



REGULAR MEETING OF ARCHITECTURAL REVIEW BOARD

SEPTEMBER 8, 2026 - 5:30 PM

MUNICIPAL COURTROOM
2222 HIGHMARKET STREET
GEORGETOWN, SOUTH CAROLINA

Notice of this meeting has been made in accordance with the South Carolina Code of Laws as amended.

I. CALL TO ORDER

II. APPROVAL OF MINUTES

- A. Approval of the Minutes from the August 3, 2026 Architectural Review Board Meeting

III. PUBLIC INPUT ON NON-AGENDA ITEMS

IV. OLD BUSINESS

- A. **ARB-2026-0030 – Request: Mechanical System at 132 Saint James Street. TMS# 05-0033-075-00-00** Request to install a whole house generator.
 - 1. Staff Presentation
 - 2. Applicant Presentation
 - 3. Public Input *(Chairman to determine time limit in accordance with Article III Section 5 of the Architectural Review Board bylaws)*
 - 4. Applicant Reply
 - 5. Motion and Board Discussion

V. NEW BUSINESS

- A. **ARB-2026-0034 –Request: Alteration for 623 Front Street, Unit 215. TMS# 05-0029-112-01-15.** Request to replace four (4) windows, two of which are on the roof.
 - 1. Staff Presentation
 - 2. Applicant Presentation
 - 3. Public Input *(Chairman to determine time limit in accordance with Article III Section 5 of the Architectural Review Board bylaws)*
 - 4. Applicant Reply
 - 5. Motion and Board Discussion
- B. **ARB-2026-0035 –Request: Repair/alteration for 416 Front St. TMS# 05-0032-015-00-00.** Request to replace the existing gate with a new gate and replace the existing river rock gravel driveway with a brick perimeter wall and paver surface.
 - 1. Staff Presentation
 - 2. Applicant Presentation
 - 3. Public Input *(Chairman to determine time limit in accordance with Article III Section 5 of the Architectural Review Board bylaws)*

4. Applicant Reply
 5. Motion and Board Discussion
- C. **ARB-2026-0036 –Request: Repair for 213 (211) Orange St. TMS# 05-0027-264-00-00.** Request to replace the existing wood fence and gate with a black aluminum fence and double door 10-foot wide gate.
1. Staff Presentation
 2. Applicant Presentation
 3. Public Input *(Chairman to determine time limit in accordance with Article III Section 5 of the Architectural Review Board bylaws)*
 4. Applicant Reply
 5. Motion and Board Discussion
- D. **ARB-2026-0037 - Request: Extension for 209 Meeting St. TMS# 05-0033-019-00-00.** Request to extend the time for a COA issued on September 9, 2024.
1. Staff Presentation
 2. Applicant Presentation
 3. Public Input *(Chairman to determine time limit in accordance with Article III Section 5 of the Architectural Review Board bylaws)*
 4. Applicant Reply
 5. Motion and Board Discussion
- E. **ARB-2026-0038 – Request: Demolition and repairs at 419 Cannon Street. TMS# 05-0030-024-00-00.** Request to replace windows on the sides and rear of the home; possible replacement of seven (7) windows and raising several of them to ensure the same height at the top of the window frames. Applicant is also requesting approval to replace the doors, with wood doors, if replacements cannot be salvaged.
1. Staff Presentation
 2. Applicant Presentation
 3. Public Input *(Chairman to determine time limit in accordance with Article III Section 5 of the Architectural Review Board bylaws)*
 4. Applicant Reply
 5. Motion and Board Discussion
- F. **ARB-2026-0039 –Request: New construction for 310 King St. TMS# 05-0027-206-01-00.** Request to construct a new single-family dwelling.
1. Staff Presentation
 2. Applicant Presentation
 3. Public Input *(Chairman to determine time limit in accordance with Article III Section 5 of the Architectural Review Board bylaws)*
 4. Applicant Reply
 5. Motion and Board Discussion
- G. **ARB-2026-0040 –Request: Repair/alteration for 1013 Highmarket St. TMS# 05-0026-055-00-00.** Request to repair an existing dwelling, to include replacement of siding, windows, gutters, and the roof. Improvements will also include cleaning the foundation surface, repairing the porch railings and chimney, and replacing and relocating mechanical units.
1. Staff Presentation

2. Applicant Presentation

3. Public Input *(Chairman to determine time limit in accordance with Article III Section 5 of the Architectural Review Board bylaws)*

4. Applicant Reply

5. Motion and Board Discussion

H. ARB-2026-0041 –Request: Demolition and repair for 212 Orange St. TMS# 05-0027-272-00-00.

Request to repair the gutters and demolish the rear section of the garage that traverses the property line, to include resealing the existing structure where there is rot, and frame the back wall to close off from elements and apply siding. Rebuild the existing roof and add shingles to match that of the existing roof design.

1. Staff Presentation

2. Applicant Presentation

3. Public Input *(Chairman to determine time limit in accordance with Article III Section 5 of the Architectural Review Board bylaws)*

4. Applicant Reply

5. Motion and Board Discussion

I. ARB-2026-0042 –Request: Additions and repair for 1010 Highmarket Street. TMS# 05-05-0027-201-00-00.

Request to remove a section of the roof over the kitchen and rebuild on a slope. Applicant is also requesting permission to add a screened in back porch, with a outdoor brick fireplace, add a bishop chimney cap to match that of existing ones, add 2 gas lanterns on either side of the front door, and replace the shutters.

1. Staff Presentation

2. Applicant Presentation

3. Public Input *(Chairman to determine time limit in accordance with Article III Section 5 of the Architectural Review Board bylaws)*

4. Applicant Reply

5. Motion and Board Discussion

VI. BOARD DISCUSSION

VII. MOTION TO AUTHORIZE STAFF TO TYPE HANDWRITTEN CHANGES ON THE ORDERS OF THE BOARD

VIII. ADJOURNMENT

MAYOR
JAY DOYLE

CITY ADMINISTRATOR
SCOTT WHITTIER

CITY CLERK
STEPHANIE BUCCIONE



COUNCIL MEMBERS
MAYOR PRO TEMPORE
JESSIE WALKER

BRUCE CARL
ERIN ETHRIDGE
TAMIKA WILLIAMS-OBENG
SHARON MELTON
HOBSON HENRY MILTON

Planning and Community Development Department
(843) 545-4010 | planning@georgetownsc.gov

CITY OF GEORGETOWN ARCHITECTURAL REVIEW BOARD

MEETING DATE: August 3, 2026

AGENDA ITEM: ARB-2026-0030 – Request: Mechanical System at 132 Saint James Street. TMS# 05-0033-075-00-00 Request to install a whole house generator.

PROPERTY INFORMATION:

Address:	132 Saint James Street
Applicant/Property Owner:	Douglas Wendel
Zoning District:	High Density Residential (R4) (<i>Reference item 1</i>)
Overlay District:	Historic Buildings Overlay District (HD) (<i>Reference item 1</i>)
2040 Comprehensive Plan – FLUM:	Historic District Residential (<i>Reference item 2</i>)
Flood Zone:	AE10 (<i>Reference item 3</i>)
Use of the Property:	Single-family residential dwelling
Contribution to Historic District:	Yes (<i>See attached</i>)

APPLICABLE GUIDELINES:

All applicable guidelines can be found in the City of Georgetown Unified Development Ordinance Article XX: Historic Buildings District on the City of Georgetown website.

2011.8 Mechanical Systems

2011.801 Policy and Justification

Mechanical systems such as window air conditioners and exterior HVAC system components should be placed at rear elevations or non-readily visible side elevations. Mechanical systems should not be installed on primary or readily visible side elevations unless they are effectively screened by landscaping or fencing.

2011.802 Standards

- (1) Mechanical systems should be located on rear or non-readily visible side elevations.
- (2) The installation of mechanical systems on primary facades or readily visible side façades is not appropriate but may be considered if the systems are effectively screened through landscaping, fencing, or lattice panels.
- (3) The addition of air conditioning units in window openings should only be in windows on rear or non-readily visible side elevations. This installation should not result in the loss of the original window and be reversible if the unit is removed at a later date.

- (4) Mechanical units and electrical and gas meters should be as unobtrusive as possible and screened if in a visible location.
- (5) Roof-mounted equipment should not be placed on front or corner side yard-facing roof planes and should be set back from the edges of roofs and screened, so that it is not visible to pedestrians and does not detract from the historic character of the dwelling.

OPTIONS:

- 1. Approve request as submitted by applicant.
- 2. Approve application with conditions imposed by the Architectural Review Board.
- 3. Deny request.
- 4. Defer request for more information. The time limit of deferral must be mutually agreed upon between the board and the applicant.

If approved, building permit application, a copy of the COA, and applicable fees are required to be submitted to the Planning & Community Development Department prior to commencement of any work.

REFERENCE MATERIALS

REFERENCE ITEM 1: City of Georgetown Zoning Map *Please note the new Historic District Survey layer indicators. Orange indicates a Non-Contributing status, Blue indicates a Contributing status, black indicates no survey.*

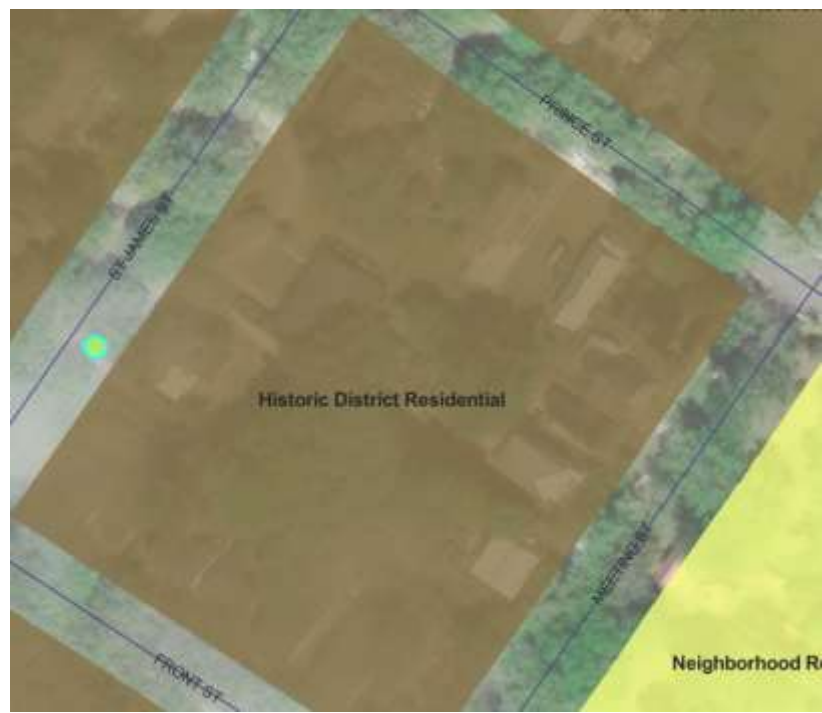


Parcel View



Block View

REFERENCE ITEM 2: City of Georgetown Future Land Use Map *Approximate position of property in question indicated by dot.*



REFERENCE ITEM 3: FEMA Flood Map

[Overview](#)
[Activity](#)
[Records](#)
[Files](#)

Flood zone	ⓘ AE
Coastal A zone	No
Supplemental Coastal A	No
In Floodway	No
In CBRS	No
In OPA	No
Base Flood Elevation	10.0 ft
Design Flood Elevation ⓘ	12.0 ft
Datum	NAVD88
FIRM Panel Effective Date	5/9/2023
FIRM panel	45043C0485G

Statewide Survey of Historic Properties
State Historic Preservation Office
South Carolina Department of Archives and History
8301 Parklane Rd.
Columbia, SC 29223-4905 (803) 896-6100

Control Number: U / 43 / 191-0121
Status County No Site No
Quad Name: Georgetown South
Tax Map No.: 05-0033-075-00-00

Intensive Documentation Form

Identification

Historic Name: Kirton, Samuel, House
Common Name:
Address/Location: 132 St. James Street

City: Georgetown County: Georgetown
Vicinity of:
Ownership: Private Category: building
Historical Use: Domestic
Current Use: Domestic

National Register of Historic Places Information

SHPO National Register Determination: Contributes to Listed District
Notes on National Register Status: Georgetown Historical Society Site # 14.

Other Designation:

Property Description

Construction Date: c. 1830 Commercial Form: Stories: 1 1/2 stories
Alteration Date: c. 1910, 1980 Historic Core Shape: rectangular

Roof Features

Shape: gable, lateral

Materials: composition shingle

Porch Features

Porch Width: facade and left elevation

Shape: hip

Construction Method: frame
Exterior Walls: weatherboard
Foundation: raised basement

Significant Architectural Features: Greek Revival Raised Cottage: 2/2 sash, single-leaf door with transom and sidelights, 2 interior chimneys at rear roof slope, porch along both street elevations with Tuscan posts and slat balusters.

Alterations: c. 1910: 1-story additions. 1980: rear shed dormer.

Architect(s)/Builder(s):

Historical Information

Historical Information: House and lot were owned by Samuel Kirton at his death in 1855.

Source of Information: "A Guide to the City of Georgetown Historic District" (Georgetown Historical Society, rev. ed. 1995), p. 26. San

Photographs

Roll No.	Neg. No.	View of
		Side Elevation, Looking NE
		Façade, Looking SE
		Façade and Side Elevations, Looking S
		Façade and Side Elevations, Looking NW



Use Grid for Sketching

ST. JAMES STREET

191-0121

PRINCE STREET

Program Management

Recorded by: Ellen Jenkins (TRC)

Date Recorded: 6/23/2010

191-0121: 132 St. James Street



Date Filed: 7/7/24

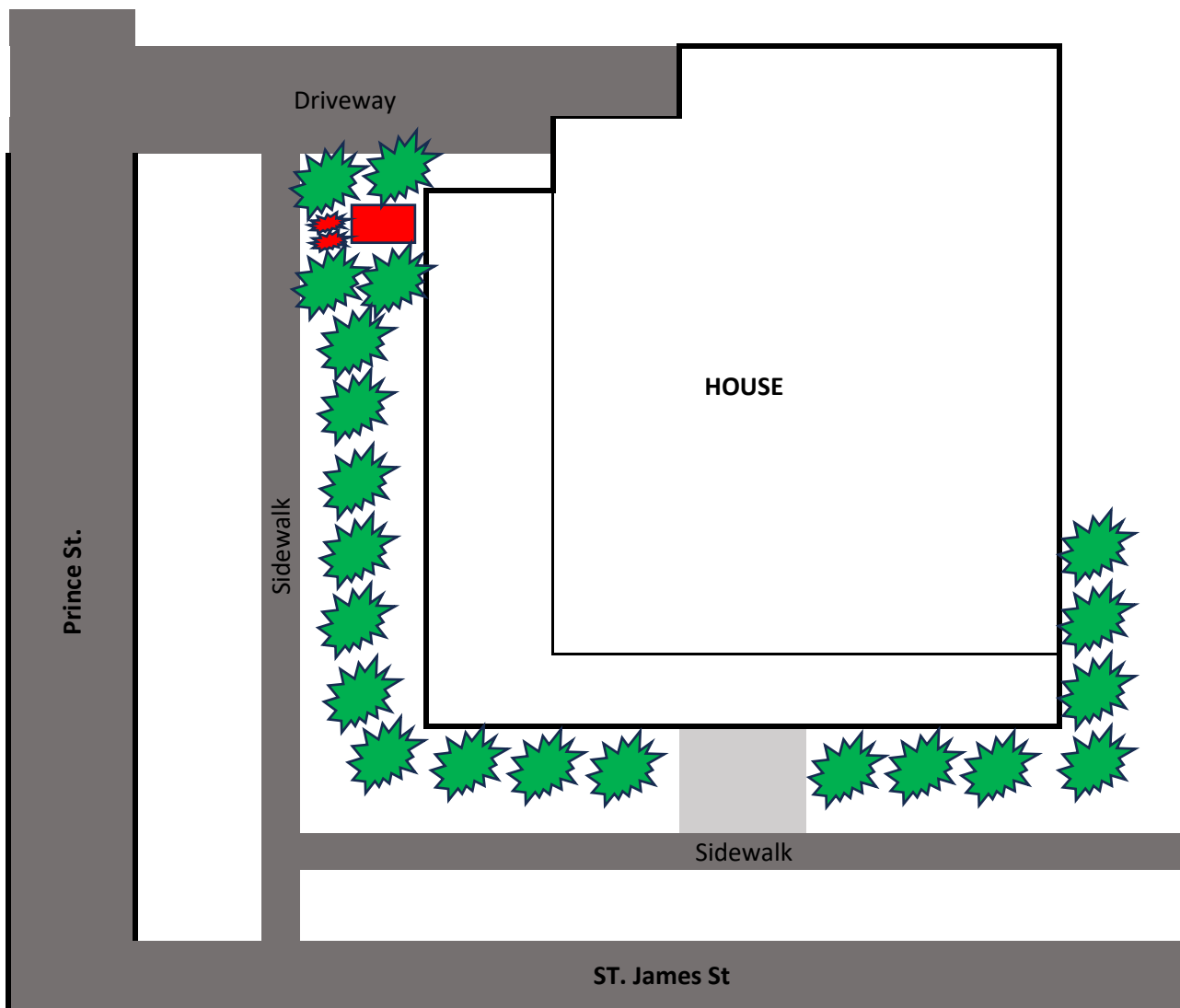


Application #: ARB-2024-0030

**CITY OF GEORGETOWN
ARCHITECTURAL REVIEW BOARD APPLICATION**

Please note that all projects will be reviewed by the Planning & Community Development Department for zoning compliance before being presented to the Architectural Review Board.

Property Information:	
The applicant hereby requests approval for the project described on ARB Request Form (attached):	
Property Address:	Tax Map Number:
<u>132 ST. JAMES ST</u>	
Zoning District:	
Type of Application:	Type of Request:
☒ New Application	☐ Demolition ☐ New Construction
☐ Application of Revisions	☐ Alteration ☐ Fence
☐ Request for time frame extension	☐ Repair ☐ Addition
Description of Request:	
<u>INSTALL WHOLE HOUSE GENERATOR.</u>	
List of materials to be used:	
In addition to this application, the following supporting materials have been submitted.	



-  New Generator
-  New vegetation

MAYOR
JAY DOYLE

CITY ADMINISTRATOR
SCOTT WHITTIER

CITY CLERK
STEPHANIE BUCCIONE



COUNCIL MEMBERS
MAYOR PRO TEMPORE
JESSIE WALKER

BRUCE CARL
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TAMIKA WILLIAMS-OBENG
SHARON MELTON
HOBSON HENRY MILTON

Building & Planning Department
(843) 545-4010 | planning@georgetownsc.gov

CITY OF GEORGETOWN ARCHITECTURAL REVIEW BOARD

MEETING DATE: September 8, 2026

AGENDA ITEM: ARB-2026-0034 –Request: Alteration for 623 Front Street, Unit 215. TMS# 05-0029-112-01-15. Request to replace four (4) windows, two of which are on the roof.

PROPERTY INFORMATION:

Address:	623 Front Street, Unit 215
Applicant/Property Owner:	Joel Dyson
Zoning District:	Core Commercial (CC) (<i>Reference item 1</i>)
Overlay District:	Historic Buildings Overlay District (HD) (<i>Reference item 1</i>)
2040 Comprehensive Plan – FLUM:	Core Mixed Use (<i>Reference item 2</i>)
Flood Zone:	AE10 (<i>Reference item 3</i>)
Use of the Property:	Residential dwelling (multi-family)
Contribution to Historic District:	No (<i>See attached</i>)

APPLICABLE GUIDELINES:

All applicable guidelines can be found in the City of Georgetown Unified Development Ordinance Article XX: Historic Buildings District on the City of Georgetown website.

2011 Standards for Residential Properties – Details

2011.1 Architectural Features

2011.101 Policy and Justification

Character defining features and details should be preserved and maintained, repaired as needed, and replaced with appropriate materials only if repair is not possible. Ornamentation such as eave brackets, dentils, cornices, moldings, trim work, and shingles all contribute to the historic and architectural character of a building. If historic architectural features are damaged, replacement should be as limited as possible, retaining as much of the historic fabric as possible. In-kind materials should be used when replacement is necessary.

2011.102 Standards

- (1)** Repair in-kind architectural features with materials, form, scale, and design which match the original.
- (2)** Replace architectural features which match the original as closely as possible in materials, form, scale, and design.
- (3)** Do not remove or alter original architectural features or ornamentation from the dwelling.

- (4) Do not add inauthentic details to the dwelling. Added architectural features to a property must be accurately based on physical, pictorial, or historical evidence in materials, scale, location, proportions, form, and detailing.
- (5) Do not cover or conceal architectural features with synthetic materials such as vinyl, aluminum, exterior insulation finishing systems (EIFS), or similar materials.
- (6) Alternative materials may be considered if deterioration is ongoing due to flawed architectural design or for non-contributing structures.

2011.13 Windows and Shutters

2011.1301 Policy and Justification

Windows on historic dwellings should be maintained or repaired to match the original design. Approval to remove original wood sash or steel casement windows will only be granted if the windows can be demonstrated to be beyond repair. If windows are deteriorated beyond repair, the installation of new wood or steel windows to match the original designs is preferred. Alternative materials may be considered. Original window openings on primary facades or readily visible side elevations should not be covered or concealed. Original window openings should not be enclosed for the addition of smaller windows. New window openings should not be added on the fronts of dwellings but may be added at the rear or side elevations if not readily visible. Window shutters have been traditional features on houses in Georgetown in both louvered and paneled wood designs and their continued use is encouraged. Historic wood shutters should be preserved and maintained. New shutters may be added if they are of wood, of traditional design and with dimensions which match the window opening. The installation of storm windows can help in lowering energy costs and are appropriate for Georgetown's historic dwellings.

Storm windows should be full-view design or have the central meeting rail at the same location as the historic window behind it. The installation of screen panels is also appropriate as long as they retain the open appearance and the visibility of the windows behind them. The installation of visible security bars on the exterior of windows is not appropriate on primary facades. Window bars may be added on the exterior of windows on rear or side elevations not readily visible.

2011.1302 Standards

- (1) Repair a historic or non-historic window with in-kind materials of similar design.
- (2) Original windows should be preserved in their original location, size, and design and with their original materials and numbers of panes.
- (3) Windows should be repaired rather than replaced. Window replacement will only be approved if it can be demonstrated that the historic windows are beyond repair.
- (4) If replacement of original or historic windows is demonstrated to be necessary, the replacement windows should be in-kind.
- (5) Windows of alternative materials may be considered.
- (6) New window openings should not be added to primary façades or to readily visible side elevations.
- (7) Windows of steel or other metal designs should be preserved and maintained or replaced with new metal windows which are similar in appearance and materials.
- (8) Replacement windows should not have snap-on, flush, or simulated divided muntin's. Muntin's sandwiched between layers of glass, snap-on muntin's, and surface-applied muntin's are not appropriate and shall not be approved.
- (9) Clear glass must be used in windows on the primary and readily visible side elevations. Do not use reflective, tinted, patterned, or frosted glass in windows. The

addition of these glass materials may be used on rear elevations or those not readily visible.

(10) If an interior dropped ceiling is lower than the top of the window, the ceiling must be stepped back from the window to not obscure the top of the window from outside view.

(11) Shutters that are original to the dwelling should be preserved and maintained. If not possible, replace historic wood shutters with in-kind materials or similar design.

(12) Add wood shutters based on traditional designs and that fit the window opening.

(13) Add screen panels with wood or metal frames that are full-view design and allow the visibility of the historic window behind it.

(14) Add storm windows of wood or metal frames which are full-view design or match the meeting rail of the window behind it. Storm windows should be of anodized or baked enamel surfaces and not unfinished metal.

(15) Shutters should not be added to contributing buildings unless historically appropriate to that style house in Georgetown or there is physical or photographic evidence that shutters were original to the dwelling. Adding shutters to non-contributing and new buildings will be considered.

(16) New shutters shall be of louvered or paneled wood construction or another documented historical style appropriate for that style of the building in Georgetown. They must be either working shutters or shutters that appear to be working shutters with appropriate hardware. All shutters shall be appropriately sized to fit the window opening so that if working and closed, they would cover the window opening.

(17) Shutters should not be added to banks of multiple windows.

(18) The application of vinyl or metal shutters on primary elevations will not be approved. These types of shutters may be considered for rear and side elevations not readily visible.

(19) Window screens should be framed in wood or baked-on enamel aluminum and fit within the window frames and not overlap the frames.

(20) Security bars shall not be applied to any elevation of contributing buildings or to primary or other readily visible elevations of non-contributing.

APPLICABLE UDO GUIDELINES:

All applicable guidelines can be found in the City of Georgetown Unified Development Ordinance (UDO) on the City of Georgetown website.

OPTIONS:

1. Approve request as submitted by applicant.
2. Approve application with conditions imposed by the Architectural Review Board.
3. Deny request.
4. Defer request for more information. The time limit of deferral must be mutually agreed upon between the board and the applicant.

If approved, building permit application, a copy of the COA, and applicable fees are required to be submitted to the Building & Planning Department prior to commencement of any work.

REFERENCE MATERIALS

REFERENCE ITEM 1: City of Georgetown Zoning Map *Please note the new Historic District Survey layer indicators. Orange indicates a Non-Contributing status, Blue indicates a Contributing status, black indicates no survey.*

Parcel View



Block View



REFERENCE ITEM 2: City of Georgetown Future Land Use Map *Approximate position of property in question indicated by dot.*



REFERENCE ITEM 3: FEMA Flood Map

623 Front St, Georgetown, SC 29440

Edit Share

Overview Activity Records Files

Flood zone	AE
Coastal A zone	No
Supplemental Coastal A	No
In Floodway	No
In CBRS	No
In OPA	No
Base Flood Elevation	10.0 ft
Design Flood Elevation ⓘ	12.0 ft

Statewide Survey of Historic Properties
State Historic Preservation Office
South Carolina Department of Archives and History
8301 Parklane Rd.
Columbia, SC 29223-4905 (803) 896-6100

Control Number: U / 43 / 191-0857
Status County No Site No
Quad Name: Georgetown South
Tax Map No.: 05-0029-112-01-00

Intensive Documentation Form

Identification

Historic Name:

Common Name:

Address/Location: 623 Front Street

City: Georgetown

County: Georgetown

Vicinity of:

Ownership: Private

Category: building

Historical Use: Domestic

Current Use: Domestic

National Register of Historic Places Information

SHPO National Register Determination: Not Eligible

Notes on National Register Status: This resource dates from after 1960 and is a non-contributing resource in the Georgetown Historic District.

Other Designation:

Property Description

Construction Date: c. 2000

Commercial Form:

Stories: 2 1/2 stories

Alteration Date:

Historic Core Shape: rectangular

Roof Features

Shape: gable, lateral

Materials: composition shingle

Porch Features

Porch Width: full facade

Shape: engaged

Construction Method: frame

Exterior Walls: synthetic siding

Foundation: concrete block

Significant Architectural Features: 6/6 sash, 2-story porch with projecting bays for exterior staircases, garages in basement.

Alterations:

Architect(s)/Builder(s):

Historical Information

Historical Information:

Source of Information:

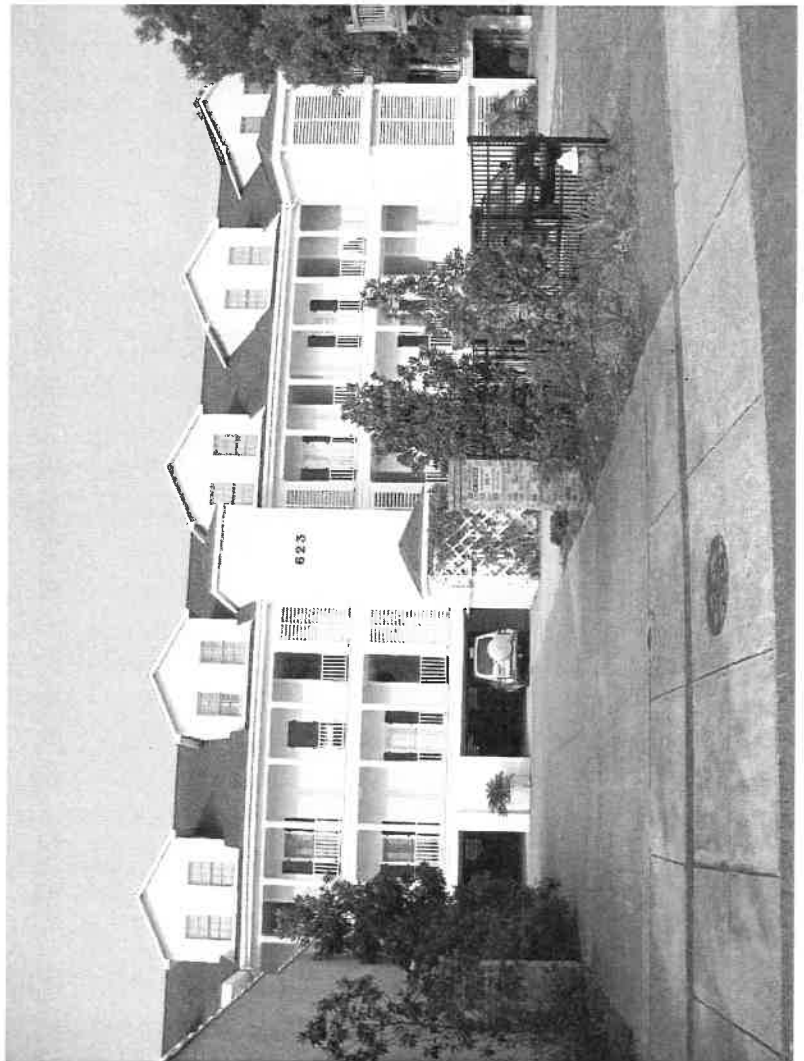
Photographs

Roll No. Neg. No. View of
Façade, Looking SW

Use Grid for Sketching

191-0857

FRONT STREET



Program Management

Recorded by: Ellen Jenkins (TRC)

Date Recorded: 6/25/2010

Date Filed: _____



Application #: _____

**CITY OF GEORGETOWN
ARCHITECTURAL REVIEW BOARD APPLICATION**

Please note that all projects will be reviewed by the Planning & Community Development Department for zoning compliance before being presented to the Architectural Review Board.

Property Information:	
The applicant hereby requests approval for the project described on ARB Request Form (attached):	
Property Address:	Tax Map Number:
Unit# 215 623 Front St. Georgetown, SC 29440	05-0029-112-01-15
Zoning District:	City of Georgetown05-0029-112-01-00
Condominium Ta Map Number:	05-0029-112-01-00
Type of Application:	Type of Request:
☒ New Application ☐ Application of Revisions ☐ Request for time frame extension	☐ Demolition ☒ Alteration ☐ Repair ☐ New Construction ☐ Fence ☐ Addition
Description of Request:	
Insert Window Installation of four (4) existing double-hung windows with new windows of the same size and configuration (like-for-like).4 windows to install in a condo, 2 windows are on the roof. Roughly 30 ft. Scope of work:remove current Double Hung windows, score around the first using a flat blade, then use a multi tool, shim windows plum level and square, verifying with a level and laser level Foam seal around all windows with can foam then caulk interior with white caulking, Exterior with antique white caulking then wrap exterior window with aluminum clad wrap, to the edge of the trim. Windows with align with Residential Design Guidelines adopted by the city of Georgetown, City Council and the ARB board	
List of materials to be used:	
Two Renewal by Andersen Windows(located on the roof): Acclaim™composite fibrex Impact Double-Hung (DG) Windows:Style: Double-Hung, 1:1Size: Existing opening size (no changes to dimensions)Sill: Flat Sill Frame: Base Frame with Traditional CheckrailExterior Finish: White Interior Finish: White Performance Rating: PG 50 DP +50 / -70 Glass: High-Performance Impact-Resistant SmartSun® with HeatLock® Glass (all sash) Hardware: White, Standard Color with Extra LockScreen: Enhanced Visibility, High Corrosion-Resistant Full ScreenGrilles: Grilles Between Glass (GBG), Colonial Pattern (3-wide × 2-high, all sash). Two Renewal by Andersen Windows(1 facing walkway, 1 next front door): composite fibrex Impact Double-Hung (DG), 1:1, Flat Sill, Base Frame,Traditional Checkrail, Exterior White, Interior White Performance Rating: PG Rating: 50 DP Rating: + 50 / - 70 Glass: All Sash: High Performance Impact Resistant SmartSun with HeatLock Glass, No Pattern, Tempered Glass Hardware: White, Standard Color Extra Lock Screen: Enhanced Visibility High Corrosion Resistant, Full Screen Grille Style: Exterior Fibrex and GBG (EXT + GBG) Grille Pattern: All Sash: Colonial 3w x 2h *LUMBER:Clear Pine 1 x 4 x 16 1 x 16ft *MATERIALCOIL:Coil - WHITE (2 rolls) *Can of Foam *Flashing Tape - 4" *MATERIALCAULK-Caulk - Exterior Antique White *MATERIAL CAULK-Caulk - Interior White *MATERIALTRIM-Interior Flat White	
In addition to this application, the following supporting materials have been submitted.	
*Window drawing, Scope of Work Packet including picture of current windows and Material list	

CITY OF GEORGETOWN
ARCHITECTURAL REVIEW BOARD
SUBMISSION MATERIALS CHECKLIST

Any changes or alterations to the exterior of a structure within the Historic District, as well as the demolition or construction of any building or fence, must be approved by the Architectural Review Board prior to the issuance of any Zoning and/or Building Permits, and prior to the start of construction.

Note: Applicants are encouraged to meet with City Staff during the preliminary design process to learn what may be required for the project.

The Historic District Design Guidelines can be found online in Article XX (Historic Buildings District) in the Unified Development Ordinance (UDO) at:

https://www.georgetownsc.gov/governmental_services/departments/planning_community_development/zoning_ordinance.php.

The Zoning Map can be found online at: [City of Georgetown Official Map](#)

The following application and supporting materials must be submitted at the time of application. Incomplete applications will not be accepted.

Please indicate yes or no as to whether the information is included:

☒ Yes ☐ No Complete application. Please print legibly or type all required information. Additional pages may be necessary to thoroughly describe the scope of work.

Late or incomplete submissions will not be considered for that month's meeting agenda.

☒ Yes ☐ No \$300 application fee
\$150 application if this is for a revision to a previously approved and valid application.

ARB Application/Permit # _____

Date Approved _____

\$50 for extension of timeframe on an approved Board Order/COA

The following detailed drawings, plans, documents and other supporting materials, as applicable:

Site Plans and Drawings.

☒ Yes ☐ No The site plan must include: setbacks, building/structure location and dimensions (existing and proposed), easements (public and private). location of service areas, sign location, parking, lighting plan, and fencing.

☐ Yes ☒ No Landscaping plan (include a tree removal plan, if applicable). Must include a description of all existing and proposed landscaping.

☒ Yes ☐ No Detailed drawings for new construction/additions/alterations/renovations:

Date Filed: _____

ARB Request Form

Application #: _____

- Elevation and design drawings – to scale – showing the front, side, and rear elevations of all proposed new structures and/or façades to be renovated.

___ Yes ___ No Lighting plan, etc., as applicable.

___ Yes ___ No Fences/walls.

- A site plan showing the location of fences, walls, and lot lines
- Material samples
- Design drawings

Sign Information.

___ Yes ☒ No Sign Plan. Show location of all existing and proposed signs.

- Sign image (attach image). Include dimensions of all signs.
- Building materials

Color.

☒ Yes ___ No Color samples/descriptions included for:

- Bricks, paint, shingles, siding, windows, and other materials.

Additional Materials. Required materials and samples are listed below and include, but not limited to:

☒ Yes ___ No Additional materials/samples for: Windows.

NOTE: STAFF AND BOARD MEMBERS MAY BE VISITING THE SITE PRIOR TO THE MEETING IN ORDER TO TAKE PICTURES AND MAKE A VISUAL INSPECTION OF THE EXTERIOR.

Please email this application and supporting documentation to planning@georgetownsc.gov or submit in person to the Planning and Community Development Department within City Hall, located at 1134 N. Fraser Street, Georgetown, SC, 29440.

Current Bedroom Window



Double Hung Window

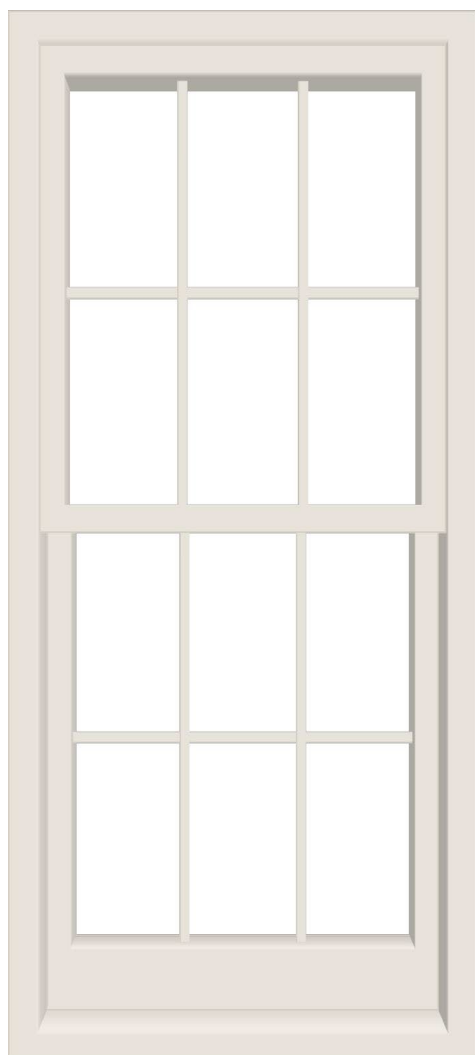
Interior/Exterior: White

Grill Style: Exterior/Interior

Grills *(some of the Grills have been removed)*

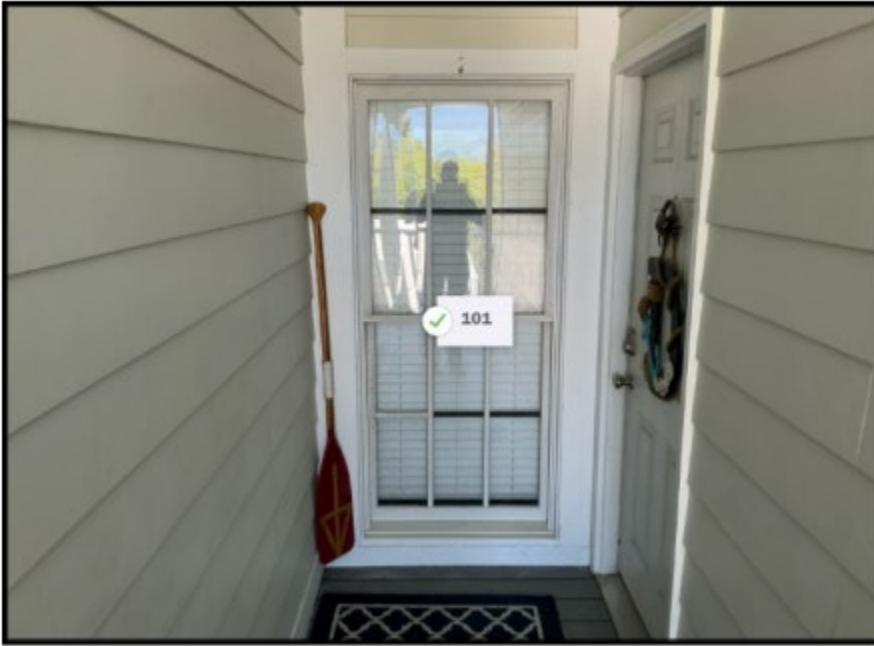
Grilles Interior/Exterior:
White

Pattern: All Sash: Colonial
3w x 2h



- ❖ Acclaim™ Impact Double-Hung (DG), 1:1,
- ❖ composite fibrex
- ❖ Aluminum Clap Wrap
- ❖ Flat Sill
- ❖ Base Frame,
- ❖ Traditional Checkrail
- ❖ Exterior White
- ❖ Interior White
- ❖ Performance Calculator: PG Rating: 50 | DP Rating: + 50 / - 70
- ❖ Glass: All Sash: High Performance Impact Resistant SmartSun with HeatLock
- ❖ Glass, No Pattern
- ❖ Tempered Glass
- ❖ Hardware: White
- ❖ Standard Color Extra Lock
- ❖ Screen: Enhanced Visibility High Corrosion Resistant, Full Screen
- ❖ Grille Style: Exterior Fibrex and GBG (EXT + GBG)Grille
- ❖ Pattern: All Sash: Colonial 3w x 2h

Current Master Window



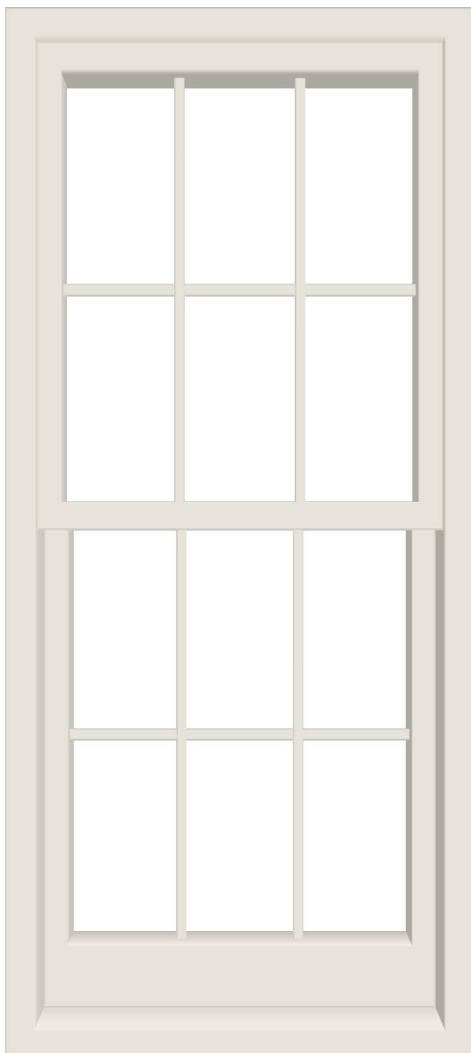
Double Hung Window
(wood)

Interior/Exterior: White

Grill Style: Exterior/Interior
Grills *(some of the Grills
have been removed)*

Grilles Interior/Exterior:
White

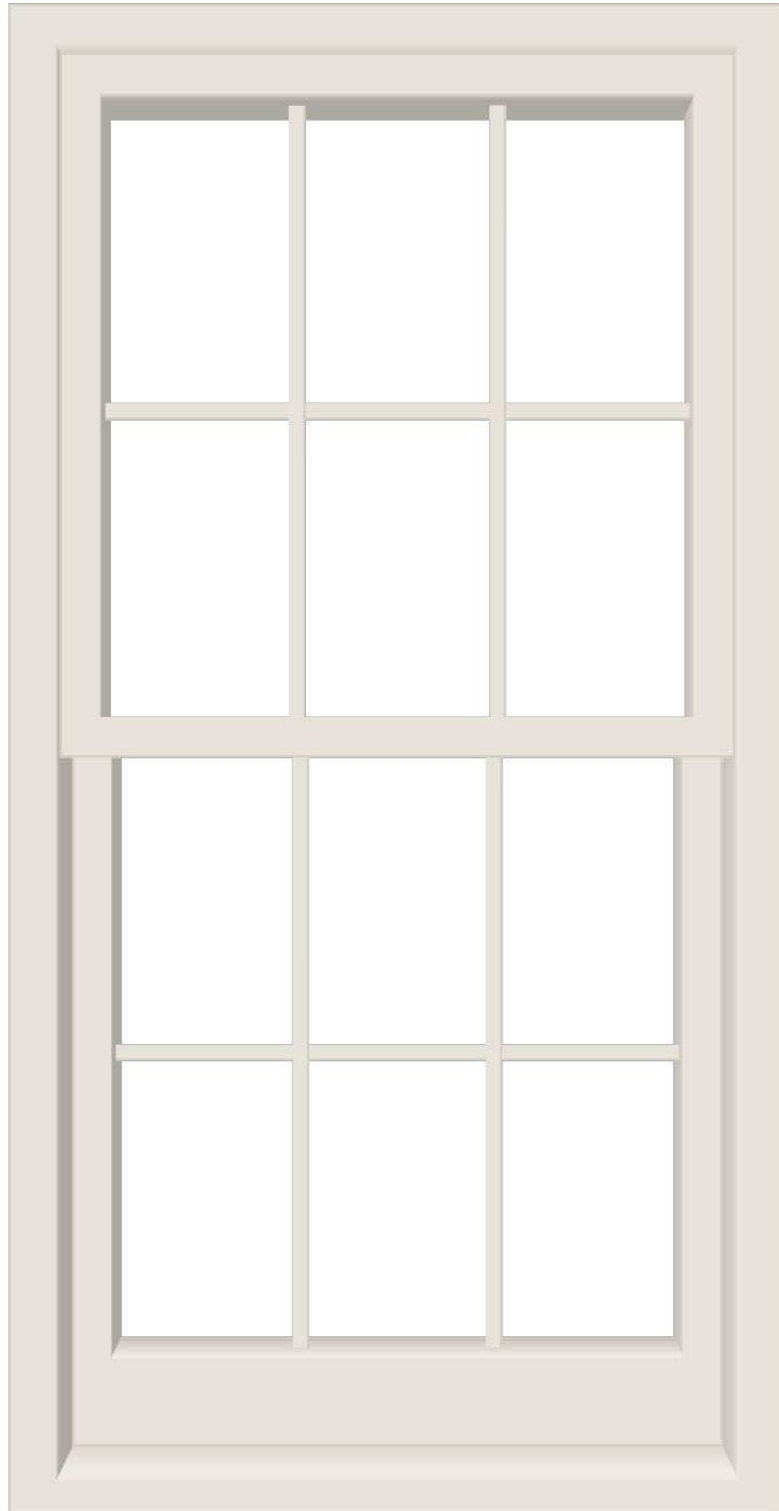
Pattern: All Sash: Colonial
3w x 2h



- ❖ Acclaim™ Impact Double-Hung (DG), 1:1,
- ❖ composite fibrex
- ❖ Aluminum Clap Wrap
- ❖ Flat Sill
- ❖ Base Frame,
- ❖ Traditional Checkrail
- ❖ Exterior White
- ❖ Interior White
- ❖ Performance Calculator: PG Rating: 50 | DP Rating:
+ 50 / - 70
- ❖ Glass: All Sash: High Performance Impact Resistant
SmartSun with HeatLock
- ❖ Glass, No Pattern
- ❖ Tempered Glass
- ❖ Hardware: White
- ❖ Standard Color Extra Lock
- ❖ Screen: Enhanced Visibility High Corrosion
Resistant, Full Screen
- ❖ Grille Style: Exterior Fibrex and GBG (EXT +
GBG)Grille
- ❖ Pattern: All Sash: Colonial 3w x 2h

New Sample Window

Color: White Interior and White Exterior



Current 2ND Floor Windows (2)



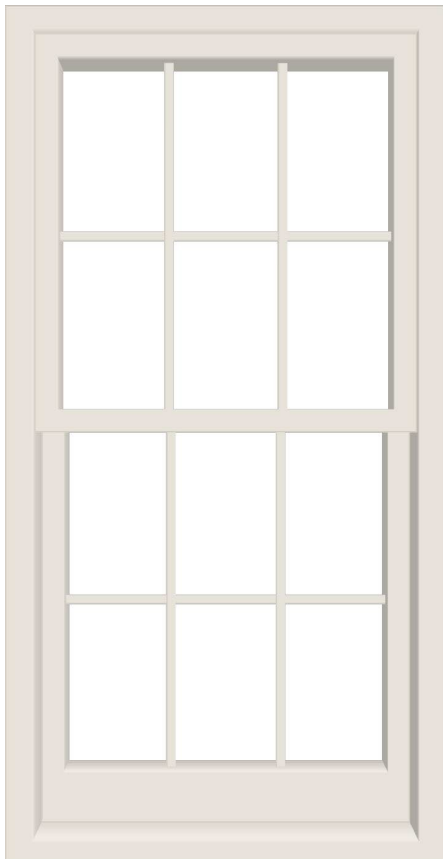
Double Hung
Window(wood)

Interior/Exterior: White

Grill Style: Exterior/Interior
Grills *(some of the Grills
have been removed)*

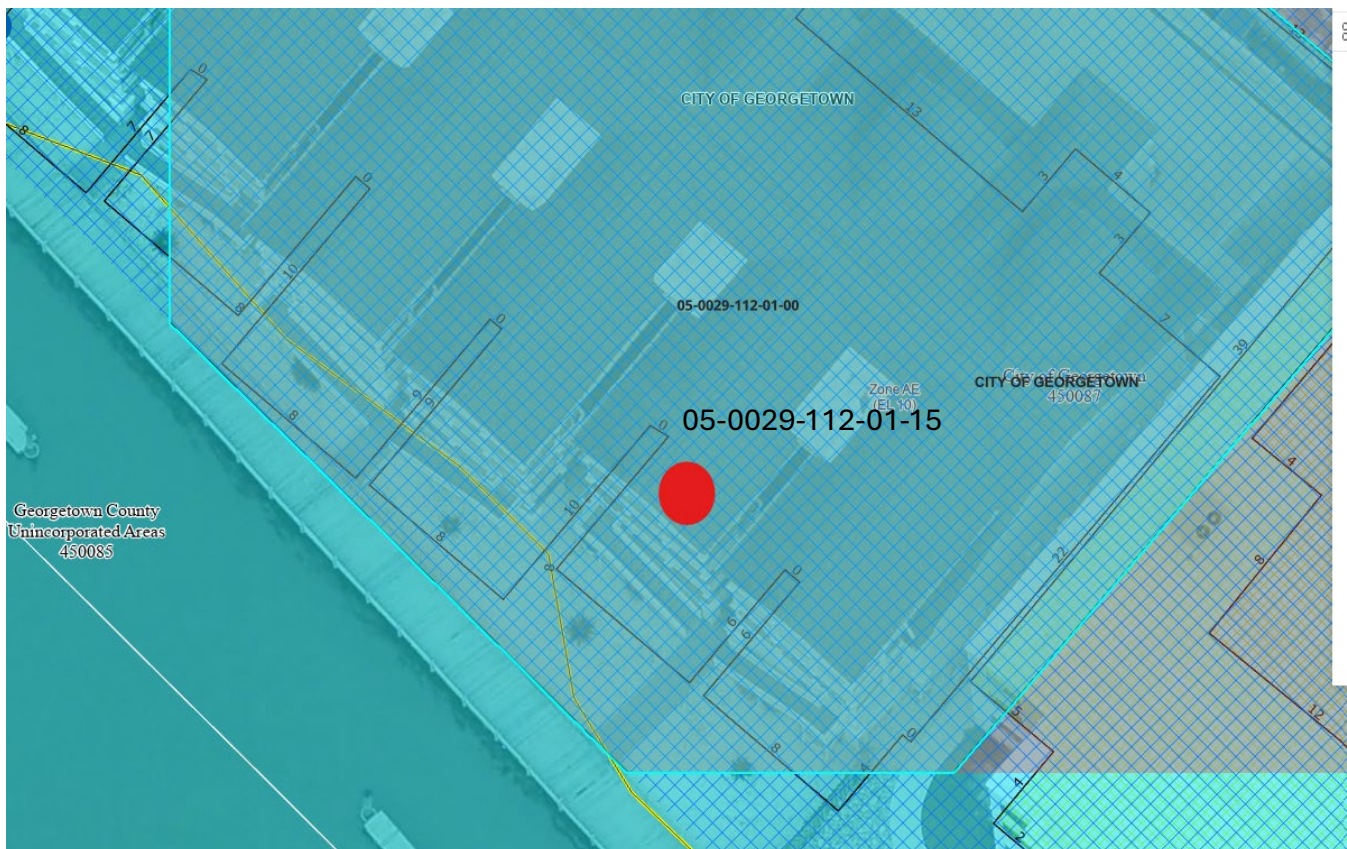
Grilles GBG (Grilles
between glass: White

Pattern: All Sash: Colonial
3w x 2h



- ❖ Acclaim™ Impact Double-Hung (DG),
1:1,
- ❖ composite fibrex
- ❖ Aluminum Clap Wrap
- ❖ Flat Sill
- ❖ Base Frame,
- ❖ Traditional Checkrail
- ❖ Exterior White
- ❖ Interior White
- ❖ Performance Calculator: PG Rating:
50 | DP Rating: + 50 / - 70
- ❖ Glass: All Sash: High Performance
Impact Resistant SmartSun with
HeatLock
- ❖ Glass, No Pattern
- ❖ Hardware: White
- ❖ Standard Color Extra Lock
- ❖ Screen: Enhanced Visibility High
Corrosion Resistant, Full Screen
- ❖ Grille Style: Grilles Between Glass
(GBG) Grille Pattern: All Sash:
Colonial 3w x 2h

Unit# 215 623 Front St. Georgetown, SC 29440





dba: RENEWAL BY ANDERSEN OF CHARLESTON - HILTON HEAD

Legal Name: Harborview Windows and Doors, LLC | License # 126228
203 Cember Way | Summerville, SC 29483
Phone: 854-264-5700 | Fax: N/A | (null)
Measure Tech: Joseph Labus, (847)830-1057

Joel Dyson

623 Front Street
Georgetown, SC 29440
Year Built: 2002
C: (843)910-0772

Installation Package

623 Front Street
Georgetown, SC 29440

PRODUCTS: 5 WINDOWS: 4 PATIO DOORS: 0 ENTRY DOORS: 0 SPECIALTY: 0 MISC: 1
Updated 4/10/26

BUYER

Joel Dyson

623 Front Street
Georgetown, SC 29440
Year Built: 2002
C: (843)910-0772
Year Built: 2002
jwdysonsc@gmail.com
Est. Duration: 1 day

REPRESENTATIVE

Adam Pate

(850)445-8537
Apate@rbacharleston.com

TECH MEASURE

Joseph Labus

(847)830-1057
Jlabus@rbacharleston.com

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Phone: 854-264-5700 | Fax: N/A | (null)
Measure Tech: Joseph Labus, (847)830-1057



Order Summary

dba: RENEWAL BY ANDERSEN OF CHARLESTON - HILTON HEAD

Legal Name: Harborview Windows and Doors, LLC | License # 126228
203 Cember Way | Summerville, SC 29483
Phone: 854-264-5700 | Fax: N/A | (null)
Measure Tech: Joseph Labus, (847)830-1057

Joel Dyson

623 Front Street
Georgetown, SC 29440
Year Built: 2002
C: (843)910-0772

ID#	ROOM	SIZE		DETAILS
JOB				
		0"	0"	Misc: Misc, Job Miscellaneous Charges, THANK YOU!, Quantity 1, We appreciate your business and look forward to exceeding your expectations. Construction: None Material: Clear Pine 1 x 4 x 16 (1), Coil - WHITE 9118918 (2), Can of Foam (2), Flashing Tape - 4" (1), Caulk - Exterior Antique White (4), Caulk - Interior White (4), Interior Flat White 7501671-001 (2)
101	1st Master	32" 31-1/2"	74" 73-1/4"	Window: Acclaim™ Impact Double-Hung (DG), 1:1, Flat Sill, Base Frame, Traditional Checkrail, Exterior White, Interior White Performance Calculator: PG Rating: 50 DP Rating: + 50 / - 70 Glass: All Sash: High Performance Impact Resistant SmartSun with HeatLock Glass, No Pattern, Tempered Glass Hardware: White, Standard Color Extra Lock Screen: Enhanced Visibility High Corrosion Resistant, Full Screen Grille Style: Exterior Fibrex and GBG (EXT + GBG) Grille Pattern: All Sash: Colonial 3w x 2h Misc: Insert Window Installation, Clad Wrap Exterior, Install Clad wrap on ext. window trim Construction: Wrap Windows - First Floor (1) Material: None
102	1st Guest	32" 31-1/2"	74" 73-1/4"	Window: Acclaim™ Impact Double-Hung (DG), 1:1, Flat Sill, Base Frame, Traditional Checkrail, Exterior White, Interior White Performance Calculator: PG Rating: 50 DP Rating: + 50 / - 70 Glass: All Sash: High Performance Impact Resistant SmartSun with HeatLock Glass, No Pattern, Tempered Glass Hardware: White, Standard Color Extra Lock Screen: Enhanced Visibility High Corrosion Resistant, Full Screen Grille Style: Exterior Fibrex and GBG (EXT + GBG) Grille Pattern: All Sash: Colonial 3w x 2h Misc: Insert Window Installation, Clad Wrap Exterior, Install Clad wrap on ext. window trim Construction: Wrap Windows - First Floor (1) Material: None



Order Summary

dba: RENEWAL BY ANDERSEN OF CHARLESTON - HILTON HEAD
Legal Name: Harborview Windows and Doors, LLC | License # 126228
203 Cember Way | Summerville, SC 29483
Phone: 854-264-5700 | Fax: N/A | (null)
Measure Tech: Joseph Labus, (847)830-1057

Joel Dyson
623 Front Street
Georgetown, SC 29440
Year Built: 2002
C: (843)910-0772

ID#	ROOM	SIZE		DETAILS
201	Guest 2	32 "	62 "	Window: Acclaim™ Impact Double-Hung (DG), 1:1, Flat Sill, Base Frame, Traditional Checkrail, Exterior White, Interior White Performance Calculator: PG Rating: 50 DP Rating: + 50 / - 70 Glass: All Sash: High Performance Impact Resistant SmartSun with HeatLock Glass, No Pattern Hardware: White, Standard Color Extra Lock Screen: Enhanced Visibility High Corrosion Resistant, Full Screen Grille Style: Grilles Between Glass (GBG) Grille Pattern: All Sash: Colonial 3w x 2h Misc: Insert Window Installation, Clad Wrap Exterior, Install Clad wrap on ext. window trim, 2nd Story Install Construction: Wrap Windows - 2nd Floor Plus (1) Material: None
		31-1/2"	61-1/4"	

202	Guest 2	32 "	62 "	Window: Acclaim™ Impact Double-Hung (DG), 1:1, Flat Sill, Base Frame, Traditional Checkrail, Exterior White, Interior White Performance Calculator: PG Rating: 50 DP Rating: + 50 / - 70 Glass: All Sash: High Performance Impact Resistant SmartSun with HeatLock Glass, No Pattern Hardware: White, Standard Color Extra Lock Screen: Enhanced Visibility High Corrosion Resistant, Full Screen Grille Style: Grilles Between Glass (GBG) Grille Pattern: All Sash: Colonial 3w x 2h Misc: Insert Window Installation, Clad Wrap Exterior, Install Clad wrap on ext. window trim, 2nd Story Install Construction: Wrap Windows - 2nd Floor Plus (1) Material: None
		31-1/2"	61-1/4"	

PRODUCTS: 5	WINDOWS: 4	PATIO DOORS: 0	ENTRY DOORS: 0	SPECIALTY: 0	MISC: 1	Updated 4/10/26
-------------	------------	----------------	----------------	--------------	---------	-----------------

JOB NOTES
4 windows to install in a condo, 2 windows are on the roof. Roughly 30 ft above.
- prior to removing windows check the measurement on the windows.
- to remove windows score around the first using a flat blade, then use a multi tool.
- shim windows plum level and square, check using a level and laser level.
- Foam seal around all windows and caulk interior and exterior
- clad wrap to the edge of the trim.



Order Summary

dba: RENEWAL BY ANDERSEN OF CHARLESTON - HILTON HEAD
Legal Name: Harborview Windows and Doors, LLC | License # 126228
203 Cember Way | Summerville, SC 29483
Phone: 854-264-5700 | Fax: N/A | (null)
Measure Tech: Joseph Labus, (847)830-1057

Joel Dyson
623 Front Street
Georgetown, SC 29440
Year Built: 2002
C: (843)910-0772

JOB NOTES

Estimated Duration: 1 days

JOB PHOTOS



Image 1



Image 2

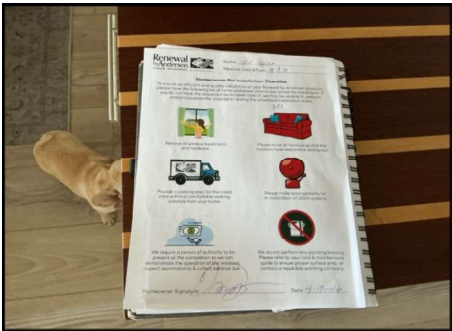


Image 3



Image 4

**dba: RENEWAL BY ANDERSEN OF CHARLESTON - HILTON HEAD**

Legal Name: Harborview Windows and Doors, LLC | License # 126228
203 Cember Way | Summerville, SC 29483
Phone: 854-264-5700 | Fax: N/A | (null)
Measure Tech: Joseph Labus, (847)830-1057

Joel Dyson

623 Front Street
Georgetown, SC 29440
Year Built: 2002
C: (843)910-0772

Misc: Misc, Job Miscellaneous Charges, THANK YOU!, Quantity 1, We appreciate your business and look forward to exceeding your expectations. **Construction:** None **Material:** Clear Pine 1 x 4 x 16 (1), Coil - WHITE 9118918 (2), Can of Foam (2), **Misc** Flashing Tape - 4" (1), Caulk - Exterior Antique White (4), Caulk - Interior White (4), Interior Flat White 7501671-001 (2)

UNIT NOTES

We appreciate your business and look forward to exceeding your expectations.

UNIT CONSTRUCTION**UNIT MATERIALS**

LUMBER	Clear Pine 1 x 4 x 16		1 x 16ft
MATERIAL- COIL	Coil - WHITE	9118918	2 rolls
MATERIAL- MISC	Can of Foam		2 cans
MATERIAL- MISC	Flashing Tape - 4"		1 pc
MATERIAL- CAULK	Caulk - Exterior Antique White		4 tubes
MATERIAL- CAULK	Caulk - Interior White		4 tubes
MATERIAL- TRIM	Interior Flat White	7501671-001	2 pcs

UNIT PHOTOS



101

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Phone: 854-264-5700 | Fax: N/A | (null)
Measure Tech: Joseph Labus, (847)830-1057

Joel Dyson
623 Front Street
Georgetown, SC 29440
Year Built: 2002
C: (843)910-0772

101 1st Master
31-1/2" W 73-1/4" H
Window, Double-Hung (DG)



Window: Acclaim™ Impact Double-Hung (DG), 1:1, Flat Sill, Base Frame, Traditional Checkrail, Exterior White, Interior White
Performance Calculator: PG Rating: 50 | DP Rating: + 50 / - 70 **Glass:** All Sash: High Performance Impact Resistant SmartSun with HeatLock Glass, No Pattern, Tempered Glass **Hardware:** White, Standard Color Extra Lock **Screen:** Enhanced Visibility High Corrosion Resistant, Full Screen **Grille Style:** Exterior Fibrex and GBG (EXT + GBG) **Grille Pattern:** All Sash: Colonial 3w x 3h
Misc: Insert Window Installation, Clad Wrap Exterior, Install Clad wrap on ext. window trim **Construction:** Wrap Windows - First Floor (1) **Material:** None

UNIT NOTES

UNIT CONSTRUCTION

Wrap Windows - First Floor 1

UNIT MATERIALS

UNIT PHOTOS



Image 1



102

dba: RENEWAL BY ANDERSEN OF CHARLESTON - HILTON HEAD
Legal Name: Harborview Windows and Doors, LLC | License # 126228
203 Cember Way | Summerville, SC 29483
Phone: 854-264-5700 | Fax: N/A | (null)
Measure Tech: Joseph Labus, (847)830-1057

Joel Dyson
623 Front Street
Georgetown, SC 29440
Year Built: 2002
C: (843)910-0772

102 1st Guest
31-1/2" W 73-1/4" H
Window, Double-Hung (DG)



Window: Acclaim™ Impact Double-Hung (DG), 1:1, Flat Sill, Base Frame, Traditional Checkrail, Exterior White, Interior White
Performance Calculator: PG Rating: 50 | DP Rating: + 50 / - 70 **Glass:** All Sash: High Performance Impact Resistant SmartSun with HeatLock Glass, No Pattern, Tempered Glass **Hardware:** White, Standard Color Extra Lock **Screen:** Enhanced Visibility High Corrosion Resistant, Full Screen **Grille Style:** Exterior Fibrex and GBG (EXT + GBG) **Grille Pattern:** All Sash: Colonial 3w x 3h
Misc: Insert Window Installation, Clad Wrap Exterior, Install Clad wrap on ext. window trim **Construction:** Wrap Windows - First Floor (1) **Material:** None

UNIT NOTES

UNIT CONSTRUCTION

Wrap Windows - First Floor 1

UNIT MATERIALS

UNIT PHOTOS



Image 1



201

dba: RENEWAL BY ANDERSEN OF CHARLESTON - HILTON HEAD
Legal Name: Harborview Windows and Doors, LLC | License # 126228
203 Cember Way | Summerville, SC 29483
Phone: 854-264-5700 | Fax: N/A | (null)
Measure Tech: Joseph Labus, (847)830-1057

Joel Dyson
623 Front Street
Georgetown, SC 29440
Year Built: 2002
C: (843)910-0772

201

Guest 2
31-1/2" W 61-1/4" H
Window, Double-Hung (DG)



Window: Acclaim™ Impact Double-Hung (DG), 1:1, Flat Sill, Base Frame, Traditional Checkrail, Exterior White, Interior White
Performance Calculator: PG Rating: 50 | DP Rating: + 50 / - 70 **Glass:** All Sash: High Performance Impact Resistant SmartSun with HeatLock Glass, No Pattern **Hardware:** White, Standard Color Extra Lock **Screen:** Enhanced Visibility High Corrosion Resistant, Full Screen **Grille Style:** Grilles Between Glass (GBG) **Grille Pattern:** All Sash: Colonial 3w x 2h **Misc:** Insert Window Installation, Clad Wrap Exterior, Install Clad wrap on ext. window trim, 2nd Story Install **Construction:** Wrap Windows - 2nd Floor Plus (1) **Material:** None

UNIT NOTES

UNIT CONSTRUCTION

Wrap Windows - 2nd Floor Plus 1

UNIT MATERIALS

UNIT PHOTOS



Image 1



202

dba: RENEWAL BY ANDERSEN OF CHARLESTON - HILTON HEAD
Legal Name: Harborview Windows and Doors, LLC | License # 126228
203 Cember Way | Summerville, SC 29483
Phone: 854-264-5700 | Fax: N/A | (null)
Measure Tech: Joseph Labus, (847)830-1057

Joel Dyson
623 Front Street
Georgetown, SC 29440
Year Built: 2002
C: (843)910-0772

202 Guest 2
31-1/2" W 61-1/4" H
Window, Double-Hung (DG)



Window: Acclaim™ Impact Double-Hung (DG), 1:1, Flat Sill, Base Frame, Traditional Checkrail, Exterior White, Interior White
Performance Calculator: PG Rating: 50 | DP Rating: + 50 / - 70 **Glass:** All Sash: High Performance Impact Resistant SmartSun with HeatLock Glass, No Pattern **Hardware:** White, Standard Color Extra Lock **Screen:** Enhanced Visibility High Corrosion Resistant, Full Screen **Grille Style:** Grilles Between Glass (GBG) **Grille Pattern:** All Sash: Colonial 3w x 2h **Misc:** Insert Window Installation, Clad Wrap Exterior, Install Clad wrap on ext. window trim, 2nd Story Install **Construction:** Wrap Windows - 2nd Floor Plus (1) **Material:** None

UNIT NOTES

UNIT CONSTRUCTION

Wrap Windows - 2nd Floor Plus 1

UNIT MATERIALS

UNIT PHOTOS



Image 1

Installation Invoice

Joel Dyson
623 Front Street
Georgetown, SC 29440
Year Built: 2002
C: (843)910-0772

DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL
Base Unit Installation Charges, Full Frame & EJ Frame			
Base Unit Installation Charges, Insert Frame & Base Frame			
Install Coastal Double-Hung Window-DG (Base Frame), 100-109.99 UI	2	\$164.00	\$328.00
Install Coastal Double-Hung Window-DG (Base Frame), 90-99.99 UI	2	\$143.00	\$286.00
Base Unit Installation Charges, Patio Doors			
Base Unit Installation Charges, Entry Doors			
Construction Charges			
Wrap Windows - First Floor, 101, 102	2	\$35.00	\$70.00
Wrap Windows - 2nd Floor Plus, 201, 202	2	\$45.00	\$90.00

SUBTOTAL	\$ 774.00
----------	-----------

Additional Items

ADDITIONAL	\$
------------	----

TOTAL	\$
-------	----

MAYOR
JAY DOYLE

CITY ADMINISTRATOR
SCOTT WHITTIER

CITY CLERK
STEPHANIE BUCCIONE



COUNCIL MEMBERS
MAYOR PRO TEMPORE
JESSIE WALKER

BRUCE CARL
ERIN ETHRIDGE
TAMIKA WILLIAMS-OBENG
SHARON MELTON
HOBSON HENRY MILTON

Building & Planning Department
(843) 545-4010 | planning@georgetownsc.gov

CITY OF GEORGETOWN ARCHITECTURAL REVIEW BOARD

MEETING DATE: September 8, 2026

AGENDA ITEM: ARB-2026-0035 –Request: Repair/alteration for 416 Front St. TMS# 05-0032-015-00-00.
Request to replace the existing gate with a new gate and replace the existing river rock gravel driveway with a brick perimeter wall and paver surface.

PROPERTY INFORMATION:

Address:	416 Front Street
Applicant/Property Owner:	Jack Morgan
Zoning District:	High Density Residential (R4) (<i>Reference item 1</i>)
Overlay District:	Historic Buildings Overlay District (HD) (<i>Reference item 1</i>)
2040 Comprehensive Plan – FLUM:	Historic District Residential (<i>Reference item 2</i>)
Flood Zone:	AE10 (<i>Reference item 3</i>)
Use of the Property:	Single-family residential dwelling
Contribution to Historic District:	Yes

APPLICABLE GUIDELINES:

All applicable guidelines can be found in the City of Georgetown Unified Development Ordinance Article XX: Historic Buildings District on the City of Georgetown website.

2012 Standards for Residential Properties – Setting

2012.1 Driveways and Parking Areas

2012.101 Policy and Justification The consistency and repetition of driveway spacing, placement, dimensions, and materials are an important part of the residential area's streetscapes. Parking areas should only be on side and rear elevations of a dwelling and not in front yards. Traditional paving materials such as sand, brick, and concrete are encouraged over black asphalt and similar modern materials. The use of permeable paving materials for driveways and parking areas is encouraged to allow water absorption into the ground and reduce flooding.

2012.102 Standards

- (1)** Preserve original driveway materials such as sand, tabby concrete, crushed gravel, or concrete. Original designs such as concrete "ribbon" driveways contribute to the character of a dwelling and should be preserved.
- (2)** Driveway widths should be limited to a width of one car.

- (3) Driveways and parking areas in side and rear yards should be of gravel (white or pea gravel), brick, sand, tabby, grass, concrete, textured concrete, or concrete ribbons (narrow strips).
- (4) Screen and minimize the visual impact of parking areas in rear or side yards with hedges, shrubs, or fences.
- (5) New curb cuts to driveways and parking lots should be kept to a minimum, as they usually result in the removal of historic sidewalk materials, curbs, and retaining walls. Curb cuts require SCDOT or City of Georgetown approval, depending on right-of-way ownership.
- (6) Commercially used houses, churches, apartment buildings, or schools, driveways and parking areas should be located in rear yards, if possible, but, when necessary, in a side yard. Parking areas should be located no closer than the front wall of the building.
- (7) Screening of parking areas on vacant lots between buildings must align with front facades of adjacent buildings.
- (8) Sidewalks and driveways must be oriented perpendicular to the street. If historical documentation provides evidence of curvilinear designs or other shapes and designs on that site or other similar house styles, such shapes may be considered.
- (9) Maintain the continuity of existing driveways and the curb cut radius or curved approach in the districts when introducing new driveways.
- (10) Locate new driveways and sidewalks so that the topography of the dwelling site and significant landscape features, such as mature trees, are retained. Protect mature trees and other significant landscape features from direct construction damage or from delayed damage such as destruction of root area or soil compaction by construction equipment.

2012.2 Fences, Gates, and Walls

2012.201 Policy and Justification

Historic fence materials such as cast and wrought iron, brick, and woven wire should be preserved and maintained. The installation of new fences in keeping with traditional locations, designs and materials is appropriate for the historic district. Vinyl and similar synthetic fencing materials are incompatible and not approvable.

2012.202 Standards

- (1) Repair or replace fence or wall materials with in-kind materials.
- (2) Installation of new wood picket fences in front yards or privacy wood fences in side or rear yards is appropriate if they are in traditional and permitted dimensions and designs. Fences should have pickets no wider than 4 inches and should be set apart a maximum of 3 inches. Wire fences should not be more than 4 feet tall. Privacy fences constructed of wood board should be located in rear yards and generally be no taller than 6 feet. Higher fences may be considered subject to code limitations.
- (3) Preserve original cast and wrought iron, woven metal wire, or brick fences and walls. If historic fences or walls are missing, they may be reconstructed based on physical or pictorial evidence.
- (4) Cast iron fences may be added to buildings constructed in the mid- to late-19th and early 20th centuries. Cast iron fences are not appropriate for dwellings built after the mid-20th century.
- (5) Chain link, concrete block, or synthetic materials are not appropriate for the historic district in front yards or readily visible side yards. Split or horizontal rails, railroad ties, or timbers are inappropriate for front yards or elsewhere if readily visible.
- (6) Fence posts, rails, and other framing members should be on the inside of the fence facing the dwelling rather than the street and sidewalk.
- (7) Fence gates should be designed to be compatible with the overall fence design and consistent with the age and style of the dwelling.

(8) For safety reasons Code requires that fences within 10 feet of streets be no taller than 3 feet or transparent so as to not obstruct the view of vehicles attempting to exit the property. Taller fences located more than ten feet from the public right-of-way may be considered. Fences should be located behind either the front plane of any open front porch of the building and that of any open front porch of any adjacent dwelling or behind any significant side elevation architectural feature (such as a bay window, porte-cochere or building projection) of the building, whichever is the lesser distance from the street.

(9) Privacy fences of flat boards in a single row are preferred to shadowbox (alternating boards) designs. Fences with flat tops, "dog ear," or Gothic (pointed tops) designs are acceptable if the design is consistent with the house style. "Stockade" designs are prohibited. Fences should be stained or painted to blend with the dwelling or building. Privacy fences of brick or pierced brick are less appropriate for the historic district than those of wood but may be considered for rear yards.

(10) Where residential properties are adjacent to commercial or other non-residential uses, alternative fence heights may be considered.

APPLICABLE UDO GUIDELINES:

All applicable guidelines can be found in the City of Georgetown Unified Development Ordinance (UDO) on the City of Georgetown website.

803 Fences

803.1 Height. Fences shall not exceed eight feet in height in R-1, R-2, R-3, R-4 and MR Districts. The maximum height for fences in the IC, CC, GC, LI, and HI Districts shall be twelve feet.

803.2 Adequate light and air: Fences which are located outside of the normal building setback area that are greater than six feet in height shall be required to be constructed so that opacity levels do not exceed seventy-five per cent. Fences which are constructed within building setback areas may be one hundred per cent opaque.

803.3 Historic Buildings District: Any fence proposed to be located within the Historic Buildings District shall be reviewed and approved by the Board of Architectural Review prior to construction or erection.

OPTIONS:

1. Approve request as submitted by applicant.
2. Approve application with conditions imposed by the Architectural Review Board.
3. Deny request.
4. Defer request for more information. The time limit of deferral must be mutually agreed upon between the board and the applicant.

If approved, building permit application, a copy of the COA, and applicable fees are required to be submitted to the Planning & Community Development Department prior to commencement of any work.

REFERENCE MATERIALS

REFERENCE ITEM 1: City of Georgetown Zoning Map *Please note the new Historic District Survey layer indicators. Orange indicates a Non-Contributing status, Blue indicates a Contributing status, black indicates no survey.*

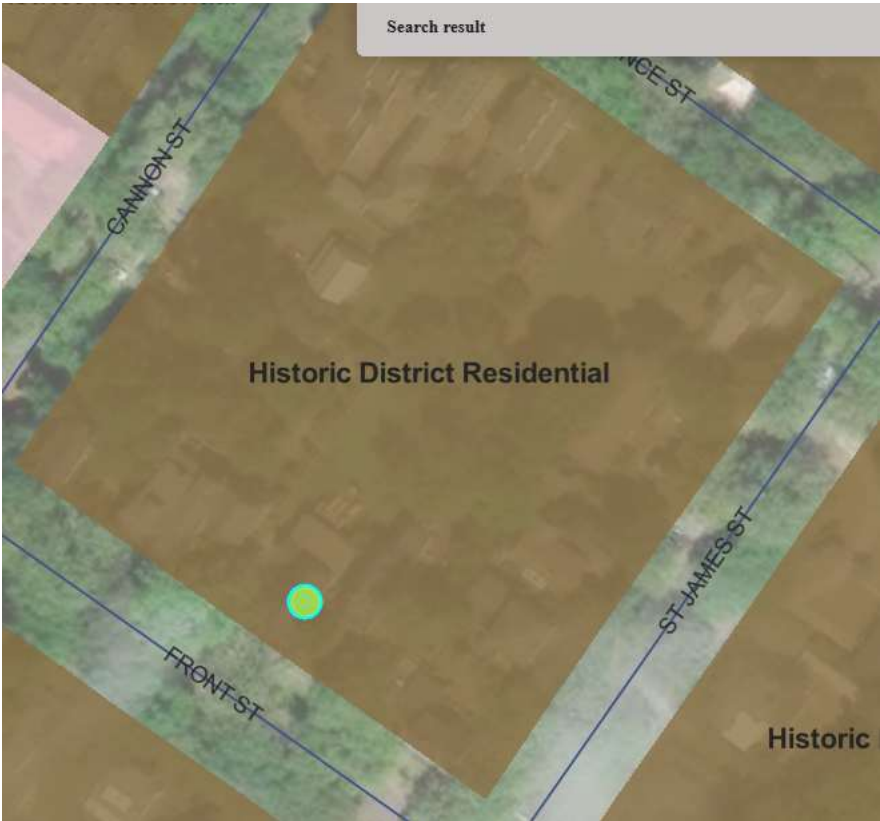
Parcel View



Block View



REFERENCE ITEM 2: City of Georgetown Future Land Use Map *Approximate position of property in question indicated by dot.*



REFERENCE ITEM 3: FEMA Flood Map

416 Front St, Georgetown, SC 29440

Edit

Share

Overview

Activity

Records

Files

Flood zone	AE
Coastal A zone	No
Supplemental Coastal A	No
In Floodway	No
In CBRS	No
In OPA	No
Base Flood Elevation	10.0 ft
Design Flood Elevation ⓘ	12.0 ft

An aerial photograph of the same area as the previous image, but with a different overlay. A blue rectangular outline highlights a specific property. A blue location pin is placed on the property. The map also shows "Cannon St" and "Front St".

Statewide Survey of Historic Properties
State Historic Preservation Office
South Carolina Department of Archives and History
8301 Parklane Rd.
Columbia, SC 29223-4905 (803) 896-6100

Control Number: U / 43 / 191-0331
Status County No Site No
Quad Name: Georgetown South
Tax Map No.: 05-0032-015-00-00

Intensive Documentation Form

Identification

Historic Name:

Common Name:

Address/Location: 416 Front Street

City: Georgetown

County: Georgetown

Vicinity of:

Ownership: Private

Category: building

Historical Use: Domestic

Current Use: Domestic

National Register of Historic Places Information

SHPO National Register Determination: Contributes to Listed District

Notes on National Register Status: Georgetown Historical Society Site # 204-A.

Other Designation:

Property Description

Construction Date: c. 1905

Commercial Form:

Stories: 2 stories

Alteration Date: c. 1940, c. 200

Historic Core Shape: rectangular

Roof Features

Shape: gable, end to front

Materials: composition shingle

Porch Features

Porch Width: facade and right elevation

Shape: hip

Construction Method: frame

Exterior Walls: asbestos shingle

Foundation: brick pier with fill

Significant Architectural Features: Folk Victorian Gabled-Ell: 1/1 and traceried/1 sash, single-leaf door with transom, cornice returns, turned posts with slat balusters, 1-story rear ell.

Alterations: c. 1940: asbestos shingles. c. 1980: 1-story left side addition. c. 2005: 2/2 sash replaced.

Architect(s)/Builder(s):

Historical Information

Historical Information:

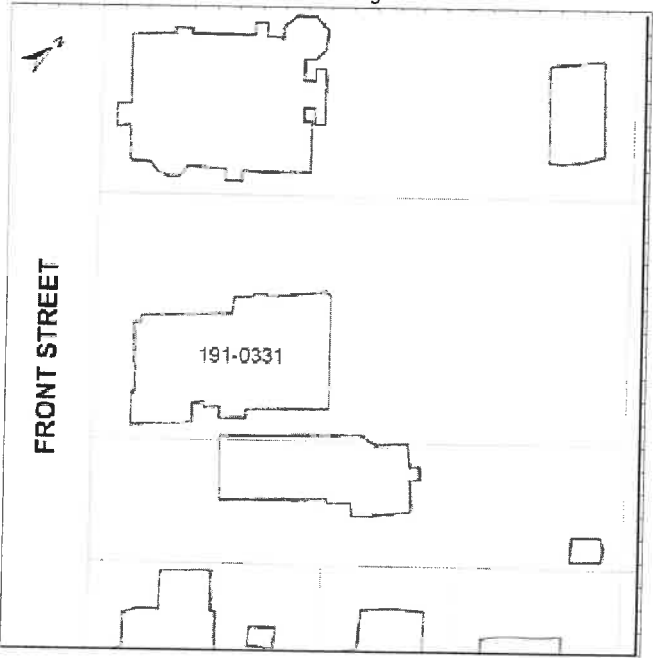
Source of Information: Sanborn Maps: 1899, 1908.

Photographs

Roll No.	Neg. No.	View of
		Façade and Side Elevations, Looking E
		Façade and Side Elevations, Looking N



Use Grid for Sketching



Program Management

Recorded by: Ellen Jenkins (TRC)
Date Recorded: 6/27/2010

191-0331: 416 Front Street



Date Filed: 8/3/2026

Application #: _____

**CITY OF GEORGETOWN
ARCHITECTURAL REVIEW BOARD APPLICATION**

Please note that all projects will be reviewed by the Planning & Community Development Department for zoning compliance before being presented to the Architectural Review Board.

Property Information:	
The applicant hereby requests approval for the project described on ARB Request Form (attached):	
Property Address:	Tax Map Number:
416 Front Street, Georgetown, SC. 29440	05-0032-015-00-00
Zoning District:	
R-4	
Type of Application:	Type of Request:
☒ New Application	☐ Demolition ☐ New Construction
☐ Application of Revisions	☐ Alteration ☒ Fence
☐ Request for time frame extension	☒ Repair ☐ Addition
Description of Request:	
1) Replace existing wood double gate with white aluminum double door gate with automatic closure. Existing gate beginning to fail due to excessive weight. 2) Replace existing river rock gravel driveway (identified by grey dotted line on site plan) with brick perimeter wall (red line) and paver surface, Former gravel parking area to be sod.	
List of materials to be used:	
1) White powder-coated aluminum. 2) Brick perimeter wall, that ranges in height from 1" to 18", will be matching brick to existing residence chimney. Parking surface will be either matching brick pavers or natural stone pavers.	
In addition to this application, the following supporting materials have been submitted.	
Site Plan locating the existing & proposed gate location Photographs of existing fence-gate Art rendition of similar proposed gate in place Photo of proposed white aluminum gate Photos of 416 Front Street existing parking area looking from front to rear Photo of current gravel parking area looking toward Front Street	

CITY OF GEORGETOWN
ARCHITECTURAL REVIEW BOARD
SUBMISSION MATERIALS CHECKLIST

Any changes or alterations to the exterior of a structure within the Historic District, as well as the demolition or construction of any building or fence, must be approved by the Architectural Review Board prior to the issuance of any Zoning and/or Building Permits, and prior to the start of construction.

Note: Applicants are encouraged to meet with City Staff during the preliminary design process to learn what may be required for the project.

The Historic District Design Guidelines can be found online in Article XX (Historic Buildings District) in the Unified Development Ordinance (UDO) at:

https://www.georgetownsc.gov/governmental_services/departments/planning_community_development/zoning_ordinance.php.

The Zoning Map can be found online at: [City of Georgetown Official Map](#)

The following application and supporting materials must be submitted at the time of application. Incomplete applications will not be accepted.

Please indicate yes or no as to whether the information is included:

☒ Yes ☐ No Complete application. Please print legibly or type all required information. Additional pages may be necessary to thoroughly describe the scope of work.

Late or incomplete submissions will not be considered for that month's meeting agenda.

☐ Yes ☐ No \$300 application fee
\$150 application if this is for a revision to a previously approved and valid application.

ARB Application/Permit # _____

Date Approved _____

\$50 for extension of timeframe on an approved Board Order/COA

The following detailed drawings, plans, documents and other supporting materials, as applicable:

Site Plans and Drawings.

☒ Yes ☐ No The site plan must include: setbacks, building/structure location and dimensions (existing and proposed), easements (public and private), location of service areas, sign location, parking, lighting plan, and fencing.

☐ Yes ☐ No Landscaping plan (include a tree removal plan, if applicable). Must include a description of all existing and proposed landscaping.

☒ Yes ☐ No Detailed drawings for new construction/additions/alterations/renovations:

Date Filed: _____

ARB Request Form

Application #: _____

- Elevation and design drawings – to scale – showing the front, side, and rear elevations of all proposed new structures and/or façades to be renovated.

☐ Yes ☐ No Lighting plan, etc., as applicable.

☒ Yes ☐ No Fences/walls.

- A site plan showing the location of fences, walls, and lot lines
- Material samples - Photograph
- Design drawings

Sign Information.

☐ Yes ☐ No Sign Plan. Show location of all existing and proposed signs.

- Sign image (attach image). Include dimensions of all signs.
- Building materials

Color.

☒ Yes ☐ No Color samples/descriptions included for:

- Bricks, paint, shingles, siding, windows, and other materials.

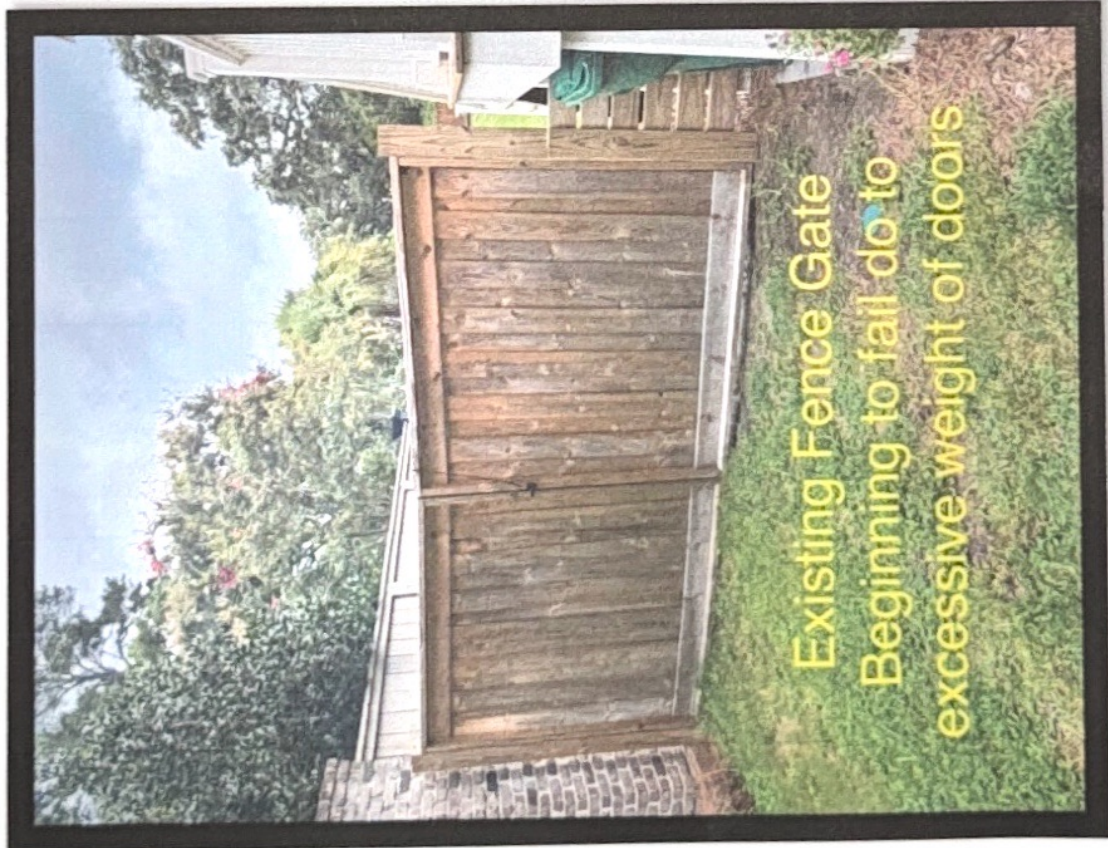
Additional Materials. Required materials and samples are listed below and include, but not limited to:

☐ Yes ☐ No Additional materials/samples for: _____

NOTE: STAFF AND BOARD MEMBERS MAY BE VISITING THE SITE PRIOR TO THE MEETING IN ORDER TO TAKE PICTURES AND MAKE A VISUAL INSPECTION OF THE EXTERIOR.

Please email this application and supporting documentation to planning@georgetownsc.gov or submit in person to the Planning and Community Development Department within City Hall, located at 1134 N. Fraser Street, Georgetown, SC, 29440.

ARB Application #
416 Front Street, Georgetown, SC
Jack Morgan





Looking North toward rear of property,
Doors sagging, left post tilting.



Looking South toward Front Street,
Doors sagging at center.



Looking South toward Front Street,
Doors sagging at center.



Looking South toward Front Street,
Doors sagging at center.



Actual style/design of Proposed Gate for 416 Front Stret, Georgetown, SC

Side Yard Application:

- White powder-coated aluminum
- Double swing gates
- Vertical pickets
- Curved (arched) top rail like your reference photo
- 5x5 heavy-duty aluminum posts set in concrete
- Self-closing hinges and a center drop rod if the gates will normally remain closed

Design is significantly lighter than current wood gates, reducing stress on the posts and eliminates sagging problem shown in existing fence gate. An aluminum double gate is one of the best long-term solutions eliminating rot, rust, and requires very little maintenance.

JAN C. ROTHACK
05-0032-017-00-00

MARGARET A. BONHOIT
05-0032-008-00-00

WILLIAM A. POSTAL
05-0032-007-00-00



LEGEND
1/8" = 20' NEW RECORD
OR - CALCULATED POINT

CERTIFICATE OF APPROVAL FOR RECORDING

I HEREBY CERTIFY THAT THE PLAT SHOWN HERE HAS BEEN FOUND TO COMPLY WITH THE REGULATIONS FOR THE CITY OF GEORGETOWN, SOUTH CAROLINA AS PER THE LAND DEVELOPMENT REGULATIONS AND THAT IT HAS BEEN APPROVED FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS

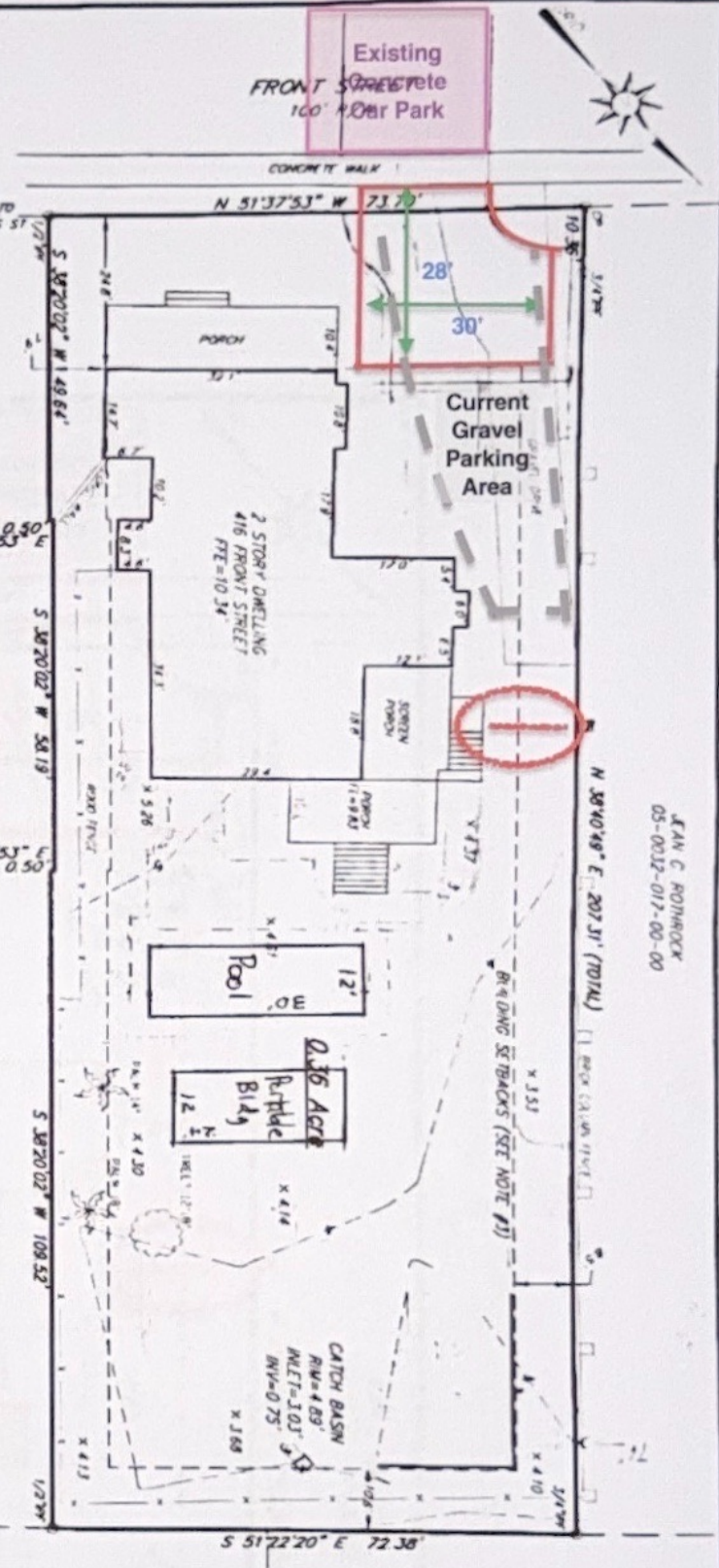
Date _____

CITY OF GEORGETOWN PLANNING AND COMMUNITY DEVELOPMENT

SITE PLAN
SHOWING A PROPOSED GARAGE
ON A 0.36 ACRE LOT,
BEING A PORTION OF CITY LOT 241 & 242,
SURVEYED FOR

**JACK C. MORGAN, Jr.,
TRUSTEE**

LOCATED IN THE CITY OF GEORGETOWN,
GEORGETOWN COUNTY, SOUTH CAROLINA
DATE: JUNE 18, 2026



- REFERENCES
- 1 PLAT BOOK 3514, PAGE 258
 - 2 RECORD BOOK 3968, PAGE 61
 - 3 05-0032-015-00-00

NOTES

- 1. THIS PROPERTY IS LOCATED IN ROAD ZONE AC-10, PER FIRM COMMUNITY PANEL 4500-045 G, REVISED 05-08-2023
- 2. OWNER OF RECORD JACK C. MORGAN, JR., TRUSTEE 416 FRONT STREET GEORGETOWN, SC 29440
- 3. ZONED R4
- 4. BUILDING SETBACKS FRONT = 25' SIDE = 8' REAR = 10'
- 5. SETBACKS TO BE REMOVED BY THE CITY OF GEORGETOWN (AND IF APPLICABLE, REMOVED BY APPROPRIATE HOA OR AOB)
- 6. THIS SURVEY IS MADE AND FOR SPOTLINE AND DUBBOSSED SEAL ARE ASSENT
- 7. ELEVATIONS SHOWN ARE HAD AND BATH

TABLE LAND SURVEYING, LLC
NO. 003814
SOUTH CAROLINA
PARKER
LAND
SURVEYING, LLC
No. 003814
CERTIFICATE OF AUTHORIZATION

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

PLS

0 10 20 30 40 50
ONE INCH = 20'





Parking & driveway area looking toward Front Street

MAYOR
JAY DOYLE

CITY ADMINISTRATOR
SCOTT WHITTIER

CITY CLERK
STEPHANIE BUCCIONE



COUNCIL MEMBERS
MAYOR PRO TEMPORE
JESSIE WALKER

BRUCE CARL
ERIN ETHRIDGE
TAMIKA WILLIAMS-OBENG
SHARON MELTON
HOBSON HENRY MILTON

Building & Planning Department
(843) 545-4010 | planning@georgetownsc.gov

CITY OF GEORGETOWN ARCHITECTURAL REVIEW BOARD

MEETING DATE: September 8, 2026

AGENDA ITEM: ARB-2026-0036 –Request: Repair for 213 (211) Orange St. TMS# 05-0027-264-00-00.
Request to replace the existing wood fence and gate with a black aluminum fence and double door 10-foot wide gate.

PROPERTY INFORMATION:

Address:	213 (211) Orange Street
Applicant/Property Owner:	Duncan Memorial Methodist Church
Zoning District:	High Density Residential (R4) (<i>Reference item 1</i>)
Overlay District:	Historic Buildings Overlay District (HD) (<i>Reference item 1</i>)
2040 Comprehensive Plan – FLUM:	Historic District Residential (<i>Reference item 2</i>)
Flood Zone:	X (<i>Reference item 3</i>)
Use of the Property:	Church
Contribution to Historic District:	No (<i>See attached</i>)

APPLICABLE GUIDELINES:

All applicable guidelines can be found in the City of Georgetown Unified Development Ordinance Article XX: Historic Buildings District on the City of Georgetown website.

2012 Standards for Residential Properties – Setting

2012.2 Fences, Gates, and Walls

2012.201 Policy and Justification

Historic fence materials such as cast and wrought iron, brick, and woven wire should be preserved and maintained. The installation of new fences in keeping with traditional locations, designs and materials is appropriate for the historic district. Vinyl and similar synthetic fencing materials are incompatible and not approvable.

2012.202 Standards

(1) Repair or replace fence or wall materials with in-kind materials.

(2) Installation of new wood picket fences in front yards or privacy wood fences in side or rear yards is appropriate if they are in traditional and permitted dimensions and designs. Fences should have pickets no wider than 4 inches and should be set apart a maximum of 3 inches. Wire fences should not be more than 4 feet tall. Privacy fences constructed of wood board should be located in rear yards and generally be no taller than 6 feet. Higher fences may be considered subject to code limitations.

- (3) Preserve original cast and wrought iron, woven metal wire, or brick fences and walls. If historic fences or walls are missing, they may be reconstructed based on physical or pictorial evidence.
- (4) Cast iron fences may be added to buildings constructed in the mid- to late-19th and early 20th centuries. Cast iron fences are not appropriate for dwellings built after the mid-20th century.
- (5) Chain link, concrete block, or synthetic materials are not appropriate for the historic district in front yards or readily visible side yards. Split or horizontal rails, railroad ties, or timbers are inappropriate for front yards or elsewhere if readily visible.
- (6) Fence posts, rails, and other framing members should be on the inside of the fence facing the dwelling rather than the street and sidewalk.
- (7) Fence gates should be designed to be compatible with the overall fence design and consistent with the age and style of the dwelling.
- (8) For safety reasons Code requires that fences within 10 feet of streets be no taller than 3 feet or transparent so as to not obstruct the view of vehicles attempting to exit the property. Taller fences located more than ten feet from the public right-of-way may be considered. Fences should be located behind either the front plane of any open front porch of the building and that of any open front porch of any adjacent dwelling or behind any significant side elevation architectural feature (such as a bay window, porte-cochere or building projection) of the building, whichever is the lesser distance from the street.
- (9) Privacy fences of flat boards in a single row are preferred to shadowbox (alternating boards) designs. Fences with flat tops, "dog ear," or Gothic (pointed tops) designs are acceptable if the design is consistent with the house style. "Stockade" designs are prohibited. Fences should be stained or painted to blend with the dwelling or building. Privacy fences of brick or pierced brick are less appropriate for the historic district than those of wood but may be considered for rear yards.
- (10) Where residential properties are adjacent to commercial or other non-residential uses, alternative fence heights may be considered.

APPLICABLE UDO GUIDELINES:

All applicable guidelines can be found in the City of Georgetown Unified Development Ordinance (UDO) on the City of Georgetown website.

803 Fences

803.1 Height. Fences shall not exceed eight feet in height in R-1, R-2, R-3, R-4 and MR Districts. The maximum height for fences in the IC, CC, GC, LI, and HI Districts shall be twelve feet.

803.2 Adequate light and air: Fences which are located outside of the normal building setback area that are greater than six feet in height shall be required to be constructed so that opacity levels do not exceed seventy-five per cent. Fences which are constructed within building setback areas may be one hundred per cent opaque.

803.3 Historic Buildings District: Any fence proposed to be located within the Historic Buildings District shall be reviewed and approved by the Board of Architectural Review prior to construction or erection.

OPTIONS:

1. Approve request as submitted by applicant.
2. Approve application with conditions imposed by the Architectural Review Board.
3. Deny request.

4. Defer request for more information. The time limit of deferral must be mutually agreed upon between the board and the applicant.

If approved, building permit application, a copy of the COA, and applicable fees are required to be submitted to the Planning & Community Development Department prior to commencement of any work.

REFERENCE MATERIALS

REFERENCE ITEM 1: City of Georgetown Zoning Map *Please note the new Historic District Survey layer indicators. Orange indicates a Non-Contributing status, Blue indicates a Contributing status, black indicates no survey.*

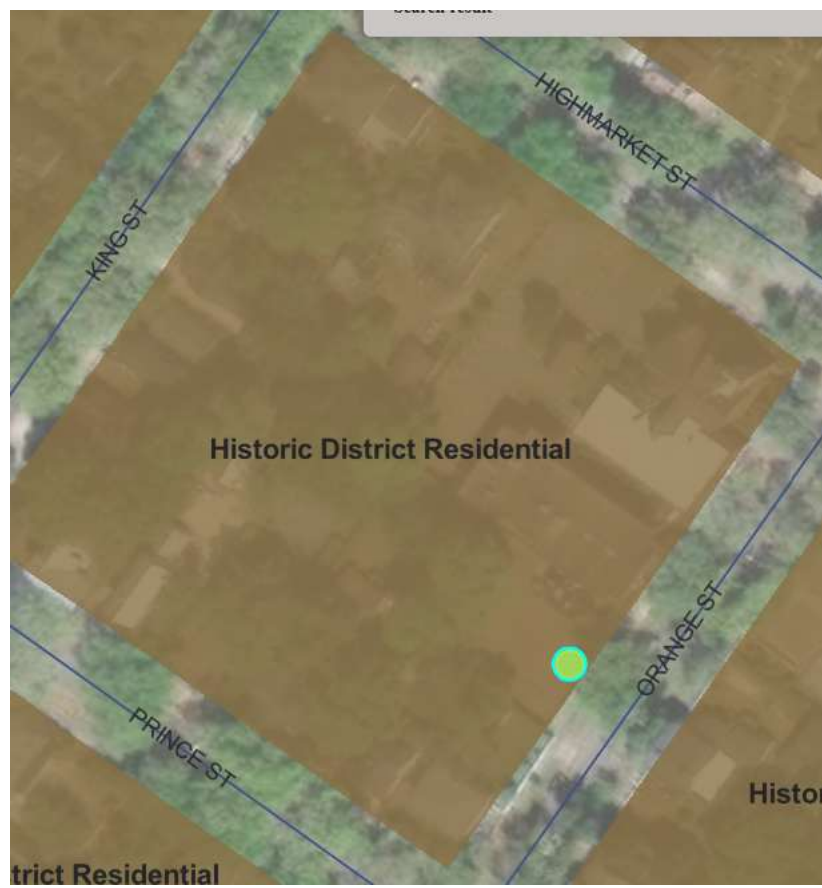
Parcel View



Block View



REFERENCE ITEM 2: City of Georgetown Future Land Use Map *Approximate position of property in question indicated by dot.*



REFERENCE ITEM 3: FEMA Flood Map

OverviewActivityRecordsFiles

Flood Info

Effective FIRM

Flood zone	X
Supplemental Coastal A	No
In Floodway	No
In CBRS	No
In OPA	No
Base Flood Elevation	Add
Design Flood Elevation	Add
Datum	NAVD88

Statewide Survey of Historic Properties
State Historic Preservation Office
South Carolina Department of Archives and History
8301 Parklane Rd.
Columbia, SC 29223-4905 (803) 896-6100

Control Number: U / 43 / 191-0109(D)
Status County No Site No
Quad Name: Georgetown South
Tax Map No.: 05-0027-264-00-00

Intensive Documentation Form

Identification

Historic Name: Squires, Maudest K., House

Common Name:

Address/Location: 211 Orange Street

City: Georgetown

County: Georgetown

Vicinity of:

Ownership:

Category:

Historical Use:

Current Use:

National Register of Historic Places Information

SHPO National Register Determination: Removed from NR

Notes on National Register Status: This resource has been demolished and thus no longer contributes to the Georgetown National Register Historic District.

Other Designation:

Property Description

Construction Date:

Commercial Form:

Stories:

Alteration Date:

Historic Core Shape:

Roof Features

Porch Features

Shape:

Porch Width:

Materials:

Shape:

Construction Method:

Exterior Walls:

Foundation:

Significant Architectural Features:

Alterations:

Architect(s)/Builder(s):

Historical Information

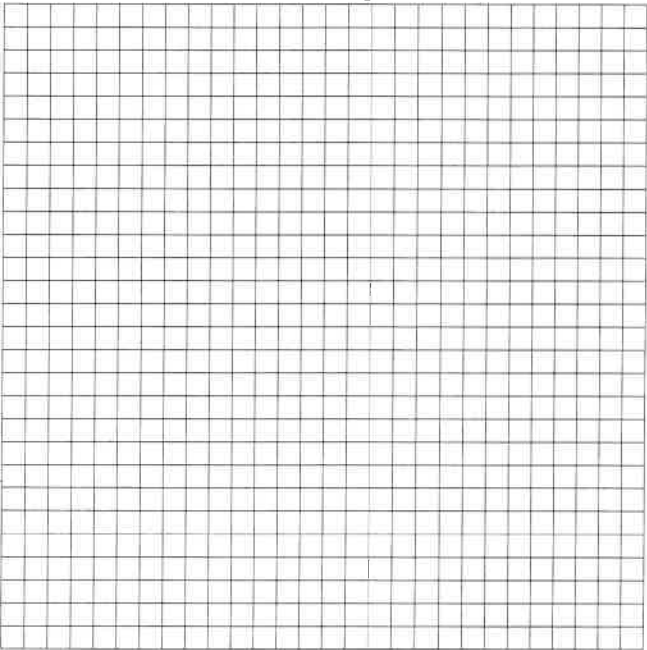
Historical Information:

Source of Information:

Photographs

Roll No. Neg. No. View of

Use Grid for Sketching



Attach Photos Here

Program Management

Recorded by: Ellen Jenkins (TRC)

Date Recorded: 6/28/2010

Date Filed: 8/3/2026



Application #: ARB-2026-0020

**CITY OF GEORGETOWN
ARCHITECTURAL REVIEW BOARD APPLICATION**

Please note that all projects will be reviewed by the Planning & Community Development Department for zoning compliance before being presented to the Architectural Review Board.

Property Information:	
The applicant hereby requests approval for the project described on ARB Request Form (attached):	
Property Address:	Tax Map Number:
213 Orange Street, Georgetown, SC. 29440	05-0027-264-00-00 <u>211 Orange St</u>
Zoning District:	
R-4	
Type of Application:	Type of Request:
☒ New Application	☐ Demolition ☐ New Construction
☐ Application of Revisions	☐ Alteration ☒ Fence
☐ Request for time frame extension	☒ Repair ☐ Addition
Description of Request:	
Replace existing wood fence and gate with black aluminum fence double door 10-foot wide gate. Existing fence is dilapidated and not safe or secure.	
List of materials to be used:	
Black powder-coated aluminum	
In addition to this application, the following supporting materials have been submitted.	
Aerial Georgetown County GIS map locating the existing & proposed gate location Photographs of existing fence AI rendition of proposed gate	

CITY OF GEORGETOWN
ARCHITECTURAL REVIEW BOARD
SUBMISSION MATERIALS CHECKLIST

Any changes or alterations to the exterior of a structure within the Historic District, as well as the demolition or construction of any building or fence, must be approved by the Architectural Review Board prior to the issuance of any Zoning and/or Building Permits, and prior to the start of construction.

Note: Applicants are encouraged to meet with City Staff during the preliminary design process to learn what may be required for the project.

The Historic District Design Guidelines can be found online in Article XX (Historic Buildings District) in the Unified Development Ordinance (UDO) at:

https://www.georgetownsc.gov/governmental_services/departments/planning_community_development/zoning_ordinance.php.

The Zoning Map can be found online at: [City of Georgetown Official Map](#)

The following application and supporting materials must be submitted at the time of application. Incomplete applications will not be accepted.

Please indicate yes or no as to whether the information is included:

☒ Yes ☐ No Complete application. Please print legibly or type all required information. Additional pages may be necessary to thoroughly describe the scope of work.

Late or incomplete submissions will not be considered for that month's meeting agenda.

☐ Yes ☐ No \$300 application fee
\$150 application if this is for a revision to a previously approved and valid application.

ARB Application/Permit # _____

Date Approved _____

\$50 for extension of timeframe on an approved Board Order/COA

The following detailed drawings, plans, documents and other supporting materials, as applicable:

Site Plans and Drawings.

☒ Yes ☐ No The site plan must include: setbacks, building/structure location and dimensions (existing and proposed), easements (public and private), location of service areas, sign location, parking, lighting plan, and fencing.

☐ Yes ☐ No Landscaping plan (include a tree removal plan, if applicable). Must include a description of all existing and proposed landscaping.

☒ Yes ☐ No Detailed drawings for new construction/additions/alterations/renovations:

- Elevation and design drawings – to scale – showing the front, side, and rear elevations of all proposed new structures and/or façades to be renovated.

☐ Yes ☐ No Lighting plan, etc., as applicable.

☒ Yes ☐ No Fences/walls.

- A site plan showing the location of fences, walls, and lot lines
- Material samples - Photograph
- Design drawings

Sign Information.

☐ Yes ☐ No Sign Plan. Show location of all existing and proposed signs.

- Sign image (attach image). Include dimensions of all signs.
- Building materials

Color.

☒ Yes ☐ No Color samples/descriptions included for:

- Bricks, paint, shingles, siding, windows, and other materials.

Additional Materials. Required materials and samples are listed below and include, but not limited to:

☐ Yes ☐ No Additional materials/samples for: _____.

NOTE: STAFF AND BOARD MEMBERS MAY BE VISITING THE SITE PRIOR TO THE MEETING IN ORDER TO TAKE PICTURES AND MAKE A VISUAL INSPECTION OF THE EXTERIOR.

Please email this application and supporting documentation to planning@georgetownsc.gov or submit in person to the Planning and Community Development Department within City Hall, located at 1134 N. Fraser Street, Georgetown, SC, 29440.



Existing wood fence



AI generated black aluminum fence



Georgetown County GIS aerial map illustrating church property and location of fence replacement area.

MAYOR
JAY DOYLE

CITY ADMINISTRATOR
SCOTT WHITTIER

CITY CLERK
STEPHANIE BUCCIONE



COUNCIL MEMBERS
MAYOR PRO TEMPORE
JESSIE WALKER

BRUCE CARL
ERIN ETHRIDGE
TAMIKA WILLIAMS-OBENG
SHARON MELTON
HOBSON HENRY MILTON

Building & Planning Department
(843) 545-4010 | planning@georgetownsc.gov

CITY OF GEORGETOWN ARCHITECTURAL REVIEW BOARD

MEETING DATE: September 8, 2026

AGENDA ITEM: ARB-2026-0036 –Request: Extension for 209 Meeting St. TMS# 05-0033-019-00-00. Request to extend the time for a COA issued on September 9, 2024.

PROPERTY INFORMATION:

Address:	209 Meeting Street
Applicant/Property Owner:	Debra Smalls
Zoning District:	High Density Residential (R4) (<i>Reference item 1</i>)
Overlay District:	Historic Buildings Overlay District (HD) (<i>Reference item 1</i>)
2040 Comprehensive Plan – FLUM:	Historic District Residential (<i>Reference item 2</i>)
Flood Zone:	AE10 (<i>Reference item 3</i>)
Use of the Property:	Vacant lot
Contribution to Historic District:	no (<i>See attached</i>)

APPLICABLE GUIDELINES:

All applicable guidelines can be found in the City of Georgetown Unified Development Ordinance Article XX: Historic Buildings District on the City of Georgetown website.

2007 Application for Time Extension

2007.1 Once commenced, all projects should be completed in an expeditious manner. If a project is commenced but not completed in a reasonable time and on or before the date the Certificate of Appropriateness or building permit expires, a formal extension approval must be obtained from the ARB.

APPLICABLE UDO GUIDELINES:

All applicable guidelines can be found in the City of Georgetown Unified Development Ordinance (UDO) on the City of Georgetown website.

OPTIONS:

1. Approve request as submitted by applicant.
2. Approve application with conditions imposed by the Architectural Review Board.
3. Deny request.
4. Defer request for more information. The time limit of deferral must be mutually agreed upon between the board and the applicant.

If approved, building permit application, a copy of the COA, and applicable fees are required to be submitted to the Building & Planning Department prior to commencement of any work.

REFERENCE MATERIALS

REFERENCE ITEM 1: City of Georgetown Zoning Map *Please note the new Historic District Survey layer indicators. Orange indicates a Non-Contributing status, Blue indicates a Contributing status, black indicates no survey.*

Parcel View



Block View



REFERENCE ITEM 2: City of Georgetown Future Land Use Map *Approximate position of property in question indicated by dot.*



REFERENCE ITEM 3: FEMA Flood Map

[Overview](#) [Activity](#) [Records](#) [Files](#)

Flood zone	AE
Coastal A zone	No
Supplemental Coastal A	No
In Floodway	No
In CBRS	No
In OPA	No
Base Flood Elevation	10.0 ft
Design Flood Elevation ⓘ	12.0 ft

Date Filed: _____



Application #: ARB-2020-037

**CITY OF GEORGETOWN
ARCHITECTURAL REVIEW BOARD APPLICATION**

Please note that all projects will be reviewed by the Planning & Community Development Department for zoning compliance before being presented to the Architectural Review Board.

Property Information:		
The applicant hereby requests approval for the project described on ARB Request Form (attached):		
Property Address:	Tax Map Number:	
* 209 Meeting Street	05.0033.019.00.00	
Zoning District:		
R4		
Type of Application:	Type of Request:	
☐ New Application	☐ Demolition	☐ New Construction
☐ Application of Revisions	☐ Alteration	☐ Fence
☒ Request for time frame extension	☐ Repair	☐ Addition
Description of Request:		
Requesting to have my COA extended		
List of materials to be used:		
In addition to this application, the following supporting materials have been submitted.		

CITY OF GEORGETOWN PLANNING & COMMUNITY DEVELOPMENT
P.O. DRAWER 939
GEORGETOWN, SOUTH CAROLINA 29442
(843) 545-4010

**C E R T I F I C A T E
O F
A P P R O P R I A T E N E S S**

Property Owner (s): Debra Smalls
ARB-2024-36
TAX MAP #: 05.0033.019.00.00

SITE ADDRESS: 209 Meeting St.

NATURE OF APPLICATION: The applicant submitted a request to build a new house with a pergola and a fence. The fence to be located partially along the southern property line and across the back property line. Along the back in the northwest corner will be a 6' wide gate. The 6' tall fence is to be wood and flat 1x6 boards in a single row with rounded tops. The windows will be all vinyl with simulated 1 over 1 with spacer bars.

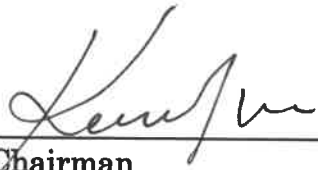
CONDITIONS IMPOSED BY THE ARCHITECTURAL REVIEW BOARD:
On September 9, 2024, the board gave the following ruling:

The Board voted to approve the application as submitted citing the following guidelines:

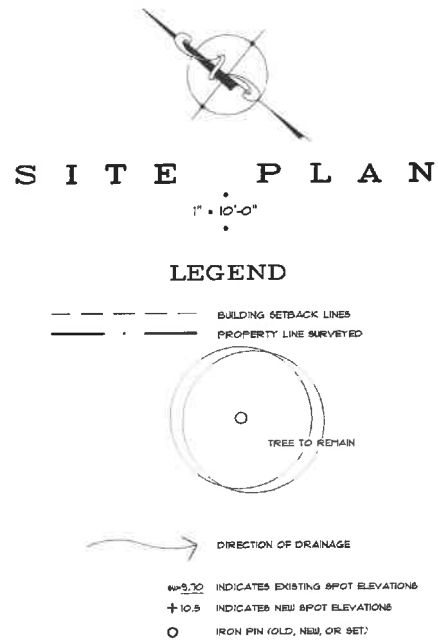
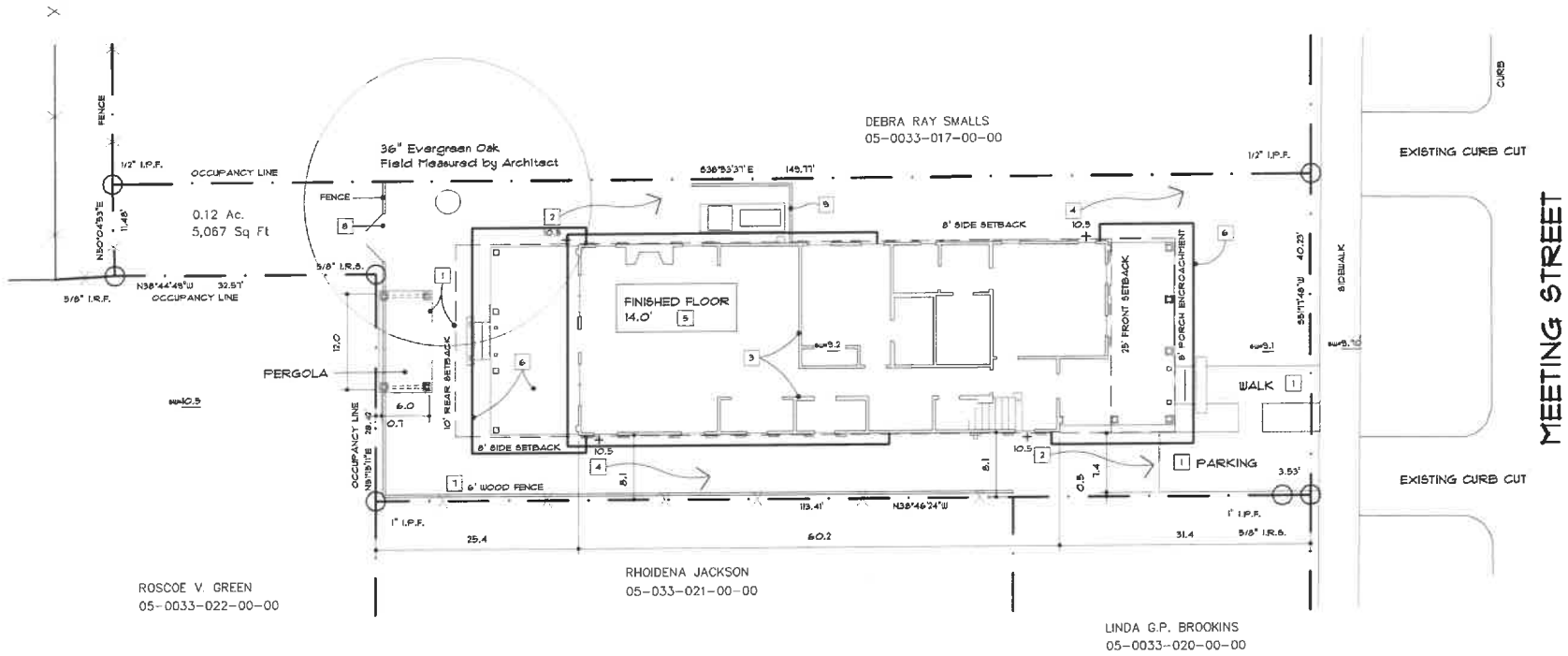
- Chapter 3: Residential Properties
 - Section 19.0 Setting - Fences, Gates, and Walls
 - Section 20.0 Setting - Garages, Sheds, Outbuildings and Ancillary Outdoor features
 - Section 21.0 Setting - Grade Changes and Landscaping
- Chapter 5: Residential Properties
 - Section 26.0 New Construction – Primary Dwellings

This CERTIFICATE acknowledges that this application to the Architectural Review Board has been determined to be appropriate and in keeping with the historic and architectural qualities of the Historic Buildings District. This CERTIFICATE is awarded subject to strict adherence to the above conditions and conformance with your presentation to the Board. This CERTIFICATE should not be construed as approval from the City Building and Planning Department. All permits, licenses and fees must be secured after award of this certificate. The time limit for all projects will be 2 years after the issuance of the COA, after which a property owner can apply for an extension through the Architectural Review Board. This permit is non-transferrable.

Decisions of the Architectural Review Board are appealed to circuit court. A petition must be made to the court within 30 days after receipt of this certificate.


Chairman

9/18/2024
Date



SURVEYOR NOTES

- DEED RECORDED IN RECORD BOOK 335 PAGE 46.
- NOTES:
 - THIS PROPERTY IS LOCATED IN FLOOD ZONE AE-3, PER F.J.R.M. COMMUNITY PANEL 490081 0002, DATED 3/16/89.
 - OWNER OF RECORD: DEBRA RAY SMALLS
203 MEETING STREET
GEORGETOWN, SC 29440
 - ZONED: R4
BUILDING SETBACKS: FRONT - 25'
SIDE - 8'
REAR - 10'
SETBACKS TO BE VERIFIED BY CITY OF GEORGETOWN (AND IF APPLICABLE, VERIFIED BY APPROPRIATE HOA OR ARB).
 - THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD, NO TITLE SEARCH PERFORMED BY THIS OFFICE.
 - THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON(S) OR ENTITY APPEARING ON SAID SURVEY. THIS SURVEY DOES NOT EXTEND TO ANY UNNAMED PERSON(S) OR ENTITY WITHOUT AN EXPRESSED RECERTIFICATION BY L. BRUCE ABBOTT.
 - THIS SURVEY IS NULL AND VOID IF SIGNATURE AND EMBOSSED SEAL ARE ABSENT.
 - ELEVATIONS SHOWN HEREON BASED ON NGVD 79 DATUM. EXAMPLE - 3.1
- TAX MAP # 05-0033-019-00-00
- SURVEY - LOT ON MEETING STREET COMPOSED OF PORTIONS OF LOTS 43, 44, AND 45, BROWN TOWN, CITY OF GEORGETOWN.

GENERAL NOTES

- DIMENSIONS ARE TO OUTSIDE FACE OF CONCRETE BLOCK PIERS, BRICK PIERS, AND OUTSIDE FACE OF STUD WALL.
- ALL UTILITIES TO BE PLACED UNDERGROUND. CONTRACTOR TO TAKE SPECIAL CARE TO PROTECT REMAINING TREES ROOT SYSTEM.
- CONTRACTOR TO PROVIDE FILL AND LABOR AS REQUIRED TO CREATE POSITIVE DRAINAGE AWAY FROM HOUSE.
- CONTRACTOR TO VERIFY STRUCTURE WITHIN SETBACKS AND DOES NOT EXCEED OVERALL HEIGHT LIMITATIONS DURING LAYOUT OF HOUSE.
- THE SURVEY THAT THIS SITE PLAN IS BASED ON WAS PROVIDED BY THE OWNER. THE SURVEY WAS PERFORMED BY TIDWATER LAND SURVEYING AND IS DATED SEPTEMBER, 21, 2018.
- PROVIDE SILT FENCING AT EACH SIDE OF PROPERTY.
- PROVIDE ORANGE BARRIER FENCING (NOT SHOWN) AROUND ALL TREES TO REMAIN. CONTRACTOR TO PROTECT ALL REMAINING TREES. REPLACE BARRIER FENCE IF DAMAGED. DO NOT USE ROOT AREA AS LAY DOWN AREA FOR CONSTRUCTION MATERIAL OR EQUIPMENT.
- Not Used.

NOTES

- OYSTER SHELL CONCRETE WALKS AND DRIVEWAY WITH BRICK BANDING Laid FLAT. SLOPE TO DRAIN. EXACT SHAPE AND CURVE TO BE LAID OUT IN FIELD BY ARCHITECT OR OWNER.
- PROVIDE POSITIVE DRAINAGE AWAY FROM HOUSE - SLOPE = 1/4" PER 1' FOR A MINIMUM OF 10'
- OUTLINE OF FLOOR PLAN INDICATED FOR DIMENSIONS AND REFERENCE.
- SHAPE YARDS TO DRAIN. SLOPE FROM BASE OF HOUSE TO SHALLOW SWELLS. GRADE SWELLS TO DRAIN TO STREET.
- CLEAR AND GRUB # HOUSE, WALK, DRIVE, ETC. AND FOR A MAXIMUM OF 10' ON ALL SIDES OF HOUSE AND 5' ADJACENT TO DRIVE, PATIO, AND WALLS AND AS DIRECTED BY OWNER OR ARCHITECT ON SITE.
- OUTLINE OF ROOF.
- 6" HIGH WOOD FENCE WITH 1X6 VERTICAL BOARDS. THE BOARDS WILL HAVE FLAT TOPS WITH ANGLED CORNERS. VERTICAL BOARDS TO BE BUTTED. NOT IN CONTRACT.
- 6" HIGH X 6' WIDE DOUBLE WOOD GATE TO MATCH FENCE. NOT IN CONTRACT.
- 3'-6" HIGH WOOD PICKET FENCE WITH 1X4 VERTICAL BOARDS. THE BOARDS WILL HAVE FLAT TOPS WITH ANGLED CORNERS. PROVIDE 2" SPACE BETWEEN VERTICAL BOARDS. NOT IN CONTRACT.
- Not Used.

A Meeting Steet Cottage for Debra Smalls

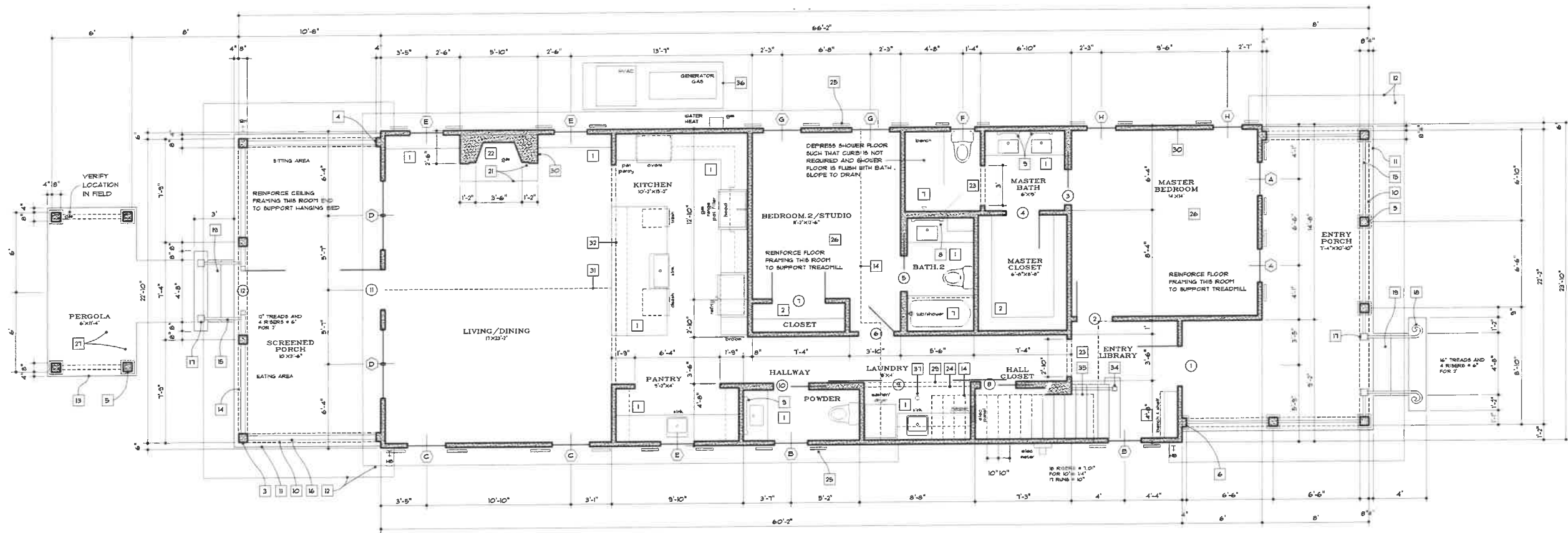
209 Meeting Street, Georgetown, SC

SITE PLAN

A1

August, 2022

D. DWAYNE VERNON, ARCHITECT, PO BOX 1966, PAWLEY'S ISLAND, SOUTH CAROLINA 29565, 843.237.2783



FIRST FLOOR PLAN
1/4" = 1'-0"

SQUARE FOOTAGE

1522	FIRST FLOOR - HEATED SQUARE FEET
552	SECOND FLOOR - HEATED SQUARE FEET
2114	TOTAL HEATED SQUARE FEET

ALL SQUARE FOOTAGE MEASURED TO THE EXTERIOR OF THE HEATED WALLS.
HEATED SQUARE FEET DOES NOT INCLUDE PARKING, PORCHES, ATTIC, ETC.

GENERAL NOTES

- DIMENSIONS ARE TO FACE OF STUDS ON EXTERIOR AND TO FACE OF STUD INDICATED ON INTERIOR.
- DIMENSION AT CASD OPENING INDICATES FINISHED OPENING.
- WHERE POSSIBLE AND AS REQUIRED, PROVIDE 6" CHASE WALL FOR PLUMBING AND FOR POCKET DOORS.
- VERIFY ALL WALL LOCATIONS AND DIMENSIONS PRIOR TO PROCEEDING.
- ROOM SIZES ARE APPROXIMATE AND FOR REFERENCE ONLY. DO NOT USE ROOM SIZES FOR QUANTITIES OR CALCULATIONS. USE DIMENSIONS ONLY.

NOTES

- CABINETS AND CASEWORK SHELVEING - SEE ALLOWANCE AND ARCHITECT FOR DIRECTIVE.
- CLOSET, ETC SHELVEING - SEE ALLOWANCE AND ARCHITECT FOR DIRECTIVE.
- 8X8 PLAIN BOXED COLUMN. SEE DETAIL.
- 4X8 PLAIN BOXED ENGAGED COLUMN. SIMILAR TO DETAIL.
- 8X8 TUSCAN STYLE SYNTHETIC COLUMN. SEE DETAIL.
- 4X8 HALF TUSCAN STYLE SYNTHETIC ENGAGED COLUMN. SIMILAR TO DETAIL.
- SHOWER OR TUB/SHOWER. MATERIAL, DOOR, AND FEATURES TO BE SELECTED. COVERED UNDER ALLOWANCE.
- MIRROR WITH C.A. CASING (ROUTED AS REQUIRED). VERIFY ALL MIRRORS BEFORE PROCEEDING TOP OF CASING TO ALIGN WITH WINDOW/DOOR CASING. PROVIDE MINIMUM 2" SEPARATION BETWEEN CASING AND WALL/BACKSPLASH. COORDINATE WITH CONVENIENCE OUTLETS ADJACENT OR MOUNTED IN MIRROR IF REQUIRED.
- MIRROR BY OWNER.
- BEAM ABOVE TO ALIGN WITH TOP OF COLUMN. SEE DETAIL.
- OUTSIDE EDGE OF PORCH BELOW. SEE DETAIL.
- OUTLINE OF ROOF. FOR REFERENCE ONLY.
- OUTSIDE EDGE OF PAVING WITH BRICK EDGING LAID FLAT.
- OUTLINE OF FLOOR PLAN ABOVE OR BELOW. FOR REFERENCE ONLY.
- PT WOOD HANDRAIL WITH PROFILED TOP AND 2X2 PT WOOD BALUSTERS. SEE DETAIL.
- 2X4 PT WOOD SCREEN FRAME WITH SCREENMESH AND INSECT SCREEN OR LOW PROFILE SCREENEZE SYSTEM. VERIFY WITH CODE OFFICIAL. THAT NO HANDRAIL IS REQUIRED DUE TO THE PORCH HEIGHT ABOVE GRADE.
- 6X6 FINISHED HANDTRIM NEWELL POSTS WITH 4X4 PT STRUCTURAL POST AND DECORATIVE PT CAP. ANCHOR 4X4 POST AS REQUIRED FOR STRUCTURAL INTEGRITY.
- IRON (HANDRAIL) WITH PROFILED DIXIE CAP AND BALL TOP VOLUTE.

- BRICK STEPS LAID FLAT.
- 2X4 FULL DOWN ATTIC STAIR.
- FIREPLACE MANTLE AND HEARTH AS SELECTED WITH TV OVER. DETAILS TO BE DETERMINED IN FIELD. COVERED UNDER ALLOWANCE.
- JOB BUILT VENTLESS MASONRY FIREPLACE WITH GAS LOGS. MASONRY TO SIT ON SLAB. WALLS OF CHIMNEY BREAST TO BE FRAMED AND EXTEND TO CEILING. VERIFY VENTLESS DETAIL WITH CODE OFFICIAL.
- CASD OPENING TO ALIGN WITH ADJACENT INTERIOR DOORS. FINISHED WITH AS INDICATED ON PLAN.
- STRUCTURAL HEADER ABOVE WITH GYPHUM BOARD. HEIGHT OF HEADER TO BE DETERMINED IN FIELD WITH OWNER TO GO WITH CUSTOM BARN TYPE DOOR. VERIFY ALL DETAILS BEFORE FRAMING.
- OPERABLE LOUVERED SYNTHETIC SHUTTERS WITH FUNCTIONAL STAINLESS STEEL HARDWARE.
- FURNISHINGS, ETC. FOR REFERENCE ONLY.
- OUTLINE OF PERGOLA FRAMING ABOVE. FOR REFERENCE ONLY. SEE DETAIL.
- SUBFLOOR THIS AREA OF ATTIC ONLY.
- DIVIDING LINE BETWEEN WOOD AND TILE FLOORING.
- HORIZONTAL SHIPLAP PANELING. AT MASTER PLACE BETWEEN WINDOW CASINGS FULL HEIGHT OF WALL. AT LIVING TO RUN FULL HEIGHT OF FIREPLACE ON ALL 3 SIDES. COORDINATE WITH MANTEL AND SURROUND.
- RIDGE OF VAULTED CEILING.
- 1X TRIM BOARD FLAT AT CEILING TRANSITION CUT TO ALIGN WITH WALL THICKNESS. AT 2ND FLOOR VESTIBULE CEILING TRANSITION USE 1X4.
- 12" DEEP TREAD WITH 2 EQUAL RISERS DOWN TO CEILING JOISTS.
- STAIR AND LANDING HANDRAIL TO BE MATTE BLACK HORIZONTAL RAIL SYSTEM BY GREAT LAKES METAL FABRICATION OR SIMILAR. OWNER RESERVES THE RIGHT <https://gmlmetal.com/pro-ject/black-iron-horizontal-rail-for-interior-stairs/> OWNER RESERVES THE RIGHT TO SELECT AN ALTERNATIVE. PROVIDE ALL NECESSARY PARTS AS REQUIRED. WALL MOUNTED HANDRAILS TO MATCH AS APPROPRIATE. VERIFY ALL PARTS BEFORE ORDERING. TREADS - WOOD W/ FINISHED EDGES AND COVE MOLD UNDER. PROVIDE DIAGONAL SKIRT BOARD UNDER WITH UPSIDE-DOWN BASE CAP. WOOD SPECIES TO MATCH FLOORS. VERIFY SPECIES BEFORE PROCEEDING. NEWELL POST TO BE PART OF SYSTEM.
- STAIR OPENING ABOVE.
- PRESSURE TREATED WOOD HVAC PLATFORM 10" ABOVE FINISHED GRADE.
- 4" DIAMETER FLOOR DRAIN.
- Not Used.
- Not Used.
- Not Used.



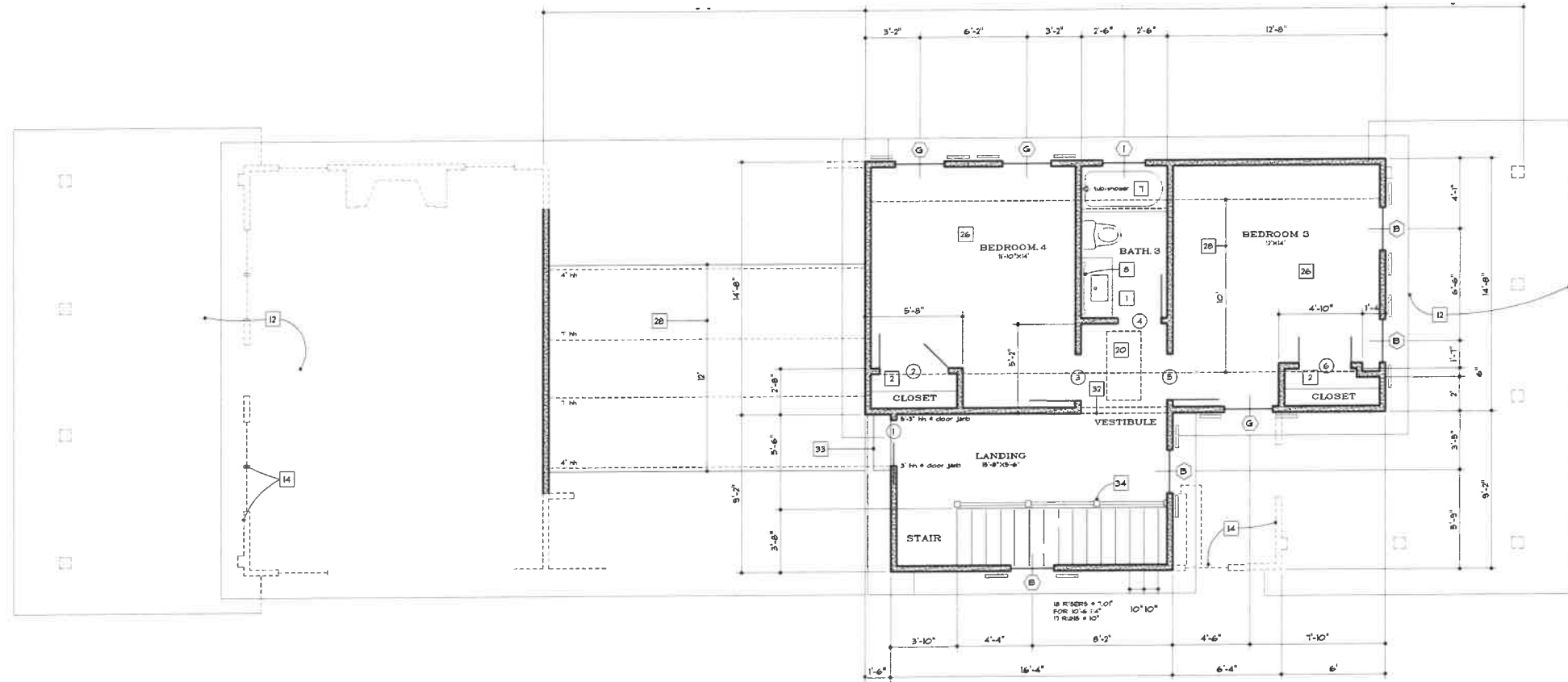
A Meeting Steet Cottage for Debra Smalls
209 Meeting Street, Georgetown, SC

FIRST FLOOR PLAN

A2

August, 2022

D. DWAYNE VERNON, ARCHITECT, PO BOX 1966, PAWLEY'S ISLAND, SOUTH CAROLINA, 29585, 843.237.2783



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



. A Meeting Steet Cottage for Debra Smalls .

. 209 Meeting Street . Georgetown . SC .

SECOND FLOOR PLAN

A3

August, 2022

. D . DWAYNE VERNON . ARCHITECT . PO BOX 1966 . PAWLEY'S ISLAND . SOUTH CAROLINA . 29585 . 843.237.2783 .

FINISH SCHEDULE

ROOM	FLOOR	BASE	WALL	CEILING	CEIL HGT.	MOLDING	REMARKS
FIRST FLOOR							
ENTRY PORCH	1X4 FT T&S WOOD	IX	SIDING	* PANELING/PAINT	SEE DETAIL	SEE DETAIL	* IX& BEAD BOARD PANELING
ENTRY LIBRARY	WOOD	B1	GYP. BOARD/PAINT	GYP. BOARD/PAINT	9'	C1	
STAIR	WOOD	B1	GYP. BOARD/PAINT	GYP. BOARD/PAINT	VARIES	C1	
HALLWAY	WOOD	B1	GYP. BOARD/PAINT	GYP. BOARD/PAINT	9'	C1	
HALL CLOSET	WOOD	B1	GYP. BOARD/PAINT	GYP. BOARD/PAINT	9'		
LAUNDRY	STONE/TILE	B1	GYP. BOARD/PAINT	GYP. BOARD/PAINT	9'		
POUNDER	STONE/TILE	B1	* WAINSCOT PANELING/PAINT	GYP. BOARD/PAINT	9'		* IX& BEAD BOARD TO BOTTOM OF WINDOW STOOL, EXTEND WINDOW WAINSCOT CAP AROUND ENTIRETY OF ROOM.
PANTRY	WOOD	B1	GYP. BOARD/PAINT	GYP. BOARD/PAINT	9'	C1	
MASTER BEDROOM	WOOD	B1	GYP. BOARD/PAINT	GYP. BOARD/PAINT	9'	C1	
MASTER BATH	STONE/TILE	B1	GYP. BOARD/PAINT	GYP. BOARD/PAINT	9'	C1	
MASTER CLOSET	WOOD	B1	GYP. BOARD/PAINT	GYP. BOARD/PAINT	9'		
BEDROOM, 2	WOOD	B1	GYP. BOARD/PAINT	GYP. BOARD/PAINT	9'	C1	
CLOSET	WOOD	B1	GYP. BOARD/PAINT	GYP. BOARD/PAINT	9'		
BATH, 2	STONE/TILE	B1	GYP. BOARD/PAINT	GYP. BOARD/PAINT	9'	C1	
KITCHEN	WOOD	B1	GYP. BOARD/PAINT	GYP. BOARD/PAINT	9'	C1	
LIVING/DINING	WOOD	B1	GYP. BOARD/PAINT	* GYP. BOARD/PAINT	VAULTED		* ALTERNATE IX& BEAD BOARD PANEL/PAINT
SCREENED PORCH	1X4 FT T&S WOOD	IX	SIDING	* PANELING/PAINT	SEE DETAIL	SEE DETAIL	* IX& BEAD BOARD PANELING
PERGOLA	* CONCRETE						* WITH OYSTER SHELL AGGREGATE AND BRICK EDGING LAID FLAT

Not Used.

SECOND FLOOR

LANDING	WOOD	B1	GYP. BOARD/PAINT	GYP. BOARD/PAINT	* 9'	C1	* NOTE: BEARING & CEILINGS ARE 9'. ALL OTHER 2ND FLOOR CEILINGS ARE 9'.
STAIR	WOOD	B1	GYP. BOARD/PAINT	GYP. BOARD/PAINT	VARIES	C1	
VESTIBULE	WOOD	B1	GYP. BOARD/PAINT	GYP. BOARD/PAINT	9'	C1	
BEDROOM, 3	CARPET	B1	GYP. BOARD/PAINT	GYP. BOARD/PAINT	9'	C1	
CLOSET	CARPET	B1	GYP. BOARD/PAINT	GYP. BOARD/PAINT	9'		
BATH, 3	STONE/TILE	B1	GYP. BOARD/PAINT	GYP. BOARD/PAINT	9'	C1	
BEDROOM, 4	CARPET	B1	GYP. BOARD/PAINT	GYP. BOARD/PAINT	9'	C1	
CLOSET	CARPET	B1	GYP. BOARD/PAINT	GYP. BOARD/PAINT	9'		

Not Used.

FINISH NOTES

* SEE SPECIFICATIONS, SECTION I FOR CLARIFICATION OF ALTERNATES

DOOR SCHEDULE

DOOR	WIDTH	HEIGHT	THICK	CASING	TYPE	DP	REMARKS
FIRST FLOOR							
1	3'	8'	1 3/4"		SEE DETAIL * HALF GLASS , 0 LITE , 2 PANEL , WOOD CUSTOM	50	* DECORATIVE GLASS AS SELECTED
2	2'-8"	8'	1 3/4"	CA1	2 PANEL , SOLID MDF , SMOOTH FACE , SHAKER		
3	2'-8"	8'	1 3/4"	CA1	2 PANEL , SOLID MDF , SMOOTH FACE , SHAKER		POCKET DOOR
4	2'-6"	8'	1 3/4"	CA1	2 PANEL , SOLID MDF , SMOOTH FACE , SHAKER		
5	2'-8"	8'	1 3/4"	CA1	2 PANEL , SOLID MDF , SMOOTH FACE , SHAKER		POCKET DOOR
6	2'-8"	8'	1 3/4"	CA1	2 PANEL , SOLID MDF , SMOOTH FACE , SHAKER		
7	4'	8'	1 3/4"	CA1	2 PANEL , SOLID MDF , SMOOTH FACE , SHAKER		DOUBLE 2' DOORS
8	2'-8"	8'	1 3/4"	CA1	2 PANEL , SOLID MDF , SMOOTH FACE , SHAKER		POCKET DOOR
9	8'	* VERIFY	* VERIFY	—	CUSTOM MIRROR DOOR (TO BE SELECTED)		* DOUBLE 4' BARN TYPE DOORS WITH OVERHEAD HARDWARE . * VERIFY HEIGHT, THICKNESS, DETAILS, ETC BEFORE FRAMING .
10	2'-8"	8'	1 3/4"	CA1	2 PANEL , SOLID MDF , SMOOTH FACE , SHAKER		POCKET DOOR
11	3'	8'	1 3/4"	CA1	FULL GLASS , FIBERGLASS	50	
12	3'	8'	1 3/4"		2 PANEL , SCREENED , PT WOOD		
13	Not Used .						
SECOND FLOOR							
1	2'-8"	6'-8"	1 3/8"	CA1	2 PANEL , SOLID MDF , SMOOTH FACE , SHAKER		POCKET DOOR . VERIFY POCKET WILL WORK IN EXTERIOR WALL
2	4'	6'-8"	1 3/8"	CA1	2 PANEL , SOLID MDF , SMOOTH FACE , SHAKER		DOUBLE 2' DOORS
3	2'-8"	6'-8"	1 3/8"	CA1	2 PANEL , SOLID MDF , SMOOTH FACE , SHAKER		
4	2'-6"	6'-8"	1 3/8"	CA1	2 PANEL , SOLID MDF , SMOOTH FACE , SHAKER		
5	2'-8"	6'-8"	1 3/8"	CA1	2 PANEL , SOLID MDF , SMOOTH FACE , SHAKER		
6	3'	6'-8"	1 3/8"	CA1	2 PANEL , SOLID MDF , SMOOTH FACE , SHAKER		DOUBLE 1'-6" DOORS
7	Not Used .						

DOOR NOTES

- * PANEL INDICATES SHAKER PANELS.
- * EXTERIOR GLASS DOORS TO BE FIBERGLASS UNLESS NOTED OTHERWISE.
- * ALL GLASS IN DOORS TO BE INSULATED GLASS.
- * ALL GLASS IN EXTERIOR DOORS TO BE IMPACT RATED.
- * ALL GLASS IN DOORS OR WITHIN 18" OF A DOOR MUST BE TEMPERED.
- * A MINIMUM DESIGN PRESSURE (DP) RATING OF 50 ON ALL EXTERIOR DOORS, UNLESS APPROVED OTHERWISE - VERIFY WITH ENGINEER BEFORE ORDERING.
- * VERIFY ALL LITE PATTERNS BEFORE PROCEEDING.

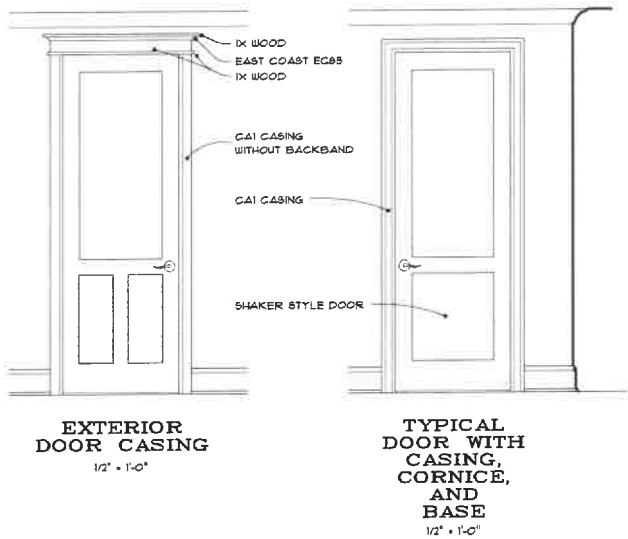
WINDOW NOTES

- * WIDTHS AND HEIGHTS INDICATED ARE FRAME OR UNIT DIMENSIONS (UNLESS NOTED OTHERWISE) AND WILL VARY SLIGHTLY.
- * WINDOWS SIZED AROUND F&T VINYL. ACTUAL SELECTED MAY VARY.
- * VERIFY IN FIELD BEFORE ORDERING.
- * ALL WINDOWS ARE LOW-E INSULATED GLASS.
- * ALL GLASS IN EXTERIOR DOORS TO BE IMPACT RATED.
- * ALL GLASS WITHIN 18" OF THE FLOOR, A DOOR, A SHOWER, OR OVER A BATH TUB MUST BE TEMPERED.
- * PROVIDE SCREENS FOR ALL OPERABLE WINDOWS.
- * PROVIDE A MINIMUM DESIGN PRESSURE RATING OF 50 ON ALL WINDOWS, UNLESS APPROVED OTHERWISE - VERIFY WITH ENGINEER BEFORE ORDERING.
- * CONFIRM THAT BEDROOM WINDOWS WILL MEET SECONDARY EXIT AS REQUIRED BY CODE.
- * VERIFY ALL LITE PATTERNS BEFORE PROCEEDING.

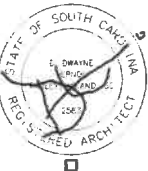
WINDOW SCHEDULE

WINDOW	WIDTH	HEIGHT	HEAD HGT.	CASING	TYPE	DP	REMARKS
A	2'-8"	6'-2"	8'	CA1	O OVER O, VINYL, DOUBLE HUNG	50	
B	2'-8"	8'	* 8' * FIRST FLOOR	CA1	O OVER O, VINYL, DOUBLE HUNG	50	* 6'-8" * SECOND FLOOR
C	3'	6'-2"	8'	CA1	O OVER O, VINYL, DOUBLE HUNG	50	
D	5'-4"	6'-2"	8'	CA1	O OVER O, VINYL, DOUBLE HUNG	50	DOUBLE 2'-8" WINDOW WITH STRUCTURAL FACTORY MULLION
E	2'-8"	4'-8"	8'	CA1	O OVER O, VINYL, DOUBLE HUNG	50	
F	2'	4'	8'	CA1	O OVER O, VINYL, DOUBLE HUNG	50	
G	3'	5'-6"	* 8' * FIRST FLOOR	CA1	O OVER O, VINYL, DOUBLE HUNG	50	* 6'-8" * SECOND FLOOR
H	2'-4"	5'-6"	8'	CA1	O OVER O, VINYL, DOUBLE HUNG	50	
I	2'-8"	2'-8"	8'	CA1	O LITES, VINYL, FIXED	50	
J	Not Used.						
K	Not Used.						

* ALL WINDOW HEAD/TRIM TO ALIGN WITH ADJACENT DOOR HEAD/TRIM.



PLEASE NOTE: MOLDING NUMBERS REFERENCE PROFILE AND SIZE ONLY. MATERIALS AND FINISHES MAY VARY FROM ROOM TO ROOM.

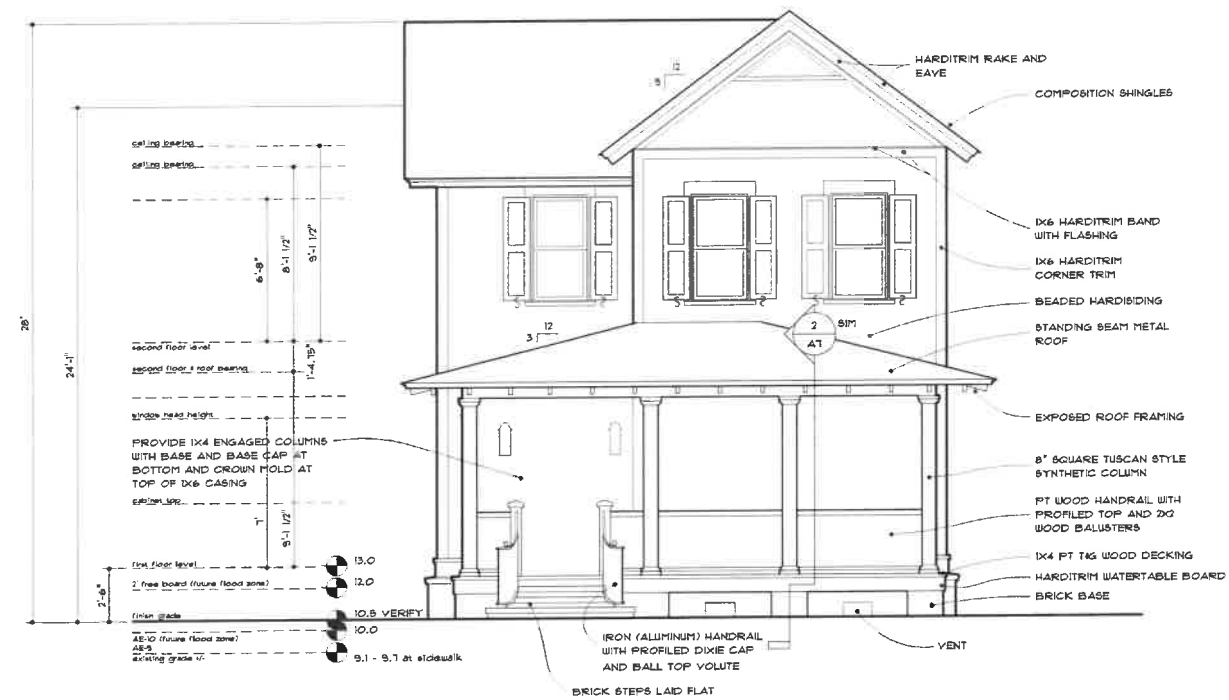


A Meeting Steet Cottage for Debra Smalls

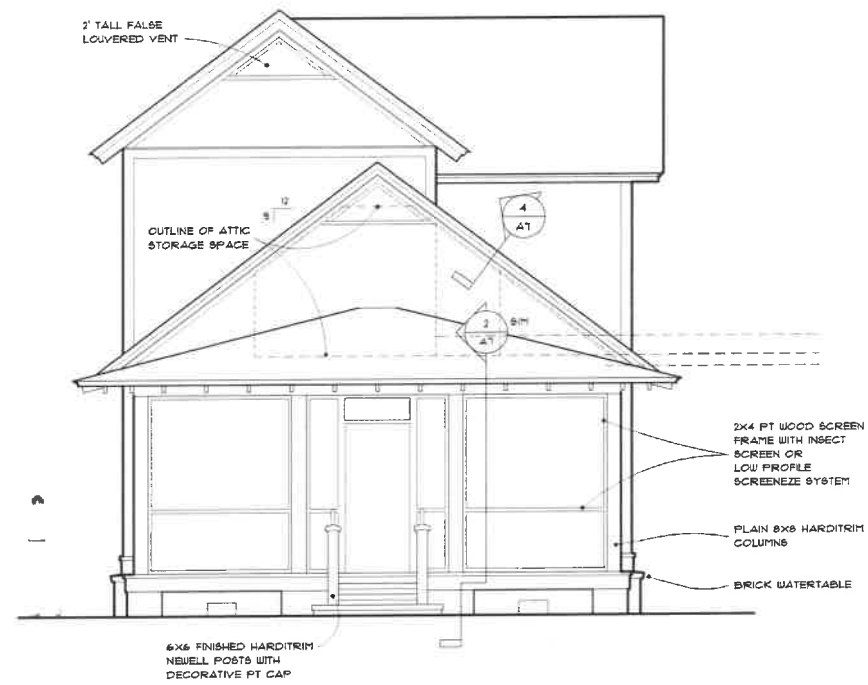
209 Meeting Street, Georgetown, SC

SCHEDULES AND DETAILS

D. DWAYNE VERNON, ARCHITECT, PO BOX 1966, PAWLEY'S ISLAND, SOUTH CAROLINA, 29585, 843.237.2783



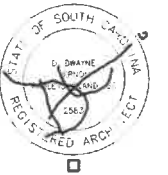
MEETING STREET ELEVATION
1/4" = 1'-0"



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



BUILDING SECTION
AT LIVING
1/4" = 1'-0"
FOR REFERENCE ONLY

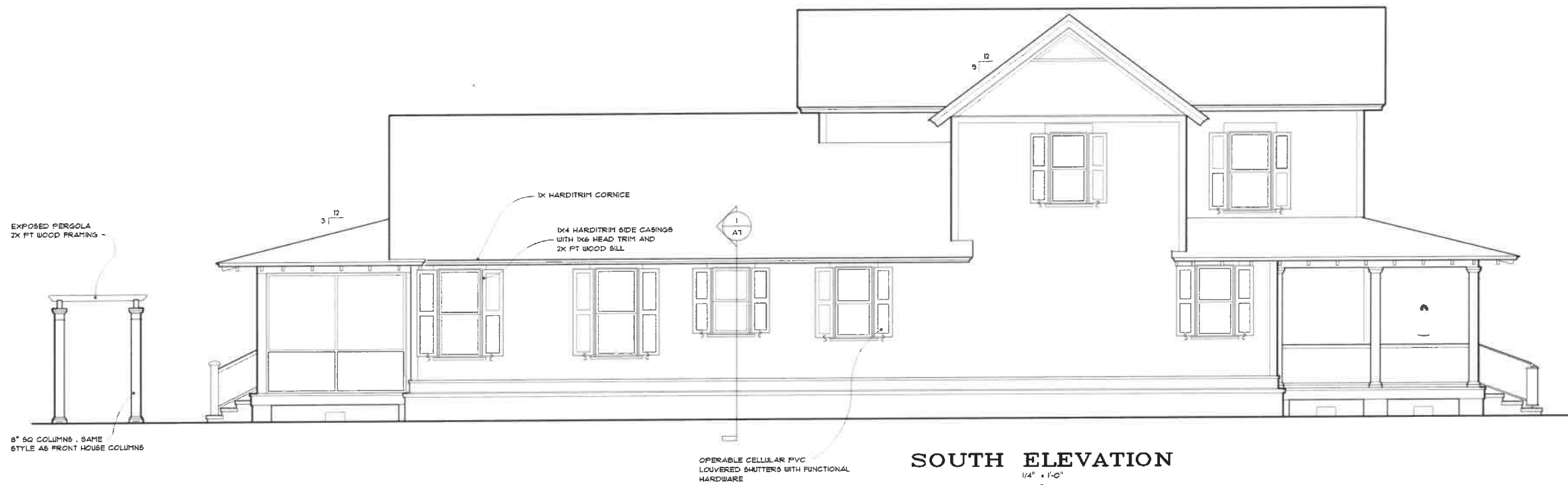


A Meeting Steet Cottage for Debra Smalls
209 Meeting Street · Georgetown · SC

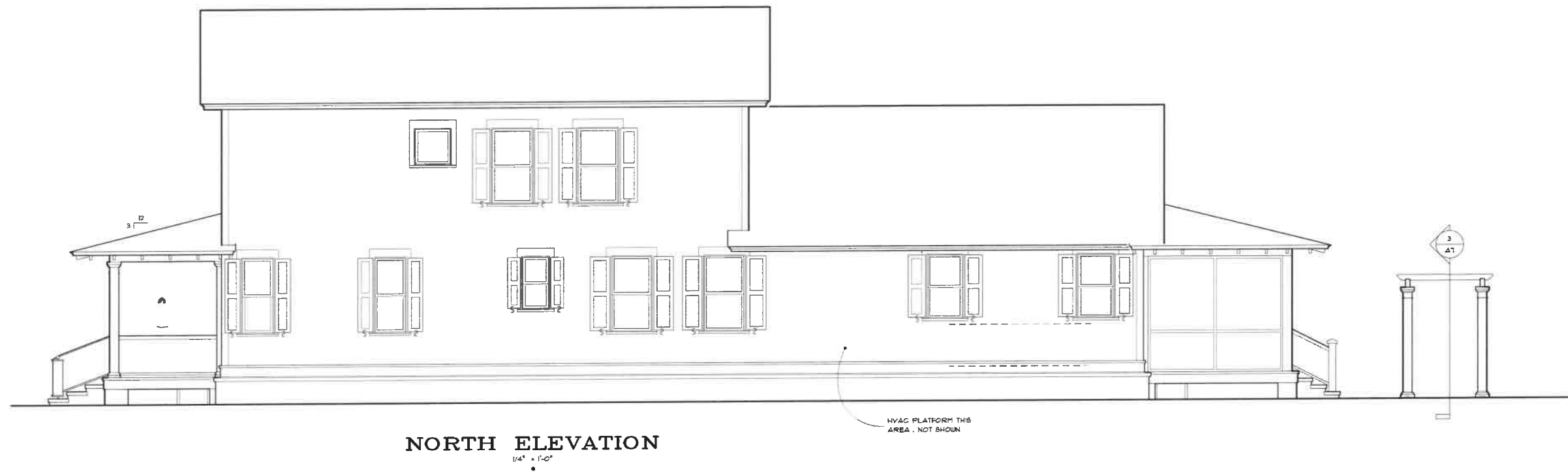
ELEVATIONS

A5

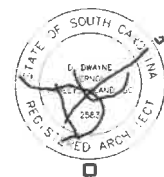
August · 2022



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



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



A Meeting Steet Cottage for Debra Smalls

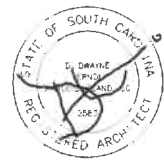
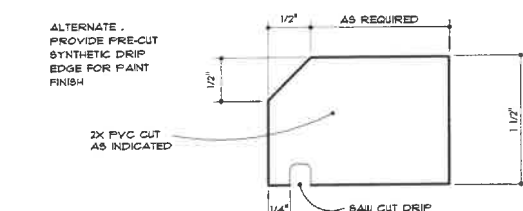
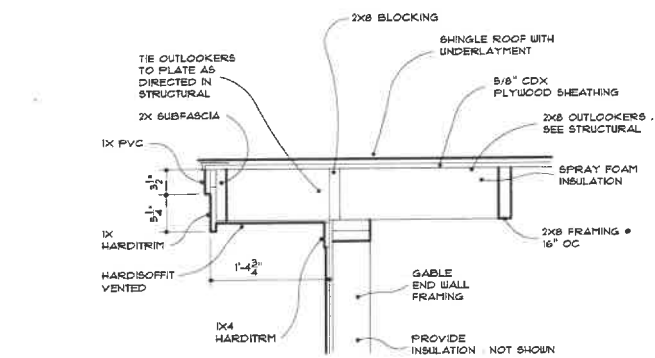
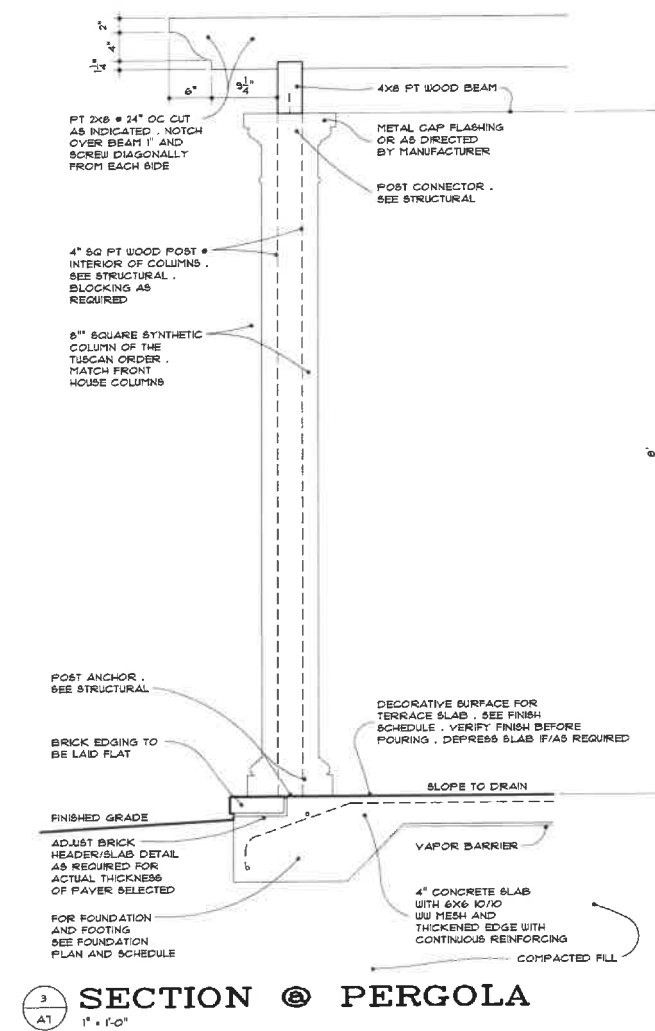
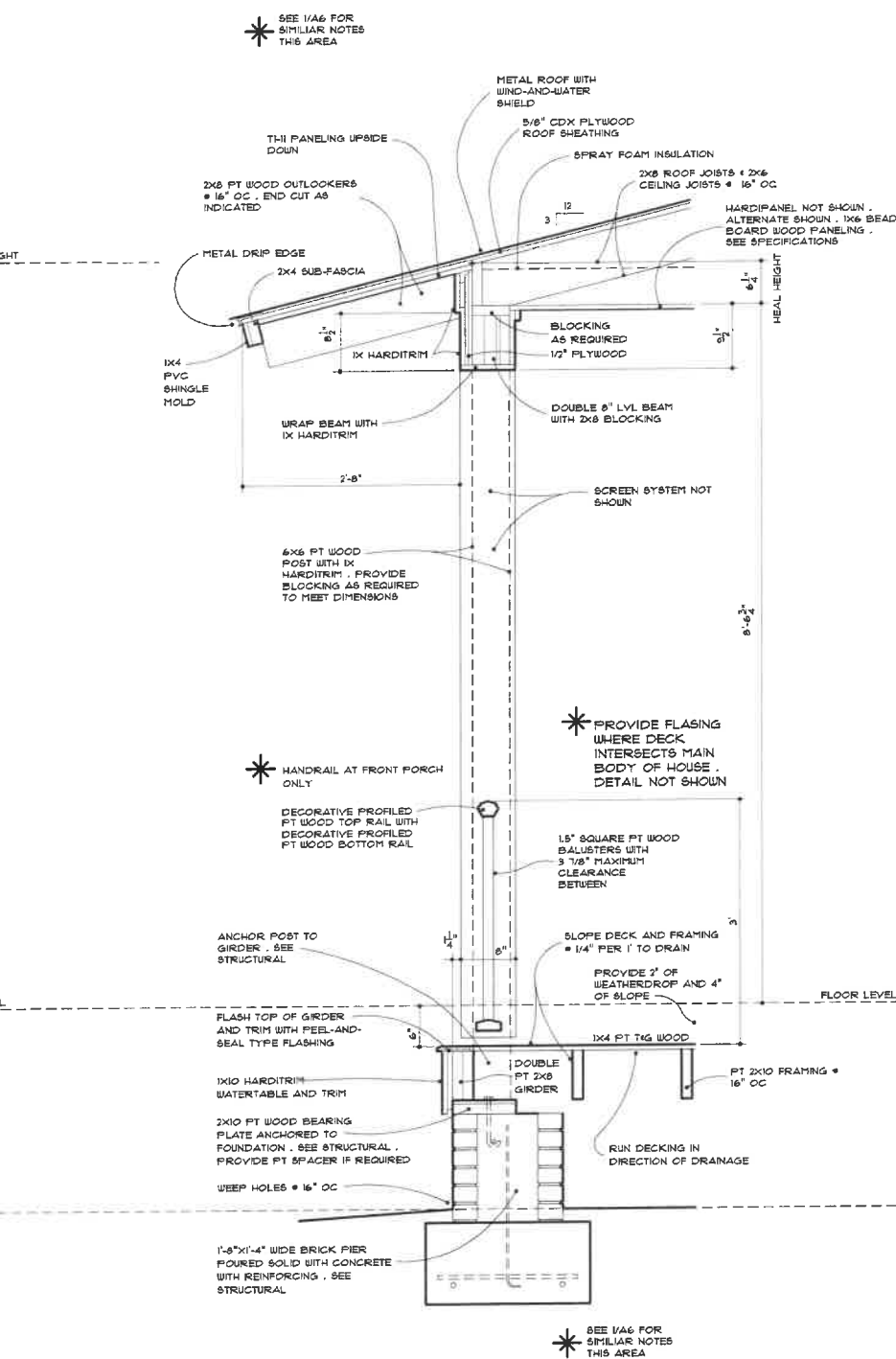
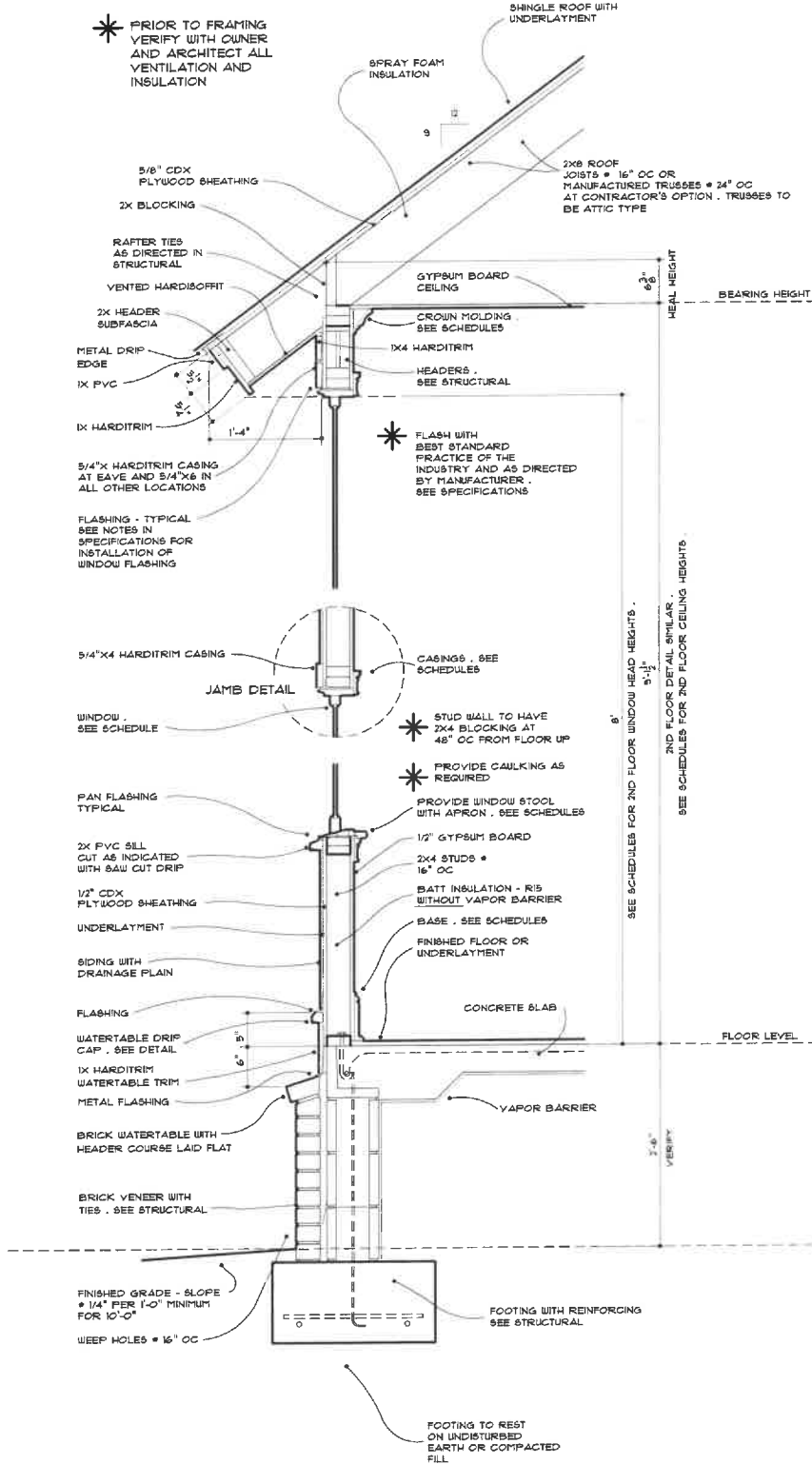
209 Meeting Street · Georgetown · SC

ELEVATIONS

A6

August, 2022

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A Meeting Steet Cottage for Debra Smalls

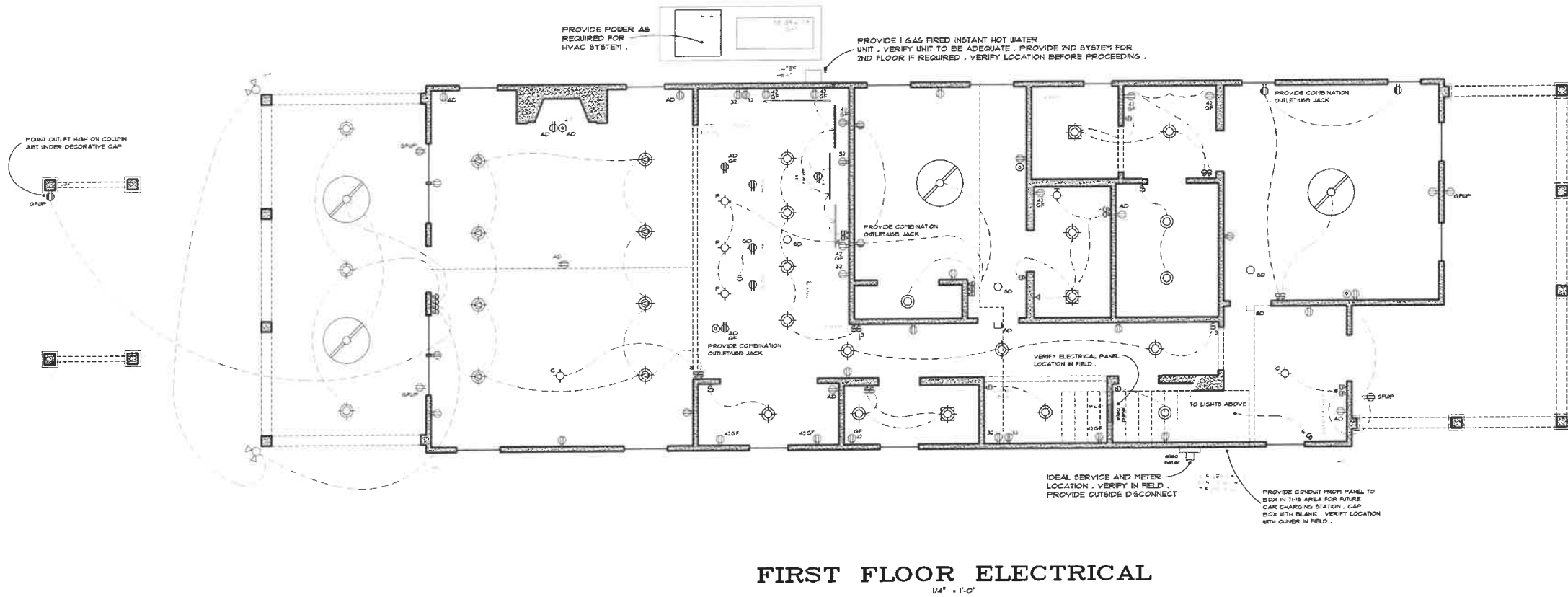
209 Meeting Street, Georgetown, SC

WALL SECTIONS

D. DWAYNE VERNON, ARCHITECT, PO BOX 1966, PAWLEY'S ISLAND, SOUTH CAROLINA, 29585, 843.237.2783

A7

August, 2022



FIRST FLOOR ELECTRICAL

ELECTRICAL LEGEND

ALL LEGEND ITEMS MAY NOT BE USED.

- 110 V CONVENIENCE OUTLET MOUNTED 18" ABOVE FINISHED FLOOR AT CENTER UNLESS NOTED OTHERWISE. UP INDICATES WATERPROOF COVER. 42" INDICATES HEIGHT ABOVE FINISHED FLOOR. CENTER OF DEVICE. GF INDICATES GROUND FAULT. AD INDICATES OUTLET TO BE MOUNTED AS DIRECTED IN FIELD BY ARCHITECT, INTERIOR DESIGNER, OWNER, OR BY SPECIFIC EQUIPMENT. MM INDICATES MOUNTED IN MIRROR. VERIFY LOCATION BEFORE PROCEEDING. MOUNT PORCH OUTLETS 12" ABOVE FLOOR OF PORCH UNLESS NOTED OTHERWISE.
- 110 V CONVENIENCE OUTLET WITH HALF SWITCHED AND MOUNTED AS INDICATED ABOVE.
- 220 V CONVENIENCE OUTLET MOUNTED AS REQUIRED FOR USE.
- SURFACE MOUNTED LIGHT WITH EDISON SOCKET.
- SURFACE MOUNTED LIGHT WITH EDISON SOCKET AND LED LAMP.
- SURFACE MOUNTED/HANGING FIXTURE WITH EDISON SOCKET/SOCKETS.
- RECESSED LIGHT WITH EDISON SOCKET AND LED LAMP - USE TYPE REQUIRED FOR ZERO CLEARANCE.
- RECESSED LIGHT WITH EDISON SOCKET AND LED LAMP - USE TYPE REQUIRED FOR ZERO CLEARANCE.
- RECESSED LANDSCAPE WELL LED LIGHT MOUNTED IN GROUND TO SHINE UP OR AS ADJUSTED.
- RECESSED LIGHT WITH EDISON SOCKET AND LED LAMP - USE TYPE REQUIRED FOR ZERO CLEARANCE. USE TYPE FOR SLOPED CEILINGS (NOT AN EYE BALL).
- EXHAUST FAN WITH COMBINATION RECESSED LIGHT TO MATCH OTHER RECESSED LIGHTS. BROAD MODEL 144. VERIFY.
- WALL OR COLUMN MOUNTED LIGHT WITH EDISON SOCKET AND LED LAMP - HEIGHT/LOCATION TO BE DETERMINED/VERIFIED IN FIELD WITH ARCHITECT AND/OR OWNER.
- PREWIRED TELEVISION/INTERNET/TELEPHONE SYSTEM JACK MOUNTED THE SAME AS THE CONVENIENCE OUTLETS UNLESS NOTED OTHERWISE.
- WALL SWITCH MOUNTED 48" ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE OR MATCH EXISTING IF DIFFERENT. NUMBER INDICATES 3 OR 4 WAY SWITCH. R INDICATES SWITCH THAT CAN BE CONTROLLED BY LIGHT SYSTEM FOR DIMMING OR SIMILAR. ALL SWITCHES AT CEILING FANS ARE TO BE STEP SWITCH (VARIABLE SPEED CONTROL).
- SURFACE MOUNTED 2x4 OR 2x2 FLUORESCENT FIXTURE WITH U TYPE ENERGY EFFICIENT LAMP.
- SURFACE MOUNTED FLUORESCENT FIXTURE WITH EXPOSED LAMPS - LENGTH AS INDICATED.
- CEILING FAN - DIAMETER AS SELECTED.
- WIRED SURFACE MOUNTED SMOKE/CARBON MONOXIDE DETECTOR AS REQUIRED BY CODE - SUBMIT SYSTEM TO ARCHITECT FOR APPROVAL - CIRCLE REPRESENTS CEILING MOUNTED - RECTANGLE REPRESENTS WALL MOUNTED (CENTERED ABOVE DOOR AT MIDPOINT BETWEEN CASING AND CROWN).
- HOODED SURFACE MOUNTED EXTERIOR FIXTURE WITH EDISON SOCKET AND LED LAMP.
- LOW VOLTAGE UNDER COUNTER STRIP FIXTURE.
- HVAC THERMOSTAT MOUNTED 48" ABOVE FINISHED FLOOR UNLESS NOTED OTHERWISE. ALIGN WITH ADJACENT LIGHT SWITCHES.
- GAS FIRED INSTANT WATER HEATER. VERIFY WITH OWNER TYPE, LOCATION, AND FIXTURES TO BE SERVICED.

ELECTRICAL NOTES

- ALL LIGHTING AND ELECTRICAL SHALL COMPLY WITH THE 2009 IECC - INTERNATIONAL ENERGY CONSERVATION CODE.
- ALL FIXTURES INCLUDING RECESSED AND UTILITY TYPE TO BE SELECTED BY ARCHITECT OR OWNER.
- ALL FIXTURES TO BE VERIFIED REGARDING FLUORESCENT, INCANDESCENT, LED, ETC.
- PROVIDE ADDITIONAL TELEPHONE/INTERNET/TELEVISION SYSTEM JACKS AS DIRECTED. COORDINATE TV, TV EQUIPMENT, INTERNET CONNECTIONS, DVR, ETC AS REQUIRED. ALL WIRING TO BE CONCEALED.
- AT ALL TV AND TV EQUIPMENT CONDITIONS, MOUNT OUTLETS, CABLE, ETC AS DIRECTED IN FIELD.
- LOCATE SWITCHES IMMEDIATE TO DOOR AND WINDOW CASINGS WITH 2" SEPARATION. VERIFY WIDTH OF CASING SO THAT SWITCH PLATE AND CASINGS WILL NOT OVERLAP. PROVIDE ADDITIONAL BLOCKING AS REQUIRED.
- SWITCHES, THERMOSTATS, ETC. ARE NOT TO BE LOCATED AT THE CENTER OF WALLS THAT MIGHT BE BE UTILIZED FOR ART OR SIMILAR.
- PROVIDE POWER FOR OTHER SYSTEMS OUTLINED IN SPECIFICATIONS.
- VERIFY OUTLETS ABOVE CABINETS AND SIMILAR TO BE IMMEDIATE TO THE BACKSPLASH OR COUNTER AS APPROPRIATE. VERIFY BACKSPLASH AND OUTLET PLATE WILL NOT OVERLAP.
- ALL WALL MOUNTED LIGHTING FIXTURES, FLOOR MOUNTED OUTLETS, MIRROR MOUNTED OUTLETS, EQUIPMENT POWER LOCATION, CHANDELIERS, CEILING FANS, OUTLETS ABOVE/IN CABINETS, CLOSET AND STORAGE OUTLETS, ETC ARE TO BE LOCATED DURING CONSTRUCTION AS DIRECTED BY ARCHITECT - THE CONTRACTOR IS TO VERIFY AS REQUIRED PRIOR TO PROCEEDING.
- CENTER FIXTURES AND HVAC DIFFUSERS ON WALLS, CEILINGS, WINDOWS, DOORS, ETC. WHERE INDICATED AND AS AS APPROPRIATE. IF IN QUESTION OR IF THERE IS A CONFLICT VERIFY LOCATION WITH ARCHITECT.
- PROVIDE POWER AS REQUIRED FOR HVAC SYSTEM SPECIFIED. CONDENSERS, AIR HANDLERS, RETURN AIR, THERMOSTATS, ETC. WILL BE LOCATED DURING CONSTRUCTION AS DIRECTED BY ARCHITECT.
- ALIGN THERMOSTATS WITH ANY ADJACENT LIGHT SWITCHES.
- PROVIDE POWER AS REQUIRED FOR SMOKE DETECTOR SYSTEM.
- PROVIDE SMOKE DETECTORS AS INDICATED AND AS REQUIRED BY CODE.
- SUBMIT HVAC LAYOUT TO ARCHITECT FOR REVIEW OR REVIEW ON SITE PRIOR TO IMPLEMENTING.
- NOTIFY ARCHITECT - MAKE NECESSARY MODIFICATIONS DUE TO CONFLICTS WITH STRUCTURAL SYSTEM. ARCHITECT - OWNER RESERVE THE RIGHT TO CHANGE LIGHT STYLE - LOCATION DUE TO CONFLICTS WITH HVAC SYSTEM.
- PROVIDE ARC CIRCUIT BREAKER FOR ALL BEDROOM AND BEDROOM CLOSET CONVENIENCE OUTLETS AND LIGHT FIXTURES.
- PROVIDE WATER PROOF BOXES FOR ALL EXTERIOR OUTLETS AND SWITCHES. SEAL WITH CAULK. FLASH IF REQUIRED.
- FOR ALL EXTERIOR SWITCHES, OUTLETS, AND LIGHTS PROVIDE JOB BUILT PLINTH WITH BEVELED EDGES MATERIAL TO MATCH SIDING TRIM. THICKNESS AS REQUIRED TO EXTEND FAST SIDING. DIMENSIONS AS REQUIRED. SEE ARCHITECT.
- ALL WIRING TO BE #12 COPPER WIRES.
- PROVIDE WHOLE HOUSE SURGE PROTECTOR.

A Meeting Steet Cottage for Debra Smalls

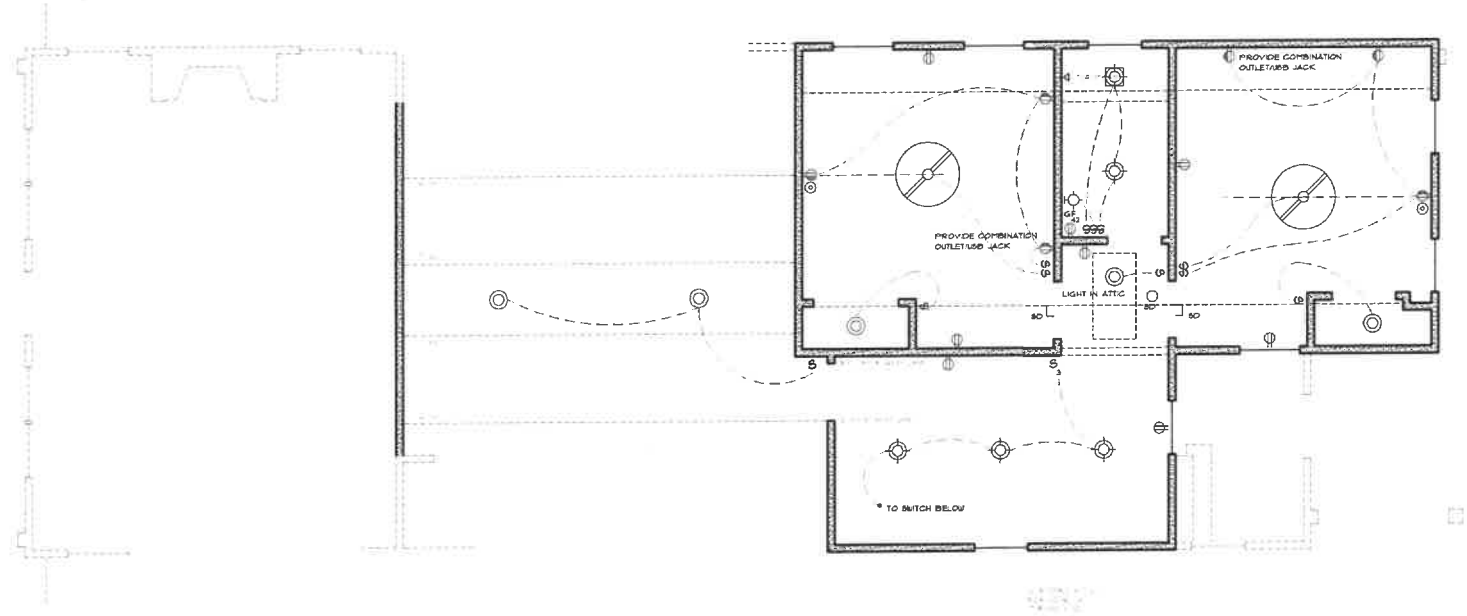
209 Meeting Street . Georgetown . SC

FIRST FLOOR
ELECTRICAL PLAN

E1

August . 2022 .

D . DWAYNE VERNON . ARCHITECT . PO BOX 1966 . PAWLEY'S ISLAND . SOUTH CAROLINA . 29585 . 843.237.2783



SECOND FLOOR ELECTRICAL
1/4" = 1'-0"

E2

August, 2022

A Meeting Steet Cottage for Debra Smalls

209 Meeting Street, Georgetown, SC

SECOND FLOOR
ELECTRICAL PLAN

D DWAYNE VERNON ARCHITECT PO BOX 1966 PAWLEY'S ISLAND SOUTH CAROLINA 29585 843.237.2783

MAYOR
JAY DOYLE

CITY ADMINISTRATOR
SCOTT WHITTIER

CITY CLERK
STEPHANIE BUCCIONE



COUNCIL MEMBERS
MAYOR PRO TEMPORE
JESSIE WALKER

BRUCE CARL
ERIN ETHRIDGE
TAMIKA WILLIAMS-OBENG
SHARON MELTON
HOBSON HENRY MILTON

Building & Planning Department
(843) 545-4010 | planning@georgetownsc.gov

CITY OF GEORGETOWN ARCHITECTURAL REVIEW BOARD

MEETING DATE: September 8, 2026

AGENDA ITEM: ARB-2026-0038 – Request: Demolition and repairs at 419 Cannon Street. TMS# 05-0030-024-00-00. Request to replace windows on the sides and rear of the home; possible replacement of seven (7) windows and raising several of them to ensure the same height at the top of the window frames. Applicant is also requesting approval to replace the doors, with wood doors, if replacements cannot be salvaged.

PROPERTY INFORMATION:

Address:	419 Cannon Street
Applicant/Property Owner:	Ede Graves & Gwen Webster, Four One Nine Cannon, LLC
Zoning District:	General Commercial (GC) (<i>Reference item 1</i>)
Overlay District:	Historic Buildings Overlay District (HD) (<i>Reference item 1</i>)
2040 Comprehensive Plan – FLUM:	Corridor Commercial (<i>Reference item 2</i>)
Flood Zone:	X500 (<i>Reference item 3</i>)
Use of the Property:	Single-family residential dwelling
Contribution to Historic District:	No (<i>See attached</i>)

APPLICABLE GUIDELINES:

All applicable guidelines can be found in the City of Georgetown Unified Development Ordinance Article XX: Historic Buildings District on the City of Georgetown website.

2011 Standards for Residential Properties – Details

2011.1 Architectural Features

2011.101 Policy and Justification

Character defining features and details should be preserved and maintained, repaired as needed, and replaced with appropriate materials only if repair is not possible. Ornamentation such as eave brackets, dentils, cornices, moldings, trim work, and shingles all contribute to the historic and architectural character of a building. If historic architectural features are damaged, replacement should be as limited as possible, retaining as much of the historic fabric as possible. In-kind materials should be used when replacement is necessary.

2011.102 Standards

(1) Repair in-kind architectural features with materials, form, scale, and design which match the original.

- (2) Replace architectural features which match the original as closely as possible in materials, form, scale, and design.
- (3) Do not remove or alter original architectural features or ornamentation from the dwelling.
- (4) Do not add inauthentic details to the dwelling. Added architectural features to a property must be accurately based on physical, pictorial, or historical evidence in materials, scale, location, proportions, form, and detailing.
- (5) Do not cover or conceal architectural features with synthetic materials such as vinyl, aluminum, exterior insulation finishing systems (EIFS), or similar materials.
- (6) Alternative materials may be considered if deterioration is ongoing due to flawed architectural design or for non-contributing structures.

2011.4 Doors and Entrances

2011.401 Policy and Justification

Preserve historic façade entrance elements including original doors, surrounds, sidelights, and transoms whenever possible. If historic doors or entrance components are damaged, replacement should be as limited as possible. Use in-kind materials when replacement is necessary. The addition of wood screen doors is appropriate as long as the framing is minimal and the historic door can be viewed behind it. Retaining original entrances and their decorative elements is an important part of preserving a dwelling's character.

The installation of security doors on primary facades may be appropriate if they have minimal framework, are of full-view design and allow the visibility of the historic door behind it. Security doors which have extensive frame or grill work should only be added to entrances at rear or non-readily visible side elevations. Storm doors are also appropriate for front facades if they are full-view design and allow the visibility of the historic door behind it. Storm doors should be of baked-enamel aluminum or wood and in a color that blends with the door frame and is as unobtrusive as possible.

2011.402 Standards

- (1) Repair original doors and entrance elements with materials which match the existing.
- (2) Where repair is not possible, replace with a new door or entrance elements in-kind with similar materials, profile, and dimensions.
- (3) Do not remove or alter historic entrances, their doors, surrounds, sidelights, transoms, or detailing. Repair and reuse original hardware as long as possible.
- (4) Do not replace existing door trim or surrounds with trim that represents a different house style or design.
- (5) Where original doors have been removed, replace them with an appropriately styled door for the dwelling. The new door should be based on doors of similar age and architectural style in the district. If the original design is unknown, a secondary entrance may contain an original door that can be moved to the main entrance. Salvage companies may also have historic doors available.
- (6) The addition of a new entrance to meet life and safety codes should be sited at rear or side elevations that are not readily visible.
- (7) Entrances on primary facades may have added screen doors of appropriate design. Screen doors should be appropriate to the style of the house.
- (8) The design of added screen doors should have minimal framing (i.e., full-view or two panel) to allow the viewing of the original door behind it.
- (9) Repair security or storm doors with materials that match the existing.

- (10) Install a storm door on the primary façade entrance only if full-view design, of baked enamel aluminum or wood, and in a color compatible with the door frame and dwelling.
- (11) The use of anodized aluminum for security and storm doors is not appropriate for primary entrances on main façades but may be added at rear or side elevations not readily visible.
- (12) Replace or install a security door on a rear entrance or side entrance not readily visible.

2011.13 Windows and Shutters

2011.1301 Policy and Justification

Windows on historic dwellings should be maintained or repaired to match the original design. Approval to remove original wood sash or steel casement windows will only be granted if the windows can be demonstrated to be beyond repair. If windows are deteriorated beyond repair, the installation of new wood or steel windows to match the original designs is preferred. Alternative materials may be considered. Original window openings on primary facades or readily visible side elevations should not be covered or concealed. Original window openings should not be enclosed for the addition of smaller windows. New window openings should not be added on the fronts of dwellings but may be added at the rear or side elevations if not readily visible.

Window shutters have been traditional features on houses in Georgetown in both louvered and paneled wood designs and their continued use is encouraged. Historic wood shutters should be preserved and maintained. New shutters may be added if they are of wood, of traditional design and with dimensions which match the window opening. The installation of storm windows can help in lowering energy costs and are appropriate for Georgetown's historic dwellings. Storm windows should be full-view design or have the central meeting rail at the same location as the historic window behind it. The installation of screen panels is also appropriate as long as they retain the open appearance and the visibility of the windows behind them. The installation of visible security bars on the exterior of windows is not appropriate on primary facades. Window bars may be added on the exterior of windows on rear or side elevations not readily visible.

2011.1302 Standards

- (1) Repair a historic or non-historic window with in-kind materials of similar design.
- (2) Original windows should be preserved in their original location, size, and design and with their original materials and numbers of panes.
- (3) Windows should be repaired rather than replaced. Window replacement will only be approved if it can be demonstrated that the historic windows are beyond repair.
- (4) If replacement of original or historic windows is demonstrated to be necessary, the replacement windows should be in-kind.
- (5) Windows of alternative materials may be considered.
- (6) New window openings should not be added to primary façades or to readily visible side elevations.
- (7) Windows of steel or other metal designs should be preserved and maintained or replaced with new metal windows which are similar in appearance and materials.
- (8) Replacement windows should not have snap-on, flush, or simulated divided muntin's. Muntin's sandwiched between layers of glass, snap-on muntin's, and surface-applied muntin's are not appropriate and shall not be approved.

(9) Clear glass must be used in windows on the primary and readily visible side elevations. Do not use reflective, tinted, patterned, or frosted glass in windows. The addition of these glass materials may be used on rear elevations or those not readily visible.

(10) If an interior dropped ceiling is lower than the top of the window, the ceiling must be stepped back from the window to not obscure the top of the window from outside view.

(11) Shutters that are original to the dwelling should be preserved and maintained. If not possible, replace historic wood shutters with in-kind materials or similar design.

(12) Add wood shutters based on traditional designs and that fit the window opening.

(13) Add screen panels with wood or metal frames that are full-view design and allow the visibility of the historic window behind it.

(14) Add storm windows of wood or metal frames which are full-view design or match the meeting rail of the window behind it. Storm windows should be of anodized or baked enamel surfaces and not unfinished metal.

(15) Shutters should not be added to contributing buildings unless historically appropriate to that style house in Georgetown or there is physical or photographic evidence that shutters were original to the dwelling. Adding shutters to non-contributing and new buildings will be considered.

(16) New shutters shall be of louvered or paneled wood construction or another documented historical style appropriate for that style of the building in Georgetown. They must be either working shutters or shutters that appear to be working shutters with appropriate hardware.

All shutters shall be appropriately sized to fit the window opening so that if working and closed, they would cover the window opening.

(17) Shutters should not be added to banks of multiple windows.

(18) The application of vinyl or metal shutters on primary elevations will not be approved. These types of shutters may be considered for rear and side elevations not readily visible.

(19) Window screens should be framed in wood or baked-on enamel aluminum and fit within the window frames and not overlap the frames.

(20) Security bars shall not be applied to any elevation of contributing buildings or to primary or other readily visible elevations of non-contributing

APPLICABLE UDO GUIDELINES:

All applicable guidelines can be found in the City of Georgetown Unified Development Ordinance (UDO) on the City of Georgetown website.

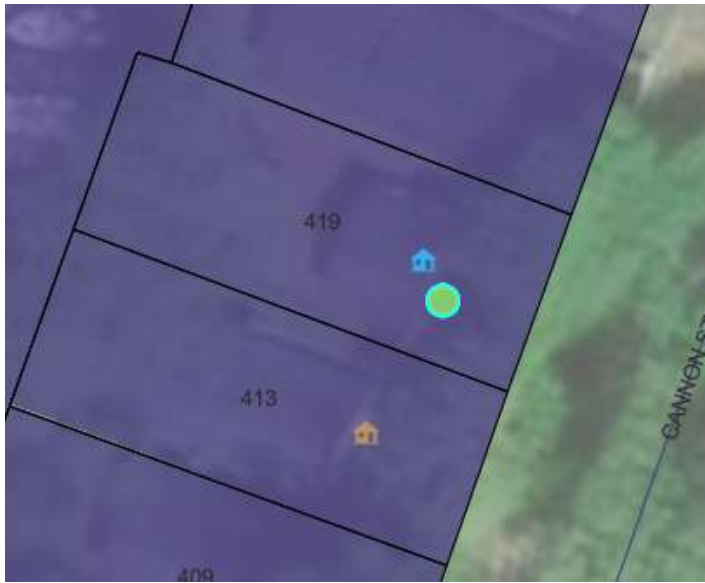
OPTIONS:

1. Approve request as submitted by applicant.
2. Approve application with conditions imposed by the Architectural Review Board.
3. Deny request.
4. Defer request for more information. The time limit of deferral must be mutually agreed upon between the board and the applicant.

If approved, building permit application, a copy of the COA, and applicable fees are required to be submitted to the Building & Planning Department prior to commencement of any work.

REFERENCE MATERIALS

REFERENCE ITEM 1: City of Georgetown Zoning Map *Please note the new Historic District Survey layer indicators. Orange indicates a Non-Contributing status, Blue indicates a Contributing status, black indicates no survey.*



Parcel View



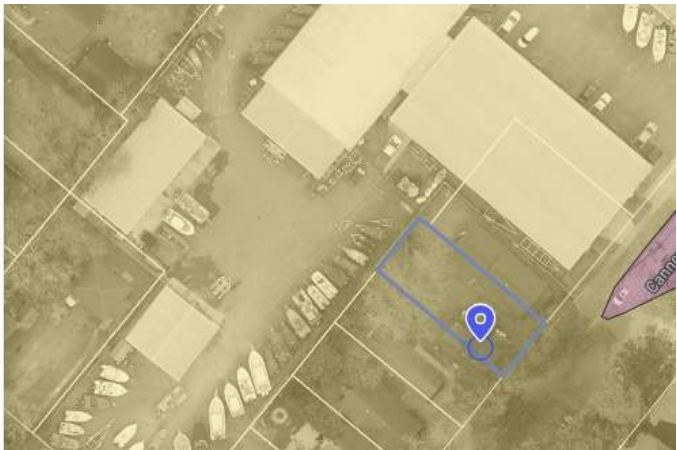
Block View

REFERENCE ITEM 2: City of Georgetown Future Land Use Map *Approximate position of property in question indicated by dot.*



REFERENCE ITEM 3: FEMA Flood Map

Flood zone	X500
Supplemental Coastal A	No
In Floodway	No
In CBRS	No
In OPA	No
Base Flood Elevation	Add
Design Flood Elevation	Add
Datum	NAVD88
FIRM Panel Effective Date	5/9/2023
FIRM panel	45043C0485G



Statewide Survey of Historic Properties
State Historic Preservation Office
South Carolina Department of Archives and History
8301 Parklane Rd.
Columbia, SC 29223-4905 (803) 896-6100

Control Number: U / 43 / 191-0252
Status County No Site No
Quad Name: Georgetown South
Tax Map No.: 05-0030-024-00-00

Intensive Documentation Form

Identification

Historic Name:

Common Name:

Address/Location: 419 Cannon Street

City: Georgetown

County: Georgetown

Vicinity of:

Ownership: Private

Category: building

Historical Use: Domestic

Current Use: Domestic

National Register of Historic Places Information

SHPO National Register Determination: Contributes to Listed District

Notes on National Register Status: This resource was constructed after the Georgetown National Register Historic District's period of significance; however it would be a contributing resource if the historic district's period of significance is expanded to include the 1922-1960 period.

Other Designation:

Property Description

Construction Date: 1930

Commercial Form:

Stories: 1 1/2 stories

Alteration Date:

Historic Core Shape: rectangular

Roof Features

Shape: gable, lateral

Materials: composition shingle

Porch Features

Porch Width: full facade

Shape: hip

Construction Method: frame

Exterior Walls: asbestos shingle

Foundation: brick pier with fill

Significant Architectural Features: Frame vernacular: 6/6 sash, shed dormer with three 6-light windows, canted bay on right elevation, 1-story rear ell.

Alterations:

Architect(s)/Builder(s):

Historical Information

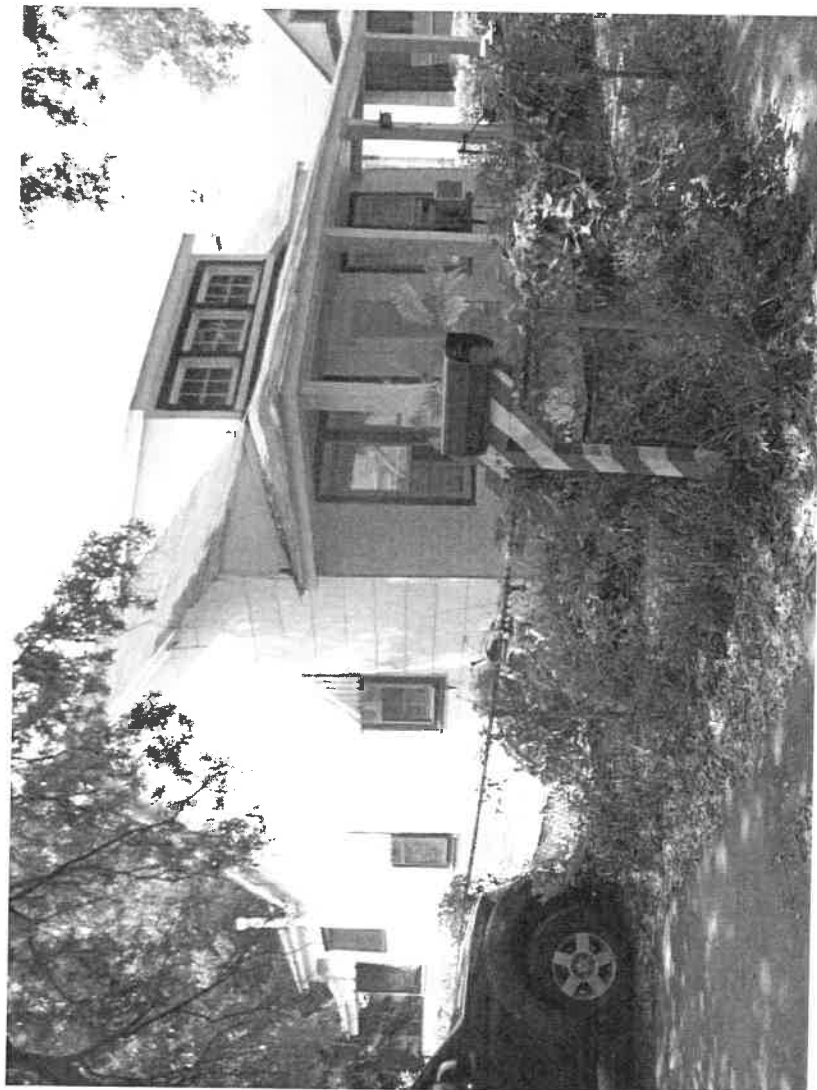
Historical Information:

Source of Information: Sanborn Map: 1913, 1924.

Photographs

Roll No.	Neg. No.	View of
		Façade and Side Elevation, Looking N
		Façade and Side Elevation, Looking W

Use Grid for Sketching



Program Management

Recorded by: Ellen Jenkins (TRC)

Date Recorded: 6/23/2010

191-0252: 419 Cannon Street



Date Filed: _____



Application #: ARB 2026

**CITY OF GEORGETOWN
ARCHITECTURAL REVIEW BOARD APPLICATION**

Please note that all projects will be reviewed by the Planning & Community Development Department for zoning compliance before being presented to the Architectural Review Board.

Property Information:	
The applicant hereby requests approval for the project described on ARB Request Form (attached):	
Property Address:	Tax Map Number:
419 Cannon Street	05-0030-024-00-00
Zoning District:	
General Commercial	
Type of Application:	Type of Request:
☒ New Application	☒ Demolition ☐ New Construction
☐ Application of Revisions	☒ Alteration ☒ Fence
☐ Request for time frame extension	☒ Repair ☒ Addition
Description of Request:	
We request the option to replace some of the windows on the sides and back of the house. We are hopeful we can repair some, using parts from 2 of the 3 windows of the bay section being removed. However, if we cannot, we may need to replace seven windows. They will be positioned in close proximity to the original placement but we ask that we can raise several of them to make all the same height at the top of the window frames. (currently some are substantially lower than others and are too short to even view out of). We hope to find old doors of appropriate style to replace the non-original front and back doors.	
List of materials to be used:	
If we cannot repair the seven windows, we are hopeful we can find closely matching 6 over 6 wood windows to use. As a last resort, we would ask permission to use Andersen Series 100 vinyl windows (or very close in design and material) in the same 6 over 6 configuration, white inside and out. We will search antique and salvage shops to find old doors. If, for some reason, we cannot. We will replace both front and back doors with wood doors with lights in top third or half of door.	
In addition to this application, the following supporting materials have been submitted.	
Floor plan Elevations of all four sides of house showing where windows will be positioned Photos of current condition of windows and placements Illustration of Andersen Series 100 vinyl windows	

Date Filed: _____

ARB Request Form

Application #: _____

CITY OF GEORGETOWN
ARCHITECTURAL REVIEW BOARD
SUBMISSION MATERIALS CHECKLIST

Any changes or alterations to the exterior of a structure within the Historic District, as well as the demolition or construction of any building or fence, must be approved by the Architectural Review Board prior to the issuance of any Zoning and/or Building Permits, and prior to the start of construction.

Note: Applicants are encouraged to meet with City Staff during the preliminary design process to learn what may be required for the project.

The Historic District Design Guidelines can be found online in Article XX (Historic Buildings District) in the Unified Development Ordinance (UDO) at:

https://www.georgetownsc.gov/governmental_services/departments/planning_community_development/zoning_ordinance.php.

The Zoning Map can be found online at: [City of Georgetown Official Map](#)

The following application and supporting materials must be submitted at the time of application. Incomplete applications will not be accepted.

Please indicate yes or no as to whether the information is included:

___ Yes ___ No Complete application. Please print legibly or type all required information. Additional pages may be necessary to thoroughly describe the scope of work.

Late or incomplete submissions will not be considered for that month's meeting agenda.

___ Yes ___ No \$300 application fee
\$150 application if this is for a revision to a previously approved and valid application.

ARB Application/Permit # _____

Date Approved _____

\$50 for extension of timeframe on an approved Board Order/COA

The following detailed drawings, plans, documents and other supporting materials, as applicable:

Site Plans and Drawings.

___ Yes ___ No The site plan must include: setbacks, building/structure location and dimensions (existing and proposed), easements (public and private), location of service areas, sign location, parking, lighting plan, and fencing.

___ Yes ___ No Landscaping plan (include a tree removal plan, if applicable). Must include a description of all existing and proposed landscaping.

___ Yes ___ No Detailed drawings for new construction/additions/alterations/renovations:

Date Filed: _____

ARB Request Form

Application #: _____

- Elevation and design drawings – to scale – showing the front, side, and rear elevations of all proposed new structures and/or façades to be renovated.

___ Yes ___ No Lighting plan, etc., as applicable.

___ Yes ___ No Fences/walls.

- A site plan showing the location of fences, walls, and lot lines
- Material samples
- Design drawings

Sign Information.

___ Yes ___ No Sign Plan. Show location of all existing and proposed signs.

- Sign image (attach image). Include dimensions of all signs.
- Building materials

Color.

___ Yes ___ No Color samples/descriptions included for:

- Bricks, paint, shingles, siding, windows, and other materials.

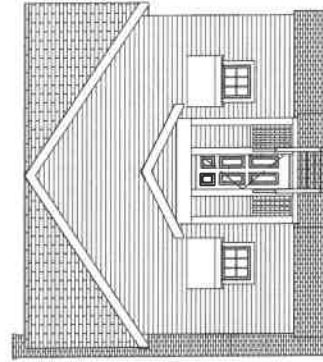
Additional Materials. Required materials and samples are listed below and include, but not limited to:

___ Yes ___ No Additional materials/samples for: _____.

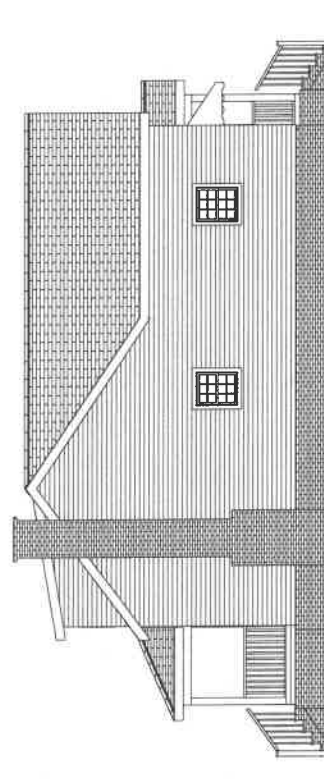
NOTE: STAFF AND BOARD MEMBERS MAY BE VISITING THE SITE PRIOR TO THE MEETING IN ORDER TO TAKE PICTURES AND MAKE A VISUAL INSPECTION OF THE EXTERIOR.

Please email this application and supporting documentation to planning@georgetownsc.gov or submit in person to the Planning and Community Development Department within City Hall, located at 1134 N. Fraser Street, Georgetown, SC, 29440.

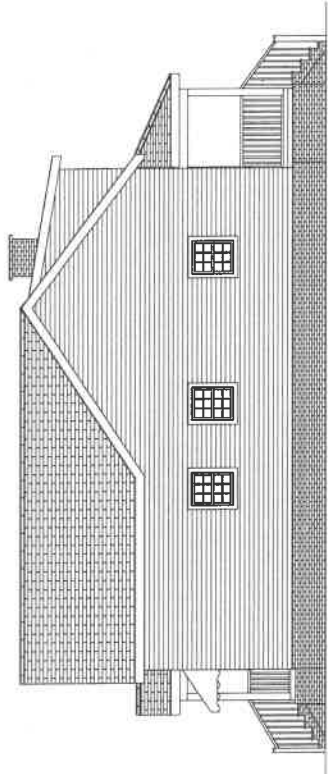
REAR ELEVATION



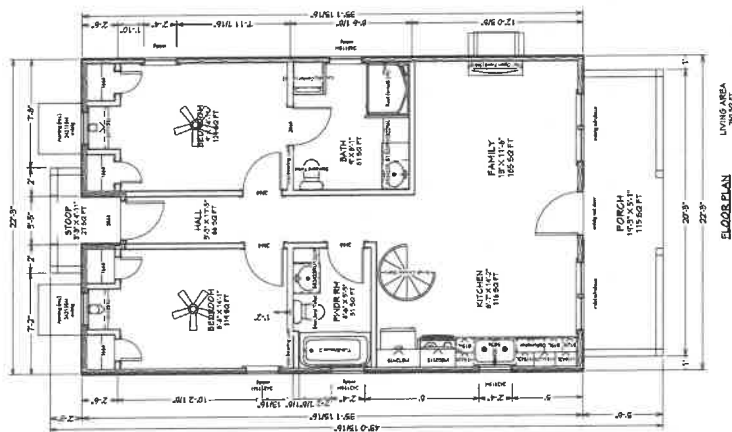
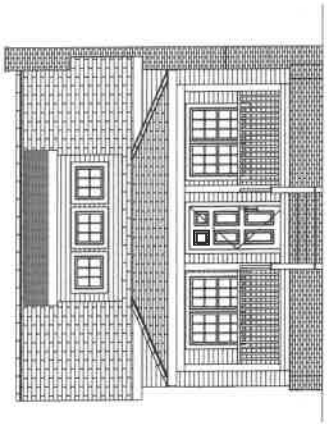
RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



FRONT ELEVATION









Andersen Series 100 Double Hung Vinyl Replacement window



MAYOR
JAY DOYLE

CITY ADMINISTRATOR
SCOTT WHITTIER

CITY CLERK
STEPHANIE BUCCIONE



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HOBSON HENRY MILTON

Building & Planning Department
(843) 545-4010 | planning@georgetownsc.gov

CITY OF GEORGETOWN ARCHITECTURAL REVIEW BOARD

MEETING DATE: September 8, 2026

AGENDA ITEM: ARB-2026-0039 –Request: New construction for 310 King St. TMS# 05-0027-206-01-00.
Request to construct a new single-family dwelling.

PROPERTY INFORMATION:

Address:	310 King Street
Applicant/Property Owner:	The Kem Group
Zoning District:	High Density Residential (R4) (<i>Reference item 1</i>)
Overlay District:	Historic Buildings Overlay District (HD) (<i>Reference item 1</i>)
2040 Comprehensive Plan – FLUM:	Historic District Residential (<i>Reference item 2</i>)
Flood Zone:	X (<i>Reference item 3</i>)
Use of the Property:	Vacant lot
Contribution to Historic District:	No (<i>See attached</i>)

APPLICABLE GUIDELINES:

All applicable guidelines can be found in the City of Georgetown Unified Development Ordinance Article XX: Historic Buildings District on the City of Georgetown website.

2013 Standards for Residential Properties – New Construction

2013.4 Primary Dwellings

2013.401 Policy and Justification

The general approach to new construction is for it to be compatible with adjacent dwellings. Compatible means reinforcing typical features that buildings display along the block such as similar roof forms, materials, window and door sizes and placement, porch size and location, and foundation heights. House styles are not dictated by the ARB and architects, and property owners are encouraged to design houses compatible with the context of the lot and the historic dwellings along the block. Replications or reproductions of historic designs are also appropriate and encouraged for Georgetown's historic residential areas.

2013.402 Standards

(1) New primary dwellings should maintain, not disrupt, the existing pattern of surrounding historic buildings along the street by being similar in:

(a) Shape Variations of rectangular and square forms are most appropriate for Georgetown's historic residential areas.

(b) Scale (height and width). The residential area of the Georgetown Historic District is zoned R4 which restricts new construction to no more than two and one-half stories or 35 feet in height. This maximum height would be appropriate for most blocks within the residential blocks of Georgetown where most dwellings have building heights varying from 15 to 35 feet. On blocks that have predominately one-story buildings, new construction of one to two stories would be more appropriate.

(c) Roof shape and pitch. Roof slope ratio for new construction should be a minimum of 6:12 to a maximum of 12:12 (6:12 refers to 6 inches of rise to 12 inches of run in measuring slopes). Roof forms of gable and hipped variations are most appropriate. Mansard and gambrel roof forms are not historically appropriate for the district and are discouraged.

(d) Orientation to the street. Georgetown has dwellings which have their primary façades facing both the street and side yards. New construction should reflect the orientation found along the block in which it is sited.

(e) Location and proportion of porches, entrances, windows, and divisional bays. Almost all the dwellings within Georgetown's historic residential areas have some type of porch on the main or secondary façade. Porches on new construction should have roof forms of gable or shed design and at least cover the entrance. Porches which extend partially or fully across the main facade are recommended. Porch columns and railings should be simple in design in square or round shapes. Columns should be in scale with the house and reflect typical diameters and dimensions of historic porch columns. Porch railings should have balusters which are no more than 2 inches square or in diameter. Windows should be wood frame double hung rectangular sash designs whose proportions on the main façade should not exceed three-to-one in a height to width ratio or be any less than two-to-one in height-to-width (two-to-one proportions are preferred). Alternative materials for windows will be considered if they are compatible with traditional window designs found in the historic district and are similar in texture, design and overall appearance.

(f) Foundation height. Most historic Georgetown dwellings are on foundations which are 2 feet to 6 feet in height. Foundation heights for new buildings should be similar to those of adjacent historic dwellings depending on the property's location in the flood plain and FEMA requirements. Much of the Georgetown Historic District is in Zones AE9 and X which require the elevation of new construction. The foundation height differences between the new construction and adjacent historic dwellings should be minimized through the use of grading, terracing, landscaping, berming, and compatible materials.

(g) Porch height and depth. Porch heights should be consistent with those of adjacent dwellings. Porch depths should be a minimum of 4 feet.

(h) Lot placement. Front and side yard setbacks should respect the setbacks found along the block on which the building is sited. Building setbacks from the street should never be less than the minimum adjoining setbacks.

(2) Material and material color.

(a) Foundations: Most existing foundations are of brick and brick pier, and this foundation material is preferred for new construction. Poured concrete and split faced concrete block are not acceptable foundation materials. If smooth concrete block is used, a stucco wash is recommended to provide a more compatible surface. Foundations must be compatible with the architectural style of the building.

(b) Roofs: Existing roofs in the district are of asphalt shingle, metal, and clay tile. For new construction, materials that are compatible in type, color, and texture with adjacent properties should be used. Shingles should be of a dark color, predominantly dark gray or brown. Metal roofs should be of traditional colors not bright or glaring, and of traditional profile.

(c) Brick Dwellings: If the new construction is of brick, the brick should closely match typical mortar and brick color tones found in the district and along the block.

(d) Frame Dwellings: If the new construction is of frame, the preferred exterior material is horizontal wood siding which is a minimum of 4 inches and a maximum of 9 inches in width. Board and batten siding is also an appropriate design for new construction. Alternative materials such as smooth-face fiber cement board may be considered if the material is similar to historic wood profiles in texture, design, and overall appearance. Siding variations such as T1- 11 and oriented strand board (OSB) are not appropriate for primary dwellings and will not be approved. The use of vinyl or aluminum siding is not appropriate for the historic district and will not be approved.

(e) Windows: Wood construction is preferred for windows, especially those on the fronts of buildings. However, alternative materials may be considered if they match historic window profiles in dimension, texture, and overall proportions. The use of full-view or appropriately sized powder-coated aluminum storm windows is appropriate.

(3) Details and texture. The width of window and door trim should be at least 3 1/2 inches. Roof eaves should have a minimum depth of 8 inches. New construction should have details consistent with adjacent historic buildings including eave widths, soffit details, and fascia boards.

APPLICABLE UDO GUIDELINES:

All applicable guidelines can be found in the City of Georgetown Unified Development Ordinance (UDO) on the City of Georgetown website.

500 Area, Yard, and Height Requirements Table.

District	MINIMUM LOT SIZE		Lot Width at Building Line	MINIMUM SETBACK FROM PROPERTY LINE				Maximum Height of Structure
	Area in Square Feet	Area in Acres		Front	Side	Rear	Principal Street Side on Corner Lot [511]	
R1 Residential	10,000	--	70	30[508]	10	20	15	35
R2 Residential	8,000[501.1]	--	60[502.1]	30[508]	10	20	15	35
R3 Residential	8,000 [501.2,509]	--	60[502.2]	30[508]	8	10	12	35
	12,000 (MF) [502.1,510.1]			35[508]	30	30	45	
R4 Residential	6,000 [501.2,510.2]	--	60[502.3]	25[508]	8	10	12	35
	10,000 (MF)[501.2, 510.2]			25[508]	10	15	15	
R5 Residential [507]	5,000 [501.2]	--	50	20[508]	7[509]	10	10.5	35
MR Residential [506.2]	10,000	--	70	30[508]	10	20	15	35
IC Commercial	2,500	--	25	0[503]	0[503]	25	0[503]	35
CC Commercial	--	--	--	--	--[504]	--[504]	--[504]	45
WC Commercial	15,000	--	70	30	10	20	15	35
GC Commercial	10,000	--	60	50[505]	10	10	15	35
NC Commercial	6,000	--	60	25	8	10	12	35
PS Public Service	10,000	--	60	50[505]	10	10	15	35
LI Industrial	--	1	100	40	20	20	30	35[506.1]
HI Industrial	--	5	300	40	20	25	30	35[506.1]
CP Conservation	--	--	--	30	--	--	--	25

508 Encroachment into setbacks.

Open air or screened-in front porches to encroach up to 8 feet into the front setback.

OPTIONS:

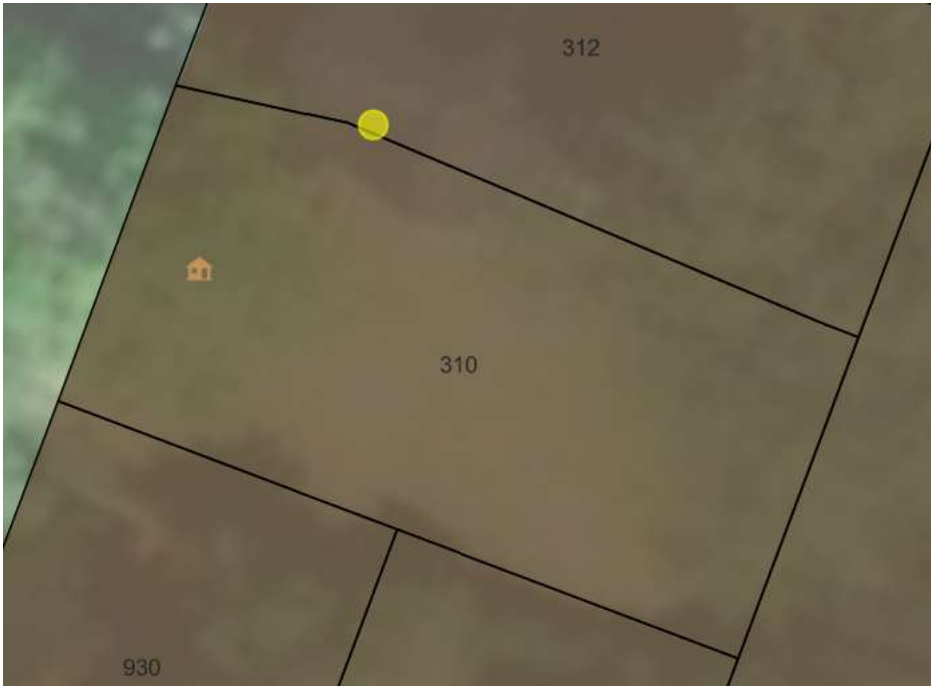
1. Approve request as submitted by applicant.
2. Approve application with conditions imposed by the Architectural Review Board.
3. Deny request.
4. Defer request for more information. The time limit of deferral must be mutually agreed upon between the board and the applicant.

If approved, building permit application, a copy of the COA, and applicable fees are required to be submitted to the Building & Planning Department prior to commencement of any work.

REFERENCE MATERIALS

REFERENCE ITEM 1: City of Georgetown Zoning Map *Please note the new Historic District Survey layer indicators. Orange indicates a Non-Contributing status, Blue indicates a Contributing status, black indicates no survey.*

Parcel View



Block View



REFERENCE ITEM 2: City of Georgetown Future Land Use Map *Approximate position of property in question indicated by dot.*



REFERENCE ITEM 3: FEMA Flood Map

310 King St, Georgetown, SC 29440

Edit Share

Overview

Activity

Records

Files

Flood info	Effective FIRM
Flood zone	X
Supplemental Coastal A	No
In Floodway	No
In CBRS	No
In OPA	No
Base Flood Elevation	Add
Design Flood Elevation	Add
Datum	NAVD88
FIRM Panel Effective Date	5/9/2023

An aerial map showing the property location relative to flood zones. The property is outlined in blue. A label indicates 'Zone X of minimal flood hazard'. The map shows the property's position relative to King St and Highmarket St.

Statewide Survey of Historic Properties
State Historic Preservation Office
South Carolina Department of Archives and History
8301 Parklane Rd.
Columbia, SC 29223-4905 (803) 896-6100

Control Number: U / 43 / 191-0294(D)
Status County No Site No
Quad Name: Georgetown South
Tax Map No.: 05-0027-206-01-00

Intensive Documentation Form

Identification

Historic Name:

Common Name:

Address/Location: 308 King Street

City: Georgetown

County: Georgetown

Vicinity of:

Ownership:

Category:

Historical Use:

Current Use:

National Register of Historic Places Information

SHPO National Register Determination: Removed from NR

Notes on National Register Status: This resource has been demolished and thus no longer contributes to the Georgetown National Register Historic District.

Other Designation:

Property Description

Construction Date:

Commercial Form:

Stories:

Alteration Date:

Historic Core Shape:

Roof Features

Porch Features

Shape:

Porch Width:

Materials:

Shape:

Construction Method:

Exterior Walls:

Foundation:

Significant Architectural Features:

Alterations:

Architect(s)/Builder(s):

Historical Information

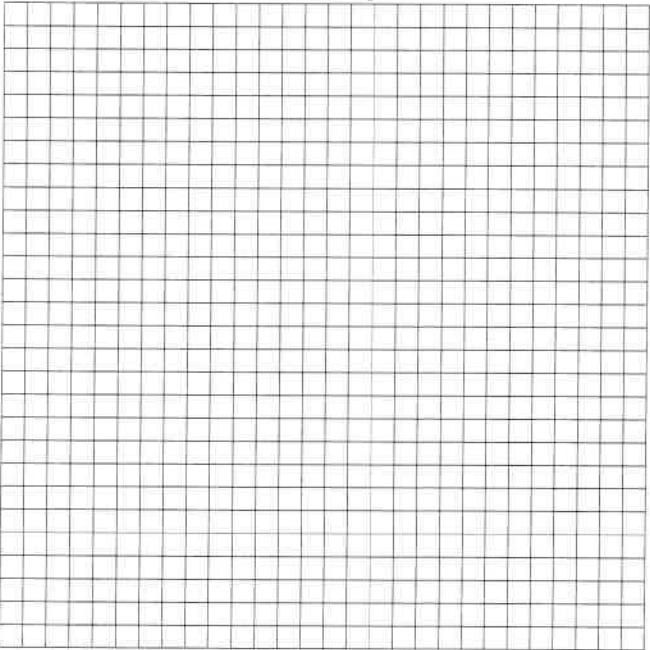
Historical Information:

Source of Information:

Photographs

Roll No. Neg. No. View of

Use Grid for Sketching



Attach Photos Here

Program Management

Recorded by: Ellen Jenkins (TRC)

Date Recorded: 6/27/2010

Date Filed: _____

Application #: ARB-2026-0039

**CITY OF GEORGETOWN
ARCHITECTURAL REVIEW BOARD APPLICATION**

Please note that all projects will be reviewed by the Planning & Community Development Department for zoning compliance before being presented to the Architectural Review Board.

Property Information:	
The applicant hereby requests approval for the project described on ARB Request Form (attached):	
Property Address:	Tax Map Number:
310 King Street, Georgetown, SC 29440	05-0027-206-01-00
Zoning District:	
Residential (RES)	
Type of Application:	Type of Request:
☒ New Application ☐ Application of Revisions ☐ Request for time frame extension	☐ Demolition ☐ Alteration ☐ Repair
	☒ New Construction ☐ Fence ☐ Addition
Description of Request:	
Construction of a new single-family detached residence of approximately 3,240 square feet at 310 King Street, Georgetown, SC. The proposed home has been designed to complement the character and architectural context of the surrounding neighborhood while meeting all applicable zoning, building, and architectural design requirements. The project includes the construction of the primary residence, associated foundation, porches, driveway, landscaping, and site improvements as shown on the submitted plans. Exterior materials, roof design, windows, doors, trim, and colors have been selected to be compatible with the historic character of the area and consistent with the Architectural Review Board's design guidelines.	
List of materials to be used:	
The exterior will feature cement lap siding with a wood-grain texture, with matching cement fascia, soffit, and trim. The roof will be 30-year architectural shingles. The foundation will be a raised slab with brick accent. Windows will be Sierra Pacific H3 double-hung units, with wood shutters in a flat-panel design with bead trim on windows and French doors. The front entry will include a solid wood door, with French doors at the front porch. A wall-mounted lantern-style light fixture (Bevolo Signature Series Italianate) will be installed at the front door. A wood fence and gate will be located on the right side of the house. The driveway will be cement outlined in brick.	
In addition to this application, the following supporting materials have been submitted.	
310 King Street - Landscape Plan 310 King Street - Exterior Finishes/Selections Deck 310 King Street - Site Plan 310 King Street - Landscape Plan 310 King Street - Final Plan	

Date Filed: _____

ARB Request Form

Application #: _____

CITY OF GEORGETOWN

ARCHITECTURAL REVIEW BOARD

SUBMISSION MATERIALS CHECKLIST

Any changes or alterations to the exterior of a structure within the Historic District, as well as the demolition or construction of any building or fence, must be approved by the Architectural Review Board prior to the issuance of any Zoning and/or Building Permits, and prior to the start of construction.

Note: Applicants are encouraged to meet with City Staff during the preliminary design process to learn what may be required for the project.

The Historic District Design Guidelines can be found online in Article XX (Historic Buildings District) in the Unified Development Ordinance (UDO) at:

https://www.georgetownsc.gov/governmental_services/departments/planning_community_development/zoning_ordinance.php.

The Zoning Map can be found online at: [City of Georgetown Official Map](#)

The following application and supporting materials must be submitted at the time of application. Incomplete applications will not be accepted.

Please indicate yes or no as to whether the information is included:

☒ Yes ☐ No Complete application. Please print legibly or type all required information. Additional pages may be necessary to thoroughly describe the scope of work.

Late or incomplete submissions will not be considered for that month's meeting agenda.

☒ Yes ☐ No \$300 application fee
\$150 application if this is for a revision to a previously approved and valid application.

ARB Application/Permit # _____

Date Approved _____

\$50 for extension of timeframe on an approved Board Order/COA

The following detailed drawings, plans, documents and other supporting materials, as applicable:

Site Plans and Drawings.

☒ Yes ☐ No The site plan must include: setbacks, building/structure location and dimensions (existing and proposed), easements (public and private). location of service areas, sign location, parking, lighting plan, and fencing.

☒ Yes ☐ No Landscaping plan (include a tree removal plan, if applicable). Must include a description of all existing and proposed landscaping.

☒ Yes ☐ No Detailed drawings for new construction/additions/alterations/renovations:

Date Filed: _____ **ARB Request Form** **Application #:** _____

- Elevation and design drawings – to scale – showing the front, side, and rear elevations of all proposed new structures and/or façades to be renovated.

___ Yes ☒ No Lighting plan, etc., as applicable.

☒ Yes ___ No Fences/walls.

- A site plan showing the location of fences, walls, and lot lines
- Material samples
- Design drawings

Sign Information.

___ Yes ☒ No Sign Plan. Show location of all existing and proposed signs.

- Sign image (attach image). Include dimensions of all signs.
- Building materials

Color.

☒ Yes ___ No Color samples/descriptions included for:

- Bricks, paint, shingles, siding, windows, and other materials.

Additional Materials. Required materials and samples are listed below and include, but not limited to:

___ Yes ☒ No Additional materials/samples for: _____.

NOTE: STAFF AND BOARD MEMBERS MAY BE VISITING THE SITE PRIOR TO THE MEETING IN ORDER TO TAKE PICTURES AND MAKE A VISUAL INSPECTION OF THE EXTERIOR.

Please email this application and supporting documentation to planning@georgetownsc.gov or submit in person to the Planning and Community Development Department within City Hall, located at 1134 N. Fraser Street, Georgetown, SC, 29440.



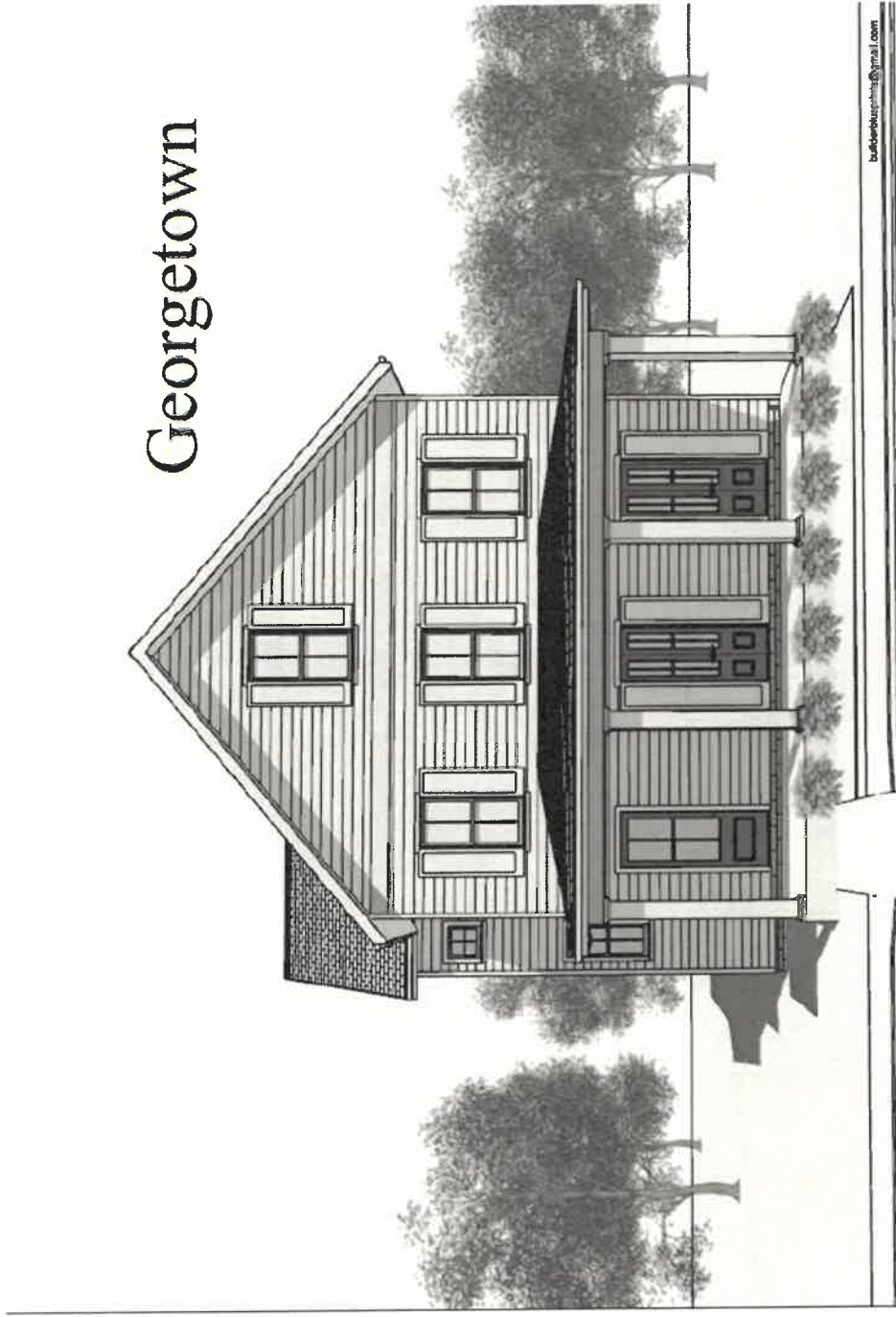
310 King Street
Exterior Renderings Only
Overhead view a well

Location:
310 King Street
Georgetown, South
Carolina 29440

33.37123859661694,
-79.28318077301438



Georgetown



310 King Street: Front Exterior

Color Detail

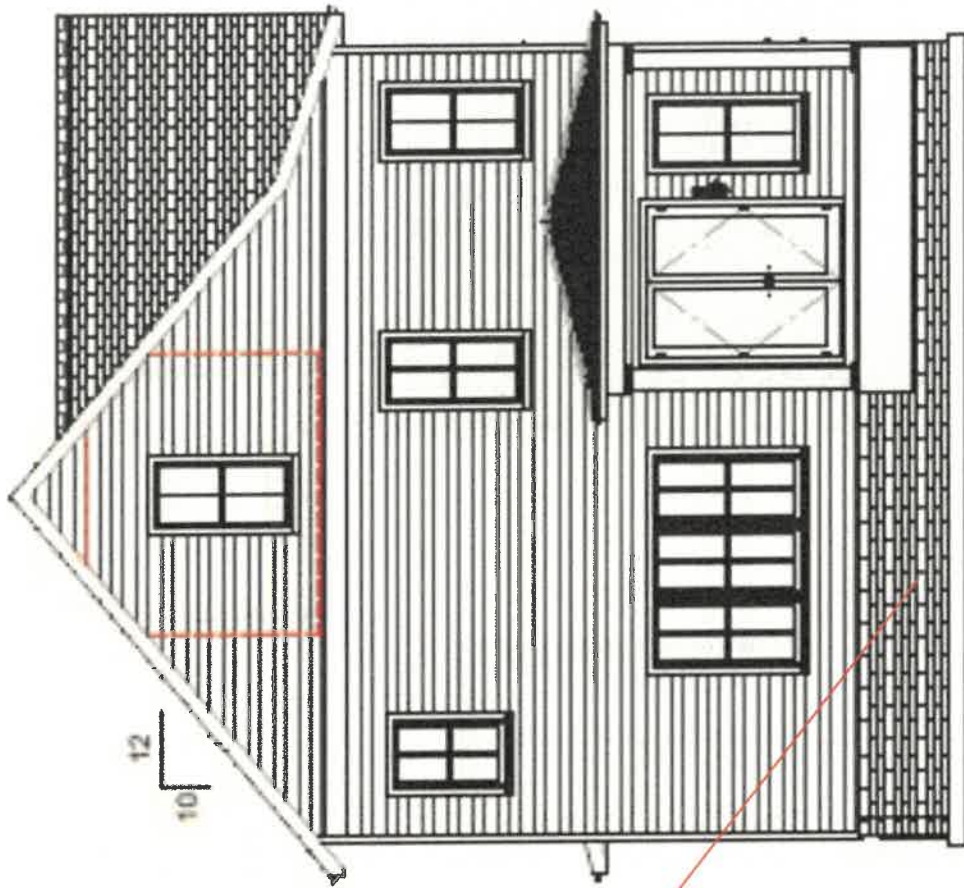
Lap siding, soffit,
trim, etc. Sherwin
Williams: Shoji White
[Link](#)

Doors: Minwax - Dark
Walnut
[Link](#)

Shutters on windows
and french doors:
Farrow & Ball -
Pigeon
[Link](#)

Georgetown





Foundation: Oyster Cove Brick
[Link](#)

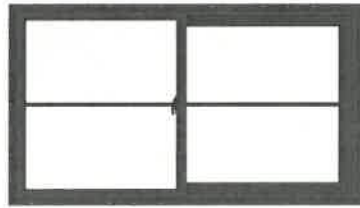




Siding - cement lap siding with wood texture
[Link](#)



Wood Shutters: Flat Panel with Bead Trim
[Link](#)

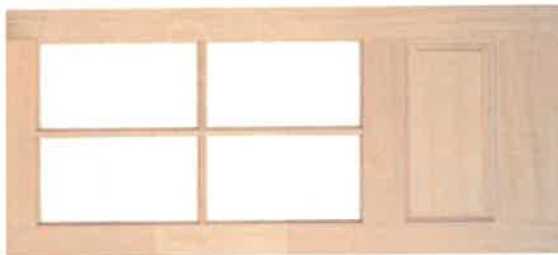


Sierra Pacific H3 Double Hung - Bronze
[Link](#)

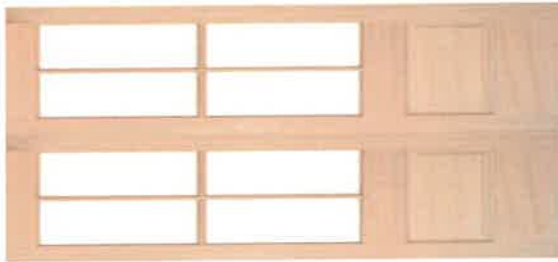


Roof: Standing-seam metal roof - Bronze
[Link](#)





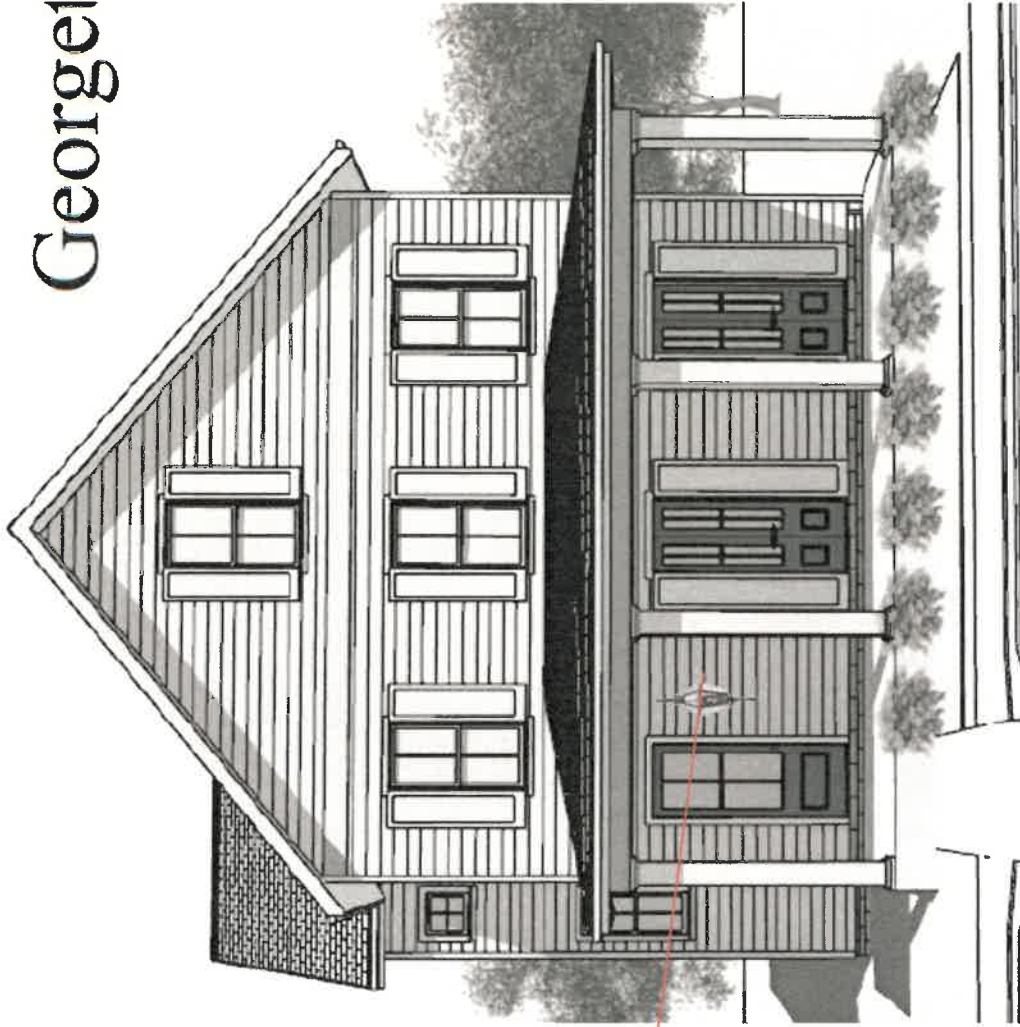
Door - Solid wood
[Link](#)



French Doors on
 front porch - Custom
 Door



Georgian

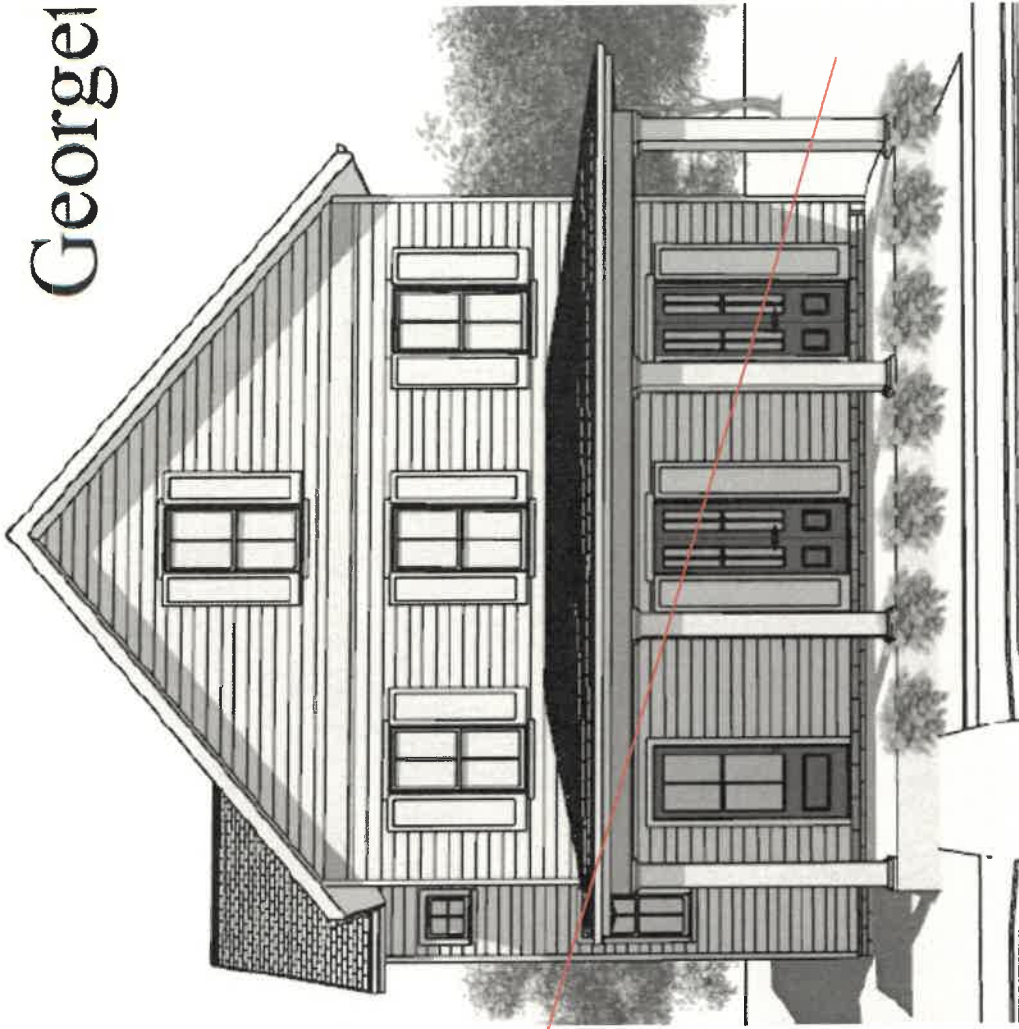


Bevolo: Signature Series
Italianate

<https://bevolo.com/signature-series/italianate>



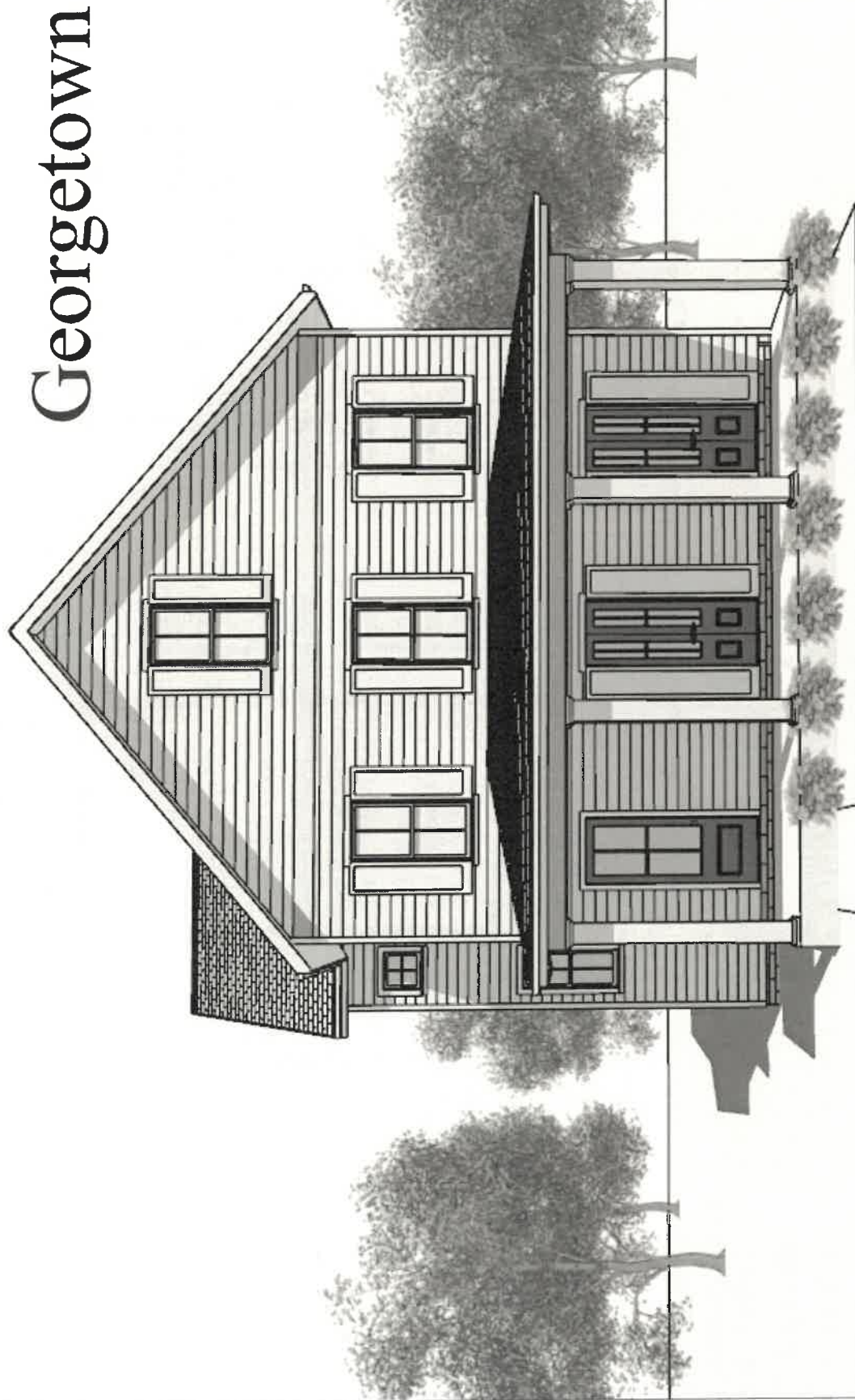
Georget



Fence and gate - right side of house:
Farrow & Ball - Pigeon
Fence is shown on dark image to the
right.

[Link](#)





Georgetown

3,240
SQ FT

Builder Blueprints is not liable for
engineering and or structural integrity of
plans. Builder Blueprints is not liable for
approved sq. ft. of houses. Please refer to
sq. ft. of houses built from our designs.



Georgetown

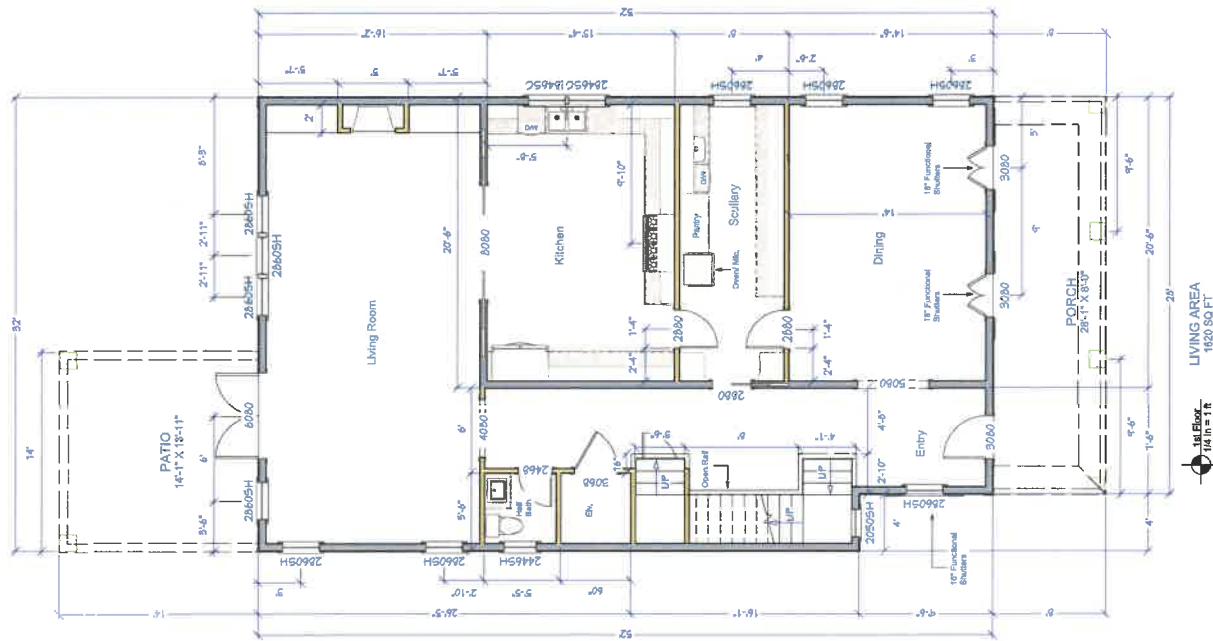
Note: All dimensions
are approximate and
subject to change
without notice.

DATE:
7/16/26
SCALE:
SHEET:

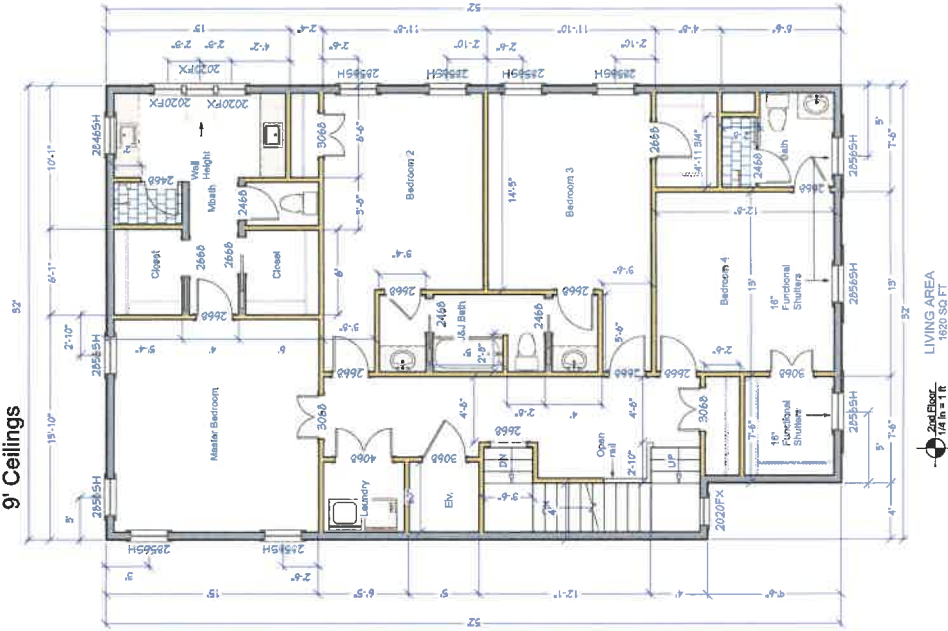
A-1

builderblueprints@gmail.com

Floor Plan **1st Floor** **10' Ceilings** **8' to top of** **window headers** All windows and doors centered unless dimension given **2x6 Wall**



2nd Floor **9' Ceilings**



3,240 SQ FT

BOXWOOD
offices

Georgetown

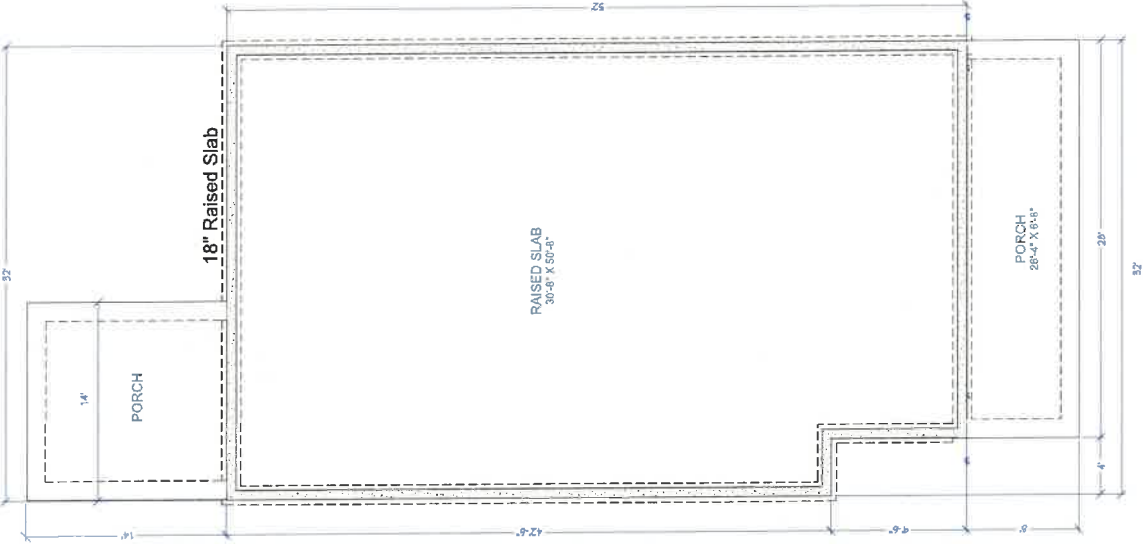
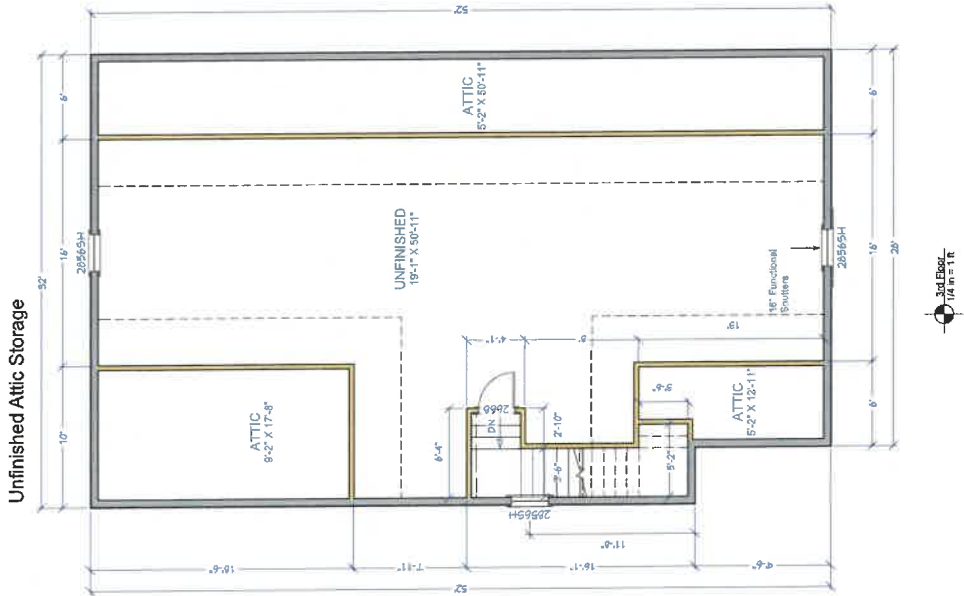
Note: All dimensions are approximate and subject to change without notice.

DATE: 7/16/26
 SCALE: 1/4" = 1'
 SHEET: A-2

builderblueprints@gmail.com

Storage & Raised Slab

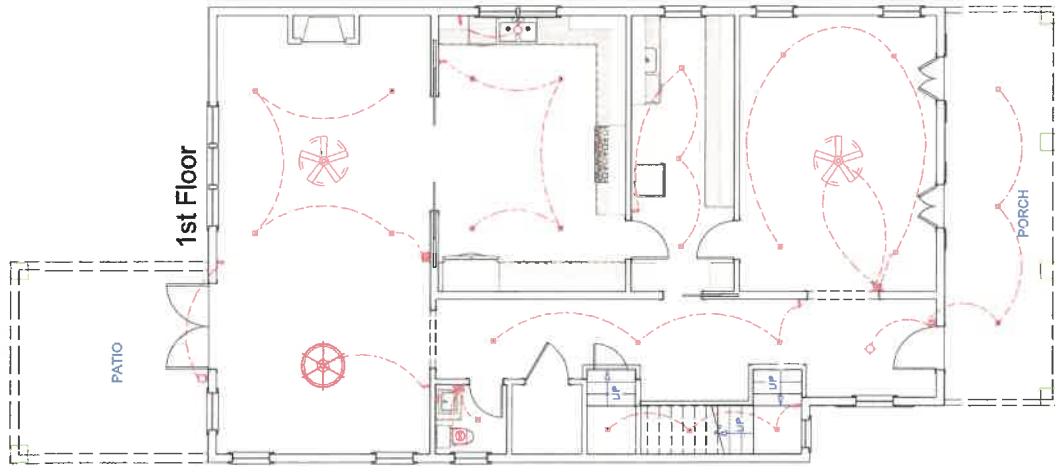
- 8' Ceilings
- 8' to top of window headers
- All windows and doors centered unless dimension given
- 2x6 Wall



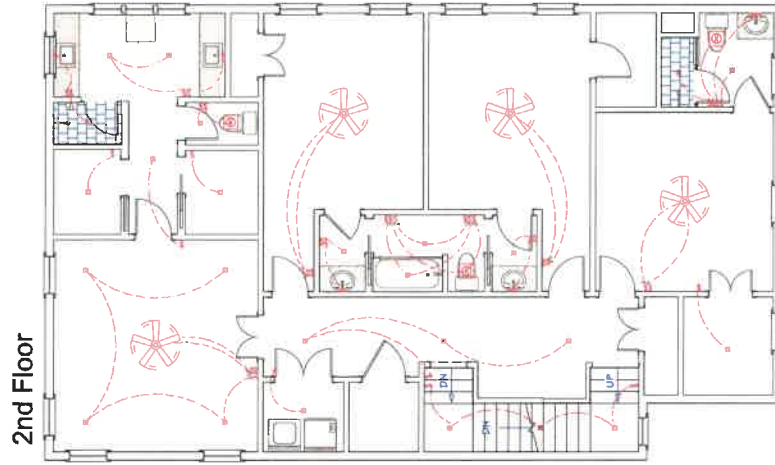
builderblueprints@gmail.com

Electrical Layout & Foundation

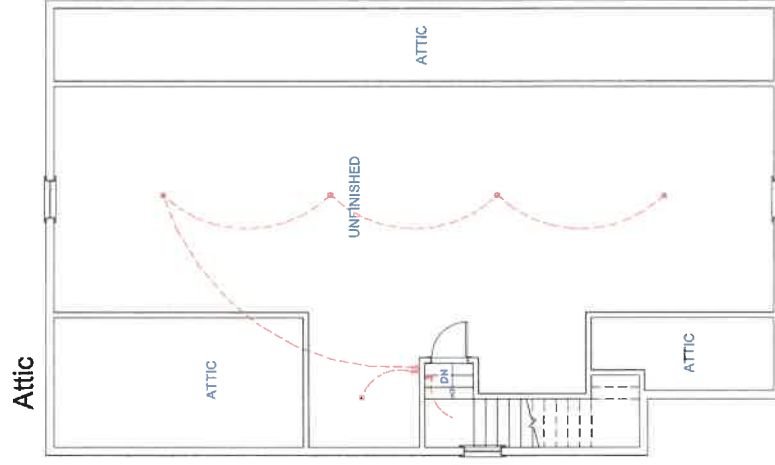
Outlets placed according to NEC requirements



1st Floor
1/4" = 1' 0"



2nd Floor
1/4" = 1' 0"



3rd Floor
1/4" = 1' 0"

3,240
SQ FT

Builder Blueprints is not liable for engineering and/or structural integrity of any plan. Builder Blueprints is not liable for any damage or loss of property or injury to persons or property caused by the use of any plan. Builder Blueprints is not liable for any damage or loss of property or injury to persons or property caused by the use of any plan.

BOXWOOD
Homes

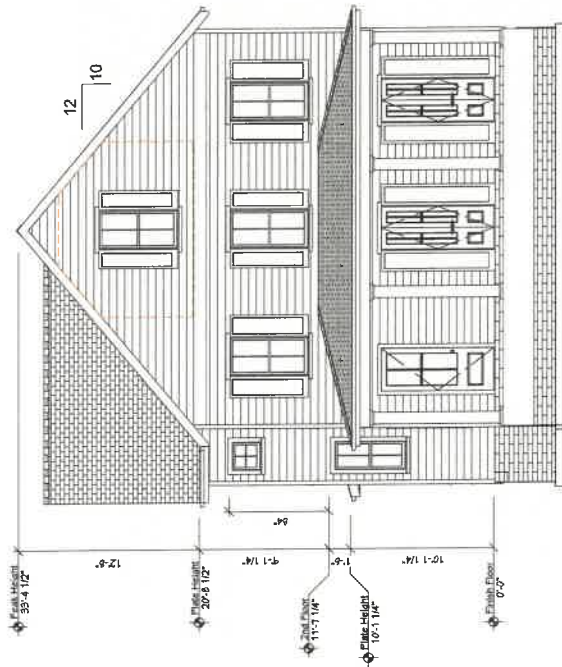
Georgetown

Note: All dimensions are approximate and subject to change without notice.

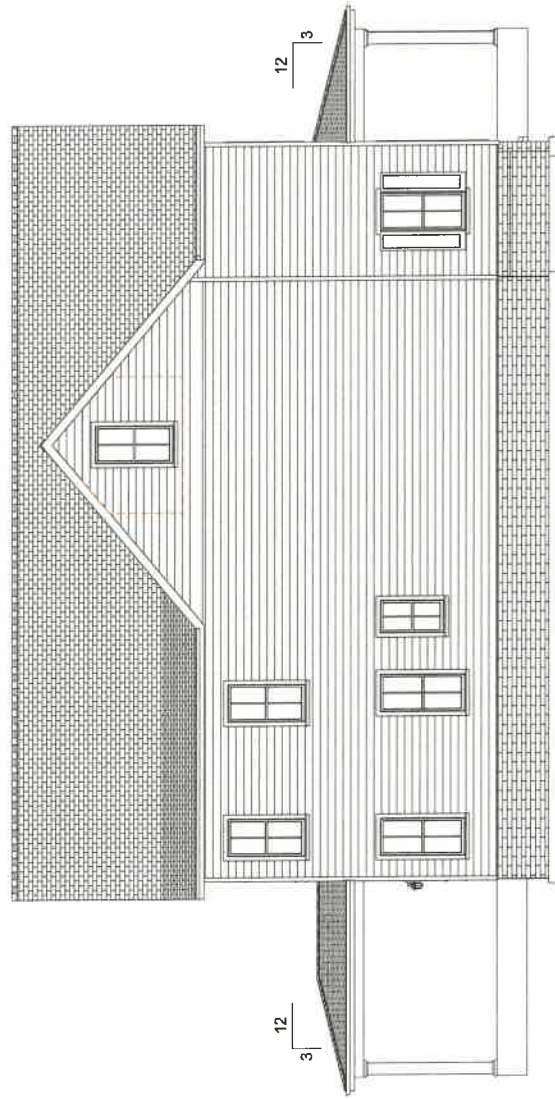
DATE: 7/16/26
SCALE:
SHEET: A-4

builderblueprints@gmail.com

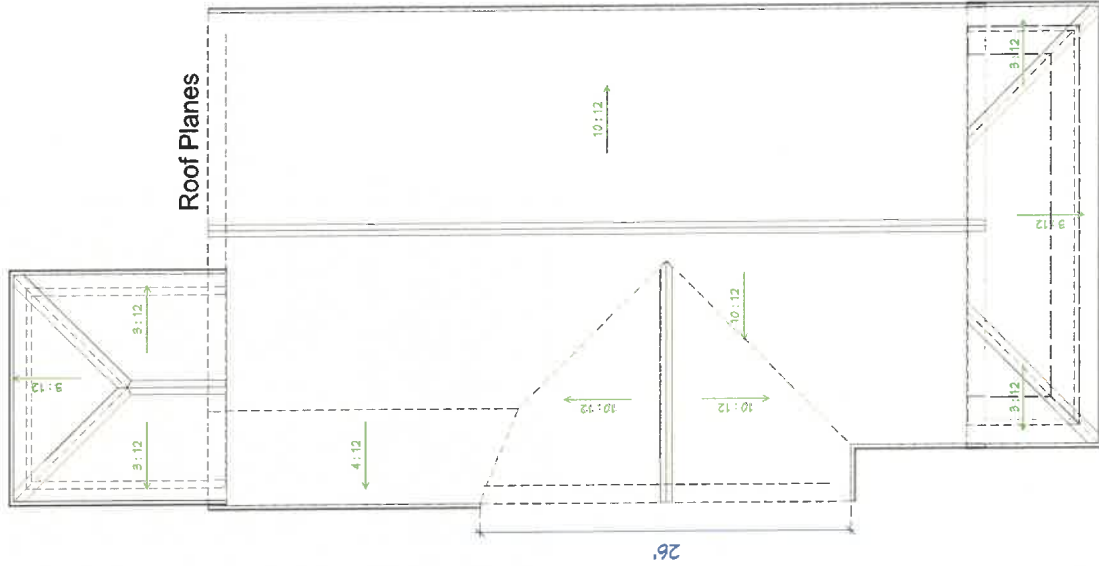
Exterior Elevations



Exterior Elevation Front.
1/4 in = 1 ft.



Exterior Elevation Rear.
1/4 in = 1 ft.



Roof Planes
1/4 in = 1 ft.

3,240
SQ FT

Builder Blueprints is not liable for
accuracy and or structural integrity of
plans. Builder Blueprints is not liable for
any errors or omissions. Please refer to
approved plans for appropriate details.

BOX WOOD
homes

Georgetown

Note: All dimensions
are approximate and
subject to change
without notice.

DATE:
7/16/26

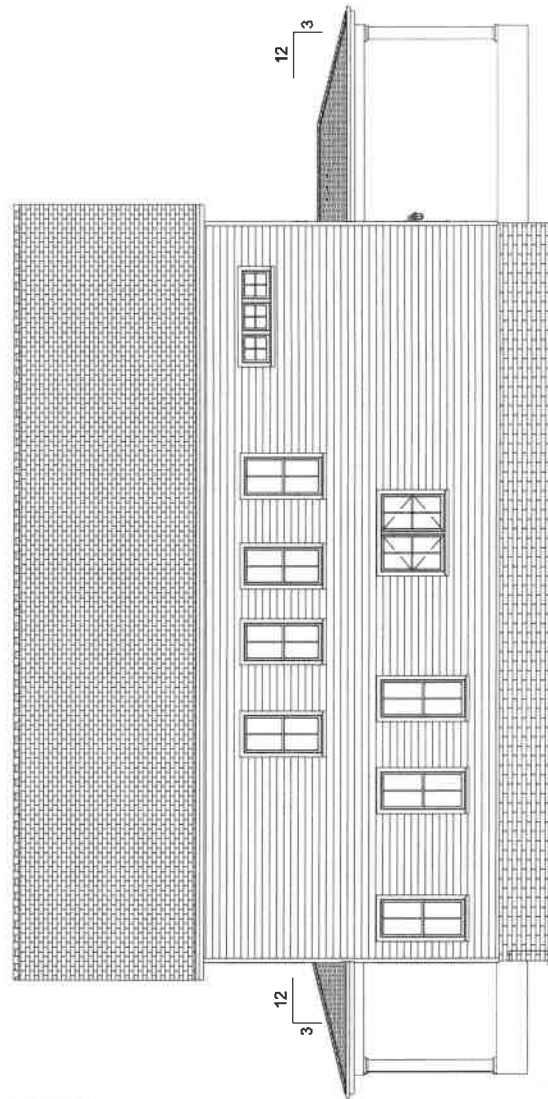
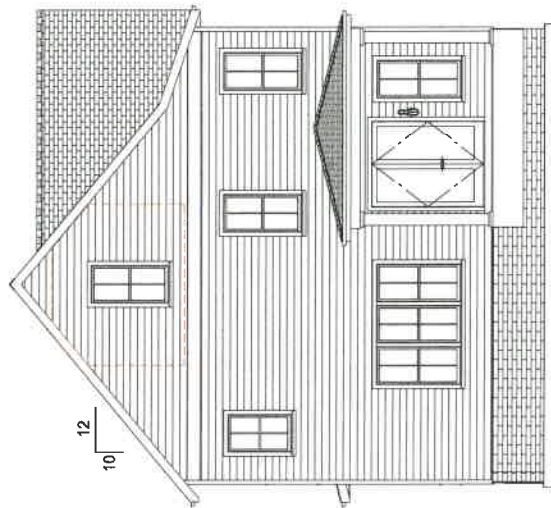
SCALE:

SHEET:

A - 5

builderblueprints@gmail.com

Exterior Elevations



builderblueprints@gmail.com

FRAMING NOTES:

PROVIDE DOUBLE JOISTS UNDER ALL WALLS RUNNING PARALLEL TO JOISTS.

PROVIDE POSITIVE VENTILATION AT EA, END OF EA, RAFTER SPACE AT VAULTED CEILING AREAS.

PROVIDE FIRE BLOCKING, DRAFT STOPS AND FIRE STOPS AS PER I.B.C. SEC. R502.12.

PROVIDE POSITIVE CONNECTIONS AT EACH END OF ALL POSTS AND COLUMNS TO RESIST LATERAL DISPLACEMENT.

Note: All dimensions are approximate and subject to change without notice.

DATE:

SCALE:

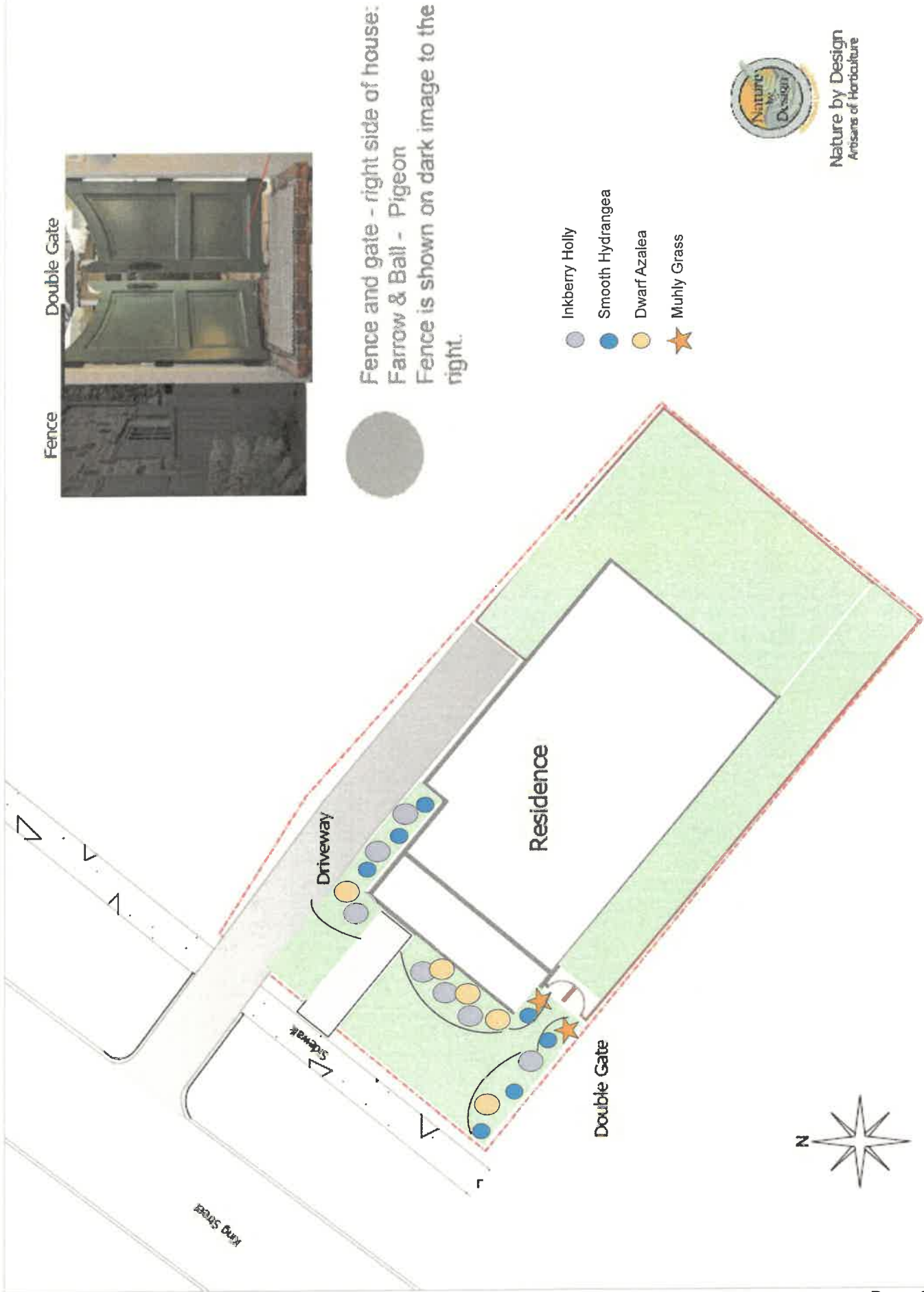
SHEET:

A-6

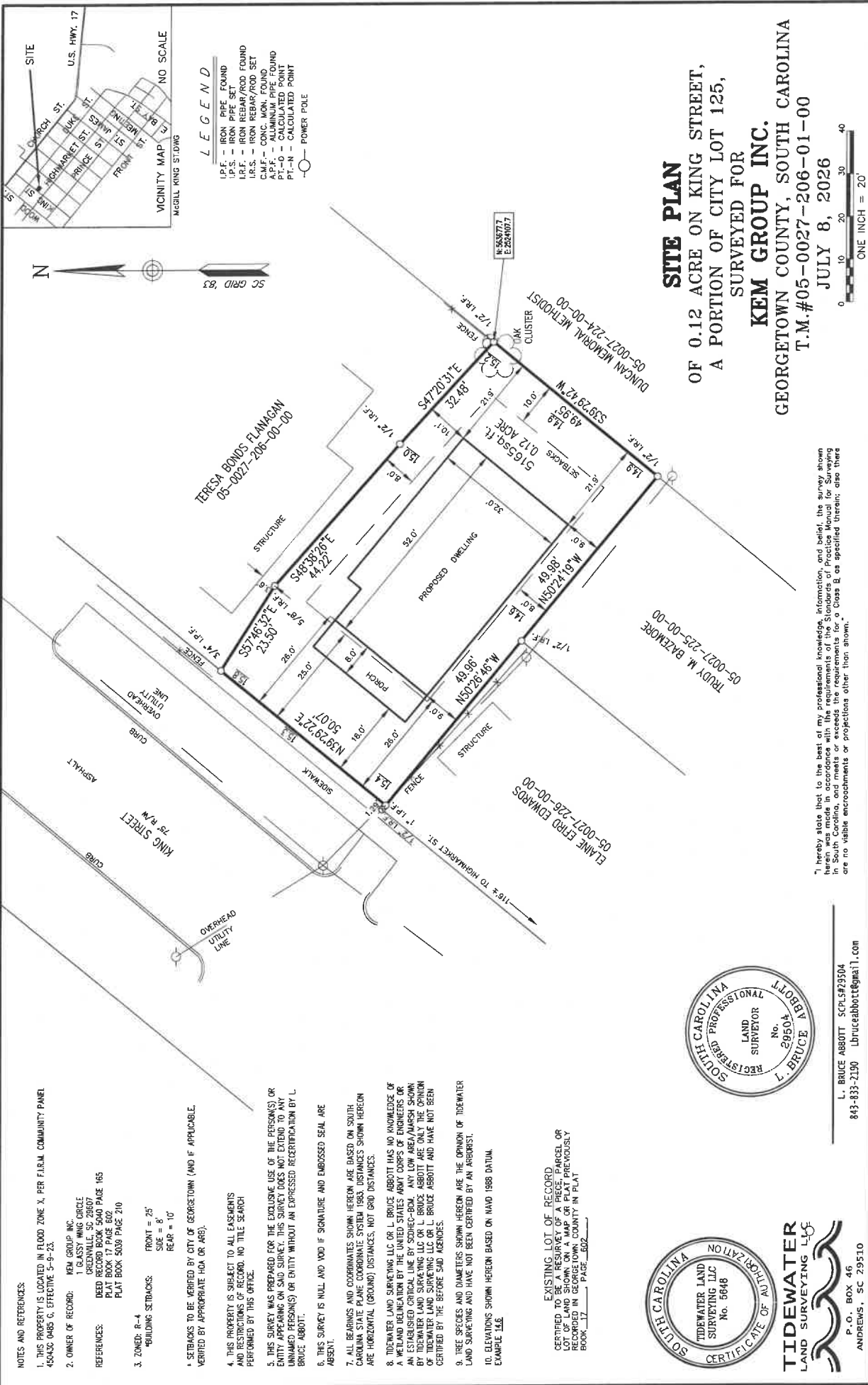
Georgetown

OXWOOD
James3,240
SQ FT

Builder Blueprints is not liable for engineering and/or structural integrity of construction by builder/contractors or plans. Builder Blueprints is not liable for purchased sq. ft. of houses. Please refer to licensed appraiser for appropriate saleable sq. ft. of homes built from our designs.



Nature by Design
Artisans of Horticulture



SITE PLAN

OF 0.12 ACRE ON KING STREET,
A PORTION OF CITY LOT 125,
SURVEYED FOR

KEM GROUP INC.

GEORGETOWN COUNTY, SOUTH CAROLINA

T.M.#05-0027-206-01-00

JULY 8, 2026



NOTES AND REFERENCES:
1. THIS PROPERTY IS LOCATED IN FLOOD ZONE X, PER F.I.R.M. COMMUNITY PANEL 450430 0485 C, EFFECTIVE 5-9-23.

2. OWNER OF RECORD: KEM GROUP INC.
GREENVILLE, SC 29607
REFERENCES: DEED RECORD BOOK 5040 PAGE 165
PLAT BOOK 17 PAGE 602
PLAT BOOK 5039 PAGE 210

3. ZONED: R-4
BUILDING SETBACKS: FRONT = 25'
SIDE = 8'
REAR = 10'

* SETBACKS TO BE VERIFIED BY CITY OF GEORGETOWN (AND IF APPLICABLE, VERIFIED BY APPROPRIATE HOA OR ARE).

4. THIS PROPERTY IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD. NO TITLE SEARCH PERFORMED BY THIS OFFICE.

5. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON(S) OR ENTITY APPEARING ON SAID SURVEY. THIS SURVEY DOES NOT EXTEND TO ANY UNNAMED PERSON(S) OR ENTITY WITHOUT AN EXPRESSED RE-CERTIFICATION BY L. BRUCE ABBOTT.

6. THIS SURVEY IS NULL AND VOID IF SIGNATURE AND EMBOSSED SEAL ARE ABSENT.

7. ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON SOUTH CAROLINA STATE PLANE COORDINATE SYSTEM 1983. DISTANCES SHOWN HEREON ARE HORIZONTAL (GROUND) DISTANCES, NOT GRID DISTANCES.

8. TIDEWATER LAND SURVEYING LLC OR L. BRUCE ABBOTT HAS NO KNOWLEDGE OF ANY UNRECORDED EASEMENTS, RIGHTS, OR INTERESTS IN THE PROPERTY OR AN ESTABLISHED CRITICAL USE BY STATE OR FEDERAL AGENCIES OR BY TIDEWATER LAND SURVEYING LLC OR L. BRUCE ABBOTT ARE ONLY THE OPINION OF TIDEWATER LAND SURVEYING LLC OR L. BRUCE ABBOTT AND HAVE NOT BEEN CERTIFIED BY THE BEFORE SAID AGENCIES.

9. TREE SPECIES AND DIMENSIONS SHOWN HEREON ARE THE OPINION OF TIDEWATER LAND SURVEYING AND HAVE NOT BEEN CERTIFIED BY AN ARBORIST.

10. ELEVATIONS SHOWN HEREIN BASED ON NAVD 1988 DATUM.
EXAMPLE: 14.6

EXISTING LOT OF RECORD
CERTIFIED TRUE AND CORRECTLY
A TRUE AND CORRECT
LOT OF LAND SHOWN ON A MAP OR PLAT
RECORDED IN GEORGETOWN COUNTY IN PLAT
BOOK 17, PAGE 602



L. BRUCE ABBOTT SCPLS#29504
843-433-2130 lbruceabbott@gmail.com

"I hereby state that to the best of my professional knowledge, information, and belief, the survey shown herein was made in accordance with the requirements of the Standards of Practice Manual for Surveying in South Carolina, and meets or exceeds the requirements for a Class B as specified therein; also there are no viable encroachments or projections other than shown."

MAYOR
JAY DOYLE

CITY ADMINISTRATOR
SCOTT WHITTIER

CITY CLERK
STEPHANIE BUCCIONE



COUNCIL MEMBERS
MAYOR PRO TEMPORE
JESSIE WALKER

BRUCE CARL
ERIN ETHRIDGE
TAMIKA WILLIAMS-OBENG
SHARON MELTON
HOBSON HENRY MILTON

Building & Planning Department
(843) 545-4010 | planning@georgetownsc.gov

CITY OF GEORGETOWN ARCHITECTURAL REVIEW BOARD

MEETING DATE: September 8, 2026

AGENDA ITEM: ARB-2026-0040 –Request: Repair/alteration for 1013 Highmarket St. TMS# 05-0026-055-00-00. Request to repair an existing dwelling, to include replacement of siding, windows and shutters, gutters, and the roof. Improvements will also include cleaning the foundation surface, repairing the porch railings and chimney, and replacing and relocating mechanical units.

PROPERTY INFORMATION:

Address:	1013 Highmarket Street
Applicant/Property Owner:	Randy & Johna Brady
Zoning District:	High Density Residential (R4) (<i>Reference item 1</i>)
Overlay District:	Historic Buildings Overlay District (HD) (<i>Reference item 1</i>)
2040 Comprehensive Plan – FLUM:	Historic District Residential (<i>Reference item 2</i>)
Flood Zone:	X (<i>Reference item 3</i>)
Use of the Property:	Single-family residential dwelling
Contribution to Historic District:	No (<i>See attached</i>)

APPLICABLE GUIDELINES:

All applicable guidelines can be found in the City of Georgetown Unified Development Ordinance Article XX: Historic Buildings District on the City of Georgetown website.

2010 Standards for Residential Properties - Materials

2010.1 Overview

2010.101 Policy and Justification

Character defining exterior materials should be preserved and maintained, repaired as needed, and replaced with appropriate materials only if repair is not possible. Materials such as masonry, wood siding, concrete, stucco, stone, and metal all contribute to the historic and architectural character of a building. If historic architectural materials are damaged, replacement should be as limited as possible, retaining as much of the historic fabric as possible. In-kind materials should be used when replacement is necessary.

2010.102 Standards

(1) If material replacement in-kind is not feasible or practical, the ARB may consider the use of appropriate alternative materials that match the original as closely as possible in texture, design, and overall appearance.

- (2) Replace architectural materials which match the original as closely as possible in form, scale, and design.
- (3) Do not remove or alter original architectural materials from the building.
- (4) Do not add non-historic materials to a building. Added materials to a property must be accurately based on physical, pictorial, or historical evidence in scale, location, proportions, form, and detailing.
- (5) Do not cover or conceal original materials with synthetic materials such as vinyl, aluminum, exterior insulation finishing systems (EIFS), or similar materials.
- (6) The use of epoxies for wood repair and special masonry repair components may be appropriate.

2010.2 Brickwork and Masonry

2010.201 Policy and Justification The key to historic brick preservation is to keep out water and continue to use a soft mortar when repair is needed. Abrasive cleaning such as sandblasting erodes the skin of the brick and will not be approved. The use of hard mortars like Portland cement can cause the brick to crack and break when it can't expand and contract with the hot and cold weather. Low pressure water cleaning and the use of soft mortar mixes are best for Georgetown's brick buildings. Do not paint masonry which was previously unpainted.

2010.202 Standards

- (1) Repair and repoint masonry walls and features using the historic brick and an appropriate mortar mix. If the original composition can't be determined, use an approvable historic compound such as one part lime and two parts sand.
- (2) Clean masonry walls or features with detergent cleaners and using water pressure not exceeding 600 pounds per square inch.
- (3) Remove paint from masonry walls and features with appropriate chemical agents and professional contractors. A test patch should be conducted first to ensure that no etching or staining of the brick will occur.
- (4) No abrasive cleaning such as sandblasting will be permitted in the historic district.
- (5) Do not cover masonry with silicone-based water sealants. Water sealants can have the affect of trapping water on the interior of the building and not allow the brick to expand and contract properly.
- (6) Masonry that has never been painted should not be painted unless the brick and mortar is extremely mismatched from earlier repairs or patching. Painting previously sandblasted brick or brick in poor condition to provide a sealing coat may be considered.
- (7) Do not apply stucco to brickwork unless stucco was a historic application that has become deteriorated.
- (8) For masonry needing repair, hand tools are recommended over electric power saws.
- (9) Missing bricks should be replaced with bricks to match as closely as possible. Salvage companies may have molded or decorative bricks to match those missing on a dwelling.

2010.4 Siding

2010.401 Policy and Justification

Original wood siding materials should be preserved and maintained. Removal and replacement of original wood siding materials will not be approved unless it can be demonstrated that the siding is beyond repair. If replacement is required, it should be with

materials to match the original as closely as possible. For contributing buildings, alternative materials may be considered for nonvisible elevations. For non-contributing buildings, alternative materials may be considered for all elevations. The concealment of original wood siding materials with vinyl, aluminum, or other synthetic sidings is not approvable. These materials do not successfully imitate the appearance of historic original wood siding. Synthetic materials also are not “breathable” and may cause condensation and damage to the original siding beneath. Asbestos shingle siding is not hazardous as long as it is kept painted and encapsulated. If an owner is concerned about the potential hazard of the asbestos shingles they may be removed and replaced with appropriate alternative materials which match the original shingles as closely as possible.

2010.402 Standards

- (1)** Repair historic wood siding and wood elements with in-kind materials.
- (2)** Replace historic wood siding and wood elements with in-kind materials.
- (3)** Repair or replace non-historic siding materials with similar or compatible materials.
- (4)** Wood siding and wood details original to a dwelling should be repaired rather than replaced. Original wood siding should be replaced only if it can be demonstrated that the siding is beyond repair.
- (5)** Replacement of original wood siding with alternative materials may be considered if consistent with the ARB’s overall approach to alternative materials outlined in Section 2009.
- (6)** Wood shingles should be repaired rather than replaced. If replacement is necessary due to deterioration, the new shingles should be in-kind and should match original in material, appearance, visual texture and profile.
- (7)** Wood siding, shingles, and other exterior wood materials shall not be concealed beneath artificial or synthetic sidings. The application of materials such as vinyl or aluminum over original wood siding is not approvable.
- (8)** Wood siding should be maintained through regular painting, but when paint removal becomes necessary, it should be done by scraping, heat (heat guns and plates), or chemical methods, never through sandblasting or other abrasive methods. The use of circular grinders or sanders should not be used to remove paint.
- (9)** Asbestos shingles which are original to a dwelling should be kept stained or painted. If individual shingles are missing or cracked, matching new shingles of cementitious material or fiberglass are appropriate for replacement or repair.
- (10)** Asbestos shingles which conceal the original wood siding exterior may be removed and the original wood siding restored. Removal will require qualified professionals with disposal meeting hazardous material requirements.

2011 Standards for Residential Properties – Details

2011.1 Architectural Features

2011.101 Policy and Justification

Character defining features and details should be preserved and maintained, repaired as needed, and replaced with appropriate materials only if repair is not possible. Ornamentation such as eave brackets, dentils, cornices, moldings, trim work, and shingles all contribute to the historic and architectural character of a building. If historic architectural features are damaged, replacement should be as limited as possible, retaining as much of the historic fabric as possible. In-kind materials should be used when replacement is necessary.

2011.102 Standards

- (1) Repair in-kind architectural features with materials, form, scale, and design which match the original.
- (2) Replace architectural features which match the original as closely as possible in materials, form, scale, and design.
- (3) Do not remove or alter original architectural features or ornamentation from the dwelling.
- (4) Do not add inauthentic details to the dwelling. Added architectural features to a property must be accurately based on physical, pictorial, or historical evidence in materials, scale, location, proportions, form, and detailing.
- (5) Do not cover or conceal architectural features with synthetic materials such as vinyl, aluminum, exterior insulation finishing systems (EIFS), or similar materials.
- (6) Alternative materials may be considered if deterioration is ongoing due to flawed architectural design or for non-contributing structures.

2011.3 Chimneys

2011.301 Policy and Justification

Preserve and maintain historic chimneys, as they help convey the architectural style and period of the dwelling. Removal of an original chimney which is readily visible detracts from the overall historic feeling of the building and will not be approved. Repair damaged chimneys following the Standards for masonry. Rebuild a missing or deteriorated chimney using historical documentation, or in similar design to chimneys on dwellings of similar style and period.

2011.302 Standards

- (1) Repoint and clean brick chimneys according to the masonry Standards.
- (2) Do not remove or alter original chimneys on primary façades or readily visible rooflines unless the chimney cannot be repaired. If removed above the roofline, a readily visible chimney must be replaced with a close facsimile of the original.
- (3) Do not cover brick chimneys with stucco unless the chimney was covered with stucco during its period of significance and requires re-application.
- (4) If chimneys have been extensively repointed resulting in mismatched colors and textures, painting will be considered.
- (5) Chimneys should have clay, slate, brick, or stone caps. The use of the metal caps is discouraged unless they fit right in the top of the chimney and are not readily visible.
- (6) Small chimneys or flues on rear elevations or side elevations not visible may be considered for removal if necessary due to deteriorated condition or re-roofing.

2011.4 Doors and Entrances

2011.401 Policy and Justification Preserve historic façade entrance elements including original doors, surrounds, sidelights, and transoms whenever possible. If historic doors or entrance components are damaged, replacement should be as limited as possible. Use in-kind materials when replacement is necessary. The addition of wood screen doors is appropriate as long as the framing is minimal and the historic door can be viewed behind it. Retaining original entrances and their decorative elements is an important part of preserving a dwelling's character. The installation of security doors on primary facades may be appropriate if they have minimal framework, are of full-view design and allow the visibility of the historic door behind it. Security doors which have extensive frame or grill work should only be added to entrances at rear or non-readily visible side elevations. Storm doors are also appropriate for front facades if they are full-view design and allow the visibility of the historic door behind

it. Storm doors should be of baked-enamel aluminum or wood and in a color that blends with the door frame and is as unobtrusive as possible.

2011.402 Standards

- (1) Repair original doors and entrance elements with materials which match the existing.
- (2) Where repair is not possible, replace with a new door or entrance elements in-kind with similar materials, profile, and dimensions.
- (3) Do not remove or alter historic entrances, their doors, surrounds, sidelights, transoms, or detailing. Repair and reuse original hardware as long as possible.
- (4) Do not replace existing door trim or surrounds with trim that represents a different house style or design.
- (5) Where original doors have been removed, replace them with an appropriately styled door for the dwelling. The new door should be based on doors of similar age and architectural style in the district. If the original design is unknown, a secondary entrance may contain an original door that can be moved to the main entrance. Salvage companies may also have historic doors available.
- (6) The addition of a new entrance to meet life and safety codes should be sited at rear or side elevations that are not readily visible.
- (7) Entrances on primary facades may have added screen doors of appropriate design. Screen doors should be appropriate to the style of the house.
- (8) The design of added screen doors should have minimal framing (i.e., full-view or two panel) to allow the viewing of the original door behind it.
- (9) Repair security or storm doors with materials that match the existing.
- (10) Install a storm door on the primary façade entrance only if full-view design, of baked enamel aluminum or wood, and in a color compatible with the door frame and dwelling.
- (11) The use of anodized aluminum for security and storm doors is not appropriate for primary entrances on main façades but may be added at rear or side elevations not readily visible.
- (12) Replace or install a security door on a rear entrance or side entrance not readily visible.

2011.6 Gutters and Downspouts

2011.601 Policy and Justification Gutters and downspouts are essential to protecting a home from the effects of rain and water. They collect and move water away from the building's foundation. While their presence is functional, they can have aesthetic value through material or color, such as copper installations that take on a green patina over time or examples intentionally matched to trim color of the dwelling. Original boxed gutters on a property should be preserved and maintained. Existing gutters should be regularly cleaned and maintained. If new gutters are required, half-round designs are the most historically accurate. If not readily available, "K" or ogee design gutters of aluminum will also be considered.

2011.602 Standards

- (1) Repair existing gutters and downspouts.
- (2) Replace existing gutters and downspouts or install new gutters and downspouts. These replacements or additions should be installed with minimal hardware and damage to historic fabric.
- (3) Box gutters original to a dwelling should be preserved and repaired as needed with new materials to match as closely as possible.

- (4) Downspouts should be located on dwellings at unobtrusive locations and concealed where possible behind porch columns and building corners.
- (5) Gutters and downspouts should be of colors that blend with the dwelling's main body or trim colors.
- (6) The use of conductor heads, where appropriate, is encouraged.

2011.8 Mechanical Systems

2011.801 Policy and Justification Mechanical systems such as window air conditioners and exterior HVAC system components should be placed at rear elevations or non-readily visible side elevations. Mechanical systems should not be installed on primary or readily visible side elevations unless they are effectively screened by landscaping or fencing.

2011.802 Standards

- (1) Mechanical systems should be located on rear or non-readily visible side elevations.
- (2) The installation of mechanical systems on primary facades or readily visible side façades is not appropriate but may be considered if the systems are effectively screened through landscaping, fencing, or lattice panels.
- (3) The addition of air conditioning units in window openings should only be in windows on rear or non-readily visible side elevations. This installation should not result in the loss of the original window and be reversible if the unit is removed at a later date.
- (4) Mechanical units and electrical and gas meters should be as unobtrusive as possible and screened if in a visible location.
- (5) Roof-mounted equipment should not be placed on front or corner side yard-facing roof planes and should be set back from the edges of roofs and screened, so that it is not visible to pedestrians and does not detract from the historic character of the dwelling.

2011.10 Porches, Columns, and Railings

2011.1001 Policy and Justification

Original porches should be repaired, preserved and maintained. Those on the primary façades of dwellings should not be enclosed with wood or glass panels. The screening of porches on the fronts of dwellings is appropriate if the framing is kept to a minimum. If repair of porch elements is required, use materials to closely match those which exist. If porch elements such as columns, balusters, or floorboards are deteriorated and need replacement, alternative materials may be considered. If an original porch is missing, a new porch may be constructed based upon photographic or physical evidence or based upon the design of similar style and age dwellings. In some cases, dwellings had their original porches removed and replaced with Craftsman/Bungalow style porches in the 1920s and 1930s. These porches reflect the historical evolution of property and may be significant in their own right.

2011.1002 Standards

- (1) Repair porch elements with materials to match the original.
- (2) Replace porch elements with materials to match the original.
- (3) Ceiling fans may be installed on porches.
- (4) Porches on front and side facades should be maintained in their original configuration and with original materials and detailing.
- (5) Porches should not be removed if original.
- (6) Porches on front and readily visible side elevations should not be enclosed with glass or wood panels. Those on rear or non-readily visible side facades may be enclosed with acceptable glass or wood panels as long as there is no removal of extensive historic fabric and the enclosure is reversible.

- (7) The enclosure of front porches and those on readily visible side elevations with screen panels may be appropriate if the framing is minimal and the viewing of the façade behind the screen panels is not significantly impaired.
- (8) Porches which have wood floors should have wood stairs repaired or replaced as needed, not brick or concrete. On rear or non-readily visible side elevations wood stairs are also recommended but brick or cast concrete steps may be added at these locations.
- (9) Porches on the fronts of dwellings may be partially enclosed with lattice panels compatible with the style of the house for privacy. This should not exceed more than one-third of the porch area in order to maintain its traditional open appearance. Lattice panels should be compatible with the style of the house and be added behind, not in front, of porch columns and railings. Lattice panels in traditional square and diagonal designs are appropriate.
- (10) The use of trellis panels is appropriate for porches on all elevations.
- (11) Wood porch floors that are deteriorated should be replaced with wood tongue and groove flooring or boards running perpendicular to the façade. The use of alternative porch floor materials may be considered on rear elevations.
- (12) Porches that are missing their original columns and balusters should be rebuilt based upon photographic or physical evidence. If no evidence exists, porches should be rebuilt in keeping with porches of similar house styles and age.
- (13) Balusters (also called spindles) should be carefully sized for any replacement porch. Milled spindles measuring 3 feet high and 2 inches in diameter are best for Georgian, Federal, Queen Anne, and Folk Victorian dwellings. Balusters or spindles which are smaller than 2 inches in diameter are not appropriate for exterior porches. Square balusters which are 3 feet high and 2 inches to 3 inches in width and depth are best for Craftsman/Bungalow dwellings.

2011.11 Roofs

2011.1101 Policy and Justification

Original roof forms such as gable or hipped should be preserved and maintained. If additions to roofs are desired such as new dormers or skylights, these should be added at rear or side rooflines that are not readily visible. Historic roof materials such as metal standing seam and clay tile should be repaired and preserved. If repair is no longer practical, replacement with approved metal, asphalt or fiberglass roof materials is appropriate. When replacing metal roofing the pattern must match that of the existing roof. Alternative roofing materials may be considered. Any addition to a roof such as solar panels, ventilators, and skylights requires ARB review.

2011.1102 Standards

- (1) Roofs should be preserved in their original size, shape, and pitch, with original features (such as cresting, chimneys, finials, cupolas, etc.), and, if possible, with original roof materials.
- (2) New metal roofs should be in keeping with traditional standing seam designs and dimensions with proper spacing and crimping. Other profiles are not appropriate for contributing buildings and commercial metal roofing profiles are not appropriate for residential buildings.
- (3) Roofs should not have new dormers introduced on front façades but may have dormers added on rear façades or secondary façades which are not readily visible and if in keeping with the character and scale of the structure.

- (4) The use of reflective roof shingles may be considered if the shingles are not shiny and are in shades of brown and other medium-dark colors. Light gray and white roofs are not appropriate for the district.
- (5) The installation of alternative materials instead of original roof materials may be considered.
- (6) Most of Georgetown's 18th and 19th century dwellings had roof surfaces of wood shingles. If a property owner wishes to reinstall a new wood shingle roof, the design should be based on historic shingle dimensions and texture. Shingles should be laid in a horizontal row with the bottom edge either in alignment with the adjacent shingle or staggered to match the historic condition.

2011.12 Staircases and Steps

2011.1201 Policy and Justification

Because of their exposure to the elements most of the wood staircases built prior to 1900 have been rebuilt. In many cases the original wood steps have been replaced with steps of brick or concrete. Replacement of deteriorated wood steps with wood is preferable to replacement with brick, pre-cast concrete, or wrought iron.

2011.1202 Standards

- (1) Replace non-historic wood, brick, or concrete staircases and steps with in-kind or compatible materials.
- (2) Add staircases and steps on rear elevations and side elevations not readily visible.
- (3) Staircases and steps original to a dwelling should be repaired and retained. Wood, brick, and concrete steps should be repaired with materials to match the original.
- (4) The installation of brick staircases and steps to replace wood staircases and steps on primary elevations is discouraged but will be considered. The use of pre-cast concrete staircases and steps is not appropriate on contributing houses, or on primary elevations of non-contributing buildings and new dwellings.
- (5) Where required by codes, new stairs should be designed with "graspable" handrails which are no larger than 1-1/2 inch in diameter. These handrails can be attached to existing wood staircases when required for codes.

2011.13 Windows and Shutters

2011.1301 Policy and Justification

Windows on historic dwellings should be maintained or repaired to match the original design. Approval to remove original wood sash or steel casement windows will only be granted if the windows can be demonstrated to be beyond repair. If windows are deteriorated beyond repair, the installation of new wood or steel windows to match the original designs is preferred. Alternative materials may be considered. Original window openings on primary facades or readily visible side elevations should not be covered or concealed. Original window openings should not be enclosed for the addition of smaller windows. New window openings should not be added on the fronts of dwellings but may be added at the rear or side elevations if not readily visible. Window shutters have been traditional features on houses in Georgetown in both louvered and paneled wood designs and their continued use is encouraged. Historic wood shutters should be preserved and maintained. New shutters may be added if they are of wood, of traditional design and with dimensions which match the window opening. The installation of storm windows can help in lowering energy costs and are appropriate for Georgetown's historic dwellings.

Storm windows should be full-view design or have the central meeting rail at the same location as the historic window behind it. The installation of screen panels is also appropriate as long as they retain the open appearance and the visibility of the windows behind them. The installation of visible security bars on the exterior of windows is not appropriate on primary facades. Window bars may be added on the exterior of windows on rear or side elevations not readily visible.

2011.1302 Standards

- (1)** Repair a historic or non-historic window with in-kind materials of similar design.
- (2)** Original windows should be preserved in their original location, size, and design and with their original materials and numbers of panes.
- (3)** Windows should be repaired rather than replaced. Window replacement will only be approved if it can be demonstrated that the historic windows are beyond repair.
- (4)** If replacement of original or historic windows is demonstrated to be necessary, the replacement windows should be in-kind.
- (5)** Windows of alternative materials may be considered.
- (6)** New window openings should not be added to primary façades or to readily visible side elevations.
- (7)** Windows of steel or other metal designs should be preserved and maintained or replaced with new metal windows which are similar in appearance and materials.
- (8)** Replacement windows should not have snap-on, flush, or simulated divided muntin's. Muntin's sandwiched between layers of glass, snap-on muntin's, and surface-applied muntin's are not appropriate and shall not be approved.
- (9)** Clear glass must be used in windows on the primary and readily visible side elevations. Do not use reflective, tinted, patterned, or frosted glass in windows. The addition of these glass materials may be used on rear elevations or those not readily visible.
- (10)** If an interior dropped ceiling is lower than the top of the window, the ceiling must be stepped back from the window to not obscure the top of the window from outside view.
- (11)** Shutters that are original to the dwelling should be preserved and maintained. If not possible, replace historic wood shutters with in-kind materials or similar design.
- (12)** Add wood shutters based on traditional designs and that fit the window opening.
- (13)** Add screen panels with wood or metal frames that are full-view design and allow the visibility of the historic window behind it.
- (14)** Add storm windows of wood or metal frames which are full-view design or match the meeting rail of the window behind it. Storm windows should be of anodized or baked enamel surfaces and not unfinished metal.
- (15)** Shutters should not be added to contributing buildings unless historically appropriate to that style house in Georgetown or there is physical or photographic evidence that shutters were original to the dwelling. Adding shutters to non-contributing and new buildings will be considered.
- (16)** New shutters shall be of louvered or paneled wood construction or another documented historical style appropriate for that style of the building in Georgetown. They must be either working shutters or shutters that appear to be working shutters with appropriate hardware. All shutters shall be appropriately sized to fit the window opening so that if working and closed, they would cover the window opening.
- (17)** Shutters should not be added to banks of multiple windows.

(18) The application of vinyl or metal shutters on primary elevations will not be approved. These types of shutters may be considered for rear and side elevations not readily visible.

(19) Window screens should be framed in wood or baked-on enamel aluminum and fit within the window frames and not overlap the frames.

(20) Security bars shall not be applied to any elevation of contributing buildings or to primary or other readily visible elevations of non-contributing.

APPLICABLE UDO GUIDELINES:

All applicable guidelines can be found in the City of Georgetown Unified Development Ordinance (UDO) on the City of Georgetown website.

OPTIONS:

1. Approve request as submitted by applicant.
2. Approve application with conditions imposed by the Architectural Review Board.
3. Deny request.
4. Defer request for more information. The time limit of deferral must be mutually agreed upon between the board and the applicant.

If approved, building permit application, a copy of the COA, and applicable fees are required to be submitted to the Building and Planning Department prior to commencement of any work.

REFERENCE MATERIALS

REFERENCE ITEM 1: City of Georgetown Zoning Map *Please note the new Historic District Survey layer indicators. Orange indicates a Non-Contributing status, Blue indicates a Contributing status, black indicates no survey.*

Parcel View



Block View



REFERENCE ITEM 2: City of Georgetown Future Land Use Map *Approximate position of property in question indicated by dot.*



REFERENCE ITEM 3: FEMA Flood Map

1013 Highmarket St, Georgetown, SC 29440

Edit

Share

Overview

Activity

Records

Files

Flood Info

Effective FIRM

Flood zone	X
Supplemental Coastal A	No
In Floodway	No
In CBRS	No
In OPA	No
Base Flood Elevation	Add
Design Flood Elevation	Add
Datum	NAVD88

Statewide Survey of Historic Properties
State Historic Preservation Office
South Carolina Department of Archives and History
8301 Parklane Rd.
Columbia, SC 29223-4905 (803) 896-6100

Control Number: U / 43 / 191-0978
Status County No Site No
Quad Name: Georgetown South
Tax Map No.: 05-0026-055-00-00

Intensive Documentation Form

Identification

Historic Name:

Common Name:

Address/Location: 1013 Highmarket Street

City: Georgetown

County: Georgetown

Vicinity of:

Ownership: Private

Category: building

Historical Use: Domestic

Current Use: Domestic

National Register of Historic Places Information

SHPO National Register Determination: Contributes to Listed District

Notes on National Register Status: This resource was constructed after the Georgetown National Register Historic District's period of significance; however it would be a contributing resource if the historic district's period of significance is expanded to include the 1922-1960 period.

Other Designation:

Property Description

Construction Date: 1929

Commercial Form:

Stories: 1 1/2 stories

Alteration Date: c. 1970

Historic Core Shape: rectangular

Roof Features

Shape: gable, lateral

Materials: composition shingle

Porch Features

Porch Width: full facade

Shape: hip

Construction Method: frame

Exterior Walls: asbestos shingle

Foundation: brick pier with fill

Significant Architectural Features: Craftsman Bungalow: 2/2 sash, shed dormer, exposed rafter tails, tapered posts on brick pedestals, rear ell.

Alterations: c. 1970: siding, enclosure of porch with insect screening.

Architect(s)/Builder(s):

Historical Information

Historical Information:

Source of Information: Sanborn Map: 1924, 1932.

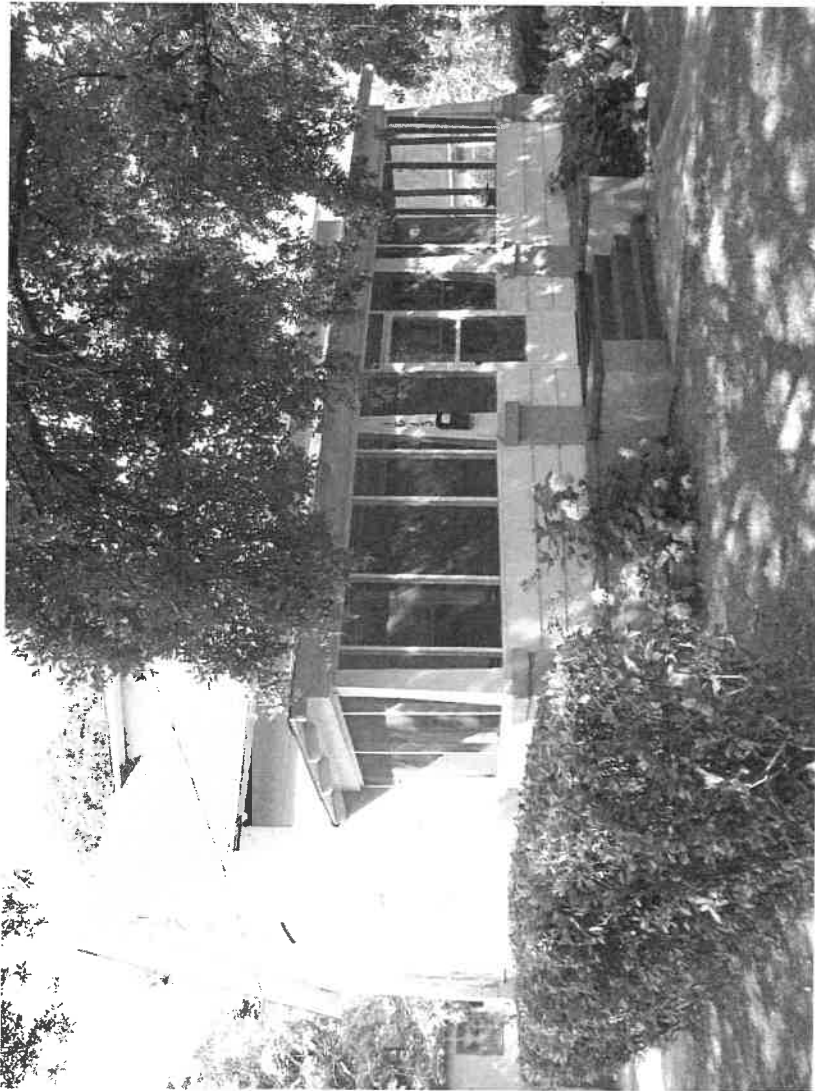
Photographs

Roll No.	Neg. No.	View of
		Rear and Side Elevations, Looking SE
		Façade and Side Elevations, Looking S
		Façade and Side Elevations, Looking W

Use Grid for Sketching

191-0978

HIGHMARKET STREET

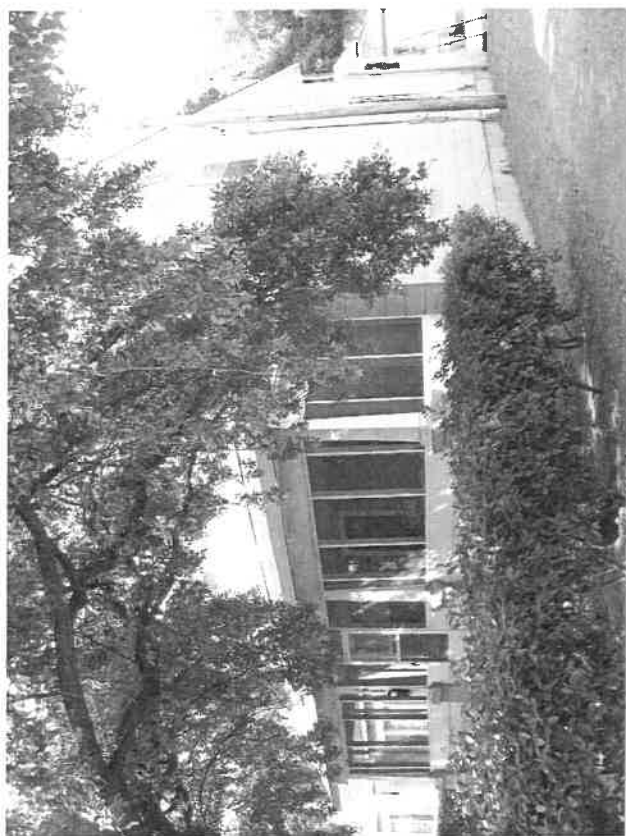


Program Management

Recorded by: Ellen Jenkins (TRC)

Date Recorded: 6/24/2010

191-0978: 1013 Highmarket Street



Date Filed: _____



Application #: _____

**CITY OF GEORGETOWN
ARCHITECTURAL REVIEW BOARD APPLICATION**

Please note that all projects will be reviewed by the Planning & Community Development Department for zoning compliance before being presented to the Architectural Review Board.

Property Information:	
The applicant hereby requests approval for the project described on ARB Request Form (attached):	
Property Address:	Tax Map Number:
1013 High Market Street	05-0026-055-00-00
Zoning District:	
R4 Historic	
Type of Application:	Type of Request:
☒ New Application ☐ Application of Revisions ☐ Request for time frame extension	☐ Demolition ☒ Alteration ☒ Repair ☐ New Construction ☐ Fence ☐ Addition
Description of Request:	
Having recently purchased 1013 Highmarket, we are requesting approval to repair the property to an inhabitable space. We are seeking approval to replace the siding, windows, gutters, and roof. Additionally, we are requesting approval to clean the foundation surface, repair the porch railings and chimney. We will also need to replace and relocate the mechanical unit as the existing unit is not fully within our property lines.	
List of materials to be used:	
Siding - Hardie Fiber Cement Roof - Asphalt Shingles Door - Solid wood Windows - Wood clad Shutters - Louvered Wood Railing s - Wood	
In addition to this application, the following supporting materials have been submitted.	
Site plans and drawing Material samples	

CITY OF GEORGETOWN
ARCHITECTURAL REVIEW BOARD
SUBMISSION MATERIALS CHECKLIST

Any changes or alterations to the exterior of a structure within the Historic District, as well as the demolition or construction of any building or fence, must be approved by the Architectural Review Board prior to the issuance of any Zoning and/or Building Permits, and prior to the start of construction.

Note: Applicants are encouraged to meet with City Staff during the preliminary design process to learn what may be required for the project.

The Historic District Design Guidelines can be found online in Article XX (Historic Buildings District) in the Unified Development Ordinance (UDO) at:

https://www.georgetownsc.gov/governmental_services/departments/planning_community_development/zoning_ordinance.php.

The Zoning Map can be found online at: [City of Georgetown Official Map](#)

The following application and supporting materials must be submitted at the time of application. Incomplete applications will not be accepted.

Please indicate yes or no as to whether the information is included:

☒ Yes ☐ No Complete application. Please print legibly or type all required information. Additional pages may be necessary to thoroughly describe the scope of work.

Late or incomplete submissions will not be considered for that month's meeting agenda.

☒ Yes ☐ No \$300 application fee
\$150 application if this is for a revision to a previously approved and valid application.

ARB Application/Permit # _____

Date Approved _____

\$50 for extension of timeframe on an approved Board Order/COA

The following detailed drawings, plans, documents and other supporting materials, as applicable:

Site Plans and Drawings.

☐ Yes ☒ No The site plan must include: setbacks, building/structure location and dimensions (existing and proposed), easements (public and private). location of service areas, sign location, parking, lighting plan, and fencing.

☐ Yes ☒ No Landscaping plan (include a tree removal plan, if applicable). Must include a description of all existing and proposed landscaping.

☒ Yes ☐ No Detailed drawings for new construction/additions/alterations/renovations:

Date Filed: _____

ARB Request Form

Application #: _____

- Elevation and design drawings – to scale – showing the front, side, and rear elevations of all proposed new structures and/or façades to be renovated.

___ Yes ☒ No Lighting plan, etc., as applicable.

___ Yes ☒ No Fences/walls.

- A site plan showing the location of fences, walls, and lot lines
- Material samples
- Design drawings

Sign Information.

___ Yes ☒ No Sign Plan. Show location of all existing and proposed signs.

- Sign image (attach image). Include dimensions of all signs.
- Building materials

Color.

☒ Yes ___ No Color samples/descriptions included for:

- Bricks, paint, shingles, siding, windows, and other materials.

Additional Materials. Required materials and samples are listed below and include, but not limited to:

___ Yes ☒ No Additional materials/samples for: _____.

NOTE: STAFF AND BOARD MEMBERS MAY BE VISITING THE SITE PRIOR TO THE MEETING IN ORDER TO TAKE PICTURES AND MAKE A VISUAL INSPECTION OF THE EXTERIOR.

Please email this application and supporting documentation to planning@georgetownsc.gov or submit in person to the Planning and Community Development Department within City Hall, located at 1134 N. Fraser Street, Georgetown, SC, 29440.

A	:: Front Elevation
01	3/8" - 1' (1:32)

Elevation

ISSUE DATE 08/05/2026

DRAWN BY SM

001





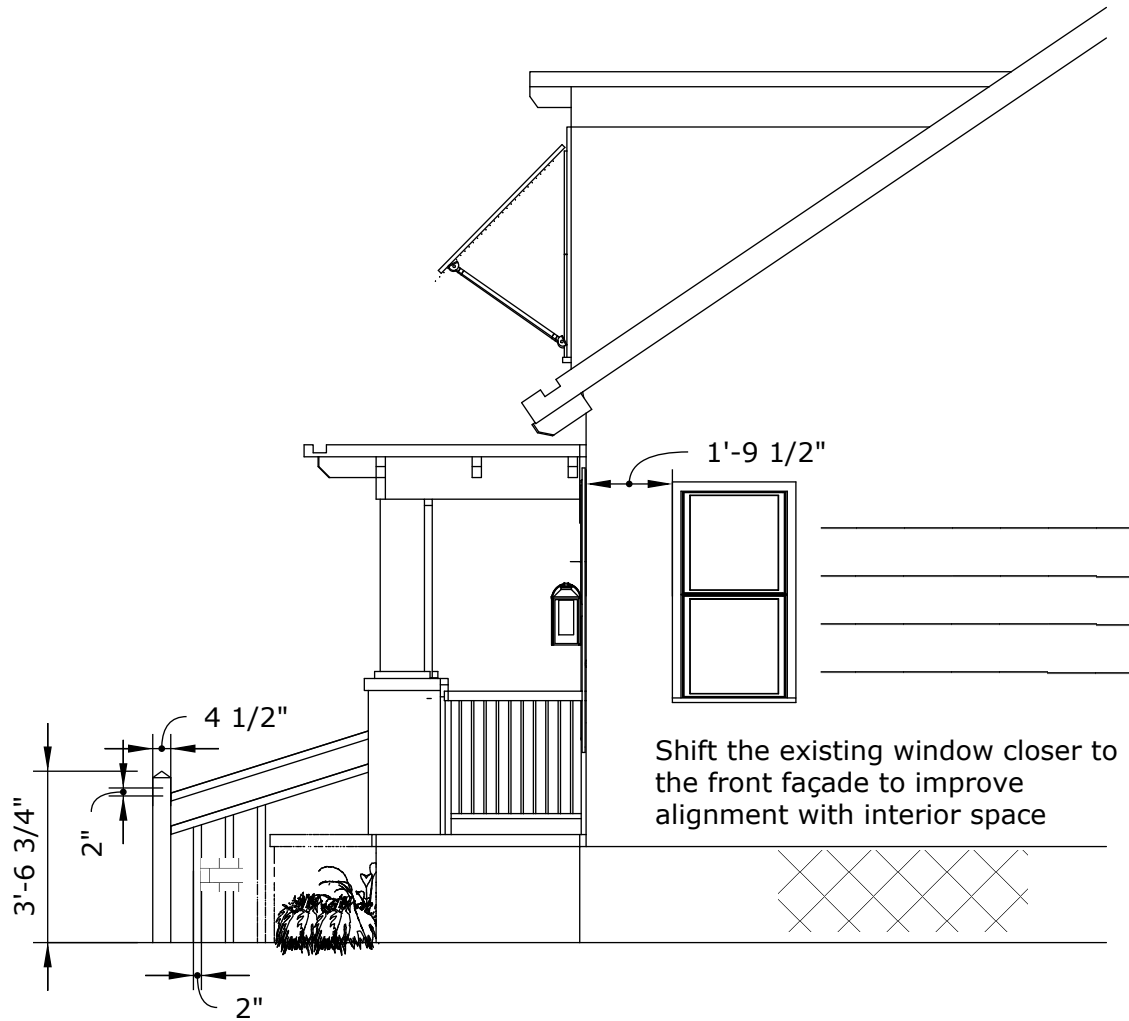
Align the shutter with the bottom of the window and the top of the window trim to ensure proper proportion.

A	:: Section Cut 01 @ Porch
002	1/4" = 1' (1:48)

**Schematic Drawing -
For Reference Only**

Section

ISSUE DATE	08/05/2026
DRAWN BY	SM
	002



A	:: Side Elevation
003	1/4" = 1' (1:48)

**Schematic Drawing -
For Reference Only**

Elevation

ISSUE DATE 08/05/2026

DRAWN BY SM

003



Schematic Drawing -
For Reference Only

Elevation

ISSUE DATE 08/05/2026

DRAWN BY SM

004

A :: Render Front Elevation

004 1/4" - 1' (1:48)

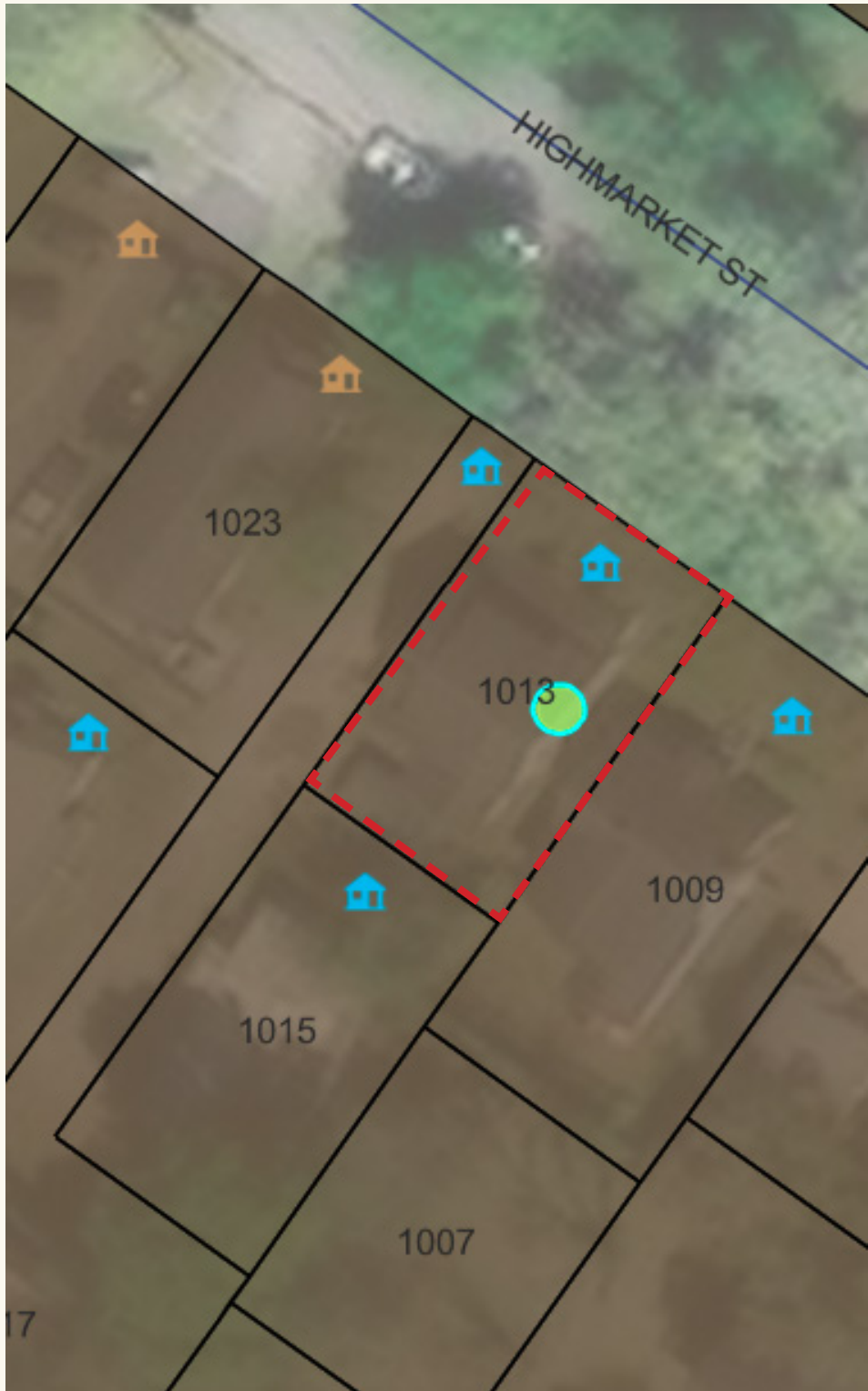
HISTORIC ARCHITECTURAL REVIEW

CRAFTSMAN BUNGALOW REHABILITATION

This project involves the rehabilitation of an existing Craftsman Bungalow residence with the goal of preserving and restoring its historic architectural character. The proposed work follows the Historic Design Guidelines by prioritizing the repair and retention of original historic materials and architectural features whenever they remain in serviceable condition. Where existing elements are deteriorated beyond repair, they will be repaired or replaced in kind with materials that closely match the original in design, scale, proportions, profile, texture, and appearance.

The rehabilitation is intended to preserve and enhance the home’s character-defining features, including exposed rafter tails and knee braces, the broad front porch supported by tapered columns on masonry piers, and traditional double-hung windows. Proposed improvements have been thoughtfully developed to maintain the architectural integrity of the Craftsman style while ensuring that all replacement elements remain compatible with the home’s historic character.

Schematic design drawings, existing-condition photographs, and specifications for proposed exterior materials including siding, roofing, windows, doors, trim, and decorative elements are included for review.



- 1. Main Paint Color: SW 9547 Vessel
- 2. Accent Color 1: SW 9582 White Sand
- 3. Accent Color 2: SW 6239 Upward

District	Area in Square Feet	Area in	Lot Width at	Front	Side	Rear	Principal Street Side	Maximum Height of
R4 Residential	6,000 [501.2,510.2] 10,000 (MF)[501.2, 510.2]	--	60[502.3]	25[508] 25[508]	8 10	10 15	12 15	35

Set back requirement - Existing Building foot print, no additions

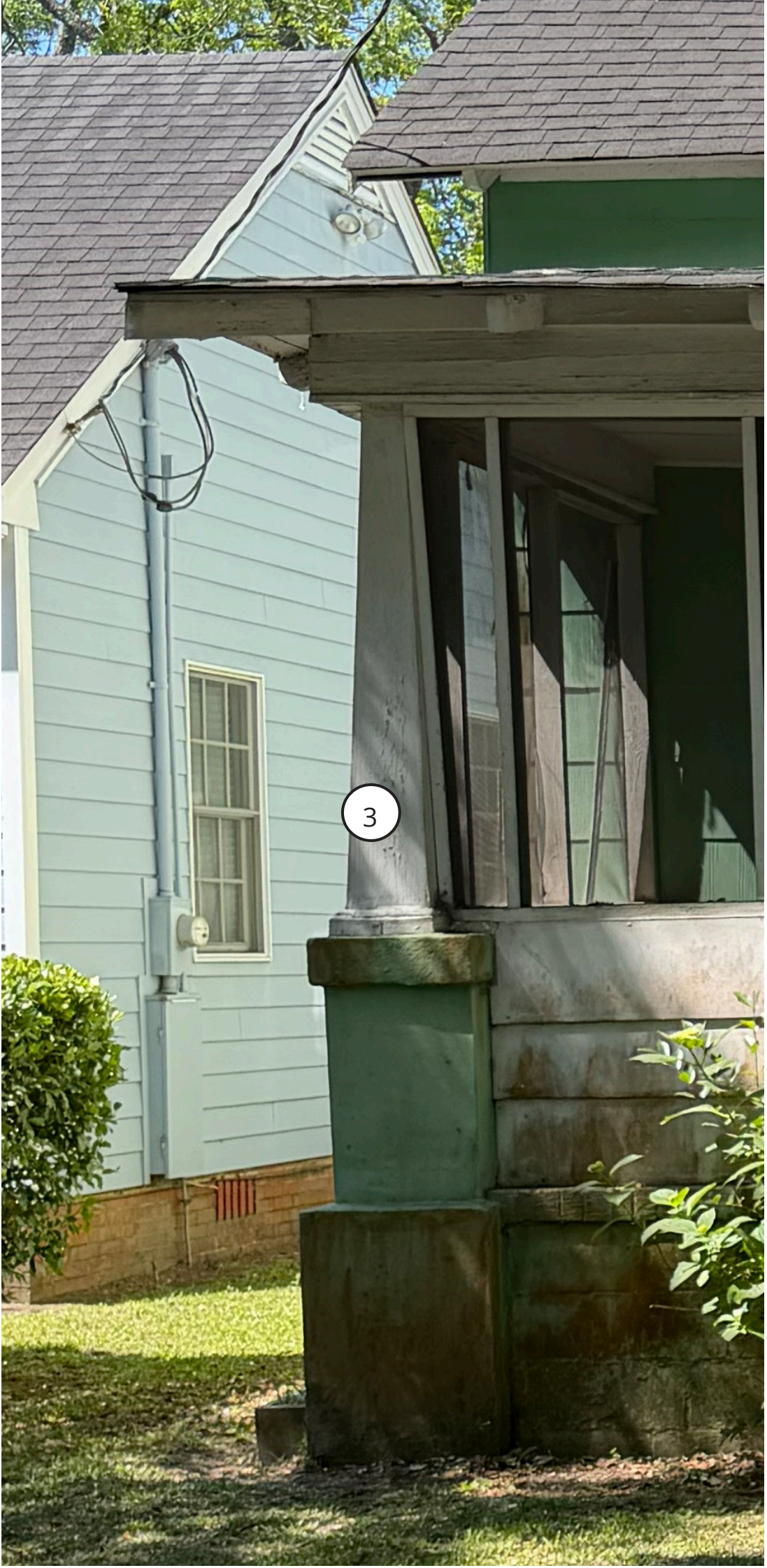
ARCHITECTURAL DETAILS AND FEATURES

Proposed Work

The proposed rehabilitation retains and preserves the home's original character-defining architectural features, including the exposed rafter tails, tapered porch columns, and original dormers. All original architectural details will be preserved and repaired where feasible. If replacement of any deteriorated feature becomes necessary, it will be completed in kind to match the original design, materials, dimensions, and detailing in accordance with the Historic Design Guidelines.



- 1. Original Dormer
- 2. Exposed rafter tail
- 3. Tapered porch columns



BRICKWORK & MORTAR/STAIR

Proposed Work

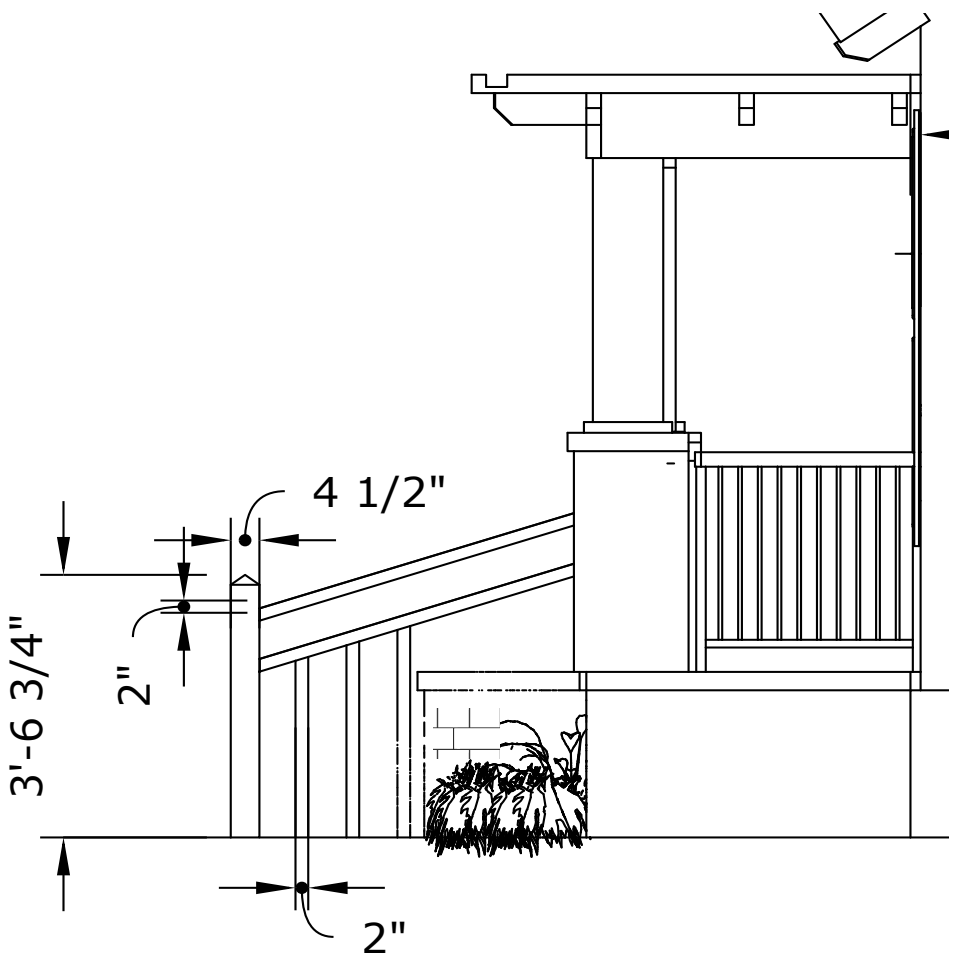
The proposed rehabilitation includes the repair and rebuilding of the existing brick stairs and wing walls as needed. These elements are currently coated with a heavy layer of mortar, and removal of the coating may risk damage to the underlying historic brick. A small test area will be completed first to evaluate the condition of the masonry and determine the most appropriate preservation approach.

Consistent with the Georgetown Residential Area Design Guideline Manual, the existing brickwork will be retained and repaired wherever feasible. Cleaning will be limited to areas where necessary and will utilize the gentlest appropriate methods. Abrasive cleaning methods, including sandblasting and high-pressure washing, will not be used. If reconstruction or repointing is required, replacement brick and mortar will closely match the existing materials in size, color, texture, joint width, profile, and composition.

The existing porch-edge brick will be carefully cleaned and preserved where practical. One existing railing is deteriorated beyond repair and the other railing is not onsite. Both railings will be rebuilt using a wood design that matches the existing railing pattern, scale, dimensions, and detailing to maintain the historic character of the front porch and provide improved safety.



1. Repair and rebuilding of the existing brick stairs and wing walls as needed
2. Railings will be rebuilt using a wood design that matches the existing railing pattern



CHIMNEYS

Proposed Work

The existing chimney will be retained and repaired from the exterior as needed to preserve its historic character. All masonry repairs and repointing will be completed in accordance with the masonry guidelines, using materials and mortar that closely match the original in color, texture, joint profile, and brick pattern. The chimney's original design, proportions, and appearance will be maintained. No stucco, veneer, or other non-historic cladding will be applied.



DOORS

Proposed Work

The existing front door is deteriorated beyond repair and will be replaced with a new wood door that is compatible with the Craftsman Bungalow style and the home’s historic character. The proposed replacement will feature a traditional three lite Craftsman wood door configuration, with vision glass occupying the upper one-third of the door. This design is consistent with historic Craftsman-style entrances and reflects the proportions, materials, and detailing commonly found on homes of this period.



- 1. Traditional three lite Craftsman Wood Door
- 2. Harvey Craftsmen Entry Door - See Spec attached



FANS

Proposed Work

The proposed rehabilitation includes the addition of two exterior-rated, surface-mounted ceiling fans at the front porch to improve air circulation and enhance the comfort and usability of the outdoor living space. While no existing fans are currently present, the proposed fans are appropriate additions that support the continued use and livability of the porch. The fans will be simple in design, appropriately scaled to the Craftsman Bungalow style, and mounted flush to the porch ceiling in accordance with the Historic Design Guidelines.



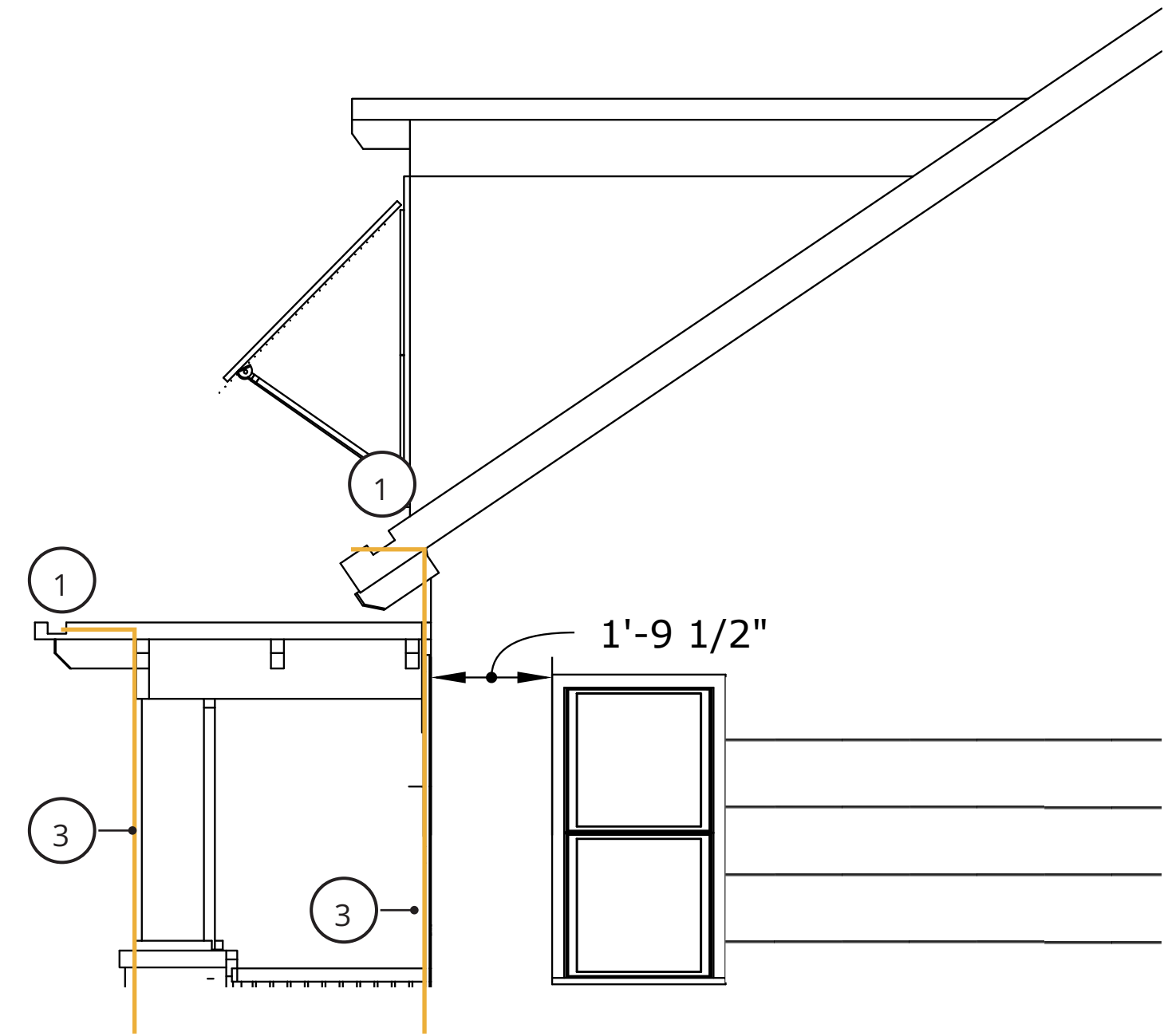
See Spec attached

GUTTERS AND DOWNSPOUTS

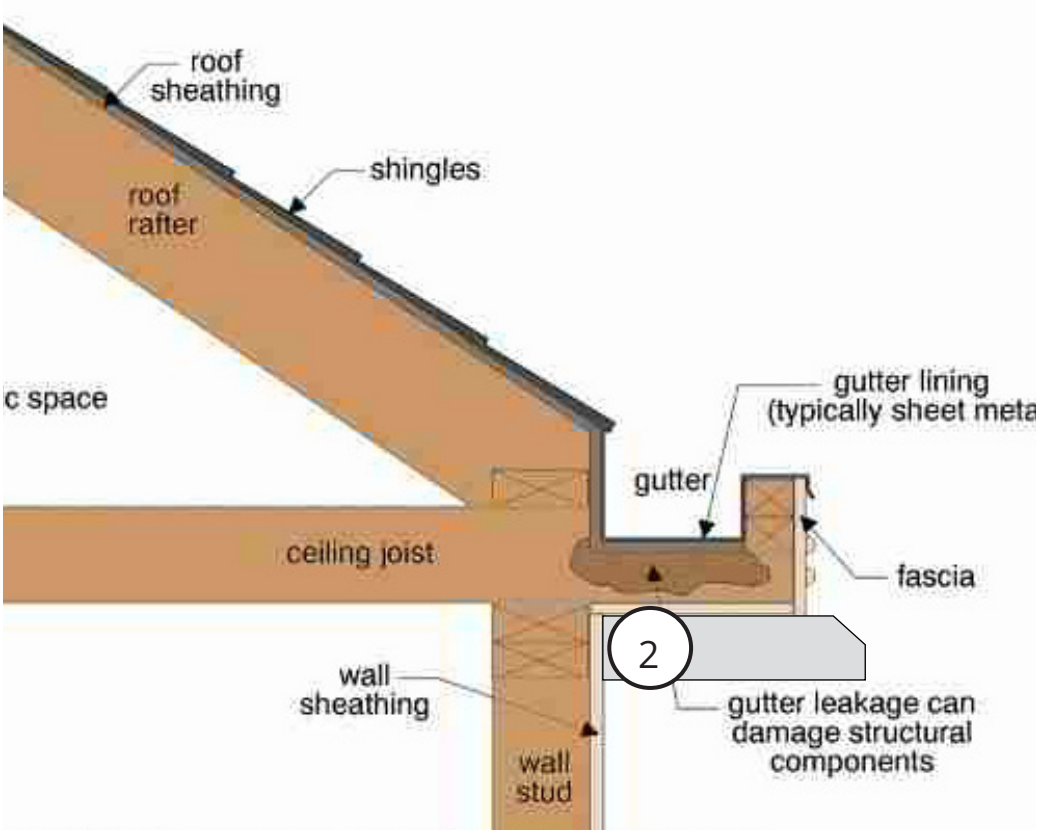
Proposed Work

The existing residence does not currently have gutters; however, new gutters are proposed to help protect the building envelope, manage stormwater, and maintain a weather-tight home. To preserve the exposed rafter tails and the character-defining roof details of the Craftsman/Bungalow, integrated gutter systems are proposed along the front roof sections. Downspouts will be located at the left and right sides of the residence to direct water away from the structure and minimize impact on significant architectural features.

The proposed gutters will be white, half-round in profile, and compatible with the historic character of the home. The installation will provide appropriate drainage while maintaining the visibility and integrity of the exposed rafter tails



- 1. Integral Gutter Locations
- 2. Exposed Rafter
- 3. Round Down Spot



Integral Gutter Detail

LIGHTING

Proposed Work

The proposed rehabilitation includes the addition of a Craftsman-style light fixture at the front porch ceiling adjacent to the primary entrance. The fixture will be designed as a lantern-style element that is compatible with the Craftsman Bungalow architectural style and the historic character of the residence.

The proposed lighting location follows traditional placement found on early twentieth-century Bungalow homes, where exterior fixtures were commonly located at porch ceilings or adjacent to main entrances. The fixture will be simple in design and appropriately scaled to complement the home's architectural features while providing improved visibility, safety, and functionality.



1. Wall Mounted Lantern
2. See Spec attached

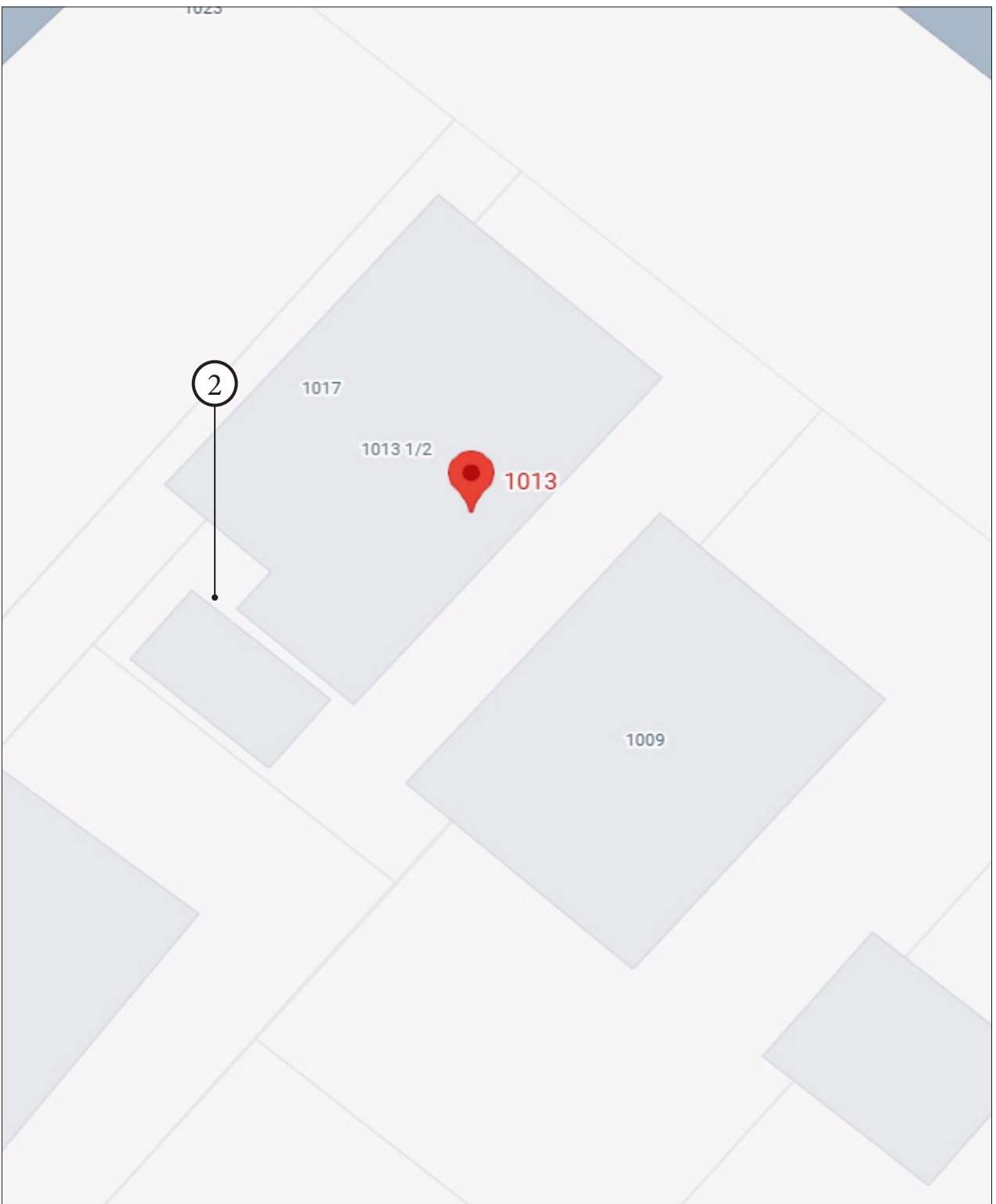
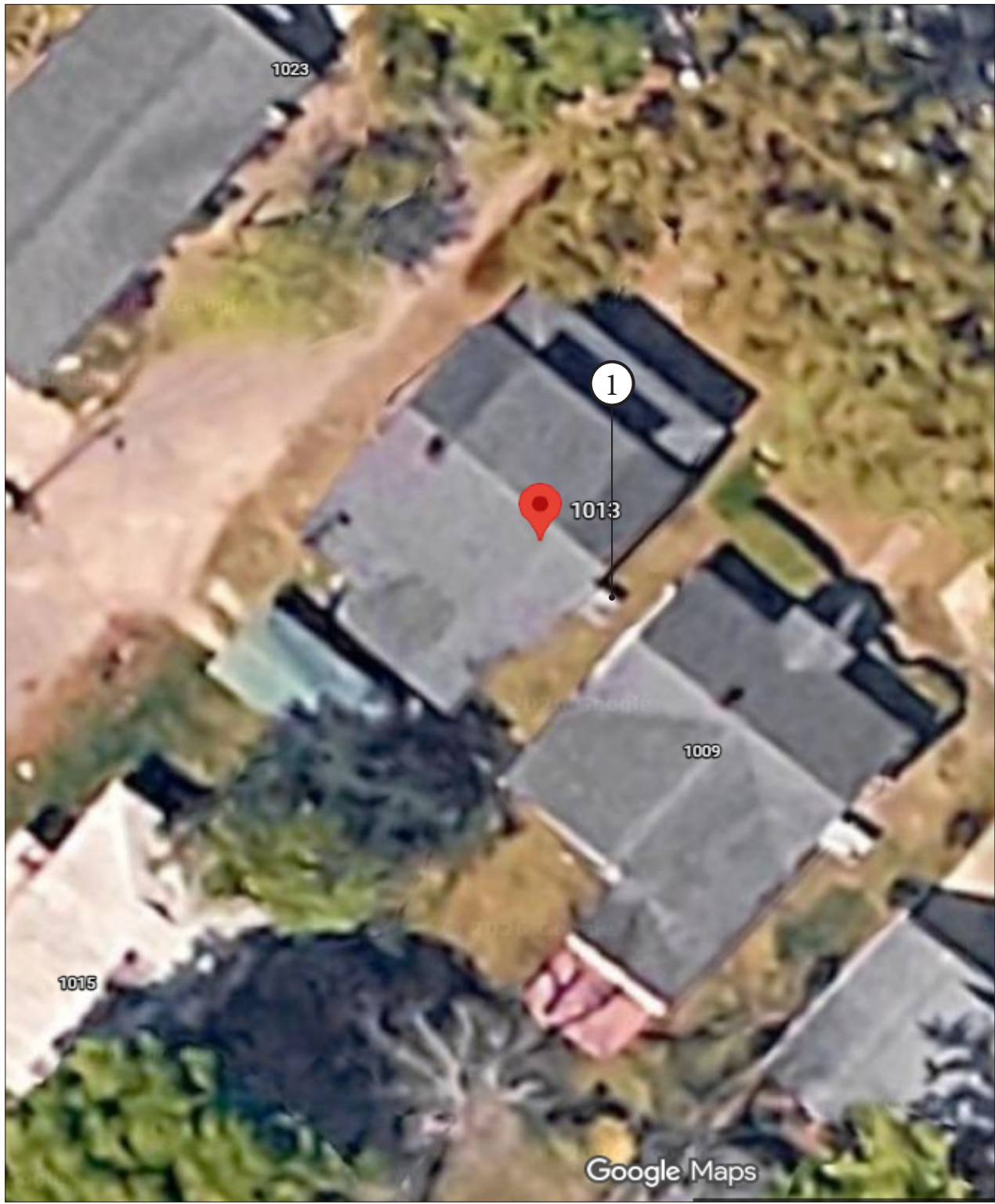


MECHANICAL SYSTEMS

Proposed Work

The existing mechanical system will be replaced as part of the proposed rehabilitation. The new exterior mechanical equipment will be relocated to the rear of the residence to minimize visibility from the public right-of-way and preserve the historic character of the front façade.

The proposed placement follows the Historic Design Guidelines by locating mechanical equipment in a less visible area of the property and avoiding impacts to significant architectural features. Where necessary, appropriate screening measures will be considered to further reduce the visual impact of the equipment while maintaining proper access for maintenance and operation.



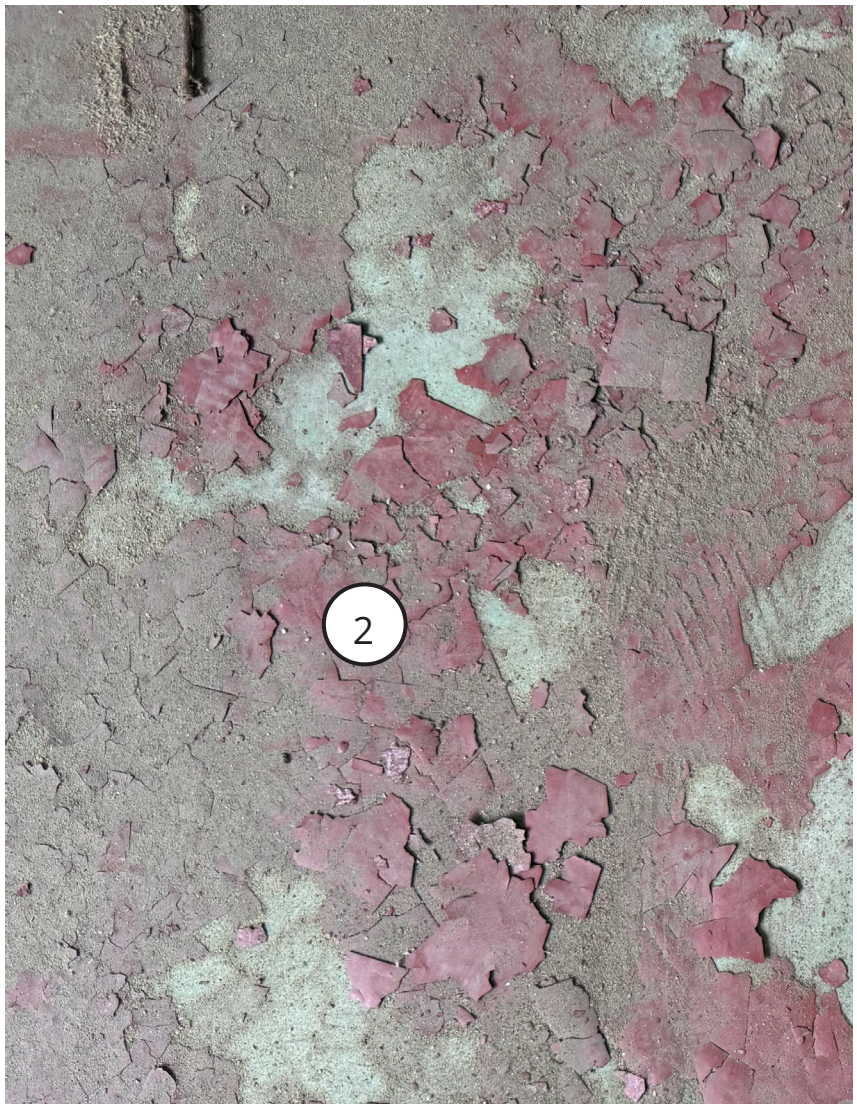
- 1. Existing Mechanical Unit Location
- 2. Proposed Mechanical Unit Location

PORCHES

Proposed Work

The proposed rehabilitation will restore the openness and visibility of the front porch by removing the existing enclosed screen panels. The front porch is a significant character-defining feature of the Craftsman Bungalow residence, and the proposed work will preserve its original configuration and enhance the relationship between the porch and the front façade.

The existing concrete porch surface will be cleaned and repaired where necessary. The existing wood porch ceiling will be repaired or replaced to match the original profile and detailing and will be painted a traditional blue porch ceiling color. New wood railings will be added to complement the existing architectural character, using a stained finish that coordinates with the home's exterior colors. The railing design will match the existing stair railing details, including the 2x2 and 4x2 wood components.



- 1. Wood Porch Railing
- 2. Existing Concrete Porch

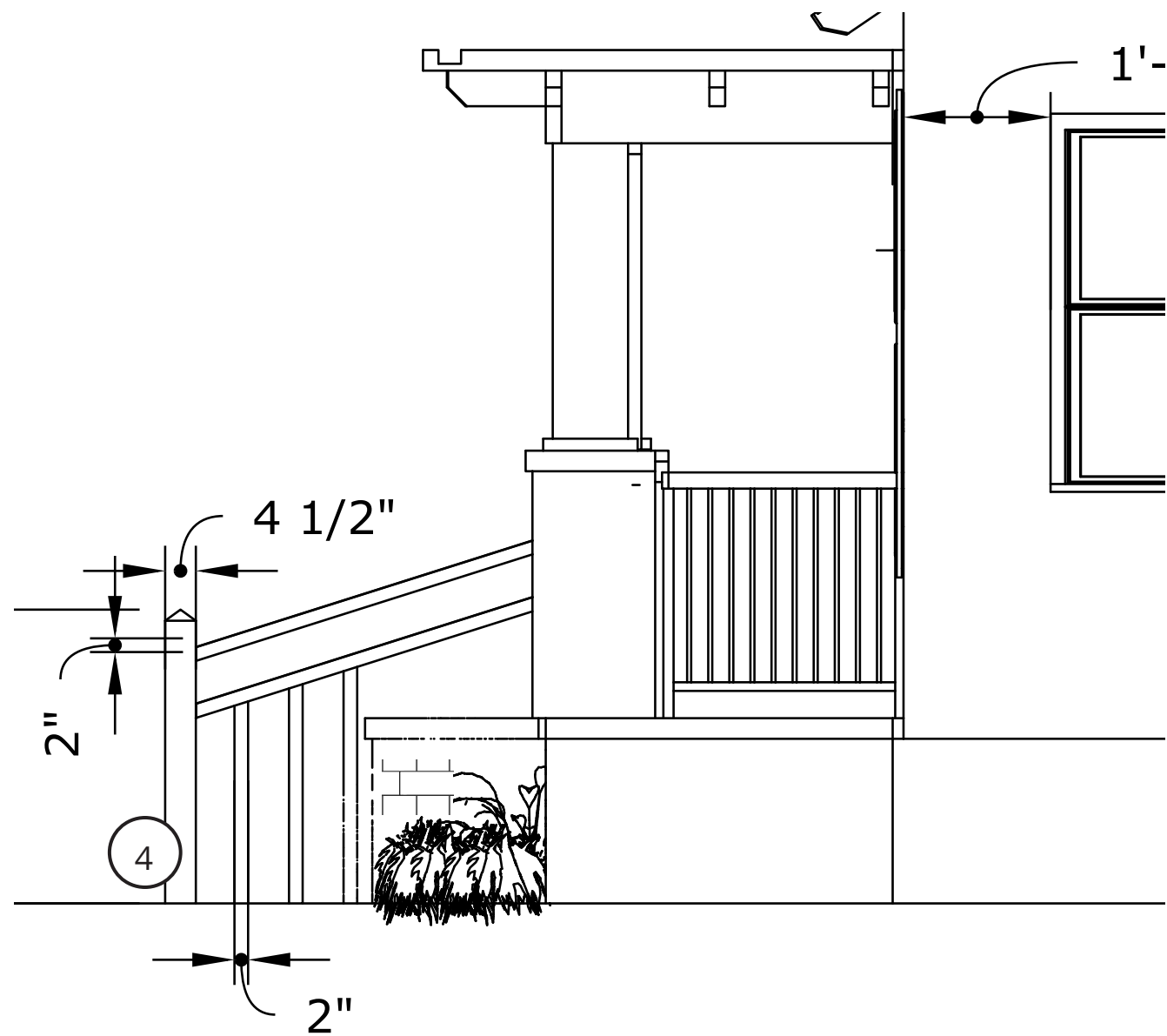
PORCH COLUMNS AND RAILINGS

Proposed Work

The existing tapered wood porch columns will be preserved and maintained as significant character-defining features of the Craftsman Bungalow residence. Where repairs are required, deteriorated sections will be repaired using materials that match the existing columns in dimensions, profile, detailing, and appearance. The existing brick pier bases have been coated with mortar. A test area will be completed to evaluate the condition of the underlying brick and determine the most appropriate treatment. Where feasible, the mortar coating will be carefully removed to expose and preserve the original brick. If removal would damage the masonry, the mortar finish will be repaired and painted to provide a uniform, historically compatible appearance.

New porch railings will be added to enhance safety and functionality while complementing the historic character of the home. The proposed railings will be constructed of wood and designed to match the existing stair railing, including the 2x2 and 4x2 wood components. The railing design, scale, proportions, and detailing will be consistent with traditional Craftsman Bungalow porch construction.

No modern materials, such as aluminum or wrought iron, will be introduced. All proposed porch column and railing improvements will maintain the original open appearance and architectural integrity of the front porch.



1. Tapered wood porch columns will be preserved
2. Preserve the original brick stair and wing walls
3. The mortar finish will be repaired and painted
4. Stair Railing
5. Existing Brick Stair



SHUTTERS

Proposed Work

The proposed rehabilitation includes the addition of wood shutters at the front façade to complement the Craftsman Bungalow architectural style and enhance the historic character of the residence. The shutters will be appropriately scaled to the window openings and aligned with the existing windows and trim to maintain proper proportions and architectural balance.

Bermuda-style wood shutters are proposed at the upper dormer windows as a character-enhancing feature commonly associated with Coastal and Low Country Bungalow homes. The shutter design will be compatible with traditional wood shutter construction and will be detailed to complement the home’s existing architectural features. No vinyl or non-historic shutter materials will be used.



- 1. Traditional wood shutter
- 2. Bermuda-style wood shutters

ROOF

Proposed Work

The existing roof has experienced extensive deterioration and is beyond practical repair. The proposed rehabilitation includes replacement of the existing roofing system with new asphalt shingles to provide long-term weather protection and maintain the integrity of the residence.

The existing roof form, size, shape, and pitch will be preserved to maintain the original Craftsman Bungalow character. The replacement asphalt shingles will be charcoal gray in color to closely match the original roof appearance and remain compatible with the historic character of the home. No changes to the existing roof configuration, including the original dormers, are proposed.



GAF Timberline HDZ - Pewter Gray (See Spec attached)



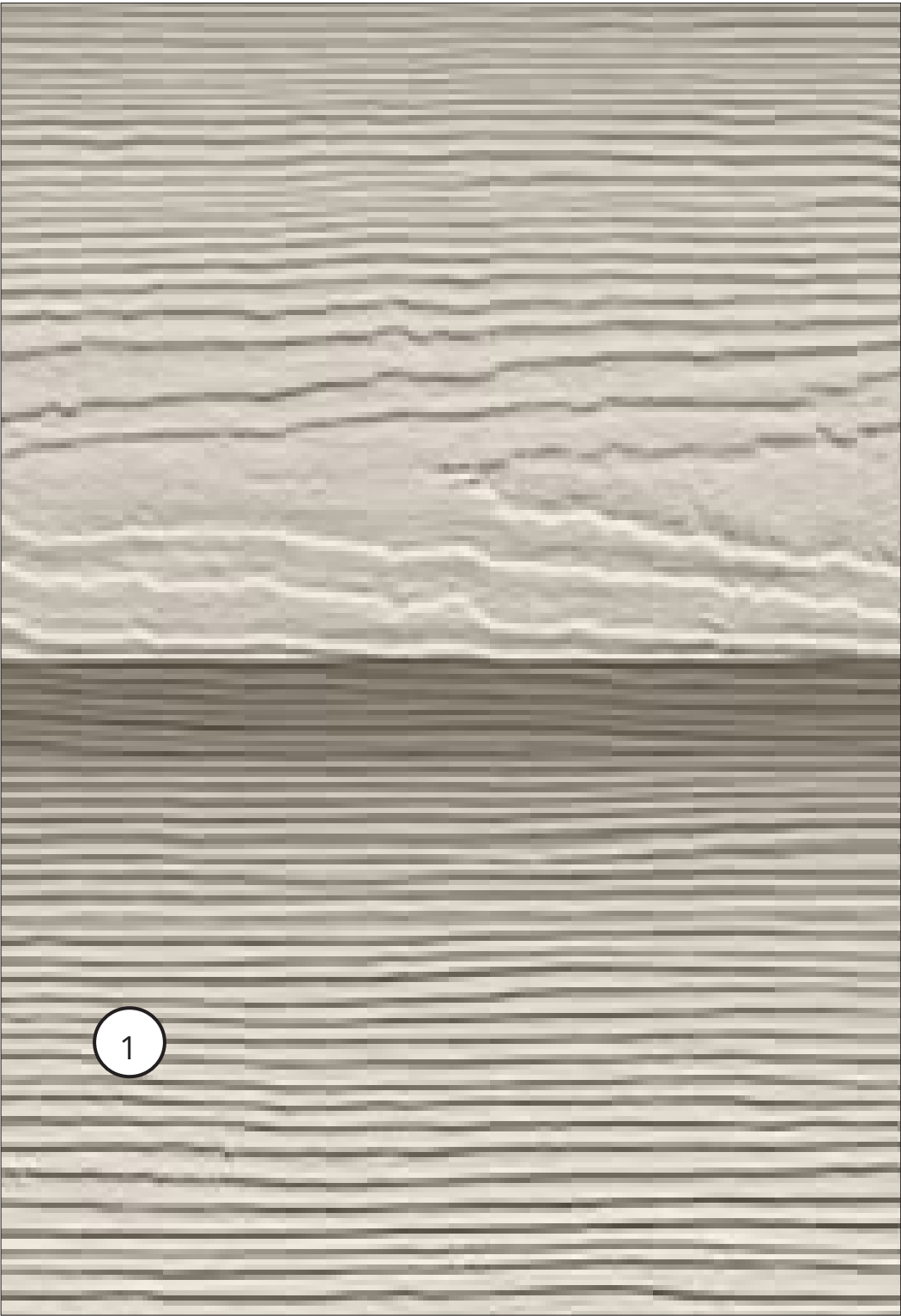
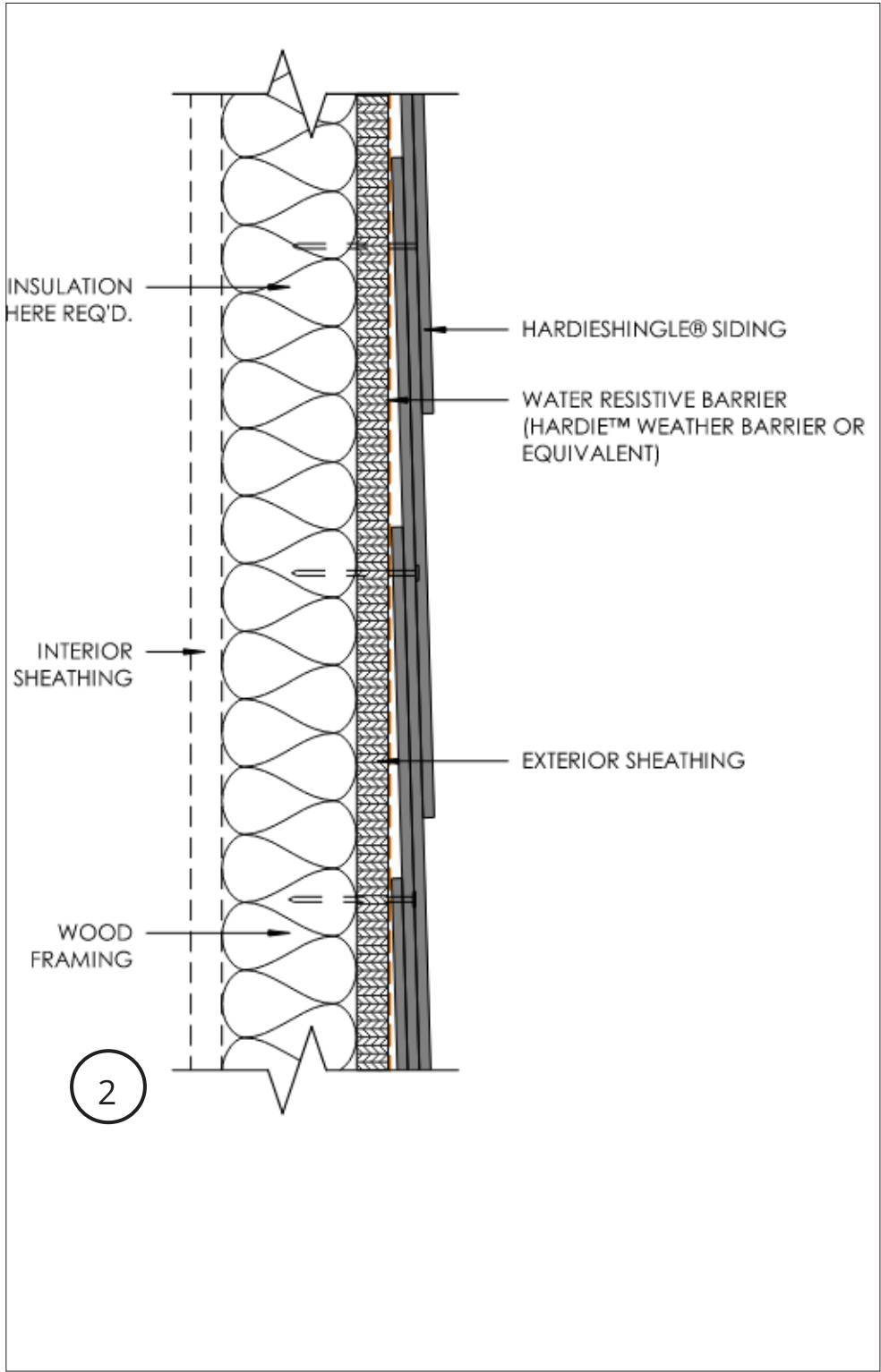
SIDING

Proposed Work

The existing siding has been damaged by fire and is deteriorated beyond practical repair. The proposed rehabilitation includes the removal of the existing siding and installation of new replacement siding.

The proposed replacement siding will be a fiber-cement siding product (James Hadie Plank siding) selected to replicate the character of the existing siding while improving the exterior building envelope, durability, and weather resistance. The new siding will maintain the historic proportions and appearance of the Craftsman Bungalow residence and will not introduce vinyl, or aluminum.

All siding replacement work will be completed with careful consideration of the home’s historic character, ensuring that new materials are visually compatible with the existing architectural features and maintain the overall integrity of the historic residence.



1. James Hardie -Plank Siding Cobble Stone (See Spec attached)
2. Plank Siding detail
3. Existing Siding

WINDOWS

Proposed Work

The existing windows have been evaluated and are determined to be deteriorated beyond practical repair. The proposed rehabilitation includes replacement windows that are compatible with the Craftsman Bungalow style and the historic character of the residence. The original window openings, locations, proportions, and configurations will be maintained on the front façade.

To accommodate the proposed interior reconfiguration, the existing windows located on the left and right side elevations will be relocated closer to the front façade. This adjustment will improve interior functionality while maintaining appropriate exterior proportions and a compatible relationship with the home's historic design.

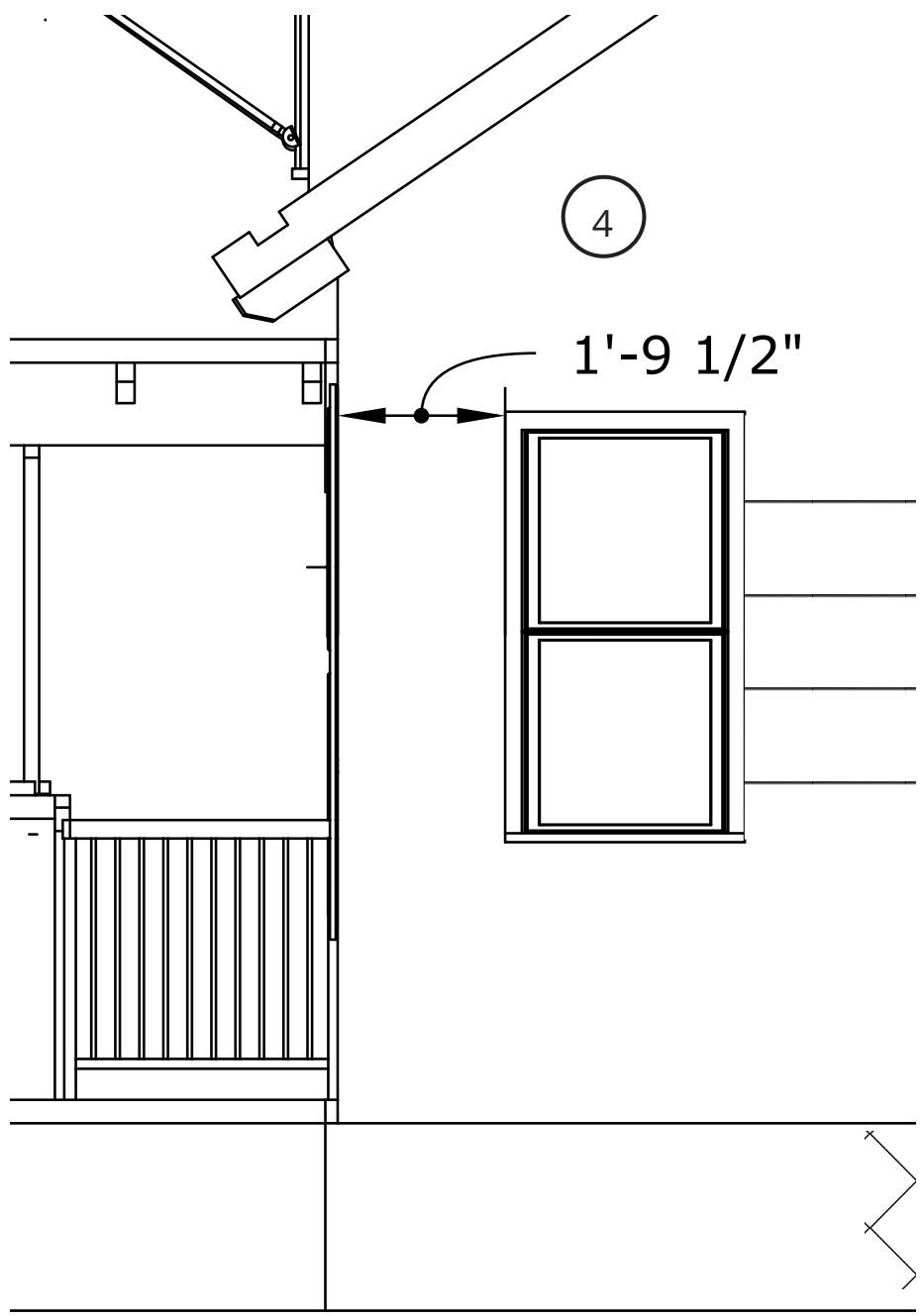
At the front façade, new wood-clad double-hung windows will be installed. The upper dormer windows will feature traditional double-hung configurations, and the lower front windows will incorporate a three-over-one lite pattern to reflect the proportions and detailing commonly found in Craftsman Bungalow homes. The replacement windows will maintain appropriate scale, muntin configuration, and visual character consistent with the original design.

Where feasible, wood-clad windows will be used throughout the residence. If budget constraints require an alternative material, vinyl windows may be considered only at rear elevations that are not readily visible from the street, consistent with the Historic Design Guidelines. No snap-on or applied muntins will be used.

Existing security bars visible from the street will be removed to restore the appearance and architectural character of the historic façade.



1. Three-over-one Window (Harvey Majesty Double Hung - See Spec Attached)
2. Double hug Window (Harvey Majesty Double Hung - See Spec Attached)
3. Shift the existing window closer to the front facade to improve alignment with interior pace





TUCKER

SMALL WALL MOUNT LANTERN

1960MB

Tucker is study in symmetry with clean geometric lines and proportions reinforced throughout its cast aluminum construction. The sturdy Museum Black or Oil Rubbed Bronze finish and clear seedy glass inspire a rustic lodge aesthetic.

FINISH: Museum Black

GLASS: Clear Seedy

WIDTH: 7"

HEIGHT: 11.5"

DEPTH: 0

LIGHT SOURCE: Socketed

WATTAGE: 1-12w Med. LED, 100w Equiv.

HINKLEY

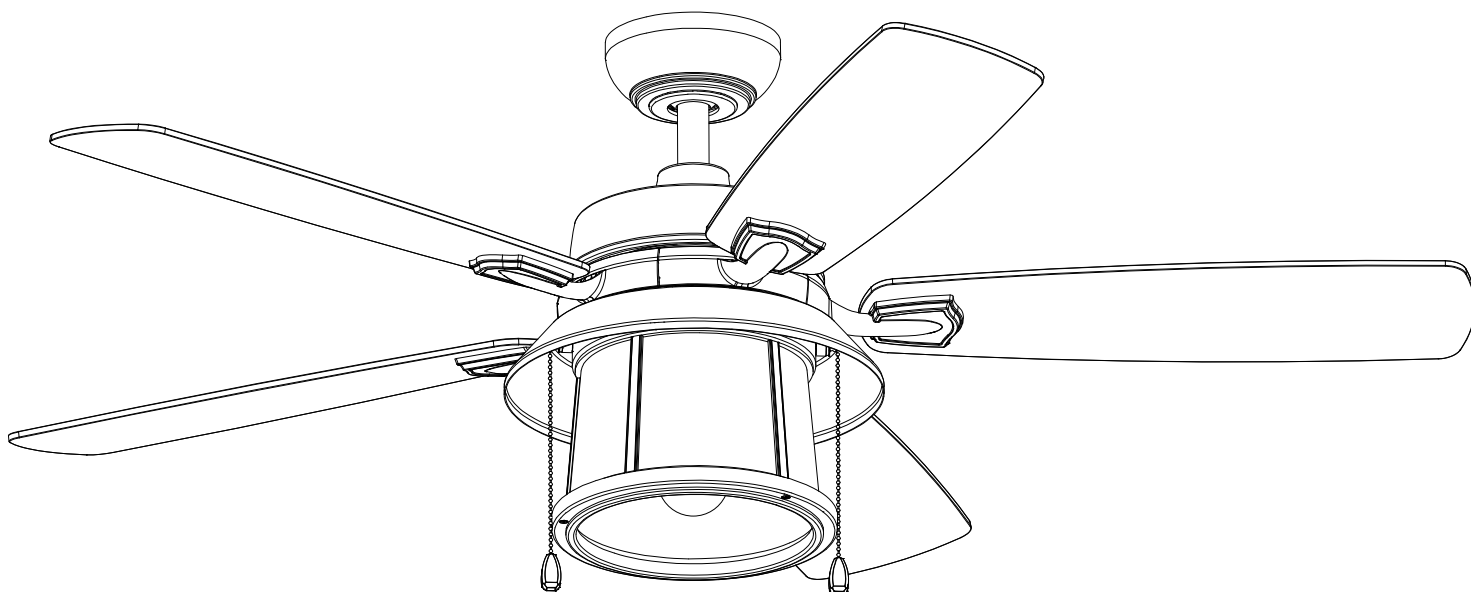
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33000 Pin Oak Parkway
Avon Lake, OH 44012

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Toll Free: 1 (800) 446-5539

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USE AND CARE GUIDE

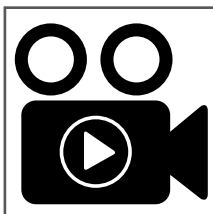
SHANAHAN 52-INCH CEILING FAN



Questions, problems, missing parts? Before returning to the store,
call Home Decorators Collection Customer Service
8 a.m. - 7 p.m., EST, Monday-Friday, 9 a.m. - 6 p.m., EST, Saturday.

1-800-986-3460

HOMEDEPOT.COM/HOMEDECORATORS



To view an instructional video on how to install this product:

1. Go to www.homedepot.com and enter either the Item or Model number, found in the top right corner of the cover of this instruction manual, in the search field.
2. Click on your product from the list of search results and click on the video link in the "Product Overview" section.

THANK YOU

We appreciate the trust and confidence you have placed in Home Decorators Collection through the purchase of this ceiling fan. We strive to continually create quality products designed to enhance your home. Visit us online to see our full line of products available for your home improvement needs. Thank you for choosing Home Decorators Collection!

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Safety Information

READ AND SAVE THESE INSTRUCTIONS.

1. To reduce the risk of electric shock, ensure the electricity has been turned off at the circuit breaker or fuse box before you begin.
2. All wiring must be in accordance with the National Electrical Code ANSI/NFPA 70 and local electrical codes. Electrical installation should be performed by a qualified licensed electrician.
3. The outlet box and support structure must be securely mounted and capable of reliably supporting 35 lbs. (15.9 kg). Use only UL Listed outlet boxes marked "Acceptable for Fan Support of 35 lbs. (15.9 kg) or less".
4. The fan must be mounted with a minimum of 7 ft. (2.1 m) clearance from the trailing edge of the blades to the floor.
5. Do not operate the reversing switch while the fan blades are in motion. You must turn the fan off and stop the blades before you reverse the blade direction.
6. Do not place objects in the path of the blades.
7. To avoid personal injury or damage to the fan and other items, use caution when working around or cleaning the fan.
8. Electrical diagrams are for reference only. Light kits that are not packed with the fan must be UL-listed and marked suitable for use with the model fan you are installing. Switches must be UL General Use Switches. Refer to the instructions packaged with the light kits and switches for proper assembly.
9. After making electrical connections, spliced conductors should be turned upward and pushed carefully up into the outlet box. The wires should be spread apart with the grounded conductor and the equipment-grounding conductor on one side of the outlet box.
10. All setscrews must be checked and retightened where necessary before installation.
11. Suitable for use in damp locations. Use only with light kits marked "Suitable for use in damp locations".



WARNING: To reduce the risk of personal injury, do not bend the blade brackets (also referred to as flanges) during assembly or after installation. Do not insert objects in the path of the blades.



WARNING: To reduce the risk of fire or electric shock, do not use this fan with any solid-state speed control device.



WARNING: To avoid possible electrical shock, turn the electricity off at the main fuse box before wiring. If you feel you do not have enough electrical wiring knowledge or experience, contact a licensed electrician.



WARNING: Electrical diagrams are for reference only. Optional use of any light kit shall be UL-listed and marked suitable for use with this fan.



WARNING: To reduce the risk of electric shock, this fan must be installed with an isolating wall switch.



CAUTION: To reduce the risk of personal injury, use only the screws provided with the outlet box.

Warranty

The supplier warrants the fan motor to be free from defects in workmanship and material present at time of shipment from the factory for a lifetime after the date of purchase by the original purchaser. The supplier also warrants that all other fan parts, excluding any glass or acrylic blades, to be free from defects in workmanship and material at the time of shipment from the factory for a period of two years after the date of purchase by the original purchaser. We agree to correct such defects without charge or at our option replace with a comparable or superior model if the product is returned. To obtain warranty service, you must present a copy of the receipt as proof of purchase. All costs of removing and reinstalling the product are your responsibility. Damage to any part such as by accident, misuse, improper installation, or by affixing any accessories, is not covered by this warranty. Because of varying climatic conditions this warranty does not cover any changes in brass finish, including rusting, pitting, corroding, tarnishing, or peeling. Brass finishes of this type give their longest useful life when protected from varying weather conditions. A certain amount of "wobble" is normal and should not be considered a defect. Servicing performed by unauthorized persons shall render the warranty invalid. There is no other express warranty. Home Decorators Collection hereby disclaims any and all warranties, including but not limited to those of merchantability and fitness for a particular purpose to the extent permitted by law. The duration of any implied warranty which cannot be disclaimed is limited to the time period as specified in the express warranty. Some states do not allow a limitation on how long an implied warranty lasts, so the above limitation may not apply to you. The retailer shall not be liable for incidental, consequential, or special damages arising out of or in connection with product use or performance except as may otherwise be accorded by law. Some states do not allow the exclusion of incidental or consequential damages, so the above exclusion or limitation may not apply to you. This warranty gives specific legal rights, and you may also have other rights which vary from state to state. This warranty supersedes all prior warranties. Shipping costs for any return of product as part of a claim on the warranty must be paid by the customer.

Contact the Customer Service Team at 1-800-986-3460 or visit www.HomeDepot.com/homedecorators.

Pre-Installation

SPECIFICATIONS

Size	Speed	Volts	Amps	Watts	RPM	CFM	Net Weight	Gross Weight	Cube Feet
52 in.	Low	120	0.26	15	75	2139	19.40 lbs. (8.8 kg)	22.05 lbs. (10 kg)	1.965 cu.ft.
	Medium		0.38	32	120	3423			
	High		0.53	64	160	5031			



NOTE: These are approximate measures. They do not include the Amps and Wattage used by the light kit.

TOOLS REQUIRED



Phillips
screwdriver



Flat blade
screwdriver



Adjustable
wrench



Electrical
tape



Wire
cutter



Step ladder

HOME DECORATORS COLLECTION

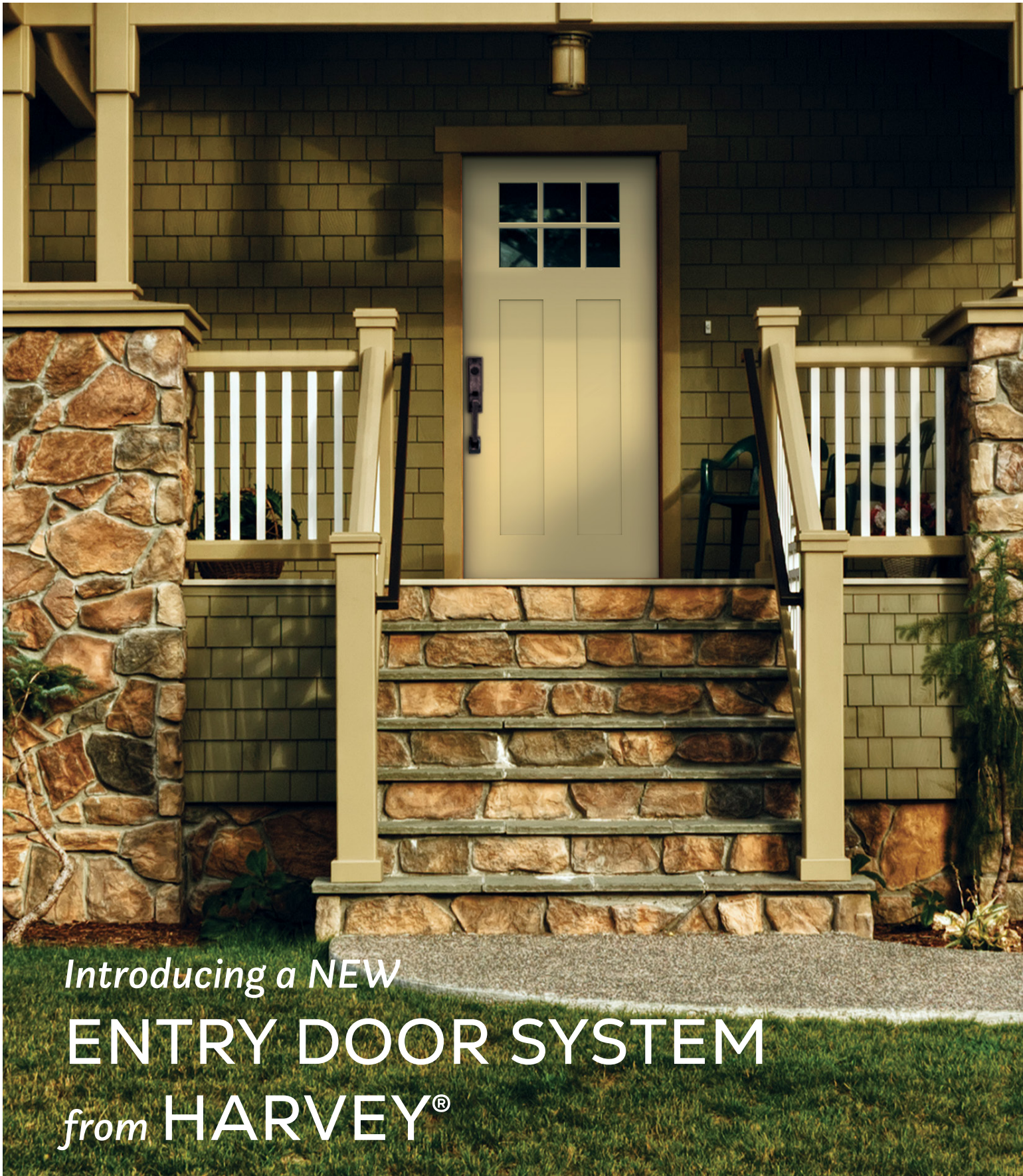
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1-800-986-3460

[HOMEDEPOT.COM/HOMEDECORATORS](https://www.homedepot.com/homedecorators)

Retain this manual for future use.





Introducing a NEW
ENTRY DOOR SYSTEM
from HARVEY®



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YOUR PARTNER FOR ENTRY DOOR SYSTEMS



With over 60 years of industry experience, Harvey Windows + Doors has always been selective in the products we offer to our customers. Our focus is on delivering long-term value for homeowners and reliable solutions for contractors. That's why we've developed a line of entry doors that blend aesthetic appeal with exceptional durability and performance.

Harvey's entry door system combines the lasting strength of fiberglass with the timeless beauty and versatility of wood. Built with components from trusted partners, each door can be fully customized—from configuration and glass selection to pre-finishing. And as with all Harvey products, you can trust that your entry door is backed by our renowned service and deep commitment to quality.

COMPONENTS FROM LEADING SUPPLIERS

Pairing your Harvey windows with our entry doors just make sense, especially when you consider the well-known vendor partnerships that support the components of our door system.



FIBERGLASS SLABS

Plastpro is our partner for fiberglass door slabs. Since 1994, this brand has been a firm believer in providing a superior fiberglass door with the best value, technology, and commitment to customers. They are an industry leader with high-quality solutions that are impervious to weather damage. Plastpro fiberglass slabs outperform other door options and require less maintenance.



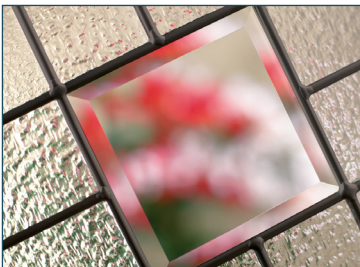
COMPOSITE JAMBS

Dura-Plast™, a subsidiary of GM Wood Products, is Harvey's composite frame supplier. Dura-Plast frames are made with a high-performance blend of PVC and wood flour that withstands warping and splitting. They are considered one of the best-performing, no-compromise composite door frame systems vendors on the market.



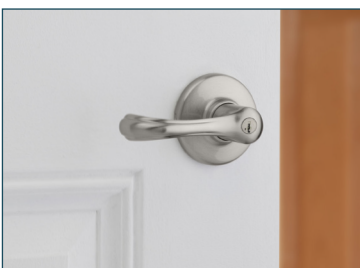
PAINT AND STAIN

Sherwin-Williams is our partner for paint colors and stains. Founded in 1866, they have spent the last 155+ years creating a legacy of growth, creativity, and innovation to meet the needs of their growing global customer base.



GLASS AND LITE FRAMES

ODL® is Harvey's partner for decorative glass inserts and lite frames. They are an industry leader with a team of innovators and problem-solvers willing to take creative risks. ODL has been family-run for three generations, founded with the intention of creating products that truly make their customers' lives better. This guiding principle rings true today with the high-quality products and services that they offer.



HARDWARE AND SMART LOCKS

For over a century, Schlage® has provided durable door hardware in diverse designs and finishes, catering to every style from classic to contemporary. Similarly, Kwikset®, with over 75 years of expertise, offers quality entry door hardware ranging from modern sophistication to classic simplicity, ensuring a perfect match for any aesthetic.

QUALITY PLASTPRO® FIBERGLASS DOORS

Plastpro's HydroShield Technology protects doors against moisture and humidity infiltration by creating a fully composite barrier that encases and protects the door on all six sides.

It prevents warping, delamination, corrosion, rotting, and the buildup of mold and mildew.



1 FIBERGLASS REINFORCED SKINS

Skins are produced to the highest quality, requiring little maintenance and will not splinter, dent, warp, rot, or rust. Choose a door skin from a variety of grains that can be painted or stained.

2 FULL LENGTH COMPOSITE STILES

Full-length composite stiles protect the door from external moisture to prevent warping or rotting, with twice the screw-holding strength of wood.

3 COMPOSITE TOP & BOTTOM RAILS

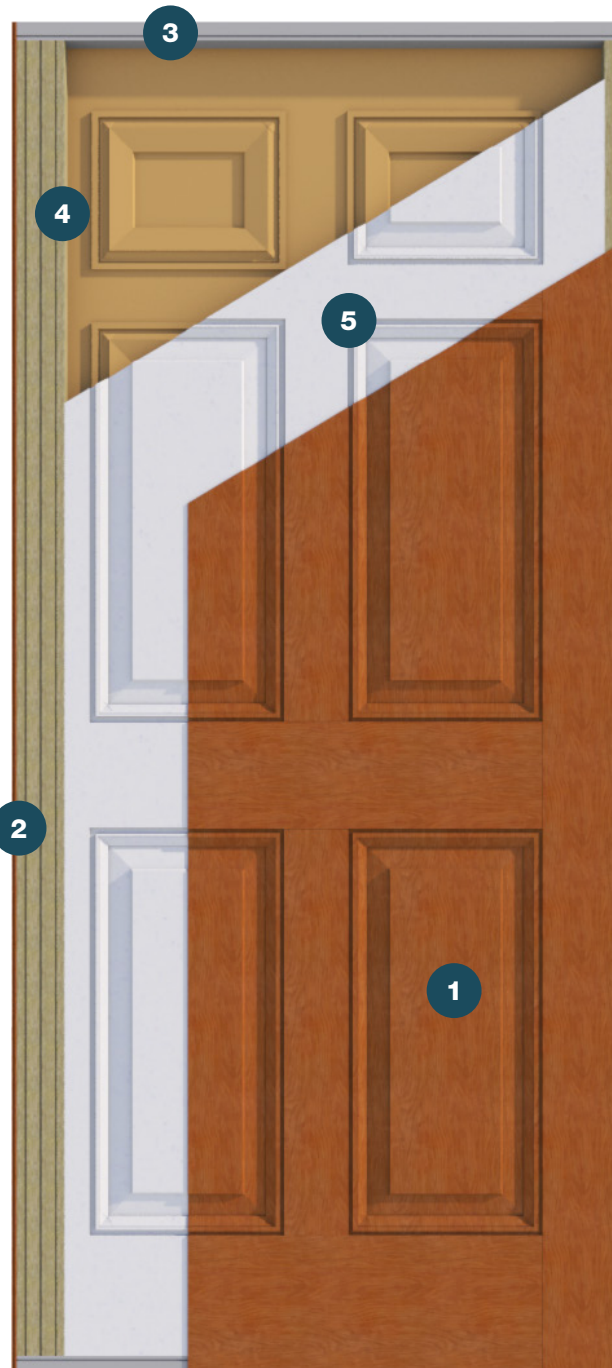
High-strength, composite top and bottom rails prevent moisture from seeping into the door and prevent the buildup of mold.

4 EXTENDED LOCKBLOCK

Full-length LVL allows any type of lock to be placed for increased security.

5 POLYURETHANE FOAM CORE

Advanced CFC-free, high density, Polyurethane foam core enhances the door's soundproofing capabilities and provides insulation up to six times greater than wood doors.



WATCH FEATURE
OVERVIEW VIDEO



SERIES OVERVIEW



TRADITIONAL

Our largest selection of doors, the Traditional Series gives you the choice of Brushed Smooth textured doors for a polished look, or the look of real wood with Oak and Mahogany grains.



CRAFTSMAN

The Craftsman Series blends historical elegance with contemporary design, featuring architecturally-inspired doors bolstered by modern engineering.



MODERN

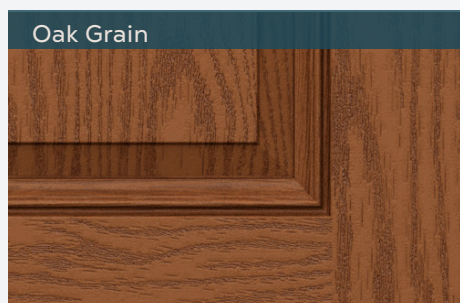
Refresh your entryway with the clean lines, unique lite configurations, and large expanses of glass. This series includes select styles available with the ONYX finish.



SPECIALTY

Fire Rated doors are made with fire-resistant composite creating an extremely durable entryway.

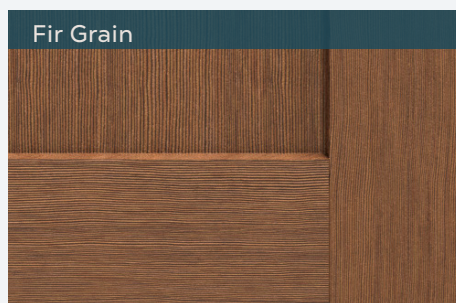
SLAB TEXTURES



Oak Grain



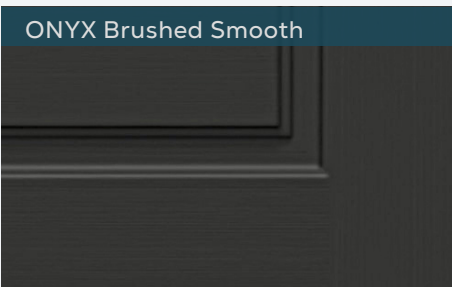
Mahogany Grain



Fir Grain



Brushed Smooth



ONYX Brushed Smooth

HIGH PERFORMANCE JAMBS

WORRY-FREE COMPOSITE FRAMES

Available in Wood Grain and White Vinyl Clad, Dura-Plast™ is a poly-fiber door frame system that combines the strength and convenience of wood with enhanced properties that prevents moisture, rot, and insect damage. With Harvey, frames can be pre-finished to match or contrast your door.



WHY COMPOSITE FRAMES?

Closed cellular structure ensures door frame and molding will not absorb or wick moisture, and prevents warping, rotting, and splitting, with twice the screw-holding power of traditional wood door frames. The rigid Poly-Fiber formulation eliminates the need for an aluminum support channel.

Available in white vinyl clad composite and wood grain composite are available in 4-9/16", 5-1/4", 6-9/16" and 7-1/4" jamb depths with Bronze weatherstripping.

DURA-FRAME™ PFJ JAMBS

Dura-Frame features Alaskan Yellow Cypress, one of the planet's most durable rot and insect resistant woods, which is finger-jointed to the bottom of premium pine frame component.

Sealed ends prohibit moisture from entering the substrate, ensuring longevity of frame component.

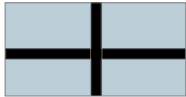


ACCESSORY AND COMPONENT OPTIONS

When it comes to accessories and components, Harvey gives you flexibility to configure the perfect entry with our range of accessories and components.

GRIDS

GRIDS BETWEEN GLASS



7/8" FLAT - BLACK
7/8" FLAT - WHITE

GRIDS BETWEEN GLASS



1 1/16" CONTOUR - WHITE

APPLIED SIMULATED DIVIDED LITES



1-1/8"
MOST INCLUDE BLACK GBG

MOLDED SIMULATED DIVIDED LITES



1-1/8"
INCLUDES SILVER SPACER

EXTERIOR CASING

BRICKMOULD



PRIME FINGER-JOINTED

BRICKMOULD



WOODGRAIN

BRICKMOULD



WHITECAP
AVAILABLE WITH NAIL FIN
AVAILABLE WITH J-CHANNEL

3-1/2" FLAT



PRIME FINGER-JOINTED

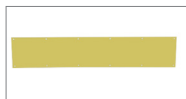
3-1/2" FLAT



WHITECAP
AVAILABLE WITH J-CHANNEL

KICKPLATES

KICKPLATE



BRIGHT BRASS

KICKPLATE



SATIN NICKEL

MAILSLOTS

MAILSLOT



BRIGHT BRASS

MAILSLOT



SATIN NICKEL

PEEPSITES

PEEPSITE



BRASS

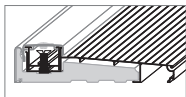
PEEPSITE



SATIN CHROME

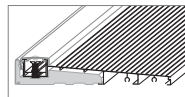
INSWING SILLS

4-9/16" COMPOSITE ADJUSTABLE



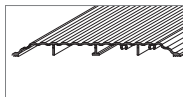
BLACK CAP
AVAILABLE IN MILL AND
DARK BRONZE FINISH

6-9/16" COMPOSITE ADJUSTABLE



BLACK CAP
AVAILABLE IN MILL AND
DARK BRONZE FINISH

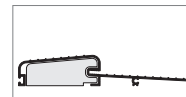
4-9/16" ADA



MILL FINISH

OUTSWING SILLS

4-9/16" COMPOSITE ADJUSTABLE



BLACK CAP
AVAILABLE IN MILL AND
DARK BRONZE FINISH

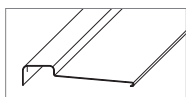
6-9/16" ADA



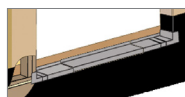
MILL FINISH

SILL ACCESSORIES

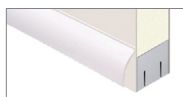
SILL COVER



SILL PAN



RAIN DEFLECTOR



WHITE

HINGES

BALL-BEARING



DULL BRASS
FLAT BLACK
OIL RUBBED BRONZE
POLISHED CHROME
STAINLESS STEEL

NRP



DULL BRASS
FLAT BLACK
OIL RUBBED BRONZE
BRIGHT CHROME
STAINLESS STEEL

SPRING-LOADED



DULL BRASS
FLAT BLACK
OIL RUBBED BRONZE
BRIGHT CHROME
STAINLESS STEEL

DOORLITE FRAMES



ZEEL® FRAME

A MINIMAL DESIGN WITH ENDLESS OPPORTUNITIES

ZEEL is a sleek, versatile frame designed to be stained or painted that blends seamlessly into the entry door, allowing the doorglass to take center stage. This clean, low-profile look offers an alternative to direct glazed doors that provides the benefits of a frame system with the style homeowners desire.

Traditional frames can warp when subject to severe temperature changes or direct sunlight exposure, especially when painted dark colors. FiberMate Plus® is our strongest material yet and exceeds performance expectations in extreme environments.

Resolve® sealant is immune to squeeze out and doesn't degrade over time, reducing service calls and warranty issues. This clean thermoset foam seal can be repositioned and stays consistent over time.

ZEEL eliminates the need for screws and cumbersome screw hole covers with an innovative clip system. This allows each frame to sit flush.

EVOLVE® FRAME

The Evolve frame provides superior rigidity and eliminates bothersome squeeze-out through the use of Resolve™ sealant. This latest innovation reduces scalloping, corner flare, and warping.

- Auto-aligning and self-seating screw hole covers
- SolarShield White (no finishing required)
- FiberPro® Oak (easy to paint or stain)

BLINDS BETWEEN GLASS



SMART PRIVACY CONTROL

Enclosed Blinds bring an updated look, feel, and finish to your entryway while keeping the same benefits of maintenance-free light and privacy control of enclosed blinds. This latest design combines easy operating effort and long-lasting reliability that continues our over 20-year history of building the best-selling blinds between glass in the industry.

TRIPLE GLAZED ENCLOSED BLINDS WITH GRIDS BETWEEN GLASS

These enclosed blinds are a perfect choice for people who value energy savings and quiet. The triple-glazed design with Low-E glass option reduces heat transmission by up to 28 percent and carries a 34 STC (Sound Transmission Coefficient) rating for sound suppression.

Beyond the comforts and practicalities of a triple-glazed doorglass lie stylish details, with the grids adding a warm aesthetic. The blind slats disappear behind the valance when they are fully raised for a clean, finished look. Blinds tilt and raise and lower the entire length of the door glass.

ODL is leading the industry in enclosed blinds that reduce the safety risk for children and pets. With no dangling cords, our blinds have received two certifications from the Window Covering Manufacturers Association and Parents for Window Blind Safety.



PREMIUM FINISHES

PRE-FINISHED STAIN OPTIONS

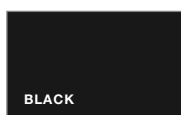
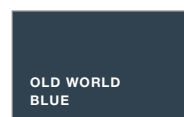
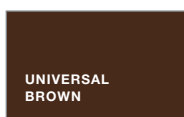
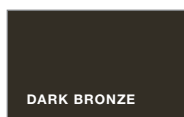
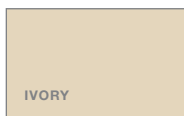
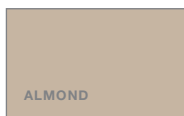
Sherwin-Williams® TruStain Waterborne Topcoat is an exterior grade, pigmented topcoat, designed to add durable color and finish to fiberglass doors.

We offer a variety of stain colors that enhance the look of our wood grain textured doors.



PRE-FINISHED PAINT OPTIONS

Our state-of-the-art process produces a resilient and durable finish that can't be duplicated in the field. We use an environmentally friendly, water-based finish with a very low solvent content that provides proven durability in all weather conditions. Additional benefits include lasting color vibrancy, expanded color and finish retention, and high abrasion and humidity resistance. All of our finishes are backed by a 10-year warranty.



SHERWIN-WILLIAMS®

ENTRY DOOR HARDWARE

From classic to modern, Harvey has durable door hardware from leading brands Schlage® and Kwikset® in a variety of designs and finishes.

HANDLESETS

	ARLINGTON KWIKSET			TAVARIS KWIKSET	
	CHELSEA KWIKSET			ADDISON SCHLAGE	
	HAWTHORNE KWIKSET			BROOKSHIRE SCHLAGE	
	MONTARA KWIKSET			CAMELOT SCHLAGE	
	PRESCOTT KWIKSET			CENTURY SCHLAGE	
	SAN CLEMENTE KWIKSET			PLYMOUTH SCHLAGE	

HANDLESETS, LEVERS AND KNOBS



KNOBS



ABBEY
KWIKSET



HANCOCK
KWIKSET



PISMO
KWIKSET



BELL
SCHLAGE



GEORGIAN
SCHLAGE



ORBIT
SCHLAGE



PLYMOUTH
SCHLAGE



SIENNA
SCHLAGE



LEVERS



DORIAN
KWIKSET



HALIFAX
KWIKSET



TUSTIN
KWIKSET



ACCENT
SCHLAGE



ELAN
SCHLAGE



FLAIR
SCHLAGE



JAZZ
SCHLAGE



KEY

AB Aged Bronze

AT Antique Brass

BB/PB Standard Bright Brass | SCHLAGE
Polished Brass | KWIKSET

BC Bright Chrome

LB Lifetime Bright Brass

MB Matte Black

SC Satin Chrome

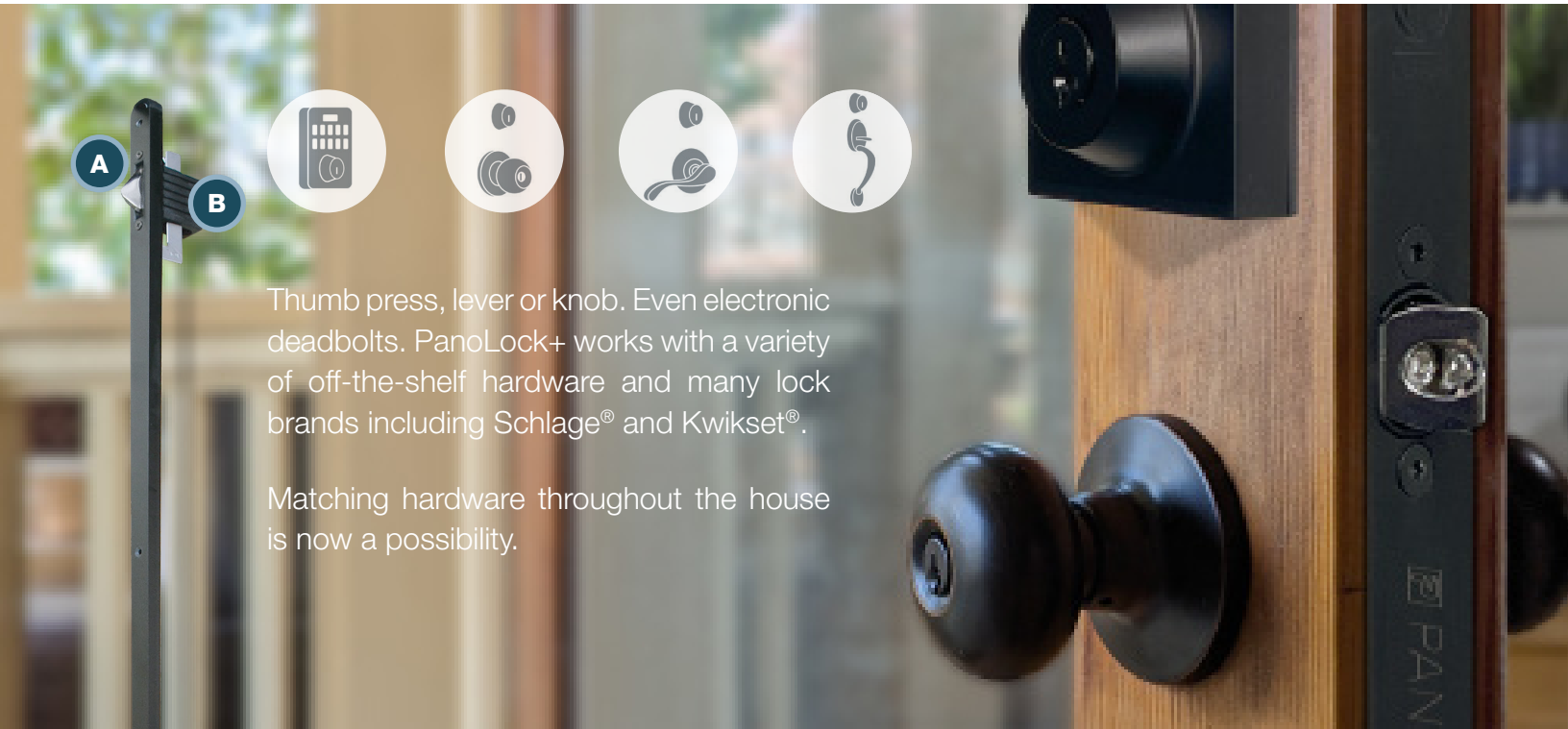
SN Satin Nickel

VB Venetian Bronze

K Keyed Entry

P Passage Hardware
Non-Locking

PANOLOCK®+ MULTI-POINT LOCK



Thumb press, lever or knob. Even electronic deadbolts. PanoLock+ works with a variety of off-the-shelf hardware and many lock brands including Schlage® and Kwikset®.

Matching hardware throughout the house is now a possibility.

EASY TO LIVE WITH.

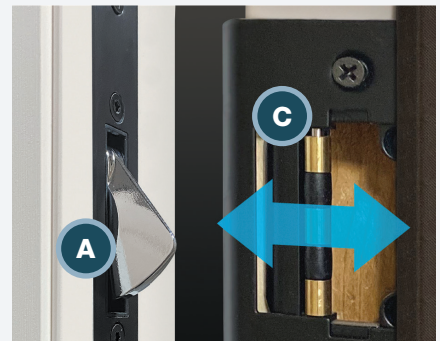
Unlike other locks that tend to catch, PanoLock+'s tapered bolts **A** engage easily, even when the door is out of alignment. A simple turn of the deadbolt operates both tapered bolts smoothly and the handle-set operates the handleset latch. PanoLock+ is easy to live with, even after years of use.

SECURE PERFORMANCE.

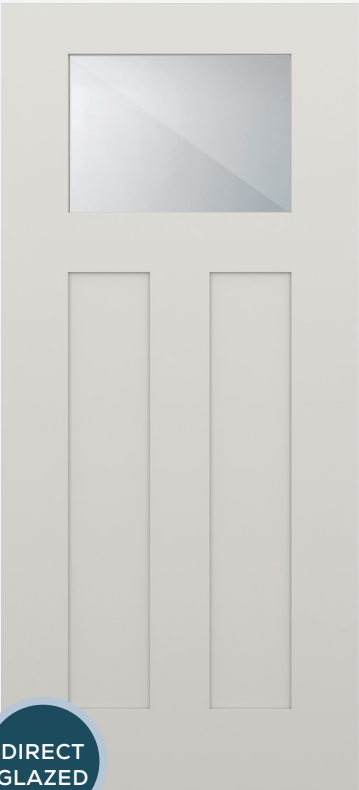
PanoLock+ delivers the strength of three locking points **B** for uncompromised protection. No weak hooks or catches. Just tested, proven strength.

THE PERFECT FIT.

Rollers **C** lower operating force and allow the tapered bolt to gently snug the door panel against the weatherstrip.



PANEL OPTIONS



111BS



131BS



126BS



111FR



127FR



128FR

CRAFTSMAN BRUSHED SMOOTH

CLEAR LOW-E GLASS 2-PANEL DIRECT GLAZED - 111BS DOOR

DG



CLEAR LOW-E
2'8" x 6'8" | 3'0" x 6'8"

DG



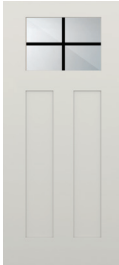
FLAT GBG
2'8" x 6'8" | 3'0" x 6'8"

DG



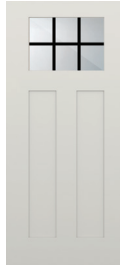
FLAT GBG
2'8" x 6'8" | 3'0" x 6'8"

DG



FLAT GBG
2'8" x 6'8" | 3'0" x 6'8"

DG



FLAT GBG
2'8" x 6'8" | 3'0" x 6'8"



DG



APPLIED SDL
WITH GBG
2'8" x 6'8" | 2'10" x 6'8"

DG



APPLIED SDL
WITH GBG
2'8" x 6'8" | 3'0" x 6'8"

DG



APPLIED SDL
WITH GBG
2'8" x 6'8" | 3'0" x 6'8"

DG



APPLIED SDL
WITH GBG
2'8" x 6'8" | 3'0" x 6'8"

CLEAR LOW-E GLASS 2-PANEL - 112BS DOOR

ZF



CLEAR LOW-E
2'8" x 6'8" | 2'10" x 6'8"
3'0" x 6'8"

ZF



FLAT GBG
2'8" x 6'8" | 2'10" x 6'8"
3'0" x 6'8"

ZF



FLAT GBG
2'8" x 6'8" | 2'10" x 6'8"
3'0" x 6'8"

ZF



FLAT GBG
2'8" x 6'8" | 2'10" x 6'8"
3'0" x 6'8"

ZF



FLAT GBG
2'8" x 6'8" | 2'10" x 6'8"
3'0" x 6'8"

ZF



APPLIED SDL
WITH GBG
2'8" x 6'8" | 2'10" x 6'8"
3'0" x 6'8"

ZF



APPLIED SDL
WITH GBG
2'8" x 6'8" | 2'10" x 6'8"
3'0" x 6'8"

ZF



APPLIED SDL
WITH GBG
2'8" x 6'8" | 2'10" x 6'8"
3'0" x 6'8"

ZF



APPLIED SDL
WITH GBG
2'8" x 6'8" | 2'10" x 6'8"
3'0" x 6'8"



MAJESTY WOOD PRODUCTS GUIDE

MAJESTY WINDOW FEATURES



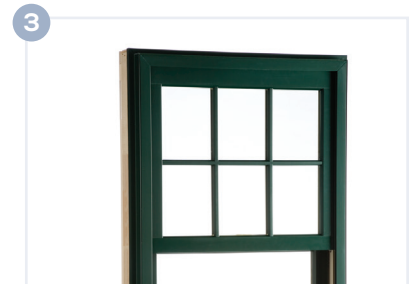
AT A GLANCE

- ▶ The solid Ponderosa Pine wood components of Majesty products have been specially treated to resist rot, degradation, splitting, warping, and mildew.
- ▶ The extruded aluminum exterior cladding is precision formed to protect the sashes from outdoor conditions, and includes attractive beveling to match the aesthetics of wood windows. The aluminum on the frame provides extra strength.



MAJESTY COMPONENTS

- 1 Majesty weatherseals are designed to perform over a wide range of temperatures and weather conditions. A lightweight polypropylene stiffener additive, which does not absorb water or collect mold, creates an airtight seal that does not distort over time. The seal ensures a consistent barrier from external conditions and allows for smooth window operation. An average of 300 inches of custom designed Foam-Tite® compression bulb seals encase the full perimeter of the sash of Majesty windows – similar to seals you see on dishwashers or refrigerators.
- 2 The rigid non-compression Jamb Liner adds strength, stability and reduces air infiltration, while its special beveled design allows the sash to open and tilt easily.
- 3 An electrostatic paint process adheres paint evenly onto exterior surfaces for an extremely durable finish that resists fading.



CUSTOMIZATION OPTIONS

MAJESTY FINISHES

Majesty Wood windows and patio doors feature a precision molded aluminum exterior that protects wood components from environmental conditions.

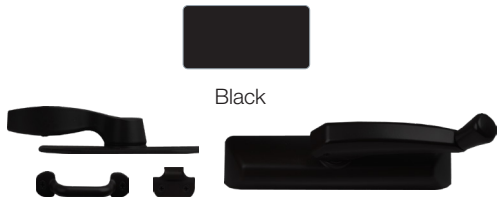
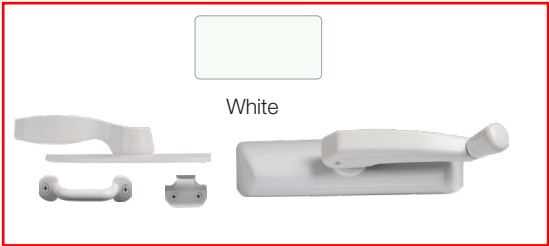
An electrostatic paint process adheres color evenly onto the aluminum clad surfaces, ensuring an extremely durable finish that resists fading. Majesty products come in your choice of 5 exterior finishes, at no additional charge.

The interior can be left as warm, unfinished pine to be painted or stained after installation, or professionally prefinished in white for no mess or hassle post-installation.

Interior	Exterior	
 Prefinished White*	 White	 Almond
 Pine	 Black	 Dark Bronze
	 Forest Green	

*Gliding Majesty window only available in factory primer.

STANDARD HARDWARE FINISHES



PREMIUM HARDWARE FINISHES



CUSTOMIZATION OPTIONS

GRIDS

Both 5/8" and 1" grids in either contoured or flat are available for most products. Grids can also be painted.

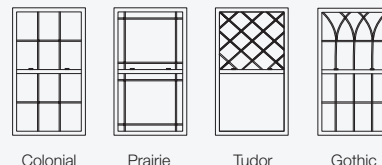
See product pages for grid options per window/doors style.



CONFIGURATIONS

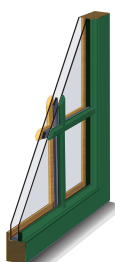
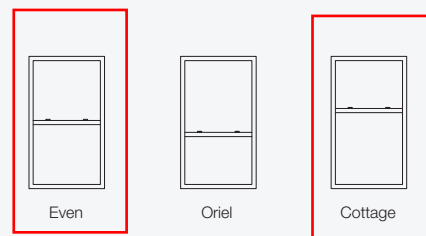
Fully customize any grid design.

Choose Colonial, Prairie, or other unique styles like Tudor or Gothic.



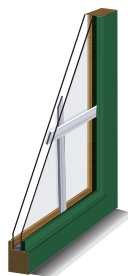
SASH ORIENTATION

Even sashes are nice, but you can also select Oriel, Cottage, or a custom orientation.



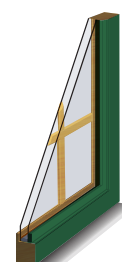
SIMULATED DIVIDED LITES (SDL)

For a dramatic and upscale look, choose the SDL grid system which utilizes a pewter in-glass grid with grids applied on both the interior and exterior. Available for most Majesty Wood windows.



GRIDS BETWEEN GLASS (GBG)

Contoured or flat grids are positioned between the glass, allowing for easy cleaning. Available for most Majesty Wood windows.



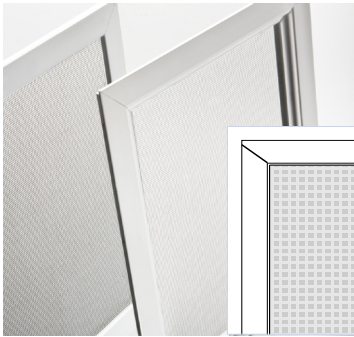
EXTERIOR APPLIED/ INTERIOR SNAP-INS

Exterior applied grids provide a more defined architectural style on the exterior, with the ease of grids between glass on the inside. Pine interior snap-in grids are also available for Majesty Wood windows.

SCREENS

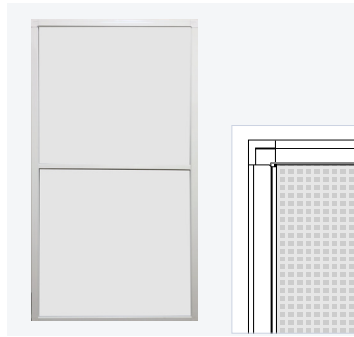
An often overlooked selection in the window buying process, the right screen can make a big difference when it comes to insect protection, durability, and of course, what a view looks like. Engage with homeowners to help them choose the screen options that will enhance their project.

FRAMES



EXTRUDED ALUMINUM

Superior in strength to Roll Form frames, extruded aluminum frames are tough, sturdy and easy to remove and install, with hidden metal corners that won't become brittle over time as exposed plastic corners can.



ROLL FORM

Aluminum Roll Form screens are a lightweight, value option available for certain windows only. Ideal for smaller window openings.

MESH



VIEWS

Standard
Screen

VIEWS



Upgrade to Virtually Invisible Screens, for a brighter view, 25% better airflow, and maximum protection against small insects.

FIBERGLASS



A popular choice for its durability, fiberglass is flexible and does not crease, dent, or unravel.

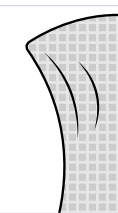
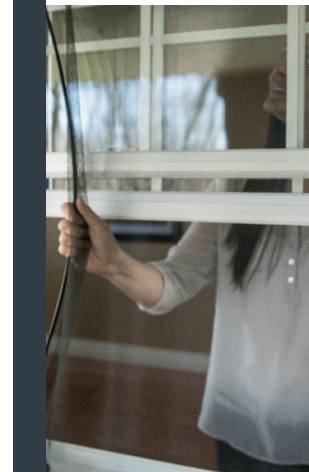
FLEXSCREEN FRAME



This barely visible frame is almost completely hidden by the screen track, and its innovative, flexible construction makes it effortless to remove or install.

Durable:

FlexScreen frames are made from dent and break resistant high performance steel, with a tough powder coating that resists scratching.



Easy to Use:

FlexScreen springs into an opening, making storing, installing and removing the screens easy.

Elegant:

Without a bulky screen frame, FlexScreen disappears into the screen box of the window so there's less in way of the view. Plus, since FlexScreen's edges are hidden, there's no need to worry about matching a frame color to the window. Combine with VIEWS mesh for the clearest view.

Screens come in half and full sizes. See product pages for screen options per window/doors style.

MAJESTY WOOD DOUBLE HUNG



Superb architectural details include a refined 45° glazing bead, overlapping grids, and elegant recessed hardware to provide a traditional and sleek look. The top and bottom sash have weatherstripping around them that prevents air infiltration and both tilt in for easy cleaning.

RECESSED SASH LOCK



LIFT OPTIONS



Routed Bottom Sash



Hook and Loop

FEATURES

Solid pine interior with aluminum clad exterior

Recessed hardware provides unobstructed views and elegant, streamlined appearance

Jamb liner is standard in Almond; also available in White



OPTIONS

GLASS PACKAGES

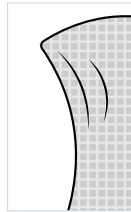


SunShield PLUS
SunShield



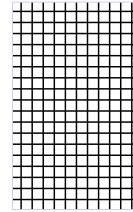
ThermaLock

SCREEN | FRAME

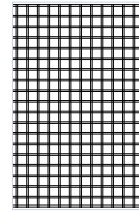


FlexScreen

SCREEN | MESH



VIEWS

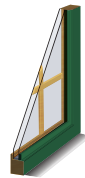


Fiberglass

GRID | TYPE



GBG

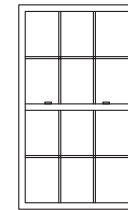


Exterior
Applied/
Interior
Snap-in

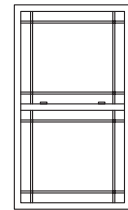


SDL

GRID | STYLE



Colonial



Prairie

MORE OPTIONS & FEATURES

Grids come in 5/8" and 1" sizes

Custom grid configurations plus oriel
& cottage sash options

Obscured, Bronze or Tempered
glass available

Full size screens

Interior options include warm,
unfinished pine or professionally
prefinished white (includes 10-year
paint warranty)

COLORS | INT./EXT.



Int. Pine or White



Ext. Almond



Ext. White



Ext. Black

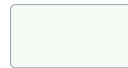


Ext. Forest
Green



Ext. Dark
Bronze

COLORS | HARDWARE



White



Almond



Black



Coppertone



Brushed Nickel



Oil-Rubbed
Bronze

STANDARD

PREMIUM



OTHER OPTIONS CASEMENT & AWNING

Grids come in 5/8" and 1" sizes

Custom grid configurations plus oriel
& cottage sash options

Obscured, Bronze or Tempered
glazing available

Full size screens

Interior options include warm,
unfinished pine or professionally
prefinished white (includes 10-year
paint warranty)

OPTIONS

GLASS PACKAGES



SunShield PLUS
SunShield

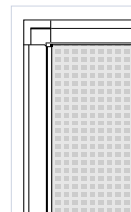


ThermaLock



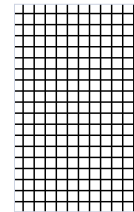
ThermaGuard

SCREEN | FRAME

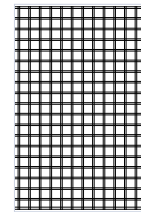


Roll Form

SCREEN | MESH



VIEWS



Fiberglass

GRID | TYPE



GBG

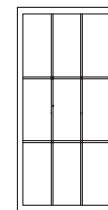


Interior
Snap-in

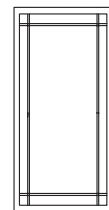


SDL

GRID | STYLE



Colonial



Prairie

COLORS | INT./EXT.



Int. Pine or White



Ext. Almond



Ext. White



Ext. Black

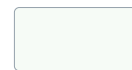


Ext. Forest
Green



Ext. Dark
Bronze

COLORS | HARDWARE



White



Almond



Black



Coppertone



Brushed Nickel



Oil-Rubbed
Bronze

STANDARD

PREMIUM

Alternating Exposures with HardiePlank® Lap Siding – Creating a modern look

Design
Supplement **01**

The standard installation practice for HardiePlank® Lap Siding is to install planks with one uniform exposure width, course by course per our published instructions.

This supplement covers the installation of HardiePlank® Lap siding using alternating exposures that vary in exposure width from course to course.

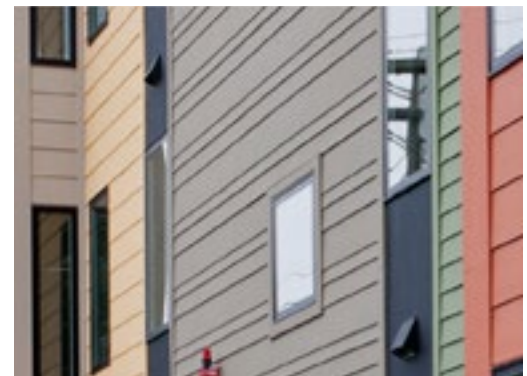
This supplement must be used or followed in conjunction with current HardiePlank® Lap Siding Installation Instructions unless otherwise directed in this supplement.

The guidance and instructions provided in this technical bulletin are valid for and applicable to James Hardie® products only.

James Hardie Building Products Inc. makes no warranty or representation with respect to use of the information contained herein for any use other than with James Hardie® products, including but not limited to use with fiber cement siding products made by others or siding products made of other materials.



Alternating exposures Method 1, 2 and 3



LOCATION:
Cambridge, MA

DEVELOPMENT TYPE:
Modular condominiums

ARCHITECT:
Platt Associates Inc

DEVELOPER:
Abodez

CONTRACTOR:
Bald Hill Builders

SIDING PRODUCTS FEATURED:
HardieTrim® Boards
HardieSoffit® Panels
HardiePlank® Lap Siding
HardiePanel® Vertical Siding
Artisan® Accent Trim

The following technical information provides guidance for the specific siding layouts shown herein. It does not address all possible combinations of exposure layouts. If your siding design layout falls outside the scope of this bulletin, it is the responsibility of the design professional to ensure that the layout is engineered appropriately and complies with all applicable local codes and published installation instructions. Contact the JHinsite™ Team for additional assistance.

This bulletin illustrates three methods for achieving a good result when designing a siding layout with alternating exposures. It is always best to create a small mock up to determine if the chosen layout provides an acceptable finished aesthetic.

In Method 1, one width of plank is used to generate alternating exposures. By using one plank width the purchase and layout plan is less complicated. With this one plank method, the difference in exposures is low (less than two inches). When estimating material quantities, remember to take into account that every other plank exposure is reduced, hence more material is required versus standard installation. Table 1, lists out the general guidance for this look.

TABLE 1 – METHOD 1: CREATING TWO EXPOSURES WITH ONE PLANK WIDTH - LOW VARIATION

Starter Strip Width (inches)	1.25				
Plank Width (inches)*	9.25	8.25	7.25	6.25	5.25
Exposure 1 (inches)	8	7	6	5	4
Exposure 2 (inches)	6	5	5	4	3

* Allowable wind speeds are specific to plank width, consult the appropriate product approvals relevant to your project. These are listed with ICC-ES ESR, Texas Department of Insurance Windstorm EC, State of Florida Product Approvals and Miami Dade County Notice of Acceptance



Alternating exposures Method 1



Alternating exposures Method 2



In Method 2, two different widths of plank are used to generate a large variation in alternating exposures. This requires a specific product purchase plan, layout and guidance during the design and installation phases. Table 2 provides guidance on several common layouts.

TABLE 2 – METHOD 2: CREATING TWO EXPOSURES WITH TWO PLANK WIDTHS - HIGH VARIATION

Starter Strip Width (inches)	1.25									
Plank 1 Width (inches)*	12	12	12	12	12	9.25	9.25	8.25	8.25	8.25
Exposure 1 (inches)	10.75	10.75	10.75	10.75	10.75	8	8	7	7	8
Plank 2 Width (inches)*	5.25	5.25	6.25	7.25	8.25	5.25	5.25	5.25	5.25	6.25
Exposure 2 (inches)	4	3	5	6	7	4	3	4	3	5

* Allowable wind speeds are specific to plank width, consult the appropriate product approvals relevant to your project. These are listed with ICC-ES ESR, Texas Department of Insurance Windstorm EC, State of Florida Product Approvals and Miami Dade County Notice of Acceptance

In Method 3, three different widths of plank are used to three different exposures. This requires a specific product purchase plan, layout and guidance during the design and installation phases. Table 3 provides guidance on several common layouts.

TABLE 3 – METHOD 3: CREATING THREE EXPOSURES WITH THREE PLANK WIDTHS

Starter Strip Width (inches)	1.25								
Plank 1 Width (inches)*	12	12	12	12	12	12	12	12	12
Exposure 1 (inches)	10.75	10.75	10.75	10.75	10.75	10.75	10.75	10.75	10.75
Plank 2 Width (inches)*	6.25	7.25	8.25	9.25	5.25	6.25	7.25	8.25	9.25
Exposure 2 (inches)	5	6	7	8	4	5	6	7	8
Plank 3 Width (inches)*	5.25	5.25	5.25	5.25	5.25	5.25	5.25	5.25	5.25
Exposure 3 (inches)	4	4	4	4	3	3	3	3	3

Starter Strip Width (inches)	1.25						
Plank 1 Width (inches)*	9.25	9.25	9.25	9.25	9.25	9.25	9.25
Exposure 1 (inches)	8	8	8	8	8	8	8
Plank 2 Width (inches)*	6.25	7.25	8.25	5.25	6.25	7.25	8.25
Exposure 2 (inches)	5	6	7	4	5	6	7
Plank 3 Width (inches)*	5.25	5.25	5.25	5.25	5.25	5.25	5.25
Exposure 3 (inches)	4	4	4	3	3	3	3

Starter Strip Width (inches)	1.25						
Plank 1 Width (inches)*	8.25	8.25	8.25	8.25	8.25	8.25	8.25
Exposure 1 (inches)	7	7	7	7	7	7	7
Plank 2 Width (inches)*	5.25	6.25	7.25	9.25	5.25	6.25	7.25
Exposure 2 (inches)	4	5	6	8	4	5	6
Plank 3 Width (inches)*	5.25	5.25	5.25	5.25	5.25	5.25	5.25
Exposure 3 (inches)	4	4	4	4	3	3	3

* Allowable wind speeds are specific to plank width, consult the appropriate product approvals relevant to your project. These are listed with ICC-ES ESR, Texas Department of Insurance Windstorm EC, State of Florida Product Approvals and Miami Dade County Notice of Acceptance



Remember that the each plank width has an allowable wind speed assigned based on the fastener, fastener spacing, frame type, frame spacing and fastening method (blind nail or face nail). Visit JHinsite.com and use our fastening tools to find the right assembly to meet your project's wind load requirements.

To simplify connection details, we recommend determining the appropriate fastener for the largest width plank and use throughout the assembly.

James Hardie maintains approvals with ICC-ES, Texas Department of Insurance Windstorm, State of Florida Product Approvals and Miami Dade County Notice of Acceptance. Consult JHinsite for product specific code approval documentation. Selection of the proper siding attachment system is the responsibility of the design professional.

Alternating exposures Method 3

KEY NOTES

- Follow all applicable James Hardie installation instructions not specifically addressed in this supplement.
- Each Method in this supplement requires a specific purchase plan that is unique to the product layout.
- Each layout's allowable wind speed will be dictated by each product type and width used within the layout. In general, wider planks will have lower allowable wind speeds than narrow planks. It is the design professional's responsibility to specify the appropriate siding attachment method based on the framing type and layout.
- If non-nailable sheathing is used under the siding, consult James Hardie Technical Bulletin 19.
- www.jhinsite.com offers different fastening tools that help navigate through different product assemblies based on project wind load requirements.
- James Hardie recommends constructing OR making a siding mockup prior to installation to ensure the fastening practice and/or fastening tools are properly adjusted. Fasteners must be installed in a manner to avoid overdriving, yet snug enough to remove gaps between the connected parts. Adjust driving tools and installation practice accordingly.

DISCLAIMER

The guidance and instructions provided in this supplement are valid for and applicable to James Hardie® products only. James Hardie Building Products Inc. makes no warranty or representation with respect to use of the information contained herein for any use other than with James Hardie® products, including but not limited to use with fiber cement siding products made by others or siding products made of other materials.

You bear all risk associated with using any of the information contained herein in any way other than with James Hardie products, including in the design or construction of structures with fiber cement siding products made by others or siding products made from other materials.

All national, state, and local building code requirements must be followed, and where they are more stringent than the James Hardie product installation requirements, state and local requirements will take precedence.

Current and detailed information on James Hardie product applications are found at www.jhinsite.com.

With regards to design advice: Any information or assistance provided by James Hardie in relation to specific projects must be approved by the relevant specialists engaged for the project, e.g., your builder, architect or engineer. James Hardie will not be responsible in connection with any such information or assistance.

It is the responsibility of the licensed architect, designer, specifier or builder to ensure that the construction details are suitable for the intended application of the project. The responsible party shall also identify moisture related risks associated with any particular building design. The wall construction design must effectively manage moisture and provide consideration to wind driven rain, wall penetrations or artificially heated and cooled spaces.



Timberline®
America's #1-Selling Shingles



Millions of families find peace of mind under a Timberline® roof thanks to the right combination of beauty, performance, and reliability.

We protect what matters most™





It's never just a roof. It's a promise, kept.

Providing a home means making a promise — of shelter, security, and stability. It says to the people who count on you, "You're going to be safe, dry, and warm under this roof."

Choosing a genuine Timberline® roof is a great way to help keep that promise.

Choose a system built to protect

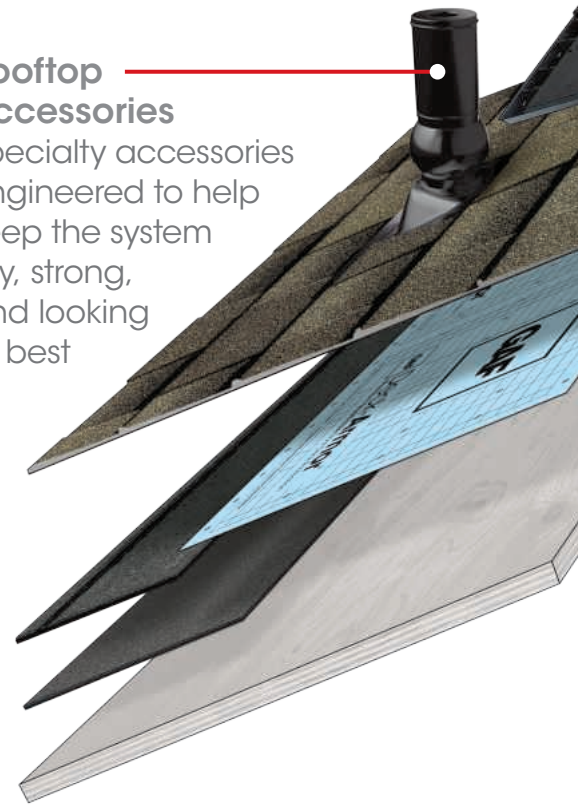
Much more than high-quality shingles, the GAF residential roofing system has multiple layers that work together to provide durable, weather-resistant protection.

Install any GAF Lifetime[†] shingle and any 3 qualifying GAF accessories and get a Lifetime[†] Limited Warranty on your qualifying GAF products plus non-prorated coverage for the first 10 years.

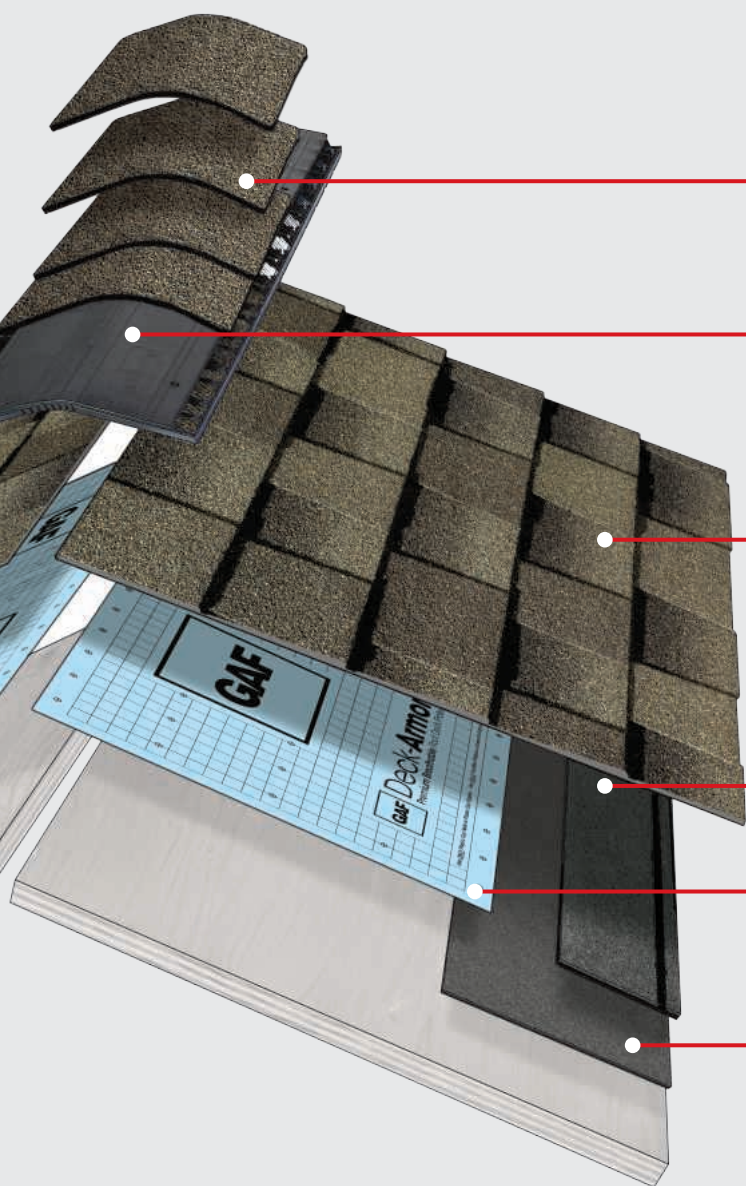
For even stronger coverage, ask your GAF factory-certified contractor¹ about enhanced GAF warranties.

Rooftop Accessories

Specialty accessories engineered to help keep the system dry, strong, and looking its best



[†] 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.



Ridge Cap Shingles

Helps defend against leaks at the hips and ridges

Attic Ventilation

Helps reduce attic moisture and heat

Lifetime⁺ Shingles

Helps beautify and protect for years to come

Starter Strip Shingles

Helps guard against shingle blow-offs

Roof Deck Protection

Helps shield the roof deck from moisture infiltration

Leak Barrier

Helps prevent leaks caused by wind-driven rain and ice dams

Visit gaf.com/system to learn about the GAF Roofing System



¹ Contractors enrolled in GAF certification programs are not employees or agents of GAF, and GAF does not control or otherwise supervise these independent businesses. Contractors may receive benefits, such as loyalty rewards points and discounts on marketing tools from GAF for participating in the program and offering GAF enhanced warranties, which require the use of a minimum amount of GAF products. Your dealings with a Contractor, and any services they provide to you, are subject to the *Contractor Terms of Use*. Visit gaf.com/gaf-contractor-terms-of-use for details.

Color shown: Shalwood

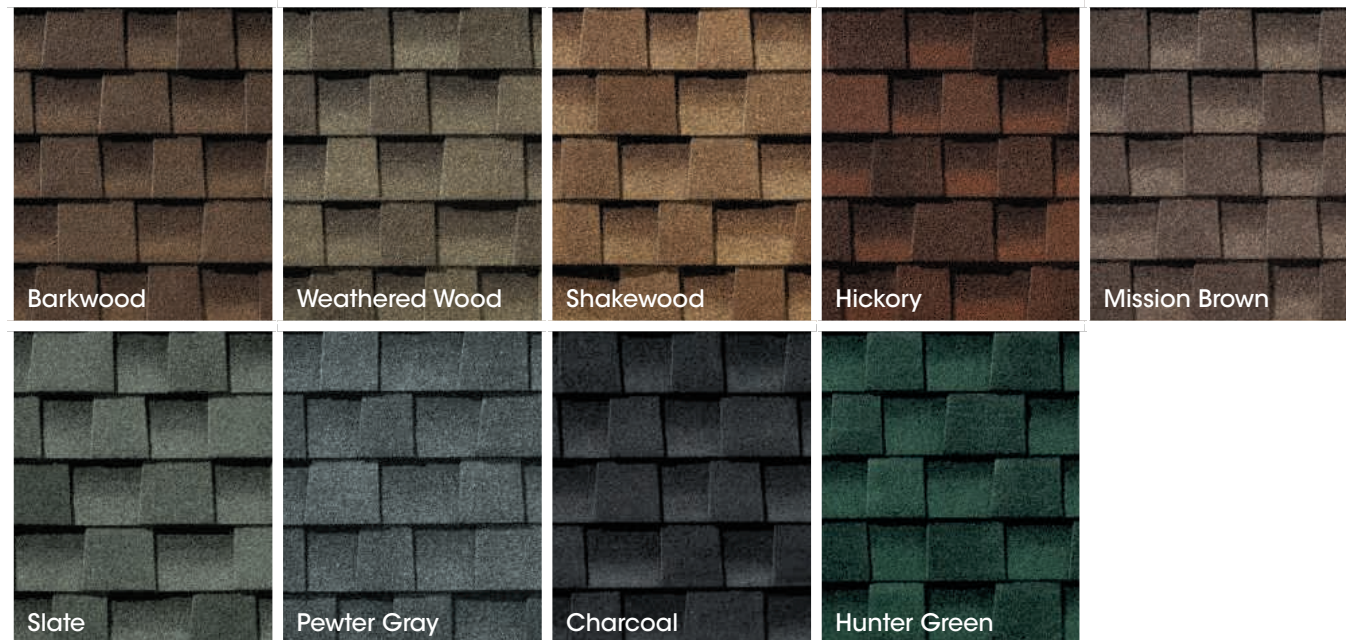


Timberline HDZ® Shingles

Engineered to be first and built to last, Timberline HDZ® Shingles are eligible for the industry's first wind warranty with no wind speed limit¹ when installed with four required GAF accessories. They also feature algae protection you can see, powering the 25-year limited warranty against blue-green algae discoloration.² Plus, with two distinct color collections, Timberline HDZ® Shingles deliver unrivaled beauty that demands a second look. gaf.com/hdz



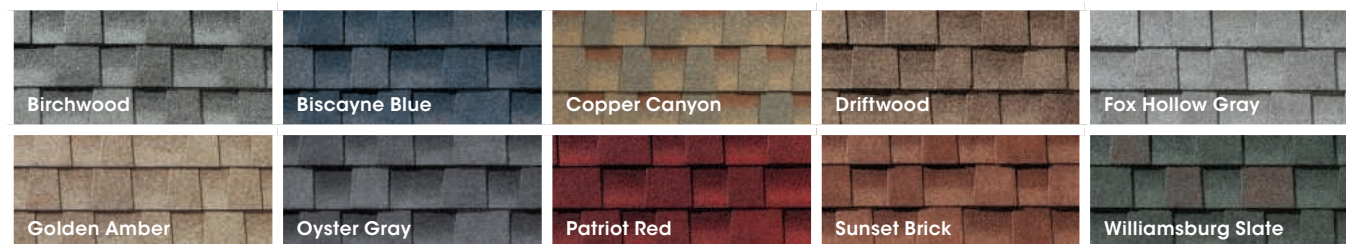
High Definition® Colors



Bold Definition Colors



Regionally Available High Definition® Colors



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

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

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.



Timberline UHDZ® Shingles

Beyond beauty. Beyond your expectations. For homeowners ready to go beyond, Timberline UHDZ® Shingles offer a combination of beauty and benefits that go beyond any shingle GAF has offered to date. They feature Dual Shadow Line for dramatic depth, UltraMat™ Technology for UL2218 Class 4 impact-resistance rating,³ and a 30-year StainGuard Plus PRO™ Limited Warranty² against blue-green algae discoloration. gaf.com/uhdz4



Weathered Wood



Barkwood



Weathered Wood



Shakeswood



Slate



Pewter Gray



Charcoal

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

² 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.

³ Only products sold in packages bearing the UL2218 Class 4 PRI Validation Program statement are rated for Class 4 impact resistance. Testing performed under controlled laboratory conditions by Certerra Analytical - PRI. GAF makes no express or implied warranty about the impact performance of these products against hail. Hail damage is not covered under the limited warranty. See *GAF Shingle and Accessory Limited Warranty* available at gaf.com/warranties for complete coverage and restrictions.

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.



Timberline® AS II Shingles

Protect your most valuable asset. Timberline® ArmorShield™ II SBS-modified IR shingles combine all the beauty of Timberline® Shingles with UL 2218 Class 4 impact resistance¹ — and may qualify for insurance discounts.²
gaf.com/armorshield



Weathered Wood



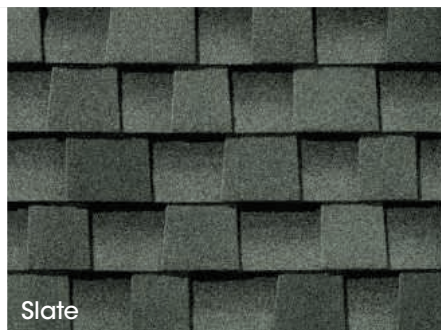
Barkwood



Weathered Wood



Shakewood



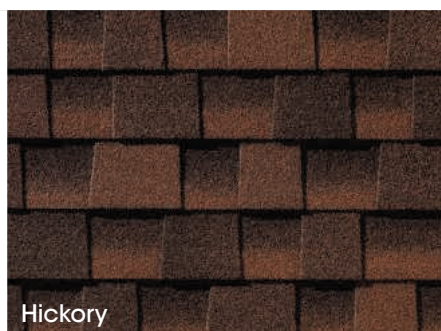
Slate



Pewter Gray



Charcoal



Hickory

¹ Only products sold in packages bearing the UL2218 Class 4 PRI Validation Program statement are rated for Class 4 impact resistance. Testing performed under controlled laboratory conditions by Certerra Analytical - PRI. GAF makes no express or implied warranty about the impact performance of these products against hail. Hail damage is not covered under the limited warranty. See *GAF Shingle and Accessory Limited Warranty* available at gaf.com/warranties for complete coverage and restrictions.

² Insurance discounts may not be available in your area. Where available, insurance discounts may vary. Contact your insurance provider for information.

³ 15-year WindProven™ Limited Wind Warranty covers GAF shingles with LayerLock® Technology only and 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.

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

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.

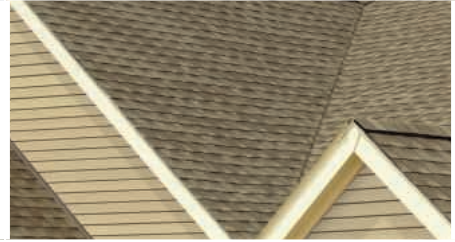


Timberline® NS Shingles

Stylish yet practically priced shingles provide value and performance with a natural shadow effect. Select from subtle, even tones evoking a natural wood-shake look in an asphalt shingle. gaf.com/ns



Weathered Wood



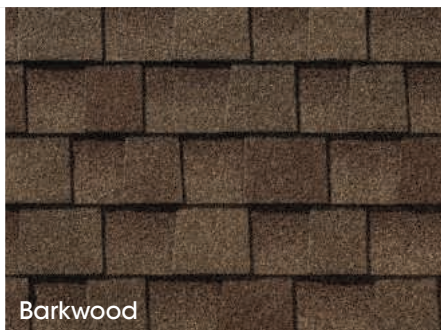
Weathered Wood



Pewter Gray



Charcoal



Barkwood

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

Note: Regional color availability varies. 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.



Timberline UHDZ®
Color shown: Slate

It's the first name in architectural shingles

Literally. When GAF introduced Timberline® Shingles more than 50 years ago, we created a whole new category of roofing. Known as “laminated” or “architectural” shingles, Timberline® set a new standard for innovation and style. Today, a Timberline® roof protects 1 in 4 U.S. families and it's the #1-selling shingle brand in America.

Find the Timberline® Shingle color that suits
your home and lifestyle at **gaf.com/vhr**



It's engineered to endure

A GAF roof is built tough. Proprietary GAF Dura Grip™ Adhesive seals each shingle tightly and reduces the risk of shingle blow-off. In fact, GAF Timberline® Shingles are warranted to withstand winds up to 130 mph.¹

Timberline® Shingles that feature LayerLock® Technology may qualify for the WindProven™ Limited Wind Warranty — the industry's first wind warranty with no maximum wind speed limitation when installed with the required combination of four qualifying GAF accessories.²

Timberline® Shingles earn the highest roofing fire rating — UL Class A, Listed to ANSI/UL 790.

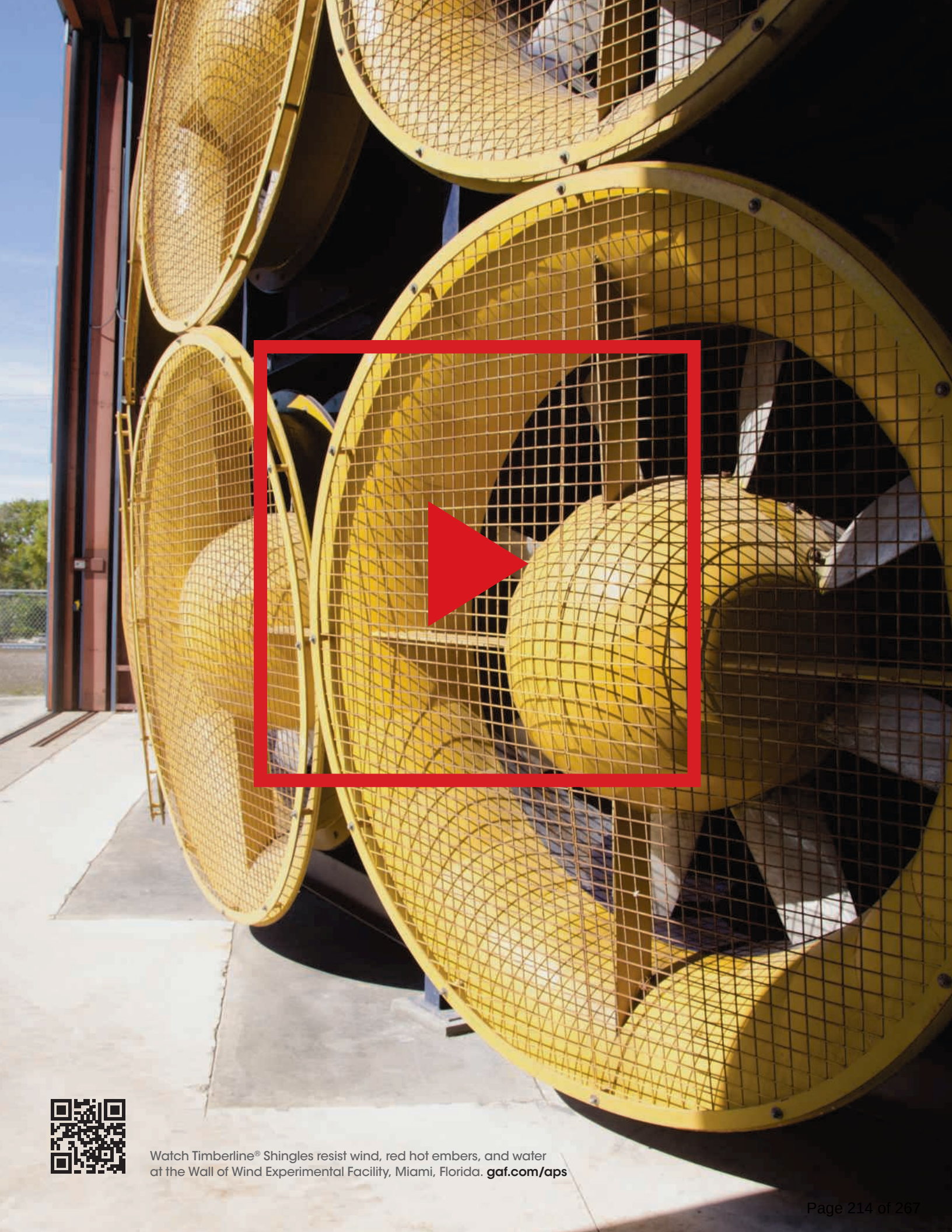
See how GAF LayerLock® Technology mechanically fuses and strengthens the common bond between shingle layers.

gaf.com/layerlock



¹15-year 130 mph wind speed coverage requires special installation and use of GAF starter strip shingles; see *GAF Shingle & Accessory Limited Warranty* for details.

²15-year WindProven™ Limited Wind Warranty covers GAF shingles with LayerLock® Technology only and 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.



Watch Timberline® Shingles resist wind, red hot embers, and water at the Wall of Wind Experimental Facility, Miami, Florida. gaf.com/aps

Timberline UHDZ®
Color shown: Charcoal



Which Timberline® Shingle

No matter your needs, your style, or your budget, Timberline® Shingles are designed to protect and beautify your home.



Choose for:

Beauty and durability offering the colors you love and the protection you deserve

Engineered to be first and built to last, you can't go wrong with our #1-selling shingle — featuring industry-first technologies and powerful warranties¹ as well as two distinct color collections to complement any home.



Choose for:

A premium architectural shingle offering beauty and benefits that go beyond any other GAF shingle

Go beyond expectations with an ultra-dimensional aesthetic, UL 2218 Class 4 impact-resistance,² and our strongest warranty against blue-green algae discoloration.

¹ See GAF Shingle & Accessory Limited Warranty for complete coverage and restrictions.

² UL 2218 Class 4 impact-resistance test performed under controlled laboratory conditions by Certerra Analytical - PRI.



best suits your home?



Choose for:

**A shingle that can
really take a punch
from Mother Nature**

Meet the even tougher Timberline® — an SBS-modified shingle that passes UL 2218 Class 4 impact-resistance testing² that maintains its classic architectural look.



Choose for:

**Improved curb appeal
and resale value at a price
you can afford**

Stylish yet practically priced shingles provide value and performance with a natural shadow effect.



Timberline HDZ®
Color shown: Shakewood

MAYOR
JAY DOYLE

CITY ADMINISTRATOR
SCOTT WHITTIER

CITY CLERK
STEPHANIE BUCCIONE



COUNCIL MEMBERS
MAYOR PRO TEMPORE
JESSIE WALKER

BRUCE CARL
ERIN ETHRIDGE
TAMIKA WILLIAMS-OBENG
SHARON MELTON
HOBSON HENRY MILTON

Planning and Community Development Department
(843) 545-4010 | planning@georgetownsc.gov

CITY OF GEORGETOWN ARCHITECTURAL REVIEW BOARD

MEETING DATE: September 8, 2026

AGENDA ITEM: ARB-2026-0041 –Request: Demolition and repair for 212 Orange St. TMS# 05-0027-272-00-00. Request to repair the gutters and demolish the rear section of the garage that traverses the property line, to include resecuring the existing structure where there is rot and frame the back wall to close off from elements and apply siding. Rebuild the existing roof and add shingles to match that of the existing roof design.

PROPERTY INFORMATION:

Address:	212 Orange Street
Applicant/Property Owner:	Julie Beinbrink
Zoning District:	High Density Residential (R4) (<i>Reference item 1</i>)
Overlay District:	Historic Buildings Overlay District (HD) (<i>Reference item 1</i>)
2040 Comprehensive Plan – FLUM:	Historic District Residential (<i>Reference item 2</i>)
Flood Zone:	X (<i>Reference item 3</i>)
Use of the Property:	Single-family residential dwelling
Contribution to Historic District:	Yes (<i>See attached</i>)

APPLICABLE GUIDELINES:

All applicable guidelines can be found in the City of Georgetown Unified Development Ordinance Article XX: Historic Buildings District on the City of Georgetown website.

2010 Standards for Residential Properties - Materials

2010.4 Siding

2010.401 Policy and Justification

Original wood siding materials should be preserved and maintained. Removal and replacement of original wood siding materials will not be approved unless it can be demonstrated that the siding is beyond repair. If replacement is required, it should be with materials to match the original as closely as possible. For contributing buildings, alternative materials may be considered for nonvisible elevations. For non-contributing buildings, alternative materials may be considered for all elevations. The concealment of original wood siding materials with vinyl, aluminum, or other synthetic sidings is not approvable. These materials do not successfully imitate the appearance of historic original wood siding. Synthetic materials also are not “breathable” and may cause condensation and damage to the original siding beneath. Asbestos shingle siding is not hazardous as long as it is kept

painted and encapsulated. If an owner is concerned about the potential hazard of the asbestos shingles they may be removed and replaced with appropriate alternative materials which match the original shingles as closely as possible.

2010.402 Standards

- (1) Repair historic wood siding and wood elements with in-kind materials.
- (2) Replace historic wood siding and wood elements with in-kind materials.
- (3) Repair or replace non-historic siding materials with similar or compatible materials.
- (4) Wood siding and wood details original to a dwelling should be repaired rather than replaced. Original wood siding should be replaced only if it can be demonstrated that the siding is beyond repair.
- (5) Replacement of original wood siding with alternative materials may be considered if consistent with the ARB's overall approach to alternative materials outlined in Section 2009.
- (6) Wood shingles should be repaired rather than replaced. If replacement is necessary due to deterioration, the new shingles should be in-kind and should match original in material, appearance, visual texture and profile.
- (7) Wood siding, shingles, and other exterior wood materials shall not be concealed beneath artificial or synthetic sidings. The application of materials such as vinyl or aluminum over original wood siding is not approvable.
- (8) Wood siding should be maintained through regular painting, but when paint removal becomes necessary, it should be done by scraping, heat (heat guns and plates), or chemical methods, never through sandblasting or other abrasive methods. The use of circular grinders or sanders should not be used to remove paint.
- (9) Asbestos shingles which are original to a dwelling should be kept stained or painted. If individual shingles are missing or cracked, matching new shingles of cementitious material or fiberglass are appropriate for replacement or repair.
- (10) Asbestos shingles which conceal the original wood siding exterior may be removed and the original wood siding restored. Removal will require qualified professionals with disposal meeting hazardous material requirements.

2011 Standards for Residential Properties – Details

2011.1 Architectural Features

2011.101 Policy and Justification

Character defining features and details should be preserved and maintained, repaired as needed, and replaced with appropriate materials only if repair is not possible. Ornamentation such as eave brackets, dentils, cornices, moldings, trim work, and shingles all contribute to the historic and architectural character of a building. If historic architectural features are damaged, replacement should be as limited as possible, retaining as much of the historic fabric as possible. In-kind materials should be used when replacement is necessary.

2011.102 Standards

- (1) Repair in-kind architectural features with materials, form, scale, and design which match the original.
- (2) Replace architectural features which match the original as closely as possible in materials, form, scale, and design.
- (3) Do not remove or alter original architectural features or ornamentation from the dwelling.
- (4) Do not add inauthentic details to the dwelling. Added architectural features to a property must be accurately based on physical, pictorial, or historical evidence in materials, scale, location, proportions, form, and detailing.

- (5) Do not cover or conceal architectural features with synthetic materials such as vinyl, aluminum, exterior insulation finishing systems (EIFS), or similar materials.
- (6) Alternative materials may be considered if deterioration is ongoing due to flawed architectural design or for non-contributing structures.

2011.6 Gutters and Downspouts

2011.601 Policy and Justification

Gutters and downspouts are essential to protecting a home from the effects of rain and water. They collect and move water away from the building's foundation. While their presence is functional, they can have aesthetic value through material or color, such as copper installations that take on a green patina over time or examples intentionally matched to trim color of the dwelling. Original boxed gutters on a property should be preserved and maintained. Existing gutters should be regularly cleaned and maintained. If new gutters are required, half-round designs are the most historically accurate. If not readily available, "K" or ogee design gutters of aluminum will also be considered.

2011.602 Standards

- (1) Repair existing gutters and downspouts.
- (2) Replace existing gutters and downspouts or install new gutters and downspouts. These replacements or additions should be installed with minimal hardware and damage to historic fabric.
- (3) Box gutters original to a dwelling should be preserved and repaired as needed with new materials to match as closely as possible.
- (4) Downspouts should be located on dwellings at unobtrusive locations and concealed where possible behind porch columns and building corners.
- (5) Gutters and downspouts should be of colors that blend with the dwelling's main body or trim colors.
- (6) The use of conductor heads, where appropriate, is encouraged.

2011.11 Roofs

2011.1101 Policy and Justification

Original roof forms such as gable or hipped should be preserved and maintained. If additions to roofs are desired such as new dormers or skylights, these should be added at rear or side rooflines that are not readily visible. Historic roof materials such as metal standing seam and clay tile should be repaired and preserved. If repair is no longer practical, replacement with approved metal, asphalt or fiberglass roof materials is appropriate. When replacing metal roofing the pattern must match that of the existing roof. Alternative roofing materials may be considered. Any addition to a roof such as solar panels, ventilators, and skylights requires ARB review.

2011.1102 Standards

- (1) Roofs should be preserved in their original size, shape, and pitch, with original features (such as cresting, chimneys, finials, cupolas, etc.), and, if possible, with original roof materials.
- (2) New metal roofs should be in keeping with traditional standing seam designs and dimensions with proper spacing and crimping. Other profiles are not appropriate for contributing buildings and commercial metal roofing profiles are not appropriate for residential buildings.

- (3) Roofs should not have new dormers introduced on front façades but may have dormers added on rear façades or secondary façades which are not readily visible and if in keeping with the character and scale of the structure.
- (4) The use of reflective roof shingles may be considered if the shingles are not shiny and are in shades of brown and other medium-dark colors. Light gray and white roofs are not appropriate for the district.
- (5) The installation of alternative materials instead of original roof materials may be considered.
- (6) Most of Georgetown's 18th and 19th century dwellings had roof surfaces of wood shingles. If a property owner wishes to reinstall a new wood shingle roof, the design should be based on historic shingle dimensions and texture. Shingles should be laid in a horizontal row with the bottom edge either in alignment with the adjacent shingle or staggered to match the historic condition.
- (7) Additions such as skylights, balconies, or roof ventilators should not be added to dwellings on front or readily visible side elevations.
- (8) Skylights should be placed at rear roof lines or behind gables and dormers and not be readily visible. Skylights should be as minimal in design as possible—flat or flush is best, but convex and “bubble” designs that are low-profile may be considered.
- (9) Solar panels on roofs should only be located on rear or side elevation rooflines which are not visible from the public right-of-way.

2012 Standards for Residential Properties – Setting

2012.3 Garages, Sheds, Outbuildings, and Ancillary Outdoor Structures

2012.301 Policy and Justification

Outbuildings are part of the historical and architectural significance of the historic district and reflect the cultural and technological changes over time. Historic outbuildings should be preserved and maintained. They should be repaired with materials and details to match the original. Georgetown has a tradition of ancillary and support buildings constructed in the rear yard of dwellings. These types of structures are appropriate if they are compatible with the primary dwelling in design and materials and are sited at traditional locations at the rear of the dwelling and not readily visible. The general approach to new construction for outbuildings is to be secondary in scale and compatible with adjacent dwellings. Compatible means reinforcing typical features that the primary dwelling on the lot may have as well as other dwellings and outbuildings along the block. Architects and property owners are encouraged to design outbuildings compatible with the context of primary dwellings on the lot and adjacent historic dwellings. Replications or reproductions of historic designs are also appropriate and acceptable for Georgetown's historic residential areas. The erection of ancillary outdoor features may be appropriate if they are sited in rear or side yards not readily visible from the street and adequately screened.

2012.302 Standards

- (1) Repair or replace original materials with in-kind materials to match.
- (2) Original garages, carriage houses, sheds, and outbuildings that retain their historic architectural character should be preserved and maintained.
- (3) Original outbuildings should be repaired with materials to match the original. If original garage doors on contributing buildings are missing or damaged, sectional overhead roll-up doors and side-hinged doors of wood in historic designs are appropriate. For non contributing buildings these designs are also recommended, and doors of metal, composite, and other alternative materials will be considered.
- (4) Replace damaged or deteriorated sections of historic garages and accessory structures, only if deteriorated beyond repair and with in-kind materials to match the

original. Where possible, replace only the damaged or deteriorated portions rather than the entire feature.

(5) Outbuildings were often built without gutters and those of frame construction may have deterioration of the sills and lower siding materials. If this is the case, consider only repairing these damaged areas rather than replacing the entire structure. Original foundation materials should be preserved and maintained.

(6) New garages and outbuildings should follow the historic setback for an outbuilding or garage on the property or patterns of other garages and outbuildings in the streetscape or historic district.

(7) Reconstruction of a missing or replacement garage or outbuilding must be based on accurate evidence of the original configuration, form, massing, style, placement, and detail and confirmed with photographs or other documentation of the original building.

(8) The design of new garages and outbuildings must be secondary to that of the primary historic dwelling. Under no circumstance should any outbuilding be larger than the primary structure.

2020 Demolition of Structures

2020.1 Demolition

2020.101 Policy and Justification

Demolitions have a domino effect of continual erosion by further demolitions which destroy the historic district's architectural history and historic character. Demolition of buildings that contribute to the historic or architectural significance of the district should only be an action of last resort. Vacant or empty lots in the historic district are not appropriate. Relocation of an existing historic building to a compatible location in the historic district is always preferred. Demolition of existing structures within the historic district must be approved by the ARB.

Demolition through neglect is not permitted and owners who do not conform to maintenance codes may be subject to legal action (See Section 2022.2 Demolition by Neglect).

Applicants should understand that a demolition request involving contributing properties cannot be settled in a single ARB meeting but may take months to reach a final decision. The ARB will need to inspect the building inside and out as well as the site, setting, location and related outbuildings. Consultation with experts may be necessary. A decision can only be reached after thorough analysis of the historic and architectural documentation that must accompany an application for demolition.

The reasons for demolition will be as carefully evaluated as to the historic and architectural significance of the property if they involve claims that the building is beyond repair or rehabilitation. However, if the building is planned for demolition to accommodate new construction, expansion of another building or new development, the ARB may not receive the future replacement designs for review until a later meeting after the demolition decision is reached. On the other hand, if the present building can be incorporated into the new construction in some manner, the ARB may request those future plans and drawings.

2020.102 Standards

(1) Demolition of a building that contributes to the historic or architectural significance of the historic district should not occur, unless:

- (a)** public safety and welfare require the removal of the building or structure;
- (b)** the building has lost its architectural and historical value;

(c) the building does not contribute to the historical or architectural character of the historic district, its removal will improve the appearance of the district, and will not adversely impact the integrity of the historic streetscape and the historic district; or if the denial of the demolition will result in a substantial economic hardship on the applicant (See Section 0

(d) Economic Hardship and Applicability).

(2) In order for the ARB to reach the important decision of demolishing a contributing building, the owner should submit with the application historic background and archival research, thorough documentation of the building and property, and a plan for dismantling of historic materials for salvation. Such materials to be salvaged include historic timber framing, windows, doors, mantels, newel posts, balusters, moldings, flooring, hardware, metalwork, brackets, weatherboard, brick, stone, other masonry components, and any other interior or exterior decorative elements.

(3) If demolition appears inevitable, the owner is encouraged to consider moving or relocating the building to another location within or near the historic district, and the ARB may pursue measures with the owner and other parties to preserve the contributing resource.

(4) An experienced, licensed, and qualified structural or architectural engineer and builder with experience on historic buildings should evaluate the condition of the subject building and whether it might be able to withstand relocation as an alternative to demolition. This assessment should consider how much damage can be caused by removal and be compiled into a historic conditions report for the ARB evaluation. In situations involving contributing properties, other expert consultation including the SC Department of Archives and History may be necessary.

(5) If relocation is approved, follow the applicable guidelines under Moving or Relocation of Contributing Buildings (see Section 2021 Relocation of Structures).

(6) When approved, the demolition should be accomplished in a manner that will preserve existing trees and major vegetation.

APPLICABLE UDO GUIDELINES:

All applicable guidelines can be found in the City of Georgetown Unified Development Ordinance (UDO) on the City of Georgetown website.

OPTIONS:

1. Approve request as submitted by applicant.
2. Approve application with conditions imposed by the Architectural Review Board.
3. Deny request.
4. Defer request for more information. The time limit of deferral must be mutually agreed upon between the board and the applicant.

If approved, building permit application, a copy of the COA, and applicable fees are required to be submitted to the Planning & Community Development Department prior to commencement of any work.

REFERENCE MATERIALS

REFERENCE ITEM 1: City of Georgetown Zoning Map *Please note the new Historic District Survey layer indicators. Orange indicates a Non-Contributing status, Blue indicates a Contributing status, black indicates no survey.*

Parcel View



Block View



REFERENCE ITEM 2: City of Georgetown Future Land Use Map *Approximate position of property in question indicated by dot.*



REFERENCE ITEM 3: FEMA Flood Map

212 Orange St, Georgetown, SC 29440

Edit

Share

Overview

Activity

Records

Files

Flood Info

Effective FIRIM

Flood zone	X
Supplemental Coastal A	No
In Floodway	No
In CBRS	No
In OPA	No
Base Flood Elevation	Add
Design Flood Elevation	Add
Datum	NAVD88
FIRM Panel Effective Date	5/9/2023

Statewide Survey of Historic Properties
State Historic Preservation Office
South Carolina Department of Archives and History
8301 Parklane Rd.
Columbia, SC 29223-4905 (803) 896-6100

Control Number: U / 43 / 191-0344
Status County No Site No
Quad Name: Georgetown South
Tax Map No.: 05-0027-272-00-00

Intensive Documentation Form

Identification

Historic Name: Smith, Samuel, House

Common Name:

Address/Location: 212 Orange Street

City: Georgetown

County: Georgetown

Vicinity of:

Ownership: Private

Category: building

Historical Use: Domestic

Current Use: Domestic

National Register of Historic Places Information

SHPO National Register Determination: Contributes to Listed District

Notes on National Register Status: Georgetown Historical Society Site # 55.

Other Designation:

Property Description

Construction Date: c. 1750

Commercial Form:

Stories: 2 1/2 stories

Alteration Date: c. 1825, c. 193

Historic Core Shape: rectangular

Roof Features

Shape: gable, lateral

Materials: composition shingle

Porch Features

Porch Width: facade and right elevation

Shape: shed

Construction Method: frame

Exterior Walls: weatherboard

Foundation: stuccoed masonry

Significant Architectural Features: Georgetown Single House: facing southwest with the left elevation facing the street, 9/9 sash within the porch, 9/6 on the second-level of the façade, 2/2 first-level street elevation, 6/6 second-level street elevation, tripartite window in the gable, 2 interior chimneys, single-leaf door with transom.

Alterations: c. 1890: 1-story shed-roofed porch across rear elevation, wing on right elevation, porch enclosed on right elevation. C. 1935: rear porch enclosed.

Architect(s)/Builder(s):

South Carolina Statewide Survey of Historic Properties
Intensive Documentation Form

Page 2
Site No.: 191-0344

Historical Information

Historical Information: House was probably standing in 1778 when Samuel Smith sold this property to Randolph Theus; upper level may be a 19th century enlargement. Members of the Croft family are rumored to be buried under the driveway.

Source of Information: "A Guide to the City of Georgetown Historic District" (Georgetown Historical Society, rev. ed. 1995), p. 42-43.

Photographs

Roll No.	Neg. No.	View of
		Façade and Side Elevations, Looking E
		Façade and Side Elevations, Looking E
		Rear and Side Elevations, Looking S

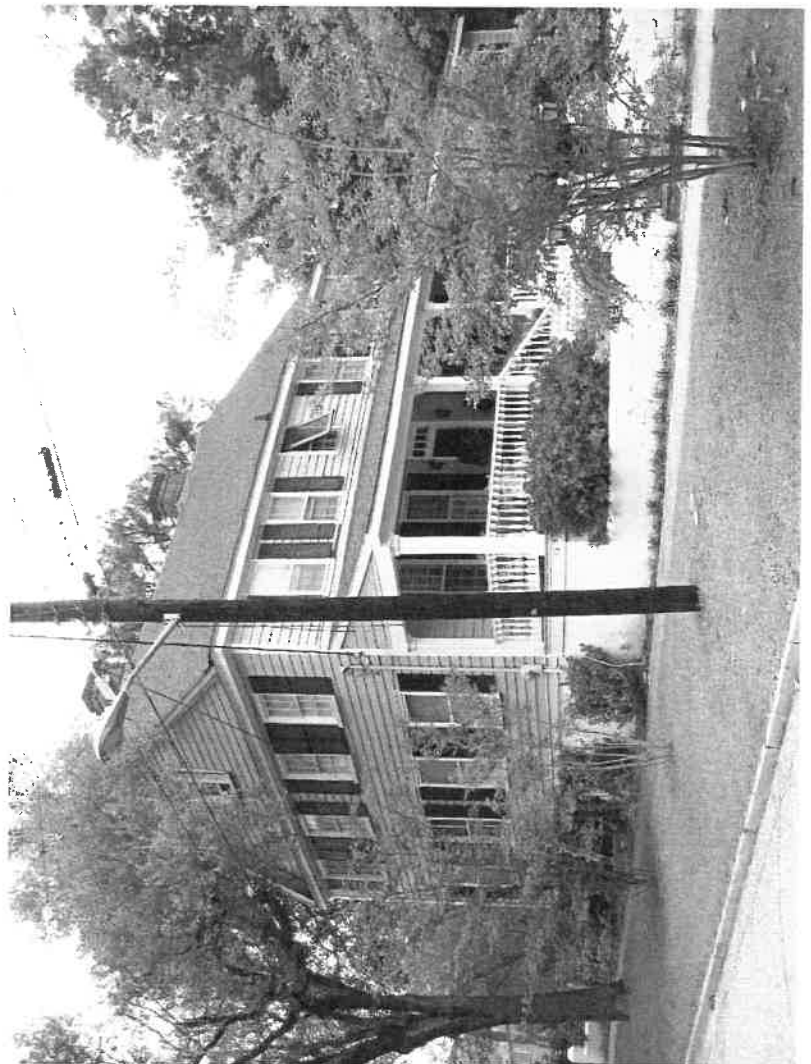
Use Grid for Sketching

ORANGE STREET

191-0344

191-0344.02

191-0344.01

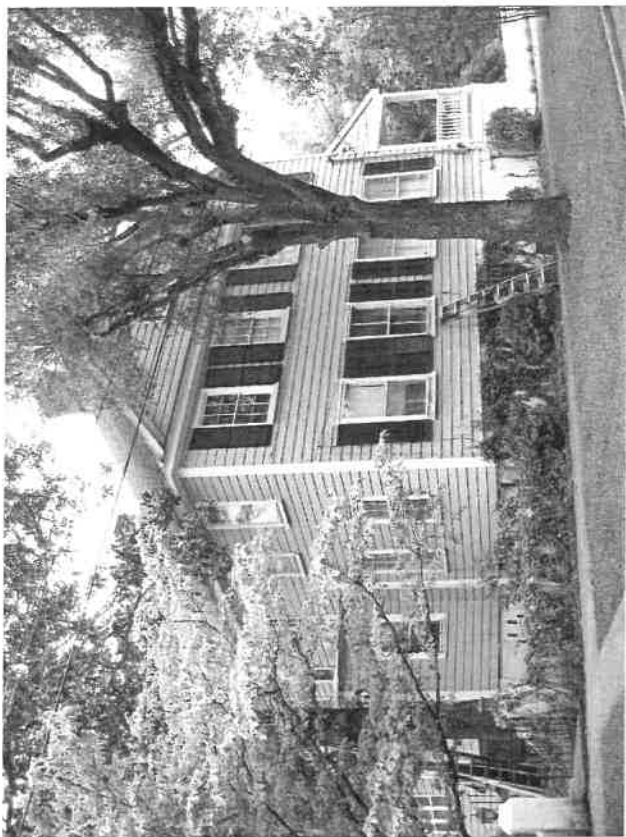
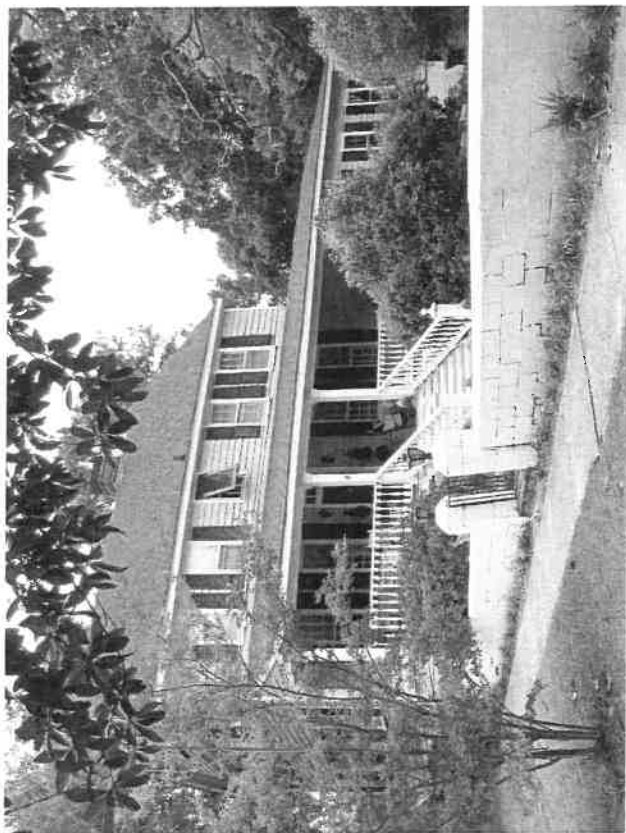


Program Management

Recorded by: Ellen Jenkins (TRC)

Date Recorded: 6/28/2010

191-0344: 212 Orange Street



Statewide Survey of Historic Properties
State Historic Preservation Office
South Carolina Department of Archives and History
8301 Parklane Rd.
Columbia, SC 29223-4905 (803) 896-6100

Control Number: U / 43 / 191-0344.01
Status County No Site No
Quad Name: Georgetown South
Tax Map No.: 05-0027-272-00-00

Intensive Documentation Form

Identification

Historic Name: Smith, Samuel, Garage

Common Name:

Address/Location: 212 Orange Street

City: Georgetown

County: Georgetown

Vicinity of:

Ownership: Private

Category: building

Historical Use: Domestic

Current Use: Domestic

National Register of Historic Places Information

SHPO National Register Determination: Contributes to Listed District

Notes on National Register Status: This resource was constructed after the Georgetown National Register Historic District's period of significance; however it would be a contributing resource if the historic district's period of significance is expanded to include the 1922-1960 period.

Other Designation:

Property Description

Construction Date: c. 1930

Commercial Form:

Stories: 2 stories

Alteration Date:

Historic Core Shape: rectangular

Roof Features

Porch Features

Shape: gable, end to front

Porch Width:

Materials: composition shingle

Shape:

Construction Method: frame

Exterior Walls: weatherboard

Foundation: not visible

Significant Architectural Features: Double Garage and Apartment: 6/6 sash, double-leaf hinged doors.

Alterations:

Architect(s)/Builder(s):

Historical Information

Historical Information:

Source of Information: Sanborn Map: 1932.

Photographs

Roll No. Neg. No. View of
Façade, Looking SE

Use Grid for Sketching

ORANGE STREET

191-0344

191-0344.02

191-0344.01



Program Management

Recorded by: Ellen Jenkins (TRC)

Date Recorded: 6/28/2010

Statewide Survey of Historic Properties
State Historic Preservation Office
South Carolina Department of Archives and History
8301 Parklane Rd.
Columbia, SC 29223-4905 (803) 896-6100

Control Number: U / 43 / 191-0344.02
Status County No Site No
Quad Name: Georgetown South
Tax Map No.: 05-0027-272-00-00

Intensive Documentation Form

Identification

Historic Name: Smith, Samuel, Well

Common Name:

Address/Location: 212 Orange Street

City: Georgetown

County: Georgetown

Vicinity of:

Ownership: Private

Category: structure

Historical Use: Domestic

Current Use: Vacant/Not In Use

National Register of Historic Places Information

SHPO National Register Determination: Contributes to Listed District

Notes on National Register Status:

Other Designation:

Property Description

Construction Date: c. 1750

Commercial Form:

Stories:

Alteration Date:

Historic Core Shape: other

Roof Features

Porch Features

Shape:

Porch Width:

Materials:

Shape:

Construction Method: masonry

Exterior Walls: brick

Foundation: stone

Significant Architectural Features: Circular well.

Alterations:

Architect(s)/Builder(s):

Historical Information

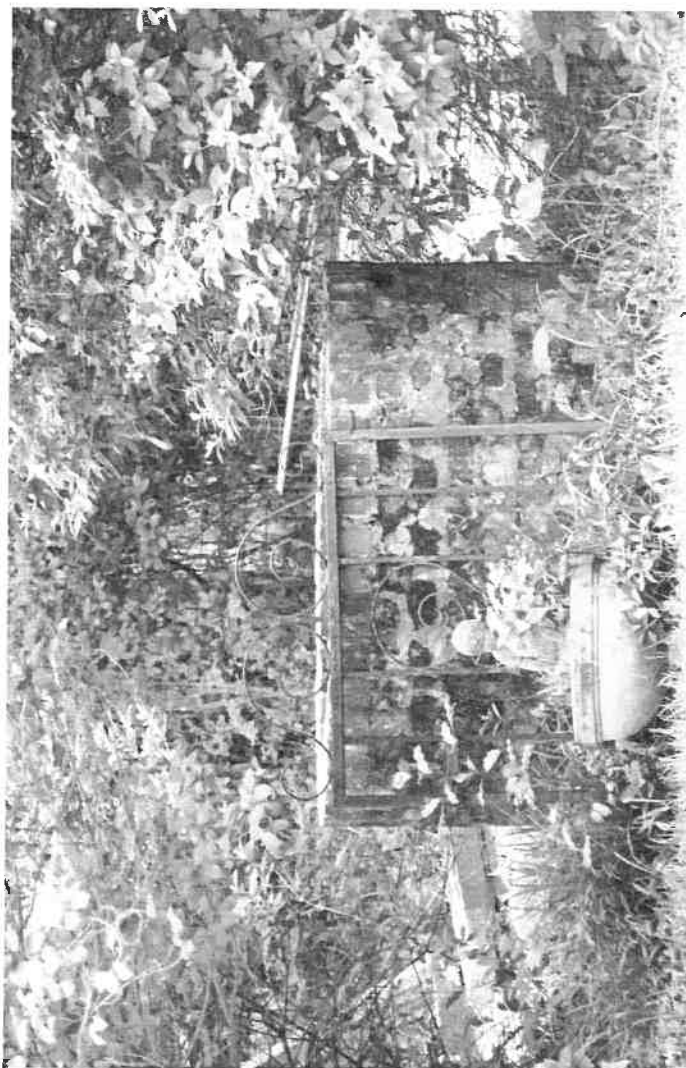
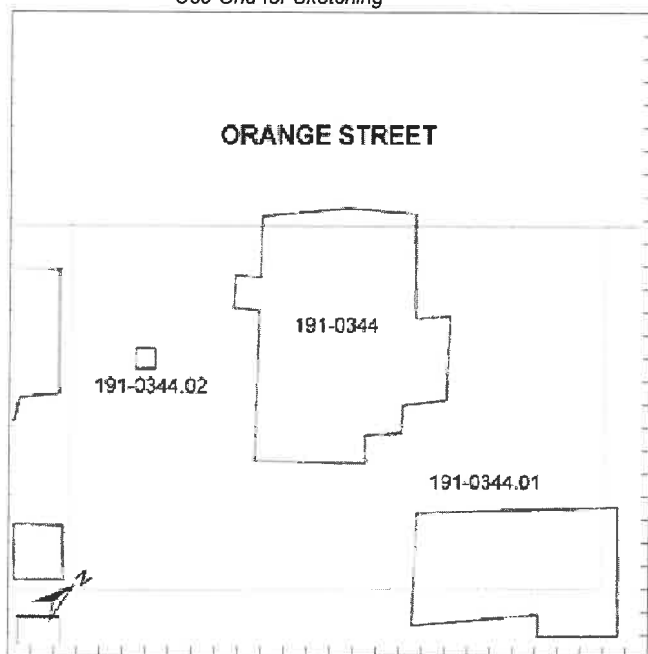
Historical Information: One of the only extant wells in Georgetown.

Source of Information: Interview with current owner Glenn Beinbrink June 2010.

Photographs

Roll No. Neg. No. View of
Side Elevation, Looking E

Use Grid for Sketching



Program Management

Recorded by: Ellen Jenkins (TRC)

Date Recorded: 6/28/2010

Date Filed: _____



Application #: ARB-2026-0041

**CITY OF GEORGETOWN
ARCHITECTURAL REVIEW BOARD APPLICATION**

Please note that all projects will be reviewed by the Planning & Community Development Department for zoning compliance before being presented to the Architectural Review Board.

Property Information:	
The applicant hereby requests approval for the project described on ARB Request Form (attached):	
Property Address:	Tax Map Number: 05-0027-272-00-00
212 Orange St Georgetown SC 29440	
Zoning District: R4	
Type of Application:	Type of Request:
☒ New Application	☒ Demolition ☐ New Construction
☐ Application of Revisions	☒ Alteration ☐ Fence
☐ Request for time frame extension	☒ Repair ☐ Addition
Description of Request:	
*Gutters front porch side, length of house, rain chain at front column, Across back yard length with downspout at each end. All matching existing gutters on driveway side 27 GA white aluminum. Demo and remove the rear section of the garage that's over the property line. Resecure existing structure where rot has taken place. Frame in the back wall to close off from the elements and apply siding that is authorized by the board, Rebuild the existing roof matching existing roof design and re-shingle Phase I	
List of materials to be used:	
Deminsonal framing yellow pine and treated material Plywood sheathing House wrap Hardie plank siding if authorized roof framing, sheathing, underlayment and shingles <i>match main house</i>	
In addition to this application, the following supporting materials have been submitted.	
<i>photos</i>	

CITY OF GEORGETOWN
ARCHITECTURAL REVIEW BOARD
SUBMISSION MATERIALS CHECKLIST

Any changes or alterations to the exterior of a structure within the Historic District, as well as the demolition or construction of any building or fence, must be approved by the Architectural Review Board prior to the issuance of any Zoning and/or Building Permits, and prior to the start of construction.

Note: Applicants are encouraged to meet with City Staff during the preliminary design process to learn what may be required for the project.

The Historic District Design Guidelines can be found online in Article XX (Historic Buildings District) in the Unified Development Ordinance (UDO) at:

https://www.georgetownsc.gov/governmental_services/departments/planning_community_development/zoning_ordinance.php.

The Zoning Map can be found online at: [City of Georgetown Official Map](#)

The following application and supporting materials must be submitted at the time of application. Incomplete applications will not be accepted.

Please indicate yes or no as to whether the information is included:

☒ Yes ☐ No Complete application. Please print legibly or type all required information. Additional pages may be necessary to thoroughly describe the scope of work.

Late or incomplete submissions will not be considered for that month's meeting agenda.

☒ Yes ☐ No \$300 application fee
\$150 application if this is for a revision to a previously approved and valid application.

ARB Application/Permit # _____

Date Approved _____

\$50 for extension of timeframe on an approved Board Order/COA

The following detailed drawings, plans, documents and other supporting materials, as applicable:

Site Plans and Drawings.

See next page →

☐ Yes ☒ No The site plan must include: setbacks, building/structure location and dimensions (existing and proposed), easements (public and private), location of service areas, sign location, parking, lighting plan, and fencing.

☒ Yes ☐ No Landscaping plan (include a tree removal plan, if applicable). Must include a description of all existing and proposed landscaping. *remove overgrowth, stamps, 3 junk trees.*

☒ Yes ☐ No Detailed drawings for new construction/additions/alterations/renovations:
drawing of back with rear section removed to property line.

Date Filed: _____

ARB Request Form

Application #: _____

- Elevation and design drawings – to scale – showing the front, side, and rear elevations of all proposed new structures and/or façades to be renovated.

___ Yes ☒ No Lighting plan, etc., as applicable.

___ Yes ☒ No Fences/walls.

- A site plan showing the location of fences, walls, and lot lines
- Material samples
- Design drawings

Sign Information.

___ Yes ☒ No Sign Plan. Show location of all existing and proposed signs.

- Sign image (attach image). Include dimensions of all signs.
- Building materials

Color.

___ Yes ☒ No Color samples/descriptions included for:

- Bricks, paint, shingles, siding, windows, and other materials.

Additional Materials. Required materials and samples are listed below and include, but not limited to:

___ Yes ☒ No Additional materials/samples for: _____.

NOTE: STAFF AND BOARD MEMBERS MAY BE VISITING THE SITE PRIOR TO THE MEETING IN ORDER TO TAKE PICTURES AND MAKE A VISUAL INSPECTION OF THE EXTERIOR.

Please email this application and supporting documentation to planning@georgetownsc.gov or submit in person to the Planning and Community Development Department within City Hall, located at 1134 N. Fraser Street, Georgetown, SC, 29440.

Phase I

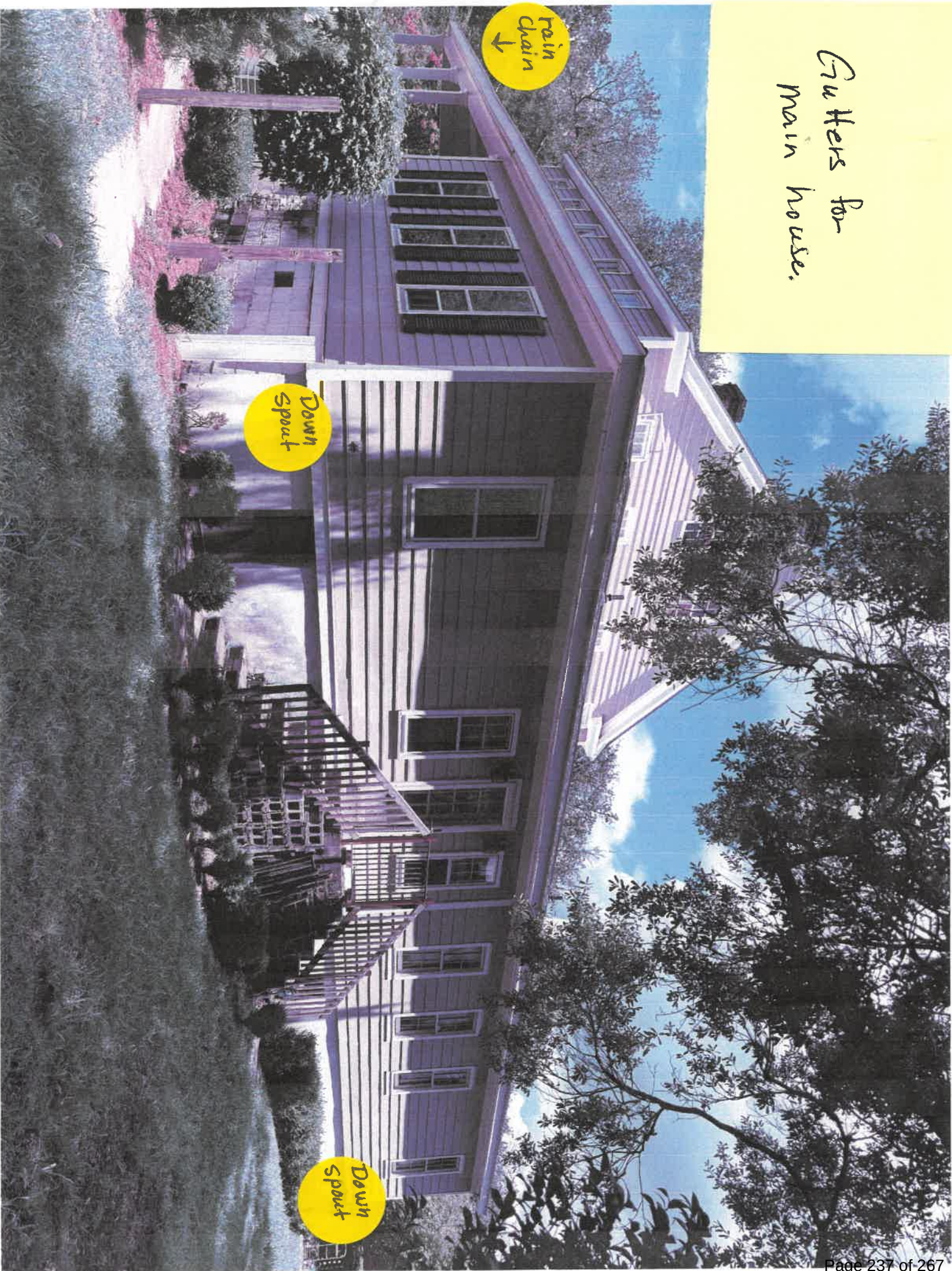
The goal is to remove the rear section over property line, stabilize and weatherproof the structure from further damage giving time to prepare for Phase II - Renovation.

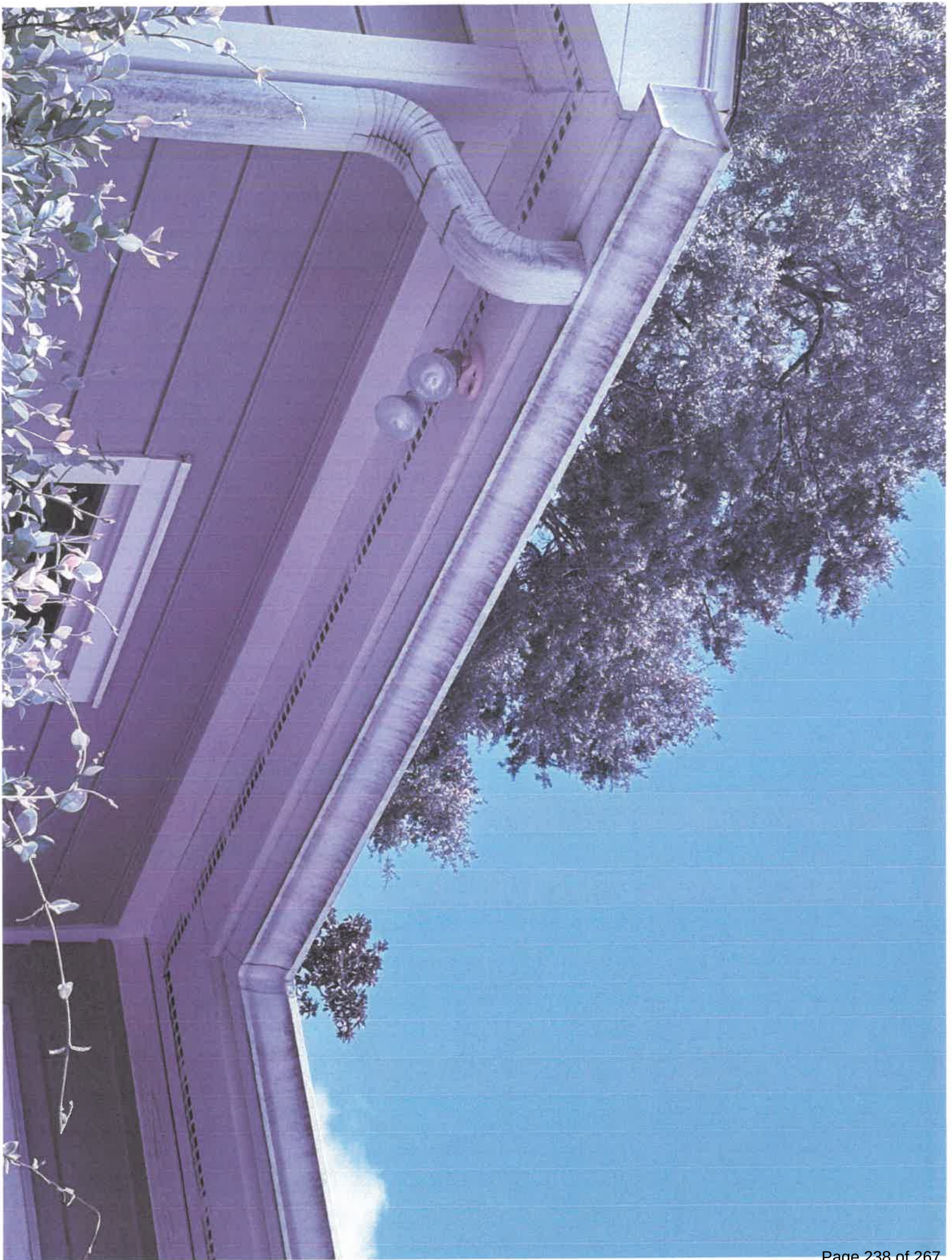
Gutters for
main house.

Main
chain
↓

Down
spout

Down
spout



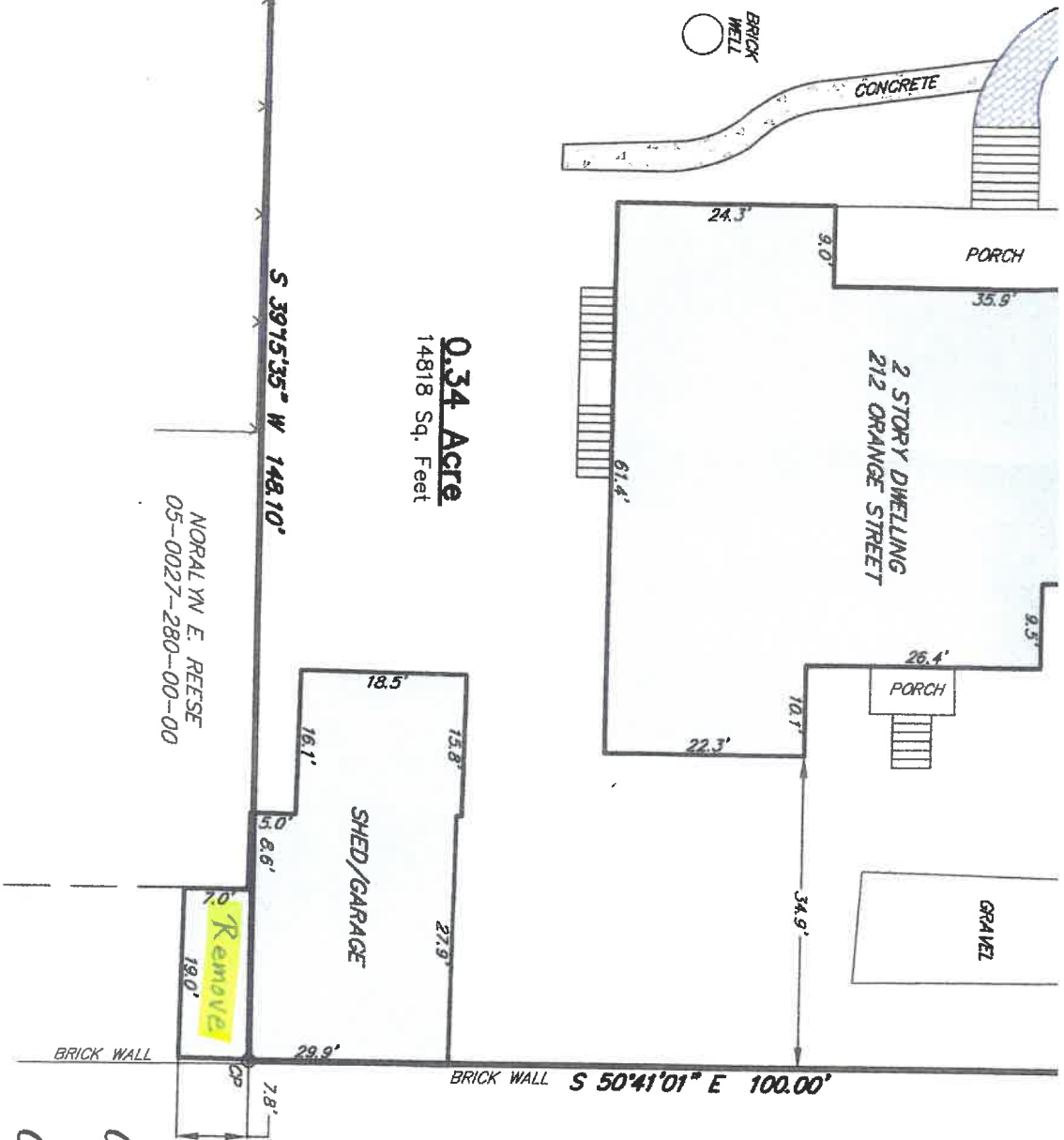


LOCATION MAP
N.T.S.



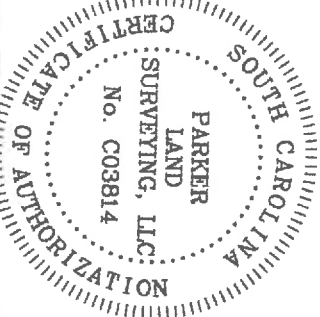
- LEGEND**
- I.P.F. - IRON PIPE FOUND
 - I.R.F. - IRON REBAR/ROD FOUND
 - CP - CALCULATED POINT
 - POWER POLE

DUNCAN MEMORIAL METHODIST CHURCH
05-0027-273-00-00



0.34 Acre
14818 Sq. Feet

S 39°15'35\" W 148.10'
NORALYN E. REESE
05-0027-280-00-00



EXISTING LOT OF RECORD
CERTIFIED TO BE A RESURVEY OF A PIECE, PARCEL
OR LOT OF LAND SHOWN ON A MAP OR PLAT PREVIOUSLY
RECORDED IN GEORGETOWN COUNTY IN PLAT
SLIDE 91, PAGE 3B.

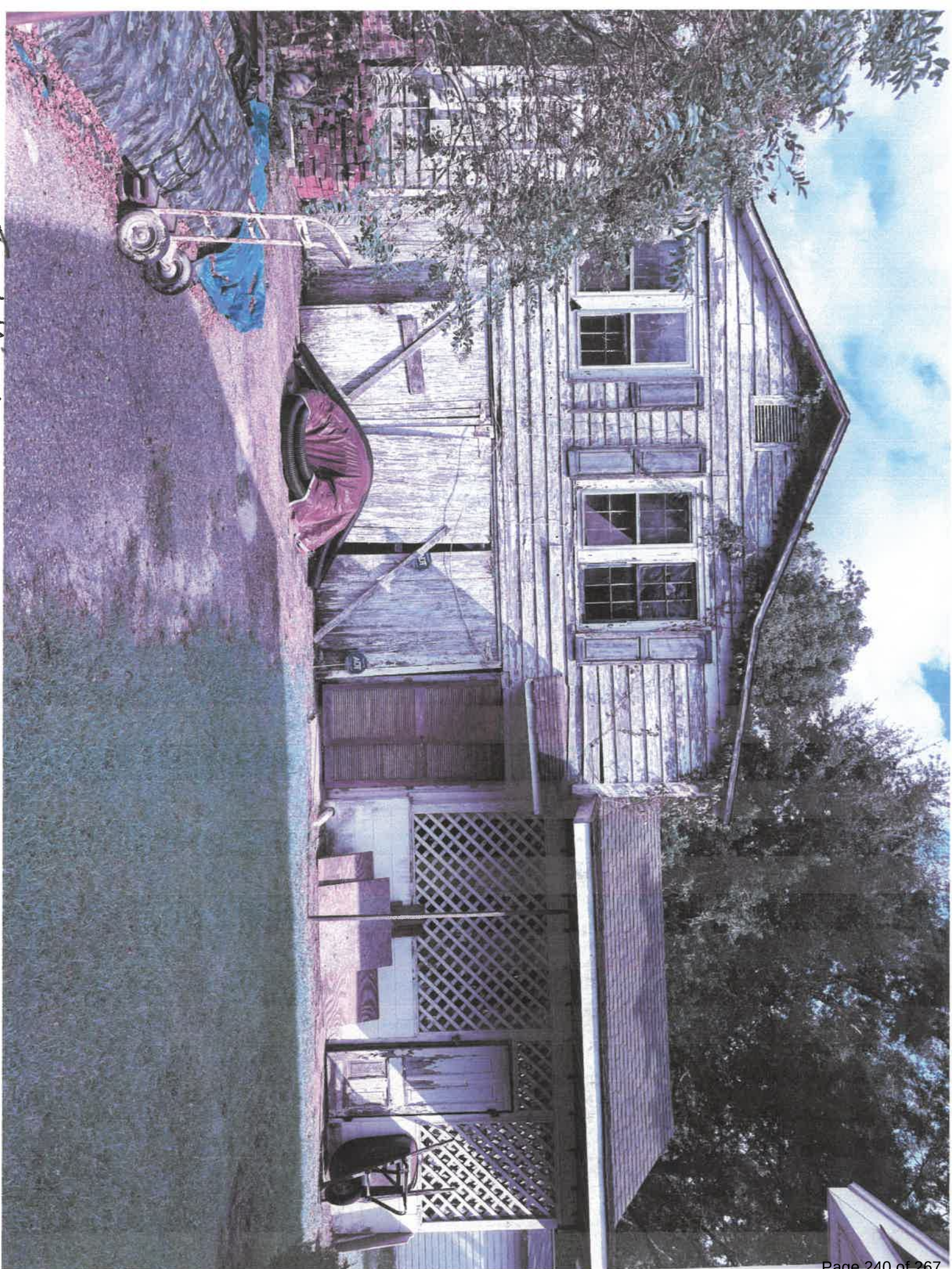
0 10 20 30 40 50 60
ONE INCH = 20'

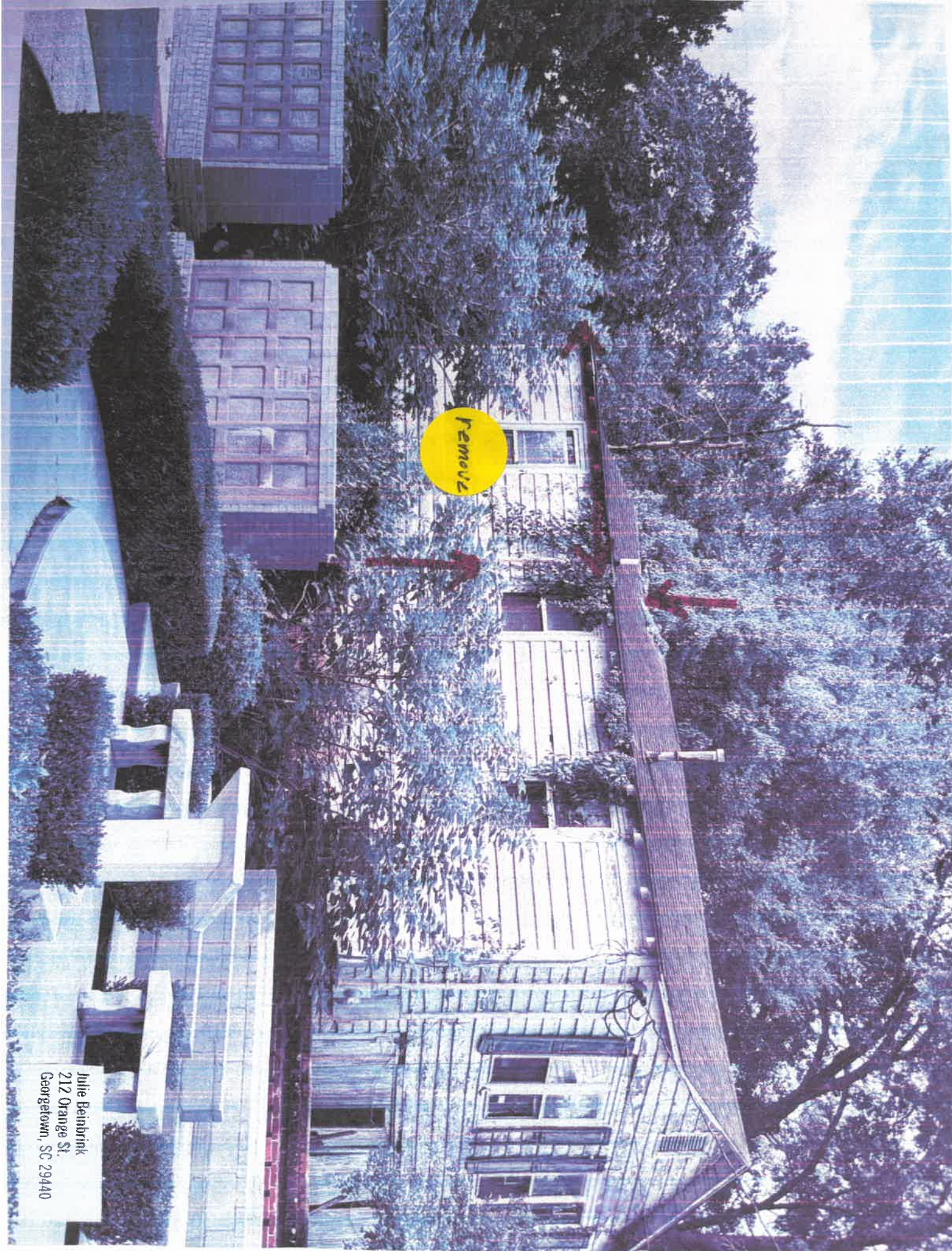
AS-BUILT SURVEY
OF 0.34 ACRE OF LAND,
BEING A PORTION OF
CITY LOTS 81 AND 105,
SURVEYED FOR

**GLENN L. & JULIE M.
BEINBRINK**

LOCATED IN THE CITY OF GEORGETOWN,
GEORGETOWN COUNTY, SOUTH CAROLINA
DATE: JUNE 28, 2023

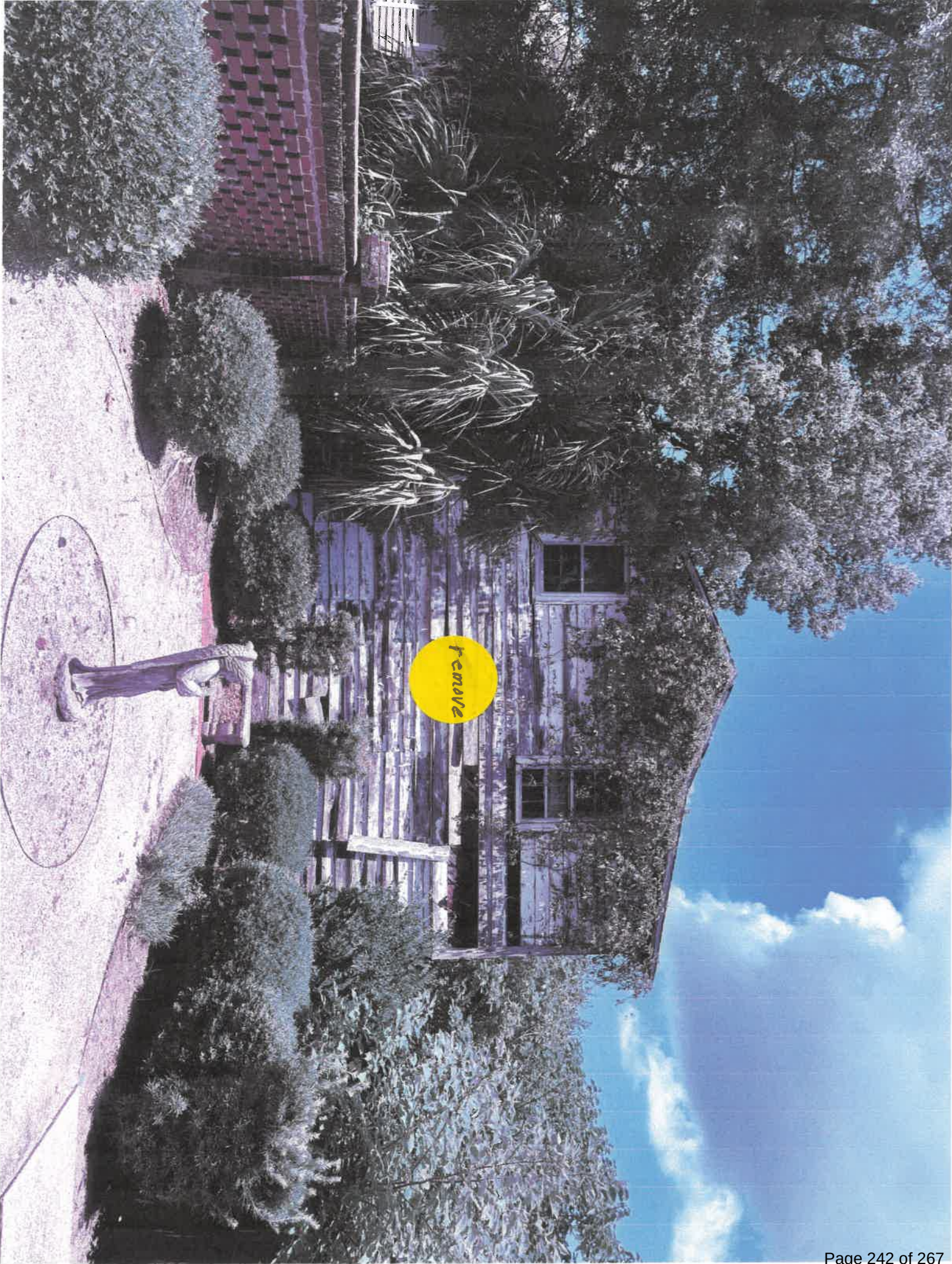
Front View

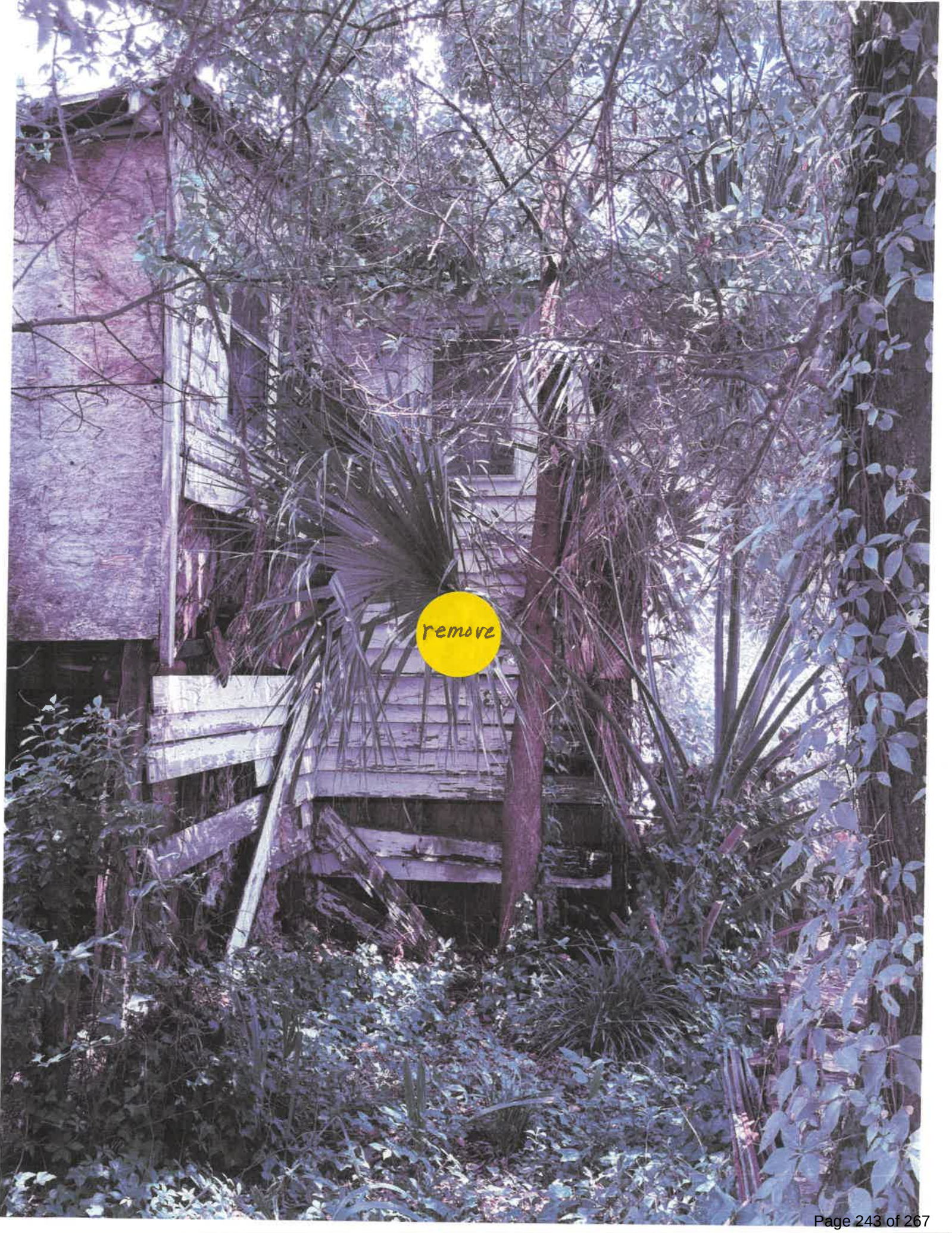




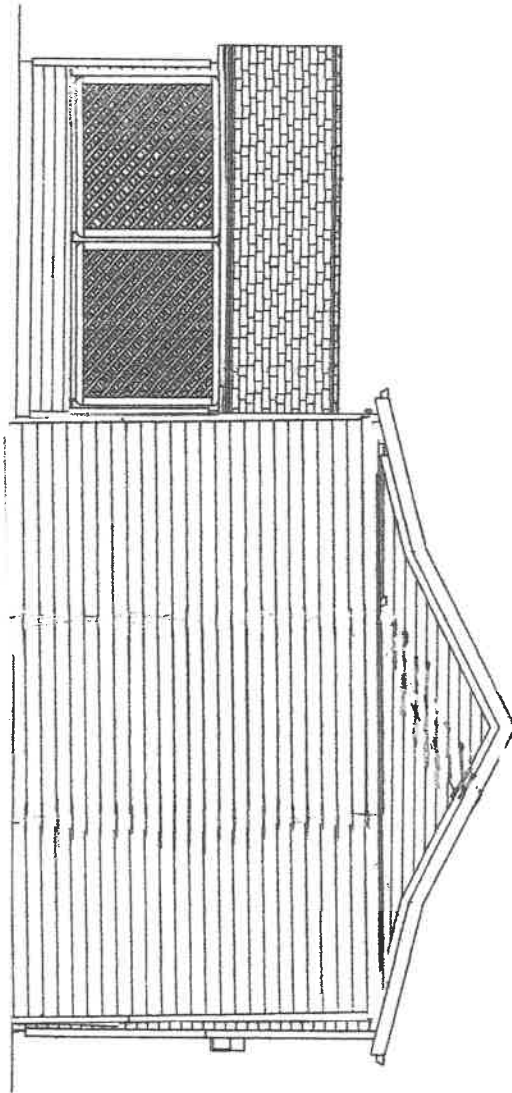
Remove

Julie Beinbrink
212 Orange St.
Georgetown, SC 29440



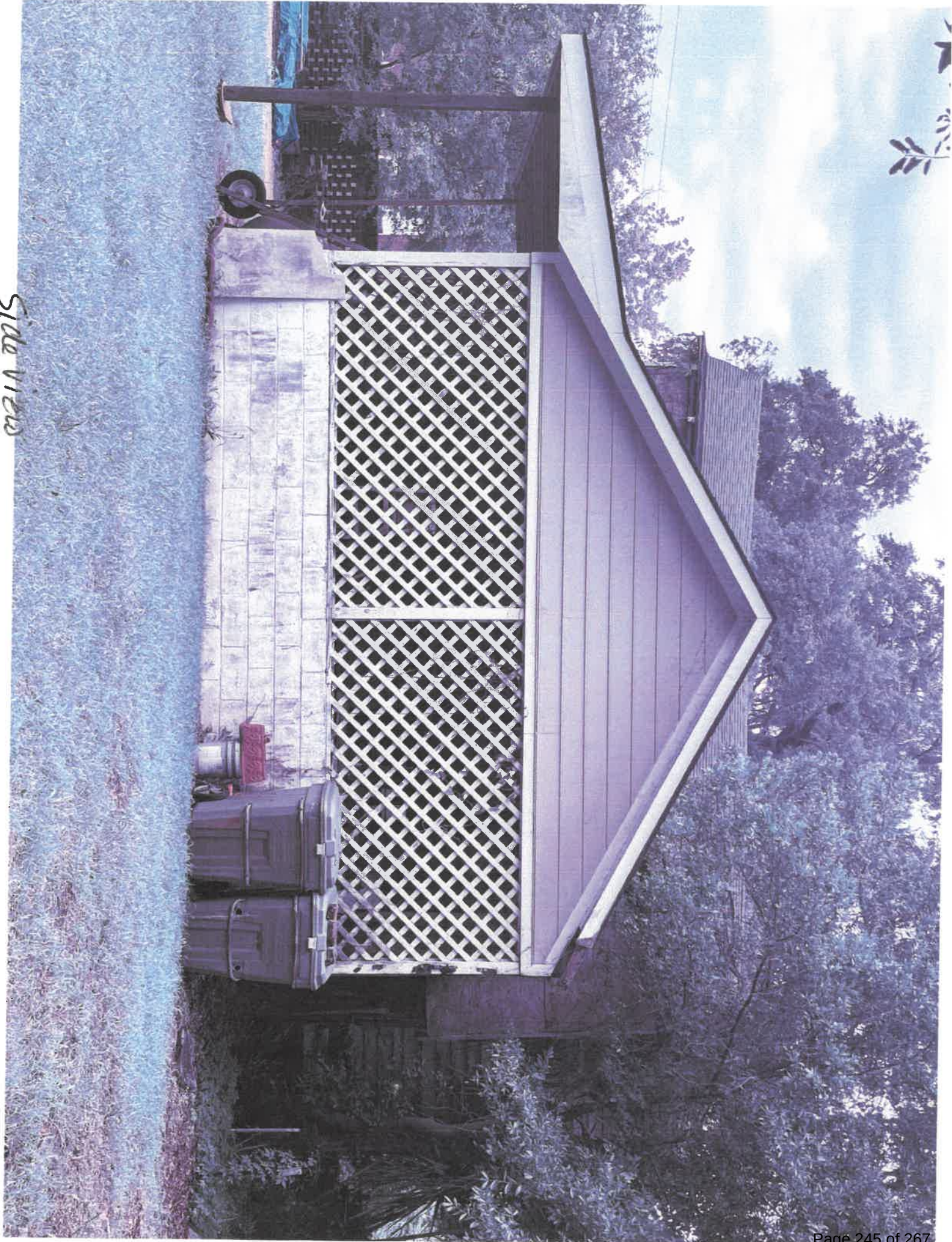


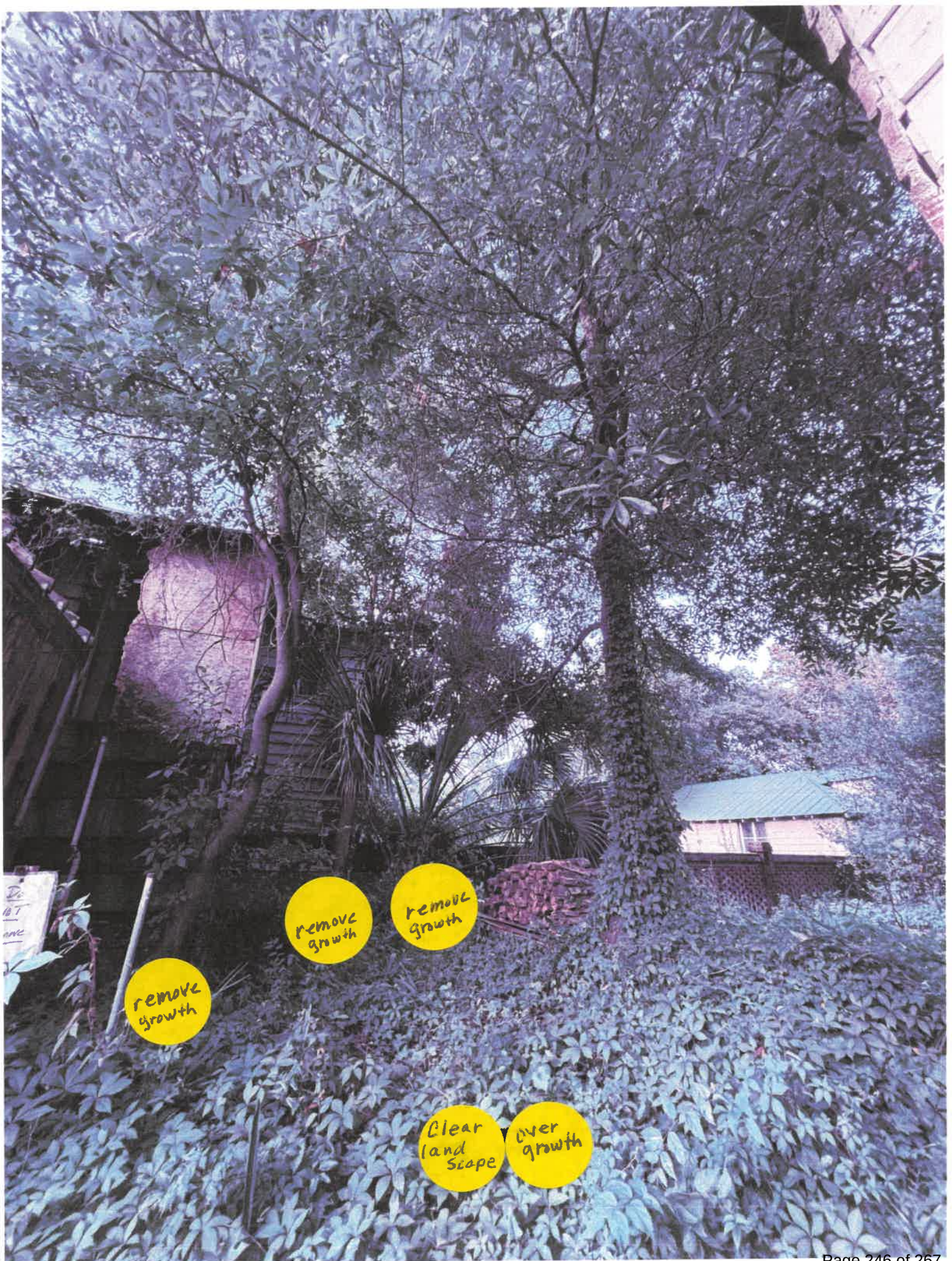
remove



REAR ELEVATION scale 3/16"=1'0"

Side View





MAYOR
JAY DOYLE

CITY ADMINISTRATOR
SCOTT WHITTIER

CITY CLERK
STEPHANIE BUCCIONE



COUNCIL MEMBERS
MAYOR PRO TEMPORE
JESSIE WALKER

BRUCE CARL
ERIN ETHRIDGE
TAMIKA WILLIAMS-OBENG
SHARON MELTON
HOBSON HENRY MILTON

Building & Planning Department
(843) 545-4010 | planning@georgetownsc.gov

CITY OF GEORGETOWN ARCHITECTURAL REVIEW BOARD

MEETING DATE: September 8, 2026

AGENDA ITEM: ARB-2026-0042 –Request: Additions and repair for 1010 Highmarket Street. TMS# 05-05-0027-201-00-00. Request to remove a section of the roof over the kitchen and rebuild on a slope. Applicant is also requesting permission to add a screened in back porch with guardrail, with an outdoor brick fireplace, add a bishop chimney cap to match that of existing ones, add 2 gas lanterns on either side of the front door, and replace the shutters.

PROPERTY INFORMATION:

Address:	1010 Highmarket Street
Applicant/Property Owner:	Willam Mashburn
Zoning District:	High Density Residential (R4) (<i>Reference item 1</i>)
Overlay District:	Historic Buildings Overlay District (HD) (<i>Reference item 1</i>)
2040 Comprehensive Plan – FLUM:	Historic District Residential (<i>Reference item 2</i>)
Flood Zone:	X500 (<i>Reference item 3</i>)
Use of the Property:	Single-family residential dwelling
Contribution to Historic District:	Yes (<i>See attached</i>)

APPLICABLE GUIDELINES:

All applicable guidelines can be found in the City of Georgetown Unified Development Ordinance Article XX: Historic Buildings District on the City of Georgetown website.

2011 Standards for Residential Properties – Details

2011.1 Architectural Features

2011.101 Policy and Justification

Character defining features and details should be preserved and maintained, repaired as needed, and replaced with appropriate materials only if repair is not possible. Ornamentation such as eave brackets, dentils, cornices, moldings, trim work, and shingles all contribute to the historic and architectural character of a building. If historic architectural features are damaged, replacement should be as limited as possible, retaining as much of the historic fabric as possible. In-kind materials should be used when replacement is necessary.

2011.102 Standards

(1) Repair in-kind architectural features with materials, form, scale, and design which match the original.

- (2) Replace architectural features which match the original as closely as possible in materials, form, scale, and design.
- (3) Do not remove or alter original architectural features or ornamentation from the dwelling.
- (4) Do not add inauthentic details to the dwelling. Added architectural features to a property must be accurately based on physical, pictorial, or historical evidence in materials, scale, location, proportions, form, and detailing.
- (5) Do not cover or conceal architectural features with synthetic materials such as vinyl, aluminum, exterior insulation finishing systems (EIFS), or similar materials.
- (6) Alternative materials may be considered if deterioration is ongoing due to flawed architectural design or for non-contributing structures.

2011.3 Chimneys

2011.301 Policy and Justification

Preserve and maintain historic chimneys, as they help convey the architectural style and period of the dwelling. Removal of an original chimney which is readily visible detracts from the overall historic feeling of the building and will not be approved. Repair damaged chimneys following the Standards for masonry. Rebuild a missing or deteriorated chimney using historical documentation, or in similar design to chimneys on dwellings of similar style and period.

2011.302 Standards

- (1) Repoint and clean brick chimneys according to the masonry Standards.
- (2) Do not remove or alter original chimneys on primary façades or readily visible rooflines unless the chimney cannot be repaired. If removed above the roofline, a readily visible chimney must be replaced with a close facsimile of the original.
- (3) Do not cover brick chimneys with stucco unless the chimney was covered with stucco during its period of significance and requires re-application.
- (4) If chimneys have been extensively repointed resulting in mismatched colors and textures, painting will be considered.
- (5) Chimneys should have clay, slate, brick, or stone caps. The use of the metal caps is discouraged unless they fit right in the top of the chimney and are not readily visible.
- (6) Small chimneys or flues on rear elevations or side elevations not visible may be considered for removal if necessary due to deteriorated condition or re-roofing.

2011.7 Lighting

2011.701 Policy and Justification

Light fixtures which are original to a 20th century dwelling should be preserved and maintained or repaired as needed. If repair is no longer possible, replacement with a new fixture in keeping with the dwelling's style is appropriate. New light fixtures should be appropriate for the style and period of the dwelling to which they are added. Lighting to accent sidewalks or front yards is appropriate.

2011.702 Standards

- (1) Replace original light fixtures with new fixtures which complement the style of the dwelling or are simple in design.
- (2) Light fixtures original to a dwelling should be preserved and maintained or repaired with materials to match as closely as possible.
- (3) Light fixtures introduced to the exterior of a dwelling should be appropriate for the style and era of the house for dwellings built in the 18th and 19th centuries, light

fixtures based on Colonial-era lamps are appropriate. Light fixtures should be added only at traditional locations such as at porch ceilings and flanking entrances.

(4) Light fixture installed for security, such as flood lights, should be mounted on rear or sides of buildings rather than on the front. Floodlights mounted in yards to illuminate the front of the house are discouraged but acceptable.

(5) Light fixtures for sidewalks and front yards should be of small footlights or post-mounted fixtures compatible with the primary structure.

2011.10 Porches, Columns, and Railings

2011.1001 Policy and Justification

Original porches should be repaired, preserved and maintained. Those on the primary façades of dwellings should not be enclosed with wood or glass panels. The screening of porches on the fronts of dwellings is appropriate if the framing is kept to a minimum. If repair of porch elements is required, use materials to closely match those which exist. If porch elements such as columns, balusters, or floorboards are deteriorated and need replacement, alternative materials may be considered. If an original porch is missing, a new porch may be constructed based upon photographic or physical evidence or based upon the design of similar style and age dwellings. In some cases, dwellings had their original porches removed and replaced with Craftsman/Bungalow style porches in the 1920s and 1930s. These porches reflect the historical evolution of property and may be significant in their own right.

2011.1002 Standards

(1) Repair porch elements with materials to match the original.

(2) Replace porch elements with materials to match the original.

(3) Ceiling fans may be installed on porches.

(4) Porches on front and side facades should be maintained in their original configuration and with original materials and detailing.

(5) Porches should not be removed if original.

(6) Porches on front and readily visible side elevations should not be enclosed with glass or wood panels. Those on rear or non-readily visible side facades may be enclosed with acceptable glass or wood panels as long as there is no removal of extensive historic fabric and the enclosure is reversible.

(7) The enclosure of front porches and those on readily visible side elevations with screen panels may be appropriate if the framing is minimal and the viewing of the façade behind the screen panels is not significantly impaired.

(8) Porches which have wood floors should have wood stairs repaired or replaced as needed, not brick or concrete. On rear or non-readily visible side elevations wood stairs are also recommended but brick or cast concrete steps may be added at these locations.

(9) Porches on the fronts of dwellings may be partially enclosed with lattice panels compatible with the style of the house for privacy. This should not exceed more than one-third of the porch area in order to maintain its traditional open appearance. Lattice panels should be compatible with the style of the house and be added behind, not in front, of porch columns and railings. Lattice panels in traditional square and diagonal designs are appropriate.

(10) The use of trellis panels is appropriate for porches on all elevations.

(11) Wood porch floors that are deteriorated should be replaced with wood tongue and groove flooring or boards running perpendicular to the façade. The use of alternative porch floor materials may be considered on rear elevations.

(12) Porches that are missing their original columns and balusters should be rebuilt based upon photographic or physical evidence. If no evidence exists, porches should be rebuilt in keeping with porches of similar house styles and age.

(13) Balusters (also called spindles) should be carefully sized for any replacement porch. Milled spindles measuring 3 feet high and 2 inches in diameter are best for Georgian, Federal, Queen Anne, and Folk Victorian dwellings. Balusters or spindles which are smaller than 2 inches in diameter are not appropriate for exterior porches. Square balusters which are 3 feet high and 2 inches to 3 inches in width and depth are best for Craftsman/Bungalow dwellings.

2011.11 Roofs

2011.1101 Policy and Justification

Original roof forms such as gable or hipped should be preserved and maintained. If additions to roofs are desired such as new dormers or skylights, these should be added at rear or side rooflines that are not readily visible. Historic roof materials such as metal standing seam and clay tile should be repaired and preserved. If repair is no longer practical, replacement with approved metal, asphalt or fiberglass roof materials is appropriate. When replacing metal roofing the pattern must match that of the existing roof. Alternative roofing materials may be considered. Any addition to a roof such as solar panels, ventilators, and skylights requires ARB review.

2011.1102 Standards

(1) Roofs should be preserved in their original size, shape, and pitch, with original features (such as cresting, chimneys, finials, cupolas, etc.), and, if possible, with original roof materials.

(2) New metal roofs should be in keeping with traditional standing seam designs and dimensions with proper spacing and crimping. Other profiles are not appropriate for contributing buildings and commercial metal roofing profiles are not appropriate for residential buildings.

(3) Roofs should not have new dormers introduced on front façades but may have dormers added on rear façades or secondary façades which are not readily visible and if in keeping with the character and scale of the structure.

(4) The use of reflective roof shingles may be considered if the shingles are not shiny and are in shades of brown and other medium-dark colors. Light gray and white roofs are not appropriate for the district.

(5) The installation of alternative materials instead of original roof materials may be considered.

(6) Most of Georgetown's 18th and 19th century dwellings had roof surfaces of wood shingles. If a property owner wishes to reinstall a new wood shingle roof, the design should be based on historic shingle dimensions and texture. Shingles should be laid in a horizontal row with the bottom edge either in alignment with the adjacent shingle or staggered to match the historic condition.

2011.12 Staircases and Steps

2011.1201 Policy and Justification

Because of their exposure to the elements most of the wood staircases built prior to 1900 have been rebuilt. In many cases the original wood steps have been replaced with steps of brick or concrete. Replacement of deteriorated wood steps with wood is preferable to replacement with brick, pre-cast concrete, or wrought iron.

2011.1202 Standards

- (1)** Replace non-historic wood, brick, or concrete staircases and steps with in-kind or compatible materials.
- (2)** Add staircases and steps on rear elevations and side elevations not readily visible.
- (3)** Staircases and steps original to a dwelling should be repaired and retained. Wood, brick, and concrete steps should be repaired with materials to match the original.
- (4)** The installation of brick staircases and steps to replace wood staircases and steps on primary elevations is discouraged but will be considered. The use of pre-cast concrete staircases and steps is not appropriate on contributing houses, or on primary elevations of non-contributing buildings and new dwellings.
- (5)** Where required by codes, new stairs should be designed with “graspable” handrails which are no larger than 1-1/2 inch in diameter. These handrails can be attached to existing wood staircases when required for codes.

2011.13 Windows and Shutters

2011.1301 Policy and Justification

Windows on historic dwellings should be maintained or repaired to match the original design. Approval to remove original wood sash or steel casement windows will only be granted if the windows can be demonstrated to be beyond repair. If windows are deteriorated beyond repair, the installation of new wood or steel windows to match the original designs is preferred. Alternative materials may be considered. Original window openings on primary facades or readily visible side elevations should not be covered or concealed. Original window openings should not be enclosed for the addition of smaller windows. New window openings should not be added on the fronts of dwellings but may be added at the rear or side elevations if not readily visible. Window shutters have been traditional features on houses in Georgetown in both louvered and paneled wood designs and their continued use is encouraged. Historic wood shutters should be preserved and maintained. New shutters may be added if they are of wood, of traditional design and with dimensions which match the window opening. The installation of storm windows can help in lowering energy costs and are appropriate for Georgetown’s historic dwellings.

Storm windows should be full-view design or have the central meeting rail at the same location as the historic window behind it. The installation of screen panels is also appropriate as long as they retain the open appearance and the visibility of the windows behind them. The installation of visible security bars on the exterior of windows is not appropriate on primary facades. Window bars may be added on the exterior of windows on rear or side elevations not readily visible.

2011.1302 Standards

- (1)** Repair a historic or non-historic window with in-kind materials of similar design.
- (2)** Original windows should be preserved in their original location, size, and design and with their original materials and numbers of panes.
- (3)** Windows should be repaired rather than replaced. Window replacement will only be approved if it can be demonstrated that the historic windows are beyond repair.
- (4)** If replacement of original or historic windows is demonstrated to be necessary, the replacement windows should be in-kind.
- (5)** Windows of alternative materials may be considered.
- (6)** New window openings should not be added to primary façades or to readily visible side elevations.

- (7) Windows of steel or other metal designs should be preserved and maintained or replaced with new metal windows which are similar in appearance and materials.
- (8) Replacement windows should not have snap-on, flush, or simulated divided muntin's. Muntin's sandwiched between layers of glass, snap-on muntin's, and surface-applied muntin's are not appropriate and shall not be approved.
- (9) Clear glass must be used in windows on the primary and readily visible side elevations. Do not use reflective, tinted, patterned, or frosted glass in windows. The addition of these glass materials may be used on rear elevations or those not readily visible.
- (10) If an interior dropped ceiling is lower than the top of the window, the ceiling must be stepped back from the window to not obscure the top of the window from outside view.
- (11) Shutters that are original to the dwelling should be preserved and maintained. If not possible, replace historic wood shutters with in-kind materials or similar design.
- (12) Add wood shutters based on traditional designs and that fit the window opening.
- (13) Add screen panels with wood or metal frames that are full-view design and allow the visibility of the historic window behind it.
- (14) Add storm windows of wood or metal frames which are full-view design or match the meeting rail of the window behind it. Storm windows should be of anodized or baked enamel surfaces and not unfinished metal.
- (15) Shutters should not be added to contributing buildings unless historically appropriate to that style house in Georgetown or there is physical or photographic evidence that shutters were original to the dwelling. Adding shutters to non-contributing and new buildings will be considered.
- (16) New shutters shall be of louvered or paneled wood construction or another documented historical style appropriate for that style of the building in Georgetown. They must be either working shutters or shutters that appear to be working shutters with appropriate hardware. All shutters shall be appropriately sized to fit the window opening so that if working and closed, they would cover the window opening.
- (17) Shutters should not be added to banks of multiple windows.
- (18) The application of vinyl or metal shutters on primary elevations will not be approved. These types of shutters may be considered for rear and side elevations not readily visible.
- (19) Window screens should be framed in wood or baked-on enamel aluminum and fit within the window frames and not overlap the frames.
- (20) Security bars shall not be applied to any elevation of contributing buildings or to primary or other readily visible elevations of non-contributing.

APPLICABLE UDO GUIDELINES:

All applicable guidelines can be found in the City of Georgetown Unified Development Ordinance (UDO) on the City of Georgetown website.

500 Area, Yard, and Height Requirements Table.

District	MINIMUM LOT SIZE		Lot Width at Building Line	MINIMUM SETBACK FROM PROPERTY LINE				Maximum Height of Structure
	Area in Square Feet	Area in Acres		Front	Side	Rear	Principal Street Side on Corner Lot [511]	
R1 Residential	10,000	--	70	30[508]	10	20	15	35
R2 Residential	8,000[501.1]	--	60[502.1]	30[508]	10	20	15	35
R3 Residential	8,000 [501.2.509] 12,000 (MF) [502.1.510.1]	--	60[502.2]	30[508] 35[508]	8 30	10 30	12 45	35
R4 Residential	6,000 [501.2.510.2] 10,000 (MF)[501.2. 510.2]	--	60[502.3]	25[508] 25[508]	8 10	10 15	12 15	35
R5 Residential [507]	5,000 [501.2]	--	50	20[508]	7[509]	10	10.5	35
MR Residential [506.2]	10,000	--	70	30[508]	10	20	15	35
IC Commercial	2,500	--	25	0[503]	0[503]	25	0[503]	35
CC Commercial	--	--	--	--	--[504]	--[504]	--[504]	45
WC Commercial	15,000	--	70	30	10	20	15	35
GC Commercial	10,000	--	60	50[505]	10	10	15	35
NC Commercial	6,000	--	60	25	8	10	12	35
PS Public Service	10,000	--	60	50[505]	10	10	15	35
LI Industrial	--	1	100	40	20	20	30	35[506.1]
HI Industrial	--	5	300	40	20	25	30	35[506.1]
CP Conservation	--	--	--	30	--	--	--	25

OPTIONS:

1. Approve request as submitted by applicant.
2. Approve application with conditions imposed by the Architectural Review Board.
3. Deny request.
4. Defer request for more information. The time limit of deferral must be mutually agreed upon between the board and the applicant.

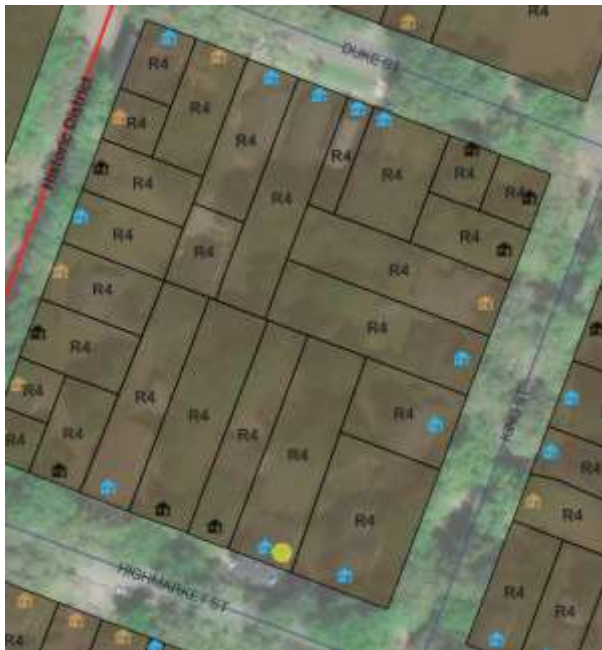
If approved, building permit application, a copy of the COA, and applicable fees are required to be submitted to the Building & Planning Department prior to commencement of any work.

REFERENCE MATERIALS

REFERENCE ITEM 1: City of Georgetown Zoning Map *Please note the new Historic District Survey layer indicators. Orange indicates a Non-Contributing status, Blue indicates a Contributing status, black indicates no survey.*



Parcel View



Block View

REFERENCE ITEM 2: City of Georgetown Future Land Use Map *Approximate position of property in question indicated by dot.*



REFERENCE ITEM 3: FEMA Flood Map

Flood zone	X
Supplemental Coastal A	No
In Floodway	No
In CBRS	No
In OPA	No
Base Flood Elevation	Add
Design Flood Elevation	Add
Datum	NAVD88
FIRM Panel Effective Date	5/9/2023
FIRM panel	45043C0485G
FEMA MSC Products	Link
Initial FIRM date	9/29/1978



Statewide Survey of Historic Properties
State Historic Preservation Office
South Carolina Department of Archives and History
8301 Parklane Rd.
Columbia, SC 29223-4905 (803) 896-6100

Control Number: U / 43 / 191-0307
Status County No Site No
Quad Name: Georgetown South
Tax Map No.: 05-0027-201-00-00

Intensive Documentation Form

Identification

Historic Name: McGinney, A.A., House

Common Name:

Address/Location: 1010 Highmarket Street

City: Georgetown

County: Georgetown

Vicinity of:

Ownership: Private

Category: building

Historical Use: Domestic

Current Use: Domestic

National Register of Historic Places Information

SHPO National Register Determination: Contributes to Listed District

Notes on National Register Status: Georgetown Historical Society Site # 52.

Other Designation:

Property Description

Construction Date: c. 1840

Commercial Form:

Stories: 2 1/2 stories

Alteration Date: c. 1908, c. 194

Historic Core Shape: rectangular

Roof Features

Shape: gable, lateral

Materials: composition shingle

Porch Features

Porch Width: over 1 bay but less than full

Shape: shed

Construction Method: frame

Exterior Walls: German or Novelty siding

Foundation: brick

Significant Architectural Features: Folk Victorian: central gable projection at roofline, 2/2 sash, single-leaf door with carved decorations, 2 exterior chimneys.

Alterations:

When built this building was a one-story house with a central-hall plan. Later a second story was added, eventually followed by an attic story. In 1908 the kitchen building was attached by a breezeway which was enclosed in 1945 and the porch was remodeled. In 1960 a den was added off of the rear elevation.

Architect(s)/Builder(s):

Historical Information

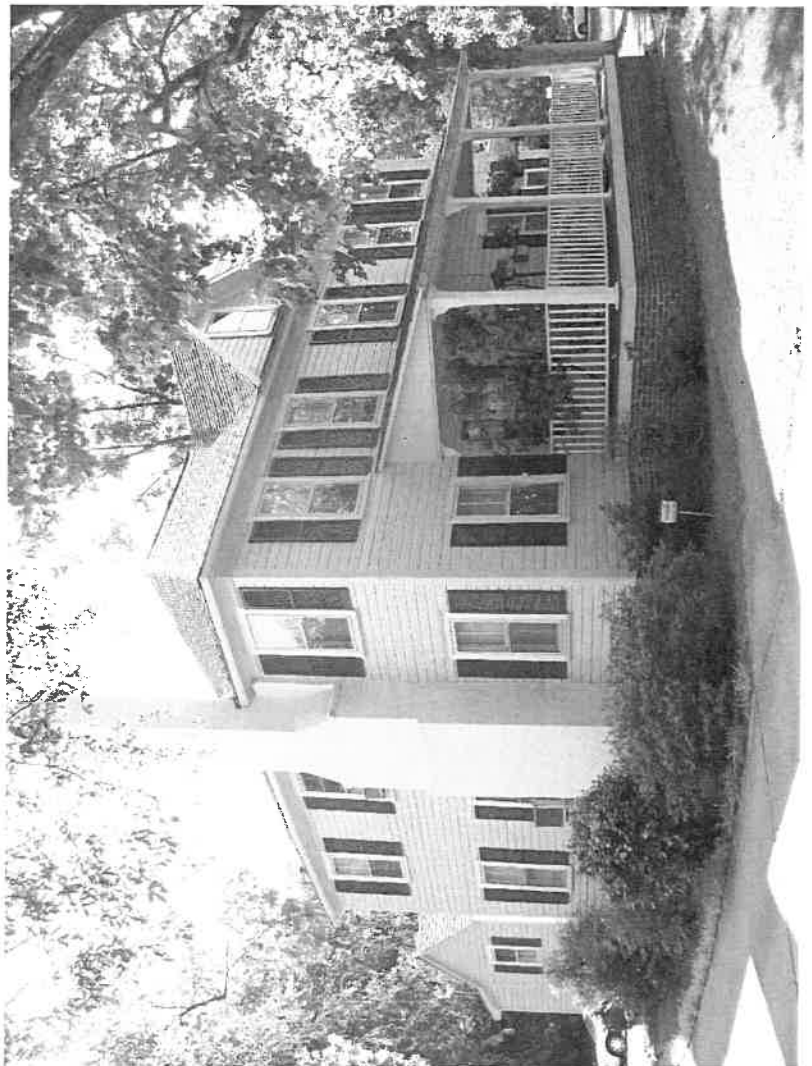
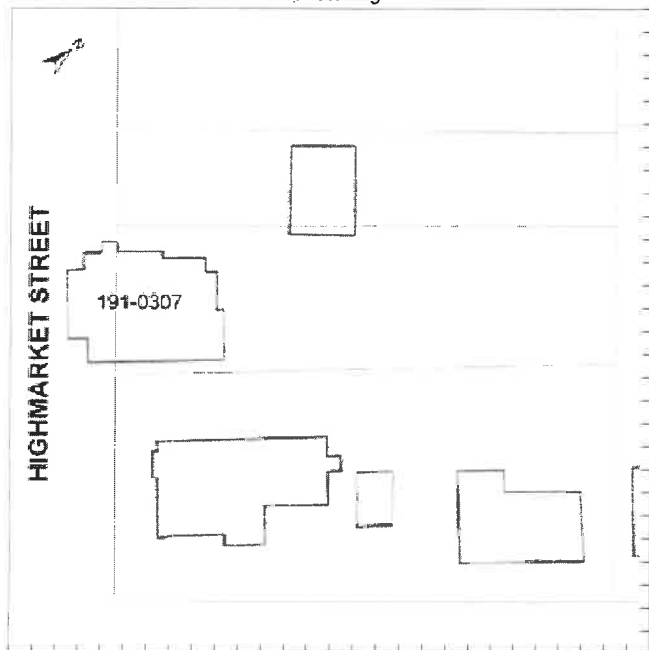
Historical Information: The first traceable title for this house is the sale of the property by A.B. Wall, the executor of the estate of A.A. McGinney in 1863.

Source of Information: "A Guide to the City of Georgetown Historic District" (Georgetown Historical Society, rev. ed. 1995), p. 61.

Photographs

Roll No.	Neg. No.	View of
		Rear and Side Elevations, Looking SE
		Façade and Side Elevations, Looking E
		Façade and Side Elevations, Looking N

Use Grid for Sketching



Program Management

Recorded by: Ellen Jenkins (TRC)

Date Recorded: 6/24/2010

191-0307: 1010 Highmarket Street



Statewide Survey of Historic Properties
State Historic Preservation Office
South Carolina Department of Archives and History
8301 Parklane Rd.
Columbia, SC 29223-4905 (803) 896-6100

Control Number: U / 43 / 191-0977
Status County No Site No
Quad Name: Georgetown South
Tax Map No.: 05-0027-202-00-00

Intensive Documentation Form

Identification

Historic Name: McGinney, A.A. House, Apartment
Common Name:
Address/Location: 1010 1/2 Highmarket Street

City: Georgetown County: Georgetown
Vicinity of:
Ownership: Private Category: building
Historical Use: Domestic
Current Use: Domestic

National Register of Historic Places Information

SHPO National Register Determination: Contributes to Listed District
Notes on National Register Status: This resource was constructed after the Georgetown National Register Historic District's period of significance; however it would be a contributing resource if the historic district's period of significance is expanded to include the 1922-1960 period.

Other Designation:

Property Description

Construction Date: c. 1945 Commercial Form: Stories: 2 stories
Alteration Date: Historic Core Shape: rectangular
Roof Features *Porch Features*
Shape: gable, end to front Porch Width:
Materials: composition shingle Shape:
Construction Method: frame
Exterior Walls: asbestos shingle
Foundation: not visible
Significant Architectural Features: Garage/Apartment: 2-bay garage with roll-up doors on first story, 6/6 sash on second with exterior stair, exposed rafter tails.

Alterations:

Architect(s)/Builder(s):

Historical Information

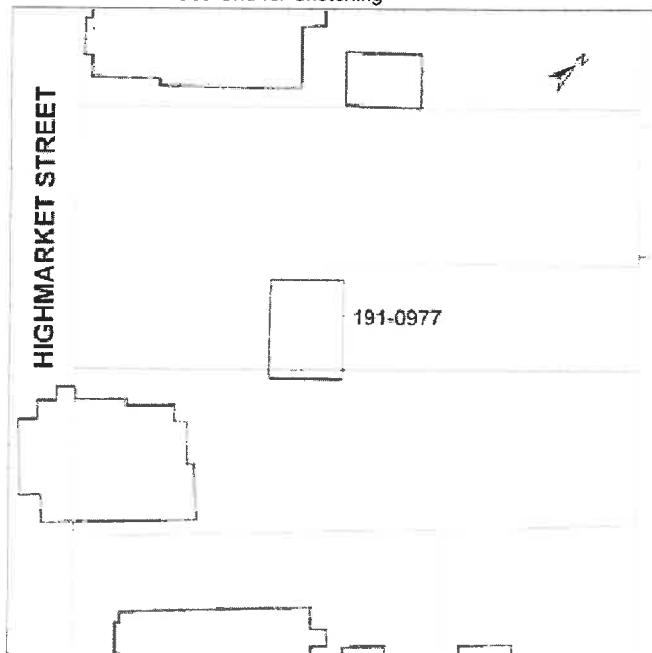
Historical Information:

Source of Information:

Photographs

Roll No.	Neg. No.	View of
		Façade and Side Elevations, Looking N
		Façade and Side Elevations, Looking E

Use Grid for Sketching



Program Management

Recorded by: Ellen Jenkins (TRC)

Date Recorded: 6/24/2010

191-0977: 1010 1/2 Highmarket Street



Date Filed: _____



Application #: _____

**CITY OF GEORGETOWN
ARCHITECTURAL REVIEW BOARD APPLICATION**

Please note that all projects will be reviewed by the Planning & Community Development Department for zoning compliance before being presented to the Architectural Review Board.

Property Information:	
The applicant hereby requests approval for the project described on ARB Request Form (attached):	
Property Address:	Tax Map Number:
1010 Highmarket St.	05-0027-201-00-00
Zoning District:	
R-2	
Type of Application:	Type of Request:
☒ New Application ☐ Application of Revisions ☐ Request for time frame extension	☐ Demolition ☐ Alteration ☒ Repair ☐ New Construction ☐ Fence ☒ Addition
Description of Request:	
We would like to remove the section of the roof over the kitchen and rebuild on a slope, existing roof barely has any slope. We will then replace shingles to match existing. We also want to add a screened in back porch. It will follow the same roof line as the section of the existing house we are adding it to. All treated lumber painted to match the color of the house and the guard rail will be built to match the front porch guardrail. We also would like to replace the fake shutters on the house with operable hurricane shutters. We will be adding an outdoor brick fireplace on the side of the screened porch. We will add a bishop chimney cap to match the ones on existing. We also want to add 2 gas lanterns on either side of the front door. Picture of the style is attached.	
List of materials to be used:	
In addition to this application, the following supporting materials have been submitted.	
Drawing attached showing the changes to the rear of the property. A picture of the shutter we are proposing with the hardware.	

CITY OF GEORGETOWN
ARCHITECTURAL REVIEW BOARD
SUBMISSION MATERIALS CHECKLIST

Any changes or alterations to the exterior of a structure within the Historic District, as well as the demolition or construction of any building or fence, must be approved by the Architectural Review Board prior to the issuance of any Zoning and/or Building Permits, and prior to the start of construction.

Note: Applicants are encouraged to meet with City Staff during the preliminary design process to learn what may be required for the project.

The Historic District Design Guidelines can be found online in Article XX (Historic Buildings District) in the Unified Development Ordinance (UDO) at:

https://www.georgetownsc.gov/governmental_services/departments/planning_community_development/zoning_ordinance.php.

The Zoning Map can be found online at: [City of Georgetown Official Map](#)

The following application and supporting materials must be submitted at the time of application. Incomplete applications will not be accepted.

Please indicate yes or no as to whether the information is included:

☒ Yes ☐ No Complete application. Please print legibly or type all required information. Additional pages may be necessary to thoroughly describe the scope of work.

Late or incomplete submissions will not be considered for that month's meeting agenda.

☐ Yes ☒ No \$300 application fee
\$150 application if this is for a revision to a previously approved and valid application.

ARB Application/Permit # _____

Date Approved _____

\$50 for extension of timeframe on an approved Board Order/COA

The following detailed drawings, plans, documents and other supporting materials, as applicable:

Site Plans and Drawings.

☐ Yes ☒ No The site plan must include: setbacks, building/structure location and dimensions (existing and proposed), easements (public and private). location of service areas, sign location, parking, lighting plan, and fencing.

☐ Yes ☒ No Landscaping plan (include a tree removal plan, if applicable). Must include a description of all existing and proposed landscaping.

☒ Yes ☐ No Detailed drawings for new construction/additions/alterations/renovations:

Date Filed: _____

ARB Request Form

Application #: _____

- Elevation and design drawings – to scale – showing the front, side, and rear elevations of all proposed new structures and/or façades to be renovated.

___ Yes ☒ No Lighting plan, etc., as applicable.

___ Yes ☒ No Fences/walls.

- A site plan showing the location of fences, walls, and lot lines
- Material samples
- Design drawings

Sign Information.

___ Yes ☒ No Sign Plan. Show location of all existing and proposed signs.

- Sign image (attach image). Include dimensions of all signs.
- Building materials

Color.

___ Yes ☒ No Color samples/descriptions included for:

- Bricks, paint, shingles, siding, windows, and other materials.

Additional Materials. Required materials and samples are listed below and include, but not limited to:

___ Yes ☒ No Additional materials/samples for: _____.

NOTE: STAFF AND BOARD MEMBERS MAY BE VISITING THE SITE PRIOR TO THE MEETING IN ORDER TO TAKE PICTURES AND MAKE A VISUAL INSPECTION OF THE EXTERIOR.

Please email this application and supporting documentation to planning@georgetownsc.gov or submit in person to the Planning and Community Development Department within City Hall, located at 1134 N. Fraser Street, Georgetown, SC, 29440.



JOB NO.		REVISION:		NO.		DATE:	
DATE: 08-05-26		DESIGNED BY: F. AYRES		DRAWN BY: G. ALLEN		CHECKED BY:	
A RENOVATION TO :		1010 HIGHMARKET STREET		TMS # TBD		GEORGETOWN, GEORGETOWN COUNTY, SOUTH CAROLINA	
THIS DRAWING IS THE PROPERTY OF AYRES & ASSOCIATES ARCHITECTS AND MAY NOT BE USED WITHOUT THEIR WRITTEN CONSENT.		AYRES & ASSOC. INC.		WARD L. AYRES		MURRELLS INLET, S.C.	
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