areas, and fences with the landscaper.

CHRISTENSEN ~ KHALIL SURVEYORS, INC.
3 FACULTY DRIVE, BEAUFORT SC 29907
(843) 524-4148

**KEARNS
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Beaufort, SC 29902

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Site Plan	
Project number	24106
Date	05/27/2025
Drawn by	MCC
Scale	1" = 10'-0"

C3

EX-11421

**CHANCELLOR
ATELIER LLC**

PO BOX 17
BEAUFORT, SC 29901
406.579.1925
CHANCELLORA.COM

**KEARNS
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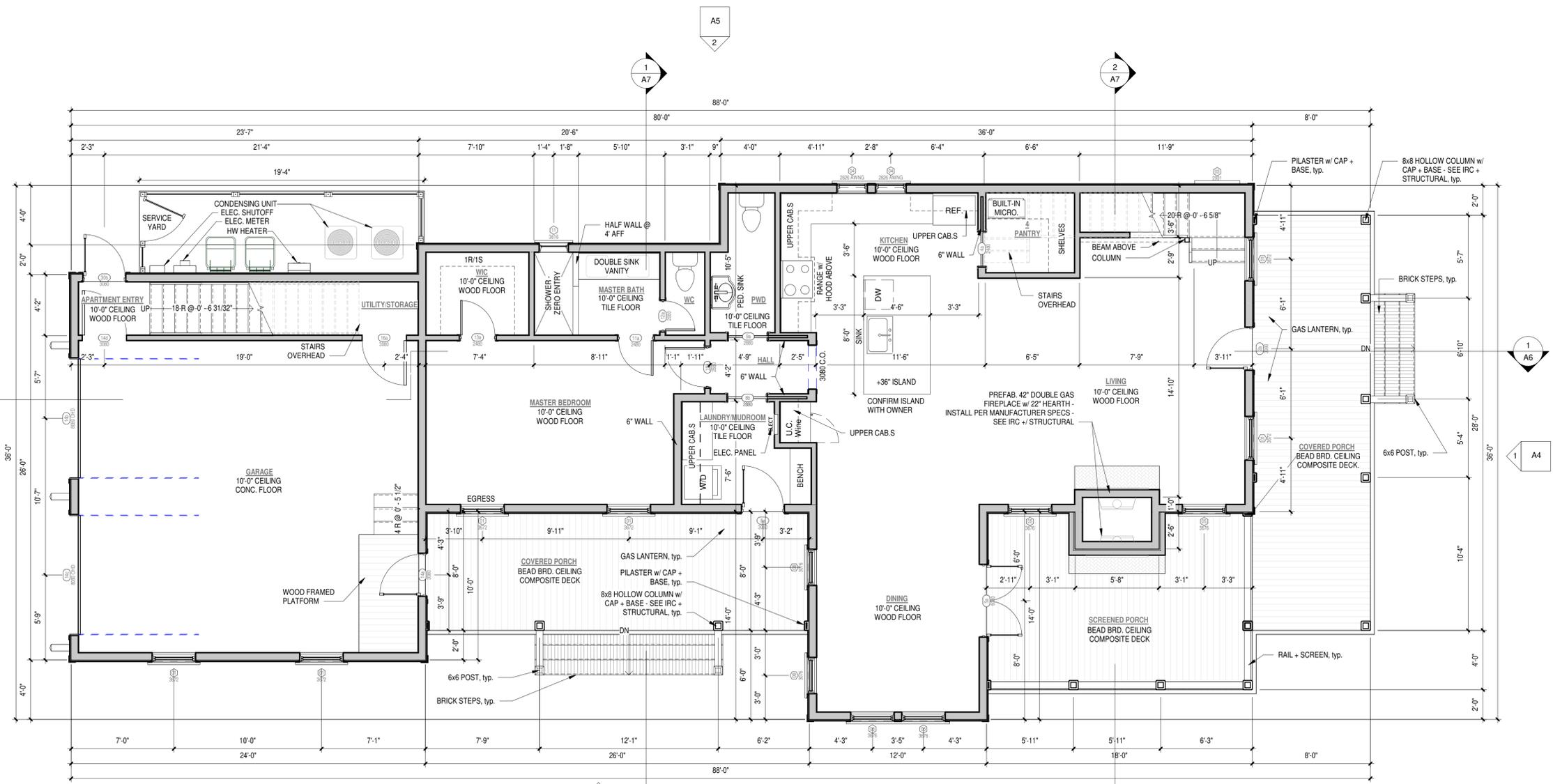
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First Floor Plan

Project number	24106
Date	05/27/2025
Drawn by	MCC

A1

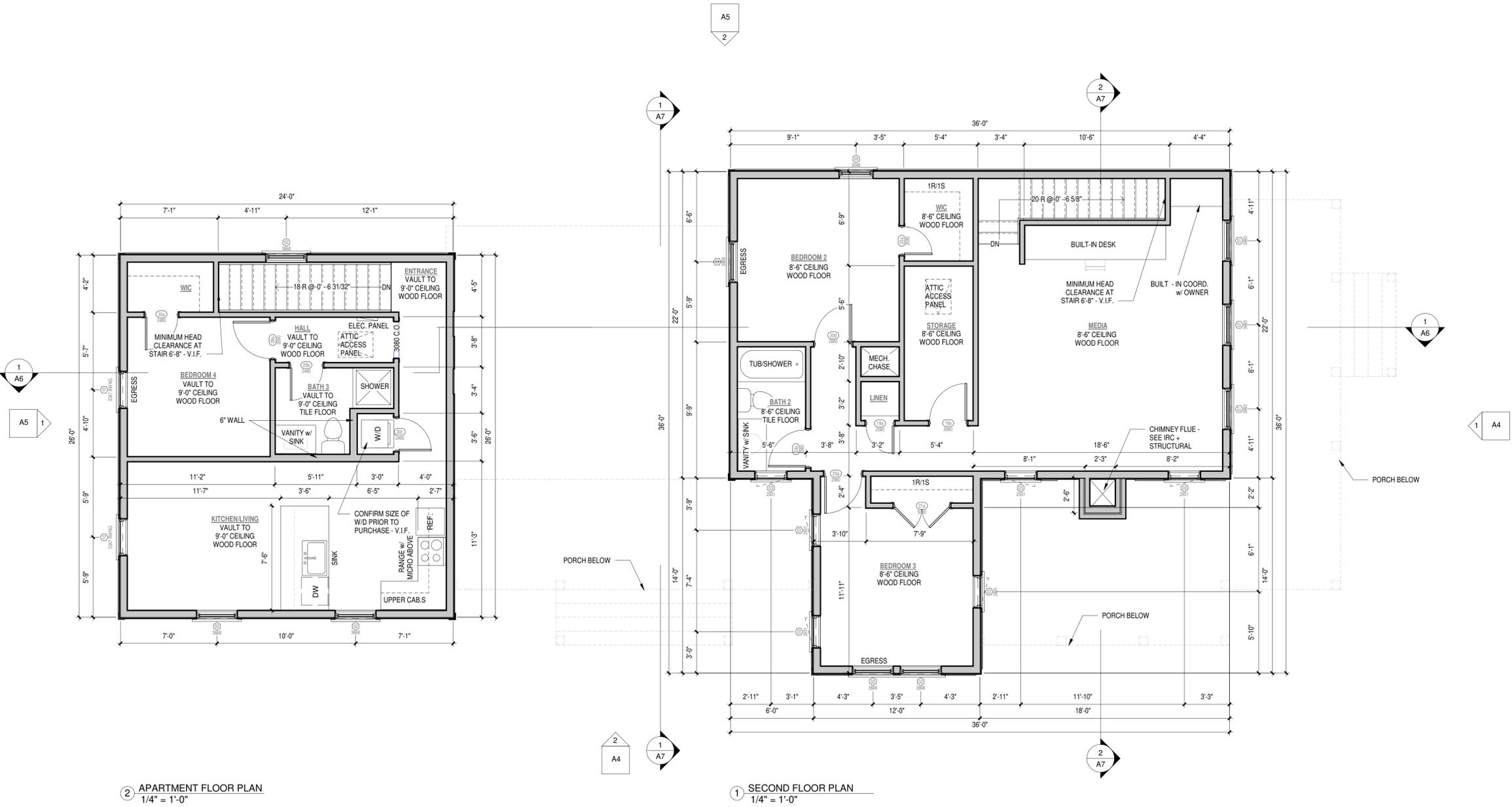
Scale 1/4" = 1'-0"

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Beaufort, SC 29902



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- Verify all dimensions on drawings against actual site conditions.
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Second & Apartment Floor Plans

Project number	24106
Date	05/27/2025
Drawn by	MCC

A2

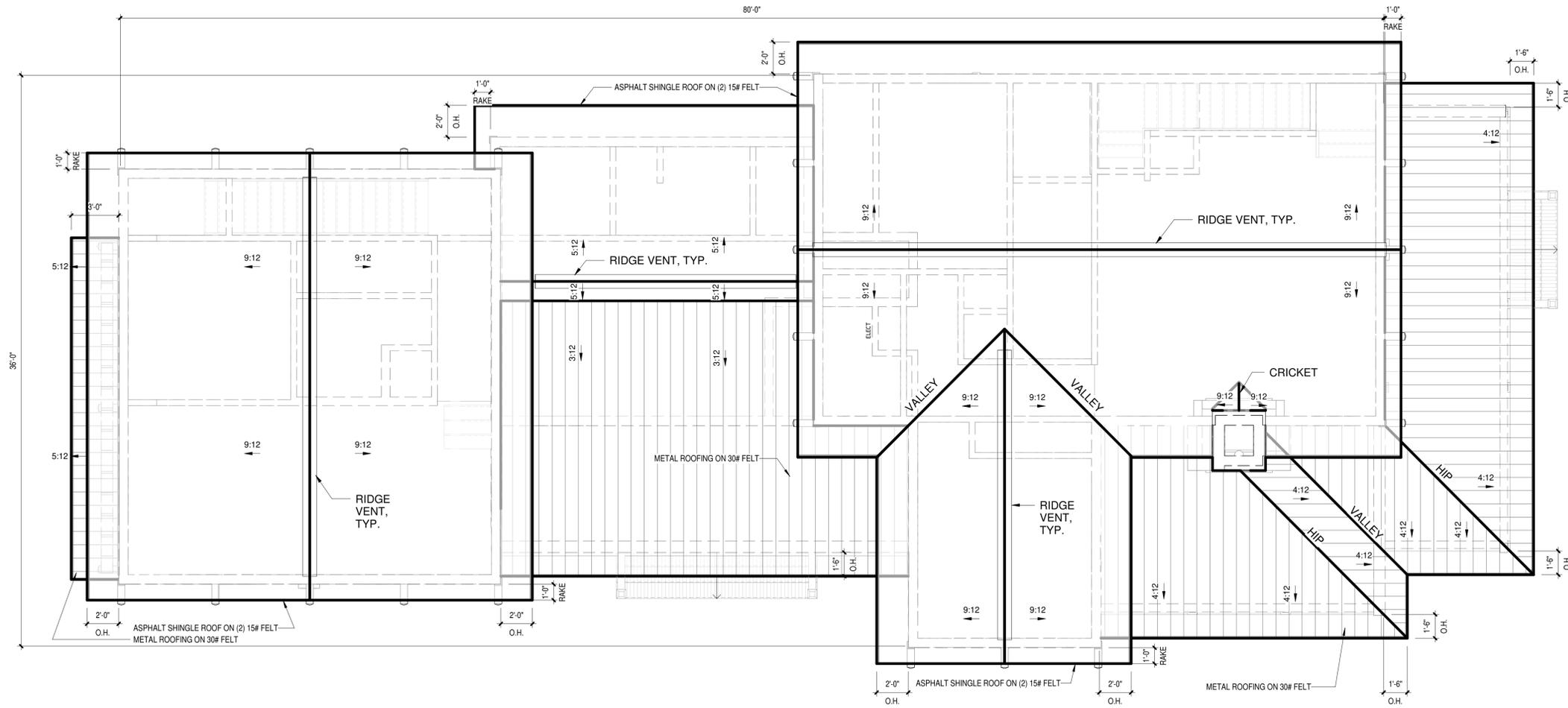
Scale 1/4" = 1'-0"

**CHANCELLOR
ATELIER LLC**

PO BOX 17
BEAUFORT, SC 29901
406.579.1925
CHANCELLORA.COM

**KEARNS
RESIDENCE**

914 Newcastle Street
Beaufort, SC 29902



1 Roof Plan
1/4" = 1'-0"

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- Verify all dimensions and locations of existing conditions on site.
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- Verify all structural elements with local licensed engineer.

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Roof Plan	
Project number	24106
Date	05/27/2025
Drawn by	MCC
A3	
Scale	1/4" = 1'-0"

**CHANCELLOR
ATELIER LLC**

PO BOX 17
BEAUFORT, SC 29901
406.579.1925
CHANCELLORA.COM

**KEARNS
RESIDENCE**

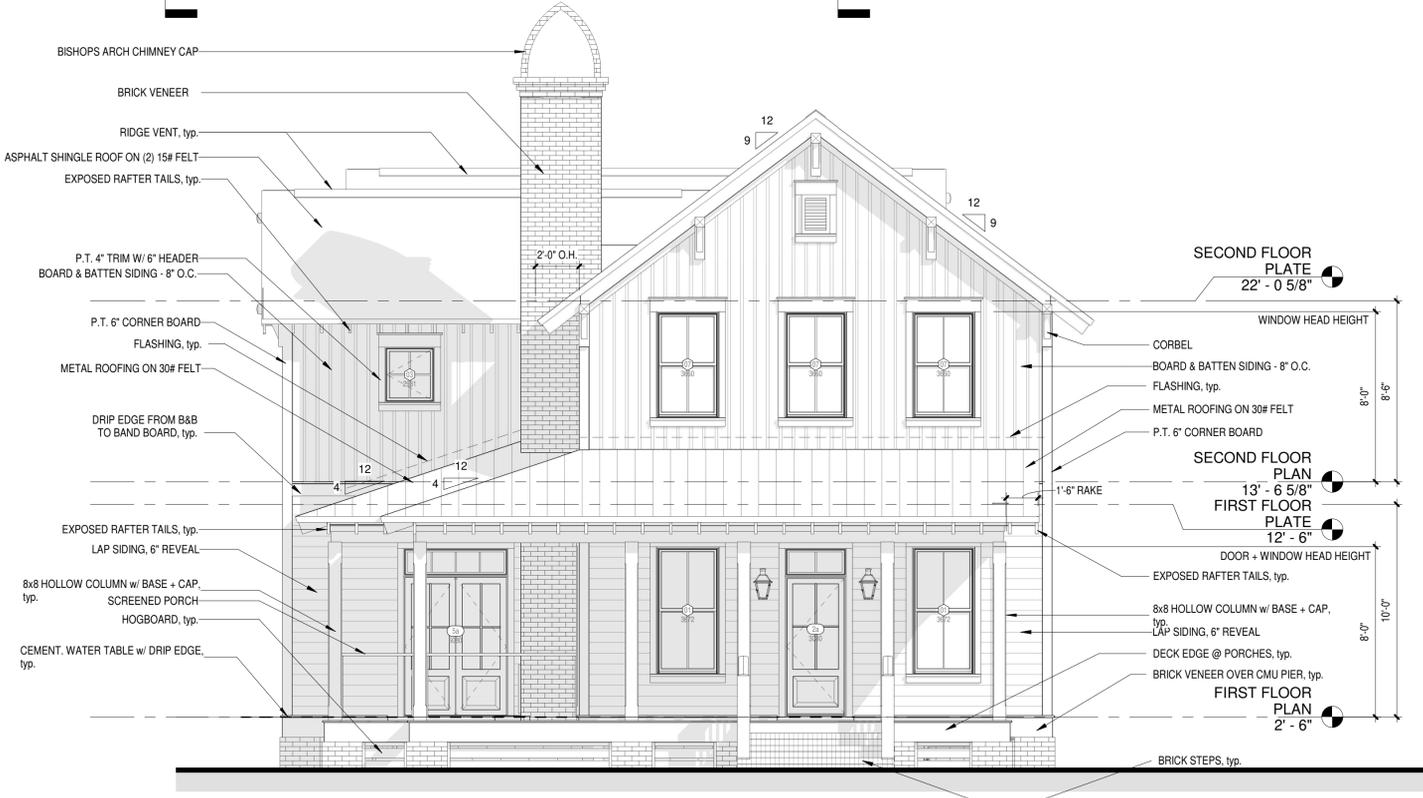
914 Newcastle Street
Beaufort, SC 29902



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



3 COLOR RENDERING



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

This plan has been prepared to meet top professional standards and practices; however, building codes and environmental conditions vary at different locations. Before construction begins, the contractor is required to:

- Verify all dimensions prior to proceeding with construction and report any discrepancy to the designer before proceeding.
- Verify all structural elements with local licensed engineer.
- Plans indicate locations only; engineering aspects should incorporate actual site conditions.
- HVAC and plumbing layouts are not included. These should be obtained by a local mechanical contractor or engineer to ensure compliance with local codes and that equipment is sized correctly for the particular region and conditions.
- Verify all structural elements with local licensed engineer.

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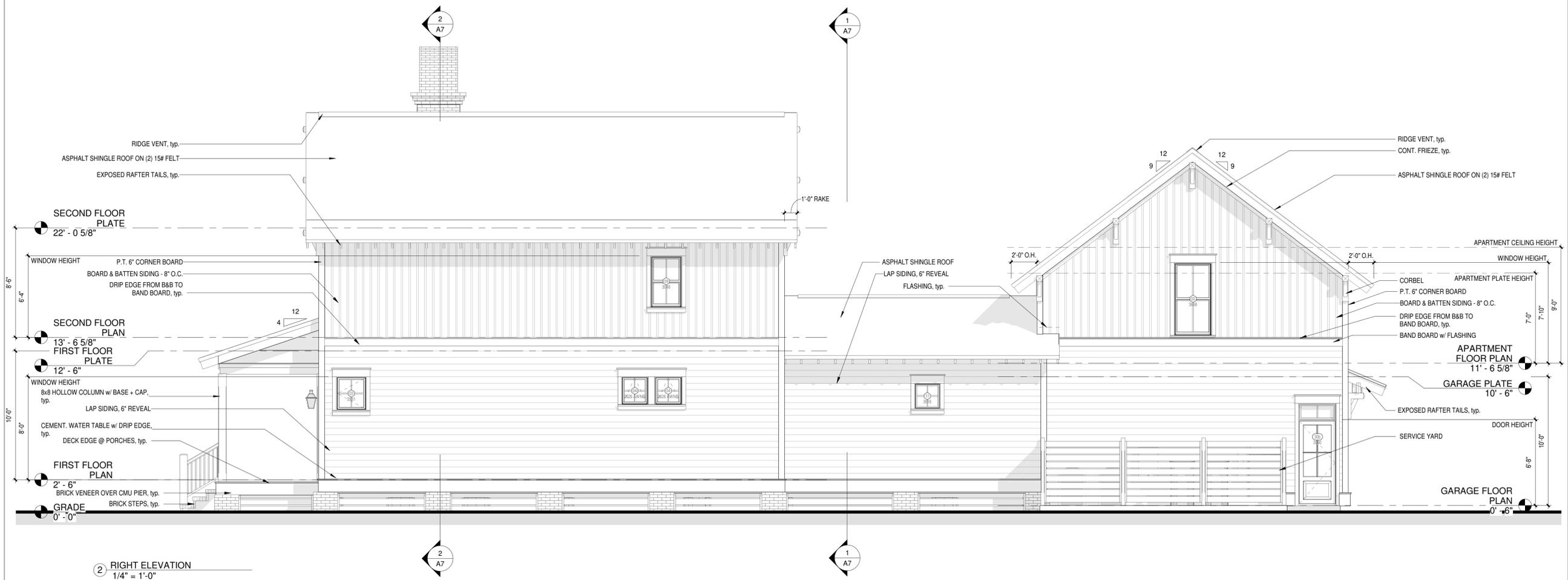
Elevations + Rendering	
Project number	24106
Date	05/27/2025
Drawn by	MCC
A4	
Scale	1/4" = 1'-0"

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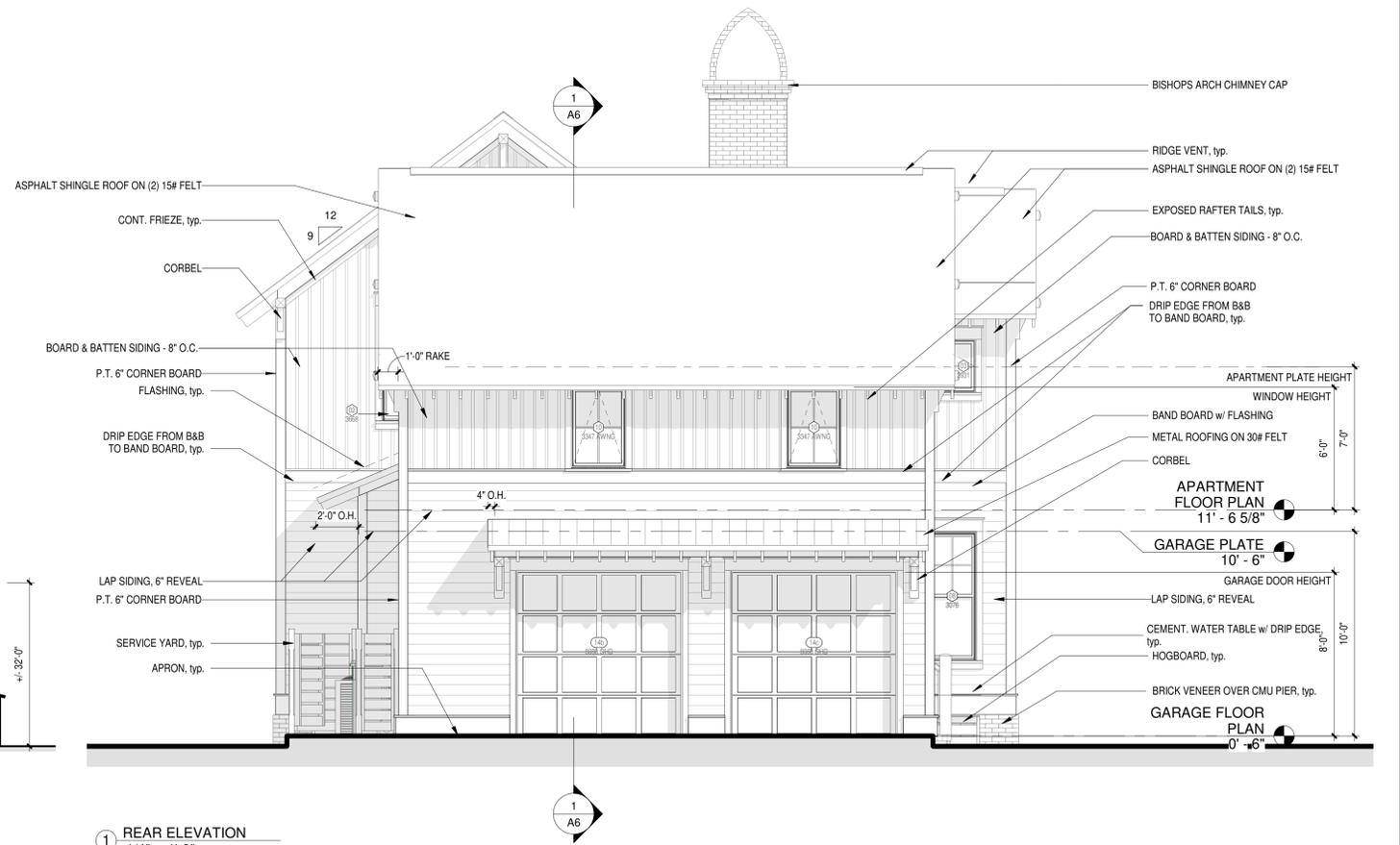
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② RIGHT ELEVATION
1/4" = 1'-0"



① REAR ELEVATION
1/4" = 1'-0"



③ STREET SECTION
1/16" = 1'-0"

This plan has been prepared to meet top professional standards and practices; however, building codes and environmental conditions vary at different locations. Before construction begins, the contractor is required to:

- Verify all dimensions prior to proceeding with construction and report any discrepancy to the designer before proceeding.
- Verify all dimensions and elevations are correct.
- Plans indicate locations only; engineering aspects should incorporate actual site conditions.
- HVAC and plumbing layouts are not included. These should be obtained by a local mechanical contractor or engineer to ensure compliance with local codes and that equipment is sized correctly for the particular region and conditions.
- Verify all structural elements with local licensed engineer.

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Elevations + Street Section	
Project number	24106
Date	05/27/2025
Drawn by	MCC
Scale	As indicated

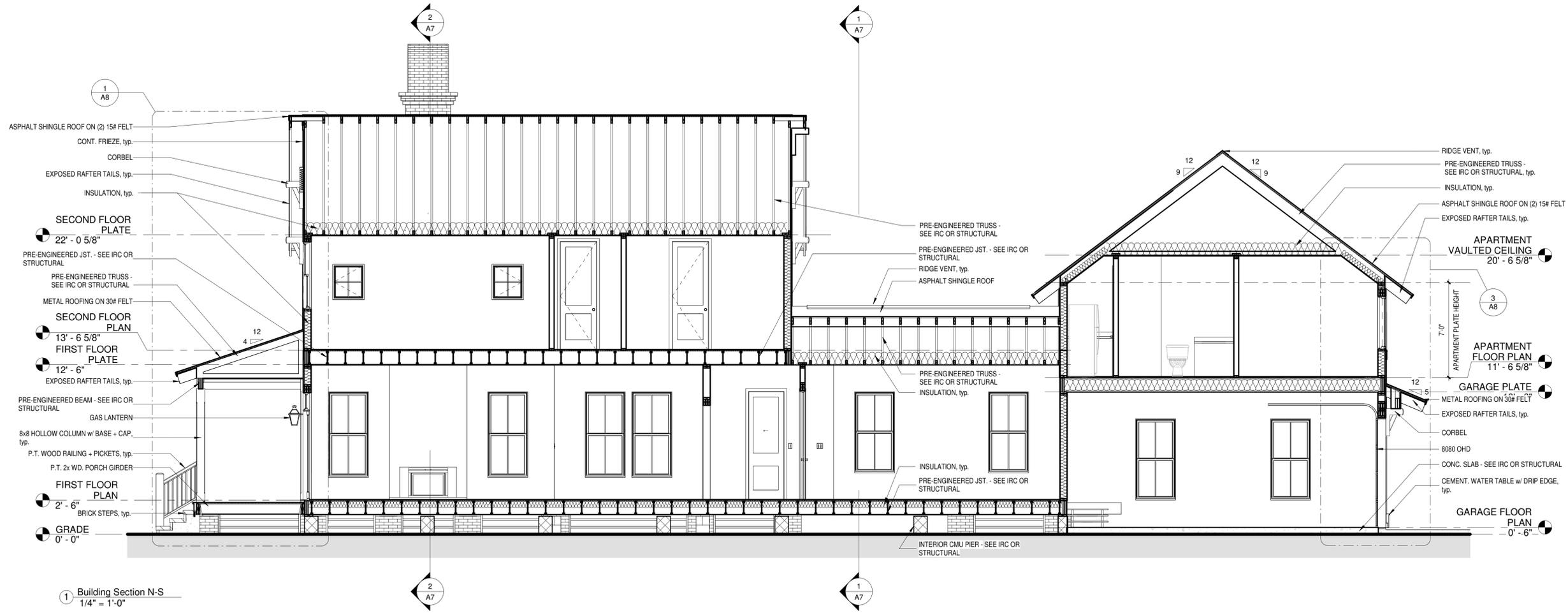
A5

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1 Building Section N-S
1/4" = 1'-0"

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- Verify all dimensions prior to proceeding with construction and report any discrepancy to the designer before proceeding.
- Verify all materials and equipment are approved for use in the project.
- HVAC and plumbing layouts are not included. These should be obtained by a local mechanical contractor or engineer to ensure compliance with local codes and that equipment is sized correctly for the particular region and conditions.
- Verify all structural elements with local licensed engineer.

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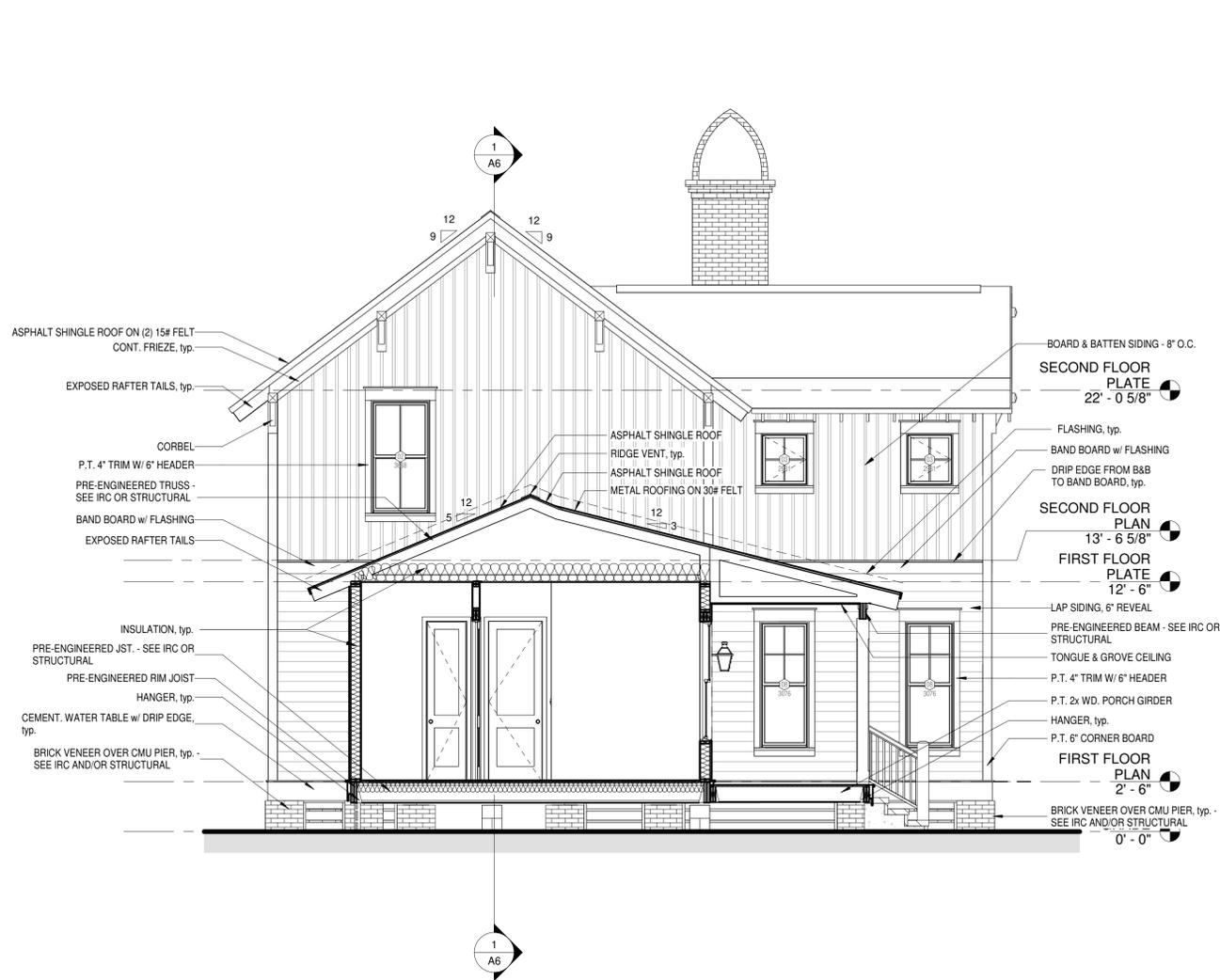
Building Sections	
Project number	24106
Date	05/27/2025
Drawn by	MCC
A6	
Scale	1/4" = 1'-0"

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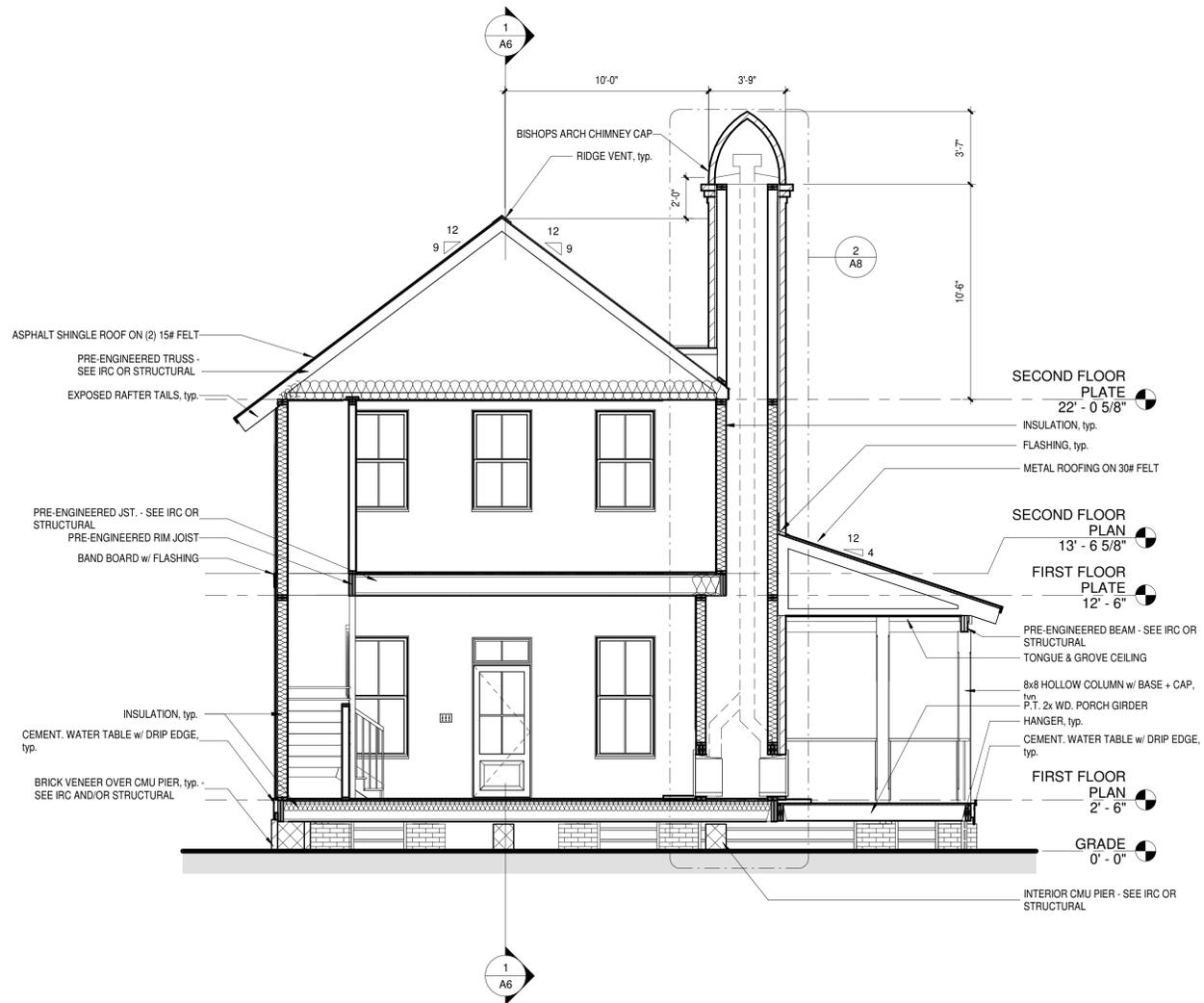
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① Building Section E-W
1/4" = 1'-0"



② Building Section - Fireplace
1/4" = 1'-0"

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- Verify all dimensions prior to proceeding with construction and report any discrepancy to the designer before proceeding.
- Verify all materials and equipment are of the highest quality and meet the specifications of the manufacturer.
- Plans indicate locations only; engineering aspects should incorporate actual site conditions.
- HVAC and plumbing layouts are not included. These should be obtained by a local mechanical contractor or engineer to ensure compliance with local codes and that equipment is sized correctly for the particular region and conditions.
- Verify all structural elements with local licensed engineer.

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Building Sections	
Project number	24106
Date	05/27/2025
Drawn by	MCC
A7	
Scale	1/4" = 1'-0"

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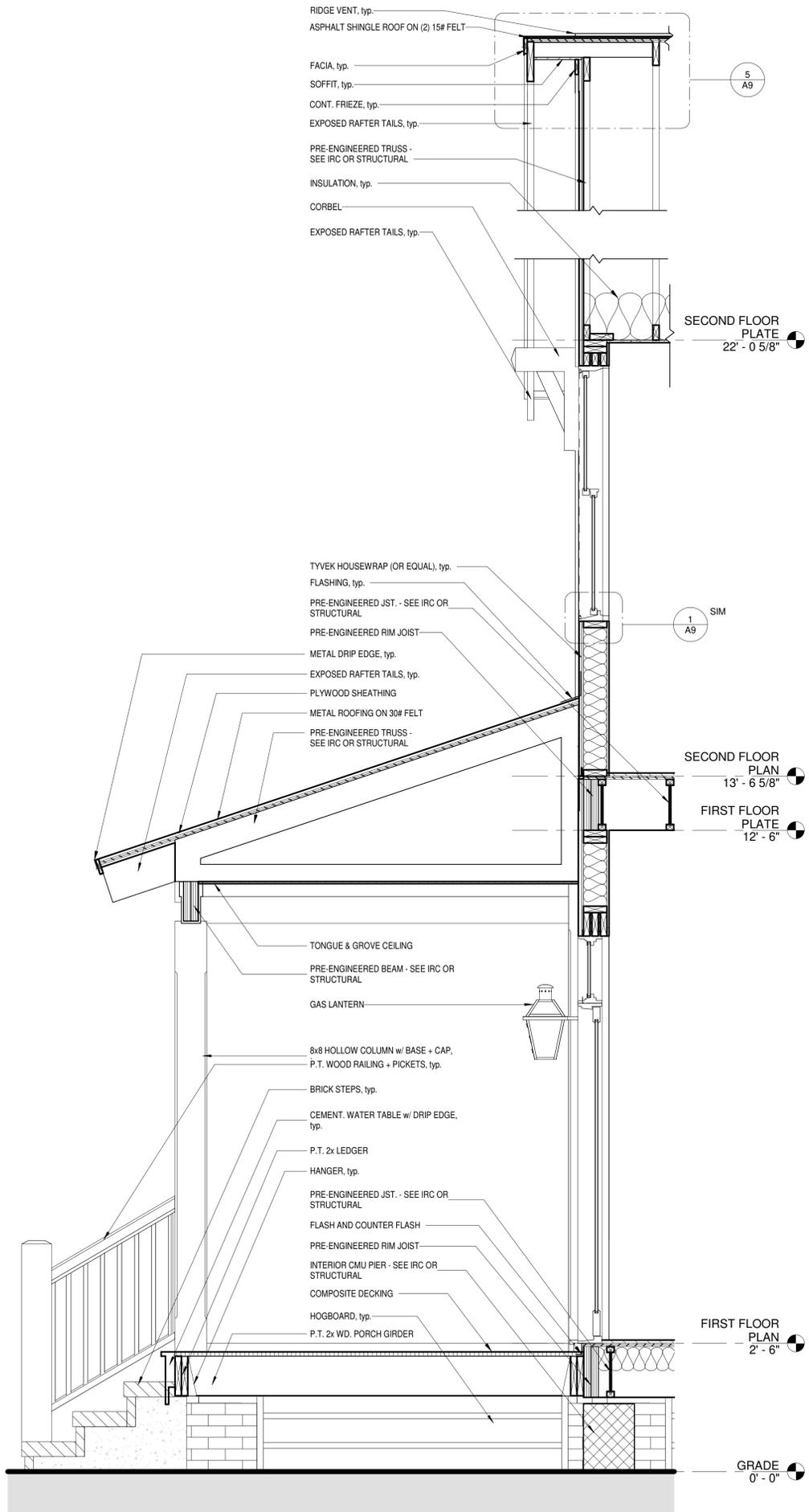
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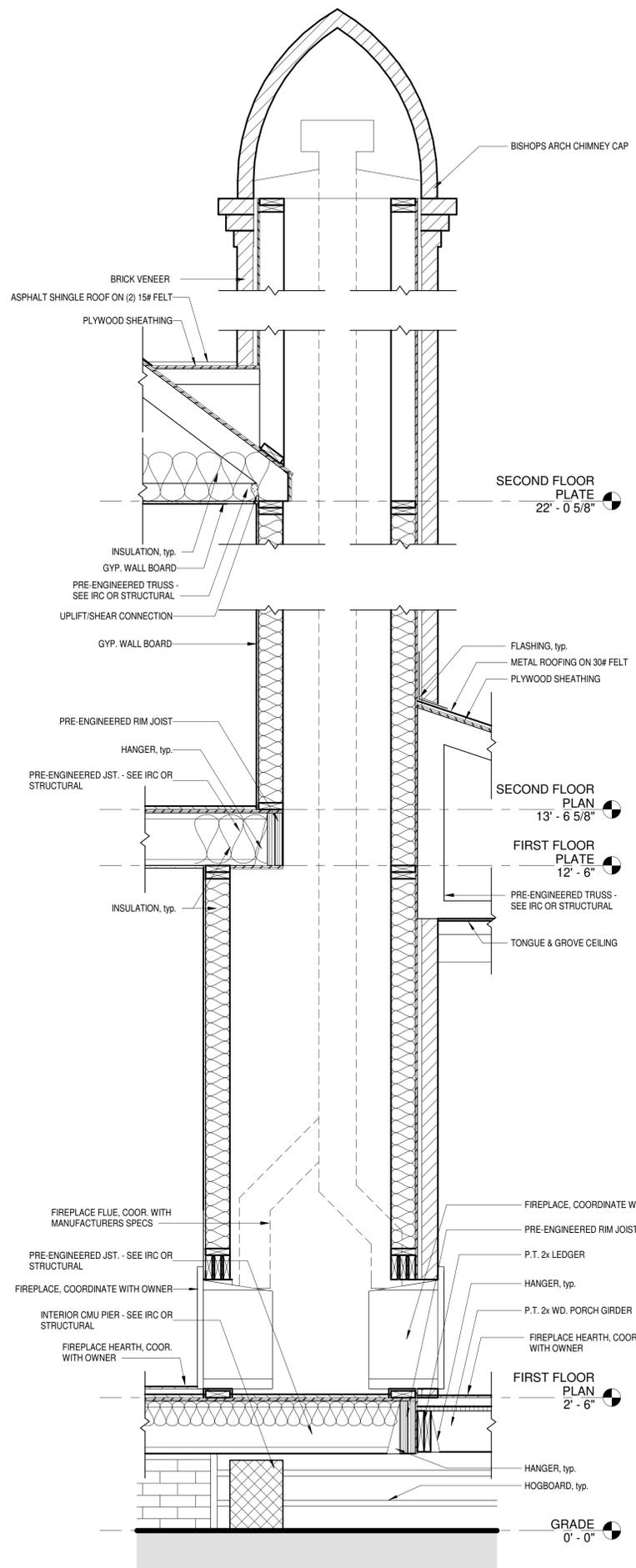
- Verify all dimensions prior to proceeding with construction and report any discrepancy to the designer before proceeding.
- Verify all materials and finishes are as specified.
- Plans indicate locations only; engineering aspects should incorporate actual site conditions.
- HVAC and plumbing layouts are not included. These should be obtained by a local mechanical contractor or engineer to ensure compliance with local codes and that equipment is sized correctly for the particular region and conditions.
- Verify all structural elements with local licensed engineer.

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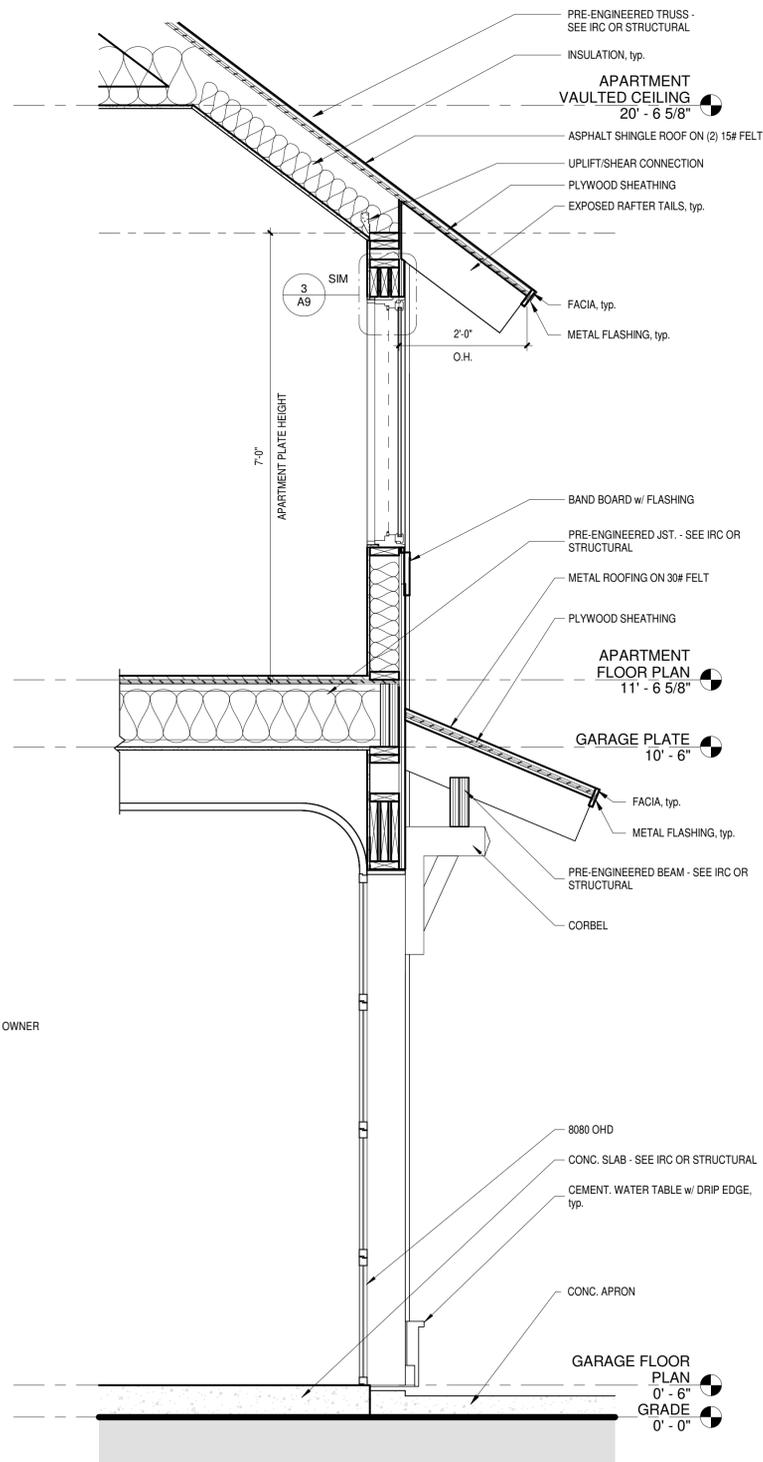
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1 Wall Section - Front Porch
3/4" = 1'-0"



2 Wall Section - Fireplace
3/4" = 1'-0"



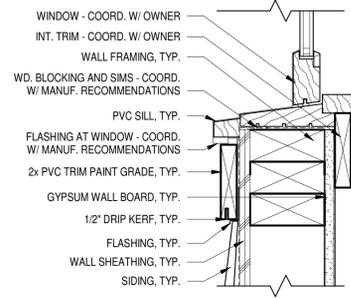
3 Wall Section - Garage
3/4" = 1'-0"

Wall Sections	
Project number	24106
Date	05/27/2025
Drawn by	MCC
Scale	3/4" = 1'-0"

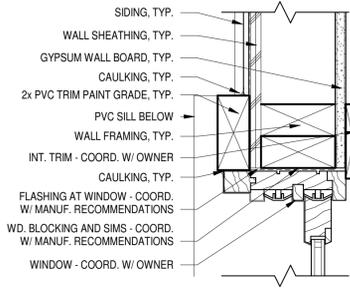
A8

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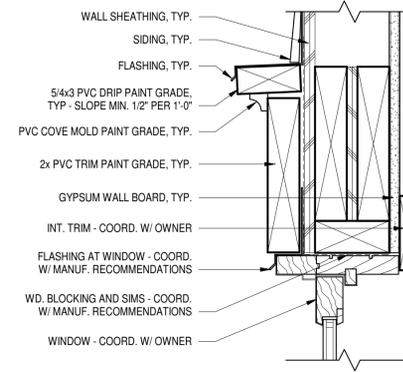
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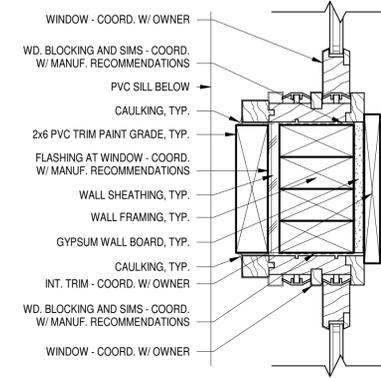
① Typical Window Sill
3" = 1'-0"



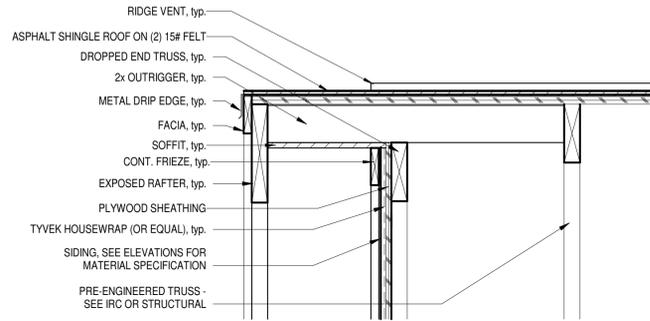
② Typical Window Jamb
3" = 1'-0"



③ Typical Window Head
3" = 1'-0"



④ Typical Window Jamb at Mull
3" = 1'-0"



⑤ Typical Rake
1 1/2" = 1'-0"

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- Verify all dimensions and materials are in accordance with the specifications and drawings.
- Plans indicate locations only, engineering aspects should incorporate actual site conditions.
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- Verify all structural elements with local licensed engineer.

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Details

Project number	24106
Date	05/27/2025
Drawn by	MCC

A9

Scale	As indicated
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FINAL MATERIALS LIST

	MATERIAL	SUPPLIER/MANUFACTURER	COLOR	SPEC SHEET
ROOF MAIN	ARCHITECTURAL SHINGLES	GRAYCO/GAF	"CHARCOAL"	X
ROOF PORCHES	METAL - STANDING SEAM	4M	"CHARCOAL"	X
EAVES + FASCIA	FIBER CEMENT	SHERWIN WILLIAMS	"SNOWBOUND"	X
SIDING	FIBER CEMENT, 6" REVEAL LAP SIDING	SHERWIN WILLIAMS	"SNOWBOUND"	X
COLUMNS + CORNER TRIM	FIBER CEMENT	SHERWIN WILLIAMS	"SNOWBOUND"	X
PORCH FLOOR	COMPOSITE	GRAYCO/TIMBERTECH COMPOSITE	"COASTLINE"	X
BRICK PIERS + STAIRS	BRICK	JENKINS BRICK COMPANY	"SAVANNAH GREY"	
DOORS	SAPELE	GRAYCO	NATURAL STAIN	
WINDOWS	MARVIN ELEVATE	GRAYCO	EBONY	X
EXTERIOR LIGHTING CHOICES	CONTEMPO FLUSH COLLECTION	CREGGER	COPPER	X

GAF Timberline **UHDZ**[®]
Ultra High Definition[®] Lifetime[†] Shingles



Go beyond with our premium laminate shingle

Choose a combination of beauty and benefits that go beyond any shingle GAF has offered to date, with Dual Shadow Line for dramatic sunset shadows all day long and a 30-year StainGuard Plus PRO™ Limited Warranty against blue-green algae discoloration.²



Timberline UHDZ[®] Shingles

Benefits:

- Patented **Dual Shadow Line** for dramatic sunset shadows all day long
- **30-year StainGuard Plus PRO[™] Algae Protection Limited Warranty** against blue-green algae discoloration, thanks to 10% more time-release algae-fighting capsules than Timberline HDZ^{®2}
- **WindProven[™] Limited Wind Warranty** — when installed with the required combination of GAF accessories, Timberline UHDZ[®] shingles are eligible for a wind warranty with no maximum wind speed limitation³
- **LayerLock[®] Technology** mechanically fuses the common bond between overlapping shingle layers.
- **Up to 99.9% nailing accuracy** — the StrikeZone[®] nailing area is so easy to hit that a roofer placed 999 out of 1,000 nails correctly in our test¹
- **Dura Grip[™]** sealant pairs with the microgranule surface of the StrikeZone[®] nailing area, and an asphalt to-asphalt monolithic bond cures for durability, strength, and exceptional wind-uplift performance
- **For the best look** — use TimberTex[®] premium ridge cap shingles or TimberCrest[®] premium SBS-modified ridge cap shingles

Product details:

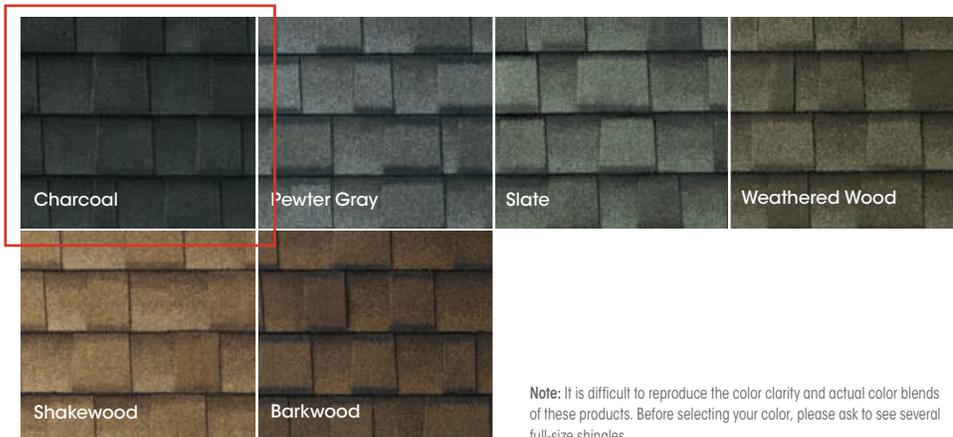
Product/System Specifics

- Fiberglass asphalt construction
- **Dimensions (approx.):** 13 1/4" x 39 3/8" (337 mm x 1,000 mm)
- **Exposure:** 5 5/8" (143 mm)
- **Bundles/Square:** 3
- **Pieces/Square:** 64
- **StainGuard Plus PRO[™] Algae Protection Limited Warranty²**
- **Hip/Ridge:** TimberTex[®]; TimberCrest[®]; Seal-A-Ridge[®]; Z[®]Ridge
- **Starter:** Pro-Start[®]; QuickStart[®]; WeatherBlocker[™]

Applicable Standards & Protocols:

- Passes UL 2218 Impact-Resistance Test with Class 3 rating
- UL Listed to ANSI/UL 790 Class A
- State of Florida Approved
- Classified by UL in accordance with ICC-ES AC438
- Meets ASTM D7158, Class H
- Meets ASTM D3161, Class F
- Meets ASTM D3018, Type 1
- Meets ASTM D3462⁴
- Miami-Dade County Product Control Approved
- ICC-ES Evaluation Reports ESR-1475 and ESR-3267
- Meets Texas Department of Insurance Requirements
- Meets CSA A123.5⁵

Colors:



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

¹ Lifetime refers to the length of warranty coverage provided and means as long as the original individual owner(s) of a single-family detached residence [or eligible second owner(s)] owns the property where the qualifying GAF products are installed. For other owners/structures, Lifetime coverage is not applicable. Lifetime coverage on shingles requires the use of GAF Lifetime shingles only. See the *GAF Shingle & Accessory Limited Warranty* for complete coverage and restrictions. Visit gaf.com/LRS for qualifying GAF products. Lifetime coverage on shingles and accessories requires the use of any GAF Lifetime shingle and at least 3 qualifying GAF accessories. See the *GAF Roofing System Limited Warranty* for complete coverage and restrictions. For installations not eligible for the *GAF Roofing System Limited Warranty*, see the *GAF Shingle & Accessory Limited Warranty*; Visit gaf.com/LRS for qualifying GAF products.

² Results based on study conducted by Home Innovation Research Labs, an independent research lab, comparing installation of Timberline HDZ[®] Shingles to Timberline HDZ[®] Shingles on a 16-square roof deck using standard 4-nail nailing pattern under controlled laboratory conditions. Actual results may vary.

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

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

⁵ Periodically tested by independent and internal labs to ensure compliance with ASTM D3462 at time of manufacture.

⁶ Refers to shingles sold in Canada only.



⁶ Meets certain FORTIFIED Roof[™] requirements. Visit gaf.com/Fortified and current FORTIFIED Home[™] Standard available at fortifiedhome.org for details. U.S. only.

We protect what matters most[™]





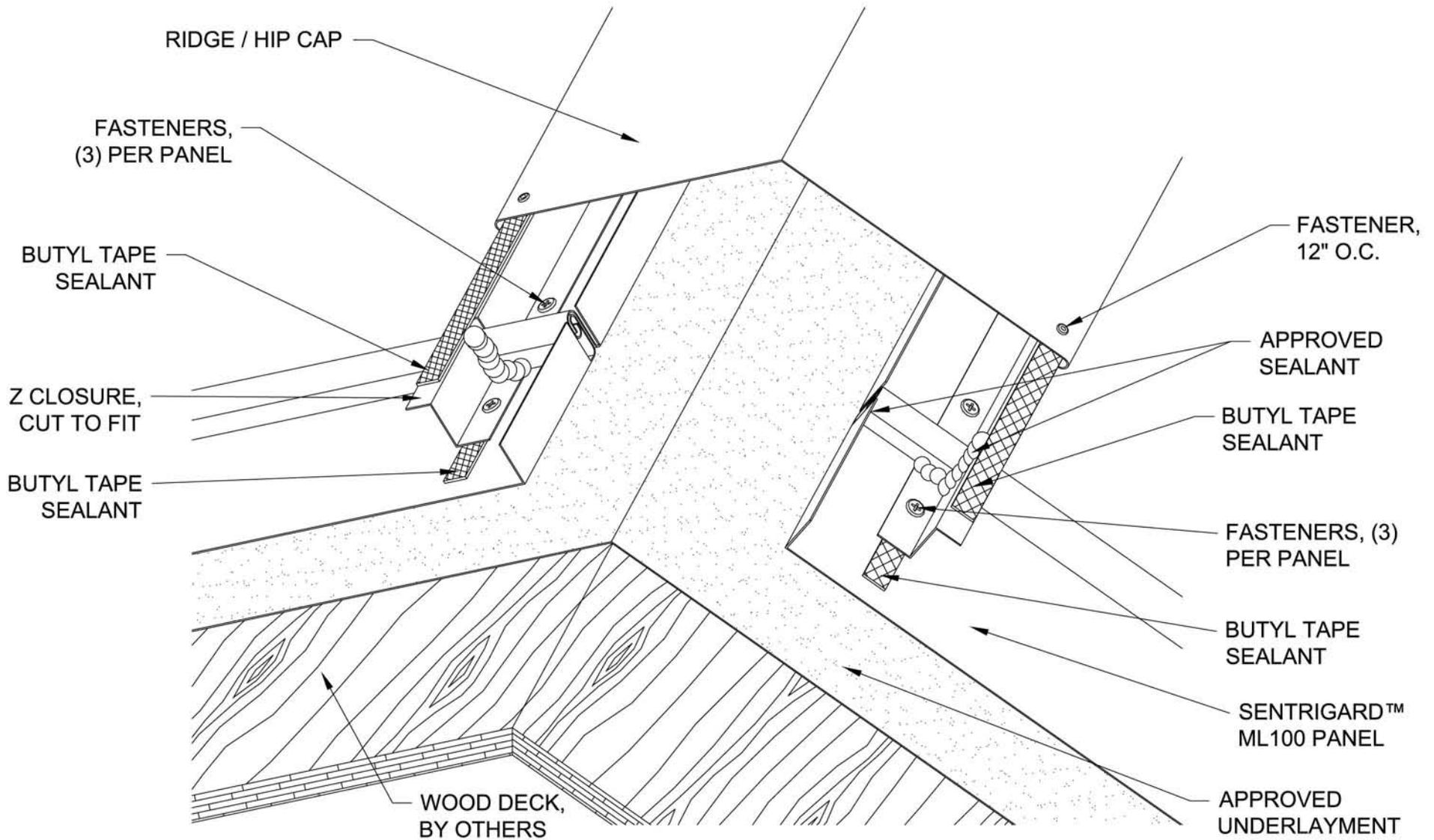
SENTRIGARD ML 100

4M Metals Inc.

201 Red Oaks Way

Ridgeland, SC 29936

tel: 843-208-2433 • fax: 843-208-2430



Project:

Contractor:

Designer:

Date:

Scale:
N/A

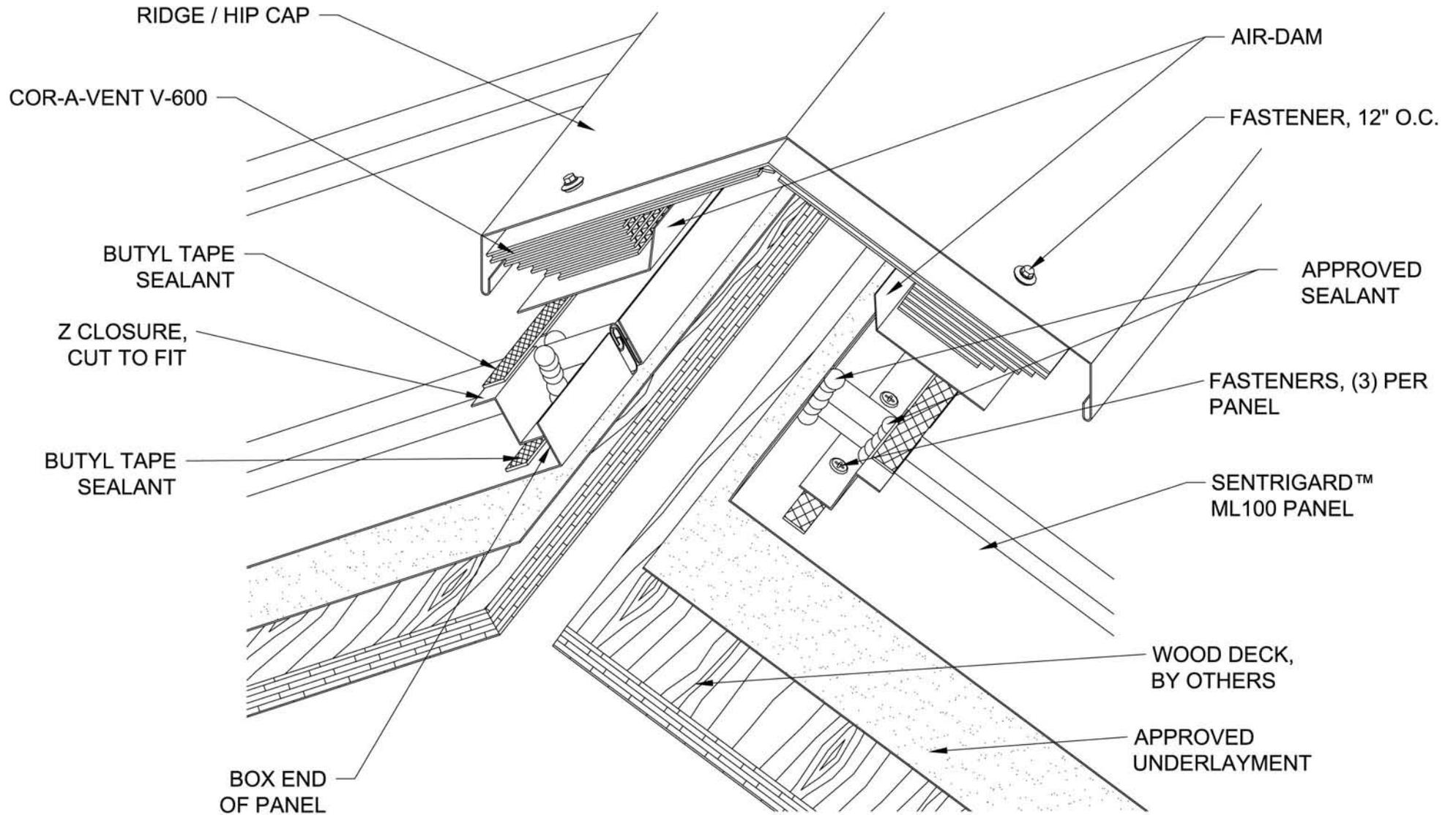
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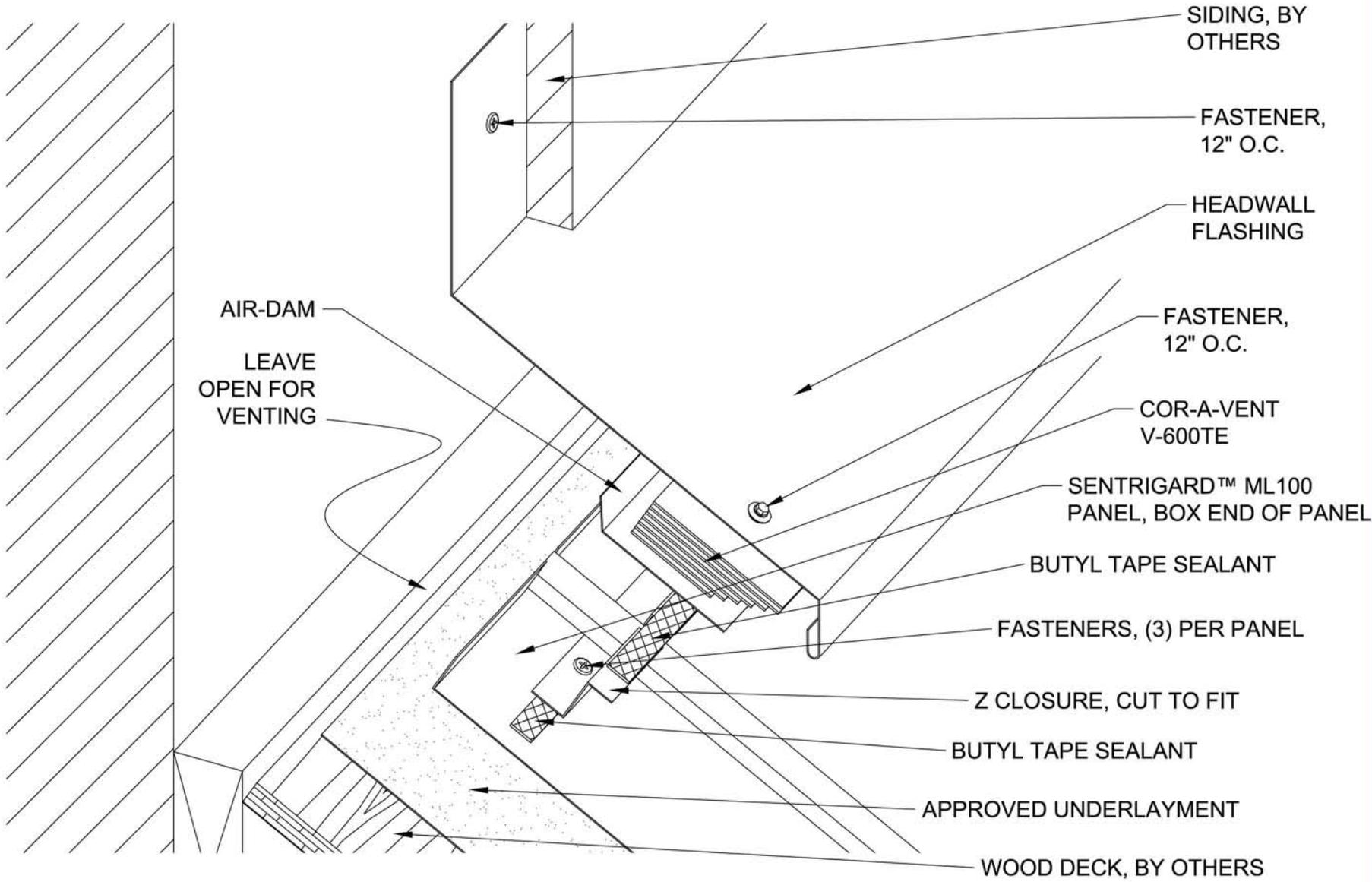


Project:		
Contractor:		
Designer:	Date:	Scale:
		N/A

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SENTRIGARD ML 100 VR-1



Project:

Contractor:

Designer:

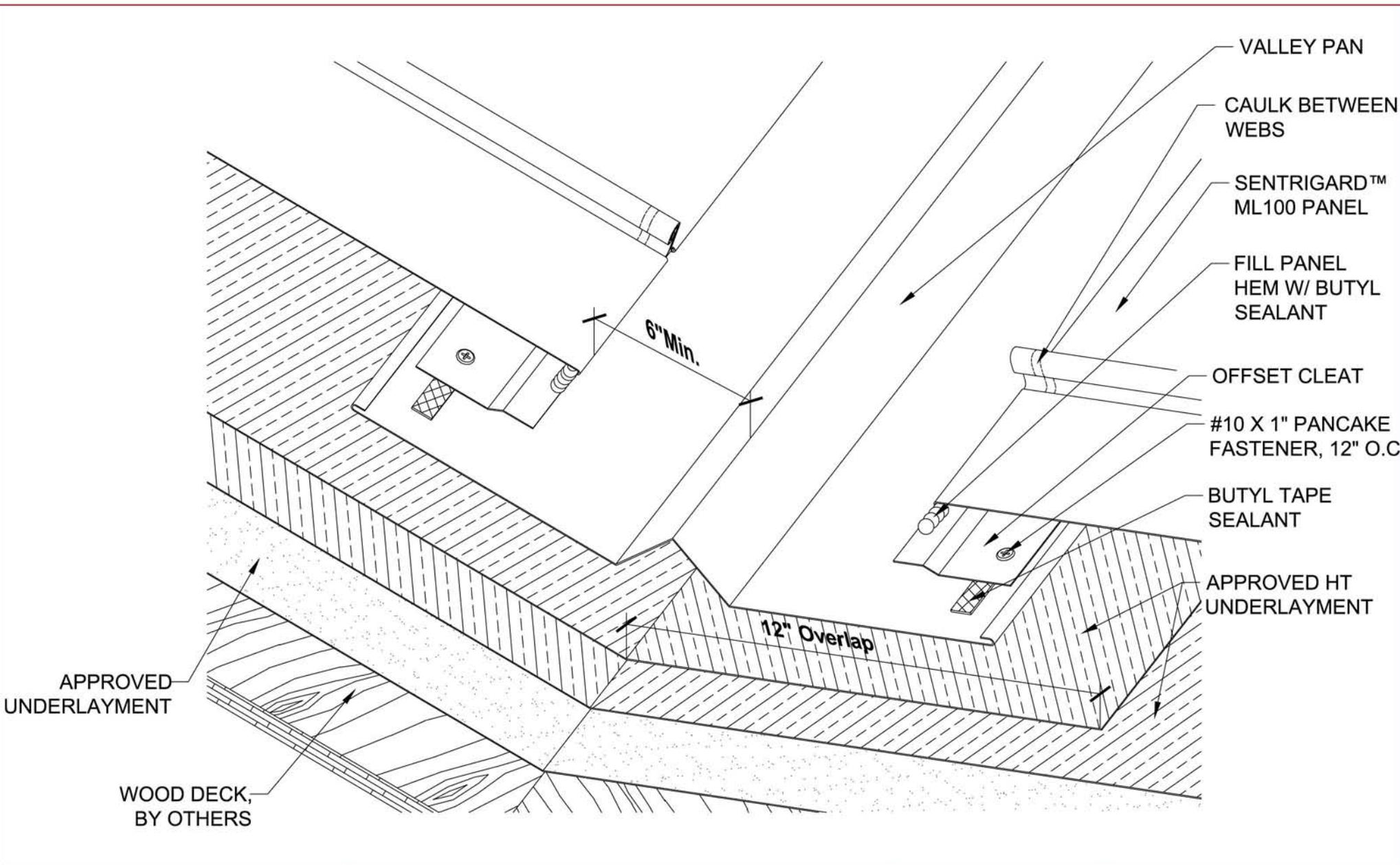
Date:

Scale: N/A

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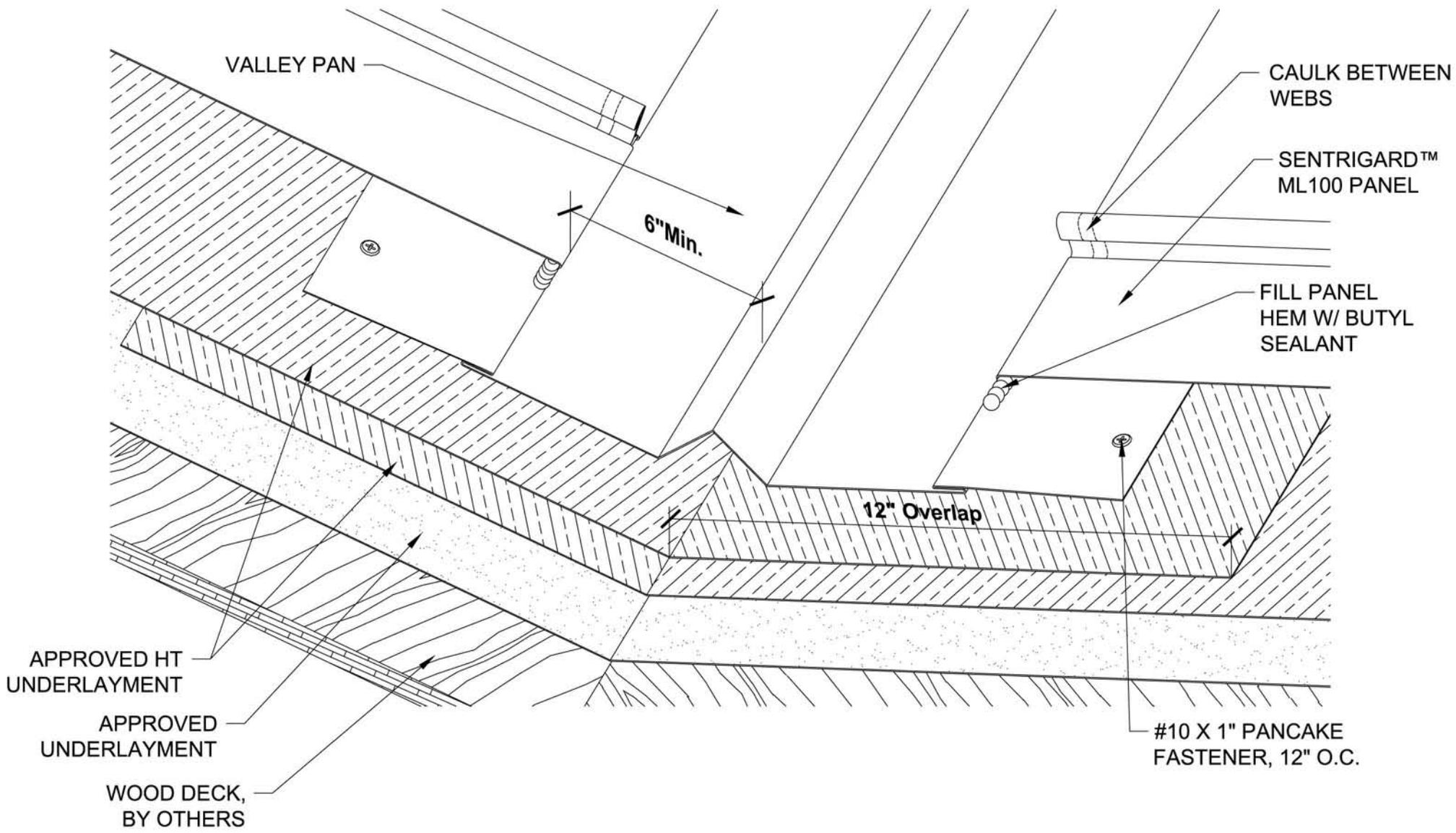


Project:		
Contractor:		
Designer:	Date:	Scale: N/A

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SENTRIGARD ML 100 V-1



Project:

Contractor:

Designer:

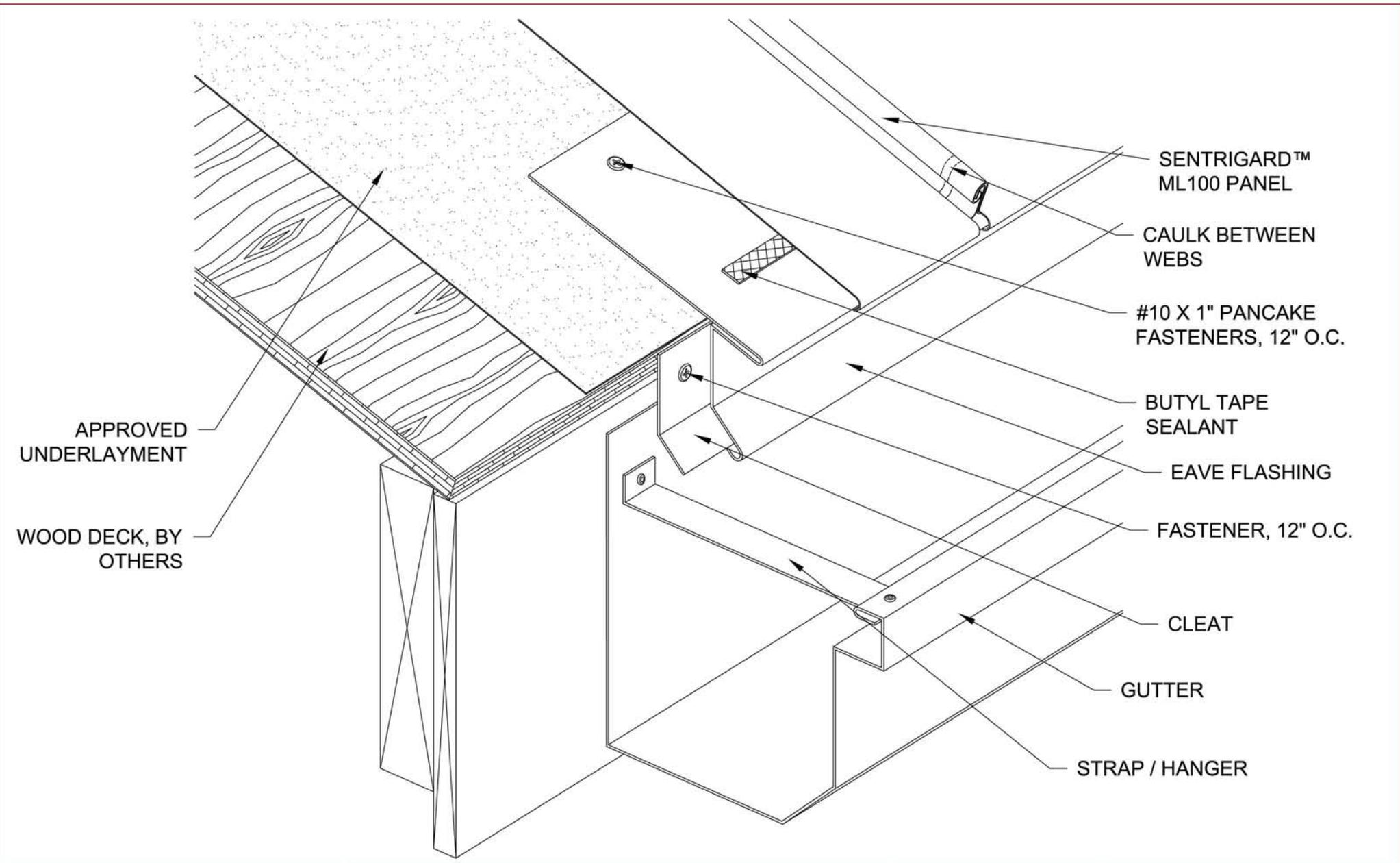
Date:

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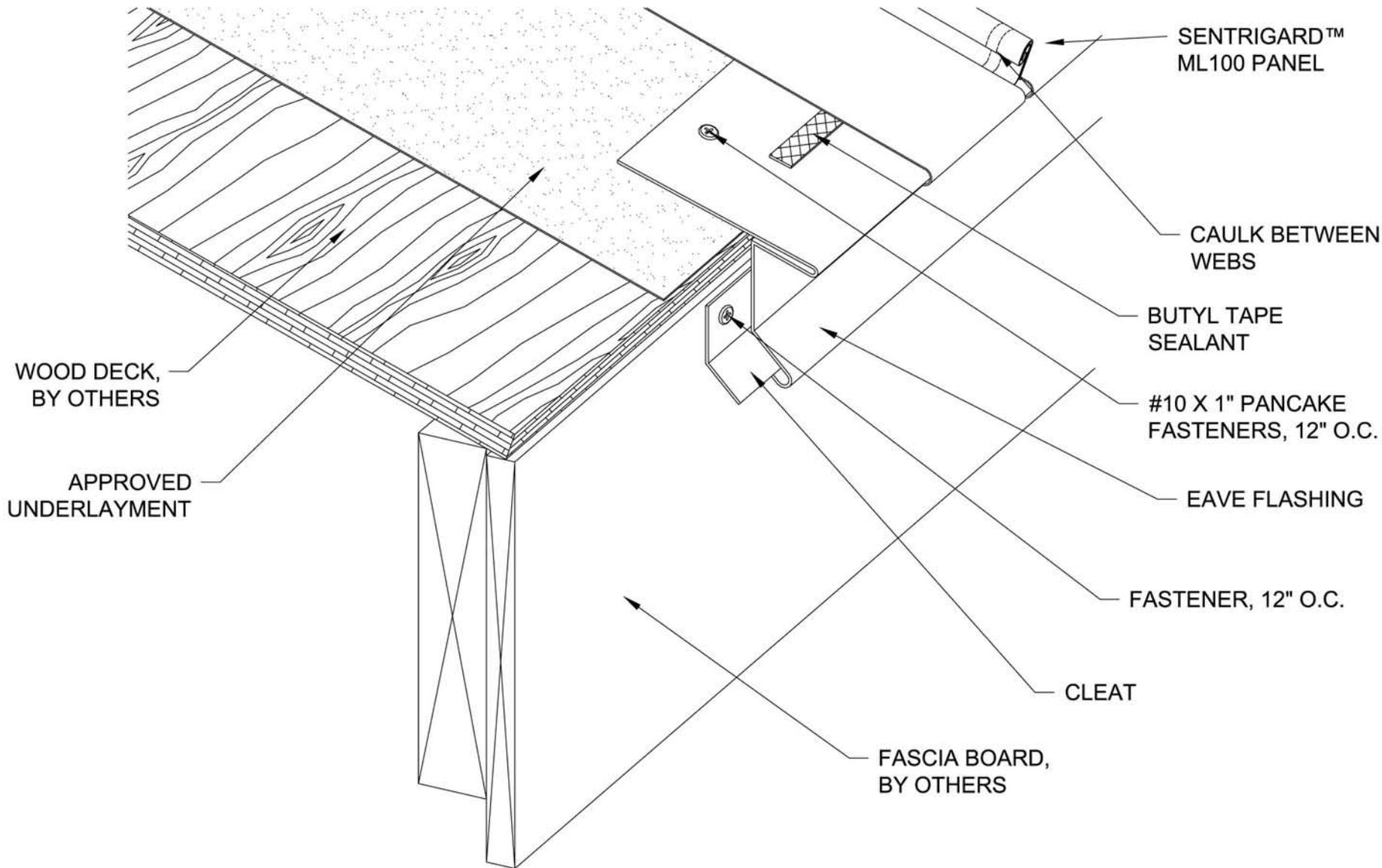


Project:		
Contractor:		
Designer:	Date:	Scale:
		N/A

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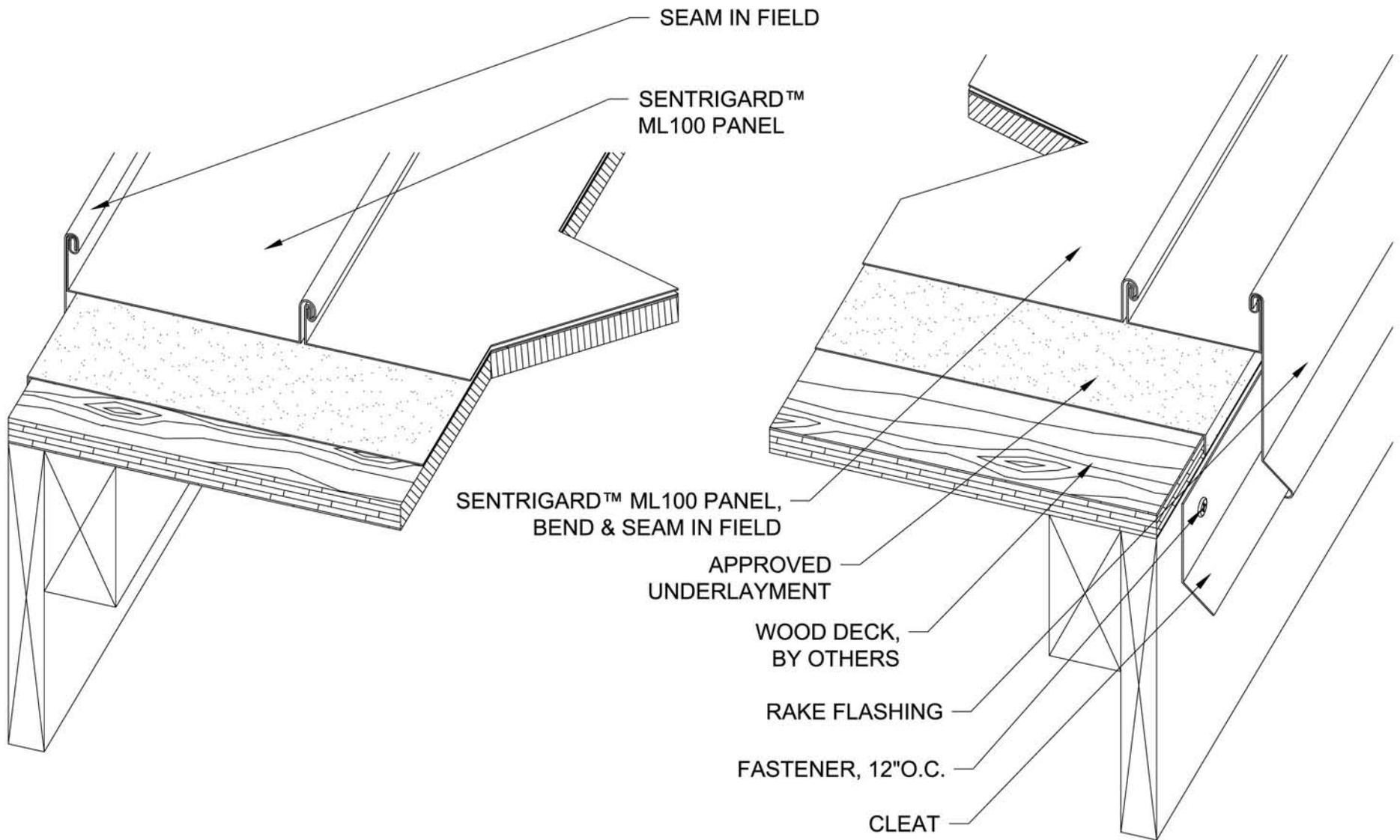
SENRIGARD ML 100 EG-1



Project:	
Contractor:	
Designer:	Date:
	Scale: N/A

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 201 Red Oaks Way
 Ridgeland, SC 29936
 tel: 843-208-2433 • fax: 843-208-2430

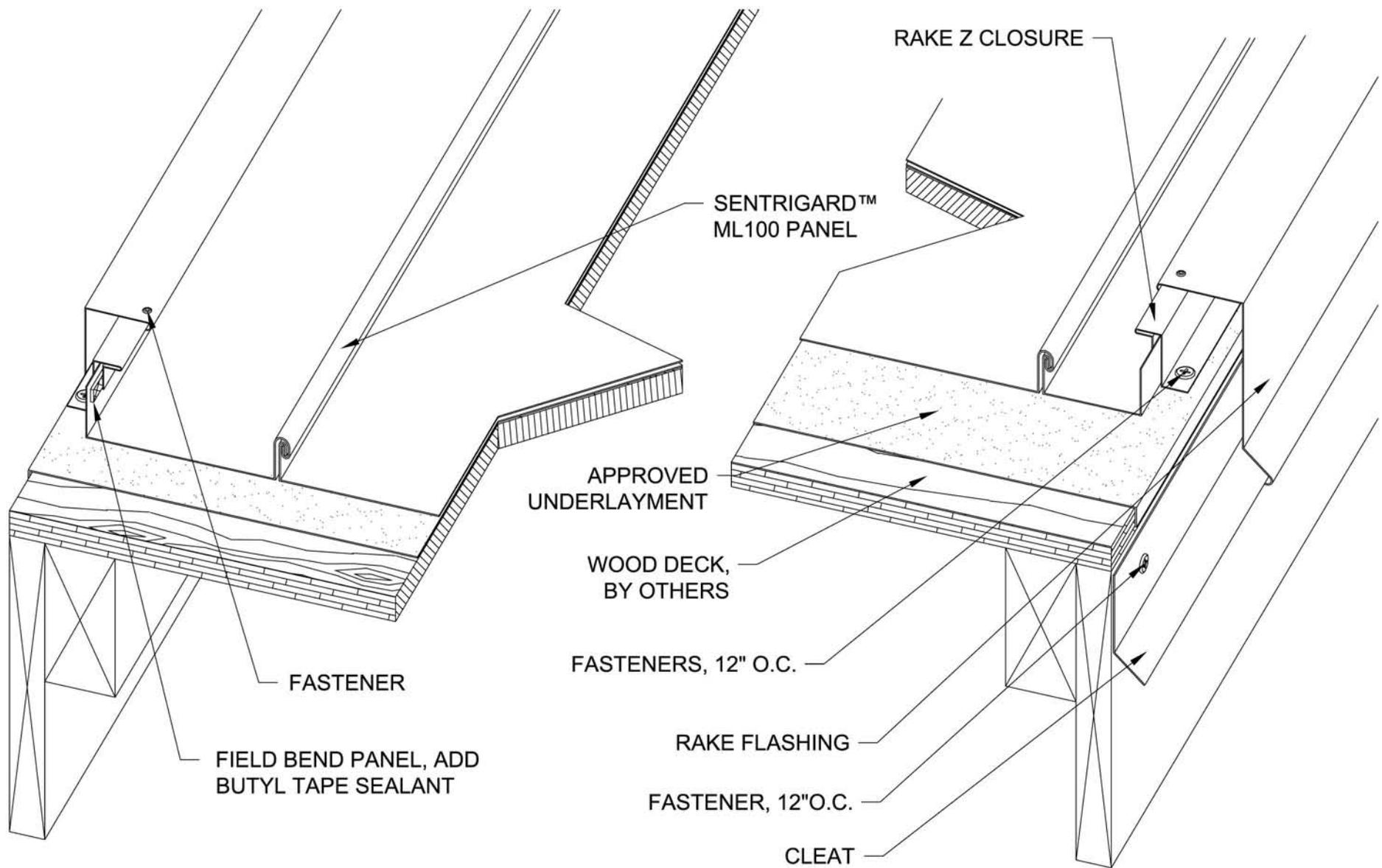


Project:		
Contractor:		
Designer:	Date:	Scale:
		N/A

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SENRIGARD ML 100 RK-1



Project:

Contractor:

Designer:

Date:

Scale:
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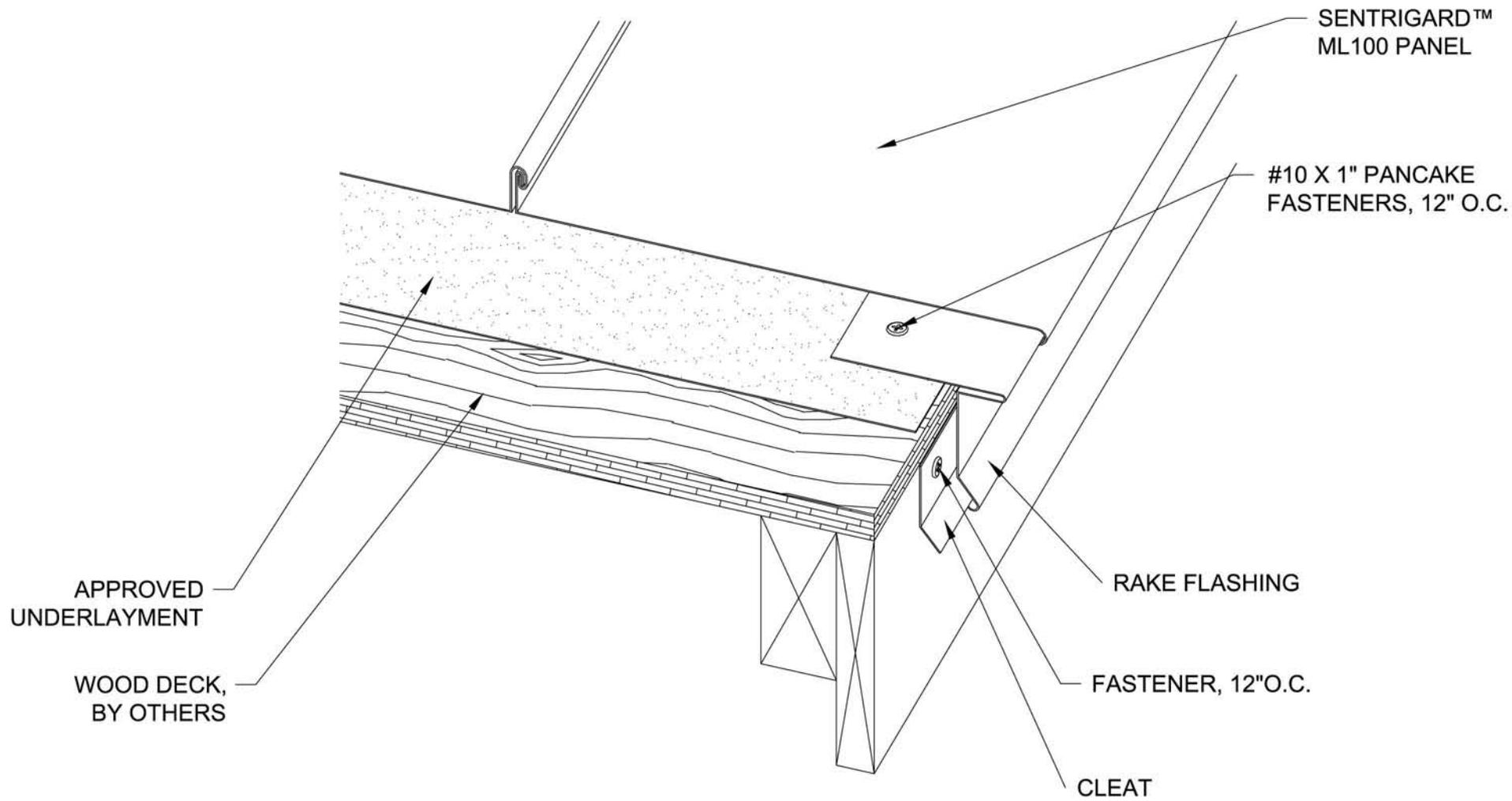
4M Metals Inc.

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Ridgeland, SC 29936

tel: 843-208-2433 • fax: 843-208-2430

SENTRIGARD ML 100 RK-2



Project:

Contractor:

Designer:

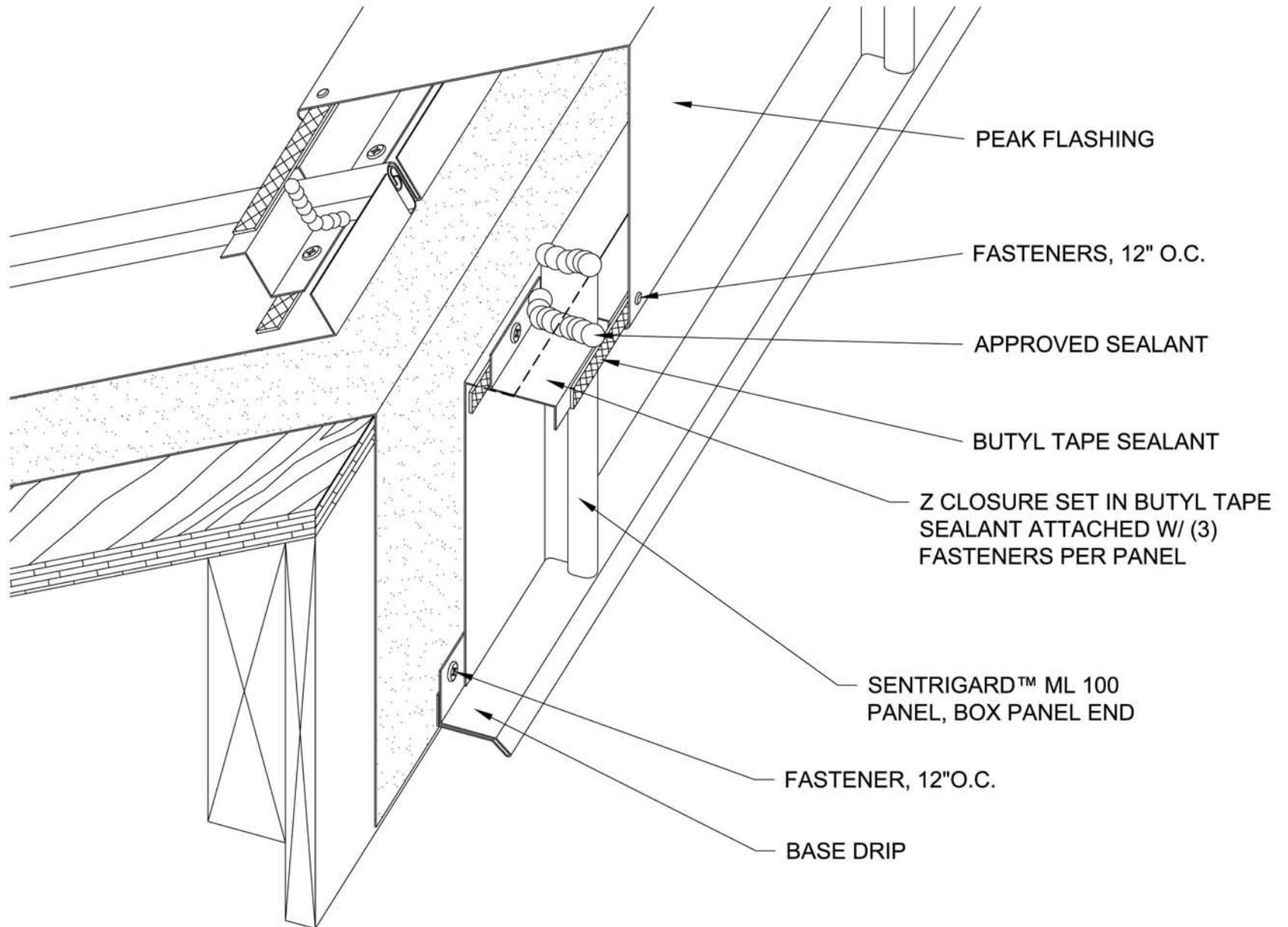
Date:

Scale: N/A

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 Ridgeland, SC 29936
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SENTRIGARD ML 100 RK-3



Project:

Contractor:

Designer:

Date:

Scale:
N/A

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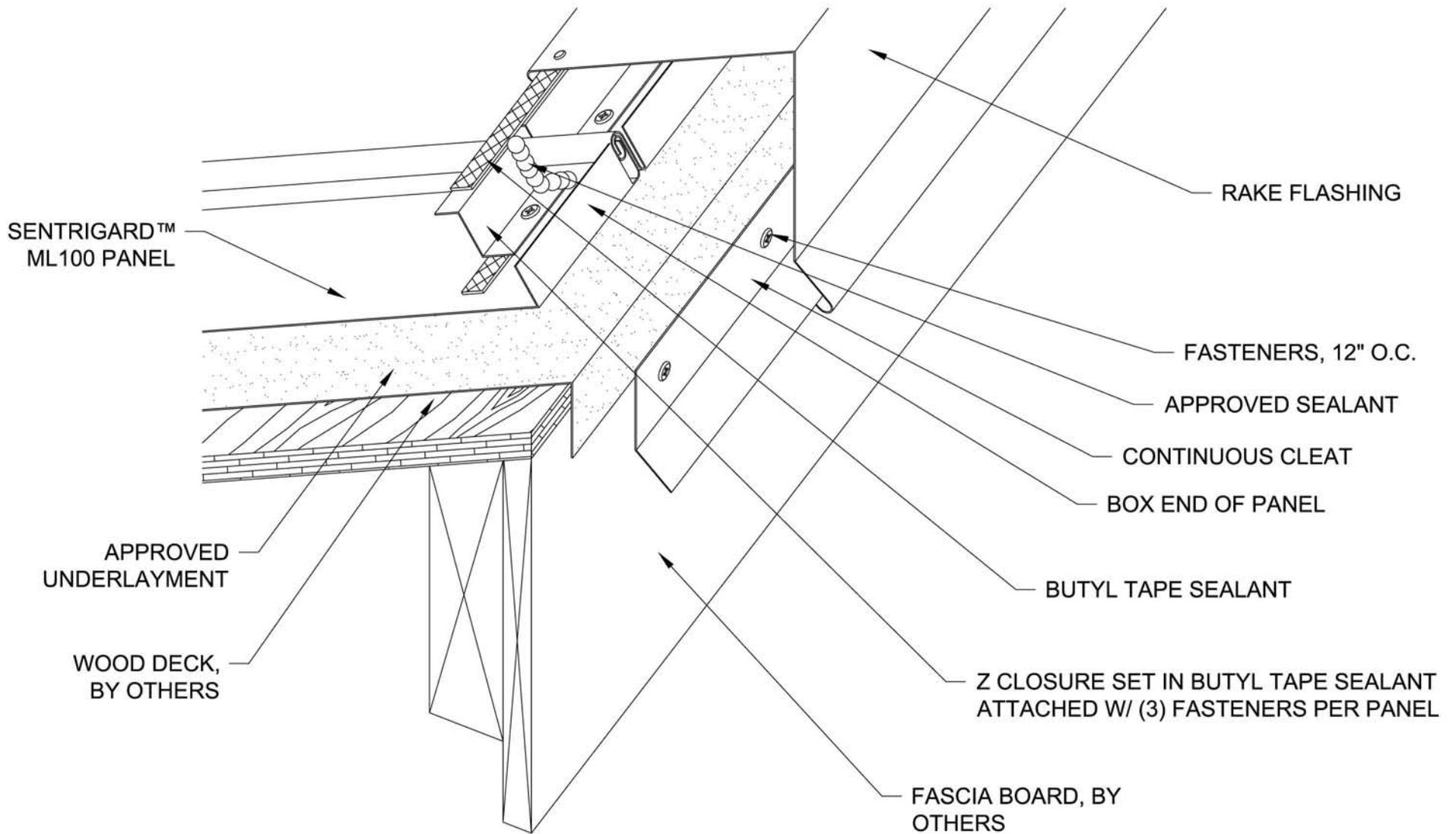
4M Metals Inc.

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Ridgeland, SC 29936

tel: 843-208-2433 • fax: 843-208-2430

SENRIGARD ML 100 PK-1



Project:

Contractor:

Designer:

Date:

Scale:
N/A

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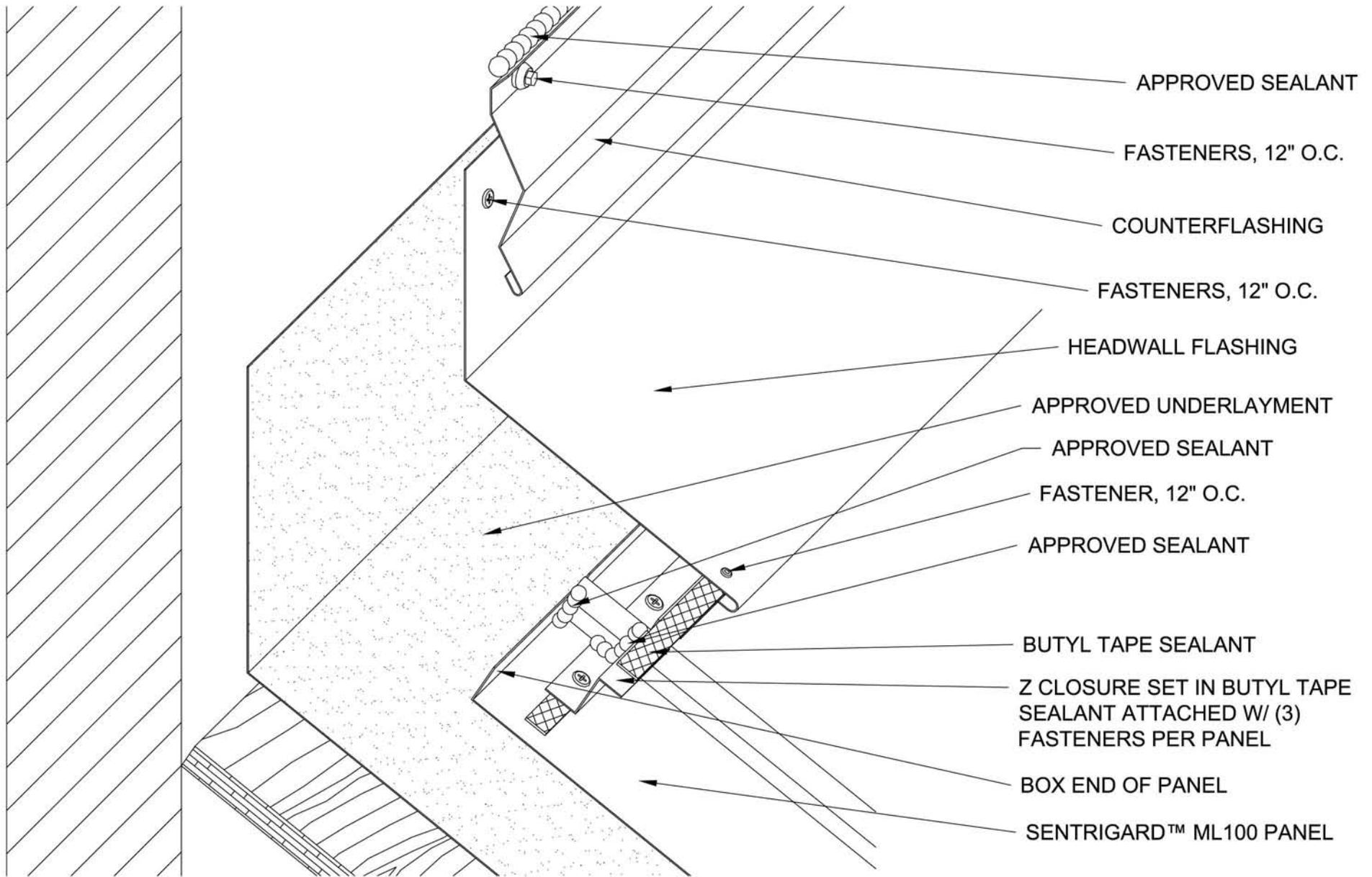
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SENTRIGARD ML 100 PK-2

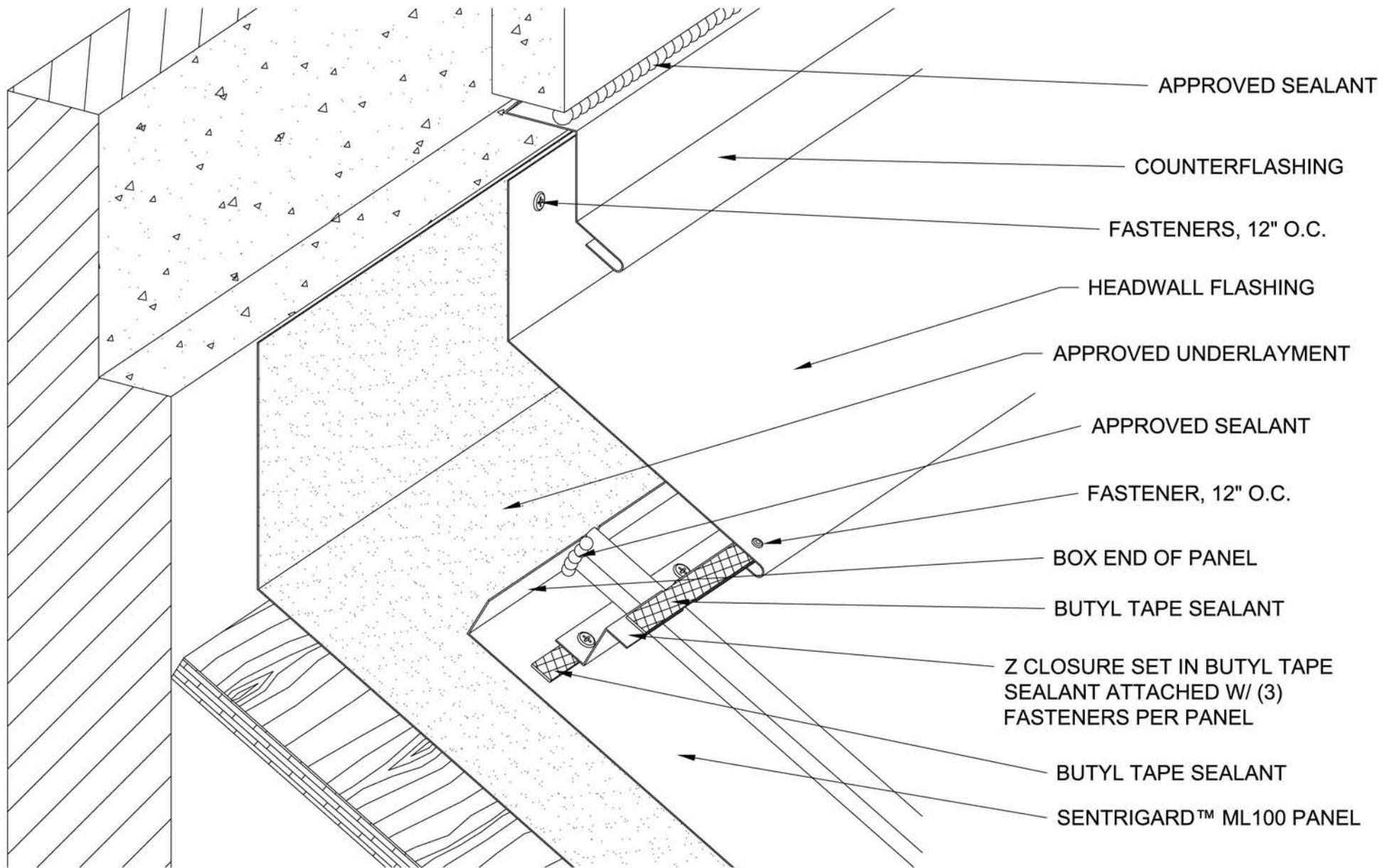


Project:		
Contractor:		
Designer:	Date:	Scale:
		N/A

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SENTRIGARD ML 100 HW-1



Project:

Contractor:

Designer:

Date:

Scale:
N/A

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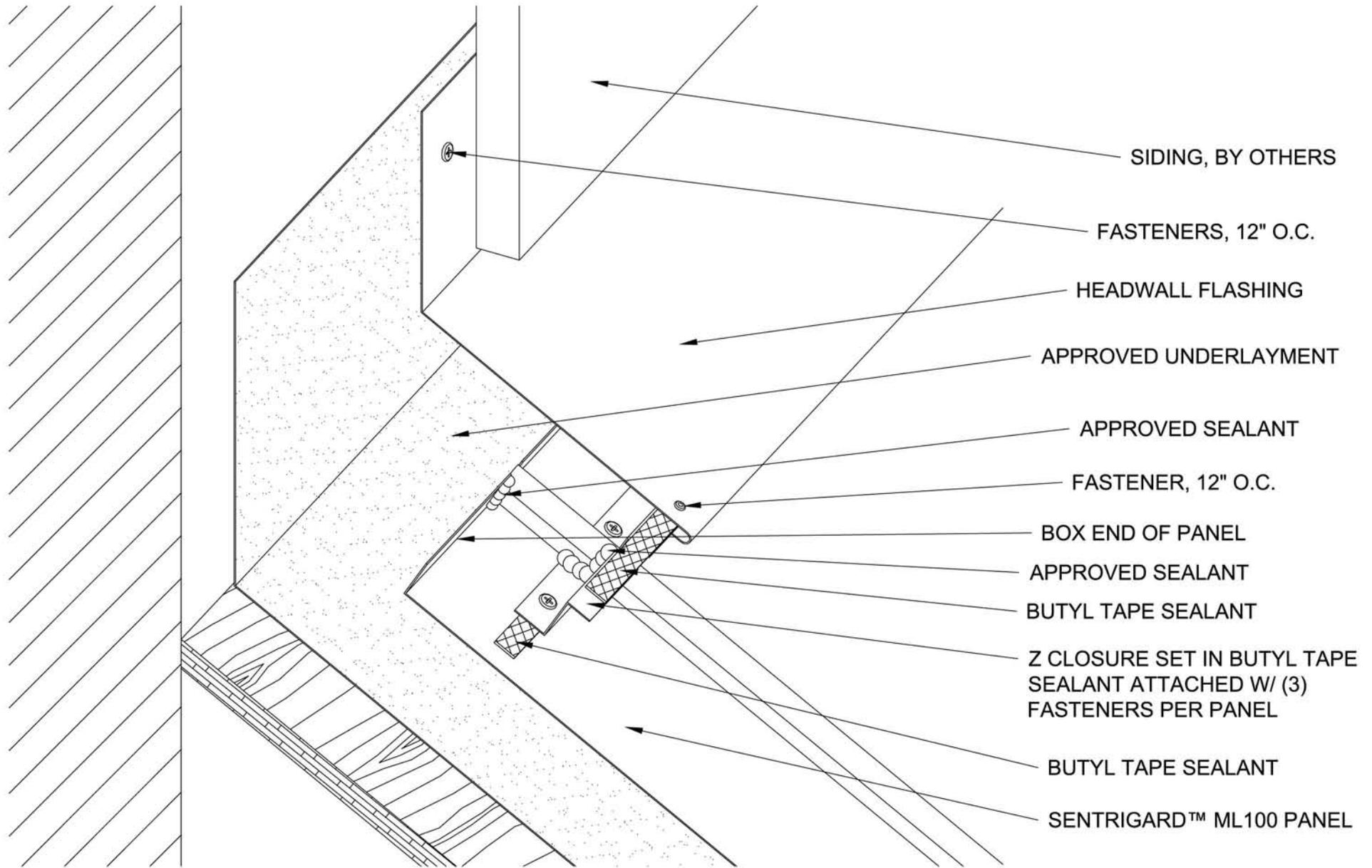
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SENTRIGARD ML 100 HW-2

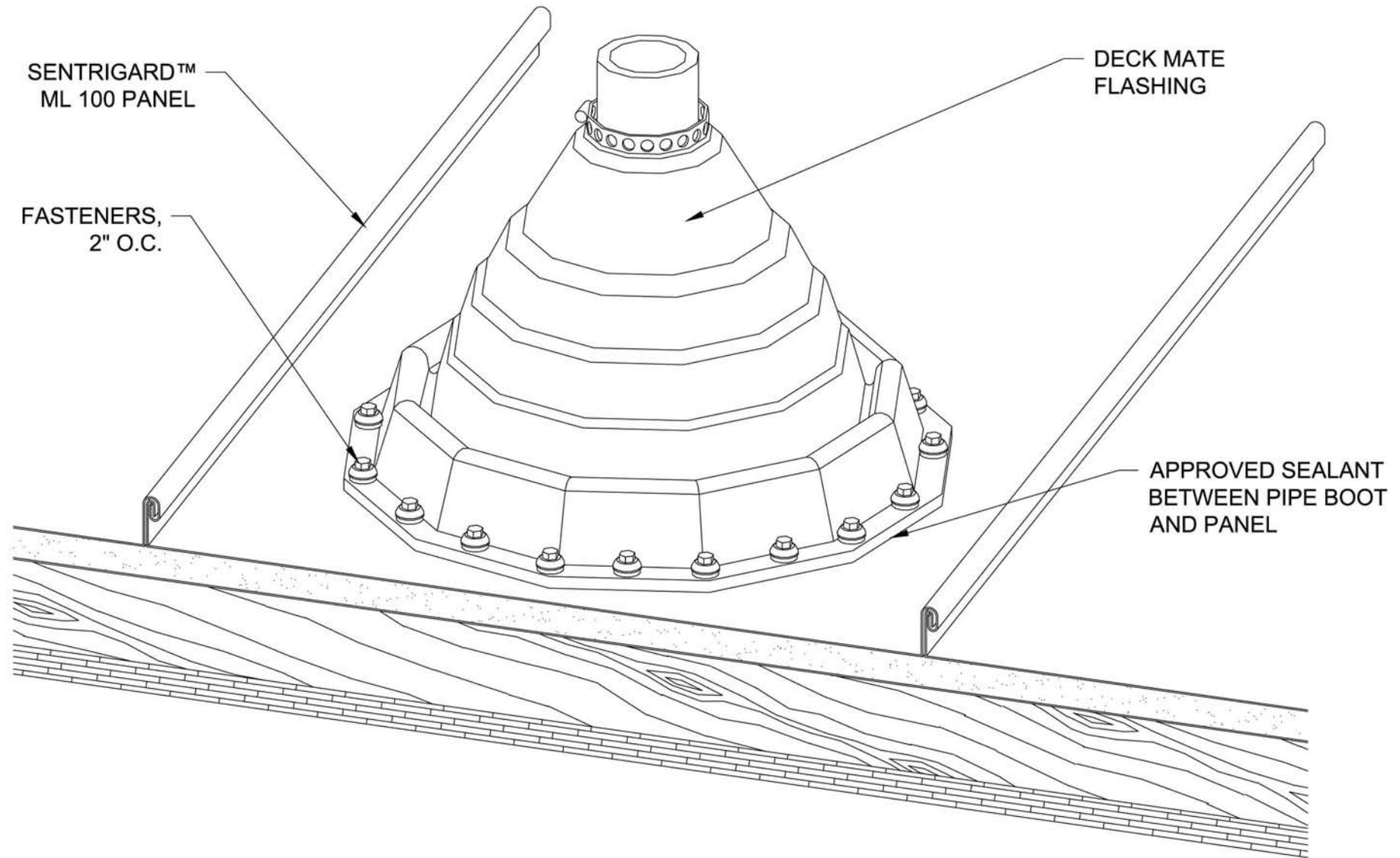


Project:		
Contractor:		
Designer:	Date:	Scale:
		N/A

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SENTRIGARD ML 100 HW-3



Project:

Contractor:

Designer:

Date:

Scale:
N/A

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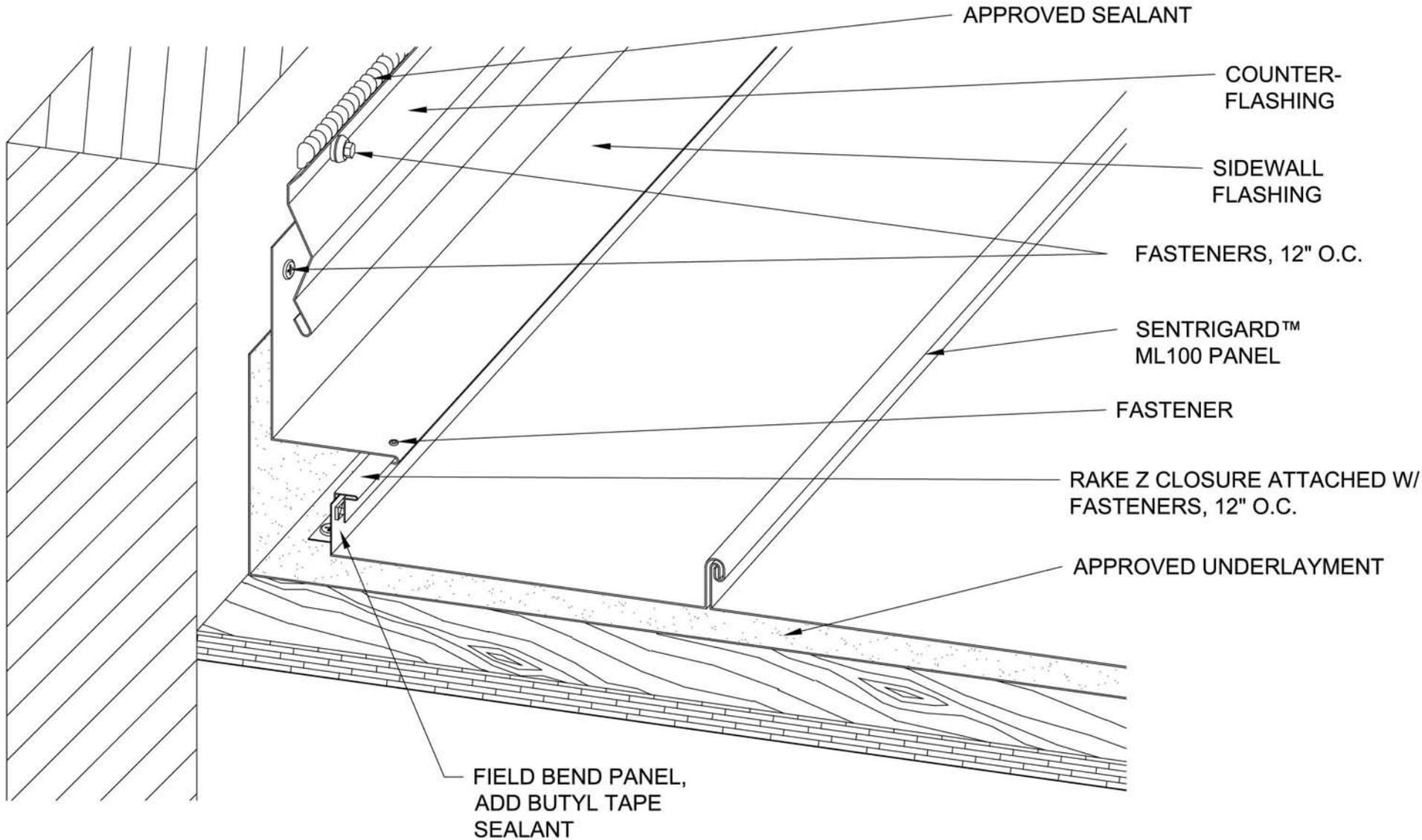
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Ridgeland, SC 29936

tel: 843-208-2433 • fax: 843-208-2430

SENTRIGARD ML 100

P-1



Project:

Contractor:

Designer:

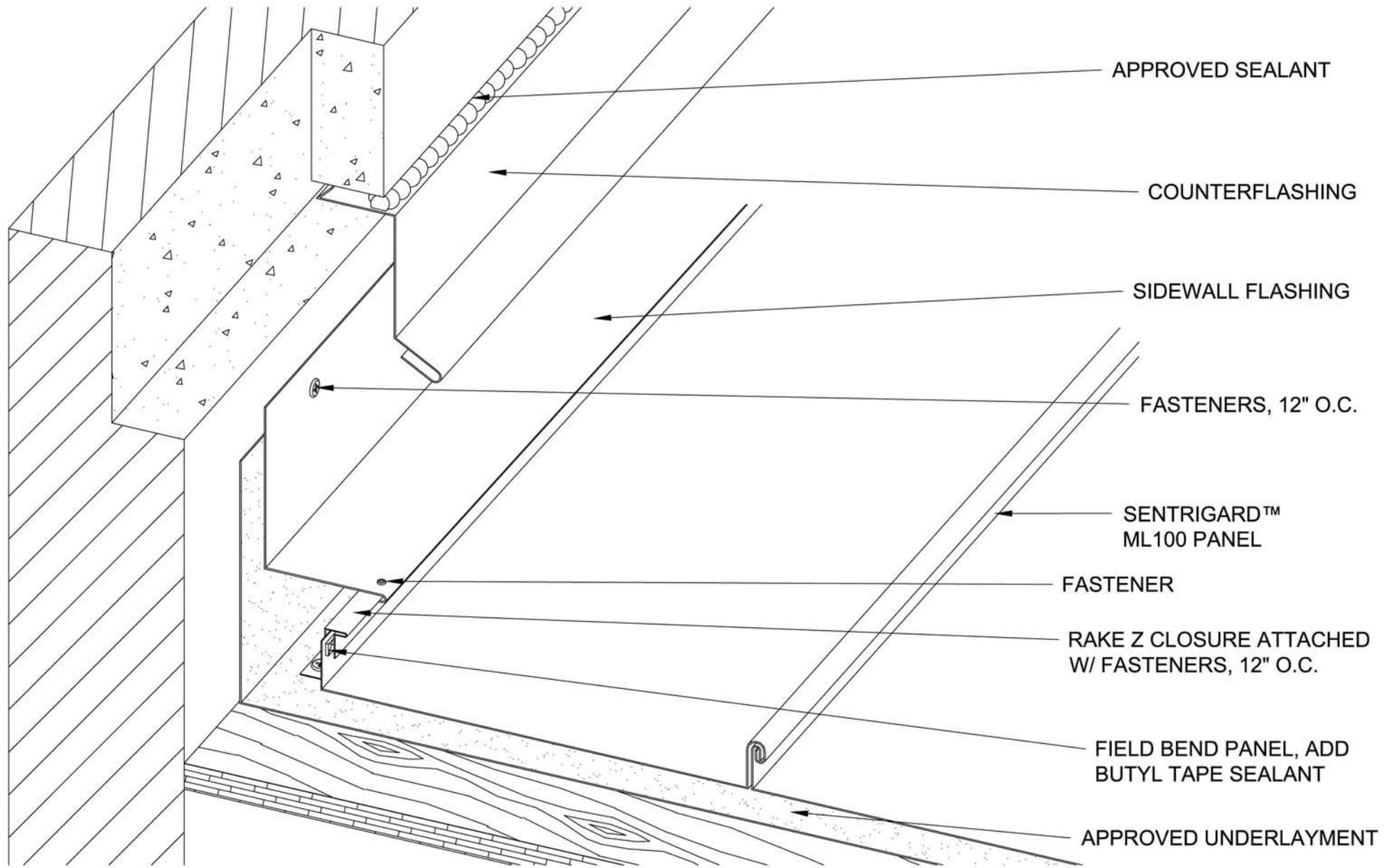
Date:

Scale: N/A

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SENTRIGARD ML 100 SW-1



Project:

Contractor:

Designer:

Date:

Scale:
N/A

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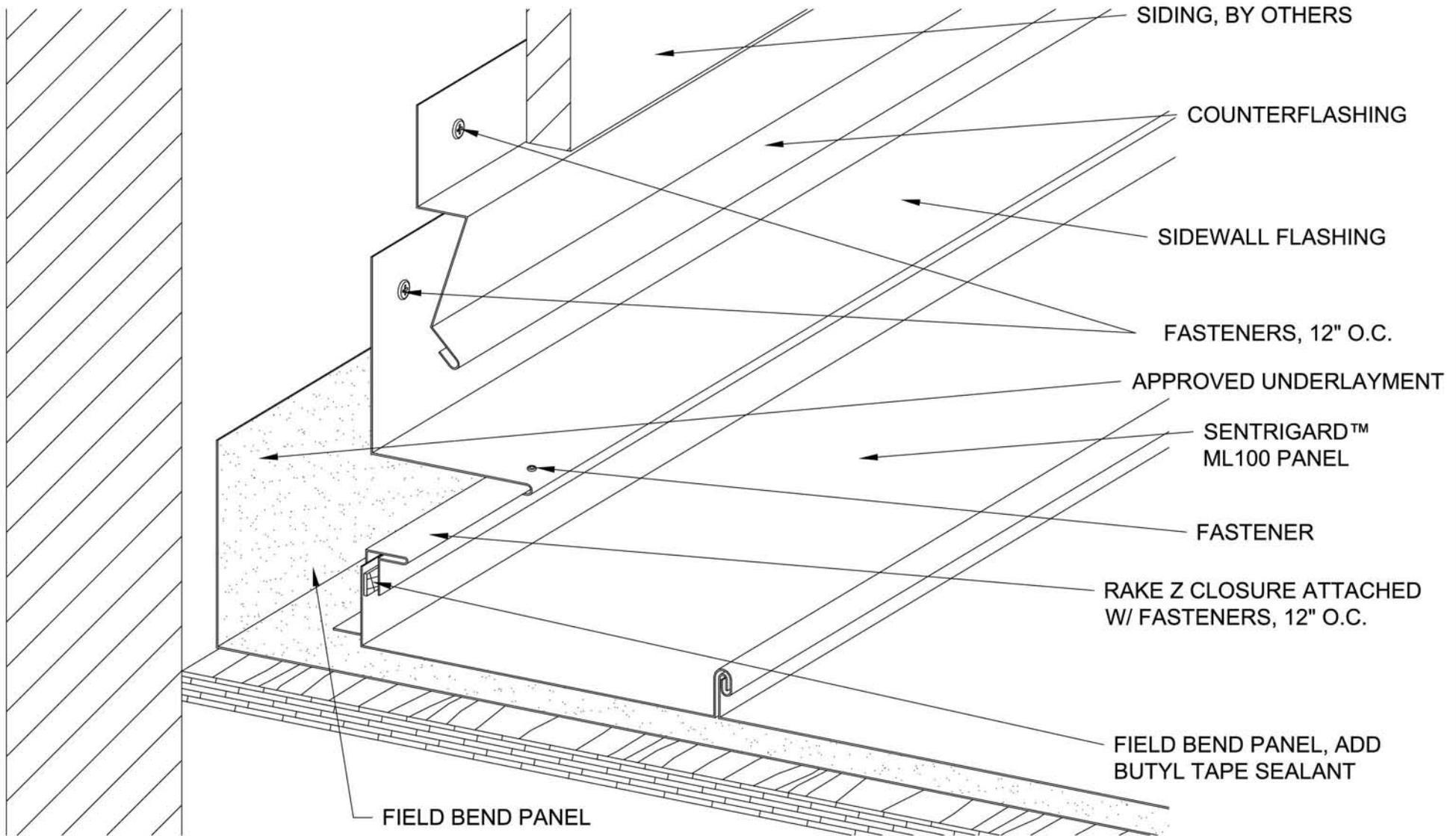
4M Metals Inc.

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Ridgeland, SC 29936

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SENTRIGARD ML 100 SW-2



Project:		
Contractor:		
Designer:	Date:	Scale:
		N/A

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SENTRIGARD ML 100 SW-3

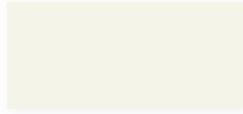


STANDARD STOCKED ARCHITECTURAL COLOR PALLETTE

CORE COLORS



Regal White □
SR: .70 IE: .85 SRI: 85



Bone White □
SR: .68 IE: .86 SRI: 82



Stone White Δ
SR: .62 IE: .85 SRI: 73



Almond Δ
SR: .63 IE: .86 SRI: 75



Sandstone Δ
SR: .47 IE: .86 SRI: 53



Sierra Tan
SR: .30 IE: .85 SRI: 30



Medium Bronze
SR: .26 IE: .84 SRI: 24



Mansard Brown
SR: .29 IE: .86 SRI: 29



Dark Bronze
SR: .26 IE: .84 SRI: 25



Extra Dark Bronze-
SR: .05 IE: .89 SRI: -1



Patina Green
SR: .25 IE: .87 SRI: 24



Classic Green
SR: .25 IE: .86 SRI: 24



Hartford Green~**
SR: .10 IE: .86 SRI: 4



Teal**
SR: .28 IE: .87 SRI: 28



Military Blue
SR: .31 IE: .87 SRI: 32



Slate Blue
SR: .27 IE: .86 SRI: 26



Regal Blue**
SR: .30 IE: .86 SRI: 30



Terra Cotta
SR: .39 IE: .85 SRI: 42



Banner Red**
SR: .44 IE: .86 SRI: 49



Colonial Red
SR: .31 IE: .87 SRI: 31



Brandywine**
SR: .27 IE: .87 SRI: 27



Dove Gray
SR: .49 IE: .87 SRI: 56



Slate Gray Δ
SR: .37 IE: .86 SRI: 39



Charcoal
SR: .08 IE: .90 SRI: 4.0



Matte Black
SR: .26 IE: .86 SRI: 25

MICA COLORS



Bright Silver Δ S66**
SR: .55 IE: .77 SRI: 61



Silversmith Δ S15**
SR: .48 IE: .80 SRI: 52



Champagne S20**
SR: .37 IE: .83 SRI: 38



Pewter S11**
SR: .36 IE: .85 SRI: 38



Bright Copper Δ S25**
SR: .41 IE: .85 SRI: 44



Aged Copper Metallic**
SR: .25 IE: .85 SRI: 23

** Featuring a pearlescent mica finish; subject to premium pricing. Colors shown are as close to actual colors as allowed by the printing process. Actual metal samples are available. Colors may appear different when viewed at different angles and under different lighting conditions. Due to product improvements, changes and other factors, we reserve the right to change or delete information herein without prior notice.

□ LEED compliant for low slope and steep slope

Δ LEED compliant for steep slope only

PVDF - 70% polyvinylidene flouride resin paint system

SR = Solar Reflectivity IE = Initial Emissivity SRI = Solar Reflective Index

** DENOTES COLORS SUBJECT TO PREMIUM PRICING

Please check website for most up to date SR, IE, and SRI Values

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TimberTech
EVERYTHING WOOD SHOULD BE®

OUTDOOR LIVING SOURCE BOOK

Decking, Railing & Accessories | 2025





We looked at the TimberTech
and I was like ... wow, this is real wood!

Mark & Jennifer | Palos Verdes, CA
TimberTech Homeowners



ADVANCED PVC

VINTAGE COLLECTION®

Exotic Hardwoods

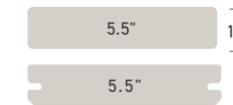
This collection captures the look of sought-after premium hardwoods — with a refined wire-brushed finish and multitone color blending featuring highlights and lowlights.

- Complex, multitone colors to reflect the natural variations in exotic woods
- With an Ignition Resistant designation, Class A Flame Spread Rating, and WUI Compliance, it's the best choice for fire zones
- Design flexibility with Multiwidth Decking in narrow, standard, and wide widths for all colors

NARROW



STANDARD



WIDE



MAX



RISER



FASCIA



Vintage Collection® in Weathered Teak®
Impression Rail Express® in Black with Modern Top Rail



TimberTech Advanced PVC has top-rated fire resistance

No other decking matches the beauty or performance of our **Vintage and Landmark Collections** and features an Ignition Resistant designation, Class A Flame Spread Rating and WUI Compliance.



Ignition Resistant

Ignition-resistant decking is less likely to catch fire compared to traditional and composite decking materials.



Class A Flame Spread Rating

A Class A Flame Spread Rating indicates superior fire resistance, meaning the material is highly effective at inhibiting flame spread.



WUI Compliant

Wildland Urban Interface Compliant materials resist flame spread and catching fire due to flying embers.



Vintage Collection® in Weathered Teak®
Impression Rail Express® in Black with Drink Rail

BEST CHOICE FOR FIRE ZONES

VINTAGE COLLECTION®

ADVANCED PVC

Ignition Resistant | Class A Flame Spread Rating | WUI Compliant

WEATHERED TEAK®	CYPRESS®	MAHOGANY	COASTLINE®
ENGLISH WALNUT®	DARK HICKORY		

LANDMARK COLLECTION®

ADVANCED PVC

Ignition Resistant | Class A Flame Spread Rating | WUI Compliant

FRENCH WHITE OAK®	CASTLE GATE™	AMERICAN WALNUT®	BOARDWALK®
-------------------	--------------	------------------	------------

HARVEST COLLECTION®

ADVANCED PVC

Class B Flame Spread Rating | WUI Compliant

SLATE GRAY	BROWNSTONE	KONA®
------------	------------	-------

PORCH COLLECTION

ADVANCED PVC

Class B Flame Spread Rating | WUI Compliant

OYSTER®	SLATE GRAY	COASTLINE®	WEATHERED TEAK®
New CYPRESS®	New ENGLISH WALNUT®	DARK HICKORY	MAHOGANY

RESERVE COLLECTION

COMPOSITE

WUI Compliant

ANTIQUE LEATHER®	DRIFTWOOD	DARK ROAST®	RECLAIMED CHESTNUT™
------------------	-----------	-------------	---------------------

PREMIER COLLECTION®

COMPOSITE

WUI Compliant

MARITIME GRAY™	DARK TEAK™
----------------	------------

*Fire-resistant SKUs only

*Square-shouldered boards only

LEARN MORE ABOUT FIRE-RESISTANT DECKING
[TIMBERTECH.COM/FIRE](https://www.timbertech.com/fire)



Two performance materials in more than 30 colors & styles

Compare the features, benefits, and value of TimberTech Advanced PVC and Composite.



COLLECTION	VINTAGE	LANDMARK	New HARVEST+	HARVEST	LEGACY	RESERVE	TERRAIN+	TERRAIN	PRIME+	PRIME / PREMIER
MATERIAL	CAPPED PVC				FOUR-SIDED CAPPED COMPOSITE				THREE - SIDED CAPPED COMPOSITE	
WARRANTY	Limited Lifetime Product Warranty; 50-Year Limited Fade & Stain Warranty				30-Year Limited Product and Fade & Stain Warranty				25-Year Limited Product and Fade & Stain Warranty	
FIRE ZONE	Ignition Resistant designation, Class A Flame Spread Rating, and WUI Compliant		Pending testing	WUI Compliant	-	Reserve FR collection WUI Compliant	-	-	Premier Square-shouldered Boards WUI Compliant	
HEAT RESISTANCE	Stays up to 30° cooler to the touch than competitive composite decking*				Average heat resistance					
SLIP RESISTANCE	Up to 40% better slip resistance, wet or dry, than leading competitor				Average slip resistance					
VALUE	PREMIUM	PREMIUM	PREMIUM	UPGRADE	PREMIUM	PREMIUM	UPGRADE	UPGRADE	STANDARD	STANDARD
MOISTURE RESISTANCE	BEST	BEST	BEST	BEST	BETTER	BETTER	BETTER	BETTER	GOOD	GOOD
MULTIWIDTH DECKING	Available in 3 widths	Standard width only	Standard width only	Slate Gray & Brownstone in wide & standard width	Standard width only					
GRAYS	COASTLINE™ DARK HICKORY™	BOARDWALK™ CASTLE GATE™	New TIMBER GRAY™	SLATE GRAY™	ASHWOOD™	DRIFTWOOD™	WEATHERED OAK™	SILVER MAPLE™	SEA SALT GRAY™	MARITIME GRAY™
BROWNS	CYPRESS™ MAHOGANY™ ENGLISH WALNUT™	AMERICAN WALNUT™	KONA™	PECAN™ MOCHA™ ESPRESSO™	DARK ROAST™	DARK OAK™	BROWN OAK™	DARK COCOA™	DARK TEAK™	
TANS	WEATHERED TEAK™	FRENCH WHITE OAK™	New TOASTED WHEAT™	BROWNSTONE™	TIGERWOOD™ WHITEWASH CEDAR™	RECLAIMED CHESTNUT™ ANTIQUE LEATHER™	NATURAL WHITE OAK™	COCONUT HUSK™		

*Although TimberTech Advanced PVC decking is cooler to the touch than many other composite deck board products, all decking products will get hot in the sun. Additionally, the darker the decking color, the hotter it will feel. For hotter climates, consider choosing a lighter color.

All printed samples are carefully reproduced to be as close to the actual sample as possible. Actual colors may vary due to printing limitations.

DOUBLE HUNG

MO (mm)	1-10 (559)	2-2 (660)	2-6 (762)	2-8 (813)	2-10 (864)
RO (mm)	1-10 1/2 (572)	2-2 1/2 (673)	2-6 1/2 (775)	2-8 1/2 (826)	2-10 1/2 (876)
FS (mm)	1-9 1/2 (546)	2-1 1/2 (648)	2-5 1/2 (749)	2-7 1/2 (800)	2-9 1/2 (851)
DLO (mm)	1-3 11/16 (398)	1-7 11/16 (500)	1-11 11/16 (602)	2-1 11/16 (652)	2-3 11/16 (703)
6-4 (1930)	3-0 (914)	3-0 (914)	3-0 (914)	3-0 (914)	3-0 (914)
6-0 (1829)	3-0 (914)	3-0 (914)	3-0 (914)	3-0 (914)	3-0 (914)
6-0 1/4 (1835)	3-0 1/4 (921)	3-0 1/4 (921)	3-0 1/4 (921)	3-0 1/4 (921)	3-0 1/4 (921)
6-3 3/4 (1924)	2-11 3/4 (908)	2-11 3/4 (908)	2-11 3/4 (908)	2-11 3/4 (908)	2-11 3/4 (908)
2-9 11/16 (856)	1-1 11/16 (348)	1-1 11/16 (348)	1-1 11/16 (348)	1-1 11/16 (348)	1-1 11/16 (348)
(S.O. 1-8 x 6-2)	(S.O. 1-8 x 2-10)				
ELDH2276	ELDH2236	ELDH2636	ELDH3036	ELDH3236	ELDH3436
(S.O. 2-0 x 6-2)	(S.O. 2-0 x 3-2)				
ELDH2676	ELDH2240	ELDH2640	ELDH3040	ELDH3240	ELDH3440
(S.O. 2-4 x 6-2)	(S.O. +8 x 3-6)	(S.O. 2-4 x 3-6)	(S.O. 2-4 x 3-6)	(S.O. 2-4 x 3-6)	(S.O. 2-4 x 3-6)
ELDH3076 E	ELDH2244	ELDH2644	ELDH3044	ELDH3244	ELDH3444
(S.O. 2-6 x 6-2)	(S.O. 1-8 x 3-10)	(S.O. 2-0 x 3-10)	(S.O. 2-4 x 3-10)	(S.O. 2-6 x 3-10)	(S.O. 2-8 x 3-10)
ELDH3276 E	ELDH2248	ELDH2648	ELDH3048	ELDH3248	ELDH3448
(S.O. 2-8 x 6-2)	(S.O. 1-8 x 4-2)	(S.O. 2-0 x 4-2)	(S.O. 2-4 x 4-2)	(S.O. 2-6 x 4-2)	(S.O. 2-8 x 4-2)
ELDH3476 E	ELDH2252	ELDH2652	ELDH3052	ELDH3252	ELDH3452
(S.O. 1-8 x 5-10)	(S.O. +8 x 4-6)	(S.O. 2-0 x 4-6)	(S.O. 2-4 x 4-6)	(S.O. 2-6 x 4-6)	(S.O. 2-8 x 4-6)
ELDH3272 E	ELDH2256	ELDH2656	ELDH3056	ELDH3256	ELDH3456
(S.O. 2-0 x 5-10)	(S.O. 1-8 x 4-10)	(S.O. 2-0 x 4-10)	(S.O. 2-4 x 4-10)	(S.O. 2-6 x 4-10)	(S.O. 2-8 x 4-10)
ELDH3472 E	ELDH2260	ELDH2660	ELDH3060	ELDH3260	ELDH3460
(S.O. 2-4 x 5-2)	(S.O. 1-8 x 5-2)	(S.O. 2-0 x 5-2)	(S.O. 2-4 x 5-2)	(S.O. 2-6 x 5-2)	(S.O. 2-8 x 5-2)
ELDH3068	ELDH2264	ELDH2664	ELDH3064	ELDH3264	ELDH3464
(S.O. 2-6 x 5-6)	(S.O. 2-0 x 5-6)	(S.O. 2-0 x 5-6)	(S.O. 2-4 x 5-6)	(S.O. 2-6 x 5-6)	(S.O. 2-8 x 5-6)
ELDH3268 E	ELDH2268	ELDH2668	ELDH3068	ELDH3268 E	ELDH3468 E
(S.O. 2-8 x 5-10)	(S.O. 1-8 x 5-6)	(S.O. 2-0 x 5-6)	(S.O. 2-4 x 5-6)	(S.O. 2-6 x 5-6)	(S.O. 2-8 x 5-6)
ELDH3472 E	ELDH2272	ELDH2672	ELDH3072	ELDH3272 E	ELDH3472 E
(S.O. 1-8 x 6-2)	(S.O. 1-8 x 5-2)	(S.O. 2-0 x 5-2)	(S.O. 2-4 x 5-2)	(S.O. 2-6 x 5-2)	(S.O. 2-8 x 5-2)
ELDH3476 E	ELDH2276	ELDH2676	ELDH3076 E	ELDH3276 E	ELDH3476 E

DOUBLE HUNG

MO (mm)	3-0 (914)	3-2 (965)	3-6 (1067)	4-0 (1219)	4-6 (1372)
RO (mm)	3-0 1/2 (927)	3-2 1/2 (978)	3-6 1/2 (1080)	4-0 1/2 (1232)	4-6 1/2 (1384)
FS (mm)	2-11 1/2 (902)	3-1 1/2 (953)	3-5 1/2 (1054)	3-11 1/2 (1207)	4-5 1/2 (1359)
DLO (mm)	2-5 11/16 (754)	2-7 11/16 (805)	2-11 11/16 (906)	3-5 11/16 (1059)	3-11 11/16 (1211)
3-0 (914) 3-0 1/4 (921) 3-0 1/4 (921) 2-11 3/4 (908) 1-1 11/16 (348)	 ELDH3636	 ELDH3836	 ELDH4236	 ELDH4836	 ELDH5436
3-4 (1016) 3-4 1/4 (1022) 3-3 3/4 (1010) 1-3 11/16 (398)	 ELDH3640	 ELDH3840	 ELDH4240	 ELDH4840	 ELDH5440
3-8 (1176) 3-8 1/4 (1124) 3-7 3/4 (1111) 1-5 11/16 (449)	 ELDH3644	 ELDH3844	 ELDH4244	 ELDH4844	 ELDH5444
4-0 (1219) 4-0 1/4 (1226) 3-11 3/4 (1213) 1-7 11/16 (600)	 ELDH3648	 ELDH3848	 ELDH4248	 ELDH4848	 ELDH5448
4-4 (1321) 4-4 1/4 (1327) 4-3 3/4 (1314) 1-9 11/16 (651)	 ELDH3652	 ELDH3852	 ELDH4252	 ELDH4852	 ELDH5452
4-8 (1422) 4-8 1/4 (1429) 4-7 3/4 (1416) 1-11 11/16 (602)	 ELDH3656	 ELDH3856	 ELDH4256	 ELDH4856	 ELDH5456
5-0 (1524) 5-0 1/4 (1530) 4-11 3/4 (1518) 2-1 11/16 (652)	 ELDH3660 E	 ELDH3860 E	 ELDH4260 E	 ELDH4860 E	 ELDH5460 E
5-4 (1626) 5-4 1/4 (1632) 5-3 3/4 (1619) 2-3 11/16 (703)	 ELDH3664 E	 ELDH3864 E	 ELDH4264 E	 ELDH4864 E	 ELDH5464 E
5-8 (1727) 5-8 1/4 (1734) 5-7 3/4 (1721) 2-5 11/16 (754)	 ELDH3668 E	 ELDH3868 E	 ELDH4268 E	 ELDH4868 E	 ELDH5468 E
6-0 (1829) 6-0 1/4 (1835) 5-11 3/4 (1822) 2-7 11/16 (805)	 ELDH3672 E	 ELDH3872 E	 ELDH4272 E	 ELDH4872 E	 ELDH5472 E
6-4 (1930) 6-4 1/4 (1937) 6-3 3/4 (1924) 2-9 11/16 (856)	 ELDH3676 E	 ELDH3876 E	 ELDH4276 E	 ELDH4876 E	 ELDH5476 E

Details and Elevations not to scale.

Special sized units available within and outside of CN matrix. Please contact your Marvin dealer.

Minimum frame size: 17 1/2" x 27 3/4"

Maximum frame size: 53 1/2" x 83 3/4"

Optional Double Hung GBGs and SDLs are available in a standard Rectangular cut shown. Other available lite cuts shown on page 3.

When ordering 6 9/16" (167 mm) or 6 13/16" (173 mm) jambs, add 1/4" (6 mm) to width and 1/8" (3 mm) to height for Rough Opening, Frame Size and Masonry Opening.

E = These windows meet National Egress Codes for fire evacuation. Local codes may differ.

Available in equal, cottage, and reverse cottage sash configurations. Cottage and reverse cottage sash configurations are not available below CN 36 height and above CN 68 height.

For further details and drawings visit the 'Tools and Documents' section at Marvin.com.

MULTIPLE ASSEMBLIES

Multiple assemblies can be factory mullied.

MAXIMUM ROUGH OPENING not to exceed 113 1/2" x 76 1/4" Maximum up to 5 units wide by 1 unit high.

MAXIMUM ROUGH OPENING not to exceed 84" x 92" Maximum up to 3 units wide by 5 units high.

Field mull kits are available. Structural mullion reinforcement is required for some assemblies.

Please consult your local Marvin representative for more information.



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Color White Paint Colors **SW 7004 Snowbound**

SW 7757

SW 7004

SW 7003

SW 7028

SW 7014

SW 7646

SW 7648

SAVE

September 2022 Color of the Month

SW 7004

Snowbound

FULL DETAILS

With its slight gray undertone, this versatile cool white pairs well with other gray-influenced colors. Like stepping into a snowy glade.

Get this color in a:



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Paint Sample



Interior Paint



Exterior Paint



Actual color may vary from on-screen representation. To confirm your color choices prior to purchase, please view a physical color sample.

Coordinating Colors

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SW 7641

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SW 9157

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- Traveler Collection

- Traveler Flush Collection

- Vestibule Collection

- ABOUT

CONTEMPO FLUSH COLLECTION

Contempo Flush Collection

A popular design from The CopperSmith, the Contempo Lanterns are the embodiment of sleek and contemporary. At home inside or out, the Contempo Flush Mount Lantern is a modern take on the traditional style copper lantern.

Please view your available mount and accessory options below. For more information, select the How to Order button.

FINISHES:



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MATTE BLACK



GRAPHITE



OIL RUBBED BRONZE



STARDUST SILVER

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Features

Contempo Flush Features:

- Solid 20 oz copper construction
- Riveted and soldered construction
- Solid brass hinges, door latches, and hardware
- Solid copper and brass light clusters
- Forged brass gas valves, stems, and burner tips
- Full heat-tempered glass panels
- Marine-grade aluminum accessories
- Powder-coated accessories
- CSA certified
- Multiple power sources
- Recessed doors
- Custom brass finials

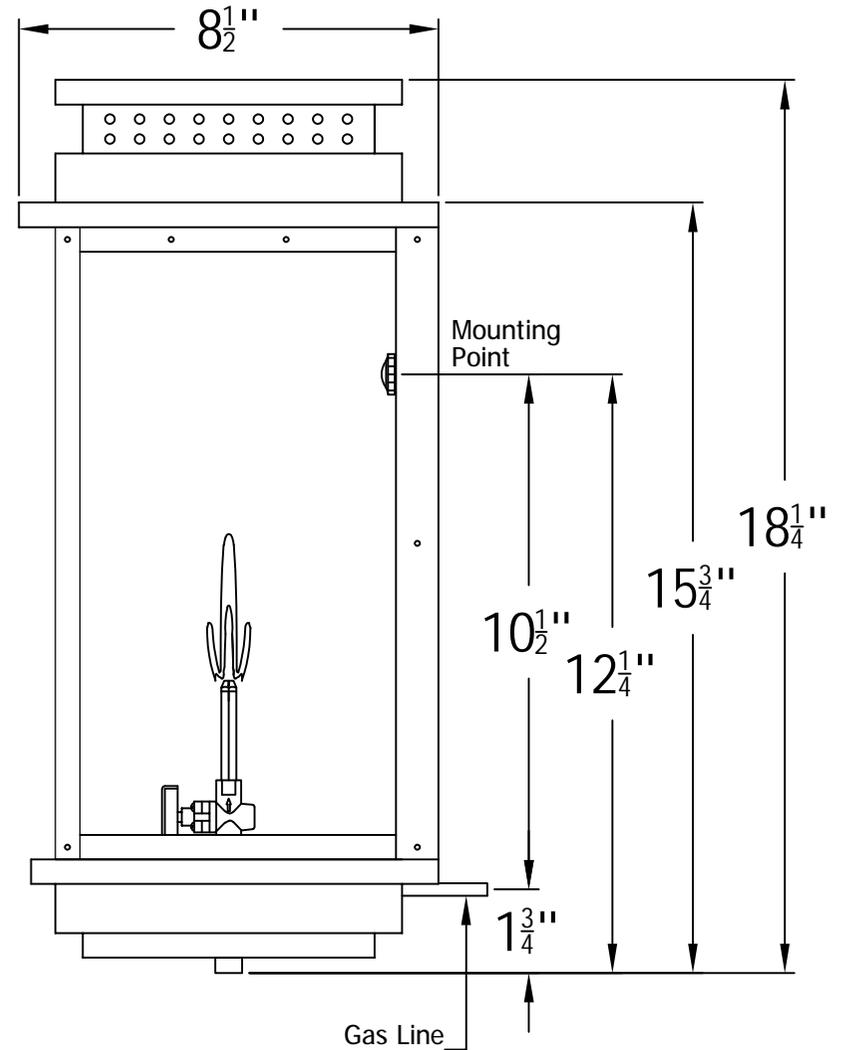
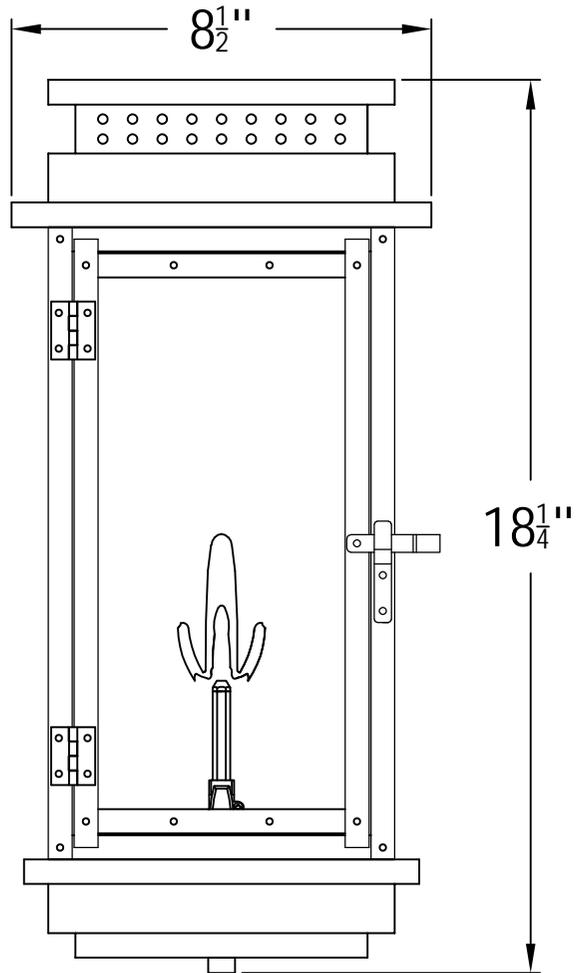


SHARE

 Flame Information



CONTEMPO FLUSH 18 Gas(FCO-18G)



The CopperSmith (BDT)

Product Description	Drawing Description	9152 Hard Drive
Burner: Single	REV: A/0	Foley Alabama 36536
Gas Valve Name: VNG(P) 50	Date: 04/16/2021	SKU Number: FCO-18G
	Drawing by: Jason Huang	Product Name: Contempo Flush 18 Gas



STAFF REPORT: Historic District Review Board (HRB)

914 NEWCASTLE STREET - Final Approval

DATE: June 11, 2025

GENERAL INFORMATION		
Applicant:	Megan Chancellor Crumrine for Mr. & Mrs. Kearns	
Site Address / Tax PIN:	914 Newcastle Street; R120 004 000 0279 0000	
Applicant's Request:	Applicant is requesting approval for construction of a new single-family residence. The house is 2,853 SF of (conditioned space).	
Current Zoning:	T4-HISTORIC NEIGHBORHOOD (T4-HN)	
Contributing/Neighborhood	Non-Contributing (vacant lot) / Northwest Quadrant	
Flood Zone/Base Flood	Flood Zone X, Elevation: 19'-21'	
Lot size / Propose square footage of building / lot coverage	5,917 sq. ft. (0.136 ac.) / 2,853 sq. ft. (roofed: 3,062 sq. ft.) = 52% roofed coverage	
ZONING DISTRICT INFORMATION		
T4-HN		
Lot Width at Setback:	40 ft min. (60 ft min in The Point)	
Minimum Lot Size:	4,000 sq. ft. (6,000 sq. ft. in The Point)	
Max Lot Coverage:	55% of lot area (This percentage indicates maximum lot coverage by roofs; total impervious coverage may be an additional 10%. Parcels may also be subject to Section 8.3 - Stormwater)	
Min. Frontage Build Out	75% max.	
Front Setback	Average Prevailing Setback on Block	
Side Setback	Corner: 5 ft min.; Interior: 6 ft min. (10 ft min. in The Point)	
Rear Setback	15 ft min; from alley: 0 ft.	
Building Height:	3 stories max.	
SURROUNDING ZONING, LAND USE AND REQUIRED BUFFERS		
Adjacent Zoning	Adjacent Land Uses	Setbacks for Adjacent Zoning /Buffer required if rezoned
North: T4-HN	Historic house (1103 Greene St., ca. 1880)	N/A
South: T4-HN	Residential house (non-contribut.)	N/A
East: T4-HN	Washington Park	N/A
West: T4-HN	Historic house (1104 Greene St., ca. 1925)	N/A

Background: The applicant is proposing to build a new single-family residence, including an in-law apartment over the attached garage, at the corner of Newcastle and Greene Streets. The lot is currently undeveloped and is located across from Washington Park. **Approximate square footage of conditioned living space: 2,853 sq.ft.**

Project timeline

Jan. 2025	Feb.	Mar.	Apr.	May	Jun.	Jul.	Aug.	Sep.	Oct.	Nov.	Dec.
	2/28: HTRC application	3/5: HTRC Meeting 3/21: HRB – 1 st application	4/09: 1 st HRB Meeting	5/27: HRB – 2 nd application	6/11: 2 nd HRB Meeting						

Applicant has been to the HRB Meeting on April 9, 2025 – Summary of Decision Letter presented:

1. Reducing the roof pitch from 10’12” to 9’12” and reducing the height of the main house from 9’ to 8’6”.
2. Applicant to provide site pervious/impervious coverage on the site plan. Per Section 2.4.1.A, the maximum lot coverage is 55% (total lot coverage by roofs). An additional 10% is allowed for pervious coverage.
3. Applicant to demonstrate compliance with setbacks per Section 2.4.1.B. Applicant is showing a 15’ front setback, but this setback needs to be shown as the average prevailing setback on the block.
4. Staff is supportive of the fenestration and architectural details at a conceptual level. Applicant to provide window and door details and material cutsheets for a later submittal.
5. Staff does not support the tabby finish on the raised slab and recommends utilizing a different material.

Summary of applicant’s revisions based on HRB comments from 4/09:

<u>Discussed item subject to revision:</u>	<u>Incorporated revision with current request (6/11):</u>
1. Reduction of roof pitch & height of main house	Roof pitches all have been reduced from a ratio of 10:12 to 9:12; <u>Main house – Second floor ceiling heights</u> have been reduced from 9’0” to 8’6” (- 6”); <u>Overall main house roof height</u> reduced from 32’8” to 31’0” (- 8”); <u>Attached garage/loft roof height</u> reduced from 29’2” to 28’2” (- 1’)
2. Maximum Lot Coverage by roofs may not exceed 55% (applicant to show on plan!)	Revised plans show total overall lot coverage by roofed area of: ~ 52% (51.7%)
3. Front setback of 15’ from Greene St. needs to be shown as the prevailing front setback on block (as existing)	Applicant has researched prevailing front setback from Centerline of Greene St. (ROW) on both sides of the street to be 35’ (new Kearns residence: 33’2”)

4. Applicant to provide window and door details and material cutsheets	Applicant has provided specs/cutsheets for following materials: a. roof shingles' b. roof porches; c. eaves & fascia; d. siding; e. columns & corner trim; f. brick piers & stairs; g. doors; h. windows; i. exterior lighting (see enclosed in packet and staff presentation)
5. Do not use tabby finish on raised slab	Revised plans from applicant shows "Hogs Board wall" & "Brick over CMU piers" instead of "Tabby Finishes"

Applicant has been to the HTRC Meeting on March 5, 2025 and has been presented with following comments:

Regarding Architecture (by Meadors Architects, Charleston):

1. Applicant to provide site pervious/impervious coverage. Per Section 2.4.1.A, the maximum lot coverage is 55% (total lot coverage by roofs). An additional 10% is allowed for pervious coverage.
2. Applicant to provide frontage buildout. Per Section 2.4.1.A, the frontage buildout is 75% max.
3. Applicant to demonstrate compliance with setbacks per Section 2.4.1.B. Average prevailing setback; applicant is showing a 15' setback. There is also a 5' min. side setback on a corner
4. Overall, staff has concerns that the scale of this house appears too large, particularly on the left façade facing Washington Park. Staff recommends studying ways to reduce the massing of this building, such as:
 - o detaching the garage
 - o reducing the height of the garage and apartment portion. The current plate height for the garage is 10', and the apartment ceiling height is 9', making the structure almost 30' tall. Applicant should consider lowering the garage portion and study ways to reduce the height of the apartment, such as vaulting the ceilings and introducing dormers.
 - o Reducing the slope of the main roof and lowering the second-floor plate height from 9' to 8'-6" or 8'-8".
 - o The ceilings on the first floor are 10'. Could these be reduced to 9'-6" or 9'?
5. Staff also recommends providing a street section to get a better understanding of how this building's massing and scale relates to the adjacent historic properties and the park.

Historic Beaufort Foundation (HBF) remarks:

- A. The massing and scale appear larger than structures on any of the immediately surrounding block fronts- Newcastle, Greene or Washington. The scale and massing are more critical when the site is a very visible corner lot. Other than Washington Park, the historic street fronts and immediate neighborhood have a distinct pattern and rhythm which can be disrupted if not respected.
- B. These concerns could be addressed by changing or softening the pitch of the rooflines and reducing the overall scale and massing to better reflect the neighborhood pattern and rhythm.

Follow-up responses from the applicant regarding HTRC comments:

<u>Item</u>	<u>Applicant response(s)</u>
Maximum Lot Coverage (55% + 10% = total impervious coverage)	59% proposed; within the 65% requirement
Frontage buildout may only be 75% max.	73% proposed; within the 75% requirement
Setbacks shown: 15' at front (along Greene St.); 5' corner side setback (along Newcastle St.); 6' interior side (rear) & 15' from alley	See Plan sheet C3
Massing concerns: a) detach garage; b) height of garage/granny-flat; c) roof slope and 2 nd floor ceiling height; d) building height & massing in relation to surrounding neighborhood	a) Having an attached garage is a priority for the owner. b) – d) Both the main house's and garage's height will be reduced 6"
Applicant to provide street section to get better understanding of house's massing and scaling in relation to neighboring structures	The proposed house is within a 1' range of the height of the historic house across the street.
<i>HBF</i> : Massing and scaling is critical at this corner lot location (also across from Washington Park) and needs to better represent neighborhood pattern	The design took hints from the historic structure across the street at 1101/1103 Greene St. (that structure is 32' tall with the proposed house being 32' 8").
<i>HBF</i> : Massing & scaling to reflect neighborhood pattern by softening roof pitch and overall reduction	Overall massing is reduced by lowering height of main house and garage by 6".

Tree Removal Proposed:

No Specimen/Landmark trees will be affected, as only Laurel Oak trees will be removed. One (1) 22" Live Oak along Greene St. and at least two (2) Palmetto trees along Newcastle St. will be preserved.

Surrounding Area:

This property is located in the Northwest Quadrant. The buildings on the block and surrounding area are made up of both contributing and non-contributing structures. The height of the surrounding building range between one and two full stories.

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

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

4.7.2 Integrity Guidelines (as per Beaufort Development Code)	<u>Rationale Present (yes/no)</u>	<u>Staff Analysis of Rationale</u>
1. Location: This is the relationship between the property and its historical context.	Yes	✓ This corner lot presents a prime and highly visible location adjacent to 1103 Greene St. (two-story historic home) & Washington Park
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	✓ Architectural design elements of 1103 Greene St. have been included in new construction; it also represents what is commonly referred to as the “Beaufort style”
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	✓ This corner lot presents a prime opportunity to fill-in and underlines its potential in creating a more urban feel in immediate proximity to other historically larger residences (e.g. 1103 Greene St.) as well as Washington Park
4. Materials: These are the physical elements that make up a property or district.	Yes	✓ The materials and workmanship represent the general historic architecture and are well suited for the type and location of structure.
5. Workmanship: This is the physical evidence of the crafts of a particular culture or time period. This particularly applies to rehabilitation projects, but for new infill projects, workmanship of surrounding structures should be considered and respected.	Yes	✓ See Above
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	Yes	✓ Proposed infill development complements and enhances the historic feeling of the

projects, the feeling of surrounding structures should be considered and respected.		surrounding neighborhood and the overall importance of the Beaufort Historic District
7. Association: This is the direct link between an important historic event or person and a property.	N/A	✓ Staff has not found any relevant history or persons directly linked to this specific property.

FINDINGS AND RECOMMENDATIONS

Staff Recommendation: Staff recommends **FINAL APPROVAL**, in that it satisfies the intent of the Beaufort Preservation Manual and requirements of the Beaufort Code as well as the HRB conditions from the project's preliminary approval granted on 4/9:

1. **Massing and scaling of proposed new single-family house – Requested revisions to roof height and roof pitches:**
 - a. 10:12 roof slopes have been reduced to 9:12
 - b. Overall height of main house has been reduced from 32'8" to 31'0."
 - c. Second floor ceiling heights of main house have been reduced from 9'0" to 8'6."
 - d. Attached garage/loft roof height has been reduced from 29'2" to 28'2."
2. **Other information which was requested and has been provided by the applicant:**
 - a. Applicant has provided cutsheets for following materials: a. metal and asphalt shingle roofing, c. eaves & fascia; d. siding; e. columns & corner trim; f. brick piers & stairs; g. doors; h. windows; i. exterior lighting (see enclosed in packet and staff presentation)
 - b. Applicant was to show that the applied 15' front setback was the prevailing average front setback on the block: Applicant has researched prevailing front setback from Centerline of Greene St. (ROW) on both sides of the street to average 35'; the new Kearns residence is 33'2" from the CL of that ROW.
 - c. Applicant has substituted the tabby finish over the raised slab with "hog board" and CMU piers with a brick veneer; applicant also has changed stucco finish on the chimney to brick veneer. Staff is supportive of these changes.
3. Applicant to note on the drawings that all windows and doors are to have exterior grilles with interior spacer bars.
4. Applicant to note that all cementitious material must have a smooth finish per Section 4.6.3.A.1.